

Before the Independent Hearing Panel
Appointed by the Mackenzie District Council

Under the Resource Management Act 1991 (**RMA**)
In the matter of Proposed Plan Changes 23 – 27 to the Mackenzie District Plan

**Joint Witness Statement – PC23 Rezoning Requests – Road Metals Company Ltd
- Planning**

15 May 2024

Introduction

1 This joint witness statement is prepared in response to the direction of the Hearing Panel at paragraph [6](a) of the Minute 14 dated 7 May 2024 that:

a) expert caucusing is to occur between the Road Metals and Council experts, with Joint Witness Statements to be made available to the Hearing Panel no later than 5pm on 15 May 2024. The JWS's should identify any resolution of matters of contention (including any agreed MDP provisions) and any remaining matters of contention, with reasons provided.

2 The Hearing Panel recorded in Minute 14 that:

[4] While not wishing to unduly limit the scope of the caucusing, we envisage that it would as a minimum focus on what appears to us to be some matters of contention, including but not limited to what is actually sought (a GIZ or a TISPZ); the extent of existing short to medium term GIZ feasible development capacity in Twizel and the wider district compared to projected and quantifiable short to medium term demand; the amount of traffic that should be enabled to access (and depart from) the intended industrial zone from SH8 and how that would be dealt with in any zoning provisions; the provision of safe and efficient multimodal links; the protection and enhancement of Significant Indigenous Vegetation and Habitats of Indigenous Fauna within the site; and feasible landscape mitigation planting taking into account vegetation growth rates in Twizel.

[5] The experts may of course identify other matters that they consider would benefit from caucusing.

- 3 Planning experts attended a joint witness meeting via Microsoft Teams on 14 and 15 May 2024.
- 4 Participants at the meeting were:
 - (a) Lisa Thorne (for Mackenzie District Council (**MDC**)); and
 - (b) Kevin Bligh (for Road Metals Company Limited (**RM**)).
- 5 In preparing this statement, the expert witnesses have read and understood the Code of Conduct for Expert Witnesses as included in the Environment Court of New Zealand Practice Note 2023.

Background

- 6 Road Metals is seeking the rezoning of approximately 17.4 hectares (**ha**) of rural land (the **site**) to provide 12.9 ha of industrial land and a 4.5 ha landscape strip at Lot 2 DP 487658 (the **property**), Twizel, through a submission on Stage 3 of the Mackenzie District Plan (**MDP**) review. The subject site is part of the approximately 220 ha property owned by RM.
- 7 Mr Bligh (**KB**) prepared expert evidence on behalf of Road Metals and a section 32 report and draft provisions.
- 8 Ms Thorne (**LT**) is the author of the s42A report on behalf of MDC.
- 9 As requested by Minute 14, our discussions considered matters set out in paragraph 4 and other matters of contention between the planning evidence and the s42A report. The matters discussed are set out below.

Matters Discussed

The type of zoning proposed – a **GIZ** or **TISPZ**

- 10 KB confirms that the submission seeks a Twizel Industrial Special Purpose Zone (**TISPZ**) of 17.4 ha on the RM property.
- 11 The planners agree that RM's request for General Industrial Zone (**GIZ**) is alternative requested relief should the Hearing Panel (**panel**) not accept the proposed TISPZ.

- 12 The planners agree that compared to the GIZ, a TISPZ would be more appropriate to achieve the objectives of the MDP and higher order documents.
- 13 LT considers that zoning the TISPZ location to GIZ is not an appropriate way achieve the objectives of the MDP and higher order documents.

Provisions Sought by Road Metals

- 14 KB proposes amended provisions to address matters raised in the s42A report and the JWS statements, which are attached as **Appendix 1**.
- 15 The planners did not discuss these in detail, but agree that should panel accept the submission the proposed provisions must secure the OSSA, EMA, Landscape Strip, and bulk roading, public access and servicing outcomes prior to development in the 12.9ha area occurring.
- 16 LT maintains the view that a more appropriate approach for a TISPZ, is to address all areas necessary for the TISPZ outcomes within the TISPZ zone with the objectives, policies, rules and standards appropriate to the purpose of the different OSSA, EMA, Landscape Strip and industrial areas.
- 17 The planners are comfortable to keep discussing and developing provisions either before or after the hearing, if the Panel considers it helpful.

Landscape and Open Space

- 18 The planners agree that the exclusion of the NFL Chapter from Lot 2 DP 487658 (being the RM property outside the TISPZ site), in the draft provisions attached to KB's planning evidence should be deleted. With this exclusion deleted, the NFL Chapter would apply to the RM property outside the TISPZ site, including the proposed Open Space Setback Area (**OSSA**) and Ecological Management Area (**EMA**) area.
- 19 The planners were provided copies of the Landscape and Ecological Joint Witness Statements (**JWS**) prior to conferencing and confirm and agree that the area along the state highway is no longer to include ecological mitigation, and is now proposed primarily for open space, separation, and visual screening – being the proposed OSSA.
- 20 The planners note the OSSA includes the area of land between the Twizel River and northern boundary of the TISPZ, and at the southern end the OSSA has been widened from 200m proposed in the submission to 270m

- to include the existing mature vegetation on the property. The planners agree with this approach.
- 21 The planners agree with the purpose and location of the OSSA area and the Landscape Strip as set out in the Landscape JWS. The planners agree the outcomes in the Landscape JWS should be secured through provisions, and that further development of the proposed provisions would be required to achieve the outcomes sought.
- 22 The planners agree that the NFL Chapter rule framework and non-complying activity status for development of the TISPZ is not the most appropriate rule framework for the TISPZ should rezoning be accepted by the panel.
- a) KB proposes to exempt the TISPZ from the NFL Chapter because the effects have been considered through the rezoning proposal and the policy framework proposed to manage the effects.
 - b) LT does not oppose the intention for a more enabling rule framework for the TISPZ area in relation to NFL matters, but only on the basis that the landscape and open space outcomes for the TSPZ are secured prior to any development taking place and the TISPZ standards. LT notes that scope to exempt the TISPZ from the operative NFL provisions may be an issue.
 - c) The planners agree that further development of the proposed provisions would be required to secures these outcomes.

Ecology

- 23 The planners agree that the exclusion of the EIB Chapter from Lot 2 DP 487658 (being the RM property outside the TISPZ site), in the draft provisions attached to KB's planning evidence should be deleted. With this exclusion deleted, the EIB Chater would apply to the RM property outside the TISPZ, including the proposed OSSA and EMA areas.
- 24 The planners understand that the Ecological Management Area (EMA) that is depicted in the Landscape JWS Outline Development Plan ('ODP') is different to that in the Ecology JWS, and that the ecologists are to reissue their JWS to confirm their agreed EMA.
- 25 The planners agree that there may be opportunities to incorporate the area of land to the northeast of the EMA between the EMA and Twizel river so

that the EMA is contiguous with the site boundary and does not fragment this land, and provides for the Twizel River Trail and connection with the river.

26 The planners agree that the EMA should be implemented through provisions which require the matters set out in para 23 of the Ecology JWS, to be addressed and the EMA outcomes to be secured prior to any development occurring within the TISPZ, which includes:

- a) *Mechanism of protection – benefits need to be permanent, and therefore the EMA requires a binding legal mechanism (reserve, covenant, etc.) to ensure any EMA is protected in perpetuity.*
- b) *Fencing – the EMA needs to be demarcated, and a fence is the logical approach.*
- c) *Grazing – light sheep grazing is considered appropriate and provides a means to ensure low stature vegetation / habitat persists.*
- d) *woody weed control.*
- e) *Animal pest control – targeting lagomorphs (rabbits and hares) but potentially mammalian predators as well.*

27 The planners agree that further development of the proposed provisions would be required to secure these outcomes, and that this could include an EMA Biodiversity Plan as proposed by KB.

28 The planners agree that the EIB Chapter non-complying activity status under Rule 1.3 for vegetation removal in the TISPZ would not be an appropriate rule framework if the EMA concept is secured through the provisions, should the rezoning be accepted by the panel.

- a) KB proposes to exempt the TISPZ from the EIB Chapter and proposes that all development and land use is non-complying until such time that a subdivision consent is approved which secures the EMA outcomes.
- b) LT does not oppose the intention for a more enabling vegetation clearance rule framework within the TISPZ area to that in EIB Chapter Rule 1.3.2, and agrees with KBs revised approach that all development and land use is non-complying until the EMA outcomes are secured. LT notes that scope may be an issue with exempting the TISPZ from the EIB Chapter.

- c) The planners agree that further development of the proposed provisions would be required to secure these outcomes.
- 29 The planners note that a resource consent application for quarrying on the RM property has been lodged but is on hold (RM210048). The EMA is predominantly within a location identified for potential ecological compensation through that application. The planners agree that should the rezoning be accepted, the location for any compensation in the quarry resource consent must be outside the EMA.
- 30 The planners agree it is appropriate that the provisions provide for matters relating to birds and lizards in paragraphs 15(a) and (b) in the ecology JWS.
- 31 The planners note the ecological experts disagree on whether or not the outwash plain habitat meets the significance criteria.

Economics

- 32 The planners agree that adverse effects associated with primary production loss on the TIPSZ and EMA would not be significant.
- 33 The planners agree that infrastructure servicing costs can be internalized, and that where MDC upgrades are required, this can be worked through as a separate development contribution process that sits outside the plan review and would presumably occur at or before the time of subdivision.
- 34 The planners note that Mr Copeland (MC) does not dispute Mr Patterson's (BP) estimate for industrial land demand for Twizel of 9.5ha by 2035 but MC notes that such forecasts are uncertain.
- 35 The planners note that the areas of disagreement between MC and BP relate to the existing availability of industrial land in Twizel, industrial land future demand, a 'competitiveness margin', the relevance of industrial land supply in nearby towns, industrial land fragmentation effects, and the positive economic effects from the rezoning.
- 36 The planners have discussed the differing views regarding the existing availability of industrial land in Twizel, having been supplied with BPs workings (**Appendix 2**) used in the report prepared by BP *Future demand for industrial land across Mackenzie District ,April 2024*, attached to BPs evidence.
- 37 KB has undertaken a desktop analysis using available aerial imagery and has supplied this to LT. This analysis is attached to this JWS as Appendix 3. KB makes the following points:

- a) There appears to be less available land than BP calculated;
- b) In terms of how much of a reduction this is, KBs view is that it depends on your viewpoint of what is meant by 'available'. KB considers that there is potentially between 2-5ha less industrial zoned land available in Twizel than BPs estimate of 11.9ha.
- c) KB notes that what is now the Large Formal Retail Zone (which used to be industrial) appears to still contain predominantly industrial activities, and some Low Density Residential zoned land is also being used for industrial purposes (Whitestone Contracting, Ohau Road).
- d) It is not clear to KB that any potential relocation of these activities has been factored into BP's analysis.
- e) KBs view is that to give effect to the strategic directions including ATC-O6(1), and ATC-O1(2) and UDF-O1(5), that the RM TISPZ is appropriate irrespective of the differences regarding available land in Twizel.

38 LT considers:

- a) The evidence of MC and views of MC in the Economic JWS is not supported by evaluative and quantifiable economic analysis to understand the extent to which the economic experts conclusions differ regarding the extent of existing short to medium term GIZ feasible development capacity in Twizel and the wider district compared to projected and quantifiable short to medium term demand.
 - b) Whilst the economic experts have commented on information provided by KB, the key issue in contention appears to be whether the existing zoned industrial land available in Twizel and across the district provides for the industrial land supply needs in Twizel over the 10 year life of the Plan.
 - c) MC's view in the Economic JWS and the evidence of Mr Francis indicate that there is demand for yard based industrial activities that are unable to be accommodated in existing zones.
- Understanding this further would assist.

Transport

39 LT maintains the view that the TISPZ wide VPD rule proposed in KB's evidence is not an effective rule and that the use of a proxy is a more appropriate trigger.

- 40 KB proposes alternative drafting to introduce a TISPZ wide maximum Gross **(GFA)** Floor Area as an optional additional alternative within the rule.
- 41 LT considers a GFA would not be an effective proxy as industrial activities are often yard based and would not be wholly undertaken in buildings.
- 42 KB notes that the ITA supplied with Mr Metherell's evidence and which forms part of the s32 notes at page 19 that "*that traffic generation from the site is expected to be of a low scale, and it is unlikely individual sites will trigger high trip generator rule provisions*"
- 43 The use of the VPD trigger is proposed to enable further assessment, and the possibility of a new roading access per the ODP in the future, if movements did reach such thresholds. The GFA proxy has been developed in consultation with NZTA.
- 44 KB understands from communication with NZTA to date that they are generally in agreement, but this position is not yet final and will be confirmed in a position statement to be provided to Council and the hearing panel. The relevant email from NZTA is attached as **Appendix 4**.
- 45 LT considers that further development of the proposed provisions would be required to address transport matters. KB considers that a VPD or GFA trigger/proxy is appropriate based on the expert Transport evidence and feedback from NZTA, but is happy to consider other options further.

Dated 15 May 2024

Ms Lisa Thorne



Mr Kevin Bligh



Appendix 1: Kevin Bligh Proposed Provisions 13.5.24

Attachment 3 – Changes sought to the MDP text/ planning maps

Proposed New Zone applying to Lot 2 DP 487658

Twizel Industrial Special Purpose Zone (TISPZ)

Introduction

The Twizel Industrial Special Purpose Zone (TISPZ) is located to the east of the Twizel Township and State Highway 8 adjacent to the Twizel River and adjoining the Twizel wastewater treatment plant. Because of its separation from the residential areas of the township, the TISPZ is intended to be used for a range of industrial activities.

Because of the scale and nature of activities anticipated within this zone, a greater level of adverse effects is expected within the zone than in non-industrial zones, including visual amenity effects associated with larger-scale buildings and structures, as well as noise, dust, lighting and transport effects. These effects need to be managed to maintain an appropriate level of amenity within the zone, whilst ensuring that the adverse effects are also managed in a way that maintains and protects the ecological, landscape, open space, cultural and amenity values of the surrounding General Rural Zone, Open Space Zone, and the Te Manahuna / Mackenzie Basin Outstanding Natural Landscape, while integrating with the transport network.

There is interplay between the TISPZ and the balance of the land zoned General Rural on Lot 2 DP 487658, where provision is to be made for the Ecological Management Area and Open Space Setback Areas (OSSA), and active modes of transport to connect to the Twizel River Trail.

Note for Plan Users: For certain activities, consent may be required under rules in this Chapter as well as other District-Wide Matters Chapters in the Plan.

Unless expressly stated otherwise, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1 - How the Plan Works.

For the avoidance of doubt, Chapter 19 Ecosystem and Indigenous Biodiversity (Plan Change 18) and the Natural Features and Landscapes chapter (including Plan Changes 23 and 27) do not apply to the land zoned TISPZ.

Objectives and Policies

Objectives	
TISPZ-O1	Zone Purpose
The Twizel Industrial Special Purpose Zone provides primarily for industrial activities, and other compatible activities, necessary for the growth and development of Twizel.	
TISPZ-O2	Zone Character and Values
<p>Activities and built form within the Twizel Industrial Special Purpose Zone are comprehensively developed in accordance with the Twizel Industrial Outline Development Plan in a way that:</p> <ol style="list-style-type: none"> 1. recognises the functional and operational requirements of industrial activities and maintains a reasonable level of amenity within the TISPZ and ensuring reverse sensitivity effects are avoided or mitigated; 2. maintains transport safety and efficiency of the surrounding road network, and provides shared path connections for pedestrians and cyclists; 3. protects and enhances the landscape character, biodiversity and open space values of the General Rural land adjacent to the highway; 4. Protects and enhances the indigenous biodiversity values of General Rural land adjacent to the Twizel River identified within an Ecological Management Area; 5. maintains the ecological, landscape, cultural, and open space values of the surrounding environment, and the amenity values anticipated in adjacent zones; and 6. maintains the outstanding natural landscape values of the Te Manahuna / Mackenzie Basin Outstanding Natural Landscape. 	

Commented [KB1]: Or alternative wording here: to respond to the needs of the community, including diversity in business opportunities

Policies	
TISPZ-P1	Industrial Activities
Enable a range of industrial activities and ancillary activities that support the functioning of the zone for industrial purposes, to establish and operate within the TISPZ.	
TISPZ-P2	Other Activities within TISPZ
Avoid the establishment of non-industrial activities within the TISPZ, unless they:	
	<ol style="list-style-type: none"> 1. will not result in reverse sensitivity effects on industrial activities; and 2. have a functional need or operational need to establish in the zone.
TISPZ-P3	Protection and Enhancement of State Highway Frontage Comprehensive Development
<p>Protect and enhance the landscape character, biodiversity and open space values of the land adjacent to the highway.</p> <p>To require the provision of infrastructure, roading, public access and landscape planting by way of an approved subdivision consent prior to the establishment of land use and development activities to ensure an accessible, well-functioning development with good connectivity that maintains character and attractiveness to businesses.</p>	
TISPZ-P4	Outline Development Plan
Manage activities in the Twizel Industrial Special Purpose Zone, in general accordance with the Twizel Industrial Outline Development Plan, to:	
	<ol style="list-style-type: none"> 1. require that infrastructure, roading, public access, and planting is in place by way of an approved subdivision consent, prior to the establishment of industrial land use and development activities in the TISPZ. 1. ensure that built form is of a scale and design and landscaping is established that is compatible with the purpose of TISPZ and the landscape character, natural environment, and open space values of the surrounding area, including the Te Manahuna / Mackenzie

Basin Outstanding Natural Landscape;

2. provide for a reasonable level of amenity for workers within the TISPZ; and
- ~~3. provide for the open space, landscape and biodiversity values of the land along the State Highway 8 frontage;~~
4. facilitate provision for active mode access;
5. provide for safe and efficient connectivity with State Highway 8

TISPZ-P5 Open Space Setback Area

To manage adverse visual effects of built form adjacent to the state highway through the protection and enhancement of the landscape and open space values of the Open Space Setback Area until such time as landscaping is established in the Landscape Strip.

