

FORM 5
UNDER CLAUSE 6, FIRST SCHEDULE OF THE RESOURCE MANAGEMENT
ACT 1991
SUBMISSION ON PROPOSED MACKENZIE DISTRICT PLAN

TO: Mackenzie District Council

SUBMISSION ON: Plan Changes 28 – 30 (incl. Designations Chapter) of the Mackenzie District Plan Review

NAME OF SUBMITTER: Nova Energy Limited

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1 Introduction

- 1.1 This is a submission on Proposed Plan Changes 28 – 30 (incl. proposed changes to the Designations Chapter) (**PCs 28 – 30**) of the Mackenzie District Plan by Nova Energy Limited (**Nova**).
- 1.2 Nova could not gain an advantage in trade competition through this submission.
- 1.3 The specific parts of PCs 28 – 30 to which this submission relates are the provisions set out in **Appendix 1**.
- 1.4 The submission provides the relevant context to Nova's operations, before confirming the specific Council decisions sought on the provisions of PCs 28 – 30, which will form part of the Proposed Mackenzie District Plan (**Proposed Plan**).

2 Nova Energy

- 2.1 Nova is a 100 per cent New Zealand owned and operated company focussed on the supply of energy. As a retailer, wholesaler and generator, Nova serves over 100,000 customers nationally.

- 2.2 Nova Energy is a subsidiary of the Todd Corporation, which has been one of New Zealand's leading companies for over 100 years.
- 2.3 Nova is associated with numerous electricity generation assets across New Zealand, including a solar farm, peaking plants and cogeneration facilities. The Nova business also includes energy retail brands MegaTel and Wise Prepay, and a majority interest in solar developer Sunergise International and its subsidiaries Sunergise New Zealand and Clay Energy.
- 2.4 The Todd Corporation has land ownership and development interests in the Mackenzie District.
- 2.5 Nova is committed to the environmental, social and economic wellbeing of the Mackenzie District and the Canterbury Region, now and into the future.

3 General reasons for submission

- 3.1 While most of the provisions in PCs 28 – 30 are supported in their entirety, Nova wishes to emphasise the significance of renewable energy infrastructure to the economic and social wellbeing of the district and region. The proposed provisions in PCs 28 – 30 enable energy generation and infrastructure, which Nova supports. The primary reasons for this submission are to ensure that the provisions of the Proposed Plan:
 - a) enable future renewable energy development and operations;
 - b) promote the sustainable use and management of the relevant natural and physical resources;
 - c) enable the social economic wellbeing of the people of the Mackenzie District; and
 - d) meet the reasonably foreseeable needs of future generations.
- 3.2 As currently drafted, the provisions of the PCs largely achieve the above outcomes.

4 Specific reasons for submission

- 4.1 Without limiting the general submissions above, the specific reasons for this submission are to support operative provisions covered by PCs 28 – 30, and the Proposed Plan more generally, provide for the following (without limitation):
 - a) A clear planning framework to support and regulate the development, operation and maintenance of renewable energy activities in the District, which provides for appropriate management of natural hazards.

- b) Provisions that give effect to the Canterbury Regional Policy Statement and applicable National Policy Statements.

4.2 In addition to the above, our submission is that the Proposed plan should provide support for activities which significantly benefit the regional and national economy, and enhance the social, economic and cultural wellbeing of communities. Our submission is that PCs 28 – 30 (as proposed) largely achieve this through the support for future use of renewable energy resources in the district, which have the potential to (without limitation):

- c) maximise utilisation of the significant and extensive existing electricity transmission infrastructure within the District;
- d) support New Zealand's transition to a low emissions economy, by enabling investment in renewable electricity generation;
- e) provide employment and lifestyle opportunities through the continued operation and development of renewable energy facilities in the District;
- f) support local Mackenzie businesses where practicable; and
- g) provide opportunities to efficiently supply local industry with regional generation activities by minimising transmission losses.

