

PRIVATE PLAN CHANGE 16 – MACKENZIE DISTRICT COUNCIL – SUMMARY OF SUBMISSIONS

15 FEBRUARY 2016

Submitter Name & contact	Submission relates to	Support/ Oppose	Request	Reasons	Wish to be heard?
<p>Philip Hulme Newland 4a Jeune Street, Tekapo phnewland@hotmail.co.nz</p>	<p>Whole proposal</p>	<p>Oppose</p>	<p>‘Do not change the District Plan for this area’</p>	<ul style="list-style-type: none"> • Changes would adversely affect the recreational use of this area; • Removal of tree cover will leave the bay waters unprotected from wind; • Removal of the trees will destroy the relaxed alpine feel that this special place has; • Removal of the trees will remove the natural filter of noise from the road; • Once this land use has changed it is changed forever – why change something that a lot of travellers and New Zealanders enjoy as it is. 	<p>No</p>
<p>Jeremy Shearman 36 Perthshire Crescent, Lincoln 027 5662833</p>	<p>Whole proposal</p>	<p>Support</p>	<p>Support and alter Private Plan Change 16, Tekapo Landco Ltd.’</p>	<ul style="list-style-type: none"> • Support this change 100% • Tekapo is growing in stature, status and size. However it could be a wonderful destination as opposed to toilet stop if the houses and accompanying infrastructure was in place • There would need to be sympathetic landscaping, better roading and thought given to light spill. 	<p>No</p>
<p>New Zealand Fire Service Commission c/- Beca Ltd. PO Box 13960, Christchurch Att. Martin Swaffield Martin.swaffield@beca.com</p>	<p>Provision of sufficient water supply for fire-fighting purposes.</p>		<p>That the water supply pipe proposed to supply the development is upgraded to ensure that it is sufficient to accommodate fire-fighting demands. If the Plan Change is approved the issue of water supply for firefighting that meets the NZFS operational requirements is addressed at subdivision stage, and to seek guidance from the NZFS Commission on adequate specifications</p>	<ul style="list-style-type: none"> • The main area of concern is the provision of a water supply that enables the fire service to operate effectively and efficiently. This is best achieved through compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice, which sets standards for water supply and access design for both reticulated and non-reticulated water supply systems. • The Fire Service supports the provision of a fully reticulated water supply that meets 	<p>Yes</p>

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				<p>the operational needs of the Service in terms of quantity and pressure and concurs that the pipe should be upgraded</p> <ul style="list-style-type: none"> the specific issue of water supply infrastructure should be addressed during subdivision design stage in order to ensure that the Fire Service will be capable of effectively addressing a fire emergency within this area. 	
<p>Genesis Energy Ltd. PO Box 9056, Christchurch Att. Elinor Watson elinor.watson@genesisenergy.co.nz</p>	<p>Potential effects on operation, maintenance & development of Tekapo Power Scheme</p>		<p>a) Include and Objective, policy and method within the District Plan relating to proposed Residential 1 and 2 zones Zones and potential reverse sensitivity. (Detailed fully in submission)</p> <p>b) Development controls and matters of discretion be included in the subdivision chapter of the District Plan to the effect that matters of discretion or control include consideration of reverse sensitivity effects.</p> <p>c) i) Retain the Tekapo Camping Ground subzone as part of the STAZ; <u>or</u> ii) Retain rules 8.7.6, 8.7.7 and 8.7.2 such that visitor accommodation within this zone remains discretionary for more than 8 people and that any activities other than camping and visitor accommodation is a non-complying activity.</p> <p>d) Rule 9.7.1a be retained or a matter of discretion or control for removal of trees be added that reverse sensitivity effects in respect of the Tekapo Power Scheme, are taken into account.</p>	<ul style="list-style-type: none"> The proposal will result in the intensification of land use in the vicinity of Lake Tekapo and Tekapo Power Scheme infrastructure. Genesis Energy is concerned that this Intensification has the potential to adversely affect the operation and maintenance of the Tekapo Power Scheme. Whilst Genesis Energy does not necessarily oppose PC16, it seeks the inclusion of safeguards to protect the future operation and maintenance of the Tekapo Power Scheme. Genesis Energy seeks this be achieved by including explicit objective and policy provisions in the District Plan which direct the efficient operation, maintenance and upgrading of the Tekapo Power Scheme be provided for and not adversely affected by reverse sensitivity effects. 	<p>Yes</p>

