

**From:** MDCSendmail@mackenzie.govt.nz  
**Sent:** Wed, 23 Nov 2022 14:58:49 +1100 (AEDT)  
**To:** District Plan  
**Subject:** Mackenzie District Council - Submission on Proposed Plan Change to the Mackenzie District Plan

A new Submission on Proposed Plan Change to the Mackenzie District Plan has been received.

### **Plan Change Number**

Which  
Plan  
Change  
number?: -21

### **Details of Applicant**

First  
Name: Jessica  
Last Name: Maaka  
Postal  
Address: PO Box 381 Twizel 7944  
Email: jess.maaka@hotmail.com  
Telephone  
No: 0272520554  
Fax:  
Date: 2022-11-23 00:00:00

Customer  
number (if  
known):

Contact  
person:  
Contact  
person  
Telephone  
No:

### **Submission Details**

The  
specific  
provisions The rezoning of Twizel, resulting in the of The Drive subdivision to Large Lot Residential without restriction.

of the  
Proposal  
my  
submission  
relates to  
are as  
follows:

I support /

oppose  
these

I oppose in part

provisions:

When The Drive subdivision was developed, there were no provisions made for footpaths or other infrastructure (playgrounds, large green spaces), as the subdivision is a rural-residential one with sections ranging in size from over 4000m<sup>2</sup> to over 1ha. As such, the number of vehicles moving through the subdivision is limited and currently residents can navigate traffic to walk or cycle on the side of the road relatively safely. The plan change to Large Lot Residential (unrestricted) will allow further subdivision within The Drive down to 2000m<sup>2</sup> which in turn will increase the traffic in the area drastically, impeding on the rights of the residents who thought they were building to reside in a rural-residential environment and severely impacting on the safety of the children who live in the area when walking or biking. Allowing further subdivision means that the covenants that currently apply to all sections for the benefit of residents will not be applied to further new titles, further impacting the existing and future residents building in this area. This area is also visible from the existing town belt walkway, and allowing intensification unrestricted by covenants could drastically impact the landscape for those who walk or cycle the route to appreciate the natural landscape surrounding it. New houses on new titles will be able to build to 8m in height and they would be highly visible as the houses will be much closer together, again impacting the natural landscape from a large distance. An amendment should be added to the plan change to allow for a restriction of section size for existing developments in The Drive to 4000m<sup>2</sup>, such as that proposed to apply to the existing developments in Boundary Terrace, Glen Lyon Estate, Merino Downs and parts of North West Arch. It would also be prudent to require that any new developments within the proposed Large Lot Residential zone include formed footpaths for the safety of its residents.

The  
reason(s)  
for my  
submission  
are:

I seek the  
following  
decision  
from the  
Mackenzie

I seek for the Mackenzie District Council to impose a restriction on the existing titled areas within the subdivision known as The Drive, to prevent subdivisions of less than 4000m<sup>2</sup>, in the same fashion as that proposed to be applied to other existing large lot subdivisions.

District

Council:

I do or do

not wish to

be heard in support of I do not

my

submission:

If others

make a

similar

submission

I would or

would not

be

prepared to I would

consider

presenting

a joint case

with them

at any

hearing:

Additional

information

for this

submission:

Attach a

supporting No file uploaded

document: