

Te Tai o Poutini Plan Proposed Plan

Submission form

Te Tai o
Poutini Plan
Proposed
Plan

Have
your
say!

We need your feedback. We want to hear from you on the proposed Te Tai o Poutini Plan. What do you support and what would you like changed? And why? It is just as important to understand what you like in the Proposed Plan as what you don't. Understanding everyone's perspectives is essential for developing a balanced plan.

Your details:

First name: Charlotte

Surname: Borra

Are you submitting as an individual, or on behalf of an organisation?

Individual

Organisation Organisation (if applicable): **Planz Consultants Limited** (on behalf of **Mitchells 2021 Limited**)

Would you gain an advantage in trade competition through this submission?

Yes

No

If you **could** gain an advantage in trade competition through this submission please complete the following:

I am /am not directly affected by an effect of the subject matter of the submission that (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

Postal address: PO Box 1845, Christchurch 8140

Email: charlotte@planzconsultants.co.nz

Phone: 021 646 029

Date: 27 October 2022

Signature:

Charlotte Borra

Your submission:

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

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Strategic Direction | <input type="checkbox"/> Energy | <input type="checkbox"/> Infrastructure and Transport | <input type="checkbox"/> Hazards and Risks |
| <input type="checkbox"/> Historical and Cultural Values | <input type="checkbox"/> General District Wide Matters | <input type="checkbox"/> Natural Environment Values | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> All submitters have the hearings process. Hearings are preferred option below: | <input type="checkbox"/> opportunity to present their feedback to Commissioners during the anticipated to be held in the middle of 2023. Please indicate your | <input type="checkbox"/> Zones Schedules Appendices | <input type="checkbox"/> General feedback |

I wish to speak to my submission

I do not wish to speak to my submission

If others make a similar submission, would you consider presenting a joint case with them at a hearing?

Yes, I would consider presenting a joint case

No, I would not consider presenting a joint case

Want to know more?

www.tppp.nz

0508 800 118



Te Tai o Poutini
PLAN

A combined district plan for the West Coast

Public information - all information contained in a submission under the Resource Management Act 1991, including names and addresses for service, becomes public information. The content provided in your submission form will be published to the Te Tai o Poutini Plan website and available to the public. It is your responsibility to ensure that your submission does not include any personal information that you do not want published.

My submission:

(Include whether you support or oppose the specific provisions or wish to have them amended, reasons for your views and the decision you seek from us).

The submission has been attached to the email sent to info@tpp.nz

CLAUSE 6 OF THE FIRST SCHEDULE, RESOURCE MANAGEMENT ACT 1991
SUBMISSIONS ON THE PROPOSED TE TAI O POUTINI PLAN

TO: Te Tai o Poutini Plan Team
Te Tai o Poutini Plan Submission
Via email: info@tpp.nz

SUBMITTER: **Mitchells 2021 Limited**
836 Colombo Street,
CHRISTCHURCH 8013

Contact: Paul Lynch
Mobile: 021 433 936

Email: paul.lynch@cohesive-group.co.nz

ADDRESS FOR SERVICE: **Planz Consultants Limited**
PO Box 1845
CHRISTCHURCH 8140

Contact: Charlotte Borra (Consultant Planner)
Mobile: 021 646 029
Email: charlotte@planzconsultants.co.nz

Contact: Tim Joll (Consultant Planner / Partner)
Mobile: 021 171 1529
Email: timj@planzconsultants.co.nz

1. Name of submitter

Mitchells 2021 Limited (the submitter) hereby submits in opposition (in part) and support (in part) on different parts of the Proposed Te Tai o Poutini Plan.

The primary relief sought is the rezoning of two sites in Mitchells, a Forestry Lake Front Block legally described as PT RS 2032 and Bush Block to the southwest legally described as Lot 4 DP 440795 (comprised in RT 554111) (**Figure 1**), as well as the adjustment of the Outstanding Natural Landscape boundary line.

2. Introduction

This submission is made on the Proposed Te Tai o Poutini Plan ('Proposed TTPP'). It concerns two sites.

