



Mackenzie
DISTRICT COUNCIL

**FORM 5
SUBMISSION ON PLAN CHANGE 21
CLAUSE 6 OF THE FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991**

Plan Change 21 to the Mackenzie District Plan
Mackenzie District Council
PO Box 52, Main Street
Fairlie 7949

RECEIVED

23 NOV 2022

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This is a submission on proposed Plan Change 21 to the Mackenzie District Plan. Proposed Plan Change 21 is part of Stage 2 of the review of the Mackenzie District Plan.

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

Building Heights - please see attached
letter.
Proposed Town Centre - please see attached
letter.

My submission is:
(Include whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I oppose these changes due to the
detrimental affect it would have on
the town as a whole.

Tuizel is loved because of its views, open spaces & lack of congestion. The proposed changes would ~~severely~~ be a major step backwards for the future of Tuizel.

The effect of higher buildings would significantly reduce views & increase risk with lack of suitable parking & increased shade during the winter months.

The idea of losing part of the frisbee golf course is such a shame as this is currently so beneficial to the town in bringing more people in.

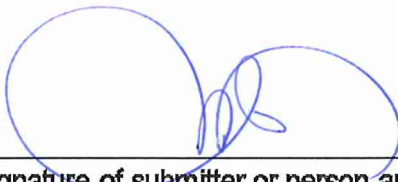
Increasing traffic & building down Puotaminha Rd would be a nightmare & a dangerous one at that.

I seek the following decision from the Mackenzie District Council:
(give precise details)

To review the building heights & plan for the town centre.

- I wish to be heard in support of my submission
 I do not wish to be heard in support of my submission
(tick one box)

If others make a similar submission I **would / would not** (delete one) be prepared to consider presenting a joint case with them at any hearing.


Signature of submitter or person authorised to sign on behalf of submitter
(A signature is not required if you make your submission by electronic means.)

23.11.2022.
Date

If you have any questions regarding Plan Change 21 or the submission process, please do not hesitate to contact the Planning Department at 03 685 9010 or via email districtplan@mackenzie.govt.nz

Plan change 21 submission

- Residential Zone – Medium Density Residential Zone

- i. Building height of 10m – 11m

Allowing buildings up to 10/11m in height would significantly affect neighbouring/nearby properties by reducing sunlight and views. The shading of nearby properties would be particularly bad in the winter months with houses being potentially shaded for most of the day. Views of mountains and other attractions would also be significantly affected by the proposed height limit. The 3D drawings do not accurately portray the potential impact in these respects due to the drawings being over simplistic and also only showing 2 storey options. Further research & review is required before progressing these proposals any further.

- ii. No requirement for carpark. There are no formed footpaths in the streets around the proposed MDRZ and by allowing multiple units of up to 3 storeys it is likely that residents would need to park on the footpath spaces. This is already a problem in holiday period and creates a hazard for walkers.

- Town Centre Zone

- a. Proposed Town Centre area

- i. The area down Ruataniwha road does not integrate well into the existing market place. The area is significantly limited by the existing Mobile Service Station and new motel currently being constructed. Further the area is separated from the existing market place by MacKenzie drive and in particular the intersection of MacKenzie Drive and Ruataniwha Road. The area between Tasman Road and MacKenzie Drive (High Country Lodge and Backpackers) and surrounding area integrates better with the existing market place and should be considered instead of or in addition to the Ruataniwha Road area.

- ii. The proposed height of 10.5 metres for any building or structure needs to be considered in relation to the existing market place and the impact on shading and views as raised in relation to the MDRZ. We do not want a situation where views and sun are significantly affected.

- iii. Further consideration for carpark areas are required as we already have insufficient carparks during holiday periods. Sufficient spaces need to be allocated in these areas.