



YOUR TOWN, YOUR FUTURE
TŌ KOUTOU TAONE, TŌ KOUTOU Ā MUA
MACKENZIE SPATIAL PLANS

MARCH 2021

MACKENZIE SPATIAL PLANS

YOUR TOWNS, YOUR FUTURE, YOUR SAY

PREFERRED OPTION DISCUSSION DOCUMENT



INTRODUCTION

We are developing Spatial Plans for the townships of Fairlie, Tekapo (Takapō) and Twizel. These plans look out 30 years and will inform a review of the Mackenzie District Plan and outline a vision for each town, showing where development can occur and indicate future zoning.

Spatial Plan Objectives

1. We understand what the future holds for each town.
2. Integration of existing strategies and projects ensuring the outcomes reflect Mackenzie District Council values.
3. The work informs/facilitates the District Plan Review.
4. Ensure the Mackenzie District Council can get ahead of growth, identify key spatial improvements, then plan for it and get on with it.
5. The community is engaged throughout the process.

THE PURPOSE OF THIS DOCUMENT.

This document outlines the preferred Spatial Plans for our main townships. These plans have been put together following a round of community engagement on a shortlist of options, carried out at the end of last year.

We want to hear what the Mackenzie community thinks about the plans. We'll use the feedback you give us to help fine tune the options before they go to Council for adoption later this year.

Once adopted they will inform a review of the District Plan that will be kicking off in the second half of the year. There will be several more chances for you to have a say as part of the District Plan Review. We'll let you know how this next process will work later in this document.

WHAT IS A SPATIAL PLAN?

A Spatial Plan is a high-level visual blueprint for the future, showing what should go where and how each part should interact with the others. As a community, we have an opportunity to chart the future of our townships, ensuring growth can occur in a positive, sustainable way.

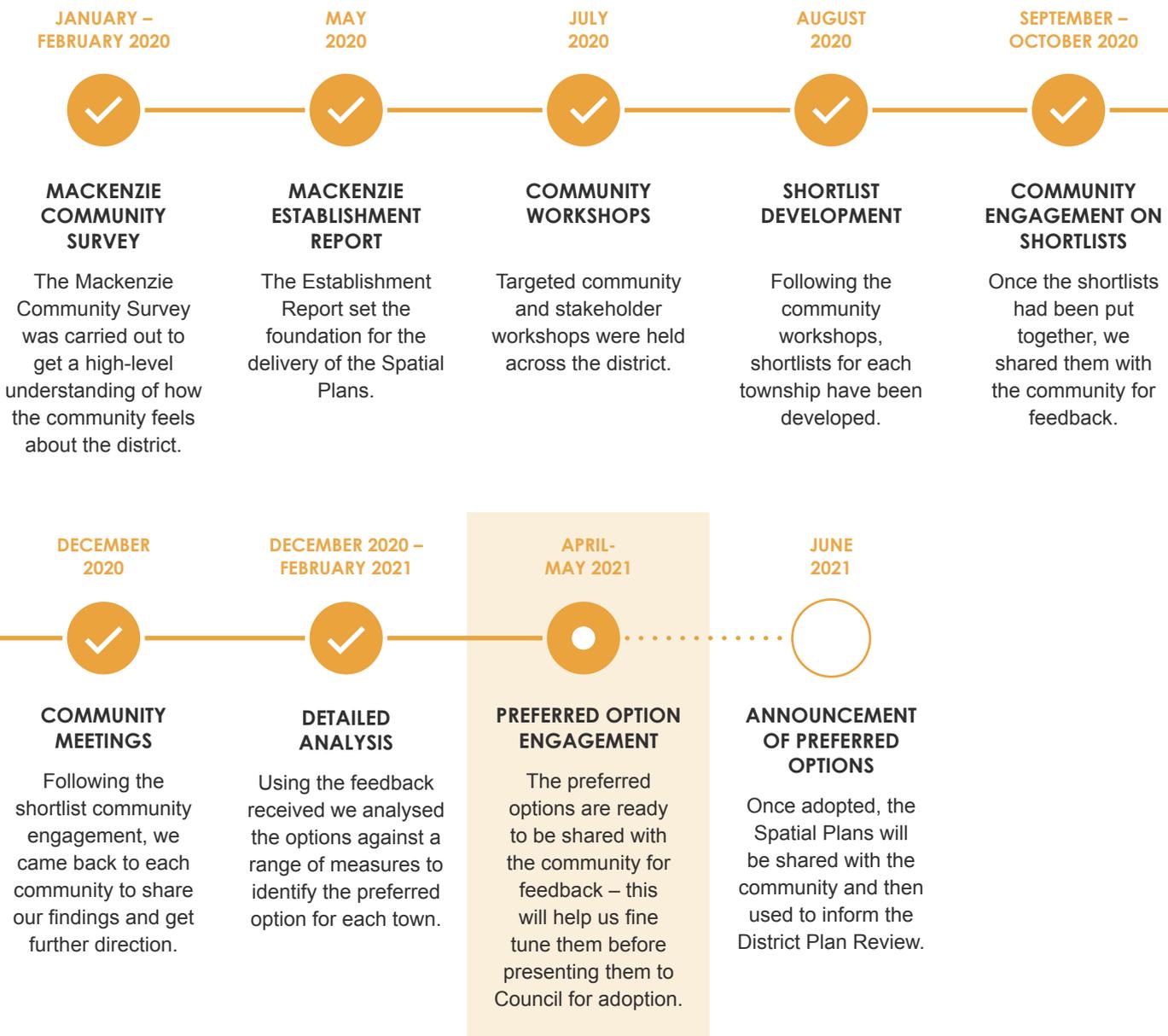
Essentially the zoning that the community lands on as part of the final Spatial Plan for each town will inform the new zoning that is outlined in the next iteration of the Mackenzie District Plan. The detail of this zoning will be further discussed as part of the District Plan Review process.

