

**From:** MDCSendmail@mackenzie.govt.nz  
**Sent:** Wed, 23 Nov 2022 15:05:26 +1100 (AEDT)  
**To:** District Plan  
**Subject:** Mackenzie District Council - Submission on Proposed Plan Change to the Mackenzie District Plan  
**Attachments:** Plan-Changes-21\_22-Sub-2022\_11\_23-MDV.docx

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

### **Plan Change Number**

Which Plan  
Change            22  
number?:

### **Details of Applicant**

First Name:     Walter & Zita Speck  
Last Name:     Speck  
Postal Address: P.O.Box 2  
Email:           speck@xtra.co.nz  
Telephone No: 0274222218  
Fax:  
Date:            2022-11-23 00:00:00

Customer  
number (if  
known):

Contact person:  
Contact person  
Telephone No:

### **Submission Details**

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

Setting of div. density zoning. Looking at the proposed plans, we discovered they are in need of updating to be current. We also don't believe it makes sense, to have a density zoning boundary going straight through one properties. It feels the div. zoning boundaries are set by ,and we suggest to reset them with more consideration of impact of the user/resident/visitor/ and traffic management at the same time. It does not make sense, to have one side of road low density and the other side of the road high density. More cluster and all with the management of road usage/intensity in mind. Closer to town more density, the further away from town less density would make sense.

I support /  
oppose these I oppose in part  
provisions:

The reason(s)  
for my see above  
submission are:

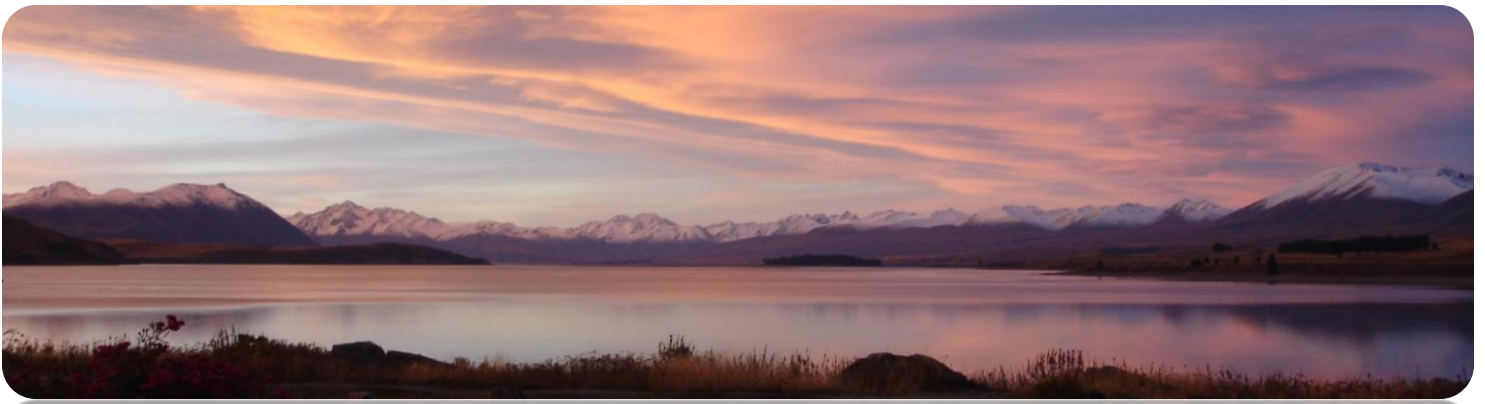
I seek the  
following  
decision from to reconsider the whole zoning plan.  
the Mackenzie  
District  
Council:

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

If others make a  
similar  
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hearing:

Additional  
information for Sorry a bit time poor.. but please see the attached file with some other points  
this submission:

Attach a Plan-Changes-21\_22-Sub-2022\_11\_23-MDV.docx, type  
supporting application/vnd.openxmlformats-officedocument.wordprocessingml.document,  
document: 233.1 KB



**Walter & Zita Speck**

14 Pioneer Drive

P.O. Box 2

**Lake Tekapo**

New Zealand

speck@xtra.co.nz

Mackenzie District Council  
P.O. Box 52  
[Fairlie 7949](#)

**Submission Proposed Plan Changes 21 & 22**

We like to make submissions to following points in the proposed Plan Changes 21 & 22  
and like clarification to following question:

Low Residential Zones: sections sizes between 400 – 600 m2: does this allow to subdivide a 800m2 section into 2 sections of 400m2 or can every 800m2 section be treated as 2 x 400m2 sections (same ownership)?

