

16



12 November 2010

Mackenzie District Council
PO Box 52
FAIRLIE 7949

Attention: Nathan Hole – Manager Planning and Regulations

Dear Nathan

MACKENZIE DISTRICT PLAN – SUBMISSIONS ON PROPOSED PLAN CHANGE 15 (TWIZEL).

Please find attached a copy of submissions from the Canterbury Regional Council on Proposed Plan Change 15 (Twizel) to the Mackenzie District Plan. We would be happy to discuss any elements of this submission with you through the Plan Change process, particularly if this would assist with the development of this Plan Change.

Environment Canterbury endorses the Mackenzie District Council's recognition of the need for strategic planning to address the future development of Twizel. The Regional Council also supports the initiative of your Council in seeking to better manage the future effects of development (particularly those arising from rural-residential subdivision and residential development), and the challenges that servicing this level of development presents; Proposed Plan Change 15 provides a valuable means to manage built change within this context. We are aware of the existence of some potentially contaminated sites within the area subject to the Proposed Plan Change, and will correspond with you further on these areas once the relevant information held on our files has been assessed.

Please feel free to contact either Bob Willis at our Timaru Office or myself to discuss any matters that may arise as a consequence of the Regional Council's involvement in these appeals.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Bob Willis'.

Bob Willis
SENIOR RESOURCE MANAGEMENT PLANNER

Our Ref: NO1T/0005
Your Ref:
Contact: B Willis

Form 5
Submission on publicly notified proposal for policy statement or plan,
change or variation

Clause 6 of First Schedule, Resource Management Act 1991

To : Mackenzie District Council

Name of submitter: Canterbury Regional Council

This is a submission on **Proposed Plan Change 15 (Twizel)** to the Mackenzie District Plan (the **proposal**).

The Canterbury Regional Council could not gain an advantage in trade competition through this submission.

The specific provisions of the proposal that this submission relates to are:
Site Standard 2.7.5 (page 8-12) and Assessment Matter 3.2.f (page 8-18).

The Canterbury Regional Council's submission is:

These provisions are supported. The proposed Hocken Lane Rural-Residential Zone occupies an area of land identified as being flood-prone. The notified provisions provide scope for the Mackenzie District Council to consider the appropriateness of new residential development within this area, along with any proposed mitigation to reduce the extent of flooding hazard or site instability present. In addition to providing for more sustainable residential development, the reliance on suitably qualified expert certification will ensure greater certainty and consistency in the delivery of this outcome for the community.

The Canterbury Regional Council seeks the following decision from the Mackenzie District Council:

That Site Standard 2.7.5 and Assessment Matter 3.2.f are adopted.

Form 5—continued

The Canterbury Regional Council does wish to be heard in support of this submission.

If others make a similar submission, the Canterbury Regional Council will consider presenting a joint case with them at a hearing.



Signature of submitter
(or person authorised to sign
on behalf of submitter)

12th November 2010

Date

(A signature is not required if you make your submission by electronic means.)

Address for service of submitter:

Environment Canterbury

PO Box 550

TIMARU 7940

Telephone: (03) 6877800

Fax: (03) 6877808

Email: bob.willis@ecan.govt.nz

Contact person: Bob Willis – Senior Resource Management Planner



Form 5

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

Clause 6 of First Schedule, Resource Management Act 1991

To : Mackenzie District Council

Name of submitter: Canterbury Regional Council

This is a submission on **Proposed Plan Change 15 (Twizel)** to the Mackenzie District Plan (the **proposal**).

The Canterbury Regional Council could not gain an advantage in trade competition through this submission.

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

Provisions to identify and manage development within the Ostler Fault Hazard Area. These include the Mapping, new Rural Policy 7B (page 7-39) and Subdivision Policy 1 (page 13-8), Rural Zone Statement (page 7-47), and associated controls including Rules 3.1.2.g, 3.3.4, 8 (Visitor Accommodation), 16.2.m, and Subdivision Rule 4.b.

The Canterbury Regional Council's submission is:

These provisions are supported. The Ostler Fault is a known earthquake hazard zone which traverses a discrete area of land west of Twizel. The notified provisions provide scope for the Mackenzie District Council to consider the appropriateness of new subdivision and built development within this area, along with any proposed mitigation to reduce the extent of earthquake hazard. In addition to providing for more sustainable subdivision and development, the identification of the Ostler Fault Hazard Area (and associated controls) will elevate the degree of community awareness of this natural hazard area and reinforce the need to carefully consider development that may be vulnerable to damage from earthquakes arising in this area.

The Canterbury Regional Council seeks the following decision from the Mackenzie District Council:

That the provisions to manage subdivision and built development within the defined Ostler Fault Hazard Area are adopted.

Form 5—continued

The Canterbury Regional Council does wish to be heard in support of this submission.

If others make a similar submission, the Canterbury Regional Council will consider presenting a joint case with them at a hearing.



Signature of submitter
(or person authorised to sign
on behalf of submitter)

12th November 2010

Date

(A signature is not required if you make your submission by electronic means.)

