

From: MDCSendmail@mackenzie.govt.nz
Sent: Wed, 23 Nov 2022 07:34:27 +1100 (AEDT)
To: District Plan
Subject: Mackenzie District Council - Submission on Proposed Plan Change to the Mackenzie District Plan
Attachments: PC21-District-Plan-Submission-Kevin-and-Jodi-Payne.docx

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

First Name: Kevin and Jodi
Last Name: Payne
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Email: kevinjodialexkelty@gmail.com
Telephone No: 0272202872
Fax:
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: Please refer to attached document

I support / oppose these provisions: I oppose in part

The reason(s) for my submission are: Please refer to attached document

I seek the following decision from the Mackenzie District Council: Please refer to attached document

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

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

Additional information for this submission:

Attach a supporting document:

PC21-District-Plan-Submission-Kevin-and-Jodi-Payne.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 4.2 MB

**SUBMISSION ON PROPOSED PLAN CHANGE 21
TO THE MACKENZIE DISTRICT PLAN (SPATIAL PLAN IMPLEMENTATION)**

Clause 6 First Schedule, Resource Management Act 1991

TO: Planning Manager
Mackenzie District Council
PO Box 52
Main Street
FAIRLIE 7949

By email: districtplan@mackenzie.govt.nz

Name of submitter:

1 Kevin and Jodi Payne
Address : 103 School Road
Fairlie 7925

Contact: Jodi Payne

Email: kevinjodialexkelty@gmail.com

Trade competition statement:

2 We could not gain an advantage in trade competition through this submission.

Proposal this submission relates to is:

3 This submission is on proposed Plan Change 21 (Spatial Plan Implementation) to the Mackenzie District Plan (PC21), which forms part of Stage 2 of the Mackenzie District Council's (Council's) review of the Operative Mackenzie District Plan (District Plan).

The specific provisions of PC21 that this submission relates to:

4 This submission relates to the proposed zoning changes suggested by PC21, as they relate to the land we live on and land we currently lease which is owned by the Mackenzie County A & P Society.

District Plan Submission

Introduction

5 We purchased our home and land on School Road in November 2012 and also were granted the lease of the School Road paddock owned by the A&P Society. In 2019, we were granted the lease of the main Showgrounds and the Hamilton Street grounds by the A & P Society.

Spatial Plan Consultation

6 As part of the Spatial Plan consultation held during 2021 and 2022, Jodi attended public meetings due to concerns about the potential rezoning and usage of the Showgrounds, both as an Executive Member of the Mackenzie A & P Society and a lessee of the grounds. Jodi also attended out of concern about these changes on the property owned by herself and Kevin on School Road.

Existing Situation

- 7 The Showgrounds and 103 School Road are currently zoned Rural, with a connection to Council's reticulated water supply network. The current zoning is shown below in Figure 1 and Figure 2.



Figure 1 – Current Zoning of the Showgrounds and surrounding area. The Showgrounds are outlined in orange.

The Showgrounds are held in two titles, with the western part of the Showgrounds used for farming purposes for the majority of the year and then used as carparking on Show Day. The middle section holds the majority of the functional buildings that are used by the community during the year for various activities, along with the show ring. The eastern part of the Showgrounds is used for dog trials and parking on Show Day.

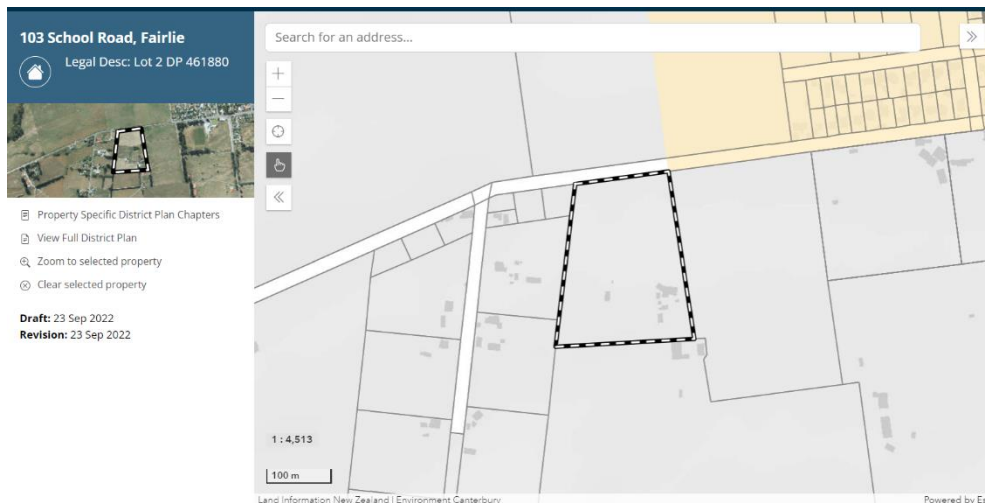


Figure 2 Current zoning of 103 School Road

Proposed Zoning

- 8 The proposed zoning changes for Fairlie were released following the Spatial Plan process. The proposed zoning for the Showgrounds and 103 School Road as part of the Spatial Plan is provided below in Figure 3 and Figure 4.

