

Online submission

This is a submission that was made online via the Council's website.

Submitter No.	S96
Submitter Name	Craig Schwitzer
Submitter first name	Craig
Submitter surname	Schwitzer
Submitter is contact	Yes
Email	cargillrdjoiner@gmail.com
Wish to be heard	Yes
Joint presentation	Yes
Trade competition	I could gain an advantage in trade competition through this submission.
Directly affected	I am directly affected by an effect of the subject matter of the submission that— (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	PUN - 049	Amend	As the last remaining area of mature Kahikatea Forest on the Barrytown flats I believe this area needs special protection. The current and previous owner of this Whenua have destroyed several hectares for industrial farming practices and no rehabilitation work has taken place. Annually more of this area is destroyed by lack of adequate fencing allowing stock to enter. A waste dump for the farm is located within this area also. Higher fines are the only way to deter the current owners from further degradation as current fines have no effect as shown by continued non-compliance.	I support this area staying as an SNA. Higher monitoring of protection is required for this area Higher Fines for non-compliance/resource consent breaches
Open Space and Recreation Zones	OSRZ - P14	Oppose	Open space zones are for the benefit of all public to enjoy whereas mineral extraction only benefits a small number of people Mineral extraction should also respect a reasonable buffer from open space zones such as GDC20 the Barrytown cemetery so people may pay respects to loved ones in a peaceful surrounding.	I oppose the provision for mineral extraction within the open space zone
Open Space and Recreation Zones	OSRZ - P10	Support	This is a good provision	I support this provision
Open Space and Recreation Zones	OSRZ - P6	Support	We must communicate with iwi and hapu on historical areas to build greater relations with traditional owners	I support this provision whole heartedly

Public Access	PA - O1	Support	Warren Road, the unnamed road further north through what is locally known as Comptons farm, Canoe Creek, Waiwhero road and Scott Road are all unformed legal roads that have no access for the public due to neighboring landowners unlawfully stopping the public from accessing these public areas through development, fencing, locked gates and aggressive intimidating behavior.	Support for access to coastal marine area, waterbodies and public resources such as unformed legal roads is essential. Development over unformed legal roads has stopped access in multiple areas of the Barrytown flats and should be reversed or compensated for. Reverse sensitivity in these case's refers to neighboring landowners feeling that legal public access affects the operation of industrial farming and potential future mineral extraction. Education for these landowners that in fact these unformed legal roads do not divide property titles but in fact separate property titles have been consolidated without consideration of these surveyed public access areas.
STRATEGIC DIRECTION	AG - O1	Amend	Versatile soils are being degraded by over reliance on synthetic nitrogen fertilizer. Farm development practices such as 'humping and hollowing in wetland areas' are clearly unsustainable and when preformed in coastal areas has led to a destabilizing of soils leading to accelerated erosion that means loss of soil and productive land (clearly visible in Barrytown)	Add sustainability to the strategic objective.
Mineral Extraction Zone	MINZ - P5	Oppose	Areas of significant indigenous vegetation or significant fauna habitat are generally of greater value than the minerals potentially extracted from these areas.	No Mineral extraction in areas of significant indigenous vegetation or significant fauna habitat
SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	PUN - 123	Support	Areas of significant indigenous vegetation or significant fauna habitat are generally of greater value than the minerals potentially extracted from these areas.	Retain as protected area with greater monitoring applied.
SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	PUN - 124	Support	Areas of significant indigenous vegetation or significant fauna habitat are generally of greater value than the minerals potentially extracted from these areas.	Retain as protected area with greater monitoring applied.
SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	PUN - 044	Support	Areas of significant indigenous vegetation or significant fauna habitat are generally of greater value than the minerals potentially extracted from these areas.	Retain as protected area with greater monitoring applied.
SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	PUN - 049	Support	Areas of significant indigenous vegetation or significant fauna habitat are generally of greater value than the minerals potentially extracted from these areas.	Retain as protected area with greater monitoring applied.
SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA41	Support	Noticeable increase in agricultural waste, effluent and fertilizer runoff in this area in the past decade. Stock is moved and vehicles driven along the beach within the Marine reserve area destroying nesting bird habitat.	Greater monitoring of agricultural runoff and waste at southern end of Pakiroa Beach No stock to be moved on the beach within the Marine reserve No vehicles on the beach within the Marine reserve area
Coastal Environment	CE - O1	Support	This is a good idea	Retain this part of the plan
Coastal Environment	CE - O2	Support	This is a good idea	Retain this part of the plan
Coastal Environment	CE - O3	Support	This is a good idea	Retain this part of the plan