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<p>NZ Transport Agency PO Box 1479, Russley, Christchurch</p>	<p>Whole proposal</p>	<p>Support subject to details (as listed under request)</p>	<p>The proposed plan change be accepted in its entirety subject to the inclusion of the decisions requested in this submission.</p> <p>Decision requested:</p> <ul style="list-style-type: none"> • Add a new rule 7.4.3 regarding restriction on direct access to SH8 (full wording provided in submission) • The SH8/Lakeside Drive intersection shall be formed to a standard that is approved by the NZ Transport Agency. • An agreement to work on the state highway must be submitted to the NZ Transport Agency prior to any work being carried out. • A Transport Management Plan be submitted to the NZ Transport Agency at least 7 days before work commences on the state highway road reserve. 	<ul style="list-style-type: none"> • The NZTA is neutral in respect of the proposed plan change. It is not opposed to zoning or the proposed provisions. However they note that some matters will require attention and resolution to ensure the anticipated outcomes of the proposed plan change are achieved, and the potential adverse effects on the safety, efficiency and functionality of the transport network are avoided, remedied and/or mitigated. • The NZTA notes and supports the plan change not providing for direct access onto SH8. At present this intersection is not suitable for intensification. • It is noted in the Integrated Transport Assessment that improvements to Lakeside Drive and the Lakeside Drive/S8 intersection are necessary but details have not been confirmed as part of the plan change. It is essential that the intersection is formed to an appropriate standard to avoid adverse effects on the local road network and the state highway. The design should be finalised prior to any development or subdivision. • The NZTA is keen to work together with the Council and applicant to design and appropriate intersection treatment that ensures the safety and functionality of Lakeside Drive and SH8. • Recommend that standard conditions are imposed to ensure that any disruption to the highway is adequately managed 	<p>Yes</p>

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Canterbury Regional Council PO Box 345, Christchurch Att. Diana Worthy Diana.worthy@ecan.govt.nz		Support with relief, oppose without relief	Decline the Private Plan Change unless the specific relief below is provided: <ul style="list-style-type: none"> • Require an Outline Development Plan or concept plan to ensure that the site will be developed in a manner that provides for a well-planned and staged development with infrastructure provision and recognises the high natural and amenity values of the site within the wider context of the Mackenzie Basin. 	<ul style="list-style-type: none"> • Generally supports the consolidated development of townships • The Plan fails to give effect to Chapter 5, objective 5.2.1 and policy 5.3.3 of the Canterbury Regional Policy Statement. • The proposed plan change does not support policy 5.3.3 of the Canterbury Regional Policy statement. • An outline development plan or concept plan is necessary to better understand the proposal and ensure the site will be developed in a well-planned manner. • The private plan change fails to give effect to Chapter 5, objective 5.2.2 and policy 5.3.3 of the Canterbury Regional Policy statement. The Regional Council has a preference for an integrated, catchment wide stormwater management, with reticulated systems, and this proposal is not in keeping with that approach. • The plan change would benefit from considering how information in relation to the risk of lake seiche can be passed on to the public as part of a civil defence and best practice approach of managing the hazard. • The plan change is contrary to Part II of the RMA in that it does not promote the sustainable management of natural and physical resources. 	No
Jenni Guard 210 Pages Road, Timaru 0274 596154	Whole proposal	Oppose	Do not approve plan change	<ul style="list-style-type: none"> • Little regard for the existing beauty of the Tekapo area which the existing trees play a large part in. Nor consideration of the extreme weather patterns which the trees provide protection from. • Currently there are 2 areas of subdivision being developed in Tekapo, possible 	No

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				<p>extension of these should be considered before tree covered areas are destroyed</p> <ul style="list-style-type: none"> • Tekapo is prone to extreme weather patterns, we should not therefore remove trees which have stood for over 60 years and provide the town with protection – from sun, wind and snow. • Consider development of currently bare land as an alternative. 	