



Mackenzie

DISTRICT PLAN REVIEW

TOMORROW'S MACKENZIE
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Mackenzie District Plan

Plan Change 21 – Implementing the Spatial Plans (Residential, Commercial and Industrial Zoning and Zone Frameworks)

September 2022

Proposed Plan Change 21 is part of Stage 2 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 21.

1. Primary Changes

1.1. Insert the following chapters, as contained in **Appendix 1**, within a new 'Part 3 – Area Specific Matters':

- Residential Zones:
 - Large Lot Residential Zone (LLRZ)
 - Low Density Residential Zone (LRZ)
 - Medium Density Residential Zone (MRZ)
- Commercial and Mixed Use Zones:
 - Neighbourhood Centre Zone (NCZ)
 - Large Format Retail Zone (LFRZ)
 - Mixed Use Zone (MUZ)
 - Town Centre Zone (TC)
- General Industrial Zone
 - General Industrial Zone (GIZ)
- Precincts
 - Takapō / Lake Tekapo Precinct (PREC1)
 - Commercial Visitor Accommodation Precinct (PREC2)
- Development Areas
 - Takapō /Lake Tekapo West Future Development Area (DEV1)
 - Takapō /Lake Tekapo North-West Future Development Area (DEV2)

1.2. Insert the following appendices, as contained in **Appendix 2**, within a new 'Part 4 – Appendices and Maps':

- APP1 – Height in Relation to Boundary
- APP2 – Takapō /Lake Tekapo Character Guide and Medium Density Residential Design Guide

1.3. Insert a 'Definitions Nesting Table' Chapter, and amend the Definitions Chapter, within the 'Interpretation' section in 'Part 1 – Introduction and General Provisions', as set out **Appendix 3**.

1.4. Amend Planning Maps 31, 33, 44, 44a, 44b, 45 to 49 and 51 to 57 as set out in **Appendix 4** and insert a new mapping tool which identifies the properties affected by (i.e. in scope of) the Plan Change and the Zone, Precinct or Development Area that applies to properties.

1.5. Amend "Section 3 – Definitions" as set out in **Appendix 5**.

1.6. Amend "Section 5 – Business Zones" as set out in **Appendix 6**.

1.7. Amend “Section 6 – Residential Zones” as set out in **Appendix 7**.

1.8. Delete the following appendices as set out in **Appendix 8**.

- Appendix P - Lake Tekapo Design Guide
 - Appendix Q – Lake Tekapo Village Centre Outline Development Plan
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Consequential Changes

- 1.9. Amend the following provisions as set out **Appendix 9** (*additions shown underlined, deletions shown with ~~strikethrough~~*):

Section	Provision	Amendment
10 Hazardous Substances	– Rule 1.b	<p>The use and/or storage of hazardous substances identified in Schedule 1 to these rules, in quantities not exceeding those specified in Column A of Table 1 for the relevant zone with the following exception:</p> <p>Notwithstanding this rule and Table 1, the use and/or storage of up to 100,000 litres of petrol, 50,000 litres of diesel and 6 tonnes of LPG by service stations within <u>any Commercial and Mixed Use or Industrial Zones</u> Business Zones shall be a Permitted Activity.</p>
10 Hazardous Substances	– Rule 2.a	<p>The following activities shall be Discretionary Activities:</p> <ul style="list-style-type: none"> i The use and/or storage of hazardous substances identified in Schedule 1, to these rules, in quantities exceeding those specified in Column A but not exceeding those specified in Column B (where specified) of Table 1 for the relevant zone; ii The manufacturing of any hazardous substance. iii The use and/or storage of petrol, diesel or LPG by service stations within <u>any Commercial and Mixed Use or Industrial Zones</u> Business zones greater than the volumes specified in Rule 1b above.
10 Hazardous Substances	– Rule 4.b	<p>Table 1 - Exceeding Column Business <u>Commercial and</u> A Quantity Limits, but not <u>Mixed Use zones, Industrial Zones</u> and Rural Zones exceeding Column B <u>Zones</u> and Rural Zones Quantity Limits</p>
10 Hazardous Substances	– 7 Reasons For Rules	<p>Business <u>Commercial and Mixed Use zones, Industrial Zones</u> and Rural Zones</p> <p>The Business <u>Commercial and Mixed Use and Industrial Zones</u> Zones have historically been the zones in the town where hazardous substances are stored (ie. warehouses or retail shops), or are used in manufacturing or industry. Similarly, the Rural Zones are dominated by farming activities that will store or use hazardous substances such as agrochemicals. In addition, the rural areas by nature do not have high residential dwelling densities. For these reasons the quantities of hazardous substances used or stored as-of-right in Table 1 are generally larger for the Business <u>Commercial and Mixed Use, Industrial and Rural Zones</u>. Any applications for resource consents for quantities exceeding those in Column A of Table 1 will be treated as non-notified applications. The Council will give consideration to notifying any applications if the use or storage of the hazardous substances is in close proximity to residential dwelling(s) or occurs in areas which have, for example, specific ecological values.</p>