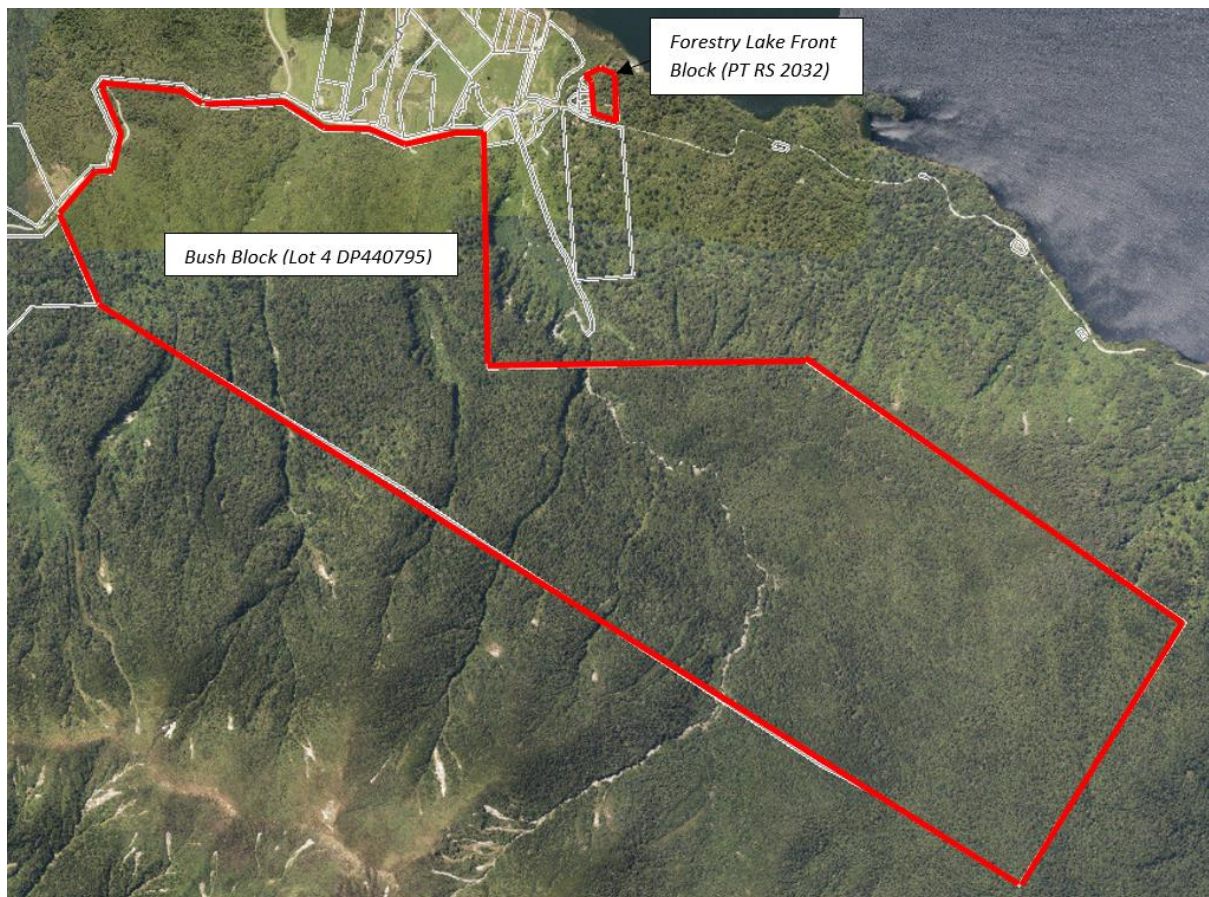


Figure 1. Aerial map showing the location of the submission sites in red (Source: West Coast Property Maps).

