

**PROPOSED PLAN CHANGE 13**  
**MACKENZIE BASIN**  
**MACKENZIE DISTRICT PLAN**

**OFFICER REPORT**  
**On Twizel Submissions**

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## **1. Introduction**

### **1.1 Introduction**

My name is Patricia Harte. I am a principal and planner with the firm Davie, Lovell-Smith Ltd based in Christchurch and have been engaged by Mackenzie District Council as a consultant planner. I hold a Bachelor of Laws and Master of Science in Resource Management. I am a full member of the New Zealand Planning Institute and have 26 years experience working in the planning and resource management field.

### **1.2 Purpose of Report**

This is the second report provided to the Plan Change 13 Hearing Panel. It contains a commentary, assessment and recommendation on each of the submissions to the Plan Change relating to the **Twizel area**. An earlier report was prepared for the main hearing of submissions in September 2008. This second report on the Twizel area submissions has been prepared to assist the Hearing Panel and submitters and it is quite appropriate for submitters to refer to this report and any of its recommendations in evidence presented to the panel. Any conclusions reached or recommendations made in this report are not binding on the hearing panel and it cannot be assumed that the Hearing Panel will reach the same conclusions having considered all the evidence.

### **1.3 Twizel Related Submissions**

The submissions considered in this report are primarily concerned with issues around Twizel township. The Council has, concurrent with its review of the Mackenzie Basin subdivision and development controls, undertaken review of the zonings within and around Twizel to accommodate both recent development and anticipated growth. As the growth options for Twizel will involve change(s) to the District Plan bringing in new zonings on the periphery of the township, it was thought that submissions to both plan changes (Plan Change 13 and the Twizel plan change) could be heard together. However, due to the Council not having completed consideration of the all options for providing for Twizel's growth, the Twizel plan change has yet to be formulated. Initially it was considered appropriate to delay consideration of the "Twizel" submissions to Plan Change 13 to enable the Twizel plan change to "catch up" and so enable a joint hearing of the plan changes in relation to Twizel. It has now been decided however that it is more appropriate to proceed with hearing of the Twizel submissions to Plan Change 13. This will enable decisions on Plan Change 13 to be made sooner and will avoid landowners being held in limbo regarding development potential of their land both within the Basin as a whole and in particular around Twizel.

### **1.4 Abbreviations**

A number of abbreviations have been used in this report to refer to submitters including:

FFMB - Mackenzie Branch of Federated Farmers of NZ

CRC – Canterbury Regional Council

Meridian – Meridian Energy Limited

Forest and Bird – South Canterbury Branch of/and the Royal Forest and Bird Protection Society

RRA – Ruataniwha Rowing Area

RFL - Ruataniwha Farm Limited

## **2. Plan Change 13**

Plan Change 13 (PC13) creates a new Mackenzie Basin Subzone that sits over the Rural zone within the Mackenzie District Plan. This Subzone has the primary purpose of recognising the outstanding natural landscape of the Mackenzie Basin and putting in place controls over subdivision and buildings, to avoid inappropriate development within that landscape. The Plan Change was initiated because the Council considered there were insufficient controls within the District Plan to manage subdivision and development within sensitive landscapes. While the District Plan contains Rural objective 3 Landscape Values which seeks “*Protection of outstanding landscape values, the natural character of lakes, rivers and wetlands and of those natural processes and elements, which contribute to the District’s overall character and amenity*” there are no policies or controls which specifically recognise outstanding landscapes, and in particular the special landscape of the Mackenzie Basin. In addition there are limited controls on where buildings can establish, no controls on the appearance of buildings, and all subdivisions must be granted unless they are within flood or lakeside protection areas. It was considered therefore that the objective of protection of outstanding landscapes was unlikely to be achieved, as there was no mechanism to enable assessment and control of elements that could impact on landscape values.

Given the increased demand for subdivision and housing experienced in the last five or so years, particularly around Twizel, the Council considered that some means of managing development was necessary to protect the outstanding values of the Basin from inappropriate development and subdivision. Plan Change 13 adopts nodal development as the most appropriate form of residential subdivision and development within the Mackenzie Basin.

The nodal development concept introduced in the plan change effectively requires clustering of buildings in well-sited locations. This approach has three primary aims. The first is to avoid the adverse effects of sporadic development, which is far more likely to occur if provision is made for single dwellings to be built throughout the Basin. Because building node sites will need to be suitable and attractive for more than one purchaser, the location of buildings and proposed servicing of these will need to be well thought out and sustainable over time. This should help prevent casual, poorly planned development within the Basin. Secondly, the clustering of building within the Basin is a characteristic built form associated with homesteads that has worked well within the Basin landscape and so is a proven form of development. Thirdly the servicing of residential developments in terms of roading, water supply, sewage treatment and disposal, stormwater disposal and electricity and phone is not straightforward in more remote areas. The joint use of services by a number of dwellings/properties, such as a new road, enables the costs to be shared and therefore servicing becomes more economic. Sharing also creates the potential for more sustainable servicing solutions.

## **3. Landscape Values**

### **3.1 Mackenzie Basin as a whole**

As part of researching the issues associated with protection the landscape values of the Mackenzie Basin the Council commissioned Graham Densem, Landscape Architect, to provide an assessment of the Mackenzie Basin’s landscape values and appropriate forms of development with the Basin that did not compromise those values. This assessment (The Mackenzie Basin Landscape: character and capacities, November 2007) concludes the following:

- 3.1 The Mackenzie Basin is a modified and managed landscape of specialized 'extensive-pastoral' land use. For 150 years of European history the land use system has maintained a fine balance between productive return and environmental conservation.
- 3.2 Despite its modified and managed land surface, virtually the entire Basin is 'outstanding' in terms of landscape values. This is because of the uniqueness, natural and visual qualities of the high-mountain basin environment, lakes, landforms, land use, society and Mackenzie identity. Until recently it also has been because of the extensive areas of minimally-modified land surface.
- 3.3 The landscape value of the Mackenzie Basin to date thus has resulted particularly from its natural landscape character, but also partly from its low levels of modification and from the cultural factors of land use (methods of land use), social pattern (settlement patterns) and identity ('mystique').
- 3.17 My opinion is that at a district level the entire Basin constitutes an outstanding landscape and that the mountains are an integral part of the total landscape.

The Densem landscape assessment also considers the degree to which various areas within the Basin are more or less vulnerable to change from built development. The assessment uses a three-tiered classification of vulnerability or sensitivity to change being high, medium and low as follows:

High vulnerability:	areas with little capacity for change – that is, the existing values are 'vulnerable'.
Medium vulnerability:	areas with some capacity for change under strict controls
Low vulnerability:	areas with freer capacity to absorb change without damaging the landscape values.

### 3.2 Landscape Values in and around Twizel

The Twizel Landscape Area is defined in the Densem landscape report as the area containing Twizel village and lying between State Highway 8 in the east to Lake Ohau outlet in the west and from the Lake Ruataniwha/Ohau River in the south to Glen Lyon Road and "the Pyramid" ridgeline in the north. The assessment states that this is the area of the Mackenzie Basin with the highest levels of development and the lowest levels of naturalness. However it notes that within this changed environment there are areas of high importance for the character and naturalness of this locality. In particular the remaining parts of the upper Ohau River, its outlet from Lake Ohau, and the enclosing ridge, which forms the southern rumination of the Ben Ohau Range, are identified. These are also features that the Cultural Impact Assessment of the Te Runanga o Arowhenua, Waihao and Ngai Tahu identify as being particularly valued. All these areas are identified in the Landscape assessment as being high vulnerability areas.

The medium and low vulnerability areas within the Twizel Landscape areas are identified in the Landscape assessment as follows:

Medium vulnerability areas are:

- Ohau River bed and flanks above Lake Ruataniwha;
- Ohau Canal vicinity;
- A small area west of State Highway 8, approaching the Ohau River bridge (Ruataniwha dam) from the north;
- Any parts of Fraser Stream north of Glen Lyon Road, where not in the Southern Basin Landscape Area;
- Mt Ostler – Ben Ohau homestead area

Low vulnerability areas are:

- Rural margins of Twizel, from the west boundary of the town to the vicinity of the Pukaki Canal;
- Southern margins of Twizel to, and including, Lake Ruataniwha margins;
- Rural lifestyle area bounded by Pukaki and Ohau Canals and 'The Pyramid' ridge (3.92-93)

On the basis of this assessment of vulnerability to change the Landscape Assessment states that the rural margins of Twizel are of landscape value, however to the west and south the area no longer possesses

...the open high country character of the basin generally due to rural subdivision and development , plus the influences of the town nearby. The margins of Twizel are of value in creating a rural and as far as possible alpine setting for the town and should be planned for those rural values. However **this will not be of the low density, remote character found in most of the rest of the Basin.** (3.95)

### 3.3 Appropriate Form of Development

The conclusion reached above regarding the values around Twizel is followed up in section 6 of the Landscape Report, Exceptions to the Nodal Policy. In this section Mr Densem discusses a number of situations where the nodal approach to development may not be the most appropriate and discusses hut settlements, holiday and tourist accommodation, towns and rural lifestyle subdivisions. With regard to the lifestyle subdivisions he states:

There are places away from the state highway west of Twizel where further rural lifestyle intensification might occur without significant landscape impact or loss of significant rural character. This area is relatively flat, not widely visible, close to popular recreation facilities and urban services, and is already largely of 'rural' rather than 'high country' character.

Such an area should not extend north of the Twizel River, which would be in the view shaft of the state highway, and would significantly lessen the sense of connection between Twizel and its alpine surroundings. For the same reason, the lifestyle areas should not extend onto the land between the Twizel and Ohau Rivers, east of the state highway, where there are important visual connections from Twizel towards Lake Benmore and its adjacent flats. (6.33-34)

At the time the Council were finalising PC13 they had not determined the final form of new zonings on the periphery of Twizel to provide for up to 20 years of growth. In particular they had not identified where the boundaries would be drawn between residential areas and rural-residential areas, and even whether rural-residential or lifestyle provision would be made in the outer areas. Because of the need to work through the detail of the type, form, density and servicing requirements for any new zones around Twizel it was not considered appropriate to adopt the recommendations of the Landscape Report regarding lifestyle development, rather it was decided to establish an interim control in this area by including it within the Mackenzie Basin Subzone. This was done with the intention that a Twizel plan change would be developed and notified shortly after PC13. This did not happen and so there is the unsatisfactory situation of an area, which has been the focus of existing and potential development, being subject to relatively restrictive and possibly inappropriate long-term controls.

### 3.4 Existing and Potential Development Rights

Many of the submissions by landowners in the vicinity of Twizel request that their land and other land in the area be removed from the Mackenzie Basin Subzone and returned to its previously Rural zoning only. Some of these landowners have already obtained subdivision consents but owners have yet to build on the new lots. Others have lodged subdivision applications but consent has yet to be granted. Under the provisions of Proposed Plan Change 13 any house on a new lot would need resource consent as a non-complying activity. While it seems likely that resource consent could be granted because of the unusual circumstances created by the timing of PC13 and any future Twizel

plan change, there is no certainty that this would be the case. Understandably then landowners are concerned that their development plans have been thwarted by PC13 and seek either to remove their land from control under PC13 or that special provision be made in PC13 which ensures they can continue with their current subdivision and that houses can be built on any lots created.

