

Plan Change 25 to the Mackenzie District Plan - Rural Lifestyle Zone

About this summary of submissions

The submissions received on each plan change are summarised by 'submitter' and by 'provision'

All submissions have a unique number e.g. 'PC24.01' is Submission 1 to Plan Change 24, and each submission point within a submission has a unique point number e.g. '1.01', is submission point 1 of submission 1

Where a submitter has requested additions, these are shown in **red underlined text**, with deletions shown in **red strikethrough text**

As this is a summary only, submissions should be referred to in full

The names of Acts, Regulations, Policies, Plans and Plan Changes have been abbreviated for brevity

Some submitters have included specific requests for changes in accordance with plans provided in their submissions – where these plans are referred to in the summary, they can also be found in [Appendix 1](#) at the end of the summary

Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
Entire Plan Change								
Lake Alexandrina Outlet Hutholders Society	PC25.14						A submission form has been completed for PC25 but there are no submission points received in this plan change.	
Director-General of Conservation	PC25.06	6.01	Plan Change 25	Entire Plan Change		Support in Part	Support the general approach of providing for the RLZ. For the avoidance of doubt, provisions which are not specifically addressed below are supported for the reasons given in the s32 Report.	Retain as notified, except where specific changes are requested in submission.
Canterbury Regional Council	PC25.20	20.01	Plan Change 25	Entire Plan Change		Neutral	does not request any changes to the provisions introduced under PC25.	No relief sought.
New Zealand Heavy Haulage Association Inc	25.25	25.03	Plan Change 25	Entire Plan Change		Support	Express provision should be made for the relocation of second-hand buildings as a permitted activity in all zones where building activities are provided for as a permitted activity with performance standards and criteria.	insert permitted activity standards (or to same or similar effect): <ul style="list-style-type: none"> a. <u>Any relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling.</u> b. <u>A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building.</u> c. <u>The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site.</u> d. <u>All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. Without limiting (c) (above) reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.</u> e. <u>The proposed owner of the relocated building must certify to the Council that the reinstatement work will be completed within the 12-month period.</u>
New Zealand Heavy Haulage Association Inc	25.25	25.07	Plan Change 25	Entire Plan Change				Consequential or further relief including to the relevant objectives, policies and provisions of the proposed plan in order to give effect to the submission points.

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New Zealand Heavy Haulage Association Inc	25.25	25.04	Plan Change 25	Entire Plan Change		Support	Council retaining a degree of control over relocated buildings through the use of performance/permitted activity standards (including through the use of a building pre-inspection report). A suggested template for a pre-inspection report is attached to the submission.	Insert a pre-inspection report as in Schedule 2 of the submission (which may either be a non-statutory form, or prescribed in the plan, or to same or similar effect).
Interpretation								
Fire and Emergency New Zealand	PC25.03	3.01	Interpretation	Definitions	Contaminant	Support	Supports the definition of contaminated being consistent with section 2 of the RMA.	Retain as notified.
Nova Energy Limited	PC25.08	8.02	Interpretation	Definitions	All	Support	Supports the insertion, amendment and deletion of definitions as proposed.	Retain additions, amendments and deletions as proposed.
Genesis Energy	PC25.18	18.01	Interpretation	Definitions	Earthworks	Support	The definition of "earthworks" is supported.	Retain as notified.
Genesis Energy	PC25.18	18.02	Interpretation	Definitions	Functional Need	Support	The definition of "functional need" is supported.	Retain as notified.
Genesis Energy	PC25.18	18.03	Interpretation	Definitions	Infrastructure	Oppose	"Infrastructure" is included in the list of definitions associated with PC25, however is not marked as being subject to a plan change. Infrastructure is defined as having the same meaning as in section 2 of the RMA which includes "facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity". While Genesis consider it is appropriate that the RMA definition of infrastructure forms the basis of the definition, the definition should be extended to include energy storage systems, recognising the role that such systems are likely to play in future electricity systems.	Amend the definition of "infrastructure" as follows: Has the same meaning as in section 2 of the RMA, <u>with an added reference to energy storage</u> , (as set out below) Means — ... (d) facilities for the generation of electricity, <u>energy storage</u> , lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, excluding facilities, lines, and support structures if a person— a. uses them in connection with the generation of electricity for the person's use; and b. does not use them to generate any electricity for supply to any other person: ... Alternatively, if the definition of Infrastructure is not amended, then all provisions in all of PC23, PC24, PC25, PC26 and PC27 that refer to "Infrastructure" should be amended to refer to "Infrastructure and <u>energy storage facilities</u> ".
Genesis Energy	PC25.18	18.04	Interpretation	Definitions	Operational Need	Support	The definition of "Operational need" is currently limited to the residential, commercial and mixed use and general industrial zones and Plan Changes 23, 24, 25, 26 and 27 propose to extend the application of the term to those chapters introduced through plan changes 23, 24, 25, 26 and 27, where the terms are used in those chapters. On this basis, the definition of "operational need" is supported and should be applied throughout the plan."	Retain the definition of "operational need" as notified and apply it throughout the plan.
Meridian Energy Limited	25.19	19.01	Interpretation	Definitions	Earthworks	Support	The definition of "earthworks" adequately describes the activity	Retain as notified.
Meridian Energy Limited	25.19	19.02	Interpretation	Definitions	Functional Need	Support	The definition of "functional need" adequately describes the need.	Retain as notified.

