

## Stage 2 – Spatial Plan Implementation (Plan Change 21) and Lighting (Plan Change 22)

### Preferred Approach

#### Introduction

Mackenzie District Council has been working through a ‘preferred approach’ process for the urban zones which forms Stage 2 of the District Plan Review. Stage 2 gives effect to the Spatial Plans for the district and also addresses light controls. These topics will form Plan Changes 21 and 22 to the Mackenzie District Plan.

Engagement with iwi, stakeholders and the wider community has been positive and has assisted us to work through issues covered by this part of the District Plan Review. A huge thank you to all who have contributed so far, whether that was attending a drop-in session, completing out the online survey or providing feedback directly to the project team.

We are now progressing with District Plan chapter drafting, mapping and writing up of the Section 32 Assessment Report for the Plan Changes for Stage 2 to be notified later this year. Other material used for this process includes expert assessments regarding urban design.

This information sheet provides a summary of how we intend to address the following questions:

- What activities will be encouraged and what will be discouraged in each of the urban zones? i.e. how will adverse effects be managed?
- How will visitor accommodation in the district be managed, including motels, hotels, lodges and holiday home rentals?
- Should ‘workers accommodation’ be treated any differently to other residential activities?
- Should ‘minor units’ be provided for in residential zones?

If you would like to provide any feedback on the matters listed below, please email the project team at [districtplan@mackenzie.govt.nz](mailto:districtplan@mackenzie.govt.nz)

Please provide and feedback by **Friday 5 August**. You will also have the opportunity to file a submission to Plan Changes 21 and 22 when they are publicly notified later this year.

## 1. Visitor Accommodation

Visitor accommodation (VA) is important for supporting tourism activities in the district, and the economic wellbeing of the community. Short term residential VA allows residents to supplement their income through the letting out of their home or rooms within their home. However, there are a range of effects associated with VA, including traffic, parking and noise. Increased VA in residential areas can also affect the sense of residential amenity and impact the fabric of the community.

The Mackenzie Spatial Plans identified areas for higher density VA, such as hotels and motels, but left controls on residential VA to be addressed through the District Plan. There are various options for how the District Plan Review addresses residential VA including:

- Managing the location
- Controlling the built form
- Limiting the number of guests
- Limiting the number of visitor nights; and/or
- Requiring a noise management plan to be developed.

There was a high level of community feedback received on VA. In broad terms:

- No one raised concerns with defining and managing residential-based VA separately.
- There was support for applying the same built form controls to any building regardless of its use.
- Key feedback was that the approach taken should “avoid another Riverside”.
- While there was mixed feedback on whether residential VA should be provided for in all residential zones, the majority supported this approach.
- While there was mixed feedback, a majority supported residential VA being enabled but subject to controls (as opposed to having no controls).
- Many people support the current limitation on the number of guests, but there were a large number of comments that this is not currently, and should be better, enforced.
- Several people commented on the need to have better controls/requirements for on-site parking.

Based on this initial feedback, the Councils preferred approach to VA is:

- Residential-based VA is defined and managed separately to commercial VA or residential activity.
- Built form controls are applied to any building/site, and in particular, only one residential activity is permitted for VA.
- Residential VA is permitted for up to 6 guests in the Large Lot, Low Density and Medium Density Residential Zones. Beyond this, resource consent would be required as a restricted discretionary activity for 7-12 guests, and fully discretionary for 13 or more guests.

For more commercial forms of VA, such as motels, lodges, and hotels:

- The areas identified in the Spatial Plan are to be zoned the most appropriate underlying zoning, with a ‘Visitor Accommodation’ precinct or overlay applied, within which commercial VA is supported at a policy level but considered on a site-specific basis through a restricted discretionary activity consent.
- In residential zones outside the precinct/overlay, commercial VA is fully discretionary with a policy framework generally discouraging it.

## 2. Workers Accommodation

The ability to provide accommodation to employees is important to businesses across the district, particularly those involved in the tourism industry. Workers accommodation for seasonal or short-term workers is also in short supply especially in Takapō|Tekapo and Twizel.

While the Mackenzie Spatial Plans do not identify specific areas for workers accommodation, they note that the community has made it clear that they want to see provision for workers accommodation.

A key question for the District Plan Review to address, is whether workers accommodation should be clearly defined in the Plan and treated differently to residential activity, and if treated differently, how should it be managed.

Based on community feedback there is no strong preference for managing workers accommodation separately to other types of residential activity. Some parties were concerned that treating it differently would not provide for integrated communities and that controls would essentially disincentivise it being provided, while others were concerned with large groups or workers near their home and the need to have appropriate controls to mitigate effects.