It would be possible to include a provision in PC13 to cover existing subdivisions and subdivisions which have been lodged but not granted, ensuring that a house could be built on each of the new lots created (commonly referred to as a grandfather clause). However I consider that it would be better to recognise that the area around Twizel requires a different approach to that proposed in PC13 because of the landscape, the influences of the township on the area due to its proximity and because of subdivision and development pattern in the area. When the Council addresses the appropriate form of development on the outskirts of Twizel in the forthcoming plan change it will have a number of options available to it, including the use of a grandfather clause for existing development, and rezoning of specific or more generalised areas for rural-residential/ lifestyle development.

### 3.5 Conclusions re Twizel Outskirts

Given the assessment contained in the Landscape Report it appears that because of the subdivision pattern that now exists to the south and west of Twizel, it is not possible to achieve a meaningful high country pattern of development e.g. a nodal pattern. This is reinforced by there being a number of subdivisions that have been granted or about to be granted, the owners of which have an expectation that houses can be built on the lots created. I therefore consider that it is appropriate to remove much of the land to the south and west of Twizel from the Mackenzie Basin Subzone. The area I recommend for removal lies between SH 8 and the Pukaki-Ohau Canal and between the Fraser Stream/Twizel River and Lake Ruataniwha. I am aware that the Landscape Report also indicates that areas west of the Pukaki –Ohau Canal along Manuka Terrace and near The Pyramid as being suitable for lifestyle development. As Manuka Terrace has been given a Rural Residential zoning as part of PC13 it does not require any more consideration with regard to provision for lifestyle development. With regard to the area east and north east of The Pyramid I consider that while this area may have the potential to accommodate such development visually, it does not have the same degree of modification through subdivision and development and at this stage should remain within the Subzone.

I attach as Attachment B a map showing the area I recommend be removed from the Mackenzie Basin Subzone. If this recommendation is adopted then in the interim the land will become Rural zone with no Subzone overlay. As mentioned above however, some changes to this area are expected with the forthcoming plan change providing for the growth of Twizel.

The Panel will be aware at the conclusion of the first round of submissions that I advised, having considered the submissions presented, that I did not consider the requirement that all development within the Mackenzie Basin Subzone be in the form of a cluster of buildings should be retained. While clustering would be the preferred approach, it would not necessarily be the only approach provided for. As I have recommended that the area south and west of Twizel be removed from the Subzone and the removal of the nodal requirement within the Subzone, this could be taken as supporting the same form of development control over both areas, however this is not the case. While I recommended removing the “nodal” **requirement** from PC13, I also advised that I consider the policy and criteria for siting of buildings in the landscape to be very important and that sporadic development within the Mackenzie Basin should be avoided with the objective of avoiding inappropriate development within an outstanding natural landscape. I consider that the type of control needed in the Subzone should retain a similar level of control to that currently contained in PC13, but with the proviso that not all forms of development needs to involve grouping of buildings

together. This form of control is different from specific zoning of areas on the outskirts of Twizel to provide for large lot residential or rural-residential development or general rural zone development. I consider these two approaches are justified given the different pattern of subdivision and development around Twizel and in the larger Basin area.

Individual submissions are discussed in section 4 below.

**Recommended amendment:**

Remove the area of Rural zoning between SH8 and the Pukaki-Ohau Canal and between the Fraser River and Lake Ruataniwha from the Mackenzie Basin Subzone as shown in Attachment B

#### **4. Twizel Submissions – Mackenzie Basin Subzone issues**

**Phil Rive 1/1** has requested that the areas from the western edge of Twizel to the Canal; the land from Glen Lyon Road to the lake, and the land from SH8 to Ohau C need to be included in the town's outer boundary, and definitely need to be excluded from PC13. He considers that these areas are already planned for development and cannot be considered truly rural. **Ruataniwha Farm Ltd (RFL)** supports this submission. **CRC** oppose this submission because they consider the area is very large and the request does not adequately address the issues of impacts on amenity, efficient urban form, servicing needs or effects and the state highway. **Forest and Bird** opposes the submission saying that the need for PC13 is not adequately appreciated or addressed.

**Grant and Natasha Hocken 47/1** request an area running from SH8 along the Twizel River to the Pukaki Canal along to Lake Ruataniwha and back to SH8 should be in the Twizel Town zone and excluded from the Subzone.

**Frank Hocken 90/1 & 2** requests that the Twizel area be enlarged to include the area between Twizel River, Ohau river, Ohau Canal and Pukaki Canal where it meets at the old salmon farm and that the need for a resource consent to build in this enlarged area be removed. RFL and FFMB support and Forest and Bird and NZ Defence Force oppose these submissions.

**Simon and Priscilla Cameron 122/5** request that the Mackenzie Basin Subzone be deleted on the western side of Twizel and extended to the Canal and from the Twizel River through to Lake Ruataniwha (map attached to submission). This submission is supported by Simons Pass Station, RFL and FFMB and opposed by CRC and NZ Defence Force.

**Twizel Community Board 127/1** wish to have an outer rural boundary operating under the existing rural zone rules that will be exempt from the new proposed Rural Subzone Rules. This area is proposed to be known as Twizel Rural Lifestyle and its boundaries are to be – all area south of the Twizel River from the Pukaki Canal to Lake Benmore with the southern boundary being the old Ohau River Bed.

**Comment:** As discussed in 3 above I consider there is an area around Twizel to the south and west that requires a different approach to that provided for in the Mackenzie Basin Subzone established by PC13. This is due largely to the influences of the township on the area and the subdivision and development patterns which exist or which have been consented in the area. I do not however consider that the area from the SH8 through to Ohau C (where the Ohau River meets Lake Benmore) should be taken out of the Subzone as it retains many of the landscape values that make the Basin an outstanding natural landscape. In particular the area contains a large area of Basin flats, which are assessed in the Landscape Report as being area of high vulnerability to development.



**Recommendation:** To the extent that the area between SH8 and the Pukaki-Ohau canal and between the Fraser Stream/Twizel River and Lake Ruataniwha is to be removed from the Mackenzie Basin Subzone I recommend these submissions and further submissions in support be accepted and the further submissions in opposition be rejected.

**Recommended Amendment** Remove the area of Rural Zoning between SH8 and the Pukaki-Ohau Canal and between the Fraser River and Lake Ruataniwha from the Mackenzie Basin Subzone as shown in Attachment B

**Ruataniwha Farm Ltd 11/1** requests that the proposed Twizel town boundaries be enlarged to include all land that is either currently consented, or is in the process of being consented, for lifestyle block subdivision. RFL request these areas be excluded from the new Mackenzie Basin Subzone. Mackenzie Branch of Federated Farmers (FFMB) supports the submission and Meridian Energy Limited (Meridian) and CRC oppose it. Meridian considers it is appropriate for all new residential development to be controlled so that adverse impacts can be assessed and addressed. CRC also consider PC13 provides an appropriate level of control over subdivision and development.

**CS and PJ Stott 9/1, Ruataniwha Farm 11/6, Martin Galley 16/1, B Agnew 111/1 and R Smith & IR Smith Family Trust 108/1** all request some special provision to enable building on lots that have been recently created or for which there is an expectation that building would be permitted. Suggestions for such provision include removing properties from the Mackenzie Basin Subzone and providing specifically for building on specified properties. FRL support the submission of CS and PJ Scott and B the submissions RFL and B Agnew as not being ground resource management as do NZ Defence Force and the CRC.

**Comment:** The issue raised by these submissions is a very important one, namely how are existing and potential development rights of landowners around Twizel to be provided for now and in the long term. I have recommended above that rather than make specific provision for the use of land subdivided for residential use within the Mackenzie Basin Subzone it is more appropriate to recognise the different character of the area to the south and west of Twizel by removing it from the Subzone. In that way the area can be looked at comprehensively as part of the Twizel planning exercise, without the review being limited by decisions made under PC13.

**Recommendation:** To the extent that the area of Rural zoning between SH8 and the Pukaki-Ohau canal and between the Fraser Stream and Lake Ruataniwha is to be removed from the Subzone I recommend these submissions be accepted and the further submissions rejected.

**Ruataniwha Farm Ltd 11/2** requests that all the land surrounding Twizel town be rezoned Rural-Residential, similar to the proposed new zoning for Manuka Terrace with a minimum lot size of 2 or 4ha for development without reticulated services. This submission is supported by FFMB and opposed by CRC.

**Comment:** I consider that the decision as to final zoning of the area around Twizel should be made after more thorough review is made of the various issues such as servicing, demand for rural – residential lots, density, connectivity with existing residential areas and natural hazards. This is best

achieved through the forthcoming Twizel plan change providing for growth of the town and surrounding area, rather than through decisions on submissions to this Plan Change.

**Recommendation:** Reject submission of RFL and further submission of FFMB and accept further submission of CRC.

**John Maxwell Phillips 30/1** agrees with nodal housing but not in a case where a subdivision approval has already been granted. He wants the existing sections on the northeast side of Glen Lyon Road included in the residential zoning of the township and considers the Twizel River makes a perfect natural boundary between the township and Subzone. Meridian opposes this submission as they consider full assessment of issues needs to occur before rezoning.

**Comment:** I agree with the submitter that the Twizel River/Fraser Stream is a logical boundary between the Twizel environs and the remainder of the Mackenzie Basin where nodal development is proposed. There are obvious merits in rezoning some of the area between Glen Lyon Road and the Twizel River for some form of residential use due to it having been subdivided and there being 25 houses along the area between SH8 and Old Glen Lyon Road. I consider however that the appropriate zoning is best assessed and achieved through the forthcoming Twizel plan change rather than through the Rural based Plan Change 13.

**Recommendation:** Submission be rejected and further submission accepted.

**Ross and Diana Brewer 34/1** request that their land (252 Glen Lyon Road) and other properties between Glen Lyon Road and Fraser River be excluded from the Mackenzie Basin Subzone and remain in the Rural zone as has been proposed for land recently subdivided between Twizel town and Max Smith Drive.

**Comment:** I agree that this land should be excluded from the Mackenzie Basin Subzone at this stage. As mentioned above I expect that consideration of the merits of this area for some form of residential zoning is likely in developing the Twizel plan change to provide for existing and likely future development in and around Twizel.

**Recommendation:** Accept submission

**The Mackenzie Experience Ltd 48/1** request that the land on the corner of Max Smith Drive & SH8 (subject to a subdivision application lodged by the submitter) is excluded from the Mackenzie Basin Subzone and form part of the Twizel town boundary. RFL support this submissions and Meridian oppose it because they consider any consideration of new development should be done as a separate through exercise rather than through PC13.

**Comment:** The corner of land in question was placed in the Mackenzie Basin Subzone because of the view afforded over this land from the State Highway through to the Ben Ohau Range. It was considered that as housing on this corner could impede these important views control over development would provide an opportunity to avoid loss of the ability to view across to the mountains. I consider this is an important matter but is best worked through as part of the forthcoming Twizel Plan Change.