TISPZ-P6 Ecological Management Area

To protect and enhance indigenous biodiversity values within the Ecological Management Area in accordance with the Biodiversity Plan approved with the subdivision consent.

DRAFT

Rules

Note for Plan users: Chapter 19 Ecosystem and Indigenous Biodiversity (Plan Change 18) and the Natural Features and Landscapes Chapter (including Plan Changes 23 and 27) do not apply to the land zoned TISPZ. For the avoidance of doubt, the Rules in the above-mentioned chapters continue to apply to the Open Space Setback Area (OSSA) and Ecological Management Areas (EMA) within the General Rural Zone as shown in Schedule 1.

This chapter may also refer to standards within other chapters of the District Plan. If there is a different rule requirement in the other District-Wide Matters chapters, the applicable rule in this zone applies and the rule in the district-wide chapter does not apply.

Insert a rule table to give effect to the objectives and policies outlined above, as follows.

TISPZ-R1	All Land Use and Development Activities within the TISPZ	
	<p>Activity Status: Refer to relevant rules below</p> <p>Where:</p> <ol style="list-style-type: none"> 1. A subdivision consent has been approved for the TISPZ in accordance with SUB-R2. 2. All land use and development activities are in accordance with the Twizel Industrial Outline Development Plan in Schedule 1. 3. A Biodiversity Plan for the Ecological Management Area has been prepared in accordance with Schedule 2 and has been approved by Council as part of the subdivision consent. 4. Servicing, roading and planting within the landscape strip are implemented prior to the establishment of any land use and development on site. 	<p>Activity status when compliance is not achieved with R1.1 to R1.4: NC</p>
TISPZ-R12	Buildings and Structures	
TISPZ	<p>Activity Status: CON</p> <p>Where the activity complies with the following standards:</p> <p>TISPZ-S1 Height TISPZ-S2 Setbacks TISPZ-S3 Coverage TISPZ-S4 Exterior Cladding of Buildings and Structures TISPZ-S5 Outdoor Storage</p>	<p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> a. The location, design and scale of the building with respect to landscape values.

Commented [KB2]: The idea with this is the ODP is to guide subdivision and at the time of seeking subdivision consent need to provide:

Infrastructure
Roading
Allotments
Landscaping details
Biodiversity plan
Provision of active modes

Then seek land use consents in accordance with ODP and standards (infrastructure, roads, etc will already be known and provided)

	TISPZ-S6 Landscaping	<ul style="list-style-type: none"> b. External appearance of the building, including colours and materials. c. Light spill. d. The effectiveness of any landscaping proposed in mitigating effects.
TISPZ-R23	Industrial Activities	
TISPZ	Activity Status: PER <u>Where:</u> <ol style="list-style-type: none"> 1. The activity is not a heavy industrial activity. 2. Where the activity is in accordance with the Twizel Industrial Outline Development Plan. <u>And the activity complies with the following standards:</u> TISPZ-S5 Outdoor Storage TISPZ-S6 Landscaping TISPZ-S7 Servicing TISPZ S86 Transport	Activity status when compliance is not achieved with R2.1 and R2.2: DIS NC Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
TISPZ-R34	Conservation Activities	
TISPZ	Activity Status: PER <u>Where:</u> <ol style="list-style-type: none"> 1. The activity is in accordance with the Twizel Industrial Outline Development Plan. 	Activity status when compliance is not achieved with R3.1: DIS
TISPZ-R45	Primary Production Activity	
TISPZ	Activity Status: PER <u>Where:</u> <ol style="list-style-type: none"> 1. The activity is not intensive primary production, mining, quarrying or commercial forestry. 	Activity status when compliance is not achieved with R4.1 and R4.2: DIS
TISPZ-R6	Vegetation Clearance	
TISPZ	Activity Status: PER	
TISPZ-R57	Activities Not Otherwise Listed	
TISPZ	Activity Status: DIS	
TISPZ-R68	Educational Facilities	
TISPZ	Activity Status: NC	
TISPZ-R79	Residential Activities	
TISPZ	Activity Status: NC	
TISPZ-R810	Commercial Visitor Accommodation	
TISPZ	Activity Status: NC	
TISPZ-R911	Planting of any Wilding Conifer Species	

Commented [KB3]: This is what it would otherwise be under general rural.

Standards

TISPZ-S1	Height	Activity Status where compliance not achieved:
	1. The maximum height of any building or structure shall not exceed 8m above ground level.	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. <u>The location, design and appearance of buildings on the site.</u> b. <u>The visual impact of the built form on streetscape and surrounding environment.</u> c. <u>The extent and quality of any landscaping proposed to soften the built form.</u> d. <u>The adequacy of any mitigation measures.</u>
TISPZ-S2	Setbacks	<p>Activity Status where compliance not achieved:</p> <p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. <u>The location, design, scale and appearance of the building or structure.</u> b. <u>Adverse effects on the streetscape and surrounding environment.</u> c. <u>Landscape values, cultural values, ecological values and open space values of the surrounding area.</u> d. <u>The adequacy of any mitigation measures.</u>
TISPZ-S3	Coverage	<p>Activity Status where compliance not achieved:</p> <p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. <u>The location, design and appearance of buildings on the site.</u> b. <u>The visual impact of the built form on streetscape and surrounding environment.</u> c. <u>The extent and quality of any landscaping proposed to soften</u>

		<p>the built form.</p> <p>d. <u>The adequacy of any mitigation measures.</u></p>
TISPZ-S4	Exterior Cladding of Buildings and Structures	<p>Activity Status where compliance not achieved:</p> <p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <u>The location, design and appearance of buildings on the site.</u> <u>The visual impact of the built form on streetscape and landscape values.</u> <u>The adequacy of any mitigation measures.</u>
TISPZ-S5	Outdoor Storage	<p>Activity Status where compliance not achieved:</p> <p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <u>The design, size and location of any outdoor storage area.</u> <u>The visual impact of the outdoor storage on the streetscape and surrounding environment.</u> <u>The landscaping provided on the site.</u> <u>The adequacy of any mitigation measures.</u>
TISPZ-S6	Landscaping	<p>Activity Status where compliance not achieved:</p> <p>Activity Status where compliance not achieved with S6.1 or S6.2: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <u>The location, design and appearance of buildings and other activities on the site.</u> <u>The overall landscaping in the vicinity of the site.</u> <u>The adequacy of any mitigation measures.</u> <u>The suitability of the species proposed for the Landscape Strip and open space areas to the climate and conditions of the site to</u>

	<p>and evenly distributed; mature canopy that covers 25–50% of the 4.5ha landscape strip;</p> <p>iii. Native and exotic tree species will consist of trees that are not deemed a 'wilding tree species' and are consistent with the tree species and vegetated character within Twizel;</p> <p>3. The landscaping strip shall be planted prior to any industrial development occurring on site;</p>	<p>avoid irrigation of planting and plant loss;</p> <p>e. The planting density and suitability of the species to screen built form;</p> <p>f. The ecological suitability of species;</p> <p>g. Pest control measures to manage wilding conifer spread in the Environmental Management Area and the spread of other plant and animal pests;</p> <p>h. The design of shared path public access linkages for public safety, access and amenity;</p> <p>i. Methods to secure permanent public access; and</p> <p>j. Any positive effects that may be realised through any enhancement measures proposed for the Environmental Management Area, including through an ecological restoration plan;</p> <p>k. The results and recommendations of any avifauna breeding survey;</p>
TISPZ-S7	Servicing	<p>Activity Status where compliance not achieved:</p> <p>Activity Status where compliance not achieved with S7.1: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>a. The design, siting, layout, and construction of any infrastructure or facility which is proposed to:</p> <ul style="list-style-type: none"> i. Vest in Mackenzie District Council as owner or manager; or ii. Connect to any road, reserve or other infrastructure which is owned, managed by, or otherwise vested in Mackenzie District Council; <p>b. For other infrastructure:</p> <ul style="list-style-type: none"> i. the method(s) by which the operation, maintenance, repairs, and any upgrades to that infrastructure shall be managed; and ii. the method(s) by which prospective purchasers of sites are to be informed of any fiscal or managerial