Based on this feedback, Council's preferred approach to workers accommodation is:

- Workers accommodation is not identified and managed separately, meaning that it is not distinguished from other forms of residential use.
- At a policy level, support is given to the development of purpose-built workers accommodation. This would provide support for this type of development in any situation where a resource consent is required. Controls will apply to carparking, bulk and location of buildings and density, to manage effects on neighbours.
- For workers accommodation in Rural zones, this matter will be considered in Stage 3 of the District Plan Review.

## 3. Minor Units

The Mackenzie District Plan currently allows for one residential unit and one minor unit per site in the Residential 1, 3 and 4 Zones. A minor unit is defined as a residential unit not exceeding 50m<sup>2</sup> or 4m in height, excluding adjoining garages. Minor units help provide accommodation for dependent family members such as a 'granny flat' but also allow for the generation of additional income through long-term or short-term visitor accommodation (VA). However, the intensification of residential accommodation and residential VA can have negative effects, especially in instances where the primary dwelling and minor unit are both used for VA.

Council's preferred approach to minor units is:

- Minor units are permitted in the Low Density and Large Lot Residential Zones provided the minor unit is ancillary to or for the purpose of residential activity (i.e., a primary dwelling and minor unit could not both be used for residential VA).
- The current dimensions for minor units (maximum gross floor area of 50m<sup>2</sup> and a maximum height of 4m) are retained.
- In the Medium Density Residential Zone one residential unit is permitted per site. Supplementary units will require resource consent as a restricted discretionary activity (provided the density requirements are met) or discretionary activity (where density requirements are not met).

## 4. Zones

Stage 2 of the District Plan Review is proposed to introduce the following zones, which will replace the existing residential and business zones in the District Plan:

Zone	Preferred Approach
<b>Large Lot Residential</b>	<ul style="list-style-type: none"> <li>• Primarily for residential activities (one residential unit per 2,000m<sup>2</sup>)</li> <li>• Encourage education and childcare facilities</li> <li>• Discourage other activities including industrial, commercial, retirement villages and community facilities</li> <li>• Generally, apply Residential 3 and 4 Zone built form controls from the current District Plan</li> </ul>
<b>Low Density Residential</b>	<ul style="list-style-type: none"> <li>• Primarily for residential activities (one residential unit per 400m<sup>2</sup> in sewered areas and one residential unit per 1,500m<sup>2</sup> in unsewered areas)</li> <li>• Encourage retirement villages, education, childcare, and community facilities</li> <li>• Discourage other activities including industrial and commercial activities</li> <li>• Generally, apply Residential 1 Zone built form controls from the current District Plan</li> </ul>
<b>Medium Density</b>	<ul style="list-style-type: none"> <li>• Primarily for residential activities (one residential unit per site; density of 400m<sup>2</sup> permitted)</li> <li>• Encourage supplementary units where the density requirements are met</li> <li>• Encourage retirement villages, education, childcare and community facilities</li> <li>• Discourage industrial and commercial activities</li> <li>• New built for controls based on urban design and landscape advice</li> </ul>
<b>Large Format Retail</b>	<ul style="list-style-type: none"> <li>• Primarily for retail activities that have large floor and/or yard areas</li> <li>• Greater built form as a consequence</li> <li>• Discourage more sensitive activities (e.g. residential and commercial visitor accommodation)</li> <li>• Generally, apply existing (Industrial Zone) District Plan built form controls</li> </ul>
<b>Town Centre</b>	<ul style="list-style-type: none"> <li>• Focal point for commercial and community activities</li> <li>• Greater pedestrian focus</li> <li>• For Takapō Tekapo – retain design consideration through consent</li> <li>• Permit residential and commercial VA above ground floor (discourage at ground floor)</li> <li>• Generally, apply existing District Plan built form controls</li> </ul>
<b>Neighbourhood Centre</b>	<ul style="list-style-type: none"> <li>• Small commercial areas servicing local community/visitors, but more mixed in nature than Town Centre</li> <li>• Limits on scale of commercial and community activities</li> <li>• Built form controls similar to adjoining residential zone</li> </ul>
<b>General Industrial</b>	<ul style="list-style-type: none"> <li>• Primarily for a range of industrial activities</li> <li>• Discourage more sensitive activities (e.g., residential, and commercial VA)</li> <li>• Generally, apply existing District Plan built form controls.</li> </ul>

## Have your say

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