**Recommendation:** Accept submission and RFL further submission in so far removing this corner from the Mackenzie Basin Subzone. Reject Meridian further submission.

**N & C Lyons Family Trust 55/1, 2 & 3** request that:

1. There is a rural residential zone encompassing the areas of Hocken Lane, the airport and Omahau Downs.
2. The cluster of buildings comprising housing and accommodation business at Omahau Downs be recognised as a residential nodal site, and
3. That the western corner of our property is also designated as a nodal site.

These submissions are supported by Mackenzie Lifestyles Limited and High Country Rosehip Orchards Ltd and opposed by the CRC because the submission is too vague and general for the effects of the relief sought to be assessed.

**Comment:**

With regard to the first request I consider that rural residential zoning is not appropriate for this area, as it has many of the important features of the Basin, which make the landscape outstanding. Inclusions of the large area associated with the airport, Omahau Downs and Hocken Lane would potentially significantly compromise the openness of the landscape. It is accepted that the Airport zone with its recent development and subdivision has and will adversely affect these values, however development has occurred in accordance with the special Airport zoning, which unfortunately does not reflect the landscape within which it is located.

With regard to the second request, is my understanding that there are 3 or 4 relatively new buildings on west of SH8 which are being referred to. Graham Densem, Landscape architect has provided comments in relation to these buildings and the requests of the submitter as follows:

- 1) The 3 or 4 newish houses on Omahau west of SH8 fit with the Twizel River edge character quite well. There is probably some capacity for further development in this location, although within firm limits due to the visible location and small size of property. Nodes were intended as a device for the expansive areas of the Basin, not tight peri-urban locations.
- 2) Within the Basin this is an atypical property because of the small residual size of Omahau, its location open to SH8, and its location bordering Twizel developed area. Omahau therefore may or may not be best suited to the node idea. Some other device may be appropriate but this will depend on property size/layout/management proposed, which has not been supplied with the submission.
- 3) Mention of commercial development is noted and it is expected that there is likely to be a market for this given the SH8 exposure. As nodes were intended expressly for small scale developments the Council would need to ensure (a) that any commercial operations are small scale - eg residential-sized B&B, rental holiday home - and not 'Quality Inn' or motel-sized operations; and (b) that any site development doesn't extend of urban sprawl out from Twizel in this highly sensitive location (high SH8 'arrival' profile and already several other developments including the airport
- 4) If any node is granted I would be adamant that it should be way back from the road, and that further buildings go generally as far back as, or behind, existing buildings and trees. To retain the 'high country' feel there needs to be a big open area that the node is seen across it as a distant feature, with use of the existing trees as partial screening, and with buildings scattered among them at low density.

**Recommendation:** That this submission and the further submissions in support be declined unless the submitter can provide detail of a proposed node around the existing buildings which satisfy the concerns raised in the comments of Graham Densem specified above. Accept further submission of CRC in opposition.

**Sue Keen 75/1** is concerned to see the Glen Lyon Road area zone rural with 20 m setbacks. As the reason for the submission is that the “open nature of the landscape should be of paramount importance” I assume this submitter is requesting that the Glen Lyon Road area remain zoned Rural. **Krista Curin 77/1** is opposed to the need to apply for consent to build a house on Glen Lyon Road and requests it be removed from the Subzone. FFMB support this submission.

**Comment:** I have recommended that this area (Glen Lyon Road) be returned to its Rural zoning by way of decision on PC 13, however as mentioned above I expect that consideration of the merits of this area for some form of residential zoning is likely in developing the Twizel plan change. If the area is proposed to have some form of residential zoning then the matter of setbacks will need to be addressed both because of the current density of houses and because of the unusual shapes of many of this lots with limited depth between the road and rear boundaries.

**Recommendation:** Accept submissions and further submission by returning to Rural zoning of properties on the north side of Glen Lyon Road.

## 5. Hocken Lane Submissions

A group of residents of Hocken Lane have submitted both individually and as a group to PC 13. Hocken Lane is a private access (right-of-way) off the north side of Glen Lyon Road in the vicinity of the intersection of Old Glen Lyon Road. The access way is narrow and winding and serves approximately 18 lots, which have been subject to successive subdivision over eight or so years.

### The submitters are:

John and Pauline Beekhuis 35/1 & 4

Bruce White 46/1 & 3

Malcolm and Karen McDiarmid 53/1, 2 & 3

Hocken Lane Land Owners Association 82/1

Josh Billings and Ann Barton 85/1, 3, 4 & 5

Frank Hocken 89/2 & 4

DJ and JL Raynor 113/1, 5 & 6

The submissions request the following:

- 1)
  - a) Exclude the Hocken Lane area from the Subzone thereby reinstating the current (operative) rural subdivision and land use regime; or
  - b) The identification of a separate Hocken Lane Rural Residential Zone, and the formulation of a land use and subdivision regime for this zone – similar to that proposed for Manuka Terrace except that residential buildings be allowed as a permitted activity with the Hocken Lane Rural Residential Zone (subject to compliance with the relevant building standards); or
  - c) Acceptance and identification of an “existing node” or of a “new node” suitable for low-density rural subdivision that incorporates the Hocken Lane area.
- 2) Maintain existing consent conditions in regard to preserving our right to build a dwelling and to provide on-site treatment of household sewage on our property as previously specified without change.

- 3) That the requirement for resource consents to build residential dwellings and farm buildings be removed for all landowners in the Hocken Lane subdivision.
- 4) Continuing the subdivision of Hocken Lane to a minimum of 2ha as MDC has already consented to date, and that Hocken Lane be rezoned rural-residential.
- 5) That MDC install a reticulated sewerage system to Hocken Lane and ask residents to pay for this on hook up to such system.
- 6) Other recognition in the provisions of PC13 that the Submitters' land is suitable for rural residential subdivision and land use.
- 7) Council should accept that the submitters paid (highly) for their property on the basis that further subdivision was possible and legal, which it was at the time. Council should recognise this and pay compensation in accordance with section 85.

FFMB support the submission of Frank Hocken and Forest and Bird and CRC oppose this submission. CRC are concerned that the changes sought include a substantial area beyond the Twizel residential zones and the landscape, amenity, infrastructure and servicing effects are likely to be significant. Forest and Bird are concerned about the loss of biodiversity resulting from subdivision into smaller lots.

## **Background**

### ***Flood Risk***

The Hocken Lane area is to the north of Fraser Stream, has Dry Creek running through it and Twizel River on the northeast and eastern boundaries. The combined effect of these three rivers is that the area is flood prone as is indicated on the Planning Map "Twizel Flood Area, which is attached to this Report as Attachment C. In addition it is my understanding that if there was an earthquake or similar that the Pukaki canal above this area could possibly be breached and the area flooded. Both forms of flooding (river and canal break) have direct implications in relation to potential loss of life and damage to property. In addition the flooding and general high water table, which I understand is approximately 2m below ground, makes positioning of septic tanks in a position where they will function well and not contaminate ground or surface water very difficult.

The Rural Zone rules specify that there shall be no residential buildings on land that is "High flood risk" and on land that is "low flood risk" the minimum floor height shall be 150mm above floodwaters with a 0.2% annual probability of occurring (i.e. 500 year return period). High flood risk and low flood risk are defined in the Plan as respectively those areas where the product of flood depth and velocity equal or exceed 1 or are less than 1 in the 0.2% AEP flood event. A 0.2 AEP flood inundates almost all of the Hocken Lane area; however there are some high areas which are considered low flood risk and on which houses have been permitted. In addition to flooding, the banks of the three rivers are subject to erosion from floodwaters and it is possible that the rivers could actually change course in flood events (avulsion).

### ***Access***

Another key limitation is the poor standard of Hocken Lane, which provides access to the area. Hocken Lane is private right of way that serves the majority of the lots in the area. It is narrow, unsealed, very windy and has bridges for which there is no certification as to the standard to which they have been built. I understand a number of residents are concerned about the standard of Hocken Lane and have asked the Mackenzie District Council to take over and upgrade the road. The Council are very reluctant to do so given these various issues. Although the Council has

processed a number of applications for subdivision off Hocken Lane it has not been in a position to require upgrading of the full length of the Lane as a condition of these subdivisions.

### ***Water Supply Protection***

A further limitation in this area is the close proximity of the Council's water supply wells. These wells are on the south side of the Fraser Stream very close to the river. Because of the proximity to the river and wells and the high water table there is I understand considerable potential for septic tank effluent to travel through the ground or even via surface water in a way that could contaminate the water extracted for the Twizel drinking water supply.

The Operative District Plan identifies an area associated with the Council's wells as the Twizel Water Supply Protection Area. That area was determined without any specific methodology and is focussed on the northern end of North West Arch. Within this area all residential buildings are required to connect to the Council's reticulated sewerage system. As part of Plan Change 13 the Council has incorporated a more scientific approach to determining the area where contamination could result on impacts on the community water supply, by applying the protection zone formula contained in Schedule WQL2 of the Proposed Natural Resource Regional Plan (PNRRP) for protection of community water supply wells. The protection area formula has been applied to the three wells and PC13 incorporates the proposed new protection area.

Presumably because of their close connection with the river, Environment Canterbury refer to the three wells as a surface water take community water supply. The protection zones within the PNRRP do not directly apply to discharges other than to surface water, i.e. they do not directly control discharges beyond the river. While there may be other provisions that would require any septic tanks to obtain resource consent from Environment Canterbury, it was considered appropriate to adopt the protection zone approach because of the permeability of the gravels in the area. This matter is considered in more detail in section 6 of this report, which considers submission to the Twizel Water Supply Protection area.

A large part of the Hocken Lane area is affected by the proposed protection area as can be seen from the plan in Attachment D. Any new houses in this area will require a resource consent as a non-complying activity unless they connect to Council's reticulated sewerage. I have been advised by the Asset Manager that any connection to the Council's system will require pumping because of the low lying nature of the site in relation to the oxidation ponds. In addition the sewerage pipe will need to cross over the river to connect to the main running along Glen Lyon Road.

### **Landscape**

Within the Landscape Report Graham Densem includes the Hocken Lane area within the South Basin Landscape Area, and within that area the listed low vulnerability areas in 3.80 include the "treed areas of Fraser Stream from Pukaki Canal to State Highway 8" which I assume would include most, if not all of the Hocken Lane area. In his report presented to the Hearing Panel in September 2008 Mr Densem discusses some general landscape matters that relate to the Hocken Lane area and acknowledges that the high visual vulnerability assigned to the area in Map 5 of the Landscape Report may not be appropriate. Map 5 in fact shows the classification that Boffa Miskell made in their 1992 study. However it appears Mr Densem has adopted a similar classification in his Map 7 "Capacity to Absorb Development" in that Report where has classifies the area north of Glen Lyon Road as High Vulnerability to Development. Mr Densem comments with regard to the area around the Ruataniwha Homestead, which lies within the Hocken Lane area, that

I agree that the area of High Visual Vulnerability approximates the open tussock area north of Ruataniwha, and that the area of mature trees around Ruataniwha homestead has greater capacity to absorb changes than the open areas to the north. However my view is that the lessening of vulnerability around the homestead is due primarily to tree growth rather than the

presence of improved pastures and subdivision into paddocks, although these latter are contributory factors.

