

Plan Change 21 – Addendum to Section 42A Report

1. This addendum relates to the submission from Hannah Josli (133). The need for this addendum has arisen because the submission was misinterpreted in the Section 42A Report.¹ Specifically, Ms Josli (133) requests that the MRZ in Twizel is applied to both sides of Mackenzie Drive up to Maryburn (outlined in yellow in Figure 1), as opposed to both sides of Maryburn Road, which is what was analysed in the Section 42A Report. This addendum therefore provides an analysis of the request to apply MRZ to both sides of Mackenzie Drive up to Maryburn.
2. The reasons for the submission are:
 - a. this area seems an easy win with MRZ proposed on the opposite side of the road; and
 - b. rezoning this area would help towards saving some of Twizel’s green spaces.



Figure 1 - Proposed MRZ Extension Mackenzie Drive, Twizel

3. While I recommended that the proposed MRZ (Commercial Visitor Accommodation Precinct) north of Ruataniwha Road is retained Recreation Passive,² identification of new areas for medium density development, as a replacement for the proposed zoning on Ruataniwha Road is not necessary. The Mackenzie Spatial Plans are looking out 30 years. It is therefore my view, that rezoning all land identified in the Spatial Plans to meet expected growth is not required to meet the likely demand over the lifetime of the District Plan (ten years). I also consider that further background work/consultation would be required to determine whether this area is

¹ Paragraphs 405-407 of the Section 42A Report.

² Paragraphs 356-362 of the Section 42A Report.

appropriate for medium density development as it is not identified in the Mackenzie Spatial Plan. I therefore recommend that this submission point is rejected.

4. I therefore recommend that the proposed LRZ applying to the south side of Mackenzie Drive up to Maryburn Road is retained as notified.

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