



**PLAN CHANGE 23 – RURAL AND NATURAL ENVIRONMENT**

**SUBMISSION ON PROPOSED PLAN CHANGE 23 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:

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

- adversely affect the environment; and
- 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:

- \* Inclusion of western extent of the Mackenzie Basin into the O.N.L.
- \* ONL overlay removed from Tekapo Industrial Zone, Puhaki Village Zone, Airport Zone x 3, Glenamer Open Space and Puhaki Down Transit Zone.



I support/oppose these provisions: in part.  
(include whether you support or oppose in full or in part)

<sup>we</sup> However ~~a wish~~ to know why they have been removed and why not zone/areas of land owned by our company that should also have Mackenzie Basin Subzone V removed from them. See attached map shown in red hash and/or ONL

Were Landscape Experts used to determine previously mentioned zones could be moved out of Mackenzie Basin Subzone and/or ONL? If not, why not?

The reason(s) for my submission are:  
(state in summary your reasons, and whether you seek any amendments)

- \* Our subject land currently sits within the Mackenzie Basin Subzone. Once Plan Change 23 is approved we will not be able to do anything with this land. We request it be removed from the ONL and Mackenzie Basin Subzone so that in the future it may be subdivided and subsequently developed. Its proximity to Twizel would dictate this to be the optimal use.
- \* The surrounding land to the north has been subdivided/developed. Land to the east is proposed to be zoned Rural Lifestyle. To the south is Lake Ruataniwha and to the west is the Ohau A Powerstation and Puhahi Canal. There is built form in every direction so why is this land still classed as an ONL? Why does it still sit within the subzone?
- \* Manuka Terrace and the Ohau River Block have their own zones, soon to be Rural Lifestyle zones with respective overlays. Our subject land

I seek the following decision from the Mackenzie District Council: will be marooned.  
(give precise details)

That our subject land as shown in the red-hash attached be included within the Rural Lifestyle zone with a minimum density of 4 Hectares.

In order to maximise its use under the Resource Management Act, there is no alternative. To be left in its current zoning would be sub-optimal.

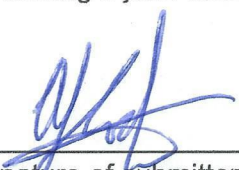
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- ☒ I wish to be heard in support of my submission.  
☐ I do not wish to be heard in support of my submission.  
(Tick one box)

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.

 Company Director. Mackenzie Paper Mills Ltd  
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.)

26/11/24.  
Date:

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.



# Mackenzie District Plan



Subject Land.

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