Address for service of submitter:

Environment Canterbury

PO Box 550

TIMARU 7940

Telephone: (03) 6877800

Fax: (03) 6877808

Email: bob.willis@ecan.govt.nz

Contact person: Bob Willis – Senior Resource Management Planner

Form 5
Submission on publicly notified proposal for policy statement or plan,
change or variation

Clause 6 of First Schedule, Resource Management Act 1991

To : Mackenzie District Council

Name of submitter: Canterbury Regional Council

This is a submission on **Proposed Plan Change 15 (Twizel)** to the Mackenzie District Plan (the **proposal**).

The Canterbury Regional Council could not gain an advantage in trade competition through this submission.

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

Provisions to control the spread of identified wilding-prone tree species from amenity tree planting within the Rural-Residential Zones 1 and 2 and Hocken Lane Rural-Residential Zone. Rules 1.6.1 (page 8-8) and 2.6.1 (page 8-12) identify the establishment of 9 conifer tree species as a Prohibited Activity.

The Canterbury Regional Council's submission is:

These provisions are supported. Wilding conifers can have adverse effects on biodiversity values, landscapes, and amenity. The existence of large areas of conifers within rural-residential areas can also contribute to increased fire risk to the community. The inclusion of these controls will assist the Mackenzie District Council to give effect to Chapter 8, Policy 3, of the Canterbury Regional policy Statement, and would be consistent with Principal Measure 8.13.5(h) from the Canterbury Regional Pest Management Strategy (2005).

The Canterbury Regional Council seeks the following decision from the Mackenzie District Council:

That the provisions giving Prohibited Activity status to the amenity tree planting of nine identified conifer species are adopted.

Form 5—continued

The Canterbury Regional Council does wish to be heard in support of this submission.

If others make a similar submission, the Canterbury Regional Council will consider presenting a joint case with them at a hearing.



Signature of submitter
(or person authorised to sign
on behalf of submitter)

12th November 2010

Date

(A signature is not required if you make your submission by electronic means.)

Address for service of submitter:

Environment Canterbury

PO Box 550

TIMARU 7940

Telephone: (03) 6877800

Fax: (03) 6877808

Email: bob.willis@ecan.govt.nz

Contact person: Bob Willis – Senior Resource Management Planner

Form 5
Submission on publicly notified proposal for policy statement or plan,
change or variation

Clause 6 of First Schedule, Resource Management Act 1991

To : Mackenzie District Council

Name of submitter: Canterbury Regional Council

This is a submission on **Proposed Plan Change 15 (Twizel)** to the Mackenzie District Plan (the **proposal**).

The Canterbury Regional Council could not gain an advantage in trade competition through this submission.

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

Provisions to address subdivision servicing and the appropriate management of stormwater and sewage generated by residential and rural-residential land use and development. These include new Subdivision Policies 10, 11, and 12 (pages 13-3 and 13-4), the Explanation and Reasons (page 13-5) and Primary Subdivision Standard 6.f (page 13-17), and Subdivision Rule 3, which focus on ensuring that particular attention is paid to the management of stormwater and sewerage where development is proposed within the Residential and Rural-Residential Zones at Twizel.

The Canterbury Regional Council's submission is:

These provisions are supported. This approach, which promotes comprehensive stormwater management, including filtering, harvesting and reuse, and Rural-Residential 1 and 2 and Hocken Lane Policies directed specifically at achieving effective and sustainable stormwater and sewage disposal, are considered to be consistent with Policy WQL6 from the Proposed Natural Resources Regional Plan. These provisions will also assist the Mackenzie District Council to achieve consistency with Method WQL6(j) from the Proposed Natural resources Regional plan.

It is noted that Subdivision Controlled Activity Rule 3 (page 13-13) and Primary Subdivision Standard 6.f (page 13-17) deal with the matter of Concept Plans for subdivision and development in various Zones. These provisions do address stormwater management generally, but are inconsistent in promoting the wider range of measures set out in the Subdivision Servicing Policies. Further amendment of these controls is requested to provide more explicit linkage to the broader range of servicing opportunities canvassed in the earlier Policies, and to ensure that the Mackenzie District Council can require the reticulation of sewage to public sewer (or extension of these services), where appropriate, and stormwater management through harvesting and reuse, where appropriate.

Form 5—continued

The Canterbury Regional Council seeks the following decision from the Mackenzie District Council:

That the provisions placing particular emphasis on the appropriate management of sewage and stormwater are retained, and that the Rules are amended to provide broader and more explicit control of sewage disposal and stormwater mitigation measures (including reticulation, harvesting and reuse) in the Twizel Residential and Rural-Residential Zones.

The Canterbury Regional Council does wish to be heard in support of this submission.

If others make a similar submission, the Canterbury Regional Council will consider presenting a joint case with them at a hearing.



Signature of submitter
(or person authorised to sign
on behalf of submitter)

12th November 2010

Date

(A signature is not required if you make your submission by electronic means.)

Address for service of submitter:

Environment Canterbury

PO Box 550

TIMARU 7940

Telephone: (03) 6877800

Fax: (03) 6877808

Email: bob.willis@ecan.govt.nz

Contact person: Bob Willis – Senior Resource Management Planner