



**FORM 5  
SUBMISSION ON PLAN CHANGE 21  
CLAUSE 6 OF THE FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991**

Plan Change 21 to the Mackenzie District Plan  
Mackenzie District Council  
PO Box 52, Main Street  
Fairlie 7949

**RECEIVED**

**23 NOV 2022**

Full Name:

Janette Maria Hodges

Address for Service:

46 Irishman Drive

Twizel 7901

Telephone:

0276881020

Email:

jan.education@gmail.com

Contact Person:

Jan Hodges

This is a submission on proposed Plan Change 21 to the Mackenzie District Plan. Proposed Plan Change 21 is part of Stage 2 of the review of the Mackenzie District Plan.

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

*Twizel South*

1. Rezoning of green spaces on both sides of Rutarika Road in Twizel
2. 38 Old landfill dump rezoning from recreational
3. no zoning on industrial on other side *Tekapo/Twizel Highway*
4. 3 storied high building urban design

My submission is:

*(Include whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)*

1. I oppose all of above  
Green spaces are a real part of what makes Twizel attractive



2. Old Landfill Dump needs to be rezoned for recreational land for sports fields
3. No zoning in this plan for industrial over the other side of Highway
4. High rise urban apartmented rezoning plans shading homes around it with dangerous frosty areas - Also parking would be a problem.

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

On all of the about  
4 Comments & Concerns  
put forward

- 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 (delete one) be prepared to consider presenting a joint case with them at any hearing.

Dr Hodges  
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.)

23-11-2022  
Date

If you have any questions regarding Plan Change 21 or the submission process, please do not hesitate to contact the Planning Department at 03 685 9010 or via email [districtplan@mackenzie.govt.nz](mailto:districtplan@mackenzie.govt.nz)

\* We need more land to keep the market place to grow so the town centre doesn't get divide up into shopping areas re cafes, retail, clothes etc.

\* Strickly oppose any 3 story buildings in the older parts of Twizel township. This style of accommodation should only be in certain new subdivisions by Motel or Hotel areas.

\* Over all with the Spatial Plan meetings I feel we have not been listened to regarding a lot of good community concerns and planning

A lot of what I see on the plans is very much been decided for us which I oppose a lot of these plan changes and hope there will be changes made to see Twizel grow in the way Twizel residents and community feel it needs too.

*J. J. Hodges*