This submission proposes the rezoning of these sites and the adjustment of the Outstanding Natural Landscape boundary line to support a wider sustainable development proposal for the Mitchells area ('Mitchells Proposal'). The Mitchells Proposal would entail the expansion of the existing accommodation activity of the Lake Brunner Eco Lodge onto the Forestry Lake Front Block, improvement of tourism and recreational facilities, and the development of eco-friendly residential units on the rear Bush Block. The proposal is further described below.

3. Mitchells Proposal

The intended proposal is for the expansion of existing residential, tourism and recreational activities in Mitchells which would result in the establishment of additional high-end accommodation facilities, eco-friendly housing and improvement of visitor facilities (wharf/jetty and walking tracks). The proposal is more fully described in **Appendix 1**, and a summary for the sites subject of this submission is provided below. A digitalised concept of the proposal is available at the following link for illustration purposes:

<https://vimeo.com/720874972/5e4c9196f9>.

The overall aim of the proposal is to showcase sustainable development of land while protecting and enhancing ecological and environmental values in the Mitchell area for future generations.

2.1 Forestry Lake Front Block (PT RS 2032)

The proposal is to ultimately build four one-bedroom units, which will be part of an expansion of Lake Brunner Eco Lodge to provide a high-end accommodation facility. The units will be self-contained and powered by solar. Access to the units will be via a gravel road located off Kumara-Inchbonnie Road. The units will not be visible from the road and they will be tied in with the surrounding forestry, such that visual impact from the lake will be minimal and the overall ecological atmosphere will be retained. The goal is to provide a high-end accommodation facility that will expand existing tourism activities while retaining ecological values.

2.2 Bush Block (Lot 4 DP 440795)

The proposal will include subdivision of the site, which has a total area of 380 ha, into twenty-two lots ranging from 1 to 2 hectares in size and with designated building pads of approximately 1000m² within the lots (**Figure 2**). A conceptual subdivision plan is provided in **Appendix 2** for illustration purposes. The remainder of each lot will be retained as existing bush. All lots will be off-grid, with the possibility of establishing a fully integrated microgrid power system being explored. The lots will be accessed via a gravel road off Kumara-Inchbonnie Road.

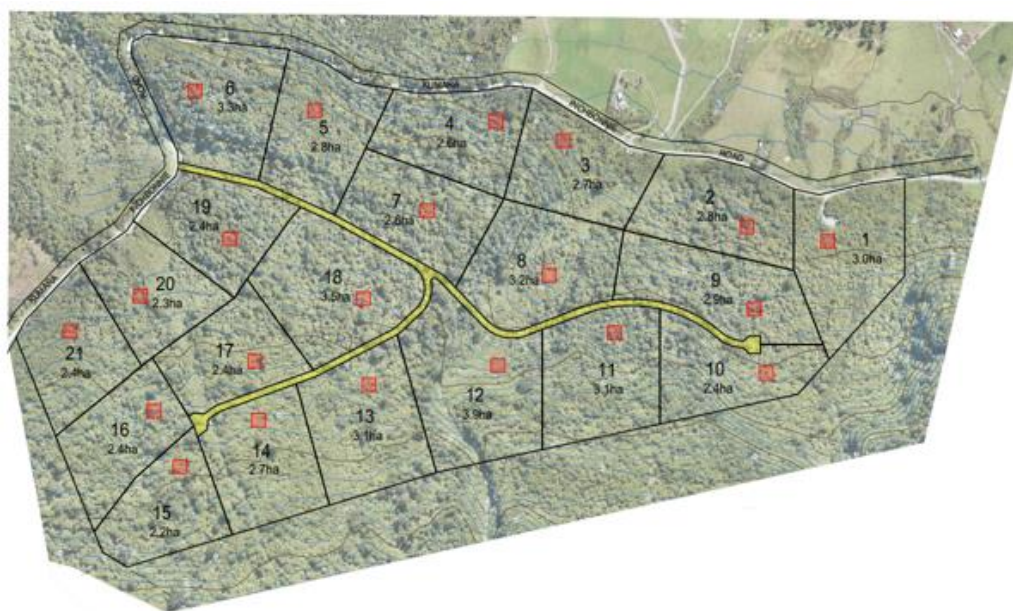


Figure 2. Conceptual subdivision plan of the Bush Block proposal (Appendix 2).