4.3 For any Proposed Plan provisions not addressed, or specifically referred to, in this submission, Nova either agrees with, or is indifferent to, the Proposed Plan provisions as written in their present form. Should the drafting subsequently change, Nova reserves its ability to file a further submission or provide further comment on those changes.

4.4 Nova is in general agreement with the assessments in the section 32 reports and that the proposed changes from PCs 28 – 30 (subject to any amendments suggested in the table in Appendix 1) will be the most appropriate way to achieve the purpose of the Resource Management Act 1991.

5 Relief sought and hearing

5.1 The specific relief sought by Nova for PCs 28 – 30 is set out in the table **attached as Appendix 1** to this submission.

5.2 Nova wishes to be heard in support of its submission. If others make a similar submission, Nova will consider presenting a joint case with them at hearing.

Date: 22 January 2025

Adam Tapsell, Senior Legal Counsel

On behalf of Nova Energy Limited

Appendix 1 – Specific relief sought

Note: Underlined text represents text to be inserted

*Mackenzie District Plan Change 28 – Hazards and Risks, Historic Heritage and Notable Trees, and Variations
(Variation 1 to Plan Change 26, and Variation 1 to Plan Change 27)*

Chapter of Proposed Plan	Proposed Plan provision	Support / Oppose	Relief Sought	Reason
PC 28 – Definitions	<p>Add new definitions to the Definitions Chapter (within the ‘Interpretation’ section in ‘Part 1 – Introduction and General Provisions’) as set out in the EPlan and Appendix 1.</p> <p>Extend the application of the definitions as set out in the EPlan (within the ‘Interpretation’ section in ‘Part 1 – Introduction and General Provisions’) to this plan change.</p> <p>Delete the definitions from Section 3 of the Operative District Plan outlined in Appendix 2.</p>	Support	Retain proposed additions, extended application, and deletion of definitions within Plan Change 28.	Nova supports the proposed additions, extended application, and deletion of definitions, within Plan Change 28.
Proposed new Contaminated Land Chapter	Insert a new ‘Contaminated Land’ Chapter (CL) within a new ‘Hazards and Risks’ section, in ‘Part 2 – District Wide Matters, as set out in the EPlan and Appendix 1.	Support	Retain proposed chapter.	Nova supports the insertion of the ‘Contaminated Land’ Chapter (CL) as proposed.

Chapter of Proposed Plan	Proposed Plan provision	Support / Oppose	Relief Sought	Reason
Proposed new Hazardous Substances Chapter	Insert a new 'Hazardous Substances' Chapter (HAZS) within a new 'Hazards and Risks' section, in 'Part 2 – District Wide Matters, as set out in the EPlan and Appendix 1.	Support	Retain proposed chapter.	Nova supports the insertion of the 'Hazardous Substances' Chapter (HAZS) as proposed.
Proposed new Natural Hazards Chapter	Insert a new 'Natural Hazards' Chapter (NH) within a new 'Hazards and Risks' section, in 'Part 2 – District Wide Matters, as set out in the EPlan and Appendix 1.	Support in part	Inclusion of the suggested amendment to Chapter Policy NH-P4 Flood Hazards.	Retain Chapter as proposed with inclusion of the suggested amendment to Policy NH-P4 Flood Hazards.

