

**FURTHER SUBMISSION ON PROPOSED PLAN CHANGE 15 (TWIZEL) TO THE
MACKENZIE DISTRICT PLAN UNDER CLAUSE EIGHT OF THE FIRST SCHEDULE TO
THE RESOURCE MANAGEMENT ACT 1991**

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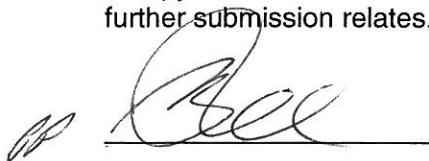
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Meridian Energy Limited ('Meridian') makes the further submissions on Proposed Plan Change 15 (Twizel) as set out in the **attached** document.

Meridian would like to be heard in support of its submission.

If other persons make a similar submission then Meridian would consider presenting joint evidence at the time of the hearing.

A copy of this further submission has been served on all of the original submitters to which this further submission relates.



Andrew Feierabend

For and on behalf of Meridian Energy Limited

14 December 2010

SPECIFIC SUBMISSIONS

- 1 Meridian supports or opposes the submissions made under clause 6 of the Resource Management Act 1991 on Plan Change 15, as set out in **table 1** below.
- 2 These further submissions relate to the following two aspects of the Plan Change:
 - The proposed rezoning of the Hocken Lane area from Rural to a new Hocken Lane Rural Residential Zone; and
 - The proposed rezoning of the northern bank of Lake Ruataniwha from Rural to a mix of Recreation P Zone (Passive), Special Purpose Travellers Accommodation Zone, and Ruataniwha Rowing Zone.
- 3 By way of summary, Meridian is particularly concerned in ensuring that the proposed provisions of the Hocken Lane Rural Residential Zone address the risks associated with potential failure of the upstream hydro electricity infrastructure, and to ensure that its current ability to undertake certain activities in accordance with its operating easement over the Lake Ruataniwha foreshore are safeguarded.
- 4 Meridian therefore makes the following further submissions on the Plan Change:

Table 1 – Meridian Energy Ltd Further Submissions on Plan Change 15

Plan Change Provision	Decision Requested	Submitter	Support/Oppose	Reasons and Relief Sought
Hocken Lane Rural Residential Zone – General	RR3	19 - Mackenzie Properties Ltd	Support in part	<p>Mackenzie Properties Ltd supports the objective and many policies and rules proposed for the HLRR Zone, with the exception of those set out in other decisions requested (see RR15, RR21, RR22, RR24, and RR25). Meridian Energy support this submission in part and insofar that the relief sought by Mackenzie Properties Ltd is not inconsistent with the specific submissions and relief sought by Meridian in relation to specific provisions of the HLRR zone. Specifically Meridian sought in its original submission a number of changes to recognise the hazards associated with the potential upstream failure of the hydro electric infrastructure. Meridian therefore seek that the submission of Mackenzie Properties Ltd be allowed in part.</p>
Hocken Lane Rural Residential Zone – Site Standard 2.7.1 – Residential Density	RR21	19 - Mackenzie Properties Ltd	Oppose	<p>Mackenzie Properties Ltd seeks that the residential density standard be amended to provide for one minor unit in addition to one residential unit per site. Meridian Energy oppose this submission. Enabling a minor residential unit to establish on each site in addition to a residential unit, could increase the number of occupants within the zone and their assets that may be subject to hazards associated with the potential unforeseen failure of upstream hydroelectric infrastructure. In this regard Meridian has sought in its submission (see RR14) that the proposed permitted activity status for residential buildings under rule 2.3.2 of Chapter 8 be changed to a fully discretionary activity to ensure appropriate consideration is given to hazards associated with hydroelectric infrastructure failure as part of development. Meridian consider it would be appropriate for discretionary activity status to apply also to minor units (as would be the case under the notified Plan Change). Meridian therefore seek that the submission of</p>

