

Submission to Plan Change 13 Hearing

Thursday 11th September 2008

1.25pm.

R. I. Macintyre L.B. MBA for Aoraki Trust Lands Ltd. [SID 66] proprietors of Pukaki Village Zone (PVZ)

- Plan Change 13 Stated to apply to Rural Zones: solely.

We, Aoraki (PVZ) should not be concerned with PC 13; per se, it should not apply. But.....
 Conflicting advisory statement from Mackenzie District Council. Dated: 2008 refer: "Q & A" paper.
 Where are the zone boundaries? Who decided them? When does Rural merge with other zones? Maps.... Woeful.
 Why would there be a recommendation for the removal of PVZ in the Report? pp. 65-66
 Why entertain submission 106/6 from Dean Smith; viz. Pukaki Village site? where is the relevance?
 Why would Council seek to extend signage restrictions to PVZ, under the guise of PC 13? Refer: [Signs rules 10.c] SID 25

- Pukaki Village Zone (PVZ) gazetted as a village, by Government in 1964

Legally, and formally, recognized under the Mackenzie District Operative District Plan.
 (seven full pages of covenants and controls devoted to the Pukaki Village.) Refer Attachment 'B' "T'Ship Zone"

The November/December 2007 Densem report, and maps 7 & 8; both highlight our site as a "Town" site.
 Refer: Capacity to Absorb Development, Map 7 & Capacity for New Nodes, Map 8

It is vital people understand, that the special PVZ zone, and it's predecessor under T&C / M.O.W., has been entrenched for at least 44 years. Thirty of those years saw no development, but the site was "land-banked" by successive Governments.

- Outstanding Natural Features & Landscapes (ONFL)

Features within Lake Pukaki environs: Canals, power-house, concrete Spillway, enormous ugly pen-stocks, & pylons.
 Up to 50 metres above it's "natural" lake level. When electrical demand grows, lake levels plummet. Evaporation?
 Outstanding & Natural? Yeah right !!!! Unquestionably, outstanding natural landscapes, above 900 metres.
 Latest subdivision in the Mackenzie sub-basin is the Pukaki Airstrip, visibly contiguous to SH8; and done by M.D.Council !

- Lack of consultation and compliance under the requirements of RMA Act.

We, Aoraki / PVZ, were never approached by Council. We have had to solicit copies of materials in connection with PC13.
 Where is the Landscape Assessment report? Thus the proposed PC13, is proverbially, the cart-before-the-horse!! ??
 RMA is about "sustainable" management. Not aimed to 'lock-up' large tracts of freehold land, and stymie the current owners.
 Densem has drawn heavily on an inappropriate & out-moded report (1993), previously prepared for the Canterbury Region.

- Information dissemination and communications.

CD's to advise selected effected parties, not all. Selective run-holder meetings; not public meetings.
 Persist in mailing to street address; despite requests, not utilizing Postal addresses used for rating purposes.

• Summary & Recommendation

We submit that:

1. Council and their Officers, have run rough-shod over Land owners/ratepayers interests; scant regard has been paid to expressed concerns and feedback.
2. This Council does not appear to subscribe to open consultation. They meet in camera, many-to-one, then pronounce orders and deliberations as if they have achieved 'buy-in' from all effected parties.
3. PC 13 does not, and must not impact PVZ at all. PVZ has it's own unique zone. It is not rural zoned land.
4. Special, beautiful, ...undoubtedly. The entire Mackenzie sub-basin is not an outstanding natural landscape.
5. Council is urged to withdraw the ill-conceived, and cumbersome Plan Change 13, in it's entirety. Repromulgate an 'ideal' workable version, the result of wise advice, and full community consultation.