	<p>responsibilities they have for that infrastructure;</p> <p>c. The appropriateness of any proposed staging, with respect to the timing of the provision of infrastructure to service each stage;</p> <p>d. The suitability of the water supply for the intended activities on the site;</p> <p>e. The method by which water will be supplied to each allotment for firefighting, taking into account a risk-based assessment. The assessment shall include (but need not be limited to) the:</p> <ul style="list-style-type: none"> i. type of the water source; ii. available water pressure; iii. volume of any water storage; and iv. method of accessing the water for firefighting purposes; <p>f. The ability to treat and dispose of the stormwater on-site, including the use of low impact design principles. This may include the use of swale drains, rain gardens, rain tanks, detention tanks, and re-use systems and methods to minimise stormwater runoff such as by the use of rainwater;</p> <p>g. The method(s) for retaining stormwater on-site for re-use;</p> <p>h. The method(s) for the disposal and treatment of wastewater;</p> <p>i. The capacity and suitability of the wastewater disposal system for the intended activities;</p> <p>j. Where wastewater disposal is to Council's urban reticulated wastewater network, the capacity of the wastewater network;</p> <p>k. Where wastewater disposal is not via a connection to a reticulated wastewater network:</p> <ul style="list-style-type: none"> i. The ability to treat and dispose of the wastewater on-site; ii. The design and siting of wastewater treatment and disposal;
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		<p>iii. <u>Health, safety, and wellbeing of people; and</u></p> <p>iv. <u>Any adverse effects on natural and cultural values within sensitive environments and the degree to which they can be avoided, remedied or mitigated.</u></p> <p>t. <u>Where no on-site connection or disposal is available, the suitability of alternative wastewater disposal methods.</u></p>
TISPZ-S86	Transport	<p>Activity Status where compliance not achieved:</p> <p>Activity Status where compliance not achieved with S8.1 and 8.2: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <u>The form of the SH8 access from a road safety management perspective, including SH8 speed environment, suitability of intersection delineation, lighting, and roadside hazard mitigation for the expected levels of traffic to be generated.</u> <u>The suitability of infrastructure for providing safe crossing of SH8 taking account of the existing and proposed speed environment, and level of demand for active mode users to cross SH8.</u> <u>The ability of the site access road to be realigned to connect as a fourth leg to SH8/Ruataniwha Road if it was to be formed as a roundabout in the future.</u> <u>The suitability of the site access road to accommodate expected traffic safely, and provisions for active mode access to the zoned site.</u>

TISPZ Schedules

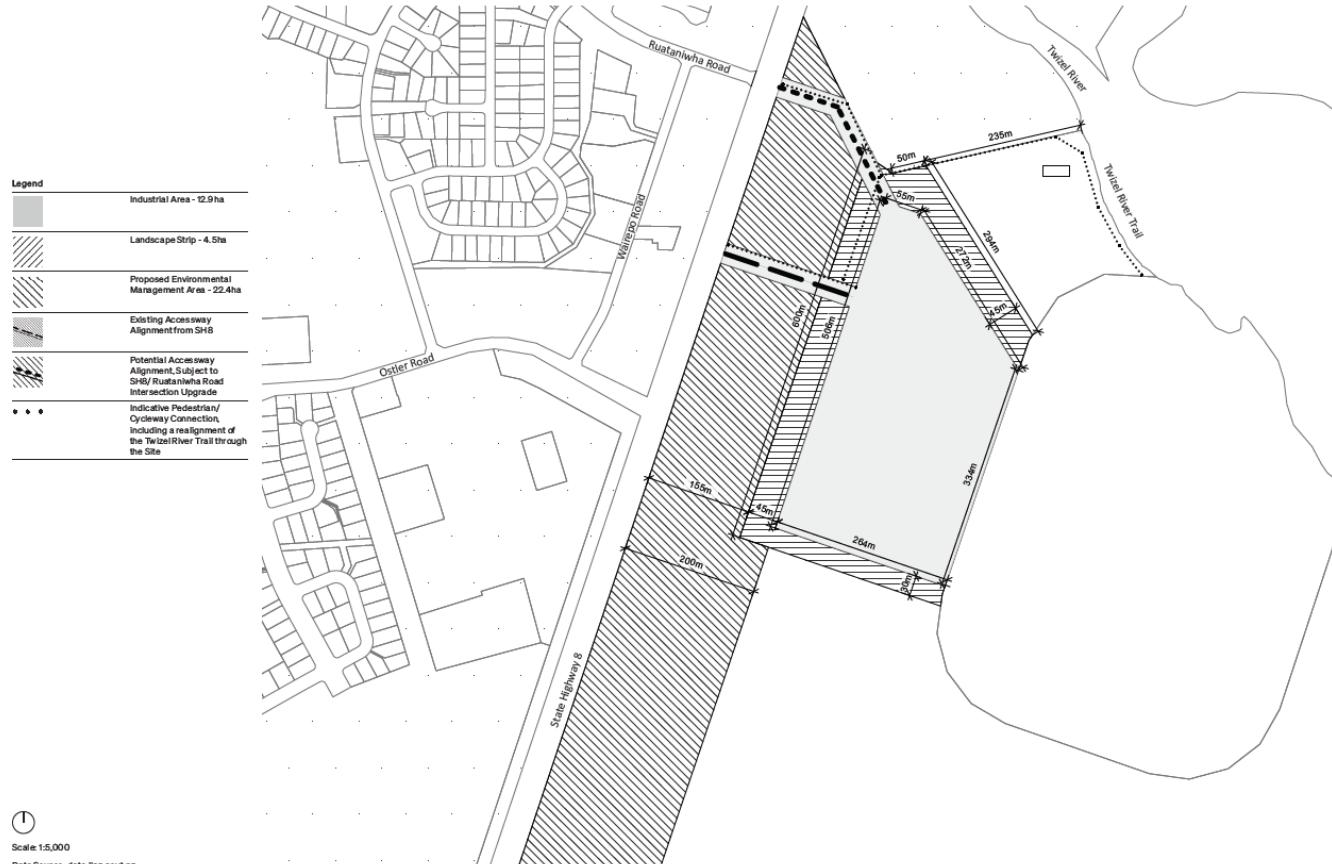
Add the Twizel Industrial Outline Development Plan to a schedule chapter:-

Schedule 1 - Twizel Industrial Outline Development Plan

Schedule 2 - Ecological Management Area Biodiversity Plan

DRAFT

Proposed Outline Development Plan



RMM

Proposed Industrial Zone 6591 State Highway 8, Twizel

09

12

Commented [KB4]: To update

Part 2 – District Wide Matters

SUB Subdivision

Rules

SUB-R2 Subdivision not Otherwise Listed (including in ONL)	
TISPZ <p>Activity Status: RDIS</p> <p>Where the activity complies with the following standards:</p> <p>...</p> <p><u>SUB-S11 TISPZ</u></p> <p>...</p> <p><u>Matters of discretion are restricted to:</u></p> <p>...</p> <p><u>Where located in the TIPSZ:</u></p> <p>SUB-MD10</p>	<p>Activity status when compliance with standard(s) is not achieved:</p> <p>Refer to the relevant standard(s).</p>

Standards

SUB-S11	Twizel Industrial Special Purpose Zone	Activity status when compliance is not achieved:
	<ol style="list-style-type: none"> 1. <u>Industrial development</u> <u>Subdivision and associated land use and development activities</u> and associated landscape planting, road connections to State Highway 8, pedestrian and cycle connections, <u>ecological management shall be provided in general accordance with the details and standards included in the Twizel Industrial Outline Development Plan and Ecological Management Area Biodiversity Plan.</u> 2. <u>The minimum distance from the Twizel River to the boundary of any allotment used for industrial purposes shall be 200 metres.</u> 3. <u>The minimum distance from State Highway 8 to the boundary of any allotment used for industrial purposes shall be as shown on the</u> 	DIS

	<p><u>Twizel Industrial Outline Development Plan.</u></p> <p>4. <u>A landscape strip shall be established in accordance with the Twizel Industrial Outline Development Plan.</u></p> <p>5. <u>The sole purpose of the landscape strip is to establish trees and shrubs to provide long-term visually dense planting that screens the industrial activities from the surrounding public places and reflects the landscape character and visual amenity of Twizel. Uses other than planting and a cycle / pedestrian connection within the landscaping strip are prohibited.</u></p> <p>6. <u>The landscape strip shall contain:</u></p> <ul style="list-style-type: none"> <u>i. A double row of fast-growing perimeter trees capable of reaching 8m tall at maturity, located adjacent to the industrial activity area.</u> <u>ii. Groupings of native and exotic trees to integrate the perimeter planting with the Open Space Setback Area (OSSA). These groupings shall be designed to achieve a mature canopy cover of at least 50% and will require closer, initial plant spacings to provide visual screening prior to maturity.</u> <u>iii. Native and exotic trees will consist of species that are not deemed 'willing tree species' and are consistent with the tree species and vegetated character within Twizel.</u> <p>7. <u>The existing mature pine trees within the landscaping strip and OSSA should be retained to provide some interim visual screening from SH8 until the trees in the landscaping strip are of a size to achieve effective screening.</u></p> <p>8. <u>The allotments within the Twizel Industrial ODP must be serviced by wastewater, stormwater and potable water supply prior to</u></p>
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	<p><u>establishment of land use and development activities.</u></p> <p>9. <u>A road connection from the TISPZ to State Highway 8 must be vested in Council.</u></p> <p>10. <u>A Biodiversity Plan shall be provided for the Ecological Management Area which has been prepared in accordance with Schedule 2.</u></p>	
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Matters of discretion

SUB-MD10 Twizel Industrial Special Purpose Zone

Twizel Industrial Special Purpose Zone

- a. Mechanisms to require that the infrastructure, roading, landscape planting and public access are in place prior to the establishment of industrial land use and development activities.
- b. The management of construction effects, including dust, earthworks and silt and sediment, noise, and transport.
- c. Consideration of natural hazards, including overland flow paths and flooding.
- d. Mechanisms to require the protection of existing mature pine trees within the Landscape Strip and OSSA until the trees in the Landscape Strip are of a size to achieve effective screening.
- e. Mechanisms to require the implementation of the Ecological Management Area Biodiversity Plan.