					Mackenzie Properties Ltd be disallowed.
Plan Change Provision	Decision Requested	Submitter	Support/Oppose	Reasons and Relief Sought	
Hocken Lane Rural Residential Zone – Assessment Matter 3.2(f)	RR26	16 - Environment Canterbury	Support in part	Environment Canterbury supports the list of assessment matters in relation to flood mitigation. Meridian Energy supports this submission in part and insofar that the relief sought is not inconsistent with the specific submissions and relief sought in Meridian's original submission. Specifically Meridian sought in its original submission that an additional assessment matter be added under 3.2(f) to enable consideration of the siting of buildings having regard to inundation hazards associated with the unforeseen and uncontrolled release of water from the Waitaki Hydro Electric Power Scheme. Meridian therefore seek that that the submission of Environment Canterbury be allowed in part.	
Special Travellers Accommodation Zone – General	STAZ1	6 - R & B Prince	Support in part	R & B Prince supports the rezoning and provisions relating to subdivision and land use for the Lake Ruataniwha Holiday Park. Meridian Energy supports this submission in part and insofar that the relief sought is not inconsistent with the specific submissions and relief sought in Meridian's original submission. Specifically Meridian sought in its original submission that provision be made within the Special Purpose Travellers Accommodation Zone (or District Wide Utility provisions) to provide for erosion control works and earthworks to enable the deposit and removal of sediment as a permitted activity. Meridian therefore seek that that the submission of R & B Prince be allowed in part.	

Plan Change Provision	Decision Requested	Submitter	Support/Oppose	Reasons and Relief Sought
Special Travellers Accommodation Zone – General	STAZ1	19 - Mackenzie Properties Ltd	Support in part	<p>Mackenzie Properties Ltd supports the proposed plan change in respect of the new proposed zone but seeks some changes to some of the standards and rules (see STAZ4, STAZ5, and STAZ6). Meridian Energy supports this submission in part and insofar that the relief sought is not inconsistent with the specific submissions and relief sought in Meridian's original submission. Specifically Meridian sought in its original submission that provision be made within the Special Purpose Travellers Accommodation Zone (or District Wide Utility provisions) to provide for erosion control works and earthworks to enable the deposit and removal of sediment as a permitted activity. Meridian therefore seek that that the submission of Mackenzie Properties be allowed in part.</p>
Ruataniwha Rowing Zone – General	RRZ1	19 - Mackenzie Properties Ltd	Support in part	<p>Mackenzie Properties Ltd supports the proposed change in respect of the new proposed zone but seeks some changes to some of the standards and rules (see RRZ5, RRZ6, and RRZ7). Meridian Energy supports this submission in part and insofar that the relief sought is not inconsistent with the specific submissions and relief sought in Meridian's original submission. Specifically Meridian sought in its original submission that provision be made within the Ruataniwha Rowing Zone (or District Wide Utility provisions) to provide for erosion control works and earthworks to enable the deposit and removal of sediment as a permitted activity. Meridian therefore seek that that the submission of Mackenzie Properties Ltd be allowed in part.</p>

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Subdivision Rule 5d – Hocken Lane Rural Residential Zone	S15	18 - A M Shearer	Oppose	<p>A M Shearer opposes the non-complying status for subdivision within the Hocken Lane Rural Residential Zone and seeks that the rule be deleted. Meridian opposes this submission. Meridian considers it appropriate that subdivision in the HLRR Zone be identified as a non-complying activity, particularly due to hazard risks to the zone from the potential unforeseen failure of the upstream hydro electricity infrastructure. By providing for further development beyond existing entitlements, and that would be enabled through the process of subdivision, would put potentially result in an increase in the number of occupants and their assets, that would be subject to this hazard. Meridian therefore seeks that the submission of A M Shearer be disallowed.</p>
Planning Maps 53 & 55 – Special Travellers Accommodation Zone	PM18	6 - R & B Prince	Support in part	<p>R & B Prince supports the rezoning and provisions relating to subdivision and land use for the Lake Ruataniwha Holiday Park. Meridian Energy supports this submission in part and insofar that the relief sought is not inconsistent with the specific submissions and relief sought in Meridian's original submission. Specifically Meridian sought in its original submission that provision be made within the Special Purpose Travellers Accommodation Zone (or District Wide Utility provisions) to provide for erosion control works and earthworks to enable the deposit and removal of sediment as a permitted activity. Meridian therefore seek that that the submission of R & B Prince be allowed in part.</p>

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Planning Maps 53 & 55 – Special Travellers Accommodation Zone	PM19	19 - Mackenzie Properties Ltd	Support in part	<p>Mackenzie Properties Ltd supports the proposed plan change in respect of the new proposed zone but seeks some changes to some of the standards and rules (see STAZ4, STAZ5, and STAZ6). Meridian Energy supports this submission in part and insofar that the relief sought is not inconsistent with the specific submissions and relief sought in Meridian's original submission. Specifically Meridian sought in its original submission that provision be made within the Special Purpose Travellers Accommodation Zone (or District Wide Utility provisions) to provide for erosion control works and earthworks to enable the deposit and removal of sediment as a permitted activity. Meridian therefore seek that that the submission of Mackenzie Properties Ltd be allowed in part.</p>