It is intended that all sections will have covenants that protect the existing bush within their titles, ensuring eco-friendly housing with an element of sustainable building products. The subdivision will involve approximately 30 hectares in total, with the remainder of the site to be retained as bush and protected via a covenant mechanism. The goal is to create an opportunity for development that enhances the area whilst retaining and protecting ecological values.

4. Submissions

The following submission aims to enable the proposed development for Mitchells by rezoning the sites so to align the proposed future use and to reflect the provisions of the Proposed TTPP, and thus provide a clearer consenting pathway for sustainable development of the sites.

3.1 Submission Point 1 - Forestry Lake Front Block (PT RS 2032) Rezoning

Mitchells 2021 Ltd seeks the rezoning of the Forestry Lake Front Block from Rural Lifestyle Zone (RLZ) to Settlement Zone (SETZ). The area proposed to be rezoned and its association with the surrounding properties under the Proposed TTPP is shown in **Figure 3** below.

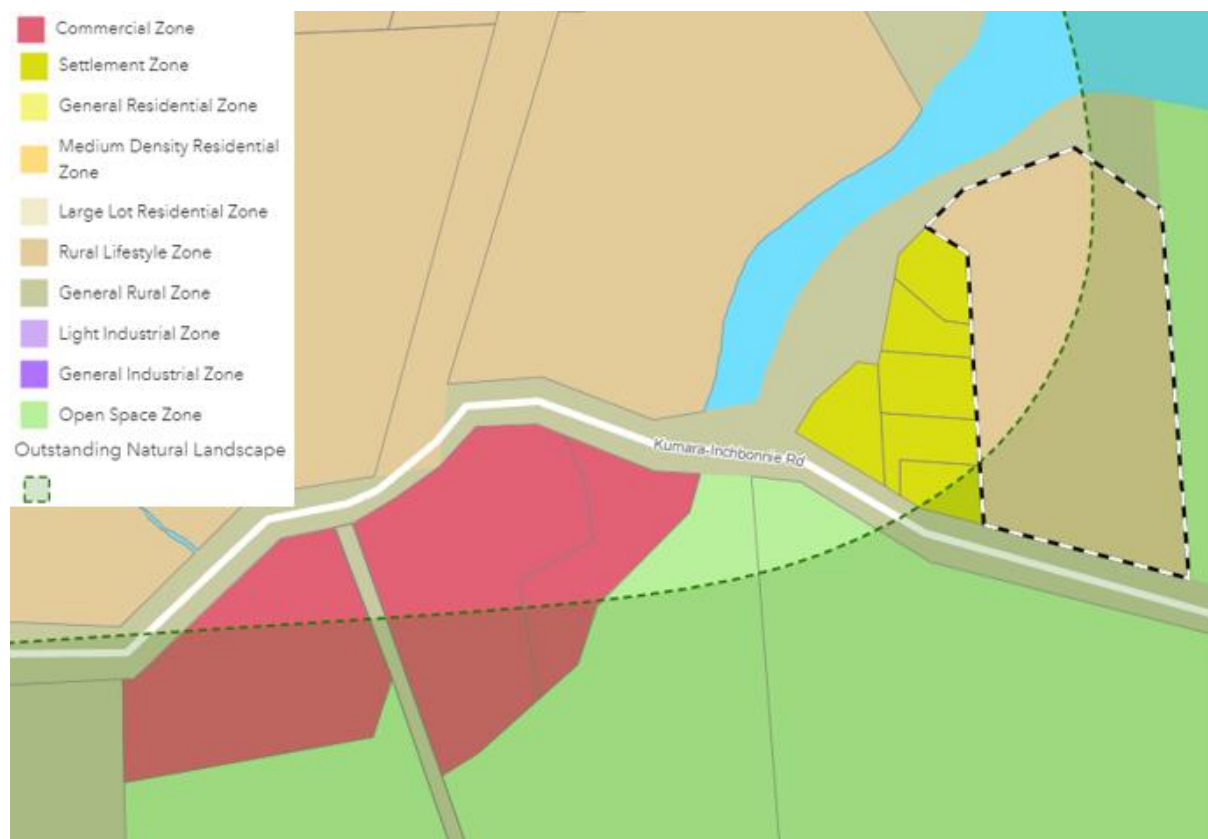


Figure 3. Zoning of the Forestry Lake Front Block (dashed) and surrounding properties under the Proposed Te Tai o Poutini Plan.

