

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 & 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"> ▪ 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).
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.

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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>

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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.

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				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"> ▪ 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>
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 & 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 & 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>

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	<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 & 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 & 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"> 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 within the Hocken Lane Rural Residential Zone (subject to compliance with the relevant building standards); or
113	DJ & JL Raynor	5	Oppose	<ol style="list-style-type: none"> 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 fro rural-residential subdivision and landuse.
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"> 1 Acceptance and identification of an “existing node” or a new

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				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 & 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	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.
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.

SID	Submitter Name	RID	S/O	Request
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>
	<i>South Canterbury Branch of/and the Royal Forest & Bird Protection Society of NZ</i>	<i>F62</i>		<i>Oppose</i>
	<i>Canterbury Regional Council</i>	<i>F74</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.