

From: MDCSendmail@mackenzie.govt.nz
Sent: Wed, 23 Nov 2022 04:12:47 +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 21
number?:

Details of Applicant

First
Name: Jan
Last Name: Spriggs
Postal
Address: 69 Tekapo Drive Twizel 7901
Email: jan.spriggs@gmail.com
Telephone
No: 0210446051
Fax:
Date: 2022-11-23 00:00:00

Customer
number (if
known):

Contact
person:
Contact
person
Telephone
No:

Submission Details

The
specific
provisions The change of zoning within the Twizel township specifically the following zones: -
village centre - general industrial - medium density - specific control areas.

of the
Proposal
my
submission
relates to
are as
follows:
I support /
oppose
these
provisions:

I oppose in part

The
reason(s)
for my
submission
are:

I disagree with the proposed plan change as I do not believe it will meet the needs of Twizel as it continues to experience significant growth. The MDC undertook a district wide growth projection in 2020. This shows the expected usual general population in Twizel in 2025 to be 1865 people. However, I understand that the Twizel Community currently (2022) has a usual general population of approx. 1800 people which puts the current population growth 3 years ahead of the predicted growth. If this trend continues, the expected population of Twizel in 2032 will be around 3000 people. In recent year around 50% of the new building consent applications within the MDC were within the Twizel area. The proposed plan change needs to be able to cater for this level of growth while still retaining the feel of the town. The feel of the town is very important as I have heard it often repeated that the Mackenzie District does not want to become like Queenstown or Wanaka. The village feel of the town is very important to the residents of Twizel. From living in the community, I believe that the main areas of population growth are: 1) 55 plus people looking for a more relaxed lifestyle as they plan towards retirement including current holiday home owners 2) young families – often people working in the trades to support the growing town 3) single workers who come to town for jobs with larger employers, or who are working in hospitality (pre-covid this was often overseas workers who stayed in the town for a limited period) The Mackenzie District Council has several values which include: - Peace and serenity matters - leave things better for the future. I do not believe that the proposed plan changes for Twizel will meet these criteria. The critical areas that I see affected by the rapid growth of the town are: 1) lack of industrial zoned land 2) lack of retail space 3) lack of professional office space 4) lack of workers accommodation 5) Unaffordable housing especially for young families and single workers 6) Lack of parking in the village centre 7) Ability for the town to service large number of holiday makers in the region (it has been estimated that an additional 10,000 people flood the area in December/January each year. For large rowing regattas there are 4-5000 more people in the town). 8) existing sub-divisions around the perimeter of the current town that where the services available will only provide for the number of lots and

have limited or no capacity for growth. **MEDIUM DENSITY RESIDENTIAL ZONE**
The proposed change will allow for multiple units per site with up to 3 stories. I understand that this is aimed at worker accommodation and holiday home owners so they can walk into the town centre. For the non-permanent holiday home owners, my observation is they are looking for space for the extended family with outdoor living plus parking spaces for multiple vehicles including a boat, caravan, jet ski etc. These are mostly New Zealanders who arrive by car, utes and SUVs – vehicles that are large enough to tow a boat. Currently during the summer, there is a lot of water craft parked on the sides of the streets. Twizel does not have defined footpaths. If it did have a kerb and channel, most streets would not be wide enough to have vehicles safely parked on both sides. Vehicles are often parked in the footpath zone so that pedestrians need to walk onto the road around them which creates a safety hazard. This proposal will intensify these hazards as more vehicles will be parked on the road. A number of holiday homes are rented out regularly for a growing number of large events such as rowing regattas. Again there is often multiple vehicles associated with each property of which most end up parked in the street. If the proposed change occurs parking on Twizel streets will create a significant safety hazard. The Southern Alps and other mountain views in Twizel are impressive with the eastern side of town having a view of Aoraki Mt Cook. Real estate agents will confirm that these views are very much a part of what buyers are looking for and this is seen as an important feature of the town which needs to be maintained. This has been recognised in previous district plans where viewing corridors have been provided. The proposed 3 story construction will block these views. They will also create significant shading. Are you aware that in winter in Twizel that permafrost often occurs in any shaded area? This proposal would create permafrost across the medium residential zone if 3 storey buildings are allowed. This zone is proposed to cover large consolidated areas of the town. Kainga Ora changed its policy many years ago from having intense housing all grouped together as it created many social issues. It found it was better to create pockets. The proposed change to intensify housing development has the potential to create social issues for the town. This does not leave it better for the future. **VILLAGE CENTRE ZONE** The heart of Twizel is the Market Place with the large green open space. This is not recognised in the proposal zone change. The Market space is proposed to be filled with retail. This will reduce the ability for outdoor dining. In Cromwell the internal shops in their mall are the last to be leased. It looks like MDC has not learnt from the poor decisions in other similar malls. The proposed change also means that Twizel will lose its heart as the shops and café's are spread out into a long narrow band. Why is the Village centre zone not being expanded into the streets surrounding the current Market Place? With the increase in the size of the town centre, increased parking will be required. The parking is not currently sufficient for the summer season so additional parking will be required. This has not been provided. **GENERAL INDUSTRIAL AREA** Proposed plan change 21 will increase the

