

## Mackenzie District Plan

### SUMMARY OF SUBMISSIONS – PLAN CHANGE 8 – RESIDENTIAL 1 ZONES – February 2006

Note: S – Support

S (with amdmt) – Support with amendment

O - Oppose

SID:	Submitter	RID	S/O	Request	Reason/s	Heard?
1	Kathryn Archbold	1	S	To approve the proposed changes regarding residential building and lot sizes.	These changes will help promote Fairlie as a well planned, properly and pleasantly developed town. Any buildings in the town should blend in with present surroundings and buildings and not be densely crammed into sections and dominant over all else in the area. These proposed changes would go some way toward making the District Plan and the rules compatible and preventing other people being put in the situation we now find ourselves in.	Yes
2	Peter Bell	1	O	Section 6 Rule 3.1.1.a - To maintain the present Residential Density.	As below.	Yes
		2	O	Section 12 Rule 6.a.i – Maintain the current allotment size where public reticulation is available.	All subdivisions are controlled activities and the Council has input at each stage of any development. Statistics show that 46.6% of dwellings in South Canterbury are couples without children, in Mackenzie almost ¼ of residents are over 65 years old and set to rise, generally these groups require smaller sections. People renting a house do not want a section to maintain. Instead of restricting growth in the village, look after the community and stop urban spread.	
		3	O	Section 12 Rule 6.a.iv – To maintain the current building commitment rules.	As above.	
		4	O	To protect the residents of Regent Street, bring in a bylaw to stop trees being planted higher than 7.5 metres in the town boundary.	-	
3	Barry Brien	1	O	Do not include the township of Fairlie in proposed plan change 8.	No town vision study has been undertaken for Fairlie township. The perception recently communicated to Council at Community Outcome meetings were in fact 10 year	No

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					<p>plan meetings. If at such meetings in the future the community decides they wish site areas to be smaller, will the Planning Dept be so eager to change the status quo?</p> <p>Surely it must be acknowledged that there was nothing wrong with Mr Bell's concept, there were just no tools in place to manage it.</p>	
4	Allen Bryant	1	O	Unwanted derelict houses coming into Twizel township	<p>The Council should not allow second hand and run down houses being moved into Twizel.</p> <p>No way have these second hand houses got snow load and extra beams build into their framing.</p> <p>I don't think Fairlie citizens would allow this to happen in their township.</p>	Not specified
5	Canterbury Regional Council	1	S (with amdmt)	That the changes as proposed are incorporated into the Mackenzie District Plan, with amendments as specified below.	<p>Amendments are broadly consistent with policies in the District Plan and with the Canterbury Regional Policy Statement.</p> <p>Amendments form an important part of a strategy to manage, in an integrated and strategic manner, the growth and development of Residential Zones. The collective effect of the proposed changes is to provide certainty and direction as to the nature and scale of residential development. It will also ensure that residential amenity, aesthetics, privacy, energy and other important elements of the built environment are provided for. The physical constraints of residential development on unsewered sites is also recognized and addressed through the requirement for larger lot sizes.</p>	Yes
		2	S (with amdmt)	Proposed definitions for "Front Lot" and "Rear Lot" be amended by the inclusion of the words "... a length of ..." between the words "having" and "frontage".	Proposed definitions are ambiguous and would benefit from minor amendment to improve their interpretation and certainty.	
		3	S (with amdmt)	That the "Note" attached to proposed Rule 6.1.ii – Unsewered Areas be amended to include reference to the possible need for resource consent from the CRC for sewage effluent discharges.	Some cross reference to Regional Council controls on sewage discharges for unsewered allotments would assist users of the Plan and improve integration of regional and district controls.	
6	G P Cayford	1	S	For the minimum lot sizes for infill subdivision in District Plan to be changed.	To stop the devaluation of properties and to protect individual's privacy to their properties.	No

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7	Leo & Marie Crampton	1	S	To approve the proposed changes regarding residential building and lot sizes.	These changes will help promote Fairlie as a well planned, properly and pleasantly developed town. Any buildings in the town should blend in with present surroundings and buildings and not be densely crammed into sections and dominant over all else in the area. These proposed changes would go some way toward making the District Plan and the rules compatible and preventing other people being put in the situation we now find ourselves in.	Yes
8	Shelley & Peter Dobson	1	S	To approve the proposed changes regarding residential building and lot sizes.	These changes will help promote Fairlie as a well planned, properly and pleasantly developed town. Any buildings in the town should blend in with present surroundings and buildings and not be densely crammed into sections and dominant over all else in the area. These proposed changes would go some way toward making the District Plan and the rules compatible and preventing other people being put in the situation we now find ourselves in.	Yes
9	Philip Gray	1	O	Reinstatement of 3.1.1.a (i) Minimum net area of a site for each residential unit shall be 360m <sup>2</sup> .	Would like to see the clause retained or provision in the plan to site two or more dwellings per site, with a minimum of 360m <sup>2</sup> per dwelling site without subdivision. The existing developed sites are a valuable resource and would be better developed in this manner, than the rampant subdivisions currently eating up the Mackenzie Country, currently around Twizel. Would prefer to look out on medium density development as above, than see sprawling development around the shores of the lake. New subdivisions would be self regulating to a certain extent with the “no build zones” that some subdivisions have.	No
		2	O	Amendment to 3.1.1.c (iii) The maximum height of any building shall not exceed 6.0 metres.	Would like to see an amendment to the maximum height, reducing it to 6.0m.	
10	Joanne Harrex &	1	S	To approve the proposed changes regarding	These changes will help promote Fairlie as a well	Yes