Coastal Environment	CE - P4	Oppose	Future sea level rise and climate change need to be at the forefront of planning in the coastal environment. Industrial primary production needs to be restricted and redirected from the coastal environment.	No industrial primary production or mineral extraction within the coastal environment. Only allow for small scale primary production or mineral extraction in the coastal environment that is sustainable and environmentally complementary to the specific area.
Coastal Environment	CE - P1	Support	Good idea	Retain this part of the plan and implement immediately
Coastal Environment	CE - P2	Support	Good idea	Retain this part of the plan
Coastal Environment	CE - P3	Support	Good idea	Retain this part of the plan
Coastal Environment	CE - P5	Support	Good idea	Retain this part of the plan
Coastal Environment	CE - P6	Support	Good idea	Retain this part of the plan
Coastal Environment	CE - P7	Support	Good idea	Retain this part of the plan
Coastal Environment	CE - P8	Support	Good idea	Retain this part of the plan

[General] [General] Support in part

Documents included with submission

Document name Unformed legal road

File [screenshot6.png](#)

Description Warren road

Document name Unformed legal road

File [screenshot5.png](#)

Description Compton farm

Document name Unformed legal road

File [screenshot7.png](#)

Description Canoe Creek

Document name Unformed legal road

File [screenshot8.png](#)

Description Waiwhero road

Document name Unformed legal road

File [screenshot9.png](#)

Description GRUZ Amend Scott road

Most of the land west of State highway 6 on the Barrytown flats are considered fragile wetland areas and are marginal or unsuitable for the purpose of large-scale industrial dairy farming as shown by the recent economic failure of one of the dairy conversions north of Warren Road and past failure of the dairy conversion north again from this and south of Canoe creek. Repeated attempts at creating a viable industrial dairy operation on the remaining properties is causing massive degradation to the natural environment and community. Proposed mineral extraction covering a large part of the flats has been attempted and failed in the past also, there is no good reason to suggest the current application will be any different. There is a distinct lack of professionalism in the current primary industries and proposed application for mineral extraction with decisions on Farm/Mine planning being undertaken by underqualified persons or in the case of most dairy farming operations in this area rank amateurs. A team more focused on protecting community values and protection of environmental standards is required as the current system of Regional Council deferring responsibility to the District Council and vice versa is untenable. Some of the issues already raised with and dismissed by both councils include.

1. Noticeable increase in synthetic nitrogen fertilizer, phosphate fertilizer, aerial spraying of 2-4-D and cross boundary effects especially contamination of resident's water supplies.
2. Negative effect on community from itinerant worker culture which is prevalent within larger mineral extraction companies and experienced at present in Barrytown from industrial dairy farming operation.
3. Many self-employed people in this area are not being considered when the negative effects of introduced industry are shown, there has already been an exodus of (and promise of more exodus) skilled self-employed residents due to proposed mineral extraction and negative effects of large-scale Dairy farming in Barrytown.
4. Increased crime (most police call outs to the Barrytown area are related to the industrial farming operations itinerant staff)
5. Monopolization of public resource Cargill Road which is closed frequently for farming activities meaning residents have no access to or from their properties or beach for extended periods without notice.

In the past the settlement of Barrytown was spread over a larger area down past the cemetery and Gun club. Reverse sensitivity from farmers has eroded this to the current boundary's allowing for no expansion of the settlement and monopolization of Cargill Road for farming operations. A safety issue arises here with pedestrians with a right of way being subjected to the operations day to day activities hazards such as effluent, blood, rancid milk and Agri chemicals.

More regulation and monitoring of industrial primary industry and Mineral extraction within the Barrytown flats area to provide a better outcome for residents, small industry and tourism as these are the greater earner of rates and larger employers for our region.

Ammend 64 Cargill rd from General rural Zone to Rural residential zone.

NAVIGATION

VIEW

Zoom: 7097 m
Scale: 1:27426

X: 1462357 m
Y: 5323283 m

Go

COORDINATE SYSTEM

GDA94 Lat/Long
NZGD2000 / New Zealand Transverse Mercator 2000

- MODULES
- Property
 - Assets
 - Planning
 - Hazard



- LAYERS
- GDC Boundary
 - Surrounding Districts
 - Road Details
 - Address Labels
 - Railways

- BASEMAPS
- No Basemap
 - Aerial Imagery 2015-16 Urban 1-10...
 - Aerial Imagery 2015-16 Rural 1-5000

- LINZ ROAD SEARCH
- LINZ ADDRESS SEARCH
- ASSESSMENT SEARCH
- LEGAL DESCRIPTION SEARCH
- ADDRESS SEARCH
- VALUATION SEARCH

MAWHERA GREY DISTRICT COUNCIL Property



Locations

Grey District



AUTHORITY LINZ PARCELS

AUTHORITY LINZ P...