available unused industrial land by approximately 30%. The proposal also requires set back of 5m from any adjacent residential zoned land (applies to all new area proposed). This will further limit the usable space on each lot. Based on the size of current industrial lot this additional space will likely only provide a further 20 lots. The proposed expanded industrial area is encircled by residential developments so will not be able to expand any further to cater for the proposed town growth. This will not be a large enough industrial area to service the growing town. It will not leave things better for the future. The additional proposed land will also be adjacent to residential zone land. Currently the Council's Refuge park and dog pound is within the area and butts directly onto residential sections. Even with the required 7m setback this will still create noise concerns for adjacent residential properties. With the proposed plan change there will be no further land available for development of industrial use and there would then be a need for the development of a new industrial area elsewhere. The report by Berl, Business land: problems and causes 2016

(https://environment.govt.nz/assets/Publications/Files/research-report-to-support-proposed-NPS_o.pdf) indicates that it can take up to 15 years to develop new business land. If this issue is not resolved with this District Plan change then this will have far reaching impacts on the growth of the town. This proposed change does not leave things better for the future. An alternate site for the development of an industrial park would be on Max Smith Drive opposite the Ruataniwha Holiday Park or on the Eastern side of State Highway 8 adjacent to the large substation on old Meridian building. Or even in the adjacent Waitaki District. The Max Smith drive location already has sewerage ponds so has an existing industrial feel. Residential properties are situated on a hill above this area and there are already significant existing setbacks required. The hill also provides visual screening of this area from the town. SPECIFIC CONTROL AREAS My understand is that the current large lot residential developments around the edges of Twizel will not be allowed to split lots further due to issues with the availability/sizing of service pipes. In most growing town Council encourage infill housing to cater for growth as it means that the population can grow without the need to increase the spread of services. It seems that the proposed zoning changes will not allow infill housing. The issues with lack of service availability was created by the Mackenzie District Council in the past, with what it approved in sub-divisions over the last decade. It needs to be corrected by today's Mackenzie District Council so that it can leave things better for the future. Allowing infill housing is a much better solution to the town's growth than doing intensified housing and creating social disharmony. GREEN SPACES Twizel was built with a number of greenways and green spaces. It is important that these are maintained.

I seek the following decision That MDC review the proposed zoning changes ie: - that a maximum of 2 stories be allowed in the medium density residential zone. - That a larger space be provided for an industrial zone - that the village centre zone be reviewed to maintain the market place as

from the Mackenzie District Council: the heart of Twizel - that additional parking space be provided in the village centre - space be provided for professional office - that MDC put a priority on fixing the issues on availability of services to the recently developed sub-divisions to enable infill housing - that Council maintains the peace and serenity of the town, and leaves things better for the future - not creating more issues for future Council's to have to fix - Maintain the green spaces which add to the peace and serenity of Twizel

I do or do not wish to be heard in support of my submission: I do

If others make a similar submission

I would or would not be prepared to consider presenting a joint case with them at any hearing: I would not

Additional information for this submission:

Attach a supporting document: No file uploaded