



Mackenzie District Plan

Plan Change 30 – Special Purpose Zones

**Variation 2 to Plan Change 23, Variation 3 to Plan Change 26
and Variation 3 to Plan Change 27**

Final for Notification

5 November 2024

Proposed Plan Change 30 (including Variation 2 to Plan Change 23 (PC23), Variation 3 to Plan Change 26 (PC26) and Variation 3 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 30.

1. Plan Change 30 Changes

- 1.1. Insert a new 'Pūkaki Village Special Purpose Zone' Chapter (PVSPZ), within the 'Special Purpose Zones' section, in 'Part 3 – Area Specific Matters' as set out in the EPlan and **Appendix 1**.
- 1.2. Insert a new 'Pūkaki Downs Special Purpose Zone' Chapter (PDSPZ), within the 'Special Purpose Zones' section, in 'Part 3 – Area Specific Matters' as set out in the EPlan and **Appendix 1**.
- 1.3. Insert a new 'Glentanner Special Purpose Zone' Chapter (GSPZ), within the 'Special Purpose Zones' section, in 'Part 3 – Area Specific Matters' as set out in the EPlan and **Appendix 1**.
- 1.4. Insert a new 'Airport Special Purpose Zone' Chapter (AIRPZ), within the 'Special Purpose Zones' section, in 'Part 3 – Area Specific Matters' as set out in the EPlan and **Appendix 1**.
- 1.5. Insert a new 'Accommodation Special Purpose Zone' Chapter (ASPZ), within the 'Special Purpose Zones' section, in 'Part 3 – Area Specific Matters' as set out in the EPlan and **Appendix 1**.
- 1.6. 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**.
- 1.7. Amend the Introduction to the PREC1 - Takapō / Lake Tekapo Precinct Chapter to outline that the precinct applies to the ASPZ within the Takapō / Lake Tekapo township, as set out in the EPlan and **Appendix 1**.
- 1.8. Amend APP1 – Height in Relation to Boundary (within the 'Appendices' section in 'Part 4 – Appendices and Maps') to apply App1 to the ASPZ, as set out in the EPlan and **Appendix 1**.
- 1.9. 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 PC30 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.

1.10. Amend the EPlan Planning Maps to:

- Apply the PVSPZ, PDSPZ, GSPZ, AIRPZ and ASPZ to those properties identified in the EPlan Planning Maps.
- Apply the Takapō / Lake Tekapo Precinct (PREC1) to any ASPZ that falls within the Takapō / Lake Tekapo township.

1.11. Delete the definitions from Section 3 of the Operative District Plan outlined in **Appendix 2**.

1.12. Delete part of 'Section 5 – Business Zones' – as set out in **Appendix 2**

1.13. Delete part of 'Section 9 – Special Purpose Zones' as set out in **Appendix 2**.

1.14. Delete 'Appendix H – Recession Lines' as set out in **Appendix 2**.

1.15. Delete Appendix L – Aviation Strategy as set out in **Appendix 2**.

1.16. Delete Appendix T – 'Pūkaki Downs Tourist Zone Structure Plan' as set out in **Appendix 2**.

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

1.18. Amend the PDF Planning Maps to delete:

- The Open Space G Zone
- The Tourist Zone G Zone
- The Pūkaki Village Zone
- The Pūkaki Downs Tourist Zone
- The Airport Zone
- The Special Travellers Accommodation Zone
- The Te Manahuna/ Mackenzie Basin ONL, and Lakeside Protection Area (LPA) to match the spatial extent of the GSPZ, so that they do not apply within the GSPZ and amend the Te Manahuna/ Mackenzie Basin ONL to meet the GSPZ boundary

2. Variation 2 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, Mixed Use and Industrial Zones to the GSPZ, AIRPZ, and ASPZ as set out in the EPlan and **Appendix 1**.
- 2.2. Amend the EPlan Planning Maps to make minor adjustments to the boundary of the General Rural Zone (GRUZ) and Wilding Conifer Control Areas to match the spatial extent of the GSPZ, so that they do not apply within the GSPZ.

3. Variation 3 to Plan Change 26

- 3.1. Vary the Infrastructure Chapter of PC26 (within the 'Energy, Infrastructure, and Transport' section in 'Part 2 – District Wide Matters'), to make amendments to Rule INF-R8.1 New Lines and Associated Support Structures Including Towers and Poles, as set out in the EPlan and **Appendix 1**.

4. Variation 3 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 AIRPZ, GSPZ, PDSPZ and PVSPZ are exempted from the Chapter unless otherwise stated, and that ASPZ is 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 ASPZ,
- as set out in the EPlan and **Appendix 1**.
- 4.2. Vary the Subdivision Chapter of PC27 (within the 'Subdivision' section in 'Part 2 – District Wide Matters') to:

- Apply SUB-R10 Subdivision Wholly or Partly Within any Open Space and Recreation Zone to the ASPZ;
 - Amend SUB-R11 Subdivision Within the Pūkaki Downs Tourist Zone; and
 - Insert a new Rule 'SUB-R11A Subdivision Within the PVSPZ' for subdivision within the PVSPZ,
- as set out in the EPlan and **Appendix 1**.