HOW DID WE GET HERE?

The last round of engagement provided a shortlist of options for the community to provide feedback on. We've analysed this feedback and used it to help develop the preferred options in this document. This has been a comprehensive process, involving a range of community workshops, drop-in sessions, and online surveys.

The aim is that the Spatial Plans are driven by the community, and that's why it's important you let us know what you think of the plans you'll see in this document.

WHAT HAVE WE DONE SO FAR?



WHAT DID YOU TELL US?

You've spoken and we've listened – below are the results for each town along with an explanation of how we've used them to develop the preferred options.

Engagement on the shortlist options was carried out from 18 September to 30 October last year and had a great response, with a total of 506 responses (345 online and 161 written submissions).

As anyone who lives in the Mackenzie District knows, all our towns are very unique with different challenges and opportunities. Each town has its own individual personality and the results from the shortlist engagement certainly reflect this.

Full interactive results are available online - <https://bit.ly/3pa3K2w>

OVERALL THEMES

Holiday Home Zones

The overall feedback was that people didn't like the idea of being told where they could or couldn't have short term visitor accommodation such as Airbnb and rental holiday homes. We've listened and removed this from the preferred options.

Specialist Accommodation

In each town people made it clear they wanted to see provision for specialised accommodation such as retirement homes and workers accommodation etc. While we haven't identified areas for this in the Spatial Plans, the District Plan Review team will be making provisions for these sorts of developments as part of the District Plan. We'll also be looking at how Council can encourage and incentivise these kinds of developments, where appropriate.

Protection of our Green Spaces

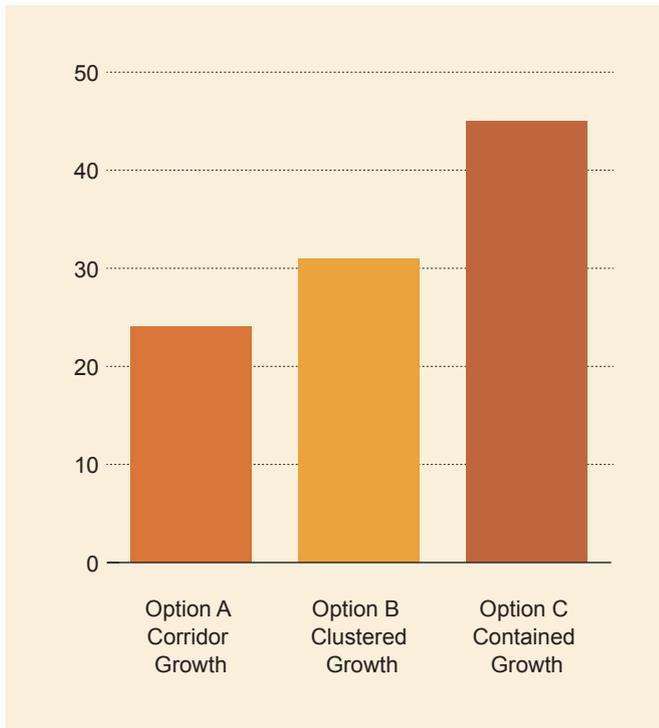
Unsurprisingly, green spaces are important to all of our communities. We've aimed to expand the network of open spaces and trails to build on what we've already got. We'll also be building in controls into the District Plan to ensure these spaces are protected for future generations to enjoy.