The rezoning of the Forestry Lake Front Block to SETZ would provide consistency with the zoning of neighbouring sites to the west, which are already proposed to be zoned SETZ. Rezoning of the site would enable a clearer consenting pathway for the development of the Mitchells Proposal, as SETZ provisions allow for greater building density, whilst still necessitating a resource consent due to the ONL overlay. Therefore, a change of zoning would enable the potential expansion of tourism activities in the Mitchells area while ensuring that development occurs in accordance with ecological values and with a clear consenting pathway consistent with the provisions of the TTPP.

3.2 Submission Point 2 - Bush Block (Lot 4 DP 440795) Rezoning

Mitchells 2021 Ltd proposes dual zoning of the site identified below, with the portion subject to subdivision being zoned from General Rural Zone (GRZ) to Rural Lifestyle Zone (RLZ), while the balance lot would remain zoned as General Rural. The submitters are prepared to further develop this submission in the period leading up to the hearing process including the development of an Outline Development Plan and any associated provisions to address matters such as ecological values. Rezoning could be achieved through the use of an Outline Development Plan, or a similar planning mechanism, to ensure retention of ecological values.



Figure 4. Current zoning of the Bush Block (dashed) and surrounding area under the Proposed Te Tai o Poutini Plan, showing the proposed dual-zoning for the site.

Rezoning of the Bush Block into a dual-zoned site would provide a clear consenting pathway for subdivision, as RLZ zoning for the portion of the site to be developed would make 1ha subdivisions

and the establishment of one building per lot permitted, subject to the ONL overlay. Dual zoning would also ensure that the balance lot, which constitutes the majority of the Bush Block, maintains GRZ zoning, in line with the current zoning in the Proposed TTPP.

3.2 Submission Point 3 – Adjustment of Outstanding Natural Landscape Overlay Boundary Line

Mitchells 2021 Ltd proposes that the ONL boundary line be adjusted so that the proposed subdivision area of the Bush Block, and the Forestry Lake Front Block (or at least the part of it to be developed) are outside the ONL. Currently, the ONL Overlay covers the submission sites (Forestry Lake Front Block and Bush Block) only in part, as shown in **Figure 5** below.



Figure 5. Current location of the Outstanding Natural Landscape (ONL) Overlay Boundary Line, in relation to the submission sites, under the Proposed Te Tai o Poutini Plan.

The adjustment of the ONL boundary line to exclude the portions of the sites involved in the Mitchells proposal would only be minor, resulting in a shift of just a few meters, without compromising the overall integrity of the ONL Overlay as a whole. Redefining the ONL boundary line to exclude the areas involved in the Mitchells Proposal would potentially facilitate the process of obtaining consent for activities (e.g. indigenous vegetation removal) necessary for the development of building platforms, roading and on-site services. The exclusion of the areas involved in the Mitchells proposal from the

ONL will not jeopardise ecological and ONL values, as the proposal already includes protection mechanisms (such as covenants) for the areas of the site not involved in the development. Overall, adjusting the boundary line of the ONL overlay would facilitate the consenting process for the Mitchells Proposal without compromising the overall integrity and value of the ONL as a whole.

4. Conclusion

Mitchells 2021 Ltd seeks:

- i. The rezoning of Forestry Lake Front Block (PT RS 2032) to Settlement Zone as shown in Figure 3.
- ii. The partial rezoning of Bush Block (Lot 4 DP 440795) to Rural Lifestyle as shown in Figure 4.
- iii. The retention of the remainder of Bush Block (Lot 4 DP 440795) as General Rural zone as shown in Figure 4.
- iv. Adjustment of the Outstanding Natural Landscape overlay boundary line to exclude the areas involved in the Mitchells Proposal.