Chapter of Proposed Plan	Proposed Plan provision	Support / Oppose	Relief Sought	Reason
	NH-P4 Flood Hazards	Oppose	<p>Amendment to Policy NH-P4 Flood Hazards, as outlined below:</p> <p>Within the Flood Hazard Assessment Overlay Area (except High Flood Hazard Areas), enable:</p> <ol style="list-style-type: none"> 1. new non critical infrastructure, or the operation, maintenance, repair, replacement, upgrading of non critical infrastructure where the infrastructure does not increase flood risk on another site; and 2. the <u>development</u>, operation, maintenance, repair, replacement, upgrading of critical infrastructure where the infrastructure does not increase flood risk on another site; and 3. any other new subdivision, use and development only where every new natural hazard sensitive building has an appropriate floor level above the 500 year ARI design flood level. 	The proposed amendment to Chapter Policy NH-P4 2. creates alignment with NH-R4 for New Critical Infrastructure development within a Flood Hazard Assessment Overlay as a Permitted or Restricted Discretionary Activity status.
Proposed new Hydro Inundation Chapter	Insert a new 'Hydro Inundation' Chapter (HI) within a new 'Hazards and Risks' section, in 'Part 2 – District Wide Matters, as set out in the EPlan and Appendix 1.	Support	Retain proposed chapter.	Nova supports the insertion of the 'Hydro Inundation' Chapter (HI) as proposed.
Proposed new Historic Heritage Chapter	Insert a new 'Historic Heritage' Chapter (HH) and Schedules, within the 'Historical and Cultural Values' section, in 'Part 2 – District Wide Matters, as set out in the EPlan and Appendix 1.	Support	Retain proposed chapter.	Nova supports the insertion of the 'Historic Heritage' Chapter (HH) as proposed.

Chapter of Proposed Plan	Proposed Plan provision	Support / Oppose	Relief Sought	Reason
Proposed new Notable Trees Chapter	Insert a new 'Notable Trees' Chapter (TREE) and Schedules, within the 'Historical and Cultural Values' section, in 'Part 2 – District Wide Matters, as set out in the EPlan and Appendix 1.	Support	Retain proposed chapter.	Nova supports the insertion of the 'Notable Trees' Chapter (TREE) as proposed.
Amend the EPlan Planning Maps	<p>Amend the EPlan Planning Maps to insert the following:</p> <ul style="list-style-type: none"> • Flood Hazard Assessment Overlay • Fault Hazard (Critical Infrastructure) Overlay • Fault Hazard (Subdivision) Overlay • Ostler Fault Hazard Area Overlay • Liquefaction Overlay • Hydro Inundation Overlay • Historic Heritage Sites, Buildings, Structures and Items • Notable Trees and Notable Tree Groups • Te-Kopi-o-Ōpihi / Burkes Pass Heritage Overlay • Church of the Good Shepherd Heritage Overlay 	Support	Retain proposed amended EPlan Planning Maps.	Nova supports the amendment and insertion of EPlan Planning Maps as proposed.

Chapter of Proposed Plan	Proposed Plan provision	Support / Oppose	Relief Sought	Reason
PC 28 – Deletions as set out in Appendix 2	<p>Delete the following:</p> <ul style="list-style-type: none"> • part of 'Section 5 – Business Zones'; • part of 'Section 6 – Residential Zones'; • part of 'Section 7 – Rural Zone'; • remaining parts of 'Section 7B: Ohau River Precinct – Rural Lifestyle Zone' not otherwise deleted through Stage 3; • part of 'Section 8 – Twizel Rural Residential Zones'; • 'Section 10 – Hazardous Substances' in its entirety; • 'Section 11 – Heritage Protection' and the 'Heritage Items Schedule' and 'Protected Trees Schedule' in their entirety; • part of 'Section 13: Subdivision, Development and Financial Contributions'; • 'Section 17 Solid Waste Management' in its entirety; • 'Section 18 Natural Hazards' in its entirety; • Appendix O – Other Trees of Interest; • Appendix U – Hydro Electricity Inundation Hazard Area Maps; • The Flood Maps • Map 57 • The Ostler Fault Hazard Area; • The existing Heritage Items; and • The existing Protected Trees. 	Support	Retain proposed deletions.	Nova supports the deletions as proposed.

Chapter of Proposed Plan	Proposed Plan provision	Support / Oppose	Relief Sought	Reason
PC 28 – Variation 1 to Plan Change 26	<p>Vary the Renewable Electricity Generation Chapter of PC26 (within the 'Energy, Infrastructure, and Transport' section in in 'Part 2 – District Wide Matters'), to amend Table 1 to refer to the relevant PC28 Contaminated Land, Natural Hazards, Hazardous Substances, Historic Heritage, and Notable Trees Chapters, as set out in the EPlan and Appendix 1.</p> <p>Vary the Infrastructure Chapter of PC26 (within the 'Energy, Infrastructure, and Transport' section in in 'Part 2 – District Wide Matters'), to amend Table 1 to refer to the PC28 Contaminated Land, Natural Hazards, Hazardous Substances, Historic Heritage, and Notable Trees Chapters, as set out in the EPlan and Appendix 1.</p>	Support	Retain proposed variations.	Nova supports the variations as proposed.