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Meridian Energy Limited	25.19	19.03	Interpretation	Definitions	Infrastructure	Oppose	<p>The term “infrastructure” is listed in PC25’s definitions but is not marked as being affected by a plan change.</p> <p>The definition states that “infrastructure” has the same meaning as in section 2 of the Act. This includes “facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity”.</p> <p>Meridian considers that it is appropriate to adopt the definition of infrastructure from the Act as a base, however there is a significant gap in the definition with energy storage facilities not included in the list. Energy storage facilities are key to capturing electricity generated during periods when demand is less than supply (i.e. generation) and then supplying electricity when demand is greater than supply. This aids efficiency of energy use and helps to prevent outages. Given the national significance of renewable electricity sources and minimising the use of non-renewable electricity sources, Meridian considers that such facilities should be specifically identified in the definition of “infrastructure”.</p>	<p>Amend the first line and part (d) of the definition of “Infrastructure” as follows:</p> <p>Has the same meaning as in section 2 of the RMA, with an added reference to energy storage facilities, (as set out below)...</p> <p>(d) facilities for the generation of electricity, energy storage facilities associated with the supply of renewable electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, excluding facilities, lines, and support structures if a person.</p> <p>Alternatively, if the definition of “Infrastructure” is not amended, then all provisions in all of PC23, PC24, PC25, PC26 and PC27 that refer to “Infrastructure” should be amended to refer to “infrastructure and energy storage facilities associated with the supply of renewable electricity”.</p>
Meridian Energy Limited	25.19	19.04	Interpretation	Definitions	Operational Need	Support	Considers that the definition of operational need adequately describes the need and should be applied throughout the plan.	Retain the definition of “operational need” as notified and apply it throughout the plan.
Meridian Energy Limited	25.19	19.05	Interpretation	New Definition	Reverse Sensitivity		The term “reverse sensitivity” is used in RLZ-R7, but it is not defined in PC25, and the definition for the same term that is included in PC23 should be included in PC25.	Insert a new definition as follows: Reverse sensitivity means the potential for an approved (whether by consent or designation), lawfully established existing or permitted activity to be compromised, constrained, or curtailed by the more recent establishment, intensification, or alteration of another activity that may be sensitive to the actual, potential or perceived adverse environmental effects generated by the approved, lawfully established existing or permitted activity.
New Zealand Heavy Haulage Association Inc	25.25	25.01	Interpretation	Definitions	Building	Support		No relief sought.
New Zealand Heavy Haulage Association Inc	25.25	25.02	Interpretation	Definitions	Relocated Building	Support		No relief sought.
Rural Lifestyle Zone								
New Zealand Defence Force*	PC25.28	28.02	Rural Lifestyle Zone	General			While not relevant to NZDF, inclusion of the Airport Height Restrictions set out in the General Rural Zone (subject of PC 23) may also be useful to include in the RLZ given the overlap of this proposed zone and the Flight Protection Area Pukaki Existing. Such inclusion would direct any user of the plan to be aware of these restrictions for any future plan changes sought to rezone to RLZ and to protect these existing airport height restrictions.	

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Submitter	Provision	Page	Zone	Section	Category	Position	Comment	Decision
Springwater Trust	PC25.02	2.01	Rural Lifestyle Zone	Entire Chapter		Oppose in Part	The Lyford Lane RLZ is inconsistent with other RLZs in that MDC provides no reticulated water services, and does not own the essential infrastructure (including the access road) despite there being 21 existing allotments.	Amend PC25 to ensure that MDC must provide satisfactory drinking water and waste-water reticulation to the 21 lots situated on Lyford Lane, and MDC should assume ownership of bridges and road servicing Lyford Lane.
Nova Energy Limited	PC25.08	8.01	Rural Lifestyle Zone	Entire Chapter		Support	Supports the insertion of a new RLZ Chapter as proposed.	Retain as notified.
Genesis Energy	PC25.18	18.05	Rural Lifestyle Zone	Introduction		Oppose in Part	Generally support the RLZ- introduction; however, consider clarification that REG activities are managed under the REG chapter of the plan is also necessary within the RLZ chapter introduction.	Amend the Introduction by adding the following paragraph: ... As well as the provisions in this chapter, district-wide chapter provisions will also apply where relevant. <u>The provisions of this chapter do not apply to renewable electricity generation activities which are managed under the Renewable Electricity Generation Chapter.</u>
Meridian Energy Limited	25.19	19.05	Rural Lifestyle Zone	Introduction		Oppose in Part	While generally supportive of the RLZ Introduction, it should also recognise the importance of enabling other activities in the rural environment (beyond primary production activities) where such activities rely on the natural resources found only in a rural location. Clarification should be provided to plan users that REG activities are managed under the REG chapter of the plan and are not subject to the provisions in the RLZ chapter.	1. Amend the first paragraph of RLZ-Introduction as follows: The Rural Lifestyle Zone provides opportunities to live in a rural environment, while still enabling some primary production activities, <u>and other activities where they rely on the natural resources found only in a rural location,</u> to occur. 2. Amend the SASM Introduction by adding the following paragraph: <u>Renewable electricity generation activities are not subject to the provisions in this chapter.</u>
Fire and Emergency New Zealand	PC25.03	3.02	Rural Lifestyle Zone	Objectives	RLZ-O1	Support	Support RLZ-O1 in so far that it provides for other compatible activities within the RLZ.	Retain as notified.
Ministry of Education	PC25.17	17.01	Rural Lifestyle Zone	Objectives	RLZ-O1	Support in Part	Supports RLZ-O1 and acknowledges that the primary purpose of the Rural Zone is to provide for primary production and that educational facilities should only be established where they will be consistent with the character and amenity values of the zone.	Amend as follows: Zone Purpose The Rural Lifestyle Zone provides primarily for living opportunities in a rural environment and other compatible activities that support and are consistent with the character and amenity values of the zone, including small scale primary production activities <u>and activities that have an operational need to locate within the zone.</u>
Milward Finaly Lobb Limited	25.23	23.01	Rural Lifestyle Zone	Objectives	RLZ-O1	Support	Full support for the introduction of a RLZ.	Retain as notified.
Fire and Emergency New Zealand	PC25.03	3.03	Rural Lifestyle Zone	Objectives	RLZ-O2	Support	Support RLZ-O2 in so far that it provides for the living environment within the RLZ where the available capabilities for servicing and infrastructure such as firefighting water supply is not exceeded.	Retain as notified.
Ministry of Education	PC25.17	17.02	Rural Lifestyle Zone	Objectives	RLZ-O2	Support	Supports RLZ-02 and acknowledges that educational facilities, should only be established where there is an operational need for them to be located in the RLZ.	Retain as notified.

