



PLAN CHANGE 25 – RURAL LIFESTYLE ZONES

SUBMISSION ON PROPOSED PLAN CHANGE 25 TO THE MACKENZIE DISTRICT PLAN

FORM 5

UNDER CLAUSE 6 OF THE FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991

Details of Submitter

Full Name: (Required)	B. Springwater Trust
Contact Person: (If different from above)	Ray Parker
Email Address: (Required)	ray@hugobland.co.nz
Postal Address: (Optional)	
Telephone Number: (Required)	
Fax (Optional)	

Trade Competition

~~I could~~ / I could not (~~delete one~~) gain an advantage in trade competition through this submission.

If you have selected could, please answer the question below:

I am / I am not (~~delete one~~) directly affected by an effect of the subject matter that:

- a. adversely affect the environment; and
- b. does not relate to trade competition or the effects of trade competition.

Submission Details

The specific provisions of the proposal that my submission relates to are as follows:

refer attached PDF

I support/oppose these provisions:

(include whether you support or oppose in full or in part)

Refer PDF attached

The reason(s) for my submission are:

(state in summary your reasons, and whether you seek any amendments)

Ditto

I seek the following decision from the Mackenzie District Council:

(give precise details)

Ditto

- ☒ **I wish to be heard** in support of my submission.
☐ **I do not wish to be heard** in support of my submission.
(Tick one box)

If others make a similar submission I would / **would not** (circle one) be prepared to consider presenting a joint case with them at any hearing.



Signature of submitter or person authorised to sign on behalf of submitter
(A signature is not required if you make your submission by electronic means.)

16 January 2024
Date:

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language; or
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Once the closing date for submissions has passed, Council will publicly notify all submissions received, prepare a summary of submissions, and will allow a period for further submissions in support of, or in opposition to, those submissions already made.

Council hearings for Plan Changes 23 to 27 will then be arranged to consider all submissions. Anyone who has made a submission and indicated that they wish to be heard will have the right to attend the hearings and present their submission.

If you have any questions regarding Plan Change 25 or the submission process, please do not hesitate to contact the Planning Department at 03 685 9010 or via email districtplan@mackenzie.govt.nz

Springwater Trust (ST)

Submission to Mackenzie District Council (MDC) on Plan Change 25 (PC 25)

Introduction

This paper submits on the PC, as requested by MDC for ratepayers to submit on the PC prior to 26 January 2024.

Background

ST has two properties located on Lyford Lane, 140c Lyford Lane and 147 Lyford Lane, located in the Hocken Lane Rural Residential Zone (**the Zone**) and owns several properties within the Twizel township.

ST is therefore particularly interested in Plan Change 27 and PC 25.

ST's Submission

1. MDC has presented to Lyford Lane residents a proposal to upgrade wastewater services to Lyford Lane to protect Twizel's town water supply (**the Proposal**). That matter is still being considered by MDC, who are considering various submissions from Lyford Lane residents.
2. ST, by virtue of its ownership of its Twizel township properties connected to the MDC domestic water system, is vitally interested in the outcome of the Proposal, and a satisfactory outcome that ensures the safety of those property's drinking water. A review of the material provided to ST by MDC, particularly the Twizel Drinking Water Safety Plan, indicates MDC has a high legal and moral responsibility to address the current wastewater issues on Lyford Lane (DWPZ and SWRMA Zone 2) for the safety of drinking water in the Twizel township.
3. A review of PC 25 indicates that several anomalies exist with the Zone relative to other Rural Residential Zones (RRZ) in the area, namely:
 - MDC provides no town water services to the Zone.
 - MDC does not own the essential infrastructure (including the access road) for the Zone, despite there being 21 lots.

The Zone is therefore inconsistent with other RRZ of this scale and nature in the area.

4. Consequently, ST submits that:
 - a. PC 25 should be amended to provide that the MDC must provide satisfactory drinking water and waste-water reticulation to the 21 lots situated on Lyford Lane, and MDC should assume ownership of the bridges and road servicing Lyford Lane.

b. MDC should as a matter of urgency resolve the Proposal with Lyford Lane residents.

Signed by the Trustees


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16 January 2024