Consolidation of our Town Centres

Ensuring our town centres can grow in a way that creates added vibrancy and opportunities for new businesses is important for each town. We have aimed to grow the town centres in a way that is complementary to the current offering and offers opportunities for growth if the demand exists. We have also added in an opportunity for additional large format retail zones in Twizel and Takapō which will complement the town centres and provide an expanded offering in each town as they grow in years to come.

FAIRLIE

58 RESPONSES (55 ONLINE + THREE WRITTEN)



The Fairlie community made it clear they wanted to go for a more contained form of growth with residential infill as opposed to ongoing development on the outskirts of town. At the same time, we were told that many people really like the lifestyle living that has developed on the outer edges of Fairlie and this has brought a number of new people into the community.

To cater for both, we have formalised some of the areas of rural residential development that have already occurred, and then increased the allowable density in the town itself – ideally giving a best of both worlds.

It was made loud and clear that there were to be no changes to the A&P Showgrounds as these are a key community asset and a piece of Fairlie’s heritage. We’ve listened and left them off the drawing board.

The current design of the commercial area in the town centre has been extended to the east and west of the main road – the aim being to give some depth to the town centre and offer an alternative to using the main road for access. This will also offer an opportunity for more businesses to set up shop in Fairlie, increasing the vibrancy of the town.

WHAT YOU HAD TO SAY

“I would like to see more walking and biking tracks developed in and around Fairlie, so that Fairlie becomes a destination, not just a short stop on the way past!”

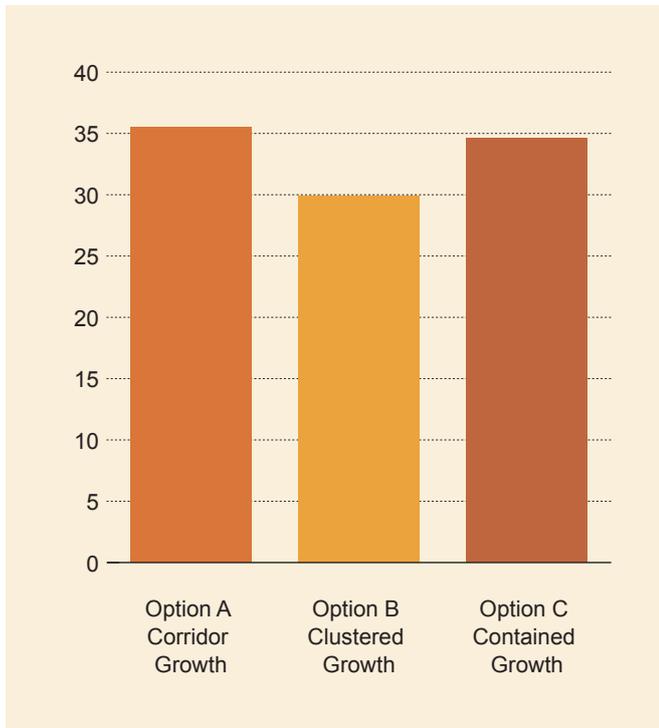
“Contained growth preserves the rural values which characterise Fairlie. Open spaces beyond the town boundary benefit all residents.”

“I like the integration of green spaces between various densities of residential housing. Allows the town to “breathe”.”

“This makes the best use of the land already available in the town limits, it will make the town feel more alive and cohesive. I think Fairlie should have the option of central, affordable family rentals/homes to own.”

TEKAPO (TAKAPŌ)

114 RESPONSES (107 ONLINE + SEVEN WRITTEN)



The results from Takapō were neck and neck between Option A and Option C, so we've taken a hybrid approach and put together a Spatial Plan that takes the best parts of both options and combines them.

People made it clear that the Golf Course was important to the town, so we have formalised the open space and made allowances for a small amount of residential and visitor accommodation within it.