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South Canterbury Province, Federated Farmers of New Zealand	PC25.13	13.01	Rural Lifestyle Zone	Objectives and Policies	All	Support	Supports all objectives and policies as notified, however seeks minor changes which are discussed in submission.	Retain as notified.
Meridian Energy Limited	25.19	19.06	Rural Lifestyle Zone	Policies	RLZ-P3	Oppose in part	Other activities (beyond primary production activities) that rely on the natural resources found only in a rural environment should be provided for.	Amend RLZ-P3 as follows: Provide for other activities, where: 1. they are: (a) ancillary to a residential or primary production activity, or are consistent with the character, amenity values and purpose of the zone; or (b) reliant on the natural resources found only in a rural location; and 2. ...
Transpower New Zealand Limited	PC25.09	9.01	Rural Lifestyle Zone	Policies	RLZ-P4	Support	While it is noted that the provisions that apply in the RLZ do not apply to infrastructure, Transpower acknowledges and supports the intent of Policy RLZ-P4 to the extent that clause (3) provides a policy 'pathway' for situations where infrastructure has a functional need or operational need to establish in the RLZ.	Retain as notified.
Douglas McIntyre	PC25.10	10.01	Rural Lifestyle Zone	Policies	RLZ-P4	Oppose	The location of the Ohau River Precinct is approximately a 15-minute drive into Twizel township. Sustaining a population of 50 residential units would generally allow for a small-scale commercial activity, particularly given the location of the site being next to the Alps to Ocean Cycle Network and tourism opportunity. For an activity of the like to establish in this area, there is no clear pathway and RLZ-P4 would create it difficult to achieve such alternative activity through a non-complying resource consent through the avoid policy.	Amend RLZ-P4 as follows: ...or 4. The activities and buildings are small-scale and commensurate to the surrounding rural lifestyle activities.
New Zealand Transport Agency, Waka Kotahi	PC25.11	11.01	Rural Lifestyle Zone	Policies	RLZ-P4	Support	It provides for activities relating to infrastructure that have a functional need or operational need to locate within the RLZ. This ensures that activities can be undertaken to provide for the safe and efficient operation of the state highway.	Retain as notified.
Ministry of Education	PC25.17	17.03	Rural Lifestyle Zone	Policies	RLZ-P4	Support	Supports RLZ-P4 as a policy and acknowledges that educational facilities may have an operational need to be established in the RLZ.	Retain as notified.
New Zealand Defence Force*	PC25.28	28.01	Rural Lifestyle Zone	Policies	RLZ-P5	Amend	Seeks to include inclusion of reverse sensitivity effects on lawfully established activities when managing development within the policy provision of the RLZ. The areas subject to PC 25 are located at Fairlie and Twizel however, it is noted that as the District grows, there is the potential that plan changes to rezone to RLZ could occur on the outskirts of Tekapo (near the Training Area) and cause reverse sensitivity effects.	Amend RLZ-P5 as follows: Manage development within the Rural Lifestyle Zone to ensure: ... 3. a predominance of open space over built form is maintained; and 4. reverse sensitivity effects on lawfully established activities are avoided or minimised.
Genesis Energy	PC25.18	18.06	Rural Lifestyle Zone	Policies	New Policy		Gensis consider that a reverse sensitivity policy similar to that included in the General Rural Zone is necessary in the Rural Lifestyle Zone relative to existing Renewable Electricity Generation Activities.	Insert new Policy as follows: RLZ-PX – Reverse Sensitivity Avoid reverse sensitivity effects on existing renewable electricity generation activities.

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New Zealand Heavy Haulage Association Inc	25.25	25.05	Rural Lifestyle Zone	Rules		Support	Supports the RDIS activity status for relocated buildings that do not meet the permitted activity standards.	No relief sought.
Mitward Finaly Lobb Limited	25.23	23.02	Rural Lifestyle Zone	Rules	RLZ-R2	Amend	The establishment of a minor residential unit is supported, however the maximum floor are of 65m ² excluding garaging is too restrictive. 90m ² excluding garaging is proposed.	Amend RLZ-R2.2 - The maximum floor area of the minor residential unit is 6590m ² excluding garaging;...
Samuel Coleman	PC25.27	27.01	Rural Lifestyle Zone	Rules	RLZ-R2	Support	Increasing the allowable size of the minor unit will provide greater options to those building in the area.	Retain as notified.
South Canterbury Province, Federated Farmers of New Zealand	PC25.13	13.02	Rural Lifestyle Zone	Rules	RLZ-R8.2		To remain consistent with other proposed District Plan rules regarding number of employees.	RLZ-R8 is amended as follows: a maximum of one <u>Full Time Equivalent</u> non-resident staff member shall be employed in undertaking the activity.
Ministry of Education	PC25.17	17.04	Rural Lifestyle Zone	Rules	RLZ-R10	Support in Part	<p>Supports these rules in part to manage the operation of educational facilities in the RLZ. However, the Ministry considers that educational facilities should be provided for where there is a potential for a population to support them, including in the RLZ. This will support active modes of transport and reduce trip lengths and times. Educational facilities should be enabled in this zone as they are considered essential social infrastructure. The Ministry request that some flexibility be provided in relation to building flexibility, type of education service and number of children in attendance.</p> <p>Requests that the maximum number of people on site is removed as this provides unreasonable restrictions on educational facilities, and an activity status of Restricted Discretionary for educational facilities in this zone. This provides flexibility without unreasonable restrictions for education facilities that may be best placed within RLZ to serve the education needs of these rural areas.</p>	<p>Amend as below:</p> <p>Educational Facility Activity Status: Permitted Where:</p> <p><u>1. The education activity is undertaken within a residential building and is ancillary to a residential activity.</u></p> <p><u>2. The maximum number of children in attendance at any one time is six, excluding any children who live on site. The activity complies with RLZ-S1 – RLZ-S9.</u></p> <p>Activity status when compliance is not achieved <u>with R10.1 and R10.2: Discretionary Restricted Discretionary Matters of discretion are restricted to:</u></p> <p><u>1. Adverse effects on the rural amenity values of adjoining rural properties and the surrounding area are managed or mitigated; and</u></p> <p><u>2. The character and quality of the surrounding area is not compromised; and</u></p> <p><u>3. They contribute to the health and wellbeing of people in the surrounding area; and</u></p> <p><u>4. The scale, form and design of any building means the amenity values of the surrounding area are maintained; and</u></p> <p><u>5. Road safety and efficiency is maintained; and</u></p> <p><u>6. The activity has an operational or functional need to be located in the Rural Lifestyle Zone.</u></p>
New Zealand Heavy Haulage Association Inc	25.25	25.06	Rural Lifestyle Zone	Rules	RLZ-R11	Oppose		Amend RLZ-R11 to provide for relocated buildings as a permitted activity in the RLZ, on the same or similar terms as GRUZ-R4 i.e. relocated buildings be provided for as a permitted activity in the RLZ, subject to prescribed performance standards on a same or similar basis as the GRUZ.

