

From: Rick Ramsay
Sent: Fri, 18 Nov 2022 04:15:17 +0000
To: District Plan
Subject: FW: District Plan Change 21 submission 18 Nov 22
Attachments: District Plan submission 18 Nov 22.doc

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Kia Ora team,
Attached please find my submission on Plan Change 21.
Cheers
Rick

Rick Ramsay
Environmental Manager



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18 November 22

Submission to Plan Change 21

I hereby lodge the following objections/submissions to the proposed zoning in Twizel township and surrounds.

Image 1: (see map below)

- 1) Support the area zoned on the map below for General Industrial
- 2) Support the area zones on the map below for large format retail
- 3) Submit that the area highlighted in green on the map below be zoned for Visitor Accommodation Precinct.

Explanation:

Rather can take a piecemeal approach to an accommodation precinct, Council should Zone the land adjacent to Lake Ruataniwha and the existing Motorcamp as an accommodation precinct where its proximity to the lake will be of value.

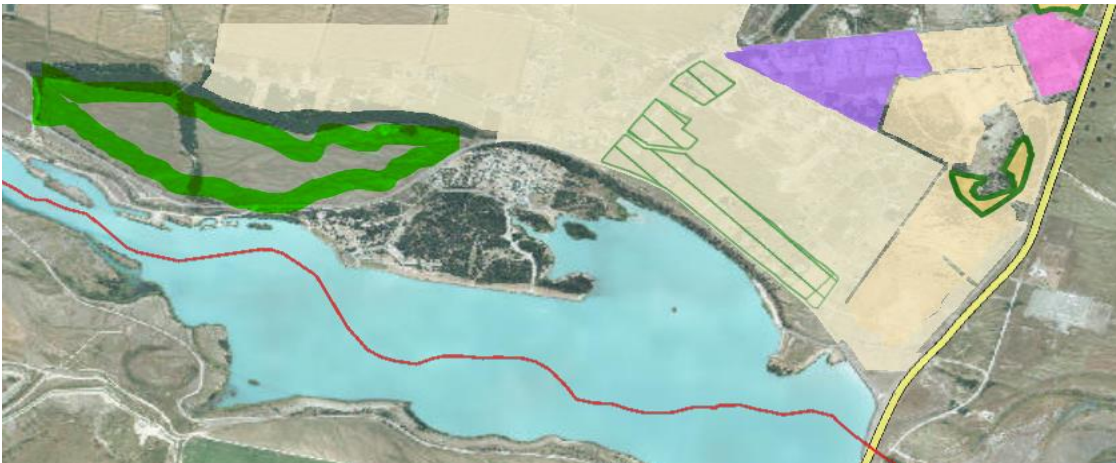


Image 2: (see map below)

- 4) Oppose the greenway highlighted by me in orange being zoned for Visitor Accommodation Precinct. Support retaining it as green area.
- 5) Oppose the greenway highlighted by me in purple as towncentre/mixed purpose (hard to tell from colours on Council map which is which). Support retaining

it as green area.

- 6) Oppose the area generally known as the Musterers Hut being zoned Town Centre
- 7) Support it being zoned Visitor Accommodation Precinct
- 8) Support an extension of the Visitor precinct to include the “restored” area where the MOWD Project Office was located, but retaining the green area between it and Wairepo Road car parking.

Explanation:

Rather than take an existing green area which contributes to the green “boulevard” approach to the town, the area of the Musterers Hut and the adjoining former MWD Project Office should be zoned for Visitor Precinct.

These green areas either side of Ruataniwha Road have a significant value to the town beyond a commercial value.

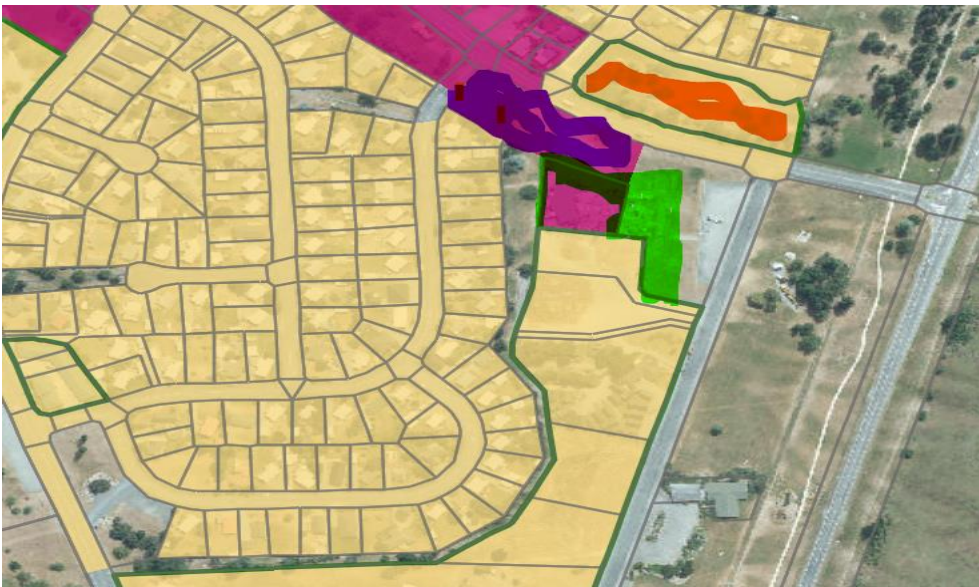


Image 3 (see map below)

- 9) Oppose green area along Ruataniwha Rd (highlight in blue) being zoned Town Centre and support retention as a green area.
- 10) Support an extension of the Town Centre zone along Mackenzie Drive from Tasman Road as shown in orange.

Explanation:

The green area along Ruataniwha road (south side) was created by Council. It had the houses removed and the area landscaped and planted.

The intention was to provide an open “boulevard” approach to the town centre providing a linkage from the greenways at the front of town adjoining State Highway 8 and the town centre.

I do not believe there is any reason that this green area should give way to commercial Town centre activity.

There is scope to extend the “town centre” zone along Mackenzie Drive from Tasman Road to the intersection with the other portion of Mackenzie Drive.

Between that, the area of greenway between the RSA and shops allowing better use of the Shop storage shed area, plus the extension down Ruataniwha Road should provide ample town Centre when added to the “big box” retail near the front of town (Benmore Place).



I would wish to appear in person to present my submissions.

A handwritten signature in black ink, appearing to read "Rick Ramsay". The signature is stylized with loops and a large circular flourish at the bottom.

Rick Ramsay