



PLAN CHANGE 25 – RURAL LIFESTYLE ZONES

SUBMISSION ON PROPOSED PLAN CHANGE 25 TO THE MACKENZIE DISTRICT PLAN

**FORM 5
UNDER CLAUSE 6 OF THE FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT
1991**

Details of Submitter

Full Name: (Required)	MACKENZIE PROPERTIES LTD
Contact Person: (If different from above)	ANDREW HOCKEN
Email Address: (Required)	andrew@MackenzieProperties.co.nz
Postal Address: (Optional)	P.O Box 17202; Greenlane 1546. Auckland
Telephone Number: (Required)	021-822969
Fax (Optional)	N/A

Trade Competition

~~I could~~ / I could not (delete one) gain an advantage in trade competition through this submission.

If you have selected could, please answer the question below:

I am / I am not (delete one) directly affected by an effect of the subject matter that:

N/A

- a. adversely affect the environment; and
- b. does not relate to trade competition or the effects of trade competition.

Submission Details

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

1. Rural Residential 2 Zone in Twizel; approx. 200 Hectares west of Twizel. Proposed to be rezoned Rural Lifestyle Zone with a minimum density of 4 hectares.
2. Specific Control Area 12, Max Smith Drive Rural Lifestyle Zone.

This Zone to have a maximum density of 1 Hectare.

I support/oppose these provisions: in part.

(include whether you support or oppose in full or in part)

1. In respect of the 200 Hectare block....
we submit that if a reticulated sewer system is made available to this land, that it then be allowed to be subdivided down to 1 Hectare. This would be in line with what is being proposed in Fairlie with the land rezoned in Nixon Road.
2. Specific Control Area 11 is a good approach but give its location to Twizel should be reduced to 2,000m² for density.

The reason(s) for my submission are:

(state in summary your reasons, and whether you seek any amendments)

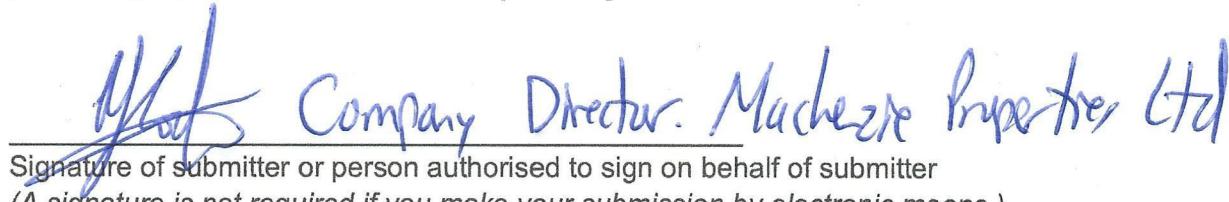
- * Fairer with what is being proposed on Rural land elsewhere in the district; eg: Nixon Road, Fairlie.
- * Land to the east of this ^{ALZ} Zone is now zoned large lot residential ie. density of 2,000m² / lot. A more natural buffer would be 1 Hectare and not 4 hectares as you move away from Twizel.
- * The 'let talk' document for P.C 25: Rural Lifestyle Zones says the land "surrounds Twizel with an outstanding natural landscape"; this is incorrect. It sits within the Mackenzie Basin Subzone but is not within an O.N.Z.
- * We are able to service this area with a gravity sewage system that feeds back to the Twizel sewage ponds.

I seek the following decision from the Mackenzie District Council: back to the Twizel sewage ponds.

- * That the proposed Rural Lifestyle Zone of approx. 200 Ha be able to be subdivided into 1 Hectare lots if reticulated sewer connections are made available.
- * That the Specific Control Area 11 for the Max Smith Drive Rural Lifestyle Zone be reduced to 2,000m² if reticulated sewer is made available. This size would be a more optimal use of this natural resource and thereby better satisfy the requirements of the Resource Management Act.

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** (circle 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.)

Date: 26/1/24.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language; or
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Once the closing date for submissions has passed, Council will publicly notify all submissions received, prepare a summary of submissions, and will allow a period for further submissions in support of, or in opposition to, those submissions already made.

Council hearings for Plan Changes 23 to 27 will then be arranged to consider all submissions. Anyone who has made a submission and indicated that they wish to be heard will have the right to attend the hearings and present their submission.

If you have any questions regarding Plan Change 25 or the submission process, please do not hesitate to contact the Planning Department at 03 685 9010 or via email districtplan@mackenzie.govt.nz

An aerial map of a rural landscape, likely a satellite image, showing fields, roads, and a river. Overlaid on the map are several proposed district plan layers, each represented by a different color and pattern. A large area in the center is outlined in black and filled with a red cross-hatch pattern. To the left of this, a smaller area is outlined in black and filled with a purple cross-hatch pattern. To the right, a large area is outlined in black and filled with a green cross-hatch pattern. Further to the right, a smaller area is outlined in black and filled with a blue cross-hatch pattern. The map also features a network of roads and a river flowing through the bottom right. A legend on the right side lists the proposed district plan areas and their corresponding colors and patterns. A scale bar in the bottom right corner indicates a distance of 1 km.

Rural Lifestyle Zone (Formerly Rural Residential) 2 Zone). 4 Ha.

Max Smith Drive Rural Lifestyle Zone. Specific (Control) Area II. 1 Ha.

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