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Fire and Emergency New Zealand	PC25.03	3.04	Rural Lifestyle Zone	Rules	RLZ-R1, RLZ-R2, RLZ-R4, RLZ-R6	Support	Support as they are subject to performance standard RLZ-S9 that requires water supply for firefighting, and support the activity status and matters of discretion.	Retain as notified.
Director-General of Conservation	PC25.06	6.02	Rural Lifestyle Zone	Rules and Standards	RLZ-R1 to RLZ-R15, RLZ-S1 to RLZ-S9	Oppose	The rules, matters of discretion and standards collectively fail to recognise biodiversity values - this appears to be in reliance on PC18, but as that is not yet operative it cannot be relied upon.	Revise these rules, standards and matters of discretion to effectively and consistently protect and provide biodiversity values.
Ashalea Meek	PC25.05	5.02	Rural Lifestyle Zone	Standards	RLZ-S1	Support in Part	Wish to subdivide Ben Ohau Section. Sections are long and skinny and seek capacity to subdivide the back half.	Amend to allow for 1.1 hectare allotments due to the nature and shape of the sections (Refer to Appendix 1 to Summary of Submissions).
John Fahey	PC25.07	7.01	Rural Lifestyle Zone	Standards	RLZ-S1	Support	Support minimum allotment size of 4ha in RLZ.	No relief sought.
New Zealand Transport Agency, Waka Kotahi	PC25.11	11.02	Rural Lifestyle Zone	Standards	RLZ-S1	Neutral	NZTA is neutral on the matters proposed in Standard 1 to control density in the Rural Lifestyle Zone.	Retain as notified.
B.D. and C.B. White	PC25.21	21.03	Rural Lifestyle Zone	Standards	RLZ-S1	Oppose	Desire to develop lot into 3-4 additional lots.	Allow the ability for Lot 23/158 Lyford Lane to be developed into four future residential lots - ranging from approximately 2.52ha, 2.67ha, 18.14ha and 14.5ha (Refer to Appendix 1 to Summary of Submissions).
Mackenzie Properties	PC25.24	24.01	Rural Lifestyle Zone	Standards	RLZ-S1	Support in Part	If a reticulated sewer system is made available to this land, then it should be allowed to be subdivided down to 1 hectare. This would be in line with what is being proposed in Fairlie with the land rezoned in Nixon's Road. Land to the east of this RLZ is now zoned large lot residential i.e.. density of 2,000m ² per lot. A more natural buffer would be 1 hectare and not 4 hectares as you move away from Twizel.	That the proposed Rural Lifestyle Zone of approximately 200 hectares (previously Rural Residential 2 Zone) be able to be subdivided into 1 hectare lots if reticulated sewer connections are made available.
Liz Mills	PC25.26	26.01	Rural Lifestyle Zone	Standards	RLZ-S1	Oppose	The current dwelling is only 54m ² . Because no acceptable method of waste water discharge has been available, we have not filed a building consent application yet.	Allow the building of a second dwelling on Lot 4 DP 81160 Nixons Road.
Fire and Emergency New Zealand	PC25.03	3.05	Rural Lifestyle Zone	Standards	RLZ-S2	Support in Part	Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in a district plan. However, as part of Fire and Emergency fire station operational requirements many stations include a multi-purpose tower or pole between 12-15m in height. An exemption is sought from the height standard for emergency service facilities which encompasses communication towers and poles.	Amend as follows: Excluding emergency service facilities .
New Zealand Transport Agency, Waka Kotahi	PC25.11	11.03	Rural Lifestyle Zone	Standards	RLZ-S2	Neutral	NZTA is neutral on the matters proposed in Standard 2 to control height in the Rural Lifestyle Zone.	Retain as notified.
Samuel Coleman	PC25.27	27.02	Rural Lifestyle Zone	Standards	RLZ-S2	Support	Lifting the height limit for minor units to 8m gives home/landowners more options, while not negatively impacting the feel of the RLZ.	Retain as notified.
Fire and Emergency New Zealand	PC25.03	3.06	Rural Lifestyle Zone	Standards	RLZ-S3	Support in Part	Request that emergency service facilities are excluded from the setbacks. Where a setback is greater than 8-10m, this will result in increased civil costs and land parcel size requirements. The exclusion would support the logistical and operational requirements of Fire and Emergency.	Amend as follows: Advice Note: this standard does not apply to emergency service facilities .
New Zealand Transport Agency, Waka Kotahi	PC25.11	11.04	Rural Lifestyle Zone	Standards	RLZ-S3	Support	Generally supports the approach under Standard 3 as all residential units and buildings shall be setback from the state highway. Noting that an applicant will be required to consider the effects of noise and the Noise chapter which is set to be notified in the next plan change will address health effects associated with noise.	Retain as notified.

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Fire and Emergency New Zealand	PC25.03	3.07	Rural Lifestyle Zone	Standards	RLZ-S4	Support in Part	Generally the minimum building coverage for a volunteer fire station is 250m ² and up to 1500m ² for a career fire station. Fire and Emergency are concerned about the 700m ² coverage standard. This is because the building coverage per site would not provide for emergency service facilities should they need to construct a new fire station in the RLZ in future.	Amend RLZ-S4 as follows: 1. The maximum building coverage of any site shall not exceed 700m ² <u>unless otherwise provided for emergency service facilities.</u>
Douglas McIntyre	PC25.10	10.02	Rural Lifestyle Zone	Standards	RLZ-S4	Oppose	An exception shall be made for the Ohau Precinct Area only if 150 residential units are adopted into the Proposed Plan. The reduction in building coverage to 500m ² will reduce the visual dominance of buildings and enable additional units to be constructed.	Amend RLZ-S4 as follows: 1. The maximum building coverage of any site shall not exceed 700m ² . <u>2. In the Ohau River Precinct, the maximum building coverage of any site shall not exceed 500m².</u>
South Canterbury Province, Federated Farmers of New Zealand	PC25.13	13.03	Rural Lifestyle Zone	Standards	RLZ-S7		Seek this standard is deleted or amended to include a level of reasonableness. Outdoor Storage is defined in PC25 as “land used for the purpose of storing vehicles, equipment, machinery, natural and processed products, outside a fully enclosed building for periods in excess of 4 weeks in any one year”. As currently worded, this would capture most hay/baleage, tractors and associated farm machinery stored on a property. As per RLZ-S1, the minimum size of a site is 4 hectares, expecting all outdoor storage to not be visible beyond the boundary is nearly impossible, especially on flat terrain. As RLZ-P2 provides for primary production activities that are compatible with a rural living environment, to then expect associated rural objects to be hidden from the view of someone outside the site is nonsensical. It should also be noted that most farm sheds are not fully enclosed, and requiring this may result in an increase to the risk of fire e.g. from hay or hot machinery, as well as the additional cost for no real benefit. We understand MDC wanting to avoid the possibility of mass outdoor storage occurring in a RLZ, but a degree of practicality is needed.	Delete or amend RLZ-S7 to include a level of reasonableness.
Fire and Emergency New Zealand	PC25.03	3.08	Rural Lifestyle Zone	Standards	RLZ-S8	Support	It requires non-reticulated water supply to be provided in accordance with SNZ PAS 4509:2008.	Retain as notified.
Milward Finaly Lobb Limited	25.23	23.03	Rural Lifestyle Zone	Standards	RLZ-S8.1b	Amend	A 35,000 litre water tank is not commonly available. 30,000 litre water tanks are readily available from a number of manufacturers.	Amend RLZ-S8.1b. to maintain a minimum of <u>35,000</u> <u>30,000</u> litres of drinking water at all times, where the supply and / or storage of the water complies with the Building Act 2004;...
Mackenzie Properties	PC25.24	24.02	Rural Lifestyle Zone	Specific Control Area 11 - Max Smith Drive		Support in Part	Specific Control Area 11 is a good approach but given its location to Twizel, it should be reduced to 2000m ² for density. Max Smith Drive should be developed into smaller lots given its location to Twizel and Lake Ruataniwha.	That the Specific Control Area 11 for the Max Smith Drive Rural Lifestyle Zone be reduced to 2000m ² if reticulated sewer is made available. This size would be a more optimal use of this natural resource and thereby better satisfy the requirements of the RMA.
Doug and Pam Aitcheson	PC25.16	16.01	Rural Lifestyle Zone	Specific Control Area 12 (Lyford Lane)		Support in Part	Support the provisions in principle if the MDC agrees to install the proposed sewerage system before any change of plan takes place. Would like some certainty on this plan so as to advance with building plans.	A commitment to proceed with a sewerage system at the MDC's cost & to consider providing drinking water to all properties on the Lane.

