

**Proposed Plan Change 50 -
Fonterra Limited request the introduction of a Dairy Processing Management Area over the Fonterra Milk Processing Plant 2.5km north of Darfield
Summary of Decisions Sought**

Introduction

The period for making submissions to Plan Change 50 to the District Plan closed on 27 September 2016. This is the second stage of the public submission process where people have the opportunity to make further submissions.

Further submissions give the opportunity for the public to either support or oppose the submissions received and summarised or aspects of these submissions. Please note it is not another opportunity to make fresh submissions on the Plan Change itself, as a further submission can only relate to a submission which has already been lodged.

The further submission Form 6 is available at all Council offices and online at: <http://www.selwyn.govt.nz/services/planning/planning-forms/form-6-further-submissions>. It is noted that all specific provisions identified in submissions are referenced in the following summary in Italics, with all deletions referenced by strike through and additions underlined.

Summary

Summary of Decisions Sought

Sub No.	Submitter	Submitter Details	Wishes to be Heard	Support/ Oppose	Decision Sought	Decision No	Summary of Submissions
1	Dean Douglas and Sain Jenkins	832 Auchenflower Road, RD1, Darfield	Yes	Oppose	Decline	D1.1	Noise associated with the operation of the factory and loading/unloading of the train is already loud and will become more frequent
						D1.2	Increase of traffic/trucks on the road will increase dust effects and increase traffic noise.
						D1.3	Wastewater from plant is used in irrigators on adjacent properties resulting in unacceptable discharge of odours. Increase of plant operations will result in increased use of irrigators and therefore odour.
						D1.4	Fonterra has failed to consult with neighbours
						D1.5	Expansion of plant will increase vehicle movements impacting on safety
						D1.6	Devaluation of property due to eye sore of factory and increased odour.
						D1.7	Fonterra refuses to work in and assist neighbours and local contractors.
2	Georgina McKeever Eaves	13 Bleakhouse Road, Racecourse Hill, RD 1, Darfield	No	Oppose	Decline	D2.1	Smell, noise and dust from contractor trucks in grass cutting season
						D2.2	Increase in the number of dairy farms in the area meaning an increase in the use of irrigators.
						D2.3	Devaluation of property
3	Synlait Milk Ltd	C/- Locality Ltd, 18 Snowdon Road, Fendalton, Christchurch 8052	Yes	Support	Approve	D3.1	The introduction of a DPMA is appropriate and will assist with the efficient use of an existing resource.
						D3.2	PC50 is requested to be made operative as notified.
4	Te Ngai Tu Ahuriri Runanga Inc.	C/- Amy Beran, Environmental Advisor, Mahaanui Kurataiao Limited, PO Box 3246, Christchurch	Yes	Support	Approve, subject to additional mitigation	D4.1	Supports granting of the private plan change, provided activities are undertaken in ways that respect the receiving environment and do not adversely affect Ngai Tahu cultural values, customs and traditional relationship with land and water.
						D4.2	Supports granting of the private plan change, provided the recommendations in the Cultural Impact Assessment will be appropriately provided for through provisions in the proposed plan change.
5	Te Taumutu Runanga	PO Box 3214, Christchurch	Yes	Neutral	Neutral	D5.1	Te Taumutu Runanga supports communities ability to grow, however it needs to be undertaken in a sustainable way considering effects on the environment and cultural values. In its current form Te Taumutu Runanga is unable to support the application.
						D5.2	The submission reiterates the recommendations sought in the Cultural Impact Assessment.
						D5.3	The landscaping plan for the Dairy Processing Management Area should reflect a commitment to re-instate indigenous biodiversity values and use native species that were originally found in this part of the Canterbury Plains.
6	Charlie Buttle (The Bach Trust) & Charles & Susan Buttle	C/- Aston Consultants, PO Box 1435, Christchurch 8140 Attn Fiona Aston/Liz Stewart	Yes	Oppose	Decline	D6.1	The plan change is contrary to the Resource Management Act, including Part 2 and s.32.
						D6.2	Property is located within the Noise Control Boundary which this will impact upon the development opportunities of the site.
						D6.3	The Assessment of Environmental Effects is inadequate, incomplete and incorrect.

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						D6.4	The Assessment of Environmental Effects and Plan Change 50 provisions fail to consider potential odour effects resulting from the expanded operations permitted by Plan Change 50.
						D6.5	The Assessment of Environmental Effects is inadequate in respect to the assessment of landscape and visual effects.
						D6.6	The Noise Control Boundary extends into the southern portions of the adjoining Buttle farm property. The Noise Assessment does not assess noise effects for outdoor living areas and consequently impacts on human health and amenity effects. The effect of the Noise Control Boundary will transfer development costs associated with the expansion to adjoining landowners.
						D6.7	Plan Change 50 anticipates the doubling of heavy vehicle and rail movements. The Traffic Assessment only considers effects on the operation of SH73/Fonterra site intersection. There is no assessment of increased vehicle movements on the amenity of neighbouring properties.
						D6.8	Plan Change 50 will enable development which has the potential to generate significant adverse effects which will not be adequately avoided, mitigated or remedied. This includes (but not limited to) reverse sensitivity, traffic and vibration, noise, landscape and visual and odour effects.
						D6.9	Plan Change 50 is contrary to the objectives and policies of the Selwyn District Plan, the Regional Policy Statement, the Natural Resources Regional Plan and the Proposed Canterbury Air Regional Plan.
						D6.10	The Plan Change 50 s.32 Assessment is inadequate and incomplete in that it does not assess the cost and benefits of the plan change on neighbouring properties and it does not meet the requirements of s.32.