

**From:** MDCSendmail@mackenzie.govt.nz  
**Sent:** Wed, 23 Nov 2022 11:49:56 +1100 (AEDT)  
**To:** District Plan  
**Subject:** Mackenzie District Council - Submission on Proposed Plan Change to the Mackenzie District Plan

A new Submission on Proposed Plan Change to the Mackenzie District Plan has been received.

### **Plan Change Number**

Which  
Plan  
Change        22  
number?:

### **Details of Applicant**

First  
Name:        Karen  
Last Name: Morgan  
Postal  
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Telephone  
No:         021 469 207  
Fax:  
Date:        2022-11-23 00:00:00

Customer  
number (if  
known):  
Contact  
person:     Karen Morgan

Contact  
person  
Telephone  
No:

### **Submission Details**

The  
specific     MRZ - Medium Density Residential  
provisions

of the  
Proposal  
my  
submission  
relates to  
are as  
follows:  
I support /  
oppose  
these  
provisions:

I support in part

This submission focuses on Twizel but i feel that the concepts I will discuss can be equally applicable for the other towns in the District. Twizel has been growing for some years now, and all statistics point to this continuing to be the case, with the population doubling in the not-too-distant future. This growth will come from an increase in families, holiday homeowners, retirees and workers and they all have different accommodation requirements. To support these, we need to be flexible in our thinking and as the town changes, so to do our ideas about what housing options we have available to support all the groups in our community. Medium density housing is an option that we can use to our advantage to achieve some of these aspirations, but it needs to be undertaken sympathetically to the town's history and to the neighborhoods' that these areas are developed in. I believe that there are pockets of Twizel that can take 'Mews / Terrace' style housing that can look very attractive and doesn't create shading or privacy issues. There are other areas where smaller single story, smaller section dwellings can achieve the same medium density residential objectives (i.e., town house living). Some of these areas have yet to be identified in the town plan as these areas have yet to be developed. Therefore, as well as considering the proposed plan changes for existing areas (and ensure that shading, privacy and building appearances are mindful of the community's history), I also think that the council needs to consider this factor when looking at future subdivision areas in the town. The final point I would like to make is that we do not want to create a situation where, over time, the Medium Density Residential buildings ringfence the town center thus detracting from the 'village feel' we have in our community. We need to ensure that there are clear open spaces / viewing corridors from the entry points into the town off SH8, through to green spaces and the hills behind are being preserved when we adopt these changes.

The  
reason(s)  
for my  
submission  
are:

I seek the  
following  
decision  
from the

While I support the reasoning behind the changes proposed in this plan change, I want to ensure that the locations for these 'Medium Density Residential' zones are carefully considered, and their appearances are managed sympathetically; in keeping with the

Mackenzie history of the town whilst maintaining the natural vistas available to us through the town District and to the hills beyond.

Council:

I do or do  
not wish to  
be heard in  
support of I do not  
my  
submission:

If others  
make a  
similar  
submission  
I would or  
would not  
be I would  
prepared to  
consider  
presenting  
a joint case  
with them  
at any  
hearing:

Additional  
information  
for this  
submission:

Attach a  
supporting No file uploaded  
document: