

Plan Change 21

Spatial Plan Implementation



Mackenzie

DISTRICT COUNCIL

Public notice is hereby given that at an ordinary Council meeting held on 29th August 2023, the Mackenzie District Council formally approved Plan Change 21 to the Mackenzie District Plan in accordance with Clause 17(2) Schedule 1 to the Resource Management Act 1991 (the Act).

Plan Change 21 forms part of Stage 2 of the review and replaces or amends (in part) the following sections of the Mackenzie District Plan:

- Section 3 – Definitions
- Section 5 – Business Zones
- Section 6 – Residential Zones
- Section 10 – Hazardous Substances
- Section 15 – Transportation
- Section 16 – Utilities
- Appendix P – Lake Tekapo Design Guide
- Appendix Q – Lake Tekapo Village Centre Outline Development Plan

The Plan Change has been drafted in accordance with the National Planning Standards and incorporates the following components:

Part 1 – Introduction and General Provisions

- Interpretation
 - Definitions (in part)
 - Abbreviations (in part)

Part 3 – Area Specific Matters

- Residential Zones
 - Large Lot Residential
 - Low Density Residential
 - Medium Density Residential
- Commercial and Mixed Use Zones
 - Neighbourhood Centre Zone
 - Large Format Retail Zone
 - Mixed Use Zone
 - Town Centre Zone
- General Industrial Zone
 - General Industrial Zone
- Precincts
 - Tākapo/Lake Tekapo Precinct
 - Commercial Visitor Accommodation Precinct



- Development Areas
 - Tākapo/Lake Tekapo West Future Development Area
 - Tākapo/Lake Tekapo North-West Future Development Area

Part 4 – Appendices and Maps

- Height in Relation to Boundary
- Tākapo/Lake Tekapo Character Guide and Medium Density Residential Design Guide

All information on PC21 including the decision report is available online at:

<https://www.mackenzie.govt.nz/council/strategies-plans-and-reports/district-plan-changes-andconsultation>

Plan Change 21 was publicly notified on 23 September 2022. Notice of the Independent Hearing Panels decision on Plan Change 21 was given on 27 April 2023 and an Amended Decision Report was issued on 11 May 2023. No appeals to the Environment Court were lodged.

The operative Mackenzie District Plan is available for viewing, and free to download, from the Mackenzie District Council website:

<https://www.mackenzie.govt.nz/council/strategies-plans-and-reports/district-plan>

If you have any questions regarding Plan Change 21, please do not hesitate to contact the Planning Department at 03 685 9010 or via email districtplan@mackenzie.govt.nz

Angela Oosthuizen, Chief Executive
On behalf of Mackenzie District Council

Notification Date: 6th September 2023

Operative Date: 14th September 2023