

Maryburn Station
App J

Plan Change 13 for Mackenzie District Council.

Submitter:

Martin Murray.

CLASSIC PROPERTIES

Maryburn Station

Private Bag

Fairlie.

036806612

10/09/08.

Objective 3a: Outstanding Landscapes.

Relating to Maryburn Station we have views of Outstanding Landscape – Southern Alps and Lake Pukaki of which we really can't alter.

It is not an Outstanding Natural Landscape in that most lakes have been altered by past generations. Only the Alps I would class as Outstanding Natural Landscape.

Most Outstanding Landscape is already protected in the Conservation Estate and with Tenure Review in progress on Maryburn Station a considerable large central Basin area of land, may also be going to the Conservation Estate (5000 ha's).

This plan change fails to identify the Outstanding and Natural landscapes present in the Basin as in the original plan this instead puts controls on the whole Basin.

In fact because of this I ask this Council to do another Landscape report to a higher and more accurate detail.

We also have some of the best soils in the Mackenzie which are under extreme pressure from Erosion, Rabbits and Hieracium and the continual lack of moisture. If you class our flats as outstanding then I ask you to have a closer look at what really is happening.

The short tussock is dieing and being taken over by Hieracium thus the land color has changed from a golden color to a dark grey. Soil is being lost every day through Wind, Erosion and Rabbits.

So, what are we intending to do about protecting the soils for present and future generations.

Firstly plenty of fertilizer is being used, most tussocks in the centre of the Basin are there through farmers using fertilizers on these areas or they are there through a higher rainfall. By direct drilling grass and clovers and rabbit proof fencing these areas, it is now being protected from Erosion and Rabbits, but the cost of this is getting to expensive, therefore to make it pay, irrigation is needed.

So I see this as appropriate development that has to happen, and is of National importance to protect the soils for future generations. This then would be classed as a working landscape going from natural tussock grasslands, Hieracum, bare ground then finally to irrigated pasture.

Policy 3c: Adverse effects of sporadic development.

The RMA enables Councils to formulate District Plans in order to manage the adverse effects of land use change and subdivision activities. The extent to which this PC 13 seeks to prevent Subdivision and Development in areas that are not visible from public places is not consistent with the effects based justification necessary to control land use and subdivision activities via District Plan mechanisms.

How can a Council say no to development in locations where it would not be visible.

A classic example here would be to use the new Simons Hill homestead. It can hardly be seen from the road, as it blends in well with the landscape and was completed in the old plan. Also there are no trees at present anywhere near the homestead.

Irrigation - centre pivots can be less of a visual impact if they are parked where least seen from the road. We intend to have 3 pivots close to the road but most can be placed so that they will not have a huge visual impact in that they will be 100 to 200 metres away from the road edge. Also would be parked when not in use, so that they would barely be seen.

With having 23 km's of S.H.8 through the middle of our property, you would only get a glimpse of irrigators as they would improve the view of the mountains with the clear air. They would be stopping dust storms.

With scenic view 13, having some of the best soils we want to protect, some irrigators will run over a fraction of scenic view 13.

Policy 3d: Adverse impacts of buildings and Earthworks.

Some adverse impacts on the Mackenzie Basin landscape, are here already like shingle pits, roadside dumping, wilding trees all in the scenic viewing corridors.

Any earth works or tracking only needs controls when in an outstanding natural landscape, lakeside protection and or scenic viewing areas.

We live in a working landscape, and to have to get consent to dig in a pipe for irrigators, tracking etc, when there is no adverse effect is costly and ridiculous. If its alright for the council to develop a subdivision at the Pukaki Airfield, in which ^{was} right over the top of scenic view 16, which will change the views of Lake Benmore and further views to the east, from S.H.8, I see no problem with irrigators going over a fraction of scenic view 13 on Maryburn.

Policy 3f: Landscape carrying capacity.

In using Graham Densem as a landscape architect to identify landscape areas, and sub areas, which have been used to identify where nodes could be suitable in future, has failed for Maryburn Station.

Nodes have been placed miles away from natural water, power and roads. Maryburn is a privately owned and family operated farming business, which will be developed for future generations to farm and enjoy living here.

With development and having 4 children all of whom may want to farm of some description on the Maryburn, having areas of planned nodes is very important.

Have you noticed that, just about all homesteads in the Mackenzie Basin are very close to water, some within 10 metres. The existing nodes on Maryburn Station has only half the buildings in it, the woolshed, 2 shearer's quarters & hayshed should also be included which are all on the other side of S.H.8.

There is also the "Larbreck Homestead", it has some old farm buildings surrounding it all of which have not even been included and acknowledged as existing nodes in this plan.

Also on Maryburn Station we have a batch/holiday house sited very close to the Maryburn stream which is used a lot over summer and autumn that has not got a node anywhere close to it. From my map I have added some areas that should be added to the landscape sub-areas and have increased the number of new nodes.

As this was in our original submission I am disappointed that you have failed to acknowledge this in the officer's report. The planner and landscape architect failed to address these recommendations.