INFO 1 OF 1

Authority Parcel	17112
LINZ Parcel	3702892
Authority Assmnt	
Short address	Not Defined Grey District
Property name	ROAD RESERVE - NAME UNKNOWN
RATES LEVIED	
NO DATA AVAILABLE	
BUILDING CONSENTS	
NO DATA AVAILABLE	
LAND USE CONSENTS	
NO DATA AVAILABLE	
SUBDIVISION CONSENTS	
NO DATA AVAILABLE	
EMAIL FEEDBACK	YES (1)

NAVIGATION

VIEW

Zoom: 7097 m
Scale: 1:27426

X: 1462459 m
Y: 5324988 m

Go

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 - Aerial Imagery 2015-16 Rural 1-5000



AUTHORITY LINZ PARCELS

AUTHORITY LINZ P...

INFO 1 OF 1

Authority Parcel	13944
LINZ Parcel	3685395
Authority Assmnt	
Short address	Not Defined Grey District
Property name	
RATES LEVIED	
NO DATA AVAILABLE	
BUILDING CONSENTS	
NO DATA AVAILABLE	
LAND USE CONSENTS	
NO DATA AVAILABLE	
SUBDIVISION CONSENTS	
NO DATA AVAILABLE	
EMAIL FEEDBACK	YES (1)

- LINZ ROAD SEARCH
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- VALUATION SEARCH

Māhara GREY DISTRICT COUNCIL Property

Locations: Grey District

IntraMaps

NAVIGATION

VIEW

Zoom: 7097 m
Scale: 1:27426

X: 1463104 m
Y: 5330249 m

Go

COORDINATE SYSTEM

GDA94 Lat/Long
NZGD2000 / New Zealand Transverse Mercator 2000

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SEARCH FILTERS: LINZ ROAD SEARCH | LINZ ADDRESS SEARCH | ASSESSMENT SEARCH | LEGAL DESCRIPTION SEARCH | ADDRESS SEARCH | VALUATION SEARCH

Māwhera GREY DISTRICT COUNCIL Property

Locations: Grey District

IntraMaps

AUTHORITY LINZ PARCELS

ROAD LABELS

INFO 1 OF 1

- Authority Parcel: 17050
- LINZ Parcel: 3700413
- Authority Assmnt
- Short address: Not Defined Grey District
- Property name: ROAD RESERVE WAIWHERO ROAD
- RATES LEVIED: NO DATA AVAILABLE
- BUILDING CONSENTS: NO DATA AVAILABLE
- LAND USE CONSENTS: NO DATA AVAILABLE
- SUBDIVISION CONSENTS: NO DATA AVAILABLE
- EMAIL FEEDBACK: YES (1)

View Selection Tools Export Annotation



Zoom 3548 m X 1462194 m Y 5331472 m Scale 1:13713

Go

GDA94 Lat/Long NZGD2000 / New Zealand Transverse Mercator 2000

- MODULES
 - Property
 - Assets
 - Planning
 - Hazard

- LAYERS
 - GDC Boundary
 - Surrounding Districts
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 - Railways

- BASEMAPS
 - No Basemap
 - Aerial Imagery 2015-16 Urban 1-10...
 - Aerial Imagery 2015-16 Rural 1-5000



AUTHORITY LINZ PARCELS

ROAD LABELS

AUTHORITY LINZ P... 1 OF 1

Authority Parcel	17053
LINZ Parcel	3700421
Authority Assmnt	
Short address	Not Defined Grey District
Property name	ROAD RESERVE SCOTT ROAD

RATES LEVIED NO DATA AVAILABLE

BUILDING CONSENTS NO DATA AVAILABLE

LAND USE CONSENTS NO DATA AVAILABLE

SUBDIVISION CONSENTS NO DATA AVAILABLE

EMAIL FEEDBACK YES (1)

LINZ ROAD SEARCH LINZ ADDRESS SEARCH ASSESSMENT SEARCH LEGAL DESCRIPTION SEARCH ADDRESS SEARCH VALUATION SEARCH



Locations Grey District



1461653 m 5331557 m