Chapter of Proposed Plan	Proposed Plan provision	Support / Oppose	Relief Sought	Reason
PC 28 – Variation 1 to Plan Change 27	<p>Vary the Subdivision Chapter of PC27 (within the 'Subdivision' section in 'Part 2 – District Wide Matters') to include additional rules SUB-R7A – SUB-R7E that apply to subdivision within the new PC28 overlay areas, and amend SUB-R9 to reference the Heritage Items Schedule HH-SCHED2, as set out in the EPlan and Appendix 1.</p> <p>Vary the Earthworks Chapter of PC27 (within the 'General District-Wide Matters' section in 'Part 2 – District Wide Matters'), to include an addition to the second paragraph to make it explicit additional earthworks provisions may apply to Notable Trees, as set out in the EPlan and Appendix 1.</p>	Support	Retain proposed variations.	Nova supports the variations as proposed.

Mackenzie District Plan Change 29 – Open Space and Recreation Zones, Noise, Signs, and Variations

(Temporary Activities, Variation 1 Plan Change 23, Variation 2 to Plan Change 26, and Variation 2 to Plan Change 27)

Chapter of Proposed Plan	Proposed Plan provision	Support / Oppose	Relief Sought	Reason
PC 29 – Definitions	<p>Add new definitions to the Definitions Chapter (within the ‘Interpretation’ section in ‘Part 1 – Introduction and General Provisions’) as set out in the EPlan and Appendix 1.</p> <p>Extend the application of the definitions as set out in the EPlan (within the ‘Interpretation’ section in ‘Part 1 – Introduction and General Provisions’) to this plan change.</p> <p>Delete the definitions from Section 3 of the Operative District Plan outlined in Appendix 2.</p>	Support	Retain proposed additions, extended application, and deletion of definitions within Plan Change 29.	Nova supports the proposed additions, extended application, and deletion of definitions, within Plan Change 29.
Proposed new Noise Chapter	Insert a new ‘Noise’ Chapter (NOISE) within the ‘General District Wide Matters’, section, in ‘Part 2 – District Wide Matters’, as set out in the EPlan and Appendix 1.	Support	Retain proposed chapter.	Nova supports the insertion of the ‘Noise’ Chapter (NOISE) as proposed.
Proposed new Signs Chapter	Insert a new ‘Signs’ Chapter (SIGN) within the ‘General District Wide Matters’, section, in ‘Part 2 – District Wide Matters’, as set out in the EPlan and Appendix 1.	Support	Retain proposed chapter.	Nova supports the insertion of the ‘Signs’ Chapter (SIGN) as proposed.

