



Mackenzie District Plan

Plan Change 29 – Open Space and Recreation Zones, Noise, Signs and Temporary Activities

Variation 1 to Plan Change 23, Variation 2 to Plan Change 26 and Variation 2 to Plan Change 27

Final for Notification

5 November 2024

Proposed Plan Change 29 (including Variation 1 to Plan Change 23 (PC23), Variation 2 to Plan Change 26 (PC26) and Variation 2 to Plan Change 27 (PC27)) is part of Stage 4 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 29.

1. Plan Change 29 Changes

- 1.1. Insert a new 'Noise' Chapter (NOISE) within the 'General District-Wide Matters' section, in 'Part 2 – District Wide Matters' as set out in the EPlan and **Appendix 1.**
- 1.2. Insert a new 'Signs' Chapter (SIGN) within the 'General District-Wide Matters' section, in 'Part 2 – District Wide Matters' as set out in the EPlan and **Appendix 1.**
- 1.3. Insert a new 'Temporary Activities' Chapter (TEMP) within the 'General District-Wide Matters' section, in 'Part 2 – District Wide Matters' as set out in the EPlan and **Appendix 1.**
- 1.4. Insert a new 'Natural Open Space Zone' Chapter (NOSZ), within a new 'Open Space and Recreation Zones' section, in 'Part 3 – Area Specific Matters' as set out in the EPlan and **Appendix 1.**
- 1.5. Insert a new 'Open Space Zone' Chapter (OSZ), within a new 'Open Space and Recreation Zones' section, in 'Part 3 – Area Specific Matters' as set out in the EPlan and **Appendix 1.**
- 1.6. Insert a new 'Sport and Active Recreation Zone' Chapter (SARZ), within a new 'Open Space and Recreation Zones' section, in 'Part 3 – Area Specific Matters' as set out in the EPlan and **Appendix 1.**
- 1.7. Add new definitions to the Definitions Chapter (within the 'Interpretation' section in 'Part 1 – Introduction and General Provisions') as set out in the EPlan and **Appendix 1.**
- 1.8. Amend LIGHT-TABLE 1 in the Light Chapter (within the 'General District-Wide Matters' section in 'Part 2 – District-Wide Matters'), to use the updated terminology for the Open Space and Recreation Zones, as set out in the EPlan and **Appendix 1.**
- 1.9. Amend the Introduction to the PREC1 - Takapō / Lake Tekapo Precinct Chapter (within the 'Precincts (Multi-Zone)' section in 'Part 3 – Area-Specific Matters') to outline that the precinct applies to the Open Space and Recreation Zones within the Takapō / Lake Tekapo township, as set out in the EPlan and **Appendix 1.**
- 1.10. Extend the application of the definitions as set out in the EPlan (within the 'Interpretation' section in 'Part 1 – Introduction and General Provisions') to this plan change. This includes those definitions which were limited in their application to the residential, commercial and mixed use and general industrial zones and Plan Changes 23, 24, 25, 26 and 27, being:
 - ancillary activity
 - ancillary structure
 - building
 - building coverage
 - building footprint

- commercial activity
- commercial visitor accommodation
- community corrections activity
- community facility
- educational facility
- environment
- food and beverage outlet
- habitable room
- heavy industrial activity
- height
- height in relation to boundary
- home business
- industrial activity
- impervious coverage
- impervious surface
- landscaping
- minor residential unit
- net floor area
- net site area
- operational need
- outdoor living space
- residential activity
- residential unit
- residential visitor accommodation
- retail activity
- retirement village
- structure
- trade-based retail
- visitor accommodation

Note - The scope of PC29 in relation to the above definitions is limited to the application of the definition to the plan change and does not extend to changes to the definitions.

1.11. Amend the EPlan Planning Maps to:

- Apply the NOSZ, OSZ and SARZ to those properties identified in the EPlan Planning Maps.
- Insert a new State Highway Noise Corridor Overlay to those properties identified in the EPlan Planning Maps.
- Apply the following new Specific Control Areas to those properties identified in the EPlan Planning Maps:
 - Specific Control Area 14 (Ruataniwha); and
 - Specific Control Area 15 (Fairlie Showgrounds).
- Apply the Takapō / Lake Tekapo Precinct (PREC1) to any Open Space Zone or Sport and Active Recreation Zone within the Takapō / Lake Tekapo township.
- Apply the Medium Density Residential Zone, and Commercial Visitor Accommodation Precinct (Precinct 2), to the property located on the south-east corner of Mackenzie Drive and Simons St, through to Glenbrook Crescent, Twizel.

- Apply the Large Lot Residential Zone to those lots Fronting Glen Lyon Road in Twizel.
 - Delete the following:
 - Scenic Viewing Area 3 (Takapō / Lake Tekapo), from the area which is zoned OSZ
 - Scenic Viewing Area 22 (Twizel)
 - Scenic Viewing Area 23 (Twizel)
 - Scenic Viewing Area 24 (Twizel)
 - The Te Manahuna / the Mackenzie Basin Outstanding Natural Landscape from the Takapō Regional Park (where the land is zoned OSZ)
- 1.12. Delete the definitions from Section 3 of the Operative District Plan outlined in **Appendix 2**.
 - 1.13. Delete part of 'Section 5 – Business Zones' – as set out in **Appendix 2**.
 - 1.14. Delete part of 'Section 6 – Residential Zones' as set out in **Appendix 2**.
 - 1.15. Delete part of 'Section 7 – Rural Zone' as set out in **Appendix 2**.
 - 1.16. Delete part of 'Section 8 – Twizel Rural Residential Zones' as set out in **Appendix 2**.
 - 1.17. Delete part of 'Section 9 – Special Purpose Zones' as set out in **Appendix 2**.
 - 1.18. Delete all of 'Section 12 – Signs and Aerial Distractions' as set out in **Appendix 2**.
 - 1.19. Delete all of 'Section 14 – Temporary Activities and Environmental Noise' as set out in **Appendix 2**.
 - 1.20. Delete 'Appendix B – Ruataniwha Rowing Area' as set out in **Appendix 2**.
 - 1.21. Delete 'Appendix F – Sign Dimensions' as set out in **Appendix 2**.
 - 1.22. Delete 'Appendix G – Monitoring Schedule' as set out in **Appendix 2**.
 - 1.23. Delete 'Appendix H – Recession Lines' as set out in **Appendix 2**.
 - 1.24. Delete 'Appendix S - Mackenzie Park Development' as set out in **Appendix 2**.
 - 1.25. Delete 'Mackenzie District Council Colour Palette' as set out in **Appendix 2**.

Note – The changes set out in Appendix 2 include changes made to these sections by other plan changes that are part of Stage 3 and Stage 4 of the review of the Mackenzie District Plan, and Plan Change 18. 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 29. However, all the changes from each plan change are provided in one appendix so that the collective changes can be understood together.

- 1.26. Amend the PDF Planning Maps to delete:
 - The Recreation P (Passive) Zone
 - The Recreation A (Active) Zone
 - The Open Space H (Heritage) Zone
 - The Ruataniwha Rowing Zone

2. Variation 1 to Plan Change 23

- 2.1. Vary the Natural Character Chapter of PC23 (within the 'Natural Environment Values' section in 'Part 2 – District-Wide Matters'), to apply the setbacks in Table NATC-1: Surface Waterbody Setbacks for the Residential Zones, Commercial and Mixed Use and Industrial Zones to the Open Space and Sport and Active Recreation Zones as set out in the EPlan and **Appendix 1**.
- 2.2. Amend the EPlan planning maps to change the zoning of Takapō / Lake Tekapo Regional Park from General Rural Zone to Open Space Zone, as set out in the EPlan.

3. Variation 2 to Plan Change 26

- 3.1. Vary the Renewable Electricity Generation Chapter of PC26 (within the 'Energy, Infrastructure, and Transport' section in 'Part 2 – District Wide Matters'), to amend Table 1 to refer to the PC29 Noise and Signs Chapters, as set out in the EPlan and **Appendix 1**.
- 3.2. Vary the Infrastructure Chapter of PC26 (within the 'Energy, Infrastructure, and Transport' section in 'Part 2 – District Wide Matters'), to amend Table 1 to refer to the PC29 Noise and Signs Chapters, as set out in the EPlan and **Appendix 1**.

4. Variation 2 to Plan Change 27

- 4.1. Vary the Earthworks Chapter of PC27 (within the 'General District-Wide Matters' section in 'Part 2 – District Wide Matters') to:
 - Amend the advice note in the introduction, so that the Open Space and Recreation Zones are not exempted from the Chapter; and
 - Amend EW-R3 to apply the rule framework for the Residential, Rural Lifestyle, Commercial and Mixed Use, General Industrial Zones and Twizel East Special Purpose Zone, to the Open Space and Sport and Active Recreation Zones, as set out in the EPlan and **Appendix 1**.