In response to the submission of Mr Shearer seeking to a Lifestyle Subdivision Zone or Ruataniwha Homestead Node for Ruataniwha homestead Mr Densem states:

Choosing between the consequential changes to either the Lifestyle Subdivision Zone or a Homestead Node is a matter that can be determined through the Councils review process for Twizel mentioned above. However I confirm my opinion that the potential impacts of either alternative on landscape values would be minor.

**Comment:**

On the basis of the flooding, access and potential water supply contamination limitations present in the Hocken Lane area I consider that it would not be appropriate to encourage further development in this area. Currently there are approximately 18 lots, which vary in area from 1.67ha to 37.83ha. I understand 5-6 houses exist within the area, 3 of which fall within the proposed Twizel Water Supply Protection Area. I also understand that a number of the approved subdivisions specify building platforms, primarily to ensure that any house and septic tank (or similar) could and will locate in a position to avoid floodable areas.

There is obviously an expectation by landowners who have "approved" building platforms as part of their subdivision, that they will be able to build a house on these platforms. In general I consider that in these circumstances that houses should be able to be built on these platforms without further resource consent. However the issue of how sewage can be treated and disposed of is likely to cause some difficulties. If the building platform falls within the proposed Twizel Water Supply Protection area then a non-complying activity application will need to be made to the District Council or the house connected to the Council system. In addition because of the high water table it is likely that discharge consent would also be required from Environment Canterbury. Any proposed system will need to be able to treat sewage to a very high standard if it is not to be piped off site. In addition the system will need to "flood proof".

Because of the unusual pattern of subdivision in the area and the flooding, access and contamination issues I consider it may be appropriate to have a special provision for this area. The submitters have made a number of alternative requests in this regard including:

- Removal of the area from the Subzone and returned to the Rural zone
- New Rural residential lifestyle zoning
- Recognising area as an existing building node or identified as a new node
- Specific provision recognising the right for all owners to build

Request has also been made for the Council to install a reticulated sewerage system for Hocken Lane with residents paying to hook up to such system.

The first request is that the area simply be taken out of the Subzone and returned to the Rural zoning rules. The Rural Zone rules specify that no houses can be built within areas of high flood risk and within low flood risk areas a minimum floor height level is set. Houses within High Flood risk areas are discretionary activities. In addition any subdivision in any area shown as "flood risk" on a planning map (which this area is) is discretionary. Further nearly half of the area falls within the Twizel Water Supply Protection area making houses non-complying unless they connect to Councils reticulated sewerage system. If a further subdivision was proposed it would be caught by the requirement that no more than 6 lots is permitted to gain access from a private right of way without resource consent (discretionary). So as a combination all the matters of concern are addressed in some way. I am not sure however whether this approach will result in a good outcome

as each application will be dealt with separately and the overall impact may not necessarily be taken into account.

The alternative requests for a specific zoning might provide a better opportunity for the area to be managed in a manner that recognises the various (combined) limitations for development on this land. I am very aware however, that there are a number of landowners who own land within the area all of which have an expectation that they can build a house and possibly to subdivide as well. I consider that further subdivision should only be provided for in exceptional circumstances. Provision for new houses is more difficult however, especially with such a large area affected by the proposed Twizel Water Supply Protection Area (which I consider further below). As a minimum I consider that houses should be permitted on sites where an approved building platform has been granted through subdivision consent. The sewage treatment and disposal system will be a critical matter that will need to be worked through given the potential for contamination of the water supply and the failure of the system if the area floods. Again if that matter has been considered and provided for through existing subdivision consent then I do not consider further consents should be required from the District Council, although they may well be required from Environment Canterbury. In addition I expect the matter of access will have been considered as part of the subdivision process, although I acknowledge that the Council has limited powers to achieve improved physical access and maintenance of that access.

I am unsure whether it is appropriate to permit any further development other than that specified above as it simply will subject more people and property to a risk of flooding, both localised and from any canal break. The area is such that if flooding occurs access will become very difficult therefore cutting off people from essential services. It will also generate more traffic on what is currently an inadequate access track. Further it will increase the potential for contamination of groundwater and the community water supply.

With regard to treatment and disposal of sewage one submitter requests that the Council provided reticulate sewerage services to the area. That would of course involve the Council in considerable cost including potentially the creation of a pumping station and piping of sewage across the river through to Glen Lyon Road. Given the likely spasmodic development that will occur in this area it is possible that if the Council put a system that it would be taken up only in part and over a long period of time. This would add to the cost of such a project. The more likely scenario for this area is for a STEP system to be used where each lot provides its own pumping system through to the mains system. This system has been used in other parts of Twizel but does have a number of problems including the ongoing pumping and maintenance costs for each household. I assume that if this system were to be used that a pipe would be required to cross the river through to Glen Lyon Road and that some form of contribution would be needed from the various lot owners. The mechanisms to achieve this are complicated where development occurs over time.

**Amendments Recommended:** That special provision be made for the Hocken Lane area which

- provides for dwellings to be built on those lots that have building platforms approved through subdivision consent
- does not provide for further subdivision
- provides for farm buildings other than buildings for the housing of 6 more animals

**Seeam Ghoorah & Daim Ghoorah 132/5** have requested that the Council take over Hocken Lane as it is being used by more than 6 landowners. The submitters state that traffic down the lane (especially heavy trucks) has increased five-fold in the last two years. They also mention that there have been difficulties between landowners who share the access. I presume the request in relation to 6 landowners stems from the new rule contained in PC13 requiring 6 or more lots to be served by a



road rather than remain as a private access. As I mentioned above the track is long, narrow, unsealed, windy and has bridges for which there is no certification as to the standard to which they have been built. The Council are very reluctant to take over the track given these various issues.

**Recommendation:** submission be declined

## 6. Twizel Water Supply Protection Area

**John and Pauline Beekhuis 35/2, Bruce White 46/2, Hocken Lane Land Owners Association 82/2, Josh Billings and Ann Barton 85/2, Frank Hocken 89/1, DJ and JL Raynor 113/2** seek

- The deletion of the Twizel Water Supply Protection Area from Hocken Lane, or alternatively Council to fund and install a suitable reticulated sewage system down Hocken Lane.
- That the provision water protection zone be removed from Plan Change 13 and a site specific assessment be undertaken to determine the dimensions of the Twizel Water Supply Protection Zone.

**Forest and Bird** oppose the submission of Frank Hocken saying removal of the water zone could result in the loss of biodiversity.

**Alistair Shearer 57/5** asks that the provision water protection zone be removed and a site-specific assessment be undertaken to determine the dimensions of the Twizel Water Supply Protection Zone.

**Seeam Ghoorah & Daim Ghoorah 132/1-4** support the whole of the Plan Change particularly protection of the water catchment area for Fraser Stream and the Twizel River. They have specifically requested that:

- There should be no further land subdivision in the water catchment area above Hocken Lane
- No other new construction of dwellings or other buildings in the water catchment area above Hocken Lane.
- Resource consent should be compulsory for all existing properties of any activities on the water catchment area.
- Council should take over all sensitive land in the water catchment area so the water table is preserved for future generations

### **Comment:**

The Operative District Plan identifies an area associated with the Council's wells as Twizel Water Supply Protection Area. That area was determined without any specific methodology and is focussed on the northern end of North West Arch. Rural Zone Rule 3.1.1k requires all residential buildings to connect to the Council's reticulated sewerage system. Any house that does not comply with this requirement needs resource consent as a non-complying activity. As part of Plan Change 13 the Council has incorporated a more scientific approach to determining the area where contamination could result in impacts on the community water supply. It has been done by applying the method for calculating the area of a Community Drinking Water Supply Protection zone for wells less than 70m deep in an unconfined aquifer contained in Schedule WQL2 of the PNRRP for protection of community water supply wells. The protection area formula has been applied to the three wells and PC13 incorporates the proposed new protection area. The proposed protection area, as can be seen from the plan in Attachment D, affects approximately half of the Hocken Lane area.

John O'Connor the Utilities Engineer with Mackenzie District Council provided a memo to the Manager of Planning and Regulations on 1 May 2008 regarding the Protection Area incorporated into Plan Change 13, which includes the following discussion and comments:

Currently the Twizel Water Supply is untreated and is therefore very vulnerable to contamination of the water source. Recent legislation will most likely require some form of treatment, but the degree and thus the cost of treatment will largely depend on the quality and risks associated with source water.

There are 13 properties affected including one property for which consent has been granted to subdivide into 2 sections. Currently only 3 properties have dwellings on them (as of May 2008). Building consent has been applied for on one property, and consent to convert a shearing shed to a dwelling on another property is on hold.

The water table in the affected area below the terrace is relatively high (approx 2m below the surface) and the area is prone to flooding. The combination of these two factors increases the risk of septic tanks contaminating the Twizel source water.

There are various documents which support the amendment to the Twizel Water Supply Protection Zone in the Proposed Plan Change 13 of the Mackenzie District Plan.

#### **1. Health (Drinking Water) Amendment Act 2007**

This Act was enacted in October 2007 and comes into force on 1 July 2008.

Clause 69U imposes a duty on the drinking water supplier to take reasonable steps to contribute to protection of the source of drinking water.

Clause 69Z imposes a duty on the drinking water supplier to prepare and implement a Public Health Risk Management Plan.

#### **2. Proposed Natural Resources Regional Plan, Chapter 4 : Water Quality**

*The following sections of Chapter 4 of the NRRP deal with community drinking water sources.*

Issues WQL3	Community drinking water sources
Objective WQL3	Water quality outcomes for community drinking water sources
Policy WQL12	Avoid the potential for contamination of community drinking water sources
Schedule WQL2	Community Drinking Water Supply Protection Zones

The source water is tested once per month for the presence of E.Coli. Fortunately E.Coli has been detected very seldomly and we want to keep it that way. 18/cfu / 100 ml were detected on 4 March 2004 following flooding in the area and 2 cfu / 100 ml were detected in a follow up sample on 10 March 2004. 1 cfu / 100 ml was detected on 9 February 2006.

In response to the submission of Alistair Shearer, Greg Birdling of Opus, who modelled the protection areas for the Council provided the following further advice on the reliability of the zones:

The site-specific assessment as explained in NRRP should consider a number of factors. These factors, and some comment on how the Twizel situation would likely be assessed by the MOH is listed below:

- Depth of well: Shallow wells are generally considered to have higher risks from contamination. The Twizel wells draw water from an unconfined aquifer approximately 10-15m deep and are considered to be shallow.

- Pumping rates: Higher pumping rates can be considered to have higher risk of contamination as the velocity that water travels toward the well is higher, and any contamination will arrive sooner, giving it less time to disperse and degrade. The Twizel wells have relatively high pumping rates.
- Type of Contaminant: Some contaminants (e.g. bacteria) will degrade naturally as the water moves through the aquifer. The high permeability of the local alluvium reduces the time taken and consequently the 'die off' of these types of contaminant. Other contaminants (e.g. chemical) will degrade slowly, or not at all. The area surrounding the Twizel wells could potentially receive contaminants that may not degrade quickly or at all (e.g. agrichemicals)
- Potentially Risk to Water Quality: Twizel currently has few barriers to contamination – basically only to the limited filtration provided by the gravels. This means that the risk to the water supply from contamination at the above source s relatively high as this contamination would not be treated post-extraction.