Ensuring the Church of the Good Shepherd is protected was something that the community felt strongly about, so we've made this a key part of the plan. We've also ensured the zoning around the church is complementary to the wider area.

The idea of a whare wānanga (place of learning) received good support so we have included it in the final Spatial Plan. The exact detail of this will be developed in partnership with mana whenua and will be designed to be in keeping with the landscape.

The Saleyards have been rezoned to allow for the development of commercial visitor accommodation as well as a small amount of commercial activity, the idea being that this will be used for community retail that complements the offering in the town centre.

WHAT YOU HAD TO SAY

"There needs to be a balance between community and commercial interests. The attractiveness of our natural beauty must never be spoilt with too many visitors and commercial activity."

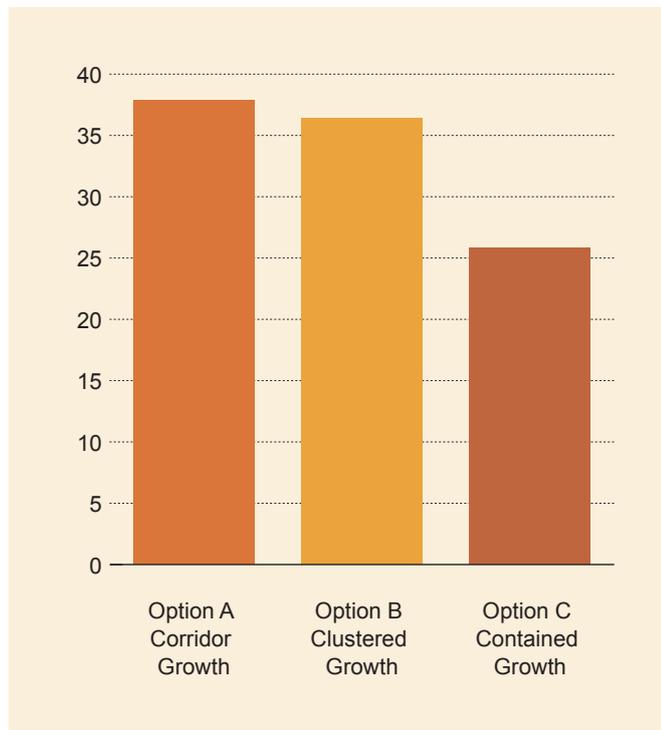
"Please consider the Pioneer Drive and Church area as a heritage area and protect it accordingly."

"Walking and cycle ways and green space need to be a priority for this town that values the natural environment and recreation. This is important for community wellbeing and visitor experience."

"We need to utilise the waterfront. Think restaurants, cafes, park areas down by the lake. A building code where only certain materials are allowed so we can create a beautiful alpine township rather than cheap quick builds."

TWIZEL

278 (132 ONLINE + 146 WRITTEN)



Option A and Option B were closely tied in Twizel, so we have put together a hybrid option that combines the elements people liked about both.

The Twizel community made it very clear that the Golf Course is a key part of the town, we have listened and ensured that this remains a community asset. We've also added the land around Man Made Hill as green space to complement the Golf Course.

It was clear through the engagement process that people were not in favour of specific zones for residential short term visitor accommodation, such as Airbnb or holiday home rentals. We took this on board and have completely removed this concept from the plan.

A number of respondents were concerned with the location of the school and felt it should be moved as part of its rebuild. We have looked into this and the Ministry of Education has made it clear that it will remain on its current site.

People in Twizel really value their open spaces and trail network, so we have looked to improve and formalise this for any future development.

