



Mackenzie District Plan

**Plan Change 27 – Earthworks, Subdivision, Public Access and
Transport**

Final for Notification

4 November 2023

Proposed Plan Change 27 is part of Stage 3 of the review of the Mackenzie District Plan and includes in its scope the following changes to the Mackenzie District Plan. Changes to other provisions of the Mackenzie District Plan are not within the scope of Plan Change 27.

This plan change has shown in the relevant location provisions that are from the operative Mackenzie District Plan introduced by Plan Change 13. These provisions are shaded in grey to identify them. The provisions to be carried over are shown in this plan change for context, but are not within the scope of Plan Change 27. This means the grey shaded provisions are not being reviewed as part of this plan change, they are not within the scope of matters assessed (under section 32) nor are they within the scope of matters to be submitted on as part of this plan change.

The grey shaded provisions that are out of scope of this plan change do have some minor layout and numbering changes made to them under Clause 16 First Schedule, to include them in the National Planning Standard format. These minor changes do not affect the content of the provisions.

1. Plan Change 27 Changes

- 1.1. Insert a new 'Transport' Chapter (TRAN) within a new 'Energy, Infrastructure, and Transport' section, in 'Part 2 – District-Wide Matters', as set out in the EPlan.
- 1.2. Insert a new 'Public Access' Chapter (PA) within a new 'Natural Environment Values' section, in 'Part 2 – District-Wide Matters', as set out in the EPlan.
- 1.3. Insert a new 'Subdivision' Chapter (SUB) within 'Part 2 – District Wide Matters', as set out in the EPlan.
- 1.4. Insert a new 'Earthworks' Chapter (EW) within the 'General District-Wide Matters' section, in 'Part 2 – District-Wide Matters', as set out in the EPlan.
- 1.5. Add the definitions, as set out in the EPlan, to the Definitions Chapter (within the 'Interpretation' section, in 'Part 1 – Introduction and General Provisions').
- 1.6. Amend the following definitions within the Definitions Chapter (within the 'Interpretation' section in 'Part 1 – Introduction and General Provisions') to apply to the Transport, Public Access, Subdivision and Earthworks chapters:
 - building
 - commercial activity
 - commercial visitor accommodation
 - educational facility
 - environment
 - food and beverage outlet
 - height
 - home business
 - industrial activity

- landscaping
- minor residential unit
- net site area
- outdoor living space
- residential activity
- residential unit
- retail activity
- retirement village
- structure
- trade-based retail
- visitor accommodation

Note - The scope of PC27 in relation to the above definitions is limited to the application of the definition to the Transport, Public Access, Subdivision and Earthworks chapters and does not extend to changes to the definition as it applies to other chapters which are not part of Stage 3 of the District Plan review.

1.7. Amend the Planning Maps to:

- Delete the Twizel Water Supply Protection Area; and
- Insert a new Community Drinking Water Supply Protection Areas Overlay.

Note – The Community Drinking Water Supply Protection Areas Overlay includes the current Twizel Water Supply Protection Area, as well as an expansion to it, and other additional areas.

1.8. Delete the following definitions from Section 3 of the Operative District Plan:

- All-Weather Standard*
- Access Leg
- Access Lot
- Allotment*
- Heavy vehicle*
- Right of way

As set out in **Appendix 99**.

Note -

*Terms marked with an * above are proposed to be deleted from Section 3, and included in the Definitions Chapter (within the 'Interpretation' section in 'Part 1 – Introduction and General Provisions'), rather than being deleted altogether.*

The deletion of the term marked with a ^ above is also included in PC23, PC24, PC25 and/or PC26. Any submissions made on the definition as it relates to this plan change will be also considered to be within the scope of that same definition on each other plan change that includes this definition. This is to preferably have a consistent defined term across the relevant plan changes.

1.9. Amend the following definitions in Section 3 of the Operative District Plan so that they do not apply to the specified chapters:

- Earthworks (TRAN, PA, SUB and EW)
- Wetlands (SUB)

As set out in **Appendix 99**.

1.10. Amend 'Section 5 – Business Zones' as set out in **Appendix 99**.

1.11. Amend 'Section 7 – Rural' as set out in **Appendix 99**.

1.12. Amend 'Section 7A – Rural Residential Zone – Manuka Terrace' as set out in **Appendix 99**.

1.13. Amend 'Section 7B – Ōhau River Rural-Residential Zone' as set out in **Appendix 99**.

1.14. Amend 'Section 8 – Twizel Rural-Residential Zones' as set out in **Appendix 99**.

1.15. Amend 'Section 9 – Special Purpose Zones' as set out in **Appendix 99**.

1.16. Amend 'Section 13 – Subdivision, Development and Financial Contributions' as set out in **Appendix 99**.

1.17. Delete 'Section 15 – Transportation' in its entirety.

1.18. Delete 'Appendix C: 90% vehicles' in its entirety.

1.19. Delete 'Appendix D: Parking Layout Site Distance' in its entirety.

Note – The changes set out in Appendix 99 include changes made to these sections by other plan changes that are part of Stage 3 of the review of the Mackenzie District Plan. The changes made by each plan change are identified in the appendix. Therefore the changes proposed by other plan changes are not within the scope of Plan Change 27. However, all the changes from each plan change are provided in one appendix so that the collective changes can be understood together.