Infrastructure

- a. The design, siting, layout, and construction of any infrastructure or facility which is proposed to:
 - i. Vest in Mackenzie District Council as owner or manager; or
 - ii. Connect to any road, reserve or other infrastructure which is owned, managed by, or otherwise vested in Mackenzie District Council.
- b. For other infrastructure:
 - i. the method(s) by which the operation, maintenance, repairs, and any upgrades to that infrastructure shall be managed; and
 - ii. the method(s) by which prospective purchasers of sites are to be informed of any fiscal or managerial responsibilities they have for that infrastructure.
- c. The appropriateness of any proposed staging, with respect to the timing of the provision of infrastructure to service each stage.
- d. The suitability of the water supply for the intended activities on the site.
- e. The method by which water will be supplied to each allotment for firefighting, taking into account a risk-based assessment. The assessment shall include (but need not be limited to) the:
 - i. type of the water source;
 - ii. available water pressure;

- iii. volume of any water storage; and
- iv. method of accessing the water for firefighting purposes.
- f. The ability to treat and dispose of the stormwater on-site, including the use of low impact design principles. This may include the use of swale drains, rain gardens, rain tanks, detention tanks, and re-use systems and methods to minimise stormwater runoff such as by the use of rainwater.
- g. The method(s) for retaining stormwater on-site for re-use.
- h. The method(s) for the disposal and treatment of wastewater.
- i. The capacity and suitability of the wastewater disposal system for the intended activities.
- j. Where wastewater disposal is to Council's urban reticulated wastewater network, the capacity of the wastewater network.
- k. Where wastewater disposal is not via a connection to a reticulated wastewater network:
 - i. The ability to treat and dispose of the wastewater on-site;
 - ii. The design and siting of wastewater treatment and disposal;
 - iii. Health, safety, and wellbeing of people; and
 - iv. Any adverse effects on natural and cultural values within sensitive environments and the degree to which they can be avoided, remedied or mitigated.
- l. Where no on-site connection or disposal is available, the suitability of alternative wastewater disposal methods.

Transport

- a. The form of the SH8 access from a road safety management perspective, including SH8 speed environment, suitability of intersection delineation, lighting, and roadside hazard mitigation for the expected levels of traffic to be generated.
- b. The suitability of infrastructure for providing safe crossing of SH8 taking account of the existing and proposed speed environment, and level of demand for active mode users to cross SH8.
- c. The ability of the site access road to be realigned to connect as a fourth leg to SH8/Ruataniwha Road if it was to be formed as a roundabout in the future.
- d. The suitability of the site access road to accommodate expected traffic safely, and provisions for active mode access to the zoned site.

Form and Function

- a. The extent to which the size, shape and layout of sites enable activities to take place in accordance with the function, role, amenity and character of the TISPZ.
- b. Whether the size, shape and layout of sites relate well to the proposed roads and public access linkages, and maintains the ecological, landscape, cultural, and open space values of the surrounding environment, the outstanding natural landscape values of the Te Manahuna / Mackenzie Basin Outstanding Natural Landscape, and the amenity values anticipated in adjacent zones.
- c. The design of shared path public access linkages for public safety, access and amenity;
- d. The anticipated level of built form on the sites.
- e. Landscaping of the sites.

Landscape Planting and Ecology

- a. The suitability of the species proposed for the Landscape Strip and open space areas Open Space Setback Area to the climate and conditions of the site to avoid irrigation of planting and plant loss;
- b. The planting density and suitability of the species to screen built form;
- c. The ecological suitability of species;
- d. The design of shared path public access linkages for public safety, access and amenity;
- e. Animal pest control measures to avoid browsing of planted areas within the Landscape Strip;
- f. Management and maintenance measures for plantings to achieve their purpose of visual screening.

Ecological Management

- a. The adequacy of the Biodiversity Plan;
- b. Pest control measures to manage wilding conifer spread in the Environmental Ecological Management Area and the spread of other plant and animal pests;
- c. Methods to secure permanent legal protection public access;
- d. Any positive effects that may be realised through any enhancement measures proposed for the Environmental Ecological Management Area, including through an ecological restoration plan;
- e. The results and recommendations of any avifauna breeding survey.

Part 3 – Area-Specific Matters

GRUZ - General Rural Zone

Insert note for plan users:

Chapter 19 Ecosystem and Indigenous Biodiversity (Plan Change 18) and the Natural Features and Landscapes Chapter (including Plan Changes 23 and 27) do not apply General Rural zoned land on Lot 2 Deposited Plan 487658.

GRUZ-R12	The Establishment of a New, or Expansion of an Existing Conservation Activity	
GRUZ	<p>Activity Status: PER</p> <p>Where the activity complies with the following standards:</p> <p>1. GRUZ-S10 Airport Height Restrictions</p> <p>2. <u>Where the activity occurs within Lot 2 Deposited Plan 487658 and is in general accordance in accordance with the ODP and Ecological Management Area Biodiversity Plan for the TISPZ.</u></p>	<p>Activity status when compliance with standard(s) is not achieved with R12.2: DIS</p> <p>Activity status when compliance with standard(s) is not achieved with R12.1: Refer to relevant standard(s).</p>

Add a new standard in GRUZ-S2 as shown in the table below

GRUZ-S2	Boundary Setbacks	Activity status where compliance not achieved
GRUZ	<p>1. Any building or structure, excluding ancillary structures, shall comply with the minimum setbacks listed in GRUZ-Table 1.</p> <p>2. <u>Within Lot 2 Deposited Plan 487658, no buildings shall be located closer than 200 m to the boundary with State Highway 8.</u></p>	<p>With S2.1 RDIS</p> <p>With S2.2 NC</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The location, design, scale and appearance of the building or structure. b. For road boundaries: <ul style="list-style-type: none"> i. Whether the reduced setback would result in the site remaining compatible with the surrounding character when viewed from the road. ii. Any potential effect on the safety and

		<p>efficiency of the adjoining road network.</p> <ul style="list-style-type: none">c. For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other amenity values for the adjoining property.d. Where the building or structure is opposite any residential zone, the effects of a reduced setback on the amenity values and outlook on that zone.e. The extent to which the reduced setback will cause or exacerbate reverse sensitivity effects with adjoining activities.f. The adequacy of any mitigation measures.
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Part 2 – District-Wide Matters

EW-Earthworks

Rules

EW-R4	Earthworks not Specified in EW-R1, EW-R2 or EW-R3	
GRUZ
RESZ RLZ CMUZ GIZ TISPZ	<p>Activity Status: PER</p> <p>Where: 3. Earthworks on any site shall not exceed 300m³ by volume and 1000m² by area per site in any 5-year period.</p> <p>And the activity complies with the following standards: EW-S1 – Maximum slope Gradient EW-S2 – Excavation and Filling EW-S3 – Rehabilitation and Reinstatement EW-S4 – Accidental Discovery EW-S5 – Specific Locations EW-S6 – Proximity to the National Grid</p>	<p>Activity status when compliance is not achieved with R4.2: CON</p> <p>Where: 4. Earthworks on any site is more than 300m³ but less than 1000m³ by volume, and is more than 1000m² and less than 2500m² by area per site in any 5-year period.</p> <p>And the activity complies with the following standards: EW-S1 – Maximum slope Gradient EW-S2 – Excavation and Filling EW-S3 – Rehabilitation and Reinstatement EW-S4 – Accidental Discovery EW-S5 – Specific Locations EW-S6 – Proximity to the National Grid</p> <p>Matters of control are limited to:</p> <ul style="list-style-type: none"> a. The effects of stockpiling. b. The visual effects on landscape values. c. Where any earthworks are within a SASM, those matters in SASM-MD1 Activities in a SASM. <p>Activity status when compliance is not achieved with R4.4: DIS</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>

Appendix 3 - Changes to Planning Maps

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Proposed Zone Plan



APPENDIX 3 - ECOLOGICAL MANAGEMENT AREA (EMA) BIODIVERSITY PLAN FRAMEWORK ON LOT 2 DP487658

Introduction

The purpose of the EMA Biodiversity Plan is to facilitate the maintenance or enhancement of indigenous biodiversity within the area indicatively shown on **Figure 1**.