WHAT YOU HAD TO SAY

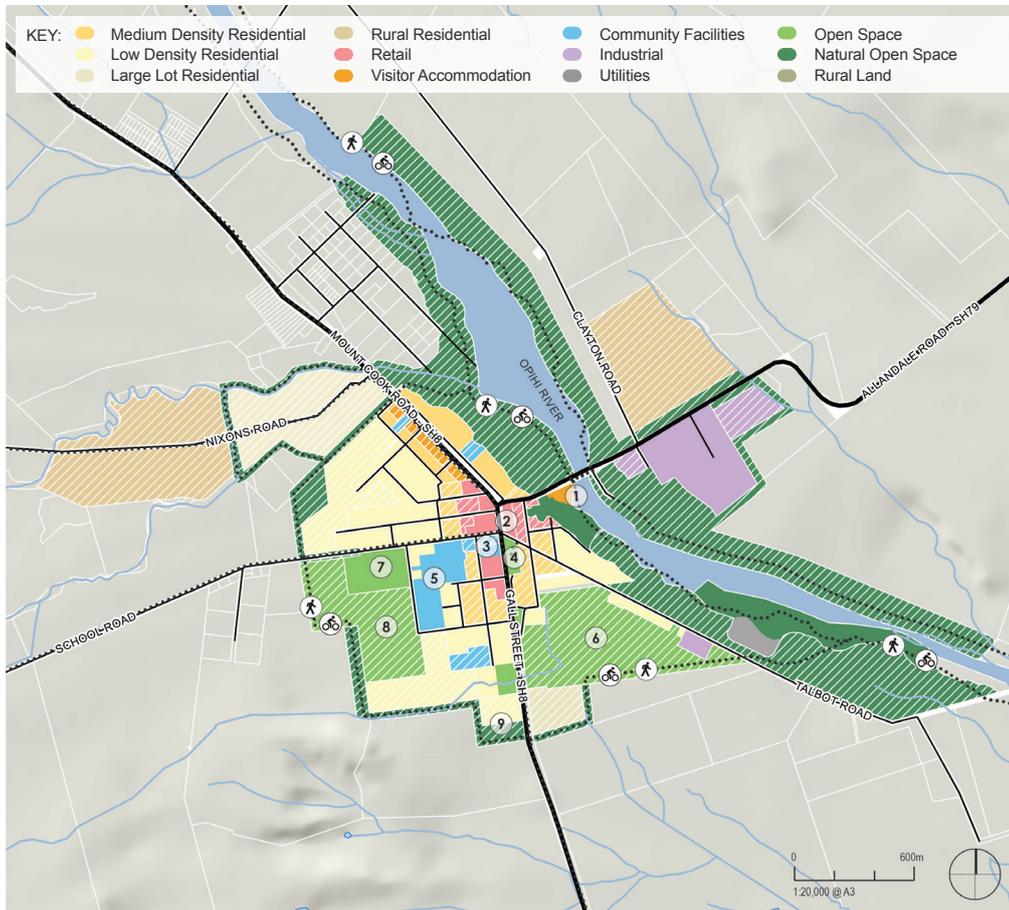
"It would be good to see more mountain biking tracks - at times the existing tracks can get very busy with both bikers and walkers."

"A greater density of houses creates a more compact urban environment which in turn creates greater opportunities for retail food and beverage."

"The attraction of Twizel has always been wide open space with lots of green areas (including the golf course)."

"I think Twizel misses a lot of tourism business because the town centre has no visibility to the thousands of passing cars and camper vans passing by on SH8 every day. The town would benefit hugely by having a retail precinct with visibility to the State Highway."

FAIRLIE SPATIAL PLAN



KEY FEATURES:

- 1 Holiday Park
- 2 Town Centre
- 3 Civic Precinct
- 4 Village Green
- 5 Mackenzie College and Fairlie Primary School
- 6 Fairlie Golf Club
- 7 Sports Hub
- 8 A & P Showgrounds
- 9 Cemetery

