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FORM 5

SUBMISSION ON A PUBLICLY NOTIFIED
PLAN CHANGE/ VARIATION

CLAUSE 6 OF FIRST SCHEDULE
RESOURCE MANAGEMENT ACT 1991

To: Mackenzie District Council
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(name and designation, if applicable)

This is a submission on:
Proposed Plan Change 15 (Twizel) and/or Variation 1 to Plan Change 13,
Mackenzie District Plan

The specific provisions of the proposal that my submission relates to are:
(give details)

- 1 Re-zoning from Rural to Residential & for areas around N.W. Arch.
- 2 Requirement for piped sewage for R1 or R1 1st

My submission is:
(include whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

See following pages

The specific proposals

Rezoning from Rural to Residential 4 for the zone, generally around NW Arch.

Primary Subdivision Standards, 6c Sanitary sewage disposal, All allotments in the Residential, Rural Residential 1 zone shall be provided with a piped sewage outfall.

My submission is:

1) To amend the proposed R4 zoning generally around NW Arch from R4 to R3 I suggest this zoning should be changed to R3 for the following reasons:

“ The proposed variation to the scheme lists in Section 6, Residential the following policy and explanation.

Residential Policy 1D - Residential 3 & 4 Zones

To provide for low-density residential areas in the Twizel township that:

- (b) reflect the character of Twizel and the surrounding area;*
- (d) protect areas of amenity and linkages with adjacent zones;*

Explanation and Reasons

• Providing for low-density development in the Residential 3 and 4 zones allows a choice of living environments for residents, with associated amenity values and spaciousness. Predominant characteristics of the zones which reflect the existing character of the town and surrounding environment. The zones provide a buffer between the higher density residential areas of the town, and the adjacent rural-residential zones and surrounding rural area.

• Connectivity to adjacent zones provides for integration within the township. This promotes energy-efficiency and ensures efficient use of infrastructure. “

I feel that the zone immediately adjoining the R1 zoning of the Twizel Township should provide a transition as well as a buffer zone between R1, R4 and RR1 zoning. This would better meet the explanation and reason given above of “provide integration with the township, promotes energy efficiency and efficient use of infrastructure”.

If the area generally around NW Arch were zoned to R3, a natural boundary for this zone would be the reserve area to the West of the sections along NW Arch, shown Rec P on planning map 54.

Map 54 shows an area zoned R3, SE of Ostler Road and the industrial area round Hooker Crescent. If an area further away from Twizel R1 zoning is zoned R3, a more logical zoning would be R3 for the area around NW Arch as suggested.

2) To amend the requirement for piped sewage for R3 and larger lots

From Subdivision, Development and Financial Contributions Rules

6 Primary Subdivision Standards

6.c Sanitary Sewage Disposal

All allotments in the ... Twizel,....Residential, Rural Residential ... , shall be provided with a piped sewage outfall for disposing of sanitary sewage laid at least 600mm into the net area of the allotment

I believe that today a requirement to have a piped sewage outfall in the conventional way, connected to a Council provided sewage treatment plant is not necessary or always the most cost effective way of treating sewage.

On site treatments are available of which the effluent is of a quality as good as the water found in creeks and rivers.

Many alternative means of treating sewage onsite, or in groups of adjoining dwellings are available. Any alternative treatment would need to have Council and maybe ECAN consent.

Consent would be granted on the basis of no increase in adverse environmental effects of nutrients. Appropriate treated effluent should be used for irrigation, so taking pressure of Twizel town supply.

Inflow technologies is one such system that works well. There are others as well.

An advantage of this would be that no additional load is placed on Council facilities. I am not advocating this for R1 and R2 developments, but possible as an alternative solution for R3 and upwards in Size zoning.

I seek the following decision from the Mackenzie District Council.

To amend the proposed R4 zoning around NW Arch to R3

Amend the sewage disposal requirement for R3 and larger lots.

I wish to b heard in support of my submission.

If others make a similar submission I would be prepared to presenting a joint case with them.

Signature



Date

12/11/2010