**Access to Residential 2 or Tourism Zone**

Road access to Residential 2 or Tourism Zones etc. should be direct of SH 8 and should not go via/past Res 1 Zones.

**Zoning in Cairns Subdivision**

In this subdivision are properties which are split into two different zones.

(Currently zoned Res 1 and "Tourism").

These properties: owners of properties should be able to decide in which zone they want to be.

The separation along altitude lines within one title/property should be avoided.

(Does not make sense, could lead to friction if adjoining properties are subject to diff. rules)!

**LRZ-R2 Minor Residential Units**

Should be allowed to be two storey to allow for garaging/storage/additional space on ground floor.

Allow more ecological and economical building and use of land. (Reduction of footprint, through higher building).

**LRZ-R5 Residential Visitor Accommodation**

Activity status: PER should be set at 10 guests per night – to be economically viable.

**From:** Zita Speck on behalf of "Zita Speck" <zitaspeck@outlook.com>  
**Sent:** Wed, 23 Nov 2022 04:25:55 +0000  
**To:** Charmaine Duffell  
**Subject:** RE: Mackenzie District Council - Submission on Proposed Plan Change to the Mackenzie District Plan

Hi Charmaine.. hope you and Team are all well.

Sorry for the last minute submit of our submission again.. (my sincere apologies, I feel I am cursed)

Just had a bit problem to submit the Plan change 22, the system would not acknowledge the security keys.

Anyhow once, I got it through.. I discovered I made some mistakes, typing in a hurry, and I really would be very grateful, if you could add the corrections,

so it makes sense to who ever reads it. (I've typed the corrections in red)

Setting of div. density zoning. Looking at the proposed plans, we discovered they are in need of updating to be current. We also don't believe it makes sense, to have a density zoning boundary going straight through **one's property. It kind of feels the div. zoning boundaries were set a bit by chance, and we suggest to reset them with more consideration of impact of the user/resident/visitor/ and traffic management at the same time.** It does not make sense, to have one side of road low density and the other side of the road high density. More cluster and all with the management of road usage/intensity in mind. Closer to town more density, the further away from town less density would make sense.

Hoping this is doable, and not too much trouble.

**Thank you so much.**

Wishing you a very happy relaxing weekend.

Kind regards

Zita ☐



Walter & Zita Speck

**The CHALET** BOUTIQUE ACCOMMODATION

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*... as Individual as You!*

*Take it easy, take it  
slow - relax in Lake Tekapo  
!*

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**From:** [Charmaine Duffell](#)

**Sent:** Wednesday, 23 November 2022 5:19 PM

**To:** [speck@xtra.co.nz](mailto:speck@xtra.co.nz)

**Subject:** FW: Mackenzie District Council - Submission on Proposed Plan Change to the Mackenzie District Plan

Thank you for your submission. Your submission has been formally lodged.

*Ngā mihi / Kind regards,*



**Charmaine Duffell**

Admin Support Officer – District Plan

T:(03) 685 9010 | Ext 754

53 Main Street, Fairlie 7925

[mackenzie.govt.nz](http://mackenzie.govt.nz)



**Mackenzie**  
DISTRICT COUNCIL

Mon – Thurs 8.30am to 3.30pm

*Our Community. Our Place. Our Future.*

his message and attached files may contain confidential information, and may be subject to legal professional privilege. If you are not the intended recipient, please delete this message. Any views expressed are not necessarily the official view of Mackenzie District Council.

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**From:** MDCSendmail@mackenzie.govt.nz <MDCSendmail@mackenzie.govt.nz>

**Sent:** Wednesday, 23 November 2022 5:05 pm

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