10 Hazardous Substances	–	Table 1: Quantity Limits For Hazardous Substances Identified In Schedule 1	<i>Amend Table 1 as set out in separate table below.</i>
13 Subdivision	–	Objective 3 Policy 3	To require contributions towards public open space and recreation areas from residential subdivision and from any major residential, <u>commercial, industrial business</u> or community development to provide for:
13 Subdivision	–	Rule 1.e	<p>o Any reference to Residential Zones in these Subdivision Rules shall be a reference to the Residential 1, Residential 2 Zone, Large Lot Residential Zone, Low Density Residential Zone, Medium Density Residential Zone and Pukaki Village Zone.</p> <ul style="list-style-type: none"> • Any reference to Business Zones in these Subdivision Rules shall be a reference to the <u>Neighbourhood Centre Zone, Large Format Retail Zone, Mixed Use Zone, Town Centre Zone, General Industrial Zone, Village Centre, Service, Industrial Zone and, Tourist, Tourist G, and Travellers Accommodation Zone.</u> • Unless otherwise stated any reference to Rural Zones in these Subdivision Rules shall be a reference to the Rural Zone, the Mackenzie Basin Subzone, any Rural-Residential Zone and the Aoraki/Mount Cook National Park. • Any reference to Special Purpose Zones in these Subdivision Rules shall be a reference to the Opuha Dam, Recreation A, Recreation P, Open Space H, Open Space G, Ruataniwha Rowing, Twizel Special Travellers Accommodation, and Airport Zones.
13 Subdivision	–	Rule 6.a.i.(a)	<p>In <u>Low Density Residential 4</u> Zones where public reticulation is available, no allotments created by subdivision (including balance titles) shall have a net area less than</p> <ul style="list-style-type: none"> • Front lots - 400m² • Rear lots - 500m²
13 Subdivision	–	Rule 6.a.i.(b)	<p>In <u>Medium Density Residential 2</u> Zones where public reticulation is available, no allotments created by subdivision (including balance titles) shall have a net area less than 250m².</p>
13 Subdivision	–	Rule 6.a.i.(c)	<p>In <u>Large Lot Residential 3</u> Zones where public reticulation is available, no allotments created by subdivision (including balance titles) shall have a net area less than 2000m².</p>
13 Subdivision	–	Rule 6.a.i.(d)	<p>In <u>Specific Control Areas 1 and 3 Residential 4</u> Zones where public reticulation is available, no allotments created by subdivision (including balance titles) shall have a net area less than 4,000m².</p>
13 Subdivision	–	Rule 6.a.i.(e)	<p>In Rural Residential 1 Zones and <u>Specific Control Area 2</u> where public reticulation is available, no allotments created by subdivision (including balance titles) shall have a net area less than 1 hectare.</p>
13 Subdivision	–	Rule 6.a.ii(a)	<p>In <u>Low Density Residential 4</u> Zones where public reticulation is not available, no allotments created by subdivision (including balance titles) shall have a net area less than 1500m².</p>

