



Public Notice of Proposed Change 13 (Rural Zone- Mackenzie Basin) to the Mackenzie District Plan

Clause 5 of the First Schedule of the Resource Management Act 1991

The Mackenzie District Council has prepared Proposed Plan Change 13 Rural Zone-Mackenzie Basin to the Mackenzie District Plan. The primary purpose of this Plan Change is to provide greater protection of the landscape values of the Mackenzie Basin from inappropriate subdivision, development and use. To achieve this greater acknowledgement of outstanding natural landscapes and features within the District is provided through objectives, policies and rules, particular as they apply to the Mackenzie Basin.

A new rural residential zone is created for the Manuka Terrace area that lies between the Ohau Canal and Lake Ohau, which recognises recent subdivision of this area into large residential lots. The Plan Change also addresses a number of minor matters and errors and omissions in the subdivision and transportation rules including a limitation on the number of lots that can be served by private rights-of-way and the method of calculating reserve contribution credits.

The main provisions of this Change are set out below:

Rural Issues, Objectives and Policies

- Split existing Objective 3 Landscape Values into Objective 3A, which focuses on outstanding natural landscapes, and Objective 3B, which deals with general landscape values across the District.
- New policies to support Objective 3A with residential use and subdivision generally being limited to either existing towns or existing clusters of building usually associated with homesteads. Provision is also made for the establishment of new clusters where they meet stringent standards and have the ability to replicate existing clusters or nodes.

Rural Zone Rules

- Establishing a new Mackenzie Basin Subzone within the existing Rural Zone.
- Identify existing building nodes on maps and provide for the establishment of new building nodes and extension of existing building nodes as a discretionary activity within the Mackenzie Basin Subzone.

- Generally limit buildings and subdivision to within existing or approved building nodes, with all non-farming buildings within nodes being restricted discretionary activities.
- Provide for remote non-farming buildings outside nodes as a Controlled Activity.
- Controlling larger scale earthworks whether or not the earthworks are part of building node development or subdivision.
- Create a new Rural Residential –Manuka Terrace Zone with a maximum building density of one residential unit and minor unit per 4ha, and with control over earthworks, servicing and the external appearance of buildings.
- Delete Lakeside Protection Areas.

Subdivision rules

- Provide as a discretionary activity subdivision with a minimum allotment area of 200ha within the Mackenzie Basin Subzone (but with no provision for building within such a lot).
- Provide for a minimum lot size of 4ha in the Rural Residential – Manuka Terrace Zone.

Miscellaneous Amendments

- Requiring access to subdivisions of more than 6 lots to be by way of road and not private way or access lot.
- Amend the calculation method for contributions towards open space and recreation to clarify that the credit for underlying lots is determined by deducting the number of underlying lots from the total number of new lots created
- Amend Twizel Water Supply Protection Zone Area.

Any person who wishes to make a submission on Plan Change 13 may do so by sending a written submission to the Mackenzie District Council, P O Box 52, Fairlie. The submission must be in accordance with Form 5 Regulations of the Resource Management Act 1991 and must state whether you wish to be heard on your submission. Submission forms are available from the Customer Services Reception, Mackenzie District Council, Main Street, Fairlie.

Submissions close on Wednesday 12 March 2008.

The proposed Plan Changes may be viewed during normal office hours at the following locations:

- Mackenzie District Council, Main Street, Fairlie
- Air Safaris, Lake Tekapo
- Twizel Service Centre, Market Place, Twizel

Public Participation

The process for public participation in the consideration of these Plan Changes under the Act is as follows:

- After the closing date for submissions, the Mackenzie District Council will prepare a summary of the submissions and this summary will be publicly notified; and
- There will be an opportunity to make a further submission in support of, or in opposition to, the submissions already made; and
- If a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- The Mackenzie District Council will give its decision on all submissions (including its reasons for accepting or rejecting submissions); and
- Any person who has made a submission has the right to appeal the decision on the submission to the Environment Court.

For further information regarding these Plan Changes or the process of hearing and deciding these Changes, please contact Craig Lyon, Manager Planning and Regulations, Mackenzie District Council, Phone (03) 685 8514.

Craig Lyon and Glen Innes
on behalf of Mackenzie District Council
19 December 2007