

Plan Change 13

Submissions from

K. A. Robinson ( Rob-Brook Forest Ltd )

And Craig Aaron Robinson.

Goodmorning, I'm Ken Robinson and I'm speaking on behalf of Rob-Brook Forest Ltd, and Craig Robinson, we both have property bounded by " Ben Ohau Road and Manuka Terrace Road.

We are currently in the process of subdividing.

Our application was lodged prior to 19/12/07.

If P C 13. Went through in its present form the subdivision couldn't proceed.

Many thousands of dollars have already been spent on the project.

Under site standards proposed on P C 13 for Manuka Terrace Zone, it states :-

Minimum site area shall be 2 Ha for lots created prior to 30<sup>th</sup> Nov 2007 and 4 Ha for all other lots.

Our application was lodged in June 2007....

The panel hearing the submissions is supposed to be impartial. Mr Collins has shown from his submissions on the Banks Peninsular proposed plan that he is far from impartial.

I would like my objection to Mr Collins being on the panel recorded.

The specific provisions of the proposal our submission relates to are as follows :-

We oppose the following

Resource consent for buildings in Manuka Terrace zone.

( 1 ) Resource Consents were paid for and issued before Titles

Were granted, No need for further consents as there are sufficient covenants registered against the titles. People purchasing these sections should only need apply for a building permit. ( Council is double dipping )

Why are all the covenants placed on the titles ? On where to build, colour of buildings, Septic tank systems, storm water systems, tanks etc.,

It appears council staff are only trying to get something to occupy their time, and put cost onto the property owners. Their time would be better spent speeding up the other resource consent applications .

( 2 ) 6.6 D Energy supplies & telephone systems in Manuka Terrace zone.

Power has already been made available to the net

boundry of the lots.

Even though power has been made available to many of the lots in Manuka Terrace, very few people want to join on, because of the high cost. A lot of the homes being built will only be used for a few weeks each year.

Telecommunications \_ everything available through cell phone.

The cost of laying cables is prohibitive , going by Meridians antics they wouldn't allow a cable to cross over the canal.

Water Supply.

Services to net area, shouldn,t be back dated to include lots approved or filed for approval prior to 19/12/07. ( Date of Publication of P.C. 13.

Even though it states that connections to the net area won't be enforced if no reticulation is available , the council will probably state that they are going to put in a scheme.

Its been well over a year since our application has gone in. Things have now been put on hold because of the proposed P C 13. This looks as though it could go on for several years. In the meantime council could decide that they will put in a supply to Manuka Terrace . Therefore any subdivisions that are now on hold could be caught up in this.

There is plenty of water available if a bore is sunk. Failing that Manuka Terrace has over 30" (750 mls ) of rain a year. If someone was living permanently in a 200sq metre house it would equate to 150,000 litres per year. That is over 400 litres per day, an average household in New Zealand uses about 750 litres per day

which includes watering a garden. Most households don't have to worry about how much they use. If you were prudent 400 litres a day is plenty. There is always a water tanker available for emergencies such as a tap left running.

( 3 ) Prohibited Activities in Manuka Terrace Zone.

Removes the basic rights of landowners, Twizel is called the town of trees, Pinus Nigra is one of main species surrounding the town, Council wants buildings etc screened - nigra is one of the few species that will grow successfully in the harsh climate of the Mackenzie basin. Nigra is one of the recognized Forest Trees of New Zealand. It is the best post wood tree grown in N>Z., a lot stronger than radiata and other pines.

( 4 ) 8.7 Vehicle access in Manuka Terrace Zone.

2. Minimum height clearance should be raised to 4.2 metres most modern trucks are up to 4.2 metres.

3. Should read - access to more than nine lots shall be provided by a road, and not by a private access way. There will never be a large volume of traffic on private access ways up Manuka Terrace. If it's a long access way perhaps it should have the odd passing bay etc, on corners where sight is restricted.

( 5 ) 9 Site standards in Manuka Terrace Zone.

9.1 The minimum site area for each residential unit should read - 2 Ha for lots approved, or filed for approval, prior to 19/12/07.

( date of public notification of P C 13. )

Manuka Terrace already has many lots between 2 ha and 4 ha. There is plenty of room for discharge of sewerage and storm water. Ecan has already agreed to this with different types of sewerage systems. This all goes back to the amount of money that has already been spent on consent applications filed before 19/12/07. These costs have occurred from G.N.S. reports on ground stability tests etc. technical reports for Ecan on storm water and sewerage disposal.

(6) Notification of Proposed Plan change 13.

Not handled in a very professional manner . ( being only advertised in the Local Paper, when a majority of property owners live out of the Local Area. ) It appeared as though the council were trying to rush P C 13. Through with as few objections as possible. Every rate payer in the MacKenzie district should have been informed as soon as practicable after notification date. ( 19/12.07 ) Myself and many others only heard of this through the grape vine. I then had to ask council for some information. Its not good enough when the resource management act calls for open consultation and discussion. I think the council should abandon

*PC 13 e start again .*