Chapter of Proposed Plan	Proposed Plan provision	Support / Oppose	Relief Sought	Reason
Proposed new Temporary Activities Chapter	Insert a new 'Temporary Activities' Chapter (TEMP) within the 'General District Wide Matters', section, in 'Part 2 – District Wide Matters', as set out in the EPlan and Appendix 1.	Support	Retain proposed chapter.	Nova supports the insertion of the 'Temporary Activities' Chapter (TEMP) as proposed.
Proposed new Natural Open Space Zone Chapter	Insert a new 'Natural Open Space Zone' Chapter (NOSZ) within a new 'Open Space and Recreation Zones' section, in 'Part 3 – Area Specific Matters', as set out in the EPlan and Appendix 1.	Support	Retain proposed chapter.	Nova supports the insertion of the 'Natural Open Space Zone' Chapter (NOSZ) as proposed.
Proposed new Open Space Zone Chapter	Insert a new 'Open Space Zone' Chapter (OSZ) within a new 'Open Space and Recreation Zones' section, in 'Part 3 – Area Specific Matters', as set out in the EPlan and Appendix 1.	Support	Retain proposed chapter.	Nova supports the insertion of the 'Open Space Zone' Chapter (OSZ) as proposed.
Proposed new Sport and Active Recreation Zone Chapter	Insert a new 'Sport and Active Recreation Zone' Chapter (SARZ) within a new 'Open Space and Recreation Zones' section, in 'Part 3 – Area Specific Matters', as set out in the EPlan and Appendix 1.	Support	Retain proposed chapter.	Nova supports the insertion of the 'Sport and Active Recreation Zone' Chapter (SARZ) as proposed.
Amend LIGHT-TABLE 1 in the Light Chapter	Amend LIGHT-TABLE 1 in the Light Chapter (within the 'General District-Wide Matters' section in 'Part 2 – District Wide Matters').	Support	Retain proposed amendment.	Nova supports the amendment of the LIGHT-TABLE 1 in the Light Chapter as proposed.

Chapter of Proposed Plan	Proposed Plan provision	Support / Oppose	Relief Sought	Reason
Amend the Introduction to the PREC1 – Takapō / Lake Tekapo Precinct Chapter	Amend the Introduction to the PREC1 – Takapō / Lake Tekapo Precinct Chapter (within the 'Precincts (Multi-Zone)' section in 'Part 3 – Area Specific Matters'.	Support	Retain proposed amendment.	Nova supports the amendment of the Introduction to the PREC1 – Takapō / Lake Tekapo Precinct Chapter as proposed.

Chapter of Proposed Plan	Proposed Plan provision	Support / Oppose	Relief Sought	Reason
Amend the EPlan Planning Maps	<p>Amend the EPlan Planning Maps to insert the following:</p> <ul style="list-style-type: none"> • Apply the NOSZ, OSZ and SARZ to those properties identified in the EPlan Planning Maps; • Insert a new State Highway Noise Corridor to those properties identified in the EPlan Planning Maps; • Apply the Specific Control Areas 14 and 15; • Apply the Takapō / Lake Tekapo Precinct Chapter (PREC1) to any Open Space Zone or Sport and Active Recreation Zone within the Takapō / Lake Tekapo township; <ol style="list-style-type: none"> 1. Apply the Medium Density Residential Zone, and Commercial Visitor Accommodation Precinct (Precinct 2). • Apply the Large Lot Residential Zone; and • Delete the following: <ul style="list-style-type: none"> ○ Scenic Viewing Area 3 ○ Scenic Viewing Area 22 ○ Scenic Viewing Area 23 ○ Scenic Viewing Area 24; and ○ Te Manahuna / Mackenzie Basin Outstanding Natural Landscape from the Takapō Regional Park (where the land is zoned OSZ). 	Support	Retain proposed amended EPlan Planning Maps.	Nova supports the amendment of EPlan Planning Maps as proposed.

Chapter of Proposed Plan	Proposed Plan provision	Support / Oppose	Relief Sought	Reason
PC 29 – Deletions as set out in Appendix 2	<p>Delete the following:</p> <ul style="list-style-type: none"> • part of 'Section 5 – Business Zones'; • part of 'Section 6 – Residential Zones'; • part of 'Section 7 – Rural Zone'; • part of 'Section 8 – Twizel Rural Residential Zones'; • part of 'Section 9 – Special Purpose Zones'; • all of 'Section 12 – Signs and Aerial Distractions'; • all of 'Section 14: Temporary Activities and Environmental Noise'; • 'Appendix B – Ruataniwha Rowing Area' • 'Appendix F – Sign Dimensions' • 'Appendix G – Monitoring Schedule' • 'Appendix H – Recession Lines'; • 'Appendix S – Mackenzie Park Development'; and • 'Mackenzie District Council Colour Palette'. <p>EPlan Maps</p> <ul style="list-style-type: none"> • Recreation P (Passive) Zone; • Recreation A (Active) Zone; • Open Space H (Heritage) Zone; • Ruataniwha Rowing Zone; 	Support	Retain proposed deletions.	Nova supports the deletions as proposed.