Development of the EMA Biodiversity Plan

The EMA Biodiversity Plan can be developed through a collaborative process between the Council and the landowner / land manager but is to be authorised by the Council through the resource consent process at the time of subdivision and/or development to establish the Twizel Industrial Special Purpose Zone.

Framework

The following sets out the framework for development of the EMA Biodiversity Plan.

A. Description of the EMA and its features:

1. Description of the ownership and name of a contact person/site manager;
2. A map(s) or aerial photograph at a scale that clearly shows, where relevant:
 - a) The boundaries of the EMA
 - b) The location of all water bodies, and riparian vegetation adjacent to the Twizel River;
 - c) Constructed features including tracks and any fencing to protect indigenous biodiversity values (including around riparian areas and between the EMA and the balance of Lot 2 DP 487658);

B. Description of existing indigenous biodiversity and its intended management:

The purpose of this section of the EMA Biodiversity Plan is to describe the indigenous biodiversity of the EMA and how it will be managed.

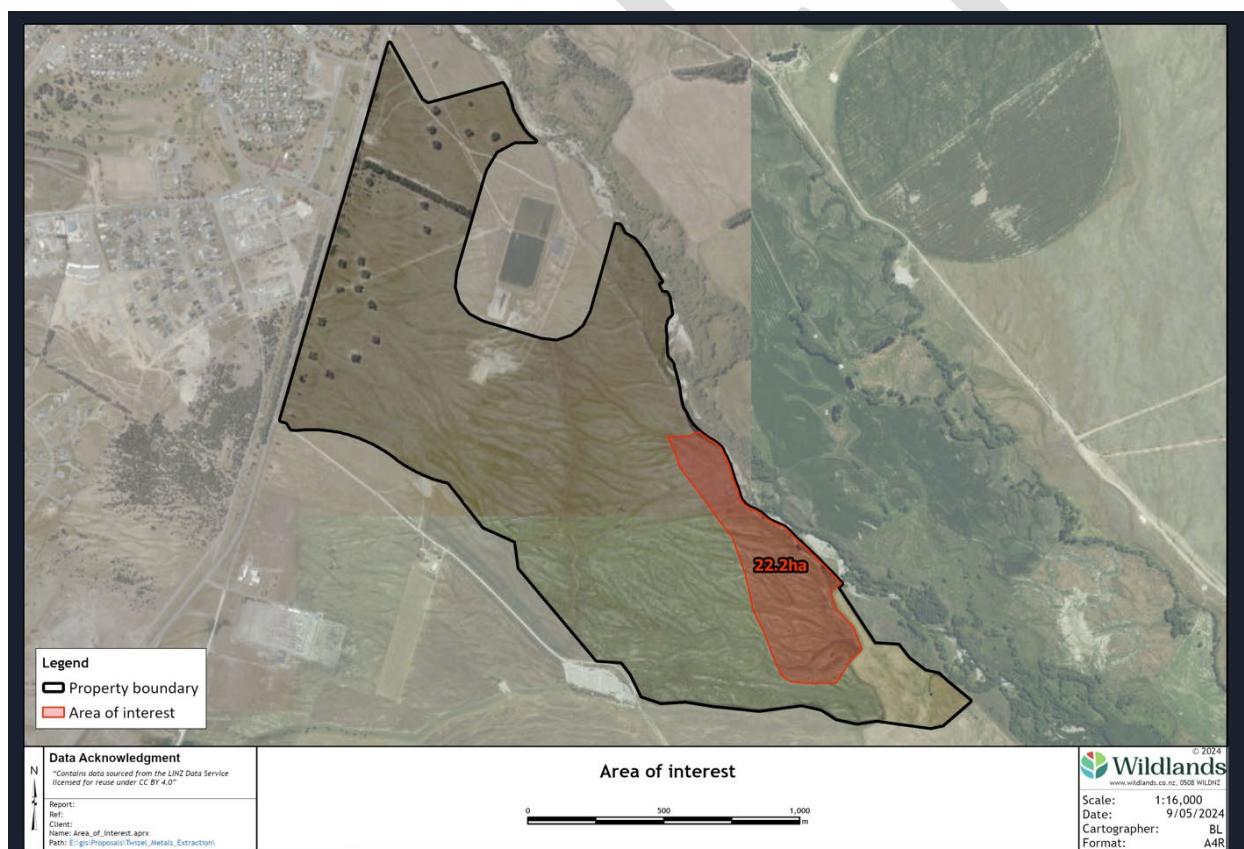
1. An assessment of existing indigenous biodiversity values shall be undertaken by a suitably qualified and experienced ecologist, including the identification of areas of significant indigenous vegetation or significant habitats of indigenous fauna.
2. The assessment shall contain:
 - a) Recommendations to achieve maintenance and, where appropriate, enhancement of indigenous biodiversity outside significant areas.
 - b) Recommended actions to achieve these outcomes which may include:
 - i. Mechanisms for formal legal protection;
 - ii. Animal pest control – targeting lagomorphs (rabbits and hares) but potentially mammalian predators as well;
 - iii. Provision for weed control, including woody weeds and wilding pines.
 - iv. Grazing regimes - light sheep grazing is considered appropriate and provides a means to ensure low stature vegetation / habitat persists;
 - v. Fencing;
 - vi. Restoration planting or other restoration measures;

- vii. Confirmation of which area/s will not be subject to future land use change or development;
 - viii. Confirmation that the tools and methods will endure should the EMA change ownership or be subdivided from the balance of Lot 2 DP 487658..
- c) Recommendations for monitoring and review of progress in achieving the outcomes.

C. Monitoring and Reporting on actions:

The EMA Biodiversity Plan shall include a description of how the recommendations in Part B (2) will be monitored and reviewed.

Note: The review described in C above does not supersede the requirement to apply for a change of condition(s) to any resource consent associated with the EMA Biodiversity Plan that may be necessary as a result of the review. It is also separate to any review of consent conditions that the Council may initiate under section 128 of the Resource Management Act 1991.



Appendix 2: Benje Patterson Workings Spreadsheet

Township	Lot and DP Number	Site Area Available (ha)	Build Around Status	Valuation Number	Street Address	Landowner(s)
Fairlie	Lot 1 DP 537432	5.769	Surrounded	2529008701	N/A	Alcamo Residency Limited
Fairlie	Lot 4 DP 80101	7.103	Surrounded	2531058202	N/A	Mackenzie District Council
Fairlie	Lot 15 DP 48617	1.1513	Surrounded	2531057801	N/A	Mackenzie District Council
Fairlie	Lot 14 DP 48617	0.4	Surrounded	2531057800	N/A	Mackenzie District Council
Tekapo	Part Lot 601 DP 579391	11.5	Nothing	2530015914	85 D'Archiac Drive, Lake Tekapo	Lake Tekapo Enterprises Ltd
Twizel	Lot 28 DP 51770	0.7791	Surrounded	2531360028	28 Hooker Crescent, Twizel	Southern Lakes Laundries Ltd
Twizel	Lot 42 DP 51770	7.765	Surrounded	2531360042	N/A	Avlis Limited
Twizel	Lot 2 DP 390072	0.2443	Surrounded	2531360046	19 Hooker Crescent, Twizel	Southco Limited
Twizel	Lot 26 DP 51770	0.588	Surrounded	2531360026	N/A	Nola Vivian Pratt
Twizel	Lot 7 DP 51770	0.269	Surrounded	2531360007	N/A	National Institute of Water and Atmospheric Research
Twizel	Lot 16 DP 51770	0.2886	Surrounded	2531360016	16 Hooker Crescent, Twizel	Hooker Property Holdings
Twizel	Lot 9 DP 51770	0.2713	Surrounded	2531360009	N/A	Timothy Matthew Bartlett
Twizel	Lot 400 DP 523429	2 Part of it is not used so have given that part		2531360041	100 Hooker Crescent, Twizel	Mackenzie District Council

