

From: letstalk@mackenzie.govt.nz
To: jsvgrove@rationale.co.nz; Charmaine.Duffell
Subject: Anonymous User completed Submission Form - Plan Change 27: Earthworks, Subdivision, Public Access and Transport.
Date: Friday, 26 January 2024 4:52:31 pm

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Anonymous User just submitted the survey Submission Form - Plan Change 27: Earthworks, Subdivision, Public Access and Transport. with the responses below.

Full Name

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Contact person (if different from above)

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Do you believe you could gain an advantage in trade competition through this submission?

No

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

See attached report

**I support/oppose these provisions:
(include whether you support or oppose in full or in part)**

See attached report

**The reason(s) for my submission are:
(state in summary your reasons, and whether you seek any amendments)**

See attached report

I seek the following decision from the Mackenzie District Council: (give precise details)

See attached report

Do you wish to be heard in support of your submission?

I do

If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing?

I would

If you have any additional supporting information as part of this submission please attach it here.

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/36179b53725a903c2b0245a7d2a437c7418f08d6/original/1706241125/fa7c86ac6cc0d79b8a4f0b58a6311b96_PC_27.pdf?

[1706241125](#)

PC27 - Submission as below

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested / relief sought
Please identify what part of the plan your submission point relates to – this could be a subpart or chapter heading within the plan. i.e. General Rural Zone	Please identify the specific provision or matter your submission point relates to – this could be a specific objective, policy, rule, standard, or a more general matter that relates to a whole chapter, topic, zone, or overlay. i.e. GRUZ-01	Please indicate whether you support, oppose, or seek to amend the specific provision / matter. i.e. Support	Please provide reasoning to support your position. This could be a detailed explanation, technical information, or simply stating you support the intent of the provision. i.e. support the direction or GRUZ-01 to provide for rural activities.	Please indicate whether you are seeking to retain the provision as notified in the PDP, delete the provision, or are seeking amendment. If you are seeking to amend a provision please set this out using strikethrough to indicate deletion and underline to indicate additional text. i.e. Retain GRUZ-01 as notified
Subdivision	SUB-S1.8	Oppose	With a 40 ha allotment size proposed under a concurrent submission on PC 23 & GRUZ-S1, SUB-S1.8 is also sought to be amended to 40ha.	Amend SUB-S1.8 - The minimum allotment area is no less than 100 40ha.
Subdivision	SUB-S3	amend	A 35,000 litre water tank is not commonly available. 30,000 litre water tanks are readily available from a number of manufacturers. The standard should also be amended to account for solutions that are approved by FENZ in accordance with the standard Consent Notice wording utilised by MDC.	Amend SUB-S3.1 (other zones) - b. Maintain a minimum of 35,000 30,000 litres of drinking water at all times, where the supply and / or storage of the water complies with the Building Act 2004; and add in e. or <u>any alternative solution provided the written approval of FENZ is obtained.</u>
Subdivision	SUB-S7	Oppose	The installation of power and telecommunications connections to networks within all zones at the time of subdivision is unnecessary and often as Council are already aware cost prohibitive. With the advancement in alternative power solutions and also satellite telecommunications such as Starlink, provision for power and internet can be determined within the RLZ & GRUZ zones on an as needed basis, or alternatively if a non-network solution can be demonstrated as being efficient this should be supported.	Amend SUB-S7. 1 to All Zones <u>except RLZ & GRUZ</u> . Or alternatively add to the clause the following: All allotments, other than allotments for access, roads, utilities, or reserves, must be provided with connections at the boundary of the allotment to an electricity supply and telecommunication system networks, <u>unless an appropriate non-network solution can be demonstrated.</u>
Subdivision	SUB-S1.12	Amend	.12 should refer to a.11 not 1.10 as currently this does not reflect the wording as decided under PC13	Amend SUBS.1.12 to Where the minimum allotment area is less than 4ha except as provided for by SUB-S1.10.
Transport	Table 3	Amend	No provision made for residential visitor accommodation - how many parks are expected for this activity? We would suggest it should mirror commercial visitor accommodation.	Residential Visitor Accommodation - 1 space per 5 visitors accommodated.
Public Access	PA-S1	Amend	It is more practical to require a strip rather than a reserve and the size of this strip should be reduced to 5m	1. An esplanade <u>strip-reserve</u> shall be provided, and vested in Council, where any subdivision creates an allotment smaller than 4ha which adjoins any surface waterbody listed in PA-SCHED1. 2. An esplanade <u>strip-reserve</u> shall: a. Provide public access; and b. Have a <u>strip-reserve width of 5m at least 20m</u> .
Subdivision	SUB-S1	Amend	There is no provision for how land affected by NPS-HPL should be dealt with and this is specifically required by the NPS-HPL	Add in a reference to LUC1-3 land and stipulate whether it is to be treated differently or not. We would suggest there is no change caused by the overlay in terms of the minimum allotment sizes listed in the Standard and Table.