Ohau River Precinct

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Director-General of Conservation	PC25.06	6.03	Ohau River Precinct	Introduction		Oppose	This introduction fails to recognise the biodiversity values within and close to the precinct.	Insert the following text, or words to like effect: <u>The precinct area contains valuable indigenous flora and fauna, and is close to important populations of threatened Black-fronted terns and Lakes skinks. Any development within the area needs to allow for the protection of these biodiversity values.</u>
Director-General of Conservation	PC25.06	6.04	Ohau River Precinct	Objectives	PREC4-O1	Oppose in part	As drafted, this objective could be read as applying to the precinct area only, whereas development within the precinct needs to also be sensitive to values outside the precinct itself.	Amend as follows, or words to like effect: “Limited rural lifestyle development which is sensitive to the natural values of the area including the Ōhau River <u>and the wider environment</u> , avoids development in hazard areas...””
Douglas McIntyre	PC25.10	10.04	Ohau River Precinct	Objectives	PREC4-O1	Support	The objective addresses the key matters needing to be considered as part of future development and should be retained to ensure future development is not located in hazard areas.	Retain as notified.
Director-General of Conservation	PC25.06	6.05	Ohau River Precinct	Policies	PREC4-P1	Oppose	Providing for up to 50 allotments would not retain the natural values of the precinct and wider environment, and could have significant adverse effects on biodiversity values. The focus of the policy on plants and the Ōhau River does not adequately protect other biodiversity values.	Amend this policy in its entirety to ensure protection of all biodiversity values within the precinct and the significant habitats and populations of indigenous fauna in the vicinity.
Douglas McIntyre	PC25.10	10.05	Ohau River Precinct	Policies	PREC4-P1(1)	Oppose	The precinct overlay reduces duplication of standards and addresses the key components of development in the subject area, those being natural hazards the number of residential units is limited to a maximum of 50 units. To allow for the additional dwellings, it is proposed to restrict all building and hardstand surface areas to be a maximum of 500m ² per site which reduces the maximum are by 200m ² per allotment as currently notified.	Amend PREC4-P1(1) as follows: To retain the natural values of the Ōhau River and its environs by providing for up to 50 <u>150</u> allotments and residential units only on the terrace of the western block set back from the river (outside of the No Build Area); ...
Douglas McIntyre	PC25.10	10.06	Ohau River Precinct	Policies	PREC4-P4	Oppose	Given the proposed increase in residential units and consequent activity, the ability to provide for a small-scale commercial activity is sought to support the Ohau River community.	Amend PREC4-P1 to include the following: ... <u>7. Provide for a small-scale commercial activity that is commensurate to the surrounding rural lifestyle activities.</u>
Douglas McIntyre	PC25.10	10.07	Ohau River Precinct	Policies	PREC4-P1(2-6)	Support	These Policy's and Standards address appropriate matters that have been adopted from the underlying zoning.	Retain as notified.
Fire and Emergency New Zealand	PC25.03	3.09	Ohau River Precinct	Rules	PREC4-R1	Support in Part	PREC4-R1 is subject to performance standard RLZ-S9 Servicing – Water Supply that requires water supply for firefighting. Where compliance is not achieved, Fire and Emergency support water supply as a matter of control, however, request specific provision relating to firefighting water supply to ensure the health and safety of the community, including neighbouring properties.	Amend as follows: ... PREC4-MC1 - Matters of control are restricted to: ... c. Provision for water supply, <u>firefighting water supply</u> , stormwater and wastewater treatment and disposal, electricity and telecommunication services.
Douglas McIntyre	PC25.10	10.08	Ohau River Precinct	Rules	PREC4-R2-R5	Support	These Policy's and Standards address appropriate matters that have been adopted from the underlying zoning.	Retain as notified.

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Plan Change 25 to the Mackenzie District Plan - Rural Lifestyle Zone

Douglas McIntyre	PC25.10	10.09	Ohau River Precinct	Rules	PREC4-R1	Oppose	The existing rule is generally supported with the inclusion of a commercial activity rule. The proposed increase in residential units and consequent activity, the ability to provide for a small-scale commercial activity is sought to support the Ohau River community. It is anticipated that this would include a shared working space for remote workers, or a café to act as a community meeting place.	Amend PREC4-R1 to include: Commercial Activity as a Restricted Discretionary Activity where: 1. The building or structure is no greater than 150m² in floor area; and 2. The building is established following the development of 25 residential allotments in the area; and 3. The building achieves the design controls of the Ohau River Precinct approved under a subdivision consent; and 4. The location of any building or structure is consistent with an approved Vegetation Management Plan. Council's matters of discretion are restricted to: • The location, design, scale and appearance of the building or structure. • The adverse effects relating to rural lifestyle character and openness. • The activities ability to support the rural lifestyle activity. • The adequacy of any mitigation measures.
Director-General of Conservation	PC25.06	6.06	Ohau River Precinct	Rules and Standards	PREC4-R1 to PREC4-R5 and PREC4-S1 and PREC4-S2	Oppose	The proposed rules and standard fail to protect significant habitats of indigenous fauna, so do not give effect to s6(c) of the RMA. The Ōhau River Precinct is close to the largest remaining breeding colony (~1000 adults) of the Nationally endangered Black-fronted tern/Tarapirohe. There is also a significant population of the Nationally vulnerable Lakes skink (Oligosoma off. chloronoton "West Otago") in the immediate vicinity. The rule and standards would allow significant risk to those populations from domestic animals, light, and disturbance, and would conflict with existing pest control measures in the area. Given that the proposed rules and standards fail to meet s6(c) of the RMA, Permitted and Controlled activity statuses are not appropriate.	Amend the rules and standards in their entirety to ensure protection of all biodiversity values within the precinct and the significant habitats and populations of indigenous fauna in the vicinity.
Douglas McIntyre	PC25.10	10.1	Ohau River Precinct	Standards	PREC4-S1	Oppose	The number of residential units anticipated on the site was established 10 plus years ago through a resource consent application that was further recognized in a proposed zoning. Costs related to vegetation management, and servicing have increased over time and additional scale by way of additional allotments will better enable funding of these requirements. To allow for the additional dwellings, it is proposed to restrict all building and hardstand surface areas to be a maximum of 500m ² per site which reduces the maximum area by 200m ² per allotment as currently notified.	Amend PREC-S1 as follows: No more than 50 150 residential allotments shall be created within the Ōhau River Precinct. Addition of: All building and hardstand surface areas shall not exceed 500m² per site.
Douglas McIntyre	PC25.10	10.11	Ohau River Precinct	Standards	PREC4-S2	Support	The Vegetation Management Plan ensures the management of both exotic and native vegetation in the arboretum area of the site, and ultimately enables development to occur in the site.	Retain as notified.
Mapping								
Justin Geary and Rachael Handy	PC25.01	1.01	Mapping	Zoning	Rural Lifestyle and Specific Control Area 9	Support in Part	Support the rezoning but Specific Control Area 9 (Nixons Road) bisects 141 Nixon's Road (Lot 2 DP 422910) and should apply to the whole title.	Include all of the title Lot 2 DP422910 into the proposed Rural Lifestyle Zone (Refer to Appendix 1 to Summary of Submissions).

