

From: Kevin Bligh
Sent: Tue, 22 Nov 2022 19:51:51 +0000
To: District Plan
Cc: Daryl McMillan
Subject: RE: Submission on Proposed Plan Change 21
Attachments: ROAD-METALS-TWI-R3-F001_A3L.pdf, PC21 Submission Road Metals.pdf

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Hi again

Apologies, we had said the site area was 313 hectares when it is in fact 224 hectares.

We have amended the submission accordingly and this version should be used.

Apologies for the inconvenience.

Thanks
Kevin

From: Kevin Bligh
Sent: Tuesday, 22 November 2022 10:38 pm
To: districtplan@mackenzie.govt.nz
Cc: Daryl McMillan <daryl@roadmetals.co.nz>
Subject: Submission on Proposed Plan Change 21

Hi there

Please find attached the submissions of Road Metals Company Limited on Proposed Plan Change 21.

Please do not hesitate to contact myself or Daryl McMillan if it helps to discuss.

Can you please confirm receipt of this submission.

Kind regards



**Kevin Bligh (MRP,
MNZPI)**
Planning and Engagement
Specialist

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Bligh Planning and Engagement



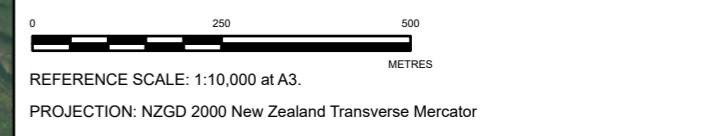


- LEGEND**
- Site Boundary
 - Existing Oxidation Pond
 - Parcel Boundaries
 - Proposed Accessway
 - Transmission Lines

- NOTES**
1. Aerial image: LINZ and Eagle Technology, CC-BY-3.0-NZ.
 2. Map image: NZ - Imagery: Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors OpenStreetMap: © OpenStreetMap (and) contributors, CC-BY-SA
 3. Schematic only, not to be interpreted as an engineering design or construction drawing.

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CLIENT
ROAD METALS

TITLE
SITE TO BE REZONED INDUSTRIAL

YYYY-MM-DD	2022-11-19
PREPARED	AE
APPROVED	KB
REPORT	001
REV.	3



Path: C:\Users\bligh\OneDrive\Documents\Bligh_Planning\RoadMetals\Twizel\RoadMetals_Twizel2.aprx

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN ADJUSTED FROM A3

Form 5

Submission on notified proposal for policy statement or plan, change or variation

To: Mackenzie District Council

Name of submitter: Road Metals Company Limited (Road Metals)

This is a submission on Proposed Plan Change 21 to the Mackenzie District Plan.

We could not gain an advantage in trade competition through this submission.

The specific provisions of the proposal that our submission relates to are:

The plan change in its entirety, including the s32 report, and the relevant planning maps.

Our submission is:

Road Metals Company Limited (Road Metals) owns a parcel of land on the Twizel-Tekapo Road (SH8) legally described as Lot 2 DP 487658 SEC 8 SO 384036 comprising an area of approximately 224 hectares.

The site is shown in Figure 1 (attached).

This land is subject to a resource consent application RM210048 to Mackenzie District Council (MDC) for quarrying activities.

The site is partially identified as being suitable for rezoning to industrial under the Twizel Spatial Plan.

Stage 2 of the Mackenzie District Plan (MDP) Review which includes Plan Change 21 (PC21) purports to give effect to the Spatial Plans for the district.

As noted in paragraph 2.25 of the Section 32 report for PC21 however, land owned by Road Metals is omitted from PC21.

New area of industrial zoning identified in the Spatial Plans in Twizel, east of the State Highway

2.25. The high-level ecological assessment identified that ecological surveys are required before determining if development in this area is appropriate. Given its location on the east side of the State Highway, there are also traffic effects that need to be considered prior to development occurring, which was a concern raised in community feedback. It is intended that the zoning of this area is revisited as part of Stage 3 of the District Plan review, once further assessment is undertaken of the potential traffic effects and the site's ecological values.

As part of the assessment of environmental effects (AEE) for RM210048, additional landscape and ecological assessments have been undertaken on the site which can be used to advance this rezoning while Waka Kotahi have also agreed to heavy vehicle movements (in a limited capacity) from an upgraded access point into the site.

The landscape and ecological assessments undertaken for RM210048 identify that ecological and landscape values vary across the site. This work has been peer reviewed by experts for MDC who are currently providing their own opinions on the values of the site.

As such, it is considered that the rezoning of the site to industrial could occur now as part of PC21 so it is considered in an integrated manner with other urban development within Twizel and not left to a later stage, which would presumably need to fall into Stage 5 tidy up as Stage 3 is not designed to deal with this matter¹.

From a servicing perspective, the site is well located near wastewater and electricity assets, and adjacent to the State Highway.

Road Metals therefore requests that the site identified on Figure 1 is rezoned to an appropriate mix of Industrial zonings (light, general, heavy) although it is happy to discuss other zonings across particular areas of the site, with parties such as MDC, Waka Kotahi, and Arowhenua having regard to the expert work undertaken by various experts for Road Metals and MDC and having regard to the various ecological, cultural and landscape values that exist on the site.

Road Metals consider that rezoning the site as part of Stage 2 of the MDP review provides for integrated consideration of future land uses within Twizel and is more appropriate in the context of Part 2 of the RMA than the approach suggested by MDC presently.

The expert ecological and landscape assessments pertaining to the Road Metals site are included with the application for RM210048 although we note further consideration by the relevant experts would be beneficial prior to the hearing on this matter and there could be value in expert conferencing as well.

Road Metals understands that MDC also consider it would be helpful for further and/or refined expert analysis to inform any such rezoning, either through this or alternatively through a further stage of the MDP review.

We seek the following decision from the local authority:

Rezone the land shown on Figure 1 and held in Lot 2 DP 487658 SEC 8 SO 384036 comprising an area of approximately 224 hectares, to an appropriate mix of Light, General and Heavy Industry.

Amend the relevant zone statement, objectives and policies and any other provisions throughout the MDP to provide for this zoning. This will include, but not be limited to, changes to Section 5: Business Zones.

Make any other necessary or consequential amendments to the MDP as required. This may include rezoning other adjoining land to Industrial or another appropriate zone.

We wish to be heard in support of our submission.

¹ Minute 1 – Direction of the Hearings Panel 14 October 2022.

If others make a similar submission, we will consider presenting a joint case with them at a hearing.



Signature of submitter
(Kevin Bligh – Consultant Planner authorised to sign on behalf of Road Metals Company Limited)

Date: 22 November 2022

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