* Hatched areas represents land use changes

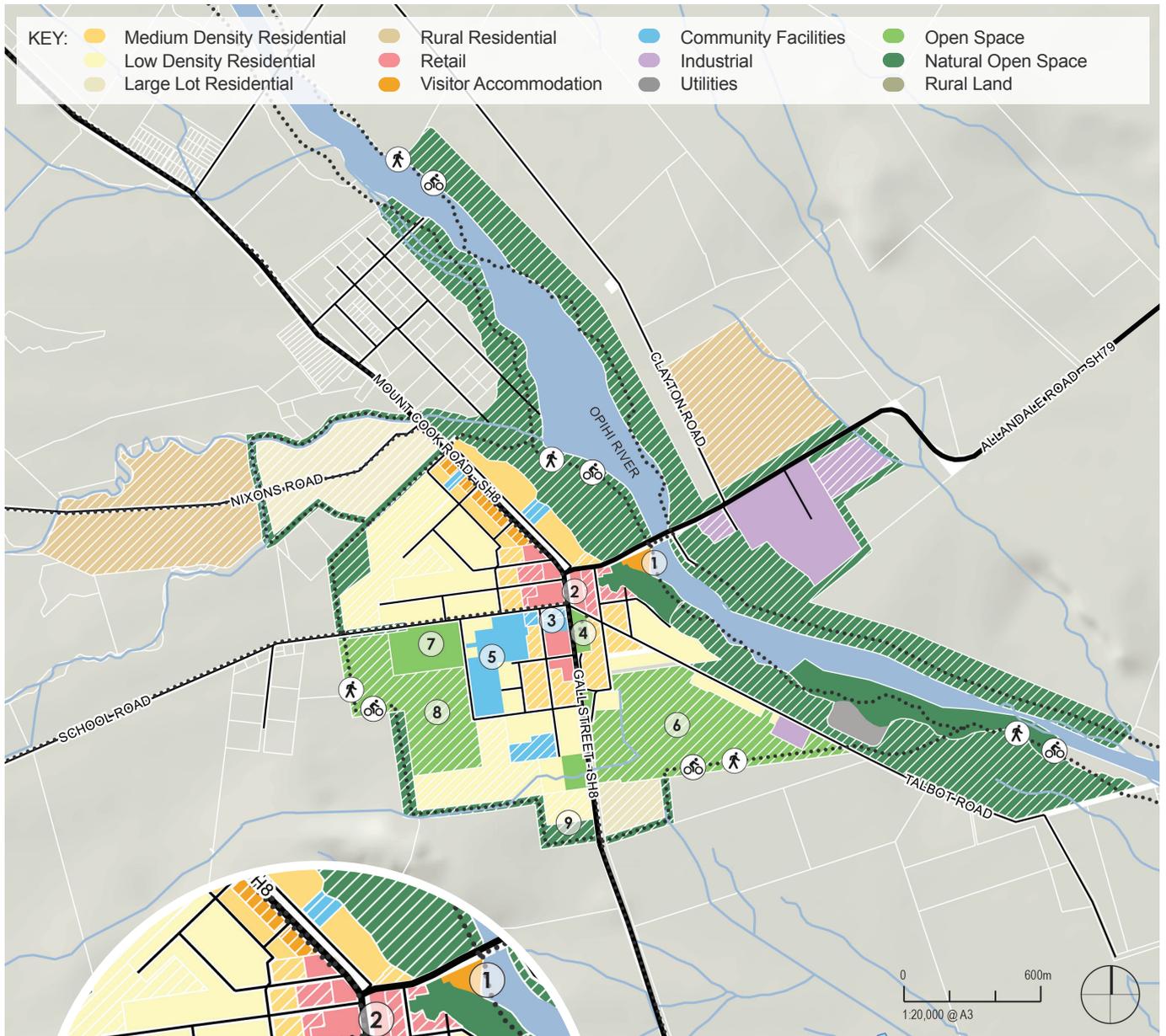
THE PREFERRED OPTION WILL SEE GROWTH IN FAIRLIE MANAGED THROUGH THE CONSOLIDATION OF LAND AVAILABLE WITHIN THE TOWN BOUNDARY, ALONG WITH WELL-DEFINED AREAS OF LOW-DENSITY EXPANSION ON THE EDGE OF TOWN. LARGE LOT AND RURAL RESIDENTIAL HOUSING THAT ALREADY EXISTS HAS BEEN FORMALISED IN CORRIDORS AND CLUSTERS TO THE EAST AND WEST OF TOWN.

- Growth within the town is largely contained by landscape features and open spaces that define the town's edges. This helps establish an open space network, which brings together existing open spaces, waterways and trails that link with the Ōpihi River.
- Fairlie's town centre is retained in its current location, while growing east and west to complete several urban blocks. An opportunity exists for a laneway and courtyard network to be established within the expanded town centre. Closer links are made between the town centre, holiday park and Ōpihi River environment.
- A community precinct is established that incorporates the school, community hall, church and civic offices, linked to the town centre.
- Housing growth is achieved by providing the opportunity for medium-density infill in the blocks close to the town centre and low-density residential expansion along the town's edges.
- Some large lot residential zoning is provided in a corridor along Nixons Road and to the south of the golf course. Existing clusters of rural residential development are consolidated and formalised past the town's boundaries on Nixons Road, School Road and the Geraldine-Fairlie Highway (SH79).
- Commercial visitor accommodation consolidates in a corridor along Mt Cook Road (SH8).
- Industrial activities grow away from the town along Geraldine-Fairlie Highway (SH79).

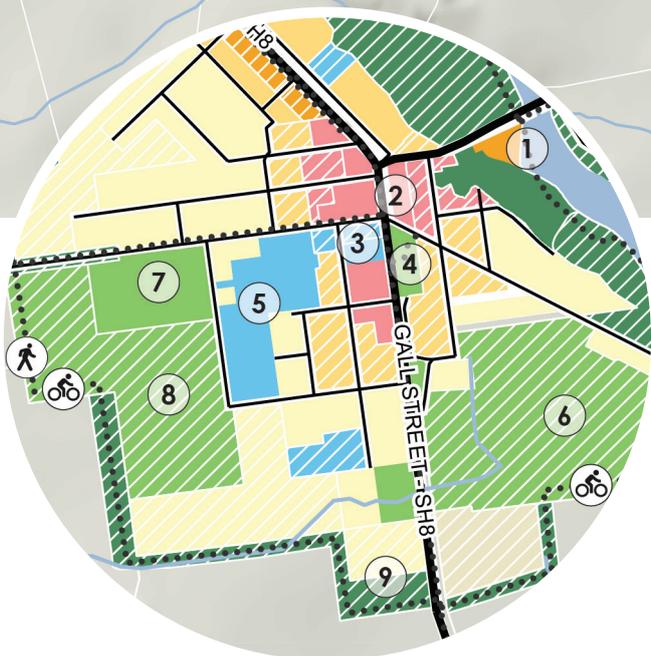
PREFERRED OPTIONS

DRAFT FOR DISCUSSION

FAIRLIE SPATIAL PLAN



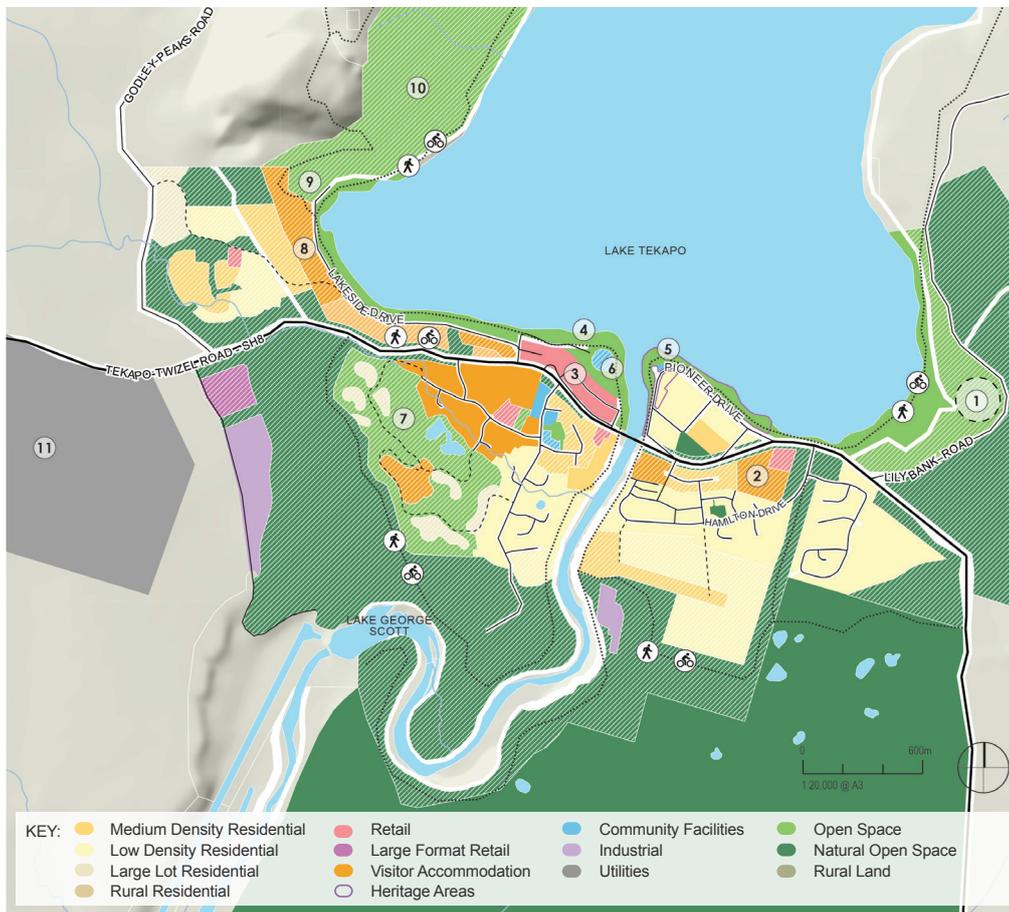
* Hatched areas represents land use changes



