

From: letstalk@mackenzie.govt.nz
To: jsygrove@rationale.co.nz; Charmaine Duffell
Subject: LizM completed Submission Form - Plan Change 25: Rural Lifestyle Zone
Date: Friday, 26 January 2024 5:03:45 pm

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LizM just submitted the survey Submission Form - Plan Change 25: Rural Lifestyle Zone with the responses below.

Full Name

Liz Mills

Contact person (if different from above)

Liz Mills

Email address

landpmills@xtra.co.nz

Postal Address

Do you believe you could gain an advantage in trade competition through this submission?

No

Are you directly affected by an effect or the subject matter that adversely affects the environment and does not relate to trade competition of the effects of trade competition?

No

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

density ruling, increase in size as pertains to Nixons raod. Unfortunately these pages do not save, and I keep losing my supporting documments when I cut and paste or copy, therefore a huge delay and what seems to be a wasted afternoon.

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

oppose

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

The current dwelling is only 54 sq metres , we sought clarification almost a year ago. Because no accepatable method of watse wter discharge has been available, we have not filed a building consent application yet .

I seek the following decision from the Mackenzie District Council: (give precise details)

to allow the buliding of a second dwelling on lot 4 DP 81160 Nixons Road.

Do you wish to be heard in support of your submission?

I do

If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing?

I would

If you have any additional supporting information as part of this submission please attach it here.

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/c0afb3cb52c02b3293ff72134c5480bcae855d2/original/1706241407/abd98532fdadb06a3dfbc19b01b4a51f_density_district_plan_2004.docx?1706241407

From: Rachel Hickling <Rachel.Hickling@mackenzie.govt.nz>

Sent: Friday, March 17, 2023 9:14 AM

To: Jess Paterson <Jess@jparchitecture.nz>

Subject: 94 Nixons Road - Planning Enquiry

Kia ora Jess,

Thank you for your phone call – apologies for the delay! I have detailed below the applicable rules etc for 94 Nixons Road, Fairlie in regards to an additional dwelling being constructed on site.

94 Nixons Road is zoned Rural under the Operative Mackenzie District Plan 2004. The Rural Zone does not have any density standard to prevent the placement of an additional dwelling on the site.

The additional dwelling is required to comply with the standards for buildings within the Rural Zone, including setbacks and height. I would also recommend checking the record of title to ensure that there are no consent notices.

Consent notices are required to be complied with at all times. The site is covered by a flood hazard notation and will need to comply with finished floor levels stated in the District Plan / recommended by ECAN.

The Council is currently reviewing the District Plan. 94 Nixons Road is not subject to Plan Change 21 – Spatial Plan Implementation which covers the urban areas of the District. The next door property is proposed to be rezoned Large Lot Residential. This zone has reduced setbacks meaning buildings can be located closer to the shared boundary as of right. I have included a picture below of the map. The site is subject to Plan Change 22 – Lighting which applies district wide and requires that sky lights to be covered from 10pm-6am or be designed in such a way that ensures that no internal light is emitted ie with special glass. The proposed lighting rules can be found here https://www.mackenzie.govt.nz/_data/assets/pdf_file/0007/677959/Light.pdf.

The site is also subject to Stage 3 of the District Plan (rural areas) – Consultation is commencing on this stage. <https://www.mackenzie.govt.nz/pages/public-notice/2023/mackenzie-district-plan-review-stage-three-set-to-begin>



Rachel Hickling
Graduate Planner

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Mackenzie
DISTRICT COUNCIL

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Please let me know if you have any questions.

Many Thanks,
Rachel

Ngā mihi / Kind regards,