Taking the above into account, it seems that the Twizel wells have a relatively high risk of contamination, and this justifies a conservative approach to determining the size of the Water Supply Protection Zone (as is provided by the default areas suggested in the NRRP and in the proposed plan change). We believe that this approach will be supported by the Ministry of Health, and that Mr Shearer's assessment of risk would simply not be accepted.

It is clear from the comments above that Council's have a significant responsibility to protect water supplies from all possible contamination and that their obligations in this regard have progressively increased over time. The key to such protection is to avoid contamination in the source water, rather than having to rely on treatment at a later stage. I consider therefore that the protection zone should remain as well as the associated requirement for houses to connect to a reticulated sewerage system. In my consideration 5 above I recommended that houses and septic tanks or equivalent which have been assessed as part of a subdivision application should not be required to obtain further consent from the District Council but that they may need Regional council consent. All other houses, which do not have a connection to the Council system, will therefore need to apply for consent as a non-complying activity.

**Recommendation:** That the Twizel Water Supply Protection Area proposed as part of Plan Change 13 be retained.

Decline submissions of John and Pauline Beekhuis 35/2, Bruce White 46/2, Hocken Lane Land Owners Association 82/2, Josh Billings and Ann Barton 85/2, Frank Hocken 89/1, DJ and JL Raynor 113/2, Alastair Shearer 57/5, accept in part submissions of Seeam Ghoorah & Daim Ghoorah 132/1-4 and accept further submission of Forest and Bird.

## 7. Other Submissions

**SIRI, Rangī Ruru Rowing, Krista Curin, Connie Heath, Meridian, Murray Ewans, Dean Smith**

**South Island Rowing Inc 88/1** seeks to have PC 13 withdrawn because of an insufficient section 32 assessment which fails to adequately acknowledge the relevant characteristics of the landscape of the Basin in terms of modification and the necessary level of protection required. Neither does the assessment adequately identify and consider the effect of PC13 on the South Island Rowing property and the Ruataniwha Rowing Area. **Rangī Ruru Rowing Parents 29/1** seek to have the area occupied by the Ruataniwha Rowing Area (RRA) excluded from the Mackenzie Basin Subzone. The RRA is an area on the Lake Ruataniwha shoreline occupied by some of the facilities used by rowers, such as storage sheds. The area was given special recognition within the District

Plan so buildings can be modified or new buildings built without the need for resource consent, whereas normally buildings within 100m of a lake would require consent as a discretionary activity.

As alternatives to their main submission both these submitters seek to extend the Ruataniwha Rowing Area to incorporate all the land owned by South Island Rowing, which is identified on map attached to the submissions. In addition they request that activities permitted within the RRA be expanded to include caretaker residence, training and support facilities.

**Comment:** I consider that these submitters have raised a legitimate issue, which was an unintended outcome of PC 13. As with other areas in and around Twizel it is my opinion that providing for appropriate development of the rowing facilities, is best undertaken as part of the forthcoming plan change providing for Twizel's growth. I therefore consider that the area adjoining Lake Ruataniwha should, in the interim be removed from the Mackenzie Basin Subzone and returned to full Rural zoning.

With regard to the other requests to expand the identified rowing area and to provide for a wider range of facilities, I consider these requests have merit given the large-scale use of the Lake as a venue for rowing. I therefore recommend that the Council initiate discussions with the rowing organisations to determine the most appropriate long term provision for the rowing course and associated facilities, with the submission forming a basis for these discussions.

**Recommendation:** That the submissions of South Island Rowing Inc and Rangi Ruru Parents be allowed in part to the extent that the Ruataniwha Rowing Area be removed from the Mackenzie Basin Subzone.

**Meridian Energy 71/14** request the deletion of the shading around the Twizel township shown on Appendix R and further clarify on how this area is to be addressed via the Plan Change, with an option to submit on any further changes.

**Comment:** The shaded area on Appendix R Capacity for New Nodes being referred to by the submitter is shaded blue and lies generally to the west of Twizel. The area is notated "Area for lifestyle subdivisions (No Nodes)". This notation was on the map within the original Landscape report prepared by Graham Densem. While the Council adopted many of the recommendations in the Densem landscape report, they did not adopt recommendations relating to the Twizel area because it was intended that the future development of this area would be undertaken in a separate plan change. Consideration of the appropriateness lifestyle subdivision would be undertaken as part of this exercise. The inclusion of the shaded area was therefore in error and has resulted naturally in some confusion. I recommend that the shaded area in Appendix R be removed. With regard to whether there will be an option to submit on further changes, there will be such an option, and it is my understanding that the Council will progress a Twizel plan change in the near future.

**Recommendation:** Accept submission

<p><b>Amendment Recommended</b> Remove blue shading from Appendix R and the notation "Area for Lifestyle subdivisions (No Nodes)"</p>
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**Krista Curin 77/2** requests that the land opposite the cemetery on Glen Lyon Road, should not be included in the township and should remain Rural. Because the cemetery is a place of reflection and contemplation it would be very unfortunate if the land opposite were allowed to be built up.

**Comment:** While I consider this submission has merit, I suggest that it is a submission relevant to the forthcoming review of the zonings around Twizel rather than PC 13, which has the primary purpose of protecting the special landscapes of the Mackenzie Basin. For other reasons however I have recommended that this part of Glen Lyon Road be returned to Rural zoning in the interim.

**Recommendation:** Accept submission

**Connie Heath 94/1 & 2** requests that land already titled and subdivision which is approved along Ostler Road, Simon Cameron subdivision on Old Glen Lyon Road, lifestyle blocks on the river side of Glen Lyon Road should be Residential 3 and not Rural. The submitter also asks that land on Northwest Arch in rural lifestyle should go to Residential 3 and not Residential 1.

**Comment:** Both these requests relate to the planning consultation exercise that the Council has undertaken with the Twizel community. As part of consultation a document was prepared showing options for new zoning of land outside the current urban area and a new “Residential 3 zone” was proposed an option for low density residential development with a minimum lot size in the order of 2-4000m<sup>2</sup>. This is not a matter that can be dealt with under PC13, however these comments will be taken into account when the Council works through the options for the areas referred to in this submission.

**Recommendation:** Decline submission

**Murray Ewans:** simply requests that no more subdivision be permitted around Twizel until approximately 50% of the existing sections are occupied.

**Comment:** The Council will be taking the demand for sections and new houses into account in determining the appropriate provision for new zoning around Twizel. This however will be done as part of the forthcoming Twizel plan change, As mentioned above I have recommended that in the interim the land around Twizel be taken out of the Mackenzie Basin Subzone and remain in the Rural zone.

**Recommendation:** Decline submission.

**Dean Smith 106/8** seeks that there be a defined urban edge to Twizel with development restricted to being within that boundary.

**Comment;** The Council will be taking the form of the Twizel urban area into account in determining the appropriate type and extent of provision for new zoning around Twizel. This however will be done as part of the forthcoming Twizel plan change.

**Recommendation:** decline submission.

## Deferred Submissions

## Submissions Relating to Twizel

SID	Submitter Name	RID	S/O	Request
1	Phil Rive	1	Oppose	That the areas from the western edge of Twizel to the Canal; the land from Glen Lyon Road to the lake, and the land from SH8 to Ohau C which are already planned for development cannot be considered truly rural. They need to be included in the town's outer boundary, but definitely need to be excluded from PC13.
	<i>Ruataniwha Farm Ltd</i>	<i>F11</i>		<i>Support</i>
	<i>South Canterbury Branch of/and the Royal Forest &amp; Bird Protection Society of NZ</i>	<i>F62</i>		<i>Oppose</i>
	<i>Canterbury Regional Council</i>	<i>F74</i>		<i>Oppose</i>
11	Ruataniwha Farm Ltd	1	Oppose	That the proposed Twizel town boundaries be enlarged to include all land that is either currently consented, or is in the process of being consented, for lifestyle block subdivision. These areas must be excluded from the new Mackenzie Basin Subzone.
	<i>Mackenzie Branch of Federated Farmers</i>	<i>F39</i>		<i>Support</i>
	<i>Meridian Energy Ltd</i>	<i>F70</i>		<i>Oppose</i>
	<i>Canterbury Regional Council</i>	<i>F74</i>		<i>Oppose</i>
11	Ruataniwha Farm Ltd	2	Oppose	That all the land surrounding Twizel town be rezoned Rural-Residential, similar to the proposed new zoning for Manuka Terrace with a minimum lot size of 2 or 4ha for development without reticulated services.
	<i>Mackenzie Branch of Federated Farmers</i>	<i>F39</i>		<i>Support</i>
	<i>Canterbury Regional Council</i>	<i>F74</i>		<i>Oppose</i>
29	Rangi Ruru Rowing Parents	2	Amend	In the alternative to submission point (1): Amend the boundary of the Mackenzie Basin Subzone to exclude the entire SIR site from the Subzone. Any consequential amendments to any relevant part of the District Plan considered necessary to address the issues and concerns raised in this submission.
29	Rangi Ruru Rowing Parents	3	Amend	In the alternative to submission point (1): Extend the Ruataniwha Rowing Area by amending Appendix B of the District Plan in accordance with the plan attached to the submission and marked 'B'. Any consequential amendments to any relevant part of the District Plan considered necessary to address the issues and concerns raised in this submission.
29	Rangi Ruru Rowing Parents	4	Amend	Amend the second bullet point of Rural zone rule 3.1.1.g as follows: <ul style="list-style-type: none"> <li>▪ Be limited to storage, ablution, administration, launching, adjudication, caretaker's residence, training and support facilities (NB: training and support facilities include: a kitchen, food, beverage, clothing and souvenir sales, lounge, ceremonial facilities and temporary accommodation for training purposes).</li> </ul>
30	John Maxwell Phillips	1	Oppose	I agree with nodal housing but not in a case where a subdivision approval has already been granted. I would like to see the existing sections on the north east side of Glen Lyon Road included in the residential zoning of the township The Twizel River makes a perfect natural boundary between the township and Subzone.
	<i>Meridian Energy Ltd</i>	<i>F70</i>		<i>Oppose</i>
34	Ross Brewer & Diana Brewer	1	Oppose	That my land (252 Glen Lyon Road) and other properties between Glen Lyon Road and Fraser River be excluded from the Mackenzie Basin Subzone and remain in the rural zone as has been proposed for land recently subdivided between Twizel town and Max Smith Drive.