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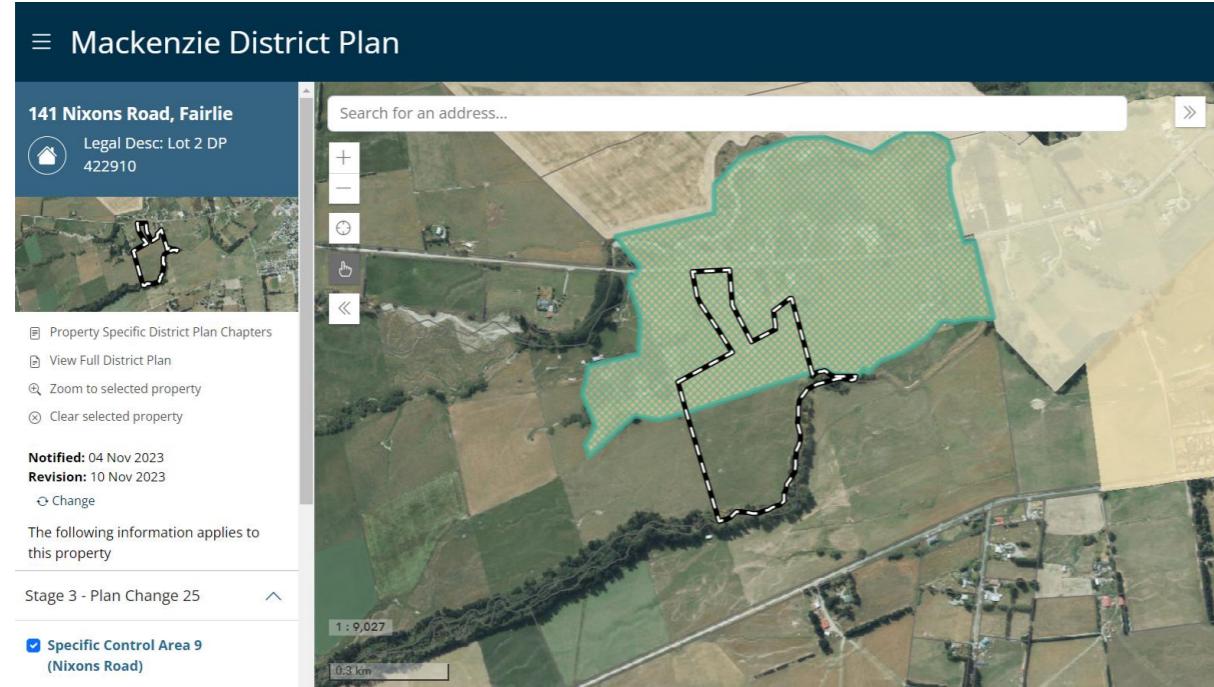
Plan Change 25 to the Mackenzie District Plan - Rural Lifestyle Zone

Port Bryson Trust	PC25.04	4.01	Mapping	Zoning	Rural Lifestyle	Oppose	913 Manuka Terrace is excluded from the RLZ. This property should be included as at 2.8 hectares is clearly "lifestyle" in size and use, it shares a common boundary and features with the RLZ and has no link with farming activities, and the existing dwelling meets the planning requirements of the RLZ.	Amend the boundary of the Rural Lifestyle Zone to include 913 Manuka Terrace.
Ashalea Meek	PC25.05	5.01	Mapping	Zoning	Rural Lifestyle Zone	Support in Part	Support the rezoning of Manuka Terrace.	No relief sought.
B.D. and C.B. White	PC25.21	21.02	Mapping	Zoning	Rural Lifestyle Zone and Specific Control Area 12 (Lyford Lane)	Oppose	It makes no sense restricting development or designating it a Specific Control Area <u>if</u> on town wastewater and water services.	Lyford Lane is zoned Rural Lifestyle and is not identified as a Specific Control Area. Lyford Lane is connected to Twizels waste water and water services.
Peter Alwyn and Elizabeth Mills	PC25.22	22.01	Mapping	Zoning	Large Lot Residential Zone	Support in Part	Allowing and promoting different sizes of subdivision is beneficial to the aesthetic tone of the area. Peri-urban zones enhance the transition from the urban area to the rural area and naturally offering a range of different allotment sizes is socially beneficial, allowing for variety of purpose and diversity of demographic. One size does not fit all.	To include Lot 4 DP 81160 in the rezoning on Nixons Road to LLRZ , to enable us to build a second dwelling on the lot (Refer to Appendix 1 to Summary of Submissions) .
Nova Energy Limited	PC25.08	8.03	Mapping	Zones and Overlays	All	Support	Supports the amendments of planning maps, zones and overlays as proposed.	Retain as notified.
John Fahey	PC25.07	7.02	Mapping	Overlays	Lakeside Protection Area	Oppose	The Lakeside Protection Area Overlay should be lifted from the property due to the sites distance from the lake, dwellings in front of site are closer to the lake, the number of wilding pines on the land, the amount of surrounding subdivision, and thinking of subdividing.	Remove the Lakeside Protection Area Overlay from 781 Glen Lyon Road.
Douglas McIntyre	PC25.10	10.03	Mapping	Overlays	Ōhau River Precinct No Build Area Overlay	Oppose	Topographical information does not currently align with the proposed no build area in the southwest area of the site. Additionally, there is no distinct connection between the no build area and the Ohau River margin. An aerial survey and photography of the site has enabled a contour to be defined on a revised plan that is sought to be adopted.	Amend the precinct no build area as per the attached plan in Appendix B of the submission (Refer to Appendix 1 to Summary of Submissions) .

