

**SUBMISSION PROPOSED PLAN CHANGE 13 TO THE MACKENZIE  
DISTRICT PLAN**

SUBMITTER: Bruce White  
Landowner Hocken Lane Subdivision

I recognize the planning required for landscape protection and future development should not adversely affect the environment. However the current proposal contains provisions which will put a stop to further subdivision and development in the Hocken land area, effectively halving the capital value of the land in this area.

- (a) I do not agree with the 200HA minimum size subdivision.
- (b) I do not agree with changes to the Twizel water supply protection area (WSPA) as including part of the Hocken Lane area (this is prime livestock fattening country) nor with the plan 13 changes or conclusions as to the inclusion in the new water supply protection area would mean in relation to sewerage disposal in Hocken Lane.
- (c) I do not agree with the proposal where landowners in Hocken lane need to apply for Resource Consents to build residential buildings in any part of the Hocken Lane Subdivision.
- (d) I strongly object to the lack of any consultation whatsoever with any Hocken lane landowners.

The reasons for my submission are :

- (a) Minimum subdivision size of 200 hedctares

A minimum size of 200Ha in the Hocken Lane area would mean no further subdivision in this area as the current landowner size varies from 37 hectares being the largest block down to 2 and 3 hectares being the smallest holdings. The land down Hocken Lane is all good finishing country and was previously the hay making paddocks for Ruataniwha Station, under the previous owners (Lands and Survey. This land in no way whatsoever resembles the tussock country the Mackenzie district Council is trying to protect.

In addition this area is not visible from the State Highway, thus complying with Plan change 13 re minimal public visual impact.

I recommend that all land in the Hocken Lane subdivision be rezoned Rural Residential with a minimum lot size for subdivision purposes of 2 hectares.

- (b) Twizel Water Supply Protection Area

By extending the Twizel water supply protecting area to include areas of Hocken Lane Subdivision is unreasonable and inappropriate as there has been no information or tests carried out by Council proving a risk of groundwater contamination to landowners. This change has just come out of the blue without thorough investigation of any kind.

It must be noted the current collection point for Twizel water is on the southern side of the Fraser Stream and council has been investigating taking water for the Twizel Supply on the northern side of the canal system and incorporating a storage tank on Ben Ohau Station and gravity feed to the town supply. Hocken Lane residents would welcome the installation of a reticulated sewage system by the Council and pay as they hook up to it. Council has substantial reserve funds available to carry out this installation.

(c) Requirement to apply for Resource Consents.

I recommend that the requirement for Resource Consents to build residential dwellings and farm buildings be removed for all landowners in the Hocken Lane Subdivision.

This is just an extra cost to the already over-taxed residents who wish to improve their holdings.

(d) Lack of consultation

I am very concerned at the total disregard shown by Council to the Hocken Lane landowners. Not one of the landowners has been approached by Council or its employees to discuss any Plan 13 proposals.

Had Council or its employees taken the time to drive down Hocken Lane with an open mind most of these proposals in Plan 13 would not have been put forward. I.e. we already have more than 6 lots using the right of way.

I wish to be heard in support of this submission

*B.D. White*

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10/04/08