SID	Submitter Name	RID	S/O	Request
35	John and Pauline Beekhuis	1	Oppose	<p>(1) Amendments to the boundary of the Mackenzie Basin Subzone (or the Twizel township boundary) to exclude the Hocken Lane area from the Subzone thereby reinstating the current (operative) rural subdivision and land use regime; or</p> <p>(2) The identification of a separate Hocken Lane Rural Residential Zone, and the formulation of a land use and subdivision regime for this zone – similar to that proposed for Manuka Terrace <u>except</u> that residential buildings be allowed as a permitted activity with the Hocken Lane Rural Residential Zone (subject to compliance with the relevant building standards); or</p> <p>(3) Acceptance and identification of an “existing node” or of a “new node” suitable for low density rural subdivision that incorporates the Hocken Lane area.</p> <p>Any consequential amendments to any relevant part of the District Plan considered necessary to address the issues and concerns raised in this submission.</p>
35	John and Pauline Beekhuis	4	Oppose	Maintain its existing consent conditions in regard to preserving our right to build a dwelling and to provide on-site treatment of household sewage on our property as previously specified without change.
46	Bruce White	1	Oppose	That all land in the Hocken Lane subdivision re zoned Rural residential with a minimum lot size for subdivision purpose of 2 hectares.
46	Bruce White	3	Oppose	That the requirement for resource consents to build residential dwellings and farm buildings be removed for all landowners in the Hocken Lane subdivision.
47	Grant & Natasha Hocken	1	Oppose	I believe an area running from SH8 along the Twizel River to the Pukaki Canal along to Lake Ruataniwha and back to SH8 should be in the Twizel Town zone and excluded from the Subzone.
	<i>Ruataniwha Farm Ltd</i>	<i>F11</i>		<i>Support</i>
	<i>Meridian Energy Ltd</i>	<i>F70</i>		<i>Oppose</i>
	<i>Canterbury Regional Council</i>	<i>F74</i>		<i>Oppose</i>
48	The Mackenzie Experience Ltd	1	Oppose	That the land on the corner of Max Smith Drive & SH8 (subject to a subdivision application lodged by the submitter) is excluded from the Mackenzie Basin Subzone and form part of the Twizel town boundary.
	<i>Ruataniwha Farm Ltd</i>	<i>F11</i>		<i>Support</i>
	<i>Meridian Energy Ltd</i>	<i>F70</i>		<i>Oppose</i>
53	Malcolm & Karen McDiarmid	1	Oppose	Continuing the subdivision of Hocken Lane to a minimum of 2ha as MDC has already consented to date, and that Hocken Lane be rezoned rural-residential.
53	Malcolm & Karen McDiarmid	2	Oppose	That MDC install a reticulated sewerage system to Hocken Lane and ask residents to pay for this on hook up to such system.
53	Malcolm & Karen McDiarmid	3	Oppose	Oppose to the requirement of resource consent to build residential dwellings and farm buildings
55	N & C Lyons Family Trust	1	Oppose	That there is a rural-residential zone encompassing the areas of Hocken Lane, the airport and Omahau Downs.
	<i>Canterbury Regional Council</i>	<i>F74</i>		<i>Oppose</i>
	<i>High Country Rosehip Orchards Limited</i>	<i>F80</i>		<i>Support</i>
	<i>Mackenzie Lifestyles Limited</i>	<i>F81</i>		<i>Support</i>
55	N & C Lyons Family Trust	2	Oppose	That the cluster of buildings comprising housing and accommodation business at Omahau Downs be recognised as a residential nodal site.
	<i>Canterbury Regional Council</i>	<i>F74</i>		<i>Oppose</i>
	<i>High Country Rosehip Orchards Limited</i>	<i>F80</i>		<i>Support</i>
	<i>Mackenzie Lifestyles Limited</i>	<i>F81</i>		<i>Support</i>

SID	Submitter Name	RID	S/O	Request
55	N & C Lyons Family Trust	3	Oppose	That the western corner of our property is also designated as a nodal site
	<i>Canterbury Regional Council</i>	<i>F74</i>		<i>Oppose</i>
	<i>High Country Rosehip Orchards Limited</i>	<i>F80</i>		<i>Support</i>
	<i>Mackenzie Lifestyles Limited</i>	<i>F81</i>		<i>Support</i>
71	Meridian Energy Limited	14	Oppose	The deletion of the shading around Twizel shown on proposed Appendix R and further clarity on how this area is to be addressed via the Plan Change, with an option to submit on any further changes.  Any similar amendments with like effect. Any consequential amendments that stem from the amendments proposed.
75	Sue Keen	1	Oppose	Concerned to see Glen Lyon Road area zoned Rural. Enable sympathetic development in outlying areas of Twizel.
77	Krista Curin	1	Oppose	Do not believe Plan Change 13 represents the optimum outcomes, especially for Glen Lyon Road as a whole.  Opposed to the need to obtain consent to build a house.  Glen Lyon Road area should be removed from the Subzone.
	<i>Mackenzie Branch of Federated Farmers</i>	<i>F39</i>		<i>Support</i>
77	Krista Curin	2	Oppose	The land opposite the cemetery on Glen Lyon Road, should not be included in the township and should remain rural.
	<i>Mackenzie Branch of Federated Farmers</i>	<i>F39</i>		<i>Support</i>
82	Hocken Lane Land Owners Association	1	Oppose	(1) Amendments to the boundary of the Mackenzie Basin Subzone (or the Twizel township boundary) to exclude the Hocken Lane area from the Subzone thereby reinstating the current (operative) rural subdivision and land use regime; or  (2) The identification of a separate Hocken Lane Rural Residential Zone, and the formulation of a land use and subdivision regime for this zone – similar to that proposed for Manuka Terrace <u>except</u> that residential buildings be allowed as a permitted activity with the Hocken Lane Rural Residential Zone (subject to compliance with the relevant building standards);  Any consequential amendments to any relevant part of the District Plan considered necessary to address the issues and concerns raised in this submission.
85	Josh Billings and Ann Barton	1	Oppose	(1) Amendments to the boundary of the Mackenzie Basin Subzone (or the Twizel township boundary) to exclude the Hocken Lane area from the Subzone thereby reinstating the current (operative) rural subdivision and land use regime; or  (2) The identification of a separate Hocken Lane Rural Residential Zone, and the formulation of a land use and subdivision regime for this zone – similar to that proposed for Manuka Terrace <u>except</u> that residential buildings be allowed as a permitted activity with the Hocken Lane Rural Residential Zone (subject to compliance with the relevant building standards); or  Any consequential amendments to any relevant part of the District Plan considered necessary to address the issues and concerns raised in this submission.
85	Josh Billings and Ann Barton	4	Oppose	1 That an “existing homestead node” be identified on land owned by the submitters; or  2 Other recognition in the provisions of PC13 that the Submitters’ land is suitable for rural residential subdivision and land use.  3 Council should accept that the submitters paid (highly) for their property on the basis that further subdivision was possible and legal, which it was at the time. Council should recognise this and pay compensation in accordance with section 85.



SID	Submitter Name	RID	S/O	Request
				4 Consequential amendments to achieve the intent of the submission.
85	Josh Billings and Ann Barton	4	Oppose	<p>1. That the extent of the Mackenzie Basin Sub-zone be amended to exclude land owned by the submitters – specifically Lot 1 DP331442, thereby reinstating the current (operative) rural subdivision and landuse regime in this location; or</p> <p>2. Other recognition in the provisions of PC13 that the Submitters’ land is suitable for rural residential subdivision and land use.</p> <p>3. Council should accept that the submitters paid (highly) for their property on the basis that further subdivision was possible and legal, which it was at the time. Council should recognise this and pay compensation in accordance with section 85.</p> <p>4. Consequential amendments to achieve the intent of the submission.</p>
85	Josh Billings and Ann Barton	5	Oppose	<p>(1) ceptance and identification of an “existing node” or of a “new node” suitable for low density rural subdivision that incorporates the Hocken Lane area.</p> <p>Any consequential amendments to any relevant part of the District Plan considered necessary to address the issues and concerns raised in this submission.</p>
88	South Island Rowing Inc.	2	Amend	<p>In the alternative to submission point (1):</p> <p>Amend the boundary of the Mackenzie Basin Subzone to exclude the entire SIR site from the Subzone.</p> <p>Any consequential amendments to any relevant part of the District Plan considered necessary to address the issues and concerns raised in this submission.</p>
88	South Island Rowing Inc.	3	Amend	<p>In the alternative to submission point (1):</p> <p>Extend the Ruataniwha Rowing Area by amending Appendix B of the District Plan in accordance with the plan attached to the submission and marked ‘B’.</p> <p>Any consequential amendments to any relevant part of the District Plan considered necessary to address the issues and concerns raised in this submission.</p>
88	South Island Rowing Inc.	4	Amend	<p>Amend the second bullet point of Rural zone rule 3.1.1.g as follows:</p> <ul style="list-style-type: none"> <li>▪ Be limited to storage, ablution, administration, launching, adjudication, caretaker’s residence, <u>training and support facilities (NB: training and support facilities include: a kitchen, food, beverage, clothing and souvenir sales, lounge, ceremonial facilities and temporary accommodation for training purposes).</u></li> </ul>
89	Frank Hocken	2	Oppose	The Council add the Hocken Lane area in to the Twizel Rural area zone.
	<i>Mackenzie Branch of Federated Farmers</i>	<i>F39</i>		<i>Support</i>
	<i>South Canterbury Branch of/and the Royal Forest &amp; Bird Protection Society of NZ</i>	<i>F62</i>		<i>Oppose</i>
	<i>Canterbury Regional Council</i>	<i>F74</i>		<i>Oppose</i>
89	Frank Hocken	4	Oppose	That owners in Hocken Lane can subdivide down to 2ha, as this area is on the fringe of the town.
	<i>Mackenzie Branch of Federated Farmers</i>	<i>F39</i>		<i>Support</i>
	<i>South Canterbury Branch of/and the Royal Forest &amp; Bird Protection Society of NZ</i>	<i>F62</i>		<i>Oppose</i>
	<i>Canterbury Regional Council</i>	<i>F74</i>		<i>Oppose</i>
90	Frank Hocken	2	Oppose	<p>Alternative to Submission 1:</p> <p>Enlarge the Twizel area to include the area between Twizel River, Ohau river, Ohau Canal and Pukaki Canal where it meets at the old salmon farm.</p>