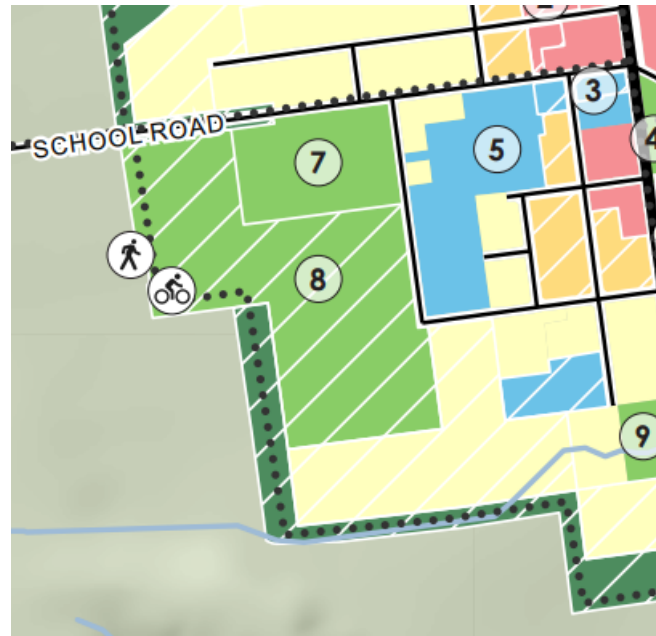


Figure 3 – The proposed zoning for the Showgrounds released as part of the Spatial Plan process. The green area is Open Space, with the eastern part of the Showgrounds showing as Low Density Residential. A walkway is proposed around the perimeter of the carparking paddock.



Figure 4 – The proposed zoning for 103 School Road as released as part of the Spatial Plan process. A walkway is proposed around the perimeter of the Showgrounds paddock.

It is noted that the notified ePlan does not contain all of this rezoning.

Concerns

9 Of particular concern to Kevin and Jodi were the following:

- The proposed walking and cycling trail which is proposed to be on the A&P ground, adjacent to our driveway and going through land which is leased for stock grazing and hay/baleage is not acceptable. Aside from the loss of privacy for our home, as it would be next to our driveway and home, it would impose huge health and safety challenges as an lessee. The trail would need to be completely fenced and with multiple access gates but even then, the risk of animals off their leads accessing the stock and walkers/cyclers who trespassed would be difficult to manage. Stock and contractors would be disrupted in multiple ways which would be extremely difficult to mitigate. See Figure 5.

- The potential of zoning to affect the ability to graze livestock and make baleage, hay, etc.
- The proposed plan continues to limit the size of a future, potential sub-division of our land. With such an excellent location near town, schools and facilities, as well as having town water and power at the gate, this property would be an ideal choice for a discretionary permit to rezone to one other than rural. The proposed plan continues to limit the lots to 1ha or more.

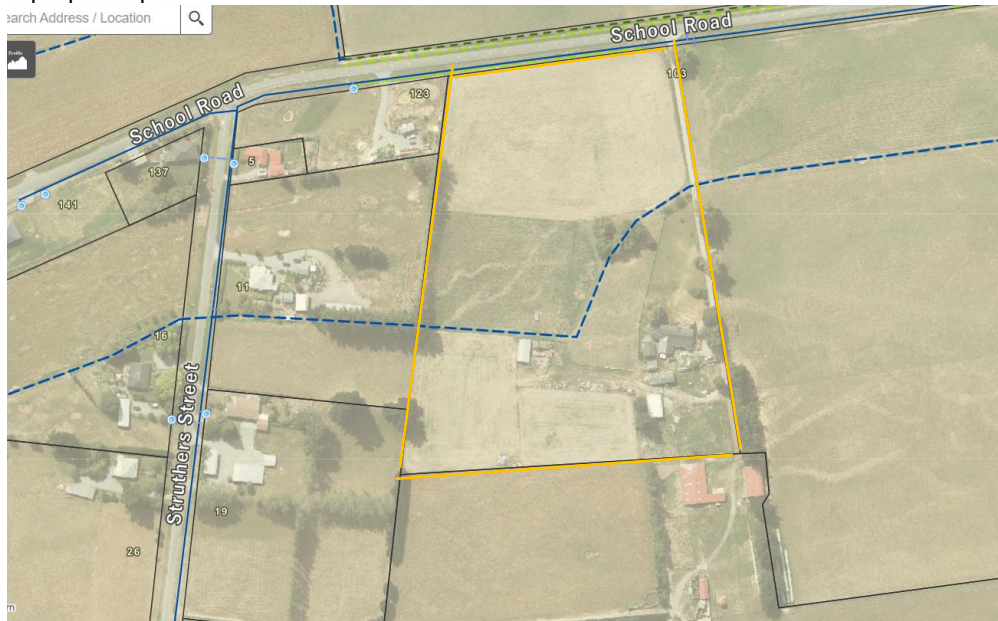


Figure 5 – The current property line for 103 School Road (in orange) which shows the driveway and house both near the boundary of the showgrounds and, therefore, very near the proposed trail. This also shows another house on School Road and Struthers Street which has existing housing.

Decision sought by the submitter

10 It is understood that the zoning changes need to reflect the National Planning Standards. However, we strongly object to the proposed trail/cycleway/walkway discussed above and would like this to be removed from the plan. There are many other potential trail locations, including the large verge which extends up to the end of School Road. This would be more cost effective to the Council as it would reduce the need of fencing the area.

While currently operating as a rural lifestyle block, we would like the opportunity, should the need arise to sub-divide, to apply for discretionary rezoning in the future as low density residential and/or large lot residential which is consistent with other properties on the 'edge' of town which would give the option of smaller lot sizes with the ability to subdivide into large lot residential or rural residential if desired.

Conclusion

11 Thank you for your time and consideration. Further submissions will be provided as part of Stage 3 of the District Plan Review.

Prepared by:

Kevin and Jodi Payne

22 November 2022