They have commented on similar requests by others, but we don't have a chance of reply.

We could build plenty of houses next to the S.H.8 that would not be visible from the road.

Nodes should be allocated per property in your new landscape report.

Rules governing the location, planning of Nodes should not constrain legitimate farm Management systems and practices especially relating to economic, social, and ecological sustainability of agriculture farming in the Basin.

In 2004 we purchased a block of land from this council. We had built our family home 2 years beforehand looking over this land with the views of the basin. We didn't want this council to sell to anyone else as it could be subdivided, and didn't want our views blocked by a large number of houses in the middle of no where. We consider this land to be our cattle country and have no intention on subdividing it.

At the time we obviously paid market value. The value was based on comparable sales such as the sale of the Pukaki Airport, Ohau Village,

Birchwood Station as well as the subdivisions in Lake Tekapo and Twizel.

I am going to read you one of the paragraph's in the market report the Mackenzie District Council gave to us regarding our land,

Quote,

“We understand there have also been several lifestyle blocks sold in close proximity to Lake Pukaki and it is obvious with the current market conditions that people are prepared to pay a premium for rural properties particularly those which have commanding views, are in close proximity to water or have a “*lifestyle*” aspect. Un quote.

It is ironic that you have now blanketed it with not having any node's on it at all; one can't help but feel this council has done one of many underhanded deals, with us left feeling a little ripped off!

Where in this plan change, is there an analysis of the economic effect of the proposed plan change on the farming community in the Section 32 analysis?

[Policy 3g: Criteria for granting an approved Building Node.](#)

Once again look at what this Council has completed at the Pukaki Airport. They have kept on adding new subdivisions would this be able to be completed in this Plan change 13. I think not unless you will have one rule and rate payers have another.

Some of the criteria are laughable. Trees were not needed with the new Simons Hill homestead.

There's usually not much choice of where to put farm buildings such as hay barns, silos, water tanks or irrigators as they need road access, power, water supply, yet the plan change would make these buildings non complying in the area we would most often site them i.e. the (white area) by the time a consent was obtained it could cost more than the building itself.

To limit these nodes to a certain amount of ha's, is unreasonable each node should be judged differently, determining the area, usage etc.

Policy 3h: Criteria for extending an Existing Identified Node.

What happens if we want to shift or build a new woolshed to another site or move a set of cattle yards, do we have to prove that the node is completely full or is the Council allowing us to move, say a set of cattle yards because the site where they are presently situated maybe to dangerous as far as transit is concerned.

We must have the flexibility to be able to carry on with the business of farming and safety for our, staff, family, and visitors in the Basin is a must.

Policy 3i: Farm and non residential buildings, 3j: Remote farm buildings.

Maryburn Station requires more nodes. With the future development that will take place for the viability to stay farming, the much needed staff accommodation in the future and for our children's own family homes if they so wish to have them here.

Once again some farm buildings or structures can't be placed within the Node boundaries. Such as irrigators, barns, water tanks, cattle yards, sheep yards, woolsheds, super bins and so on. I do not agree that the Council should have the power to control the location and design and appearance of these.

Policy 3k: Lakeside areas.

I have a total dislike to the Wilding Contorta trees that are spreading rapidly around Lake Pukaki especially on transit lands.

Pukaki is a tourist icon but that should not stop some well chosen sites to be developed. Dover's Pass/Hayman road corner is a prime example. Here there could be 2 to 3 nodes with very little visual effect. People will be looking at the mountains across the lake and not at the buildings if visible at all. We don't need any extra rules and regulations than already in the plan.

Because of this very small Lake front we have been taken out of the Tenure Review process. With negotiations in progress we may lose this whole block to the conservation estate. The conditions proposed include lakeside land being retained in Crown ownership or covenanted to restrict subdivision, and significant landscape, biodiversity and access values being protected.

Tenure review has delivered important gains for conservation, public access and recreational opportunities, and diversified economic use has occurred on freehold land. With freehold land subject to Resource Management Act 1991 requirements, wide-ranging activities are possible that were not permitted when the land was under pastoral lease e.g. viticulture, lifestyle subdivision, and greater commercial recreation.

So with these new rules and regulations in Tenure Review why have more in this plan surely they should match each other.

[Policy 3n: Design and appearance of buildings.](#)

This all comes down to avoiding adverse impacts on the Basins values. But really this comes down to the present Council and future Council's tastes. Is this council leading by example, what are their own property's, node's, new farm buildings like would they comply to these new rule's. Will we have to use color steel silos, woolsheds, and cattle yards at what extra costs.

[Policy 3o: Views from roads.](#)

As stated before we have a lot of S.H.8 through the middle of our property and with scenic views 13, 14, 17 and the area of land that presently is going to the conservation estate in Tenure Review, there is not much more that needs protected. The guide lines issued to us could have the power to how our property is run. All drivers should have their eye's watching the road not the views.

