

**From:** MDCSendmail@mackenzie.govt.nz  
**Sent:** Wed, 23 Nov 2022 11:53:21 +1100 (AEDT)  
**To:** District Plan  
**Subject:** Mackenzie District Council - Submission on Proposed Plan Change to the Mackenzie District Plan  
**Attachments:** DP-plan-change-21-submission-Nov-22.pdf

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

### Plan Change Number

Which Plan Change number?: 21

### Details of Applicant

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Date: 2022-11-23 00:00:00

Customer number (if known):

Contact person:

Contact person Telephone No:

### Submission Details

The specific provisions of the Proposal my submission relates to are as follows: Residential Zones - MDRZ Commercial & Mixed use zones - Town Centre Zone

I support / oppose these provisions: I oppose in part

The reason(s) for my submission are: see attached document

I seek the following decision from the Mackenzie District Council: see attached document

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

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

Additional information for this submission:

Reliance on the Spatial Plan for these proposed changes is flawed as there was significant opposition to the plan options and process as raised at the public meeting held at the Rowing complex and as per 140+ submissions to MDC.

Attach a supporting document:

DP-plan-change-21-submission-Nov-22.pdf, type application/pdf, 231.7 KB

## Plan change 21 submission

- Residential Zone – Medium Density Residential Zone

- i. Building height of 10m – 11m

Allowing buildings up 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. It is unclear from the proposed plan changes the extent of requirement for carparks in this zone. 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 during holiday periods 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 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 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 re-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.