



Mackenzie DISTRICT PLAN REVIEW

TOMORROW'S MACKENZIE
KA AWATEA HŌU

Mackenzie District Plan **Plan Change 25 – Rural Lifestyle Zone**

Final for Notification

4 November 2023

Proposed Plan Change 25 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 25.

1. Plan Change 25 Changes

- 1.1. Insert a new ‘Rural Lifestyle’ Chapter (RLZ), within a new ‘Rural Zones’ section, in ‘Part 3 – Area Specific Matters’ as set out in the EPlan, including a new ‘Ōhau River Precinct’ (PREC4).
- 1.2. Add the definitions, as set out in the EPlan, to the Definitions Chapter (within the ‘Interpretation’ section in ‘Part 1 – Introduction and General Provisions’).
- 1.3. Amend the following definitions within the Definitions Chapter (within the ‘Interpretation’ section in ‘Part 1 – Introduction and General Provisions’) to apply to the Rural Lifestyle Zone chapter:
 - ancillary activity
 - building
 - building coverage
 - building footprint
 - commercial activity
 - educational facility
 - environment
 - height
 - home business
 - industrial activity
 - landscaping
 - minor residential unit
 - net site area
 - operational need
 - residential activity
 - residential unit
 - residential visitor accommodation
 - retail activity
 - structure
 - visitor accommodation

Note - The scope of PC25 in relation to the above definitions is limited to the application of the definition to the Rural Lifestyle Zone chapter and does not extend to changes to the definitions as it applies to other chapters which are not part of Stage 3 of the District Plan review.

1.4. Amend the Planning Maps to:

- Remove the Rural Residential 1 and 2 Zones and rezone this land Rural Lifestyle Zone;
- Remove the Hocken Lane Rural Residential Zone and rezone this land Rural Lifestyle Zone and insert a new Specific Control Area 12 to identify the Lyford Lane Specific Control Area;
- Remove the Rural Residential Zone Manuka Terrace and rezone this land Rural Lifestyle Zone;
- Remove the Ōhau River Rural Residential Zone and rezone this land Rural Lifestyle Zone and insert the Ōhau River Precinct (PREC4) on this land;
- Rezone Rural Zoned land at Clayton Road and Nixons Road, Fairlie Rural Lifestyle Zone;
- Insert a new Specific Control Area 9 to identify the Nixons Road Specific Control Area;
- Insert a new Specific Control Area 10 to identify the Clayton Road Specific Control Area;
- Insert a new Specific Control Area 11 to identify the Max Smith Road Specific Control Area;
- Rename the Ōhau River Rural Residential No Build Zone (currently identified on map 60) to “No Build Area”.

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

- Mining Activity*^

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, PC26 and/or PC27. 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.

1.5. Amend the following definitions in Section 3 of the Operative District Plan so that they do not apply to the RLZ chapter:

- Earthworks
- Forestry Activity

As set out in **Appendix 99**.

1.6. Amend ‘Section 7A – Rural Residential Zone – Manuka Terrace’ as set out in **Appendix 99**.

- 1.7. Amend 'Section 7B – Ōhau River Rural-Residential Zone' as set out in **Appendix 99**.
- 1.8. Amend 'Section 8 – Twizel Rural-Residential Zones' as set out in **Appendix 99**.
- 1.9. Amend 'Section 10 – Hazardous Substances' as set out in **Appendix 99**.
- 1.10. Amend 'Section 13: Subdivision, Development and Financial Contributions', as set out in **Appendix 99**.
- 1.11. Amend 'Section 14: Temporary Activities and Environmental Noise', as set out in **Appendix 99**.

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 25. However, all the changes from each plan change are provided in one appendix so that the collective changes can be understood together.