Chapter of Proposed Plan	Proposed Plan provision	Support / Oppose	Relief Sought	Reason
Variation 1 to Plan Change 23	<p>Vary the Natural Character Chapter of PC23 (within the 'Natural Environment Values' section in 'Part 2 – District-Wide Matters'), to apply the setbacks in Table NATC-1: Surface Waterbody Setbacks for the Residential Zones, Commercial and Mixed Use and Industrial Zones to the Open Space and Sport and Active Recreation Zones as set out in the EPlan and Appendix 1.</p> <p>Amend the EPlan planning maps to change the zoning of Takapō / Lake Tekapo Regional Park from General Rural Zone to Open Space Zone, as set out in the EPlan.</p>	Support	Retain proposed variations.	Nova supports the variations as proposed.
Variation 2 to Plan Change 26	<p>Vary the Renewable Electricity Generation Chapter of PC26 (within the 'Energy, Infrastructure, and Transport' section in 'Part 2 – District Wide Matters'), to amend Table 1 to refer to the PC29 Noise and Signs Chapters, as set out in the EPlan and Appendix 1.</p> <p>Vary the Infrastructure Chapter of PC26 (within the 'Energy, Infrastructure, and Transport' section in 'Part 2 – District Wide Matters'), to amend Table 1 to refer to the PC29 Noise and Signs Chapters, as set out in the EPlan and Appendix 1</p>	Support	Retain proposed variations.	Nova supports the variations as proposed.

Chapter of Proposed Plan	Proposed Plan provision	Support / Oppose	Relief Sought	Reason
Variation 2 to Plan Change 27	<p>Vary the Earthworks Chapter of PC27 (within the 'General District-Wide Matters' section in 'Part 2 – District Wide Matters') to:</p> <ul style="list-style-type: none"> • Amend the advice note in the introduction, so that the Open Space and Recreation Zones are not exempted from the Chapter; and • Amend EW-R3 to apply the rule framework for the Residential, Rural Lifestyle, Commercial and Mixed Use, General Industrial Zones and Twizel East Special Purpose Zone, to the Open Space and Sport and Active Recreation Zones, as set out in the EPlan and Appendix 1. 	Support	Retain proposed variations.	Nova supports the variations as proposed.

Mackenzie District Plan Change 30 – Special Purpose Zones, and Variations

(Variation 2 to Plan Change 23, Variation 3 to Plan Change 26, and Variation 3 to Plan Change 27)

Chapter of Proposed Plan	Proposed Plan provision	Support / Oppose	Relief Sought	Reason
PC 30 – Definitions	<p>Add new definitions to the Definitions Chapter (within the 'Interpretation' section in 'Part 1 – Introduction and General Provisions') as set out in the EPlan and Appendix 1.</p> <p>Extend the application of the definitions as set out in the EPlan (within the 'Interpretation' section in 'Part 1 – Introduction and General Provisions') to this plan change.</p> <p>Delete the definitions from Section 3 of the Operative District Plan outlined in Appendix 2.</p>	Support	Retain proposed additions, extended application, and deletion of definitions within Plan Change 30.	Nova supports the proposed additions, extended application, and deletion of definitions, within Plan Change 30.
Proposed new Pukaki Village Special Purpose Zone Chapter	Insert a new 'Pukaki Village Special Purpose Zone' Chapter (PVSPZ), within the 'Special Purpose Zones' section, in Part 3 – Area Specific Matters' as set out in the EPlan and Appendix 1.	Support	Retain proposed chapter.	Nova supports the insertion of the 'Pukaki Village Special Purpose Zone' Chapter (PVSPZ) as proposed.

