

28 May 2015



Environment Canterbury
Comments on Land Use Recovery Plan Review
Environment Canterbury
PO Box 345
CHRISTCHURCH 8140

Attention: Land Use Recovery Plan Review Team
LURP@ecan.govt.nz

Dear Sir/Madam

FEEDBACK ON LAND USE RECOVERY PLAN REVIEW
HG REF: 1020-129523-01

1.0 DETAILS FOR FEEDBACK

Name of client providing feedback:	Tegel Foods Limited (Tegel)
Name of client's agent:	Hannah Miln, Planner Harrison Grierson
Address for Service:	Tegel Foods Limited c/ - Harrison Grierson PO Box 5760 Wellesley Street Auckland 1141 Attention: Hannah Miln
Email for service of feedback:	h.miln@harrisingrierson.com
Telephone service of feedback:	(09) 917 5000

2.0 INTRODUCTION

Thank you for the opportunity to provide feedback on the Land Use Recovery Plan (the LURP). Tegel Foods Limited (Tegel) have requested that Harrison Grierson provide feedback on the LURP on their behalf. Tegel has a number of interests in the Canterbury Region (the Region), and the area is important to them.

Tegel has requested that we provide the comments below in response to Section 4.2: Building new communities and the associated actions (15 – 23: Zone greenfield priority areas). These comments aim to highlight areas of support and concern within the LURP and provide practical feedback to assist to resolve key resource management issues that affect the poultry industry and other rural based activities. Tegel requests that Environment Canterbury take into account the following comments when they consider amending/adding to the LURP and for any further actions outside of the LURP.



3.0 POULTRY OPERATIONS IN ENVIRONMENT CANTERBURY REGION

Tegel is an integrated poultry producer and is involved in the breeding, hatching, processing, marketing and distribution of poultry products across New Zealand. Tegel's operations in the Region include 1 processing plant, 1 feedmill, 1 hatchery, 7 breeder farms and 26 contract broiler farms. Given Tegel's interest in the Region, the LURP and potential actions outside of the LURP, is of great importance to them.

4.0 SECTION 4.2: BUILDING NEW COMMUNITIES

Tegel recognises the importance and necessity for identified greenfield sites within the Region to help meet current, and future demand for land and development. However, it is important that future greenfield sites, identified though the LURP or outside of the LURP consider the existing uses within the subject areas to avoid reverse sensitivity effects and incompatible land uses to avoid future conflict.

Reverse sensitivity occurs when legitimate and lawfully established activities (such as intensive farming) have their operations affected by the establishment of sensitive activities (such as residential living) nearby. Legitimate activities can be constrained or even forced to cease in order to accommodate the amenity expectations of the new sensitive activity. Poultry farms can create odour effects, which while acceptable in a rural context, may not be in a residential area. Avoiding reverse sensitivity is an important goal for Tegel to ensure the continued unconstrained operation of their farms.

Tegel request that greenfield sites be carefully considered and identified so that landuses are compatible and the amenity levels expected from these uses are the same. Table 1 located in **Attachment A** outlines Tegel's interests throughout the Region. Tegel requests that Environment Canterbury be aware of these poultry operations when identifying potential future greenfield areas.

Thank you for the opportunity to provide feedback on the Land Use Recovery Plan. We trust that the above comments will be taken into account when preparing the summary of the LURP feedback and its potential use for advancing further actions outside of the LURP. Tegel would like to be involved in any other consultation on the LURP and other actions outside of the LURP in future.

Yours faithfully
Harrison Grierson



A handwritten signature in black ink, appearing to read 'H Miln', written in a cursive style.

Hannah Miln
Planner

Attachments:

Attachment A - Table 1: Tegel Poultry Interests in the Environment Canterbury Region.

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Attachment A



TABLE 1: TEGEL POULTRY INTERESTS IN THE CANTERBURY REGION		
NAME OF FARM	ADDRESS	DISTRICT
Agnew Farm	357 Pound Road, Yaldhurst	Christchurch
Balloch Farm	2 Greenpark Road, Greenpark	Selwyn
Buchanans Road Farm	241 Buchanans Road, Hei Hei	Christchurch
Chick-a-dee Fernside Farm	237 Lilly Road, Fernside	Waimakariri
Cross Roads Farm	298 Burts Road, Killinchy	Selwyn
Coldstream Farm	232 Coldstream Road, Rangiora	Waimakariri
Cricklewood Farm	1059 Poyntzs Road, Horrellville	Waimakariri
Cunningham Farm	461 Dawsons Road, Weedons	Selwyn
Dawson Farm	383 Newtons Road, Weedons	Selwyn
Dehman & Sandra Eastmond	112 Fletchers Road, Loburn	Waimakariri
Galtymore Farm	2214 West Coast Road, Aylesbury	Selwyn
Glenone Farm	71 Tramway Road, Sheffield	Selwyn
Glenrowan Farm	347-439 Maddisons Road, Weedons	Selwyn
Groom Farm	35 McClelland Road, Weedons	Selwyn
Hallfield Farm	474 Bradleys Road, Ohoka	Waimakariri
Helen Del Farm	15 Horndon Street, Darfield	Selwyn
Kenalla Farm	277-285 Dawsons Road, Weedons	Selwyn
Mandeville Chicks Farm	342 Mandeville Road, Mandeville	Waimakariri
Marsden Grange	969 Waterholes Road, Templeton	Selwyn
North Eyre Farm	4 Logans Road, Ohoka	Waimakariri
Ommel Holding Farm	145 Alston Road, Weedons	Selwyn
Owens Farm	908 Two Chain Road, Burnham	Selwyn
Pastars Farm Limited	87 Ashworths Road, Ohoka	Waimakariri
Roger and Sandra Winter	82 Bellam Road, Rolleston	Selwyn
Sandrey Farm	592 Maddisons Road, Weedons	Selwyn
South Eyre Farm	3307 South Eyre Road, Oxford	Waimakariri
Sullivan Farm	660 Robinsons Road, Broadfield	Selwyn
Tegel Breeder Farm	201-243 Dunns Crossing Road, Rolleston	Selwyn
Tegel Foods Ltd	262 Marshs Road, Prebbleton	Selwyn
Tegel Foods Ltd	2316 SH1, Rakaia	Selwyn
Tegel Foods Ltd	516 Shands Road, Prebbleton	Selwyn
Tegel Foods Ltd	736 Tramway Road, Darfield	Selwyn
Upway Park Farm	125 Alston Road, Weedons	Selwyn
Valley Chicks Farm	921 Old West Coast Road, West Melton	Selwyn

TABLE 1: TEGEL POULTRY INTERESTS IN THE CANTERBURY REGION

NAME OF FARM	ADDRESS	DISTRICT
Williamson Farm	63 Springston-Rolleston Road, Lincoln	Selwyn
Woodfield Farm	92 North Eyre Road, Kaiapoi	Waimakariri