Appendix 3: Kevin Bligh Desktop Analysis

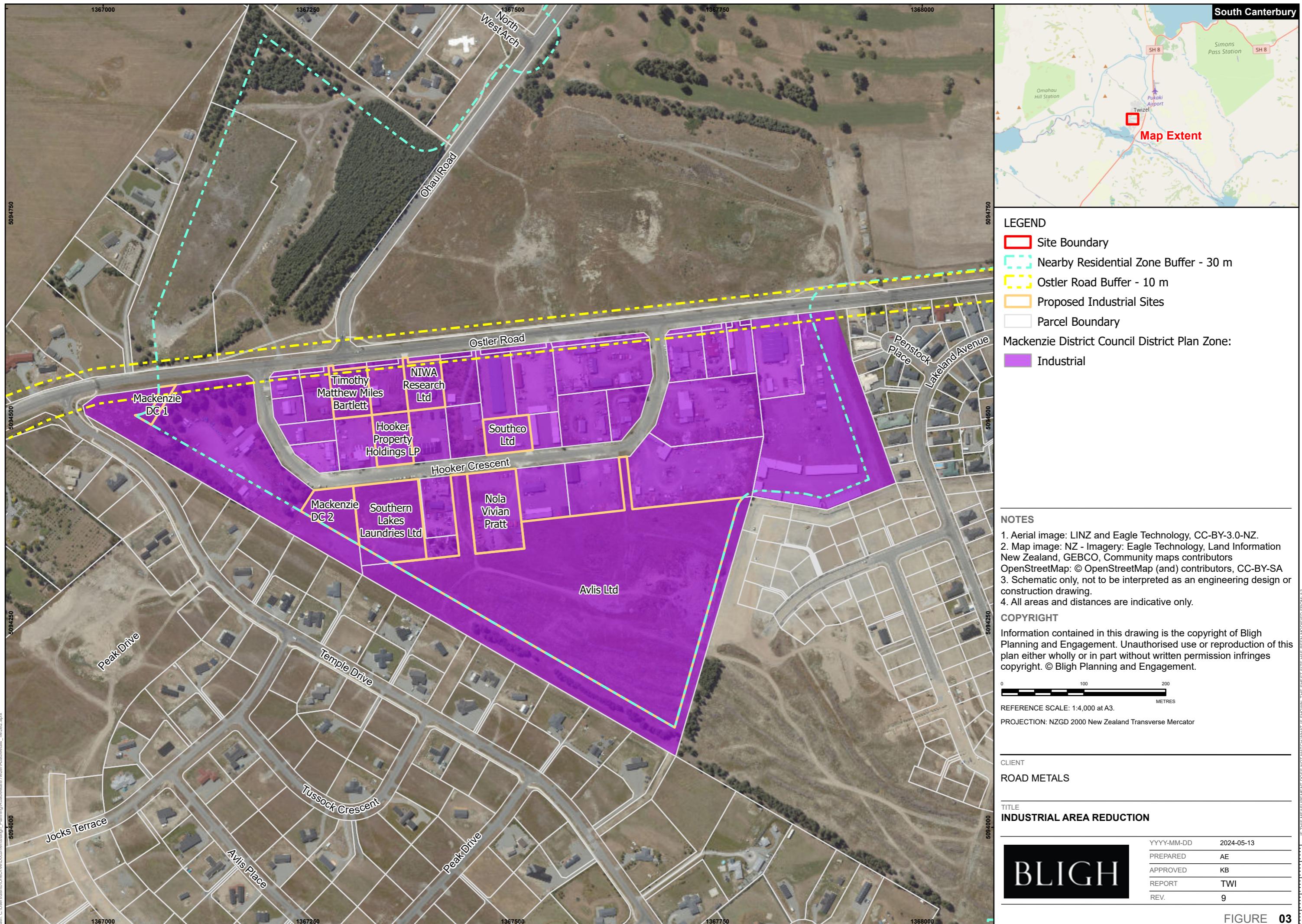
Legal Description	Area	Build Around Status	Address	Owner	Comments	Updated Net area
Lot 28 DP 51770	0.7791	Surrounded	28 Hooker Crescent,	Southern Lakes Laundries Ltd	Purchased in October 2023, presumably to be developed.	No change - 0.7791 ha
Lot 42 DP 51770	7.765	Surrounded	N/A	Avlis Limited	Much of this land is within the 30 m setback area from residential land. See Attachment 1. It also has two access strips into it.	Without the 30m the site area reduces to 6.1 ha
Lot 2 DP 390072	0.2443	Surrounded	19 Hooker Crescent,	Southco Limited	This is shown as almost vacant on MDC aerials, but Google Earth Dec 2023 shows it as half full with Google street view suggesting 1160m ² is for lease. The site doesn't appear to meet the BP definition for vacant. See Attachment 2.	Google earth shows 1160m ² is for lease.
Lot 26 DP 51770	0.588	Surrounded	N/A	Nola Vivian Pratt	Used for storage of Trucks, machinery, and containers accordingly to Google Earth Dec	Not vacant so treated as zero available.

					2023 and appears to be used with adjoining site. The site doesn't appear to meet the BP definition for vacant.	
Lot 7 DP 51770	0.269	Surrounded	N/A	National Institute of Water and Atmospheric Research	This site was vacant on MDC Aerial but is built out per Google Earth Dec 2023 images. See Attachment 4.	Zero area available.
Lot 16 DP 51770	0.2886	Surrounded	16 Hooker Crescent,	Hooker Property Holdings	Site is underutilised but not vacant. May meet BP definition of vacant but there vehicles present, gates with signs on, presumably gates are being locked etc and site is in some form of use. See Attachment 5.	Not vacant but treated as no change owing to low utilisation.
Lot 9 DP 51770	0.2713	Surrounded	N/A	Timothy Matthew Bartlett	Vacant.	No change.

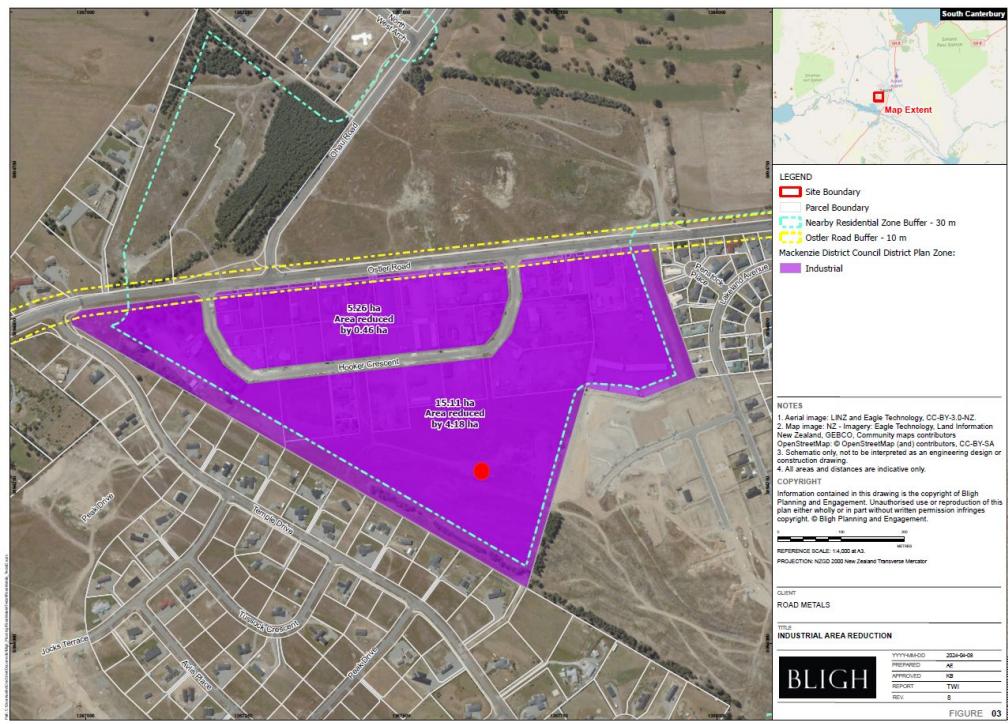
Lot 400 DP 523429	2	Part of it is not used so have given that part	100 Hooker Crescent	Mackenzie District Council	<p>This is the MDC resource recover park. The site doesn't appear to meet the BP definition for vacant.</p> <p>It appears ~ 1 ha is generally vacant outside of what is fenced off for the recovery park however this could be for expansion or buffering. See Attachment 6.</p>	<p>Zero as does not meet the definition of vacant.</p> <p>Notwithstanding this, if took the approximately 1 ha of free space outside the fence, approximately 0.65 ha is within the 30 m setback.</p>
Total for MDC Assessment	12.2053 ha				Revised Total	~ 7.555

Definition of Available/vacant Per BP s42A - This estimate has been informed using measurements of satellite imagery of the Operative District Plan (available here: <https://mackenzie.isoplan.co.nz/review>, accessed 5 April 2024). Estimates have been crosschecked by Mackenzie District Council staff.

A land parcel has been judged to be available for greenfield industrial development if it either has no visible improvements, or if improvements are so minimal they consist of no more than simple storage or structures using <5% of the site.