Chapter of Proposed Plan	Proposed Plan provision	Support / Oppose	Relief Sought	Reason
Proposed new Pukaki Downs Special Purpose Zone Chapter	Insert a new 'Pukaki Downs Special Purpose Zone' Chapter (PDSPZ), within the 'Special Purpose Zones' section, in Part 3 – Area Specific Matters' as set out in the EPlan and Appendix 1.	Support	Retain proposed chapter.	Nova supports the insertion of the 'Pukaki Downs Special Purpose Zone' Chapter (PDSPZ) as proposed.
Proposed new Glentanner Special Purpose Zone Chapter	Insert a new 'Glentanner Special Purpose Zone' Chapter (GSPZ), within the 'Special Purpose Zones' section, in Part 3 – Area Specific Matters' as set out in the EPlan and Appendix 1.	Support	Retain proposed chapter.	Nova supports the insertion of the 'Glentanner Special Purpose Zone' Chapter (GSPZ) as proposed.
Proposed new Airport Special Purpose Zone Chapter	Insert a new 'Airport Special Purpose Zone' Chapter (AIRPZ), within the 'Special Purpose Zones' section, in Part 3 – Area Specific Matters' as set out in the EPlan and Appendix 1.	Support	Retain proposed chapter.	Nova supports the insertion of the 'Airport Special Purpose Zone' Chapter (AIRPZ) as proposed.
Proposed new Accommodation Special Purpose Zone Chapter	Insert a new 'Accommodation Special Purpose Zone' Chapter (ASPZ), within the 'Special Purpose Zones' section, in Part 3 – Area Specific Matters' as set out in the EPlan and Appendix 1.	Support	Retain proposed chapter.	Nova supports the insertion of the 'Accommodation Special Purpose Zone' Chapter (ASPZ) as proposed.

Chapter of Proposed Plan	Proposed Plan provision	Support / Oppose	Relief Sought	Reason
Amend the Introduction to the PREC1 – Takapō / Lake Tekapo Precinct Chapter	Amend the Introduction to the PREC1 – Takapō / Lake Tekapo Precinct Chapter to outline that the precinct applies to the ASPZ within the Takapō / Lake Tekapo township, as set out in the Eplan and Appendix 1.	Support	Retain proposed amendment.	Nova supports the amendment of the Introduction to the PREC1 – Takapō / Lake Tekapo Precinct Chapter as proposed.
Amend APP1 – Height in Relation to Boundary (refer: Appendix 1 Plan Change 29 and Variation.pdf)	Amend APP1 – Height in Relation to Boundary (within the ‘Appendices’ section in ‘Part 4 – Appendices and Maps’) to apply App1 to the ASPZ, as set out in the EPlan and Appendix 1.	Support	Retain proposed amendment.	Nova supports the amendment of APP1 – Height in Relation to Boundary as proposed.
Amend the EPlan Planning Maps	Amend the EPlan Planning Maps to: <ul style="list-style-type: none"> • Apply the PVSPZ, PDSPZ, GSPZ, AIRPZ and ASPZ to those properties identified in the EPlan Planning Maps • Apply the Takapō / Lake Tekapo Precinct (PREC1) to any ASPZ that falls within the Takapō / Lake Tekapo township. 	Support	Retain proposed amended EPlan Planning Maps.	Nova supports the amendment of EPlan Planning Maps as proposed.

Chapter of Proposed Plan	Proposed Plan provision	Support / Oppose	Relief Sought	Reason
PC 30 – Deletions as set out in Appendix 2	<p>Delete the following:</p> <ul style="list-style-type: none"> part of 'Section 5 – Business Zones'; part of 'Section 9 – Special Purpose Zones'; 'Appendix H – Recession Lines'; Appendix L – Aviation Strategy; Appendix T – 'Pūkaki Downs Tourist Zone Structure Plan'; 'Mackenzie District Council Colour Palette'. <p>EPlan Maps</p> <ul style="list-style-type: none"> The Open Space G Zone; The Tourist Zone G Zone; The Pūkaki Village Zone; The Pūkaki Downs Tourist Zone; The Airport Zone; The Special Travellers Accommodation Zone; and The Te Manahuna / Mackenzie Basin ONL and Lakeside Protection Area (LPA) to match the Spatial extent of the GSPZ, so that they do not apply within the GSPZ and amend the Te Manahuna / Mackenzie Basin ONL to meet the GSPZ boundary. 	Support	Retain proposed deletions.	Nova supports the deletions as proposed.