SID	Submitter Name	RID	S/O	Request
	<i>Ruataniwha Farm Ltd</i>	<i>F11</i>		<i>Support</i>
	<i>NZ Defence Force</i>	<i>F22</i>		<i>Oppose</i>
	<i>Mackenzie Branch of Federated Farmers</i>	<i>F39</i>		<i>Support</i>
	<i>South Canterbury Branch of/and the Royal Forest &amp; Bird Protection Society of NZ</i>	<i>F62</i>		<i>Oppose</i>
	<i>Meridian Energy Ltd</i>	<i>F70</i>		<i>Oppose</i>
90	Frank Hocken	4	Oppose	Remove the need for a resource consent to build in the enlarge Twizel area – i.e. between Twizel river, Oahu river, Oahu canal and Pukaki canal where it meets at the old salmon farm.
	<i>Ruataniwha Farm Ltd</i>	<i>F11</i>		<i>Support</i>
	<i>NZ Defence Force</i>	<i>F22</i>		<i>Oppose</i>
	<i>Mackenzie Branch of Federated Farmers</i>	<i>F39</i>		<i>Support</i>
	<i>South Canterbury Branch of/and the Royal Forest &amp; Bird Protection Society of NZ</i>	<i>F62</i>		<i>Oppose</i>
94	Connie Heath	1	Oppose	Land already titled and subdivision of which was approved by the MDC, along Ostler Road, Simon Cameron's subdivision on Old Glen Lyon Road, lifestyle blocks on the river side of Glen Lyon Road should be Residential 3 not Rural..
94	Connie Heath	2	Oppose	Land on Northwest Arch currently in rural lifestyle and privately owned should go Residential 3 and not Residential 1.
104	Murray Ewans	1	Not Stated	No more subdivision around Twizel are allowed to start until all the existing sections are approximately 50% occupied and a suitable dwelling built on the property.
106	Dean Smith	8	Oppose	There should be a defined urban edge to Twizel, with development restricted to being within that boundary.
	<i>Ruataniwha Farm Ltd</i>	<i>F11</i>		<i>Oppose</i>
	<i>Mackenzie Branch of Federated Farmers</i>	<i>F39</i>		<i>Oppose</i>
	<i>Fountainblue Limited, Southern Serenity Limited and Pukaki Tourism Holdings Partnership</i>	<i>F83</i>		<i>Oppose</i>
108	Ralph Smith & I R Smith Family Trust	2	Oppose	Remove need for resource consent for garages or garden sheds. Other alternatives may also be considered – these proposal are unreasonable for very small land holdings close to Twizel.
113	DJ & JL Raynor	1	Oppose	That the relevant provisions of the District Plan (as modified by PC 13) be amended in an appropriate manner that takes account of, and responds to the issues arising for determination as a consequence of this submission including (but not limited to): <ol style="list-style-type: none"> <li>1. Amendments to the boundary of the Mackenzie Basin Subzone (or the Twizel township boundary) to exclude the Hocken Lane area from the Subzone thereby reinstating the current (operative) rural subdivision and land use regime; or</li> <li>2. The identification of a separate Hocken Lane Rural Residential Zone and the formulation of a land use and subdivision regime for this zone, similar to that proposed for Manuka Terrace <u>except</u> that residential buildings be allowed as a permitted activity within the Hocken Lane Rural Residential Zone (subject to compliance with the relevant building standards); or</li> </ol>
113	DJ & JL Raynor	5	Oppose	<ol style="list-style-type: none"> <li>1 That an “existing homestead node” be identified on land owned by the submitters; or</li> <li>2 Other recognition in the provisions of PC13 that the Submitters land is suitable fro rural-residential subdivision and landuse.</li> </ol>
113	DJ & JL Raynor	6	Oppose	That the relevant provisions of the District Plan (as modified by PC 13) be amended in an appropriate manner that takes account of, and responds to the issues arising for determination as a consequence of this submission including (but not limited to): <ol style="list-style-type: none"> <li>1 Acceptance and identification of an “existing node” or a new</li> </ol>

SID	Submitter Name	RID	S/O	Request
				nose suitable for low density rural subdivision that incorporates Hocken Lane area
122	Simon & Priscilla Cameron	5	Oppose	Alternatively to submission 1: - That the Mackenzie Basin Subzone be deleted on the western side of Twizel and extended to the Canal – see map attached to submission.
	<i>Ruataniwha Farm Ltd</i>	<i>F11</i>		<i>Support</i>
	<i>Simons Pass Station Limited &amp; Pukaki Irrigation Company Limited</i>	<i>F21</i>		<i>Support</i>
	<i>NZ Defence Force</i>	<i>F22</i>		<i>Oppose</i>
	<i>Mackenzie Branch of Federated Farmers</i>	<i>F39</i>		<i>Support</i>
	<i>Canterbury Regional Council</i>	<i>F74</i>		<i>Oppose</i>
127	Twizel Community Board	1	Oppose	The Twizel Community Board wishes an outer rural boundary that will operate under the existing Rural rules, and will be exempt from the new proposed Rural Subzone Rules. This area will be known as Twizel Rural Lifestyle. The boundaries to be – all area south of the Twizel River from the Pukaki Canal to Lake Benmore. This will be the northern boundary. Southern boundary to be the old Oahu River Bed from Lake Benmore through to Lake Ruataniwha to the Ohau A Power Station. Western boundary to be Ohau A Power Station along Oahu Canal to the Twizel River.
	<i>Ruataniwha Farm Ltd</i>	<i>F11</i>		<i>Support</i>
	<i>Canterbury Regional Council</i>	<i>F74</i>		<i>Oppose</i>
	<i>High Country Rosehip Orchards Limited</i>	<i>F80</i>		<i>Support</i>
	<i>Mackenzie Lifestyles Limited</i>	<i>F81</i>		<i>Support</i>
132	Seeam Ghoorah & Daim Ghoorah	5	Support	Council should take over Hocken Lane as it is being used by more than 6 landowners.

### Submissions on Twizel Water Supply Protection Area

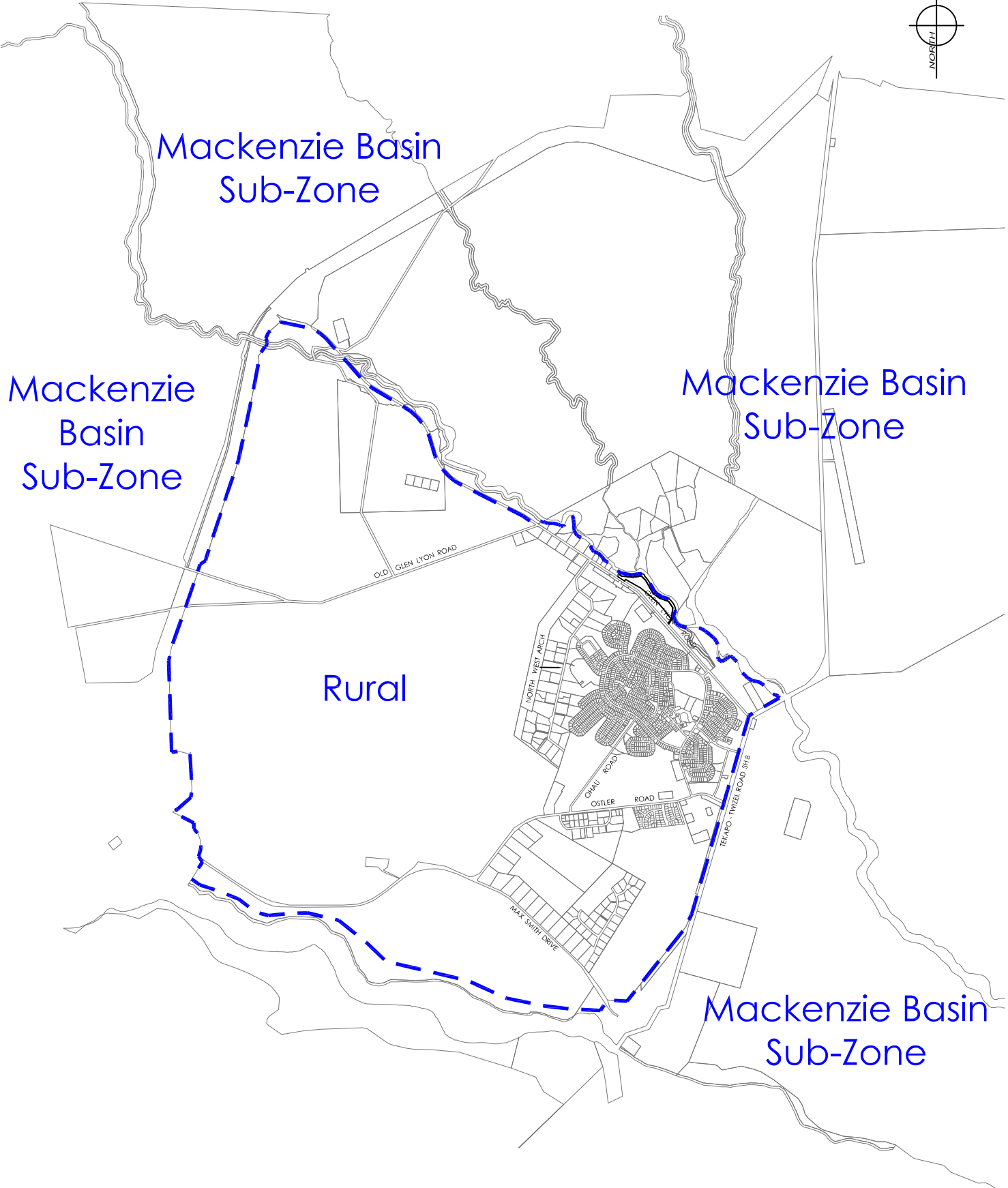
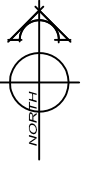
SID	Submitter Name	RID	S/O	Request
35	John and Pauline Beekhuis	2	Oppose	The deletion of the Twizel Water Supply Protection Area from Hocken Lane, or alternatively Council fund and install a suitable reticulated sewage system down Hocken Lane.  Any consequential amendments to any relevant part of the District Plan considered necessary to address the issues and concerns raised in this submission.
46	Bruce White	2	Oppose	Oppose extension of Twizel water supply protection area of Hocken Lane subdivision
57	Alistair Shearer	5	Oppose	That the provision water protection zone be removed from Plan Change 13 and a site specific assessment be undertaken to determine the dimensions of the Twizel Water Supply Protection Zone.
82	Hocken Lane Land Owners Association	2	Oppose	The deletion of the Twizel Water Supply Protection Area from Hocken Lane, or alternatively Council fund and install a suitable reticulated sewage system down Hocken Lane.  Any consequential amendments to any relevant part of the District Plan considered necessary to address the issues and concerns raised in this submission.
85	Josh Billings and Ann Barton	2	Oppose	The deletion of the Twizel Water Supply Protection Area from Hocken Lane, or alternatively Council fund and install a suitable reticulated sewage system down Hocken Lane.  Any consequential amendments to any relevant part of the District Plan considered necessary to address the issues and concerns raised in this submission.
89	Frank Hocken	1	Oppose	That the Twizel water zone be removed, or the Council puts in a pressure pipe line.
	<i>Mackenzie Branch of Federated Farmers</i>	<i>F39</i>		<i>Support</i>

SID	Submitter Name	RID	S/O	Request
	<i>South Canterbury Branch of/and the Royal Forest &amp; Bird Protection Society of NZ</i>	<i>F62</i>		<i>Oppose</i>
113	DJ & JL Raynor	2	Oppose	That the relevant provisions of the District Plan (as modified by PC 13) be amended in an appropriate manner that takes account of, and responds to the issues arising for determination as a consequence of this submission including (but not limited to): - The deletion of the Twizel Water Supply Protection Area from Hocken Lane, or alternatively Council fund and install a suitable reticulated sewage system down Hocken Lane.
132	Seeam Ghoorah & Daim Ghoorah	1	Support	There should be no further land subdivision in the water catchment area above Hocken Lane
132	Seeam Ghoorah & Daim Ghoorah	2	Support	No other new construction of dwellings or other buildings in the water catchment area above Hocken Lane.
132	Seeam Ghoorah & Daim Ghoorah	3	Support	Resource consent should be compulsory for all existing properties of any activities on the water catchment area.
132	Seeam Ghoorah & Daim Ghoorah	4	Support	Council should take over all sensitive land in the water catchment area so the water table is preserved for future generations.