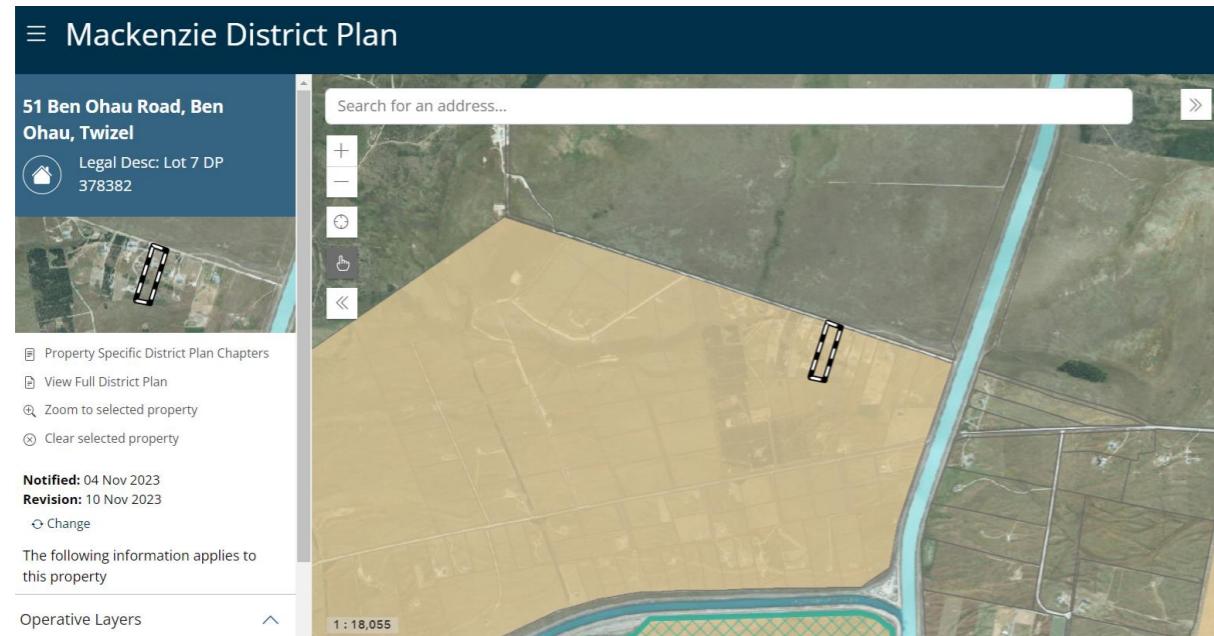
* Late submission

Summary of Submissions Appendix 1

Justin Geary and Rachael Handy, Submission PC25.01, Submission Point 5.02

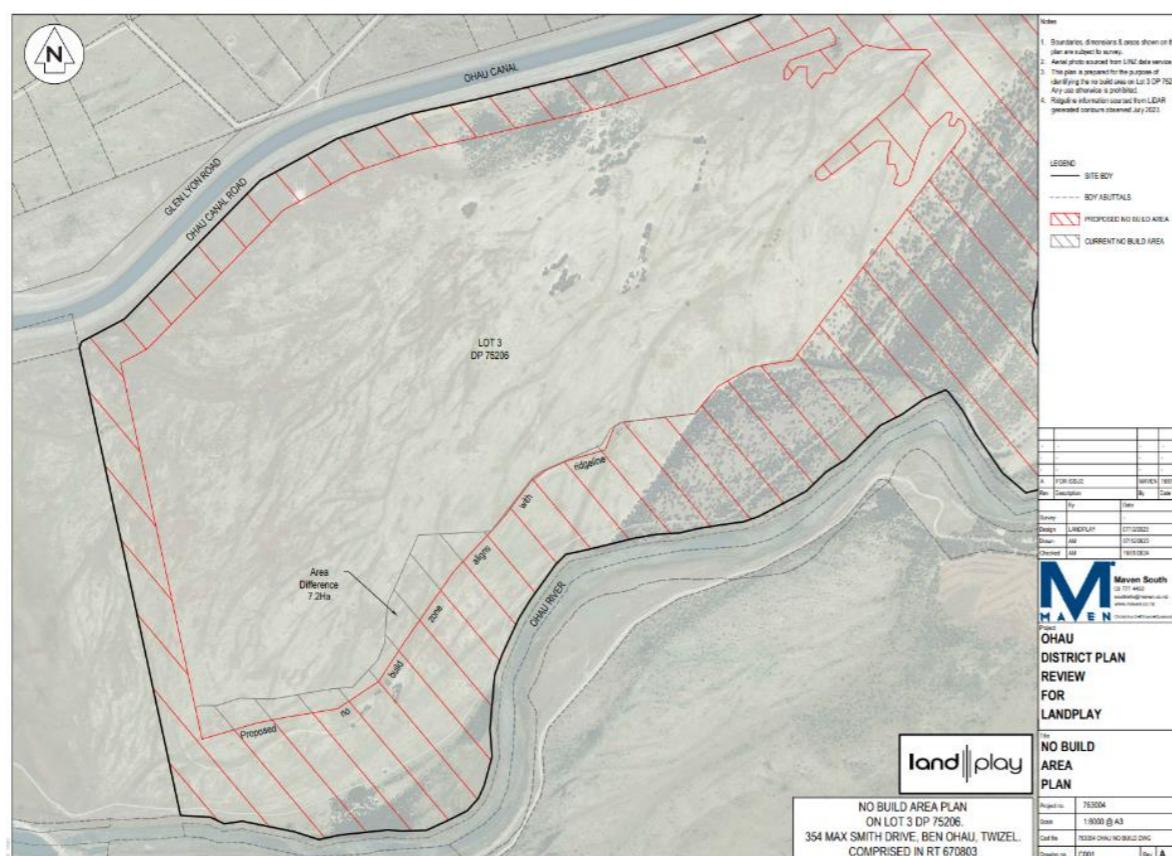
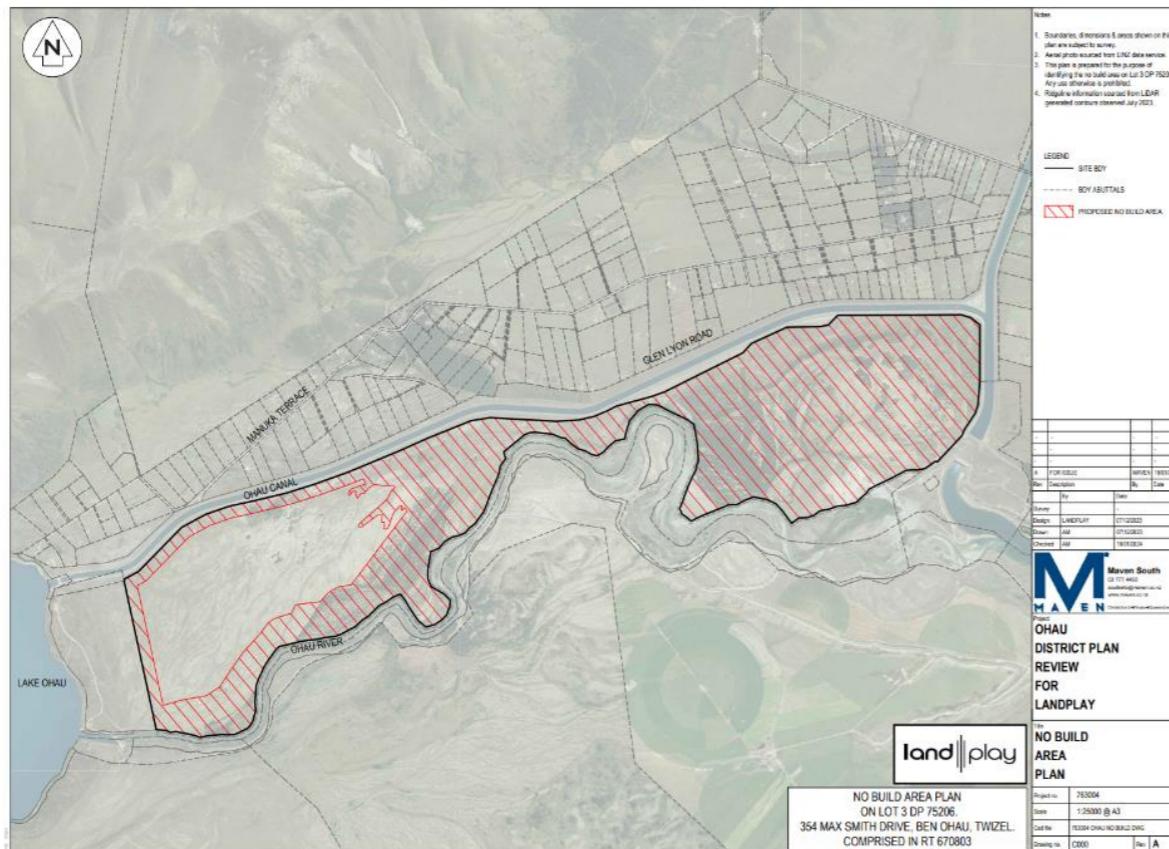