Attachment 1: Avlis Limited



Industrial Area is 7.765 ha minus two access strips and the 30 m setback from residential required under GIZ-R1 and R2

GIZ-R2	Industrial Activities
General Industrial Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is not a heavy industrial activity; and 2. The industrial activity is located at least 30m from the boundary of any residential zone. <p>And the activity complies with the following standards:</p> <p>GIZ-S4 Outdoor Storage GIZ-S5 Coverage GIZ-S6 Landscaping</p> <p>Activity status when compliance is not achieved with R2.1: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The location, nature and scale of the activity. b. Hours of operation. c. Noise and vibration. d. Light spill. e. Amenity effects relating to dust and odour. f. The sensitivity of the surrounding environment. g. The effectiveness of mitigation measures proposed. <p>Activity status when compliance is not achieved with R2.2: CON</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The location and design of buildings with respect to residential zones. b. Hours of operation. c. Noise and vibration. d. Light spill. e. Amenity effects relating to dust and odour. f. The sensitivity of the surrounding environment. g. The effectiveness of any landscaping proposed in mitigating effects. <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>

Comment: Much of area is within 30 m residential setback area.

Attachment 2: Southco Limited

Mackenzie DP Image



Google Earth Image



Google Streetview



Comment: Shows 1160 m² for lease. However, site as a whole would not meet BP definition of available/vacant.

Attachment 3: Nola Vivian Pratt

Mackenzie DP Image



Google Earth Image



Comment: The site around half full and appears to be being used together with the adjoining site. It does not appear to be vacant. Does not appear to meet BP definition of available/vacant.

Attachment 4: NIWA

Mackenzie DP Image



Google Earth Image



Google Street View Image



Comment: Site is fully developed

Attachment 5: Hooker Property Holdings

Mackenzie DP Image



Google Earth Image



[Google Street view image](#)



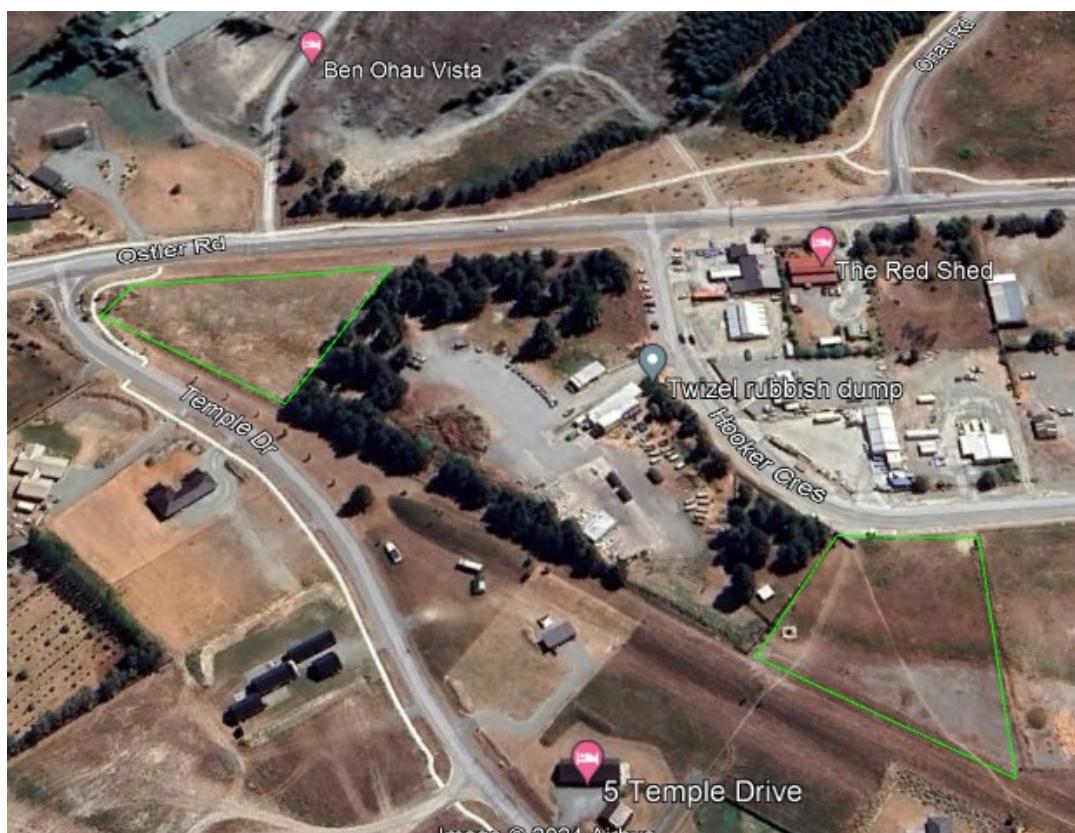
Comment: Site is underutilised but not vacant. May meet BP definition of available/vacant.

Attachment 6: Mackenzie District Council

Mackenzie DP Image



Google Earth Image:



Residential Setback Area (Blue Line)



Comment: The green areas are approximately 1 hectare. The rest of the area is not vacant as it is within the fence line of the MDC Resource Recovery Park. The site would not appear to meet the BP definition of vacant.

OBJECTID	Shape *	id	title_no	status	type	land_district	issue_date	guarantee_sta	estate_descriptior	owners	spatial_ex	Shape_Ler	Shape_Are	AreaHa	Aft	AreaHa	Bei	AreaChange
6	Polygon	819651	CB30B/12	LIVE	Freehold	Canterbury	1/10/1987 0:00	Guarantee	Fee Simple, 1/1, Lo Avlis Ltd		F	0.016157	0.000007	6.1	7.76	1.66		
7	Polygon	805495	CB30B/11	LIVE	Freehold	Canterbury	1/10/1987	Guarantee	Fee Simple, 1/1, Lo Hooker Property Holdings LP		F	0.002271	0	0.29	0.29	0		
13	Polygon	4901184	837743	LIVE	Freehold	Canterbury	17/10/2018	Guarantee	Fee Simple, 1/1, Lo Mackenzie DC 1		F	0.001664	0	0.07	0.44	0.37		
11	Polygon	4901184	837743	LIVE	Freehold	Canterbury	17/10/2018 15:21	Guarantee	Fee Simple, 1/1, Lo Mackenzie DC 2		F	0.002528	0	0.3	0.58	0.28		
1	Polygon	805493	CB30B/11	LIVE	Freehold	Canterbury	1/10/1987	Guarantee	Fee Simple, 1/1, Lo NIWA Research Ltd		F	0.00231	0	0.27	0.27	0		
5	Polygon	799531	CB30B/11	LIVE	Freehold	Canterbury	1/10/1987	Guarantee	Fee Simple, 1/1, Lo Nola Vivian Pratt		F	0.003268	0.000001	0.59	0.59	0		
4	Polygon	4441293	361478	LIVE	Freehold	Canterbury	25/07/2019	Guarantee	Fee Simple, 1/1, Lo Southco Ltd		F	0.002192	0	0.24	0.24	0		
9	Polygon	811433	CB30B/11	LIVE	Freehold	Canterbury	1/10/1987	Guarantee	Fee Simple, 1/1, Lo Southern Lakes Laundries Ltd		F	0.003601	0.000001	0.74	0.78	0.04		
2	Polygon	805501	CB30B/11	LIVE	Freehold	Canterbury	1/10/1987	Guarantee	Fee Simple, 1/1, Lo Timothy Miles Bartlett		F	0.002339	0	0.28	0.28	0		

Appendix 4: NZTA Email

From: [Nick Reuther](#)
To: [Kevin Bligh](#)
Subject: Mackenzie DPR - Stage 3: Road Metals rezoning request - Twizel TISPZ
Date: Monday, 13 May 2024 1:02:59 pm
Attachments: [image001.png](#)

Kia ora Kevin

Thanks for your call earlier.

As discussed, some informal commentary on how NZTA sees the Road Metals rezoning request and our likely plan to respond to the request and the s42A report:

- In all likelihood, NZTA will:
 - Not attend the hearing.
 - Not be able to participate in expert conferencing.
 - Table a brief position statement to respond to questions and comments by the s42A officer.
- Overall, there are no major issues in principle from a transport and effects on the state highway network perspective. The level of further involvement for NZTA at subdivision and resource consenting stage appears appropriate. This comment is without prejudice and our position on the matter will be confirmed in the position statement to be provided to Council and the hearing panel.

Hope this is helpful. Please let me know if you need anything else, but as said, I need to wait for managerial sign-off for the above to become our formal position.

Ngā mihi

Nick

Nick Reuther

Senior Planner, Poutiaki Taiao – Environmental Planning
Te Toki Tārai – Transport Services, Systems Design

Email: Nick.Reuther@nzta.govt.nz

Phone: 03 741 8553

Mobile: 021 364 472

NZ Transport Agency Waka Kotahi

Level 1, BNZ Centre, 120 Hereford Street, Christchurch 8011
PO Box 1479, Christchurch 8140

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