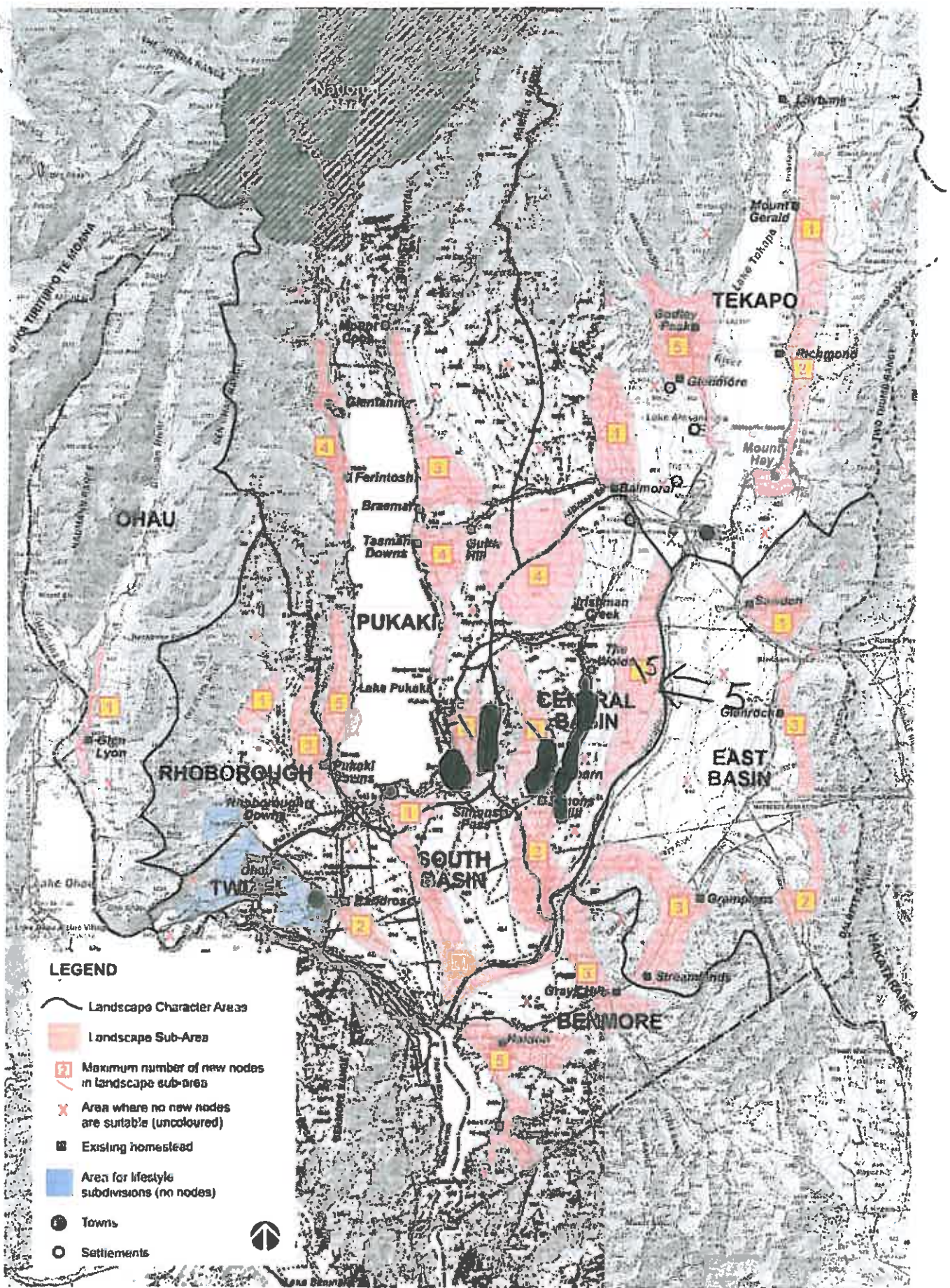
In conclusion to my submission, a lot more detail is needed in this Plan Change as some rules and regulation will severely restrict the way we farm, as well as future farming generations, on whether they will be able to continue to farm here or not.

As I have said, Maryburn is privately owned so to be financially viable we will be looking at diversification in the form of subdivision and other farm developments for the future.

We already have plenty of constraints with scenic views, lakeside protection, sights of natural significance, Queen's chain, land going to conservation estate and many more issues.

Not one of you before me today, have been put in this position with this plan for your family and your income that I am aware of, put yourself in our shoes and see how you would fair and do you think you would be of agreement with this plan...

I would say the answer would be the same as ours.



Mackenzie Basin Landscapes Map 8
CAPACITY FOR NEW NODES
 December 2007

Area in black to be included as Landscape sub-Area
 Should have 5 as maximum number of new nodes.

Maryburn

Trigg
Trees

Woolshed

Cattleyards

Jameson
quater



MARYBURN

Existing Nodes.

Only have half buildings in node above need to include westside of road ie woolshed, sheavers quater, barn, cattleyards.

Jameson cottage next to Maryburn included somewhere?