

Submission to Plan Change 13

DEFERRED SUBMISSION RELATING TO TWIZEL

Prepared by The Mackenzie Experience Ltd (SID 48)

Twizel Boundary with Mackenzie Basin Subzone.

In general we are pleased to see the Planning Officer has pushed back the restrictive Mackenzie Basin Sub Zone boundary with Twizel and is now taking into account land that has resource consent to subdivide or has had an application to subdivide with Council before December 2007.

In particular we had concerns with the arbitrary Sub Zone boundary proposed for the area of land on the corner of Max Smith Drive & State Highway 8. As can be seen in Appendix B there was a substantial deviation off the natural hard boundary provided by Max Smith Drive at this corner which specifically excluded a RCA lodged by ourselves in September 2007.

Within the Officers Report, the Planning Officer attempts to justify why this land was placed within the Sub Zone in the first place. This area was deemed to have a significant view shaft toward the Ben Ohau Range and any form of development here was seen as potentially impeding these important views.

In an attempt to quell any such view shaft fears TMEL arranged for 3 Dimensional photos to be prepared by Morgan & Pollard Visual showing the before and after shots of housing development within this subdivision, see Appendix A. These photos were taken from various setback distances off the corner of Max Smith Drive and SH8. These were given to Council as part of the RCA and at the time were accepted as proof that no view shafts would be lost.

It seemed ludicrous that a resource consent application (RCA) with controlled activity status could be suddenly changed by the whim of Council through a plan change. We are pleased to see that common sense has prevailed however the recommendation is that the final determination is made during the Twizel Plan Change. As we have complied with all Council criteria for this controlled activity subdivision we would like the area to be fully considered part of the Twizel town boundary.

We support the Planning Officers recommendation to exclude this area from the Sub Zone. We would like Council to adopt this recommendation.



Photograph (A) Looking East from 20th and Main Street View of Mountain View, NV June 2007

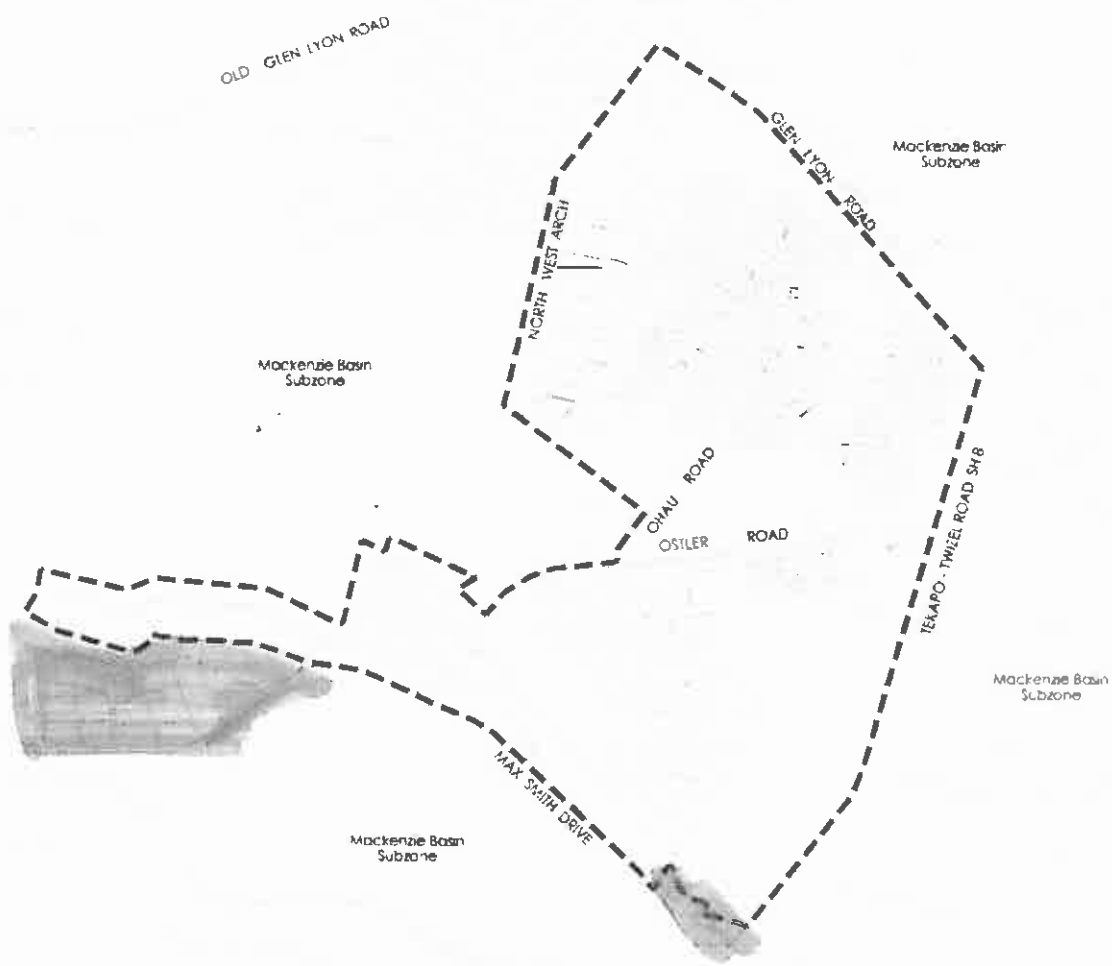
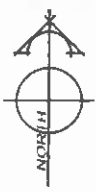


Photograph (B) Looking East from 20th and Main Street View of Mountain View, NV June 2007



Approved by
Planning Board
Management Services

APPENDIX B



Mackenzie Basin Subzone Insert

Legend

Scale 1:35000@A4

- Mackenzie Basin Subzone Boundary