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	Hayden Parke			residential building and lot sizes.	planned, properly and pleasantly developed town. Any buildings in the town should blend in with present surroundings and buildings and not be densely crammed into sections and dominant over all else in the area. These proposed changes would go some way toward making the District Plan and the rules compatible and preventing other people being put in the situation we now find ourselves in.	
11	Allan Kerr	1	S	To approve the proposed changes regarding residential building and lot sizes.	These changes will help promote Fairlie as a well planned, properly and pleasantly developed town. Any buildings in the town should blend in with present surroundings and buildings and not be densely crammed into sections and dominant over all else in the area. These proposed changes would go some way toward making the District Plan and the rules compatible and preventing other people being put in the situation we now find ourselves in.	No
12	Graham McDonald	1	S	Support provisions.	I didn't agree with the Council decision at all (have a look for yourself). Has made a pleasant out look very unpleasant.	Yes
13	Geoffrey & Christine Millar	1	O	Minimum section size should be 400m <sup>2</sup> .	-	No
		2	O	Sections 700m <sup>2</sup> and bigger should be allowed to have 2 dwellings on it under the one title.	Most sections in Twizel are big enough to support a one or two bedroom flat with still plenty of free ground left.	
14	Mandy Napier	1	O	Retain current height restriction as a minimum.	7.5 is very limiting as to roof structure for an "Alpine Effect". Lake Tekapo is an alpine environment and it would be nicer to see more steep roofs rather than promoting a flat roof look.	No
15	Jane O'Neill	1	O	To approve the proposed changes regarding residential building and lot sizes.	These changes will help promote Fairlie as a well planned, properly and pleasantly developed town. Any buildings in the town should blend in with present surroundings and buildings and not be densely crammed into sections and dominant over all else in the area.	No

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					These proposed changes would go some way toward making the District Plan and the rules compatible and preventing other people being put in the situation we now find ourselves in.	
16	Callum & Jacinda Robertson	1	S	To approve the proposed changes regarding residential building and lot sizes.	These changes will help promote Fairlie as a well planned, properly and pleasantly developed town. Any buildings in the town should blend in with present surroundings and buildings and not be densely crammed into sections and dominant over all else in the area. These proposed changes would go some way toward making the District Plan and the rules compatible and preventing other people being put in the situation we now find ourselves in.	Yes
17	Barbara Rogers	1	S	To approve the proposed changes regarding residential building and lot sizes.	These changes will help promote Fairlie as a well planned, properly and pleasantly developed town. Any buildings in the town should blend in with present surroundings and buildings and not be densely crammed into sections and dominant over all else in the area. These proposed changes would go some way toward making the District Plan and the rules compatible and preventing other people being put in the situation we now find ourselves in.	Yes
18	Garry Rogers	1	S	To approve the proposed changes regarding residential building and lot sizes.	These changes will help promote Fairlie as a well planned, properly and pleasantly developed town. Any buildings in the town should blend in with present surroundings and buildings and not be densely crammed into sections and dominant over all else in the area. These proposed changes would go some way toward making the District Plan and the rules compatible and preventing other people being put in the situation we now find ourselves in.	Yes
19	John & Lois Skinner	1	O	We would appreciate the building height to be retained at 8 metres.	Due to large trees in the town, the height needed to capture views would be 8 metres.	No
20	Walter & Zita	1	O	To keep the building height in Residential 1 areas	To allow for generous roof heights, stylish alpine type	Yes

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	Speck			at 8m.	<p>rooflines, we oppose the reduction of building heights from 8m to 7.5m.</p> <p>To build a decent 2 storey dwelling with service areas (laundry, storage, heating, garage) etc, it is necessary to have a building height of 8m.</p> <p>Energy savings, cost efficiency can be achieved if 2 storey buildings are erected with the service area partially in/under ground.</p>	
		2	S	To increase building coverage area to 45%.	-	
21	Bruce Speirs/ Land Services Group	1	S (with amdmt)	Amend definition of “Front Lot” - Front Lot: means a site having at least 12 metres frontage to a public road or roads.	This clarifies the intent.	Not specified
		2	S (with amdmt)	Amend definition of “Rear Lot” – Rear Lot: means a site having less than 12 metres frontage to a public road or roads.	This clarifies the intent.	
		3	S (with amdmt)	Amend 3.1.1a Residential Density as follows: (i) In the Residential 1 or 2 Zones, there shall be a maximum of one residential unit per site. (ii) One minor unit shall be permitted on each Residential 1 site in addition ... (iii) Deleted.	This simplifies the intent, while also providing for vacant sites in the residential zones.	
		4	S (with amdmt)	Amend 6.a.i Sewered Areas as follows: Front lots – 400m <sup>2</sup> Rear lots – 500m <sup>2</sup>	The plan’s intent is to achieve outcomes. Resultant allotment sizes should not be dependant on the size of parent allotments.	
22	Annette Stanley	1	O	Retain the status quo with Residential Density rule 3.1.1.a.	<p>While sympathetic to your intentions in the proposal of these changes, I am concerned about the over regulation in a town where there are still many large sections often too big for our residents.</p> <p>Imposing charges that will force subdivision is over burdening costs for potential development and infill of the township.</p> <p>It appears there is little room for encouraged development on the outskirts of the town so the only option we have left for growth is within the current town boundaries.</p> <p>I am aware that the Council along with some other independent groups is looking to develop flats for</p>	No

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					pensioner housing and to service rental demand. If this proposed change was to be implemented, it would severely impair such development.	
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