Ashalea Meek, Submission PC25.05, Submission Point

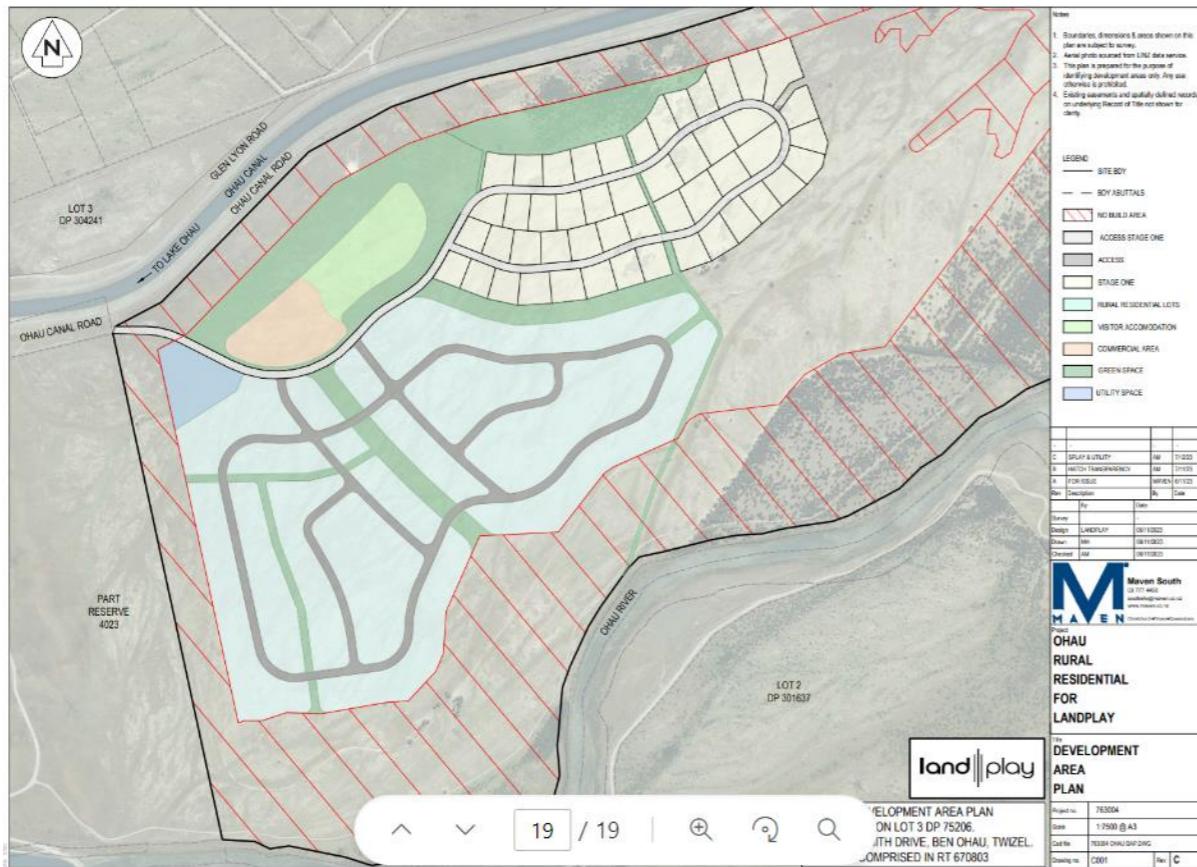


Plan Change 25 to the Mackenzie District Plan - Rural Lifestyle Zone

Douglas McIntyre, Submission PC25.10, Submission Point 10.03



Plan Change 25 to the Mackenzie District Plan - Rural Lifestyle Zone



B.D and C.B White, Submission PC25.21, Submission Point 21.03

☰ Mackenzie District Plan

158 Lyford Lane, Twizel

Legal Desc: Lot 23 DP 82708

Property Specific District Plan Chapters

View Full District Plan

Zoom to selected property

Clear selected property

Notified: 04 Nov 2023

Revision: 10 Nov 2023

Change

The following information applies to this property

Plan Change 25 to the Mackenzie District Plan - Rural Lifestyle Zone

Peter Alwyn and Elizabeth Mills, Submission PC25.22, Submission Point 22.01