Chapter of Proposed Plan	Proposed Plan provision	Support / Oppose	Relief Sought	Reason
Variation 2 to Plan Change 23	<p>Vary the Natural Character Chapter of PC23 (within the 'Natural Environment Values' section in 'Part 2 – District-Wide Matters'), to apply the setbacks in Table NATC-1: Surface Waterbody Setbacks for the Residential Zones, Commercial, Mixed Use and Industrial Zones to the GSPZ, AIRPZ, and ASPZ as set out in the EPlan and Appendix 1.</p> <p>Amend the EPlan planning maps to make minor adjustments to the boundary of the General Rural Zone (GRUZ) and Wilding Conifer Control Areas to match the spatial extent of the GSPZ, so that they so not apply within the GSPZ.</p>	Support	Retain proposed variations.	Nova supports the variations as proposed.
Variation 3 to Plan Change 26	Vary the Infrastructure Chapter of PC26 (within the 'Energy, Infrastructure, and Transport' section in in 'Part 2 – District Wide Matters'), to make amendments to Rule INF-R8.1 New Lines and Associated Support Structures Including Towers and Poles, as set out in the EPlan and Appendix 1.	Support	Retain proposed variations.	Nova supports the variations as proposed.

Chapter of Proposed Plan	Proposed Plan provision	Support / Oppose	Relief Sought	Reason
Variation 3 to Plan Change 27	<p>Vary the Earthworks Chapter of PC27 (within the 'General District-Wide Matters' section in 'Part 2 – District Wide Matters') to:</p> <ul style="list-style-type: none"> • Amend the advice note in the introduction, so that the AIRPZ, GSPZ, PDSPZ and PVSPZ are exempted from the Chapter unless otherwise stated, and that ASPZ is not exempted from the Chapter; and • Amend EW-R3 to apply the rule framework for the Residential, Rural Lifestyle, Commercial and Mixed Use, General Industrial Zones and Twizel East Special Purpose Zone, to the ASPZ, as set out in the EPlan and Appendix 1. <p>Vary the Subdivision Chapter of PC27 (within the 'Subdivision' section in 'Part 2 – District Wide Matters') to:</p> <ul style="list-style-type: none"> • Apply SUB-R10 Subdivision Wholly or Partly Within any Open Space and Recreation Zone to the ASPZ; • Amend SUB-R11 Subdivision Within the Pūkaki Downs Tourist Zone; and • Insert a new Rule 'SUB-R11A Subdivision Within the PVSPZ' for subdivision within the PVSPZ, as set out in the EPlan and Appendix 1. 	Support	Retain proposed variations.	Nova supports the variations as proposed.

Mackenzie District Plan Change – Designations Chapter of the Mackenzie District Plan Review

(Appendix 1 – MDC Notice of Requirement – MDC-2, MDC-10, and MDC-28 (Alterations) and Appendix 2 – MDC Notice of Requirement – MDC-32 to MDC-58 (New Sites))

Chapter of Proposed Plan	Proposed Plan provision	Support / Oppose	Relief Sought	Reason
Designation Chapter		Support	Retain proposed Chapter.	Nova supports the proposed plan change – Designation Chapter
Appendix 1 – MDC Notice of Requirement	MDC-2, MDC-10, and MDC-28 (Alterations).	Support	Retain proposed Alterations.	Nova supports the proposed plan change Notice of Requirement – Alterations
Appendix 2 – MDC Notice of Requirement	MDC-32 to MDC-58 (New Sites).	Support	Retain proposed New Sites.	Nova supports the proposed plan change Notice of Requirement – New Sites