Rezoning of the sites and adjustment of the ONL boundary line to enable the Mitchells Proposal will promote the sustainable management of resources. Particularly, it will:

- enable the social and economic wellbeing of the Mitchells community and the wider Grey District;
- meet the reasonably foreseeable needs of future generations;
- enable efficient use and development of resources, with flow on social and economic benefits brought to Grey District, its residents and visitors;
- give effect to the Regional Policy Statement;
- enable the Council to fulfil its statutory obligations, including Part 2 of the RMA, most notably Section 6 and 7;
- ensure that adverse effects on the environment are managed appropriately by rule requirements;
- enable the Council to effectively administer the Te Tai o Poutini Plan and to monitor the outcomes of the proposed provisions in a clear and consistent manner;
- be consistent with the Proposed TTPP framework.

In making this submission, Mitchells 2021 Ltd confirms it could not gain an advantage in trade competition through the outcomes sought in this submission.

Mitchells 2021 Ltd wishes **to be heard** in support of its submissions.

If others are making a similar submission, Mitchells 2021 Ltd would consider presenting a joint case with them at the hearing.

Date: 27 October 2022



Charlotte Borra (Consultant Planner) E: charlotte@planzconsultants.co.nz Mob: 021 646 029



Tim Joll (Consultant Planner (Partner)) E: timj@planzconsultants.co.nz Mob: 021 171 1529

Authorised to sign this submission on behalf of **Mitchells 2021 Limited**.

APPENDIX 1 - MITCHELLS PROPOSAL DESCRIPTION

Mitchells Proposal

The purpose of this proposal is to provide a mechanism for which to showcase sustainable development of land whilst also ensuring there are sufficient funds to protect and secure ecological and environmental values the Mitchells area has for future generations.

This proposal offers a unique opportunity to allow for sustainable development whilst also providing funds that will be utilized to not only protect, but also enhance the surrounding areas.

PROPOSAL

The proposal would allow for the establishment of a charitable trust that would enable private funding to help protect the ecological values of the Mitchells area for future generations.

The trust would be made up of three trustees with one being a member of the Lynch family (or descendant) along with two local residents. It is envisioned that the trust would use dividends received from invested capital (detailed below) and these dividends would be applied towards community projects and protection of the surrounding environment.

As part of the approval for the subdivision, we propose donating:

- 15% of section sales across the twenty-two sections.

It is expected that the subdivision will provide the trust with approximately \$700k of capital over the life cycle of the subdivision

The Lynch family will also make a one-off donation of \$200K to the Lake Brunner Scenic Trail along with a further \$80k towards a new jetty (in conjunction with the \$80k that the council has already earmarked for the jetty). In the event that the jetty costs less than \$160k, then the balance of our \$80k will be donated to the Trail.

Our donations will enable the above two projects to be brought forward which will result in additional jobs for the Lake Brunner community through increased sustainable tourism, whilst also ensuring greater community connection between Moana and Mitchells.

Forestry block lake front (PT RS 2032)

The plan is to build four, one-bedroom units to high specifications, which will be part of a high-end accommodation facility in addition to the current Lake Brunner Lodge accommodation offering. It is proposed that the units will have a view out over the lake and will be fully self-contained and powered by solar.

The units will be accessed off one small gravel road 2.4 metres wide located off Kumara-Inchbonnie Road. The units will not be visible from the road and will have low visual impact from the lake. The goal of the units will be to tie them in with the surrounding forestry as part of the overall ecological atmosphere that we are trying to develop.

Wharf/jetty

It is our understanding that the council already has an allowance for the development of a new wharf to replace the original wharf. As part of this proposal, we would provide up to \$80k in additional funding to assist with this project and the building of public toilets. We feel these facilities are already needed, given the amount of public usage of the existing boat ramp and surrounding areas. This public usage will only grow exponentially upon completion of the Lake Brunner Scenic Trail. Perhaps more important, is the current lack of potential boat safety in the event of an emergency.