### Submissions Transferred from First Hearing

SID	Submitter Name	RID	S/O	Request
9	CS & PJ Stott	1	Oppose	The Mackenzie Basin Subzone should be redefined so as to exclude all relevant areas the subject of resource consents currently held and entitling residential development.
	<i>Ruataniwha Farm Ltd</i>	<i>F11</i>		<i>Support</i>
	<i>Canterbury Regional Council</i>	<i>F74</i>		<i>Oppose</i>
11	Ruataniwha Farm Ltd	6	Oppose	That the requirement for resource consents to build residential dwellings be removed for those lots recently consented to subdivide by Council and also for those RCA's which were lodged with Council prior to notification date of the plan change date, i.e. 19 December 2007.
	<i>NZ Defence Force</i>	<i>F22</i>		<i>Oppose</i>
	<i>Mackenzie Branch of Federated Farmers</i>	<i>F39</i>		<i>Support</i>
	<i>Meridian Energy Ltd</i>	<i>F70</i>		<i>Oppose</i>
	<i>Canterbury Regional Council</i>	<i>F74</i>		<i>Oppose</i>
16	Martin Galley	1	Oppose	That existing land purchased prior to the proposed plan change 13 will not require resource consent for building a house.
	<i>NZ Defence Force</i>	<i>F22</i>		<i>Oppose</i>
	<i>Mackenzie Branch of Federated Farmers</i>	<i>F39</i>		<i>Support</i>
	<i>Canterbury Regional Council</i>	<i>F74</i>		<i>Oppose</i>
108	Ralph Smith & I R Smith Family Trust	1	Oppose	Consider including all existing subdivision with sections of specific size being bought into the central area as shown by plan j:\16290 Basin Subzone.R2.dwg.
111	Brenda Agnew	1	Oppose	A boundary change to the Mackenzie Basin Subzone so that it does not include any properties previously subdivided and titles with the approval of this district council other than properties already 200ha and larger.
	<i>Ruataniwha Farm Ltd</i>	<i>F11</i>		<i>Oppose</i>
	<i>Mackenzie Branch of Federated Farmers</i>	<i>F39</i>		<i>Support</i>
	<i>Meridian Energy Ltd</i>	<i>F70</i>		<i>Oppose</i>
	<i>Canterbury Regional Council</i>	<i>F74</i>		<i>Oppose</i>

# Attachment B



## Revised Mackenzie Sub-Zone Boundary

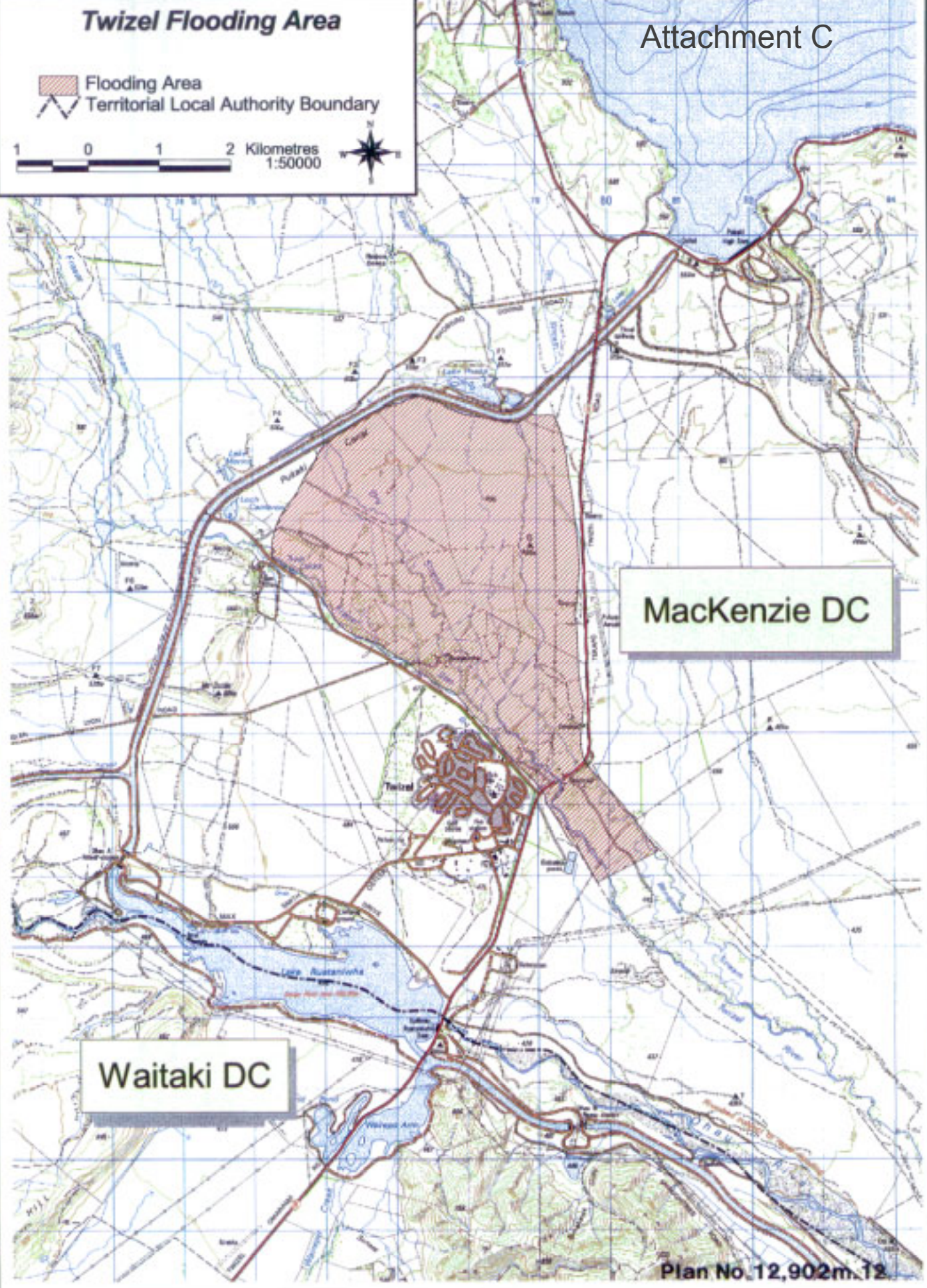
Scale 1:50000@A4



# Twizel Flooding Area

Attachment C

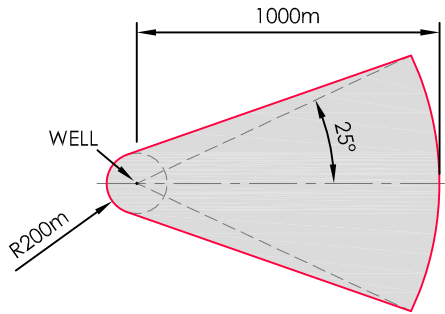
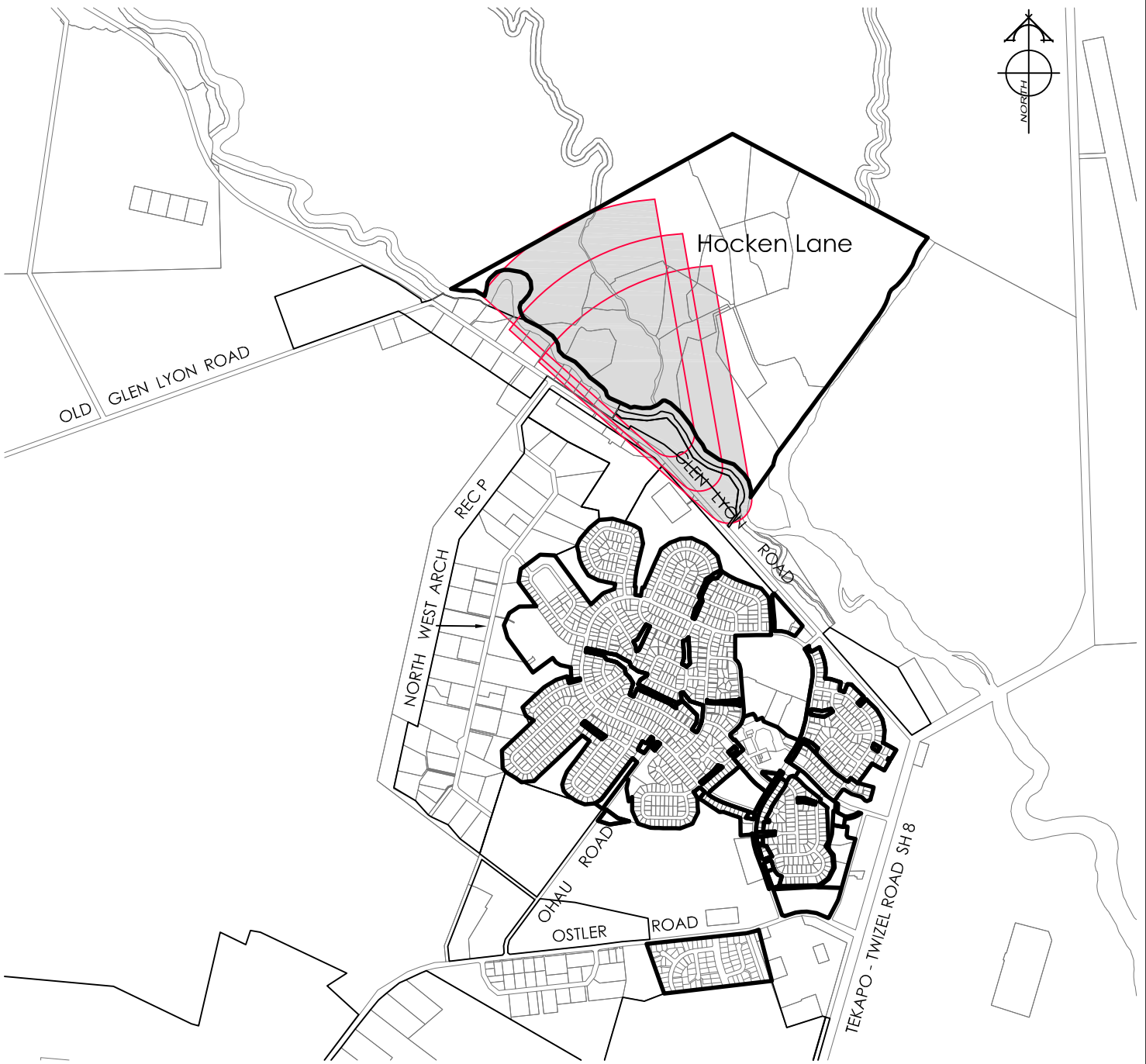
-  Flooding Area
-  Territorial Local Authority Boundary



MacKenzie DC

Waitaki DC

# Attachment D



Protection Zone Dimensions

Not To Scale

## Twizel Water Supply Protection Zone

Scale 1:10000@A1  
1:20000@A3