13 Subdivision	–	Rule 6.a.iv	Notwithstanding 6.a.i above, in the <u>Medium Density Residential 2 Zones</u> , where an allotment is to be created after the erection of a building, or where the subdivision and building consents are issued in conjunction, the respective minimum net allotment areas, are reduced, as specified below, provided all relevant rules applicable within the zone are complied with by the building and/or resource consents obtained in relation to those rules that are not complied with: <ul style="list-style-type: none"> • to 200m² in the <u>Medium Density Residential 2 Zone</u>;...
13 Subdivision	–	Rule 6.f Concept Plan	For subdivision and development in the <u>Large Lot Residential 3, Residential 4, Rural-Residential 1 and Rural-Residential 2 zones</u> , a plan shall be provided as part of resource consent applications which shows the overall concept for the development, including addressing the following: <p>ng:</p> <p>...</p>
13 Subdivision	–	Rule 6.g Mackenzie Park Concept Plan, Twizel	Any development within the <u>Outline Development Area in Appendix S, Mackenzie Park Residential 1 & 3, Recreation A & P, and Travellers Accommodation zones</u> shall be in general accordance with the concept plan in Appendix S.
13 Subdivision	–	Rule 6i.i	Prior to the issuing of any titles from the subdivision of land on Lot 2 DP455053 (or any subsequent title created) associated with Plan Change 16 at Tekapo, the first 6m of the 10m setback required by Residential Zone rule 3.1.1.d.ii.(b) shall be planted in Ponderosa pine trees, at a spacing of 7m, underplanted with Griselinia littoralis, Coprosma propinqua and Pittosporum tenuifolium except for any property access. A covenant shall be placed on each title restricting the removal of, and requiring maintenance of, the trees while also avoiding any potential for icing of the adjoining public road (when formed) during the winter.
13 Subdivision	–	Rule 6i.ii	Rule 6i.i shall no longer apply if the Council agree to allow planting within the unnamed legal road as an alternative method of providing screening to and from State Highway 8 in accordance with Residential Zone rule 3.1.1.d.dd.(b).iii.
15 Transportation	–	Issue 1 Description	...In the main <u>business commercial areas</u> sufficient on street parking is available supported by some on-site parking at the rear of buildings
15 Transportation	–	Anticipated Environment Effects under Policy 1A	A medium to high rate of on-street parking in the <u>Business 1 and 2 areas-Commercial and Mixed Use Zones</u> .
15 Transportation	–	Standard 2.r	<u>Residential, Commercial and Mixed Use and Business Industrial Zones</u> Accessways in <u>Residential, Commercial and Mixed Use and Industrial and Business Zones</u> shall: <ul style="list-style-type: none"> - be to an all weather standard for the full berm width of the adjoining road; - where they serve more than one allotment be formed and sealed for the full length.
15 Transportation	–	Anticipated Environmental	<ul style="list-style-type: none"> • A medium to high rate of on-street parking in the <u>Business 1 and 2 areas</u>.

	Effects under Objective 1	
15 – Transportation	Standard 2.a	2.a Minimum Parking Space Requirements The following (Table 1) shall be the minimum number of parking spaces to be provided at all times on the same site for any activity in any zone other than the <u>Village Town Centre Zone</u> in Fairlie. The required parking spaces shall be available for residents, staff and visitors at all times during the hours of operation of the activity.
15 Transportation	Standard 2.a Table 1	Residential unit (<u>including residential visitor accommodation activity</u>) Visitor accommodation (other than motels <u>and residential visitor accommodation activity</u>).
16 - Utilities	Objective 1 – Policy 6	To require the undergrounding of services in new areas of development in the Residential, Rural-Residential 1 & 2, Ruataniwha Rowing, Special Travellers Accommodation, <u>Business Commercial and Mixed Use, Industrial and Pukaki Village Zones</u> and to encourage the systematic replacement of existing overhead services with underground reticulation or the upgrading of existing overhead services.
16 - Utilities	Explanation and Reasons (Objective 1)	Services such as power and telecommunications have traditionally been provided throughout the District by way of overhead servicing. The policy recognises that overhead lines and structures associated with services can detract from visual amenity and whilst adverse effects of overhead lines and associated structures can be mitigated to a certain degree, for most properties in the Residential, Rural-Residential 1 & 2, Ruataniwha Rowing, Special Travellers Accommodation, <u>Business Commercial and Mixed Use, Industrial and the Pukaki Village Zones</u> , provision of new reticulation is required to be by way of underground reticulation. The higher cost of underground reticulation is recognised, and underground reticulation is not required in rural areas where environmental and economic considerations may be differently balanced. Some exceptions to undergrounding of services will exist, such as high voltage lines, as it is not practical to underground these in terms of cost. Also recognised is the need for access for maintenance purposes.
16 - Utilities	Environmental Results Anticipated under Objective 2	Maintenance of the amenity values of the District, particularly in residential, rural residential, <u>commercial and mixed use, industrial business</u> and open space and recreational areas
16 - Utilities	Rule 1.1.c	1.1.c Depots on sites within <u>any Commercial and Mixed Use or Industrial the Business Zones</u> , except on sites adjoining or facing across a road from Residential Zones.
16 - Utilities	Standard 1.2.a	All new lines (except for extensions to existing overhead telecommunication lines involving no more than three additional support structures or new overhead telecommunications lines on existing support structures) shall be located underground in the Residential, Rural-Residential 1 & 2, Ruataniwha Rowing, Special Travellers

		Accommodation, <u>Commercial and Mixed Use, Industrial Business</u> or Pukaki Village Zones.
16 - Utilities	Standard 1.2.c	No facility or support structure for telecommunication, radiocommunication and/or meteorological facilities shall exceed the following applicable maximum height (refer definition) above ground level: - 11m in Residential, and Pukaki Village Zone. - 20m in Rural, Rural-Residential, <u>Commercial and Mixed Use</u> or <u>Business Industrial</u> Zones.

Table 1: Quantity Limits For Hazardous Substances Identified In Schedule 1

Residential, Rural-Residential, Recreation A & P, Open Space H & G, And Pukaki Village Zones

Schedule 1 Class	Column A	Column B
1a ¹ - storage only	Nil	Nil
1b ¹ - storage only	15kg	15kg
2	250 litres	10,000 litres
3a	50 litres ²	50 litres ²
3b, 3c	1200 litres	1200 litres
3u	Nil	Nil
4.1	10 kg	10 kg
4.2, 4.3	100 kg	100 kg
5.1	100 kg	100 kg
5.2	5 kg	5 kg
6	20 litres	20 litres
7 Residential & Open Space Only	10 litres	10 litres
7 Rural Residential Only	50 litres	50 litres
8.1	20 litres	20 litres
8.2	20 litres	20 litres

Business Zones-Commercial and Mixed Use and Industrial Zones

Schedule 1 Class	Column A	Column B
1a ¹ - storage only	25kg	-
1b ¹ - storage only	50 kg	-
2	250 litres	40,000 litres
3a	3,000 litres	-
3b, 3c	3,000 litres	-
3u	20,000 litres	-
4.1	50 kg	-
4.2, 4.3	1,000 kg	-
5.1	1,000 kg	-
5.2	25 kg	-
6	1000 litres	-
7	5000 litres	-
8.1	20 litres	-
8.2 - Other than Industrial Zones	200 litres	-
8.2 - Industrial Zones Only	1,000 litres	-

RURAL, AIRPORT AND OPUHA DAM ZONES

Schedule 1 Class	Column A	Column B
1a ¹ - storage only	2.5 kg	-
1b ¹ - storage only	15 kg	-
2	250 litres	10,000 litres
3a	2,000 litres	-
3b, 3c	3,000 litres per tank with a maximum of 10,000 litres per site	-
3u	10,000 litres	-
4.1	10 kg	-

4.2, 4.3	1,000 kg	-
5.1	1,000 kg	-
5.2	10 kg	-
6	1,000 litres	-
7	1,000 litres or 100kg of powder or gel	-
8.1	20 litres	-
8.2	20 litres	-

Note:

1. The use of high explosives is a permitted activity in all zones, but is subject to the Explosives Act and any subsequent legislation.
2. The 50 litre restriction does not apply to petrol and other 3a flammable liquids contained in a fuel tank of an internal combustion engine