380 hectare block (554111 - Lot 4 Deposited Plan 440795)

22 lot subdivision (30 hectares)

The plan is to subdivide twenty-two lots, with sections ranging from 1 to 2 hectares along with the provision of designated building pads of approximately 1000m² within these lots. The remainder of each lot will be retained as existing bush.

All lots will be designated off-grid and we are exploring the potential to set up a fully integrated microgrid power system that all sections will have access to. All sections will have covenants that protect the existing bush within their titles, ensuring eco-friendly housing with an element of sustainable building products. The goal is to enhance the area but also to enhance the overall development whilst still meeting the ecological values that we wish to provide to the area.

Other

Walking Tracks

It is proposed that an additional walking track is built behind the Lake Brunner Lodge to allow for walkers to access a lookout point located along the ridgeline. It would be anticipated that the walk would be approximately 2 hours return. This will give locals and visitors additional walking opportunities in conjunction with the Carew Falls walk.

Hunting Lodge: It is proposed as part of the development that 2 hectares be designated on the plateau for an off-grid hunting lodge that can be developed at some stage. This would provide an opportunity for keeping game animals at appropriate levels, research capabilities for DOC and other government organisations and maybe even educational opportunities.

Other opportunities that we may be able to explore within this proposal are:

- Walking/cycle/vehicle access up on to the plateau suitable for environmental tourism.
- Additional funding alongside the proposed charitable trust to work toward pest eradication to allow for a potential bird sanctuary.
- Modernised dumping/recycling system in Mitchells.
- Additional surveying to ascertain flora of historical or environmental significance to tie into potential walking tracks.

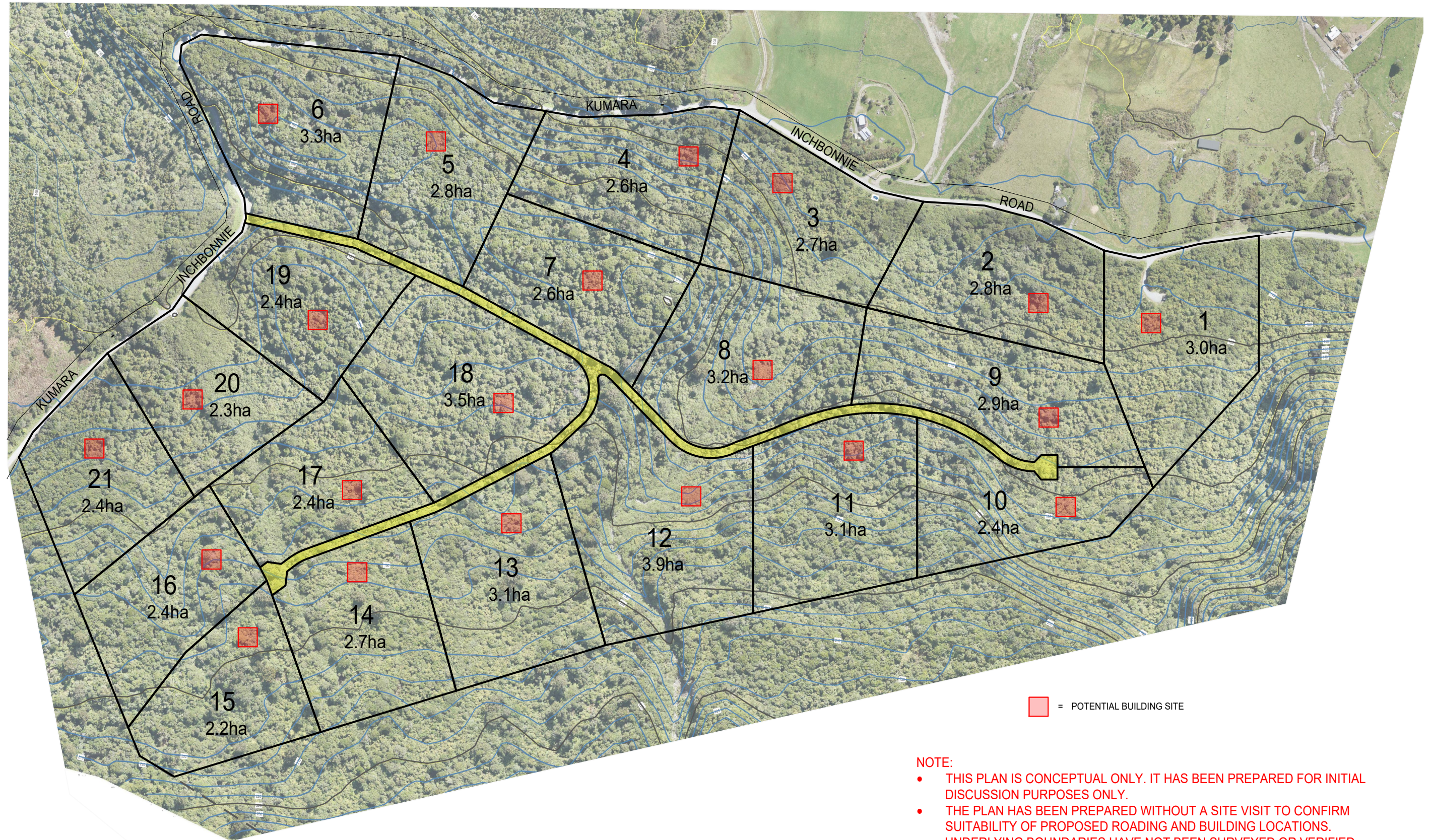
- Other areas of significance for environmental tourism such as historical structures, glow worms, plants etc.
- Ability to tie in the history of the lake itself in terms of ecological and archeological significance with increased water access. This will also create more jobs for charter boats/tour boats.

Summary

The goal of the proposal is to produce a world-class sustainable accommodation and tourism development. Then, with the additional revenue gained from section sales, we will be able to enhance the Mitchells community and maintain the surrounding ecological area.

The Lynch family see this proposal as a way to give back to the surrounding community today and for future generations to come. We are extremely passionate about the area and community, and feel we have an obligation to help build on the existing ecological values in the area to ensure that it is available and enriched for future generations that we are so grateful to own.

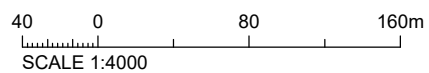
APPENDIX 2 – SUBDIVISION PLAN – BUSH BLOCK



■ = POTENTIAL BUILDING SITE

NOTE:

- THIS PLAN IS CONCEPTUAL ONLY. IT HAS BEEN PREPARED FOR INITIAL DISCUSSION PURPOSES ONLY.
- THE PLAN HAS BEEN PREPARED WITHOUT A SITE VISIT TO CONFIRM SUITABILITY OF PROPOSED ROADING AND BUILDING LOCATIONS.
- UNDERLYING BOUNDARIES HAVE NOT BEEN SURVEYED OR VERIFIED AND ARE INDICATIVE ONLY.



REV	DATE	COMMENT	BY	APP
A	10.03.22	ISSUED FOR DISCUSSION PURPOSES ONLY	LK	MH



ADDRESS: UNIT 5A - 337 HAREWOOD ROAD PHONE: (03) 365 1888
BISHOPDALE, CHRISTCHURCH WEBSITE: www.misura.nz

DRAWN	L.KIDWELL	DATE	10.03.22
SURVEYED		DATE	
APPROVED	M.HANRAHAN	DATE	10.03.22
SCALE:	1:4000		

TITLE:	CONCEPTUAL PLAN POSSIBLE SUBDIVISION LAYOUT OF LOT 4 DP 440795
CLIENT:	

PROJECT:	LAKE BRUNNER COMPRISED IN RT 554111 TOTAL AREA = 382.4ha
DRAWING NUMBER:	

A