KEY FEATURES:

- | | |
|--|---------------------|
| 1 Holiday Park | 6 Fairlie Golf Club |
| 2 Town Centre | 7 Sports Hub |
| 3 Civic Precinct | 8 A & P Showgrounds |
| 4 Village Green | 9 Cemetery |
| 5 Mackenzie College and Fairlie Primary School | |

TEKAPO (TĀKAPO) SPATIAL PLAN



KEY FEATURES:

- 1 Regional Park and Reserve (including sportsfield)
- 2 Current Saleyards Site
- 3 Town Centre
- 4 Domain
- 5 Church of the Good Shepherd
- 6 Whare Wānanga (proposed)
- 7 The Cairns Golf Course
- 8 Holiday Park
- 9 Tekapō Springs
- 10 Proposed Mountain Bike Park
- 11 Lake Tekapō Airport

* Hatched areas represents land use changes

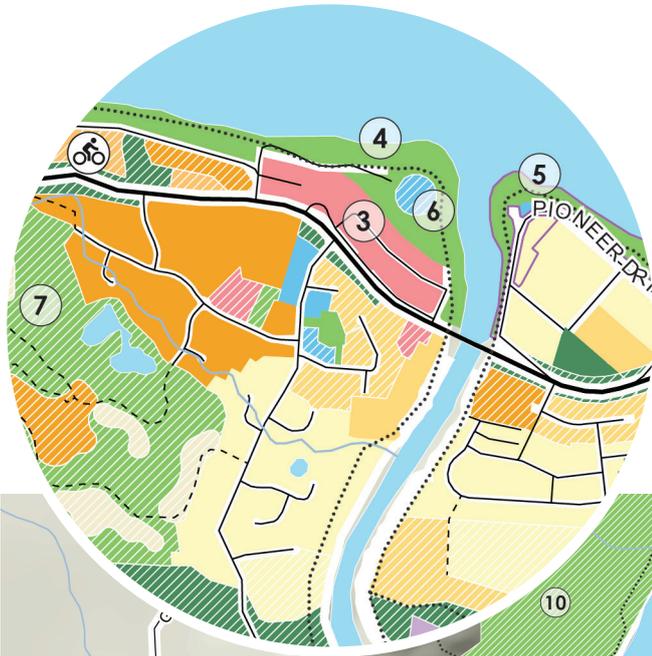
THE PREFERRED OPTION WILL SEE GROWTH IN TAKAPŌ MANAGED BY PROVIDING THE OPPORTUNITY FOR RESIDENTIAL INFILL, THE CONSOLIDATION OF AVAILABLE LAND WITHIN THE TOWN AND WELL-DEFINED AREAS OF RESIDENTIAL EXPANSION ON THE EDGE OF TOWN.

- Growth is contained by existing landscape features and natural topography, which helps establish an open space network. This brings together existing open spaces, waterways and trails to link with Lake Takapō, Mt John (including a proposed Bike Park) and the Regional Park (including a proposed sports field).
- Takapō town centre grows west along the lakefront to establish a larger, consolidated centre that extends along the lake esplanade into the Simpson Lane urban block. Car parking is extended on the northern side of Lakeside Drive through to the hydro control gates.
- Opportunities for smaller scale community-based retail are provided at the saleyards site and to the south of SH8 west of the river.
- An extended corridor of community facilities continues along Aorangi Crescent bringing together the school, community centre and providing opportunities for further facilities.
- A Whare Wānanga (place of learning) has been proposed on the lakefront across the river from the Church of the Good Shepherd following input from mana whenua and the church community.
- Housing growth is balanced between infill and expansion, including high density along Lakeside Drive, medium density infill around the town and neighbourhood centres, and low density expansion on the edges of town. Opportunities for large lot residential maintain the open character of The Cairns Golf Course.
- Commercial visitor accommodation extends along Lakeside Drive and above the town centre retail in areas where additional height can be absorbed by the landscape. Commercial visitor accommodation continues to grow along Tekapo-Twizel Road (SH8) with opportunities within the saleyards site and The Cairns Golf Course.
- Industrial activities establish away from the town along Tekapo-Canal Road with an opportunity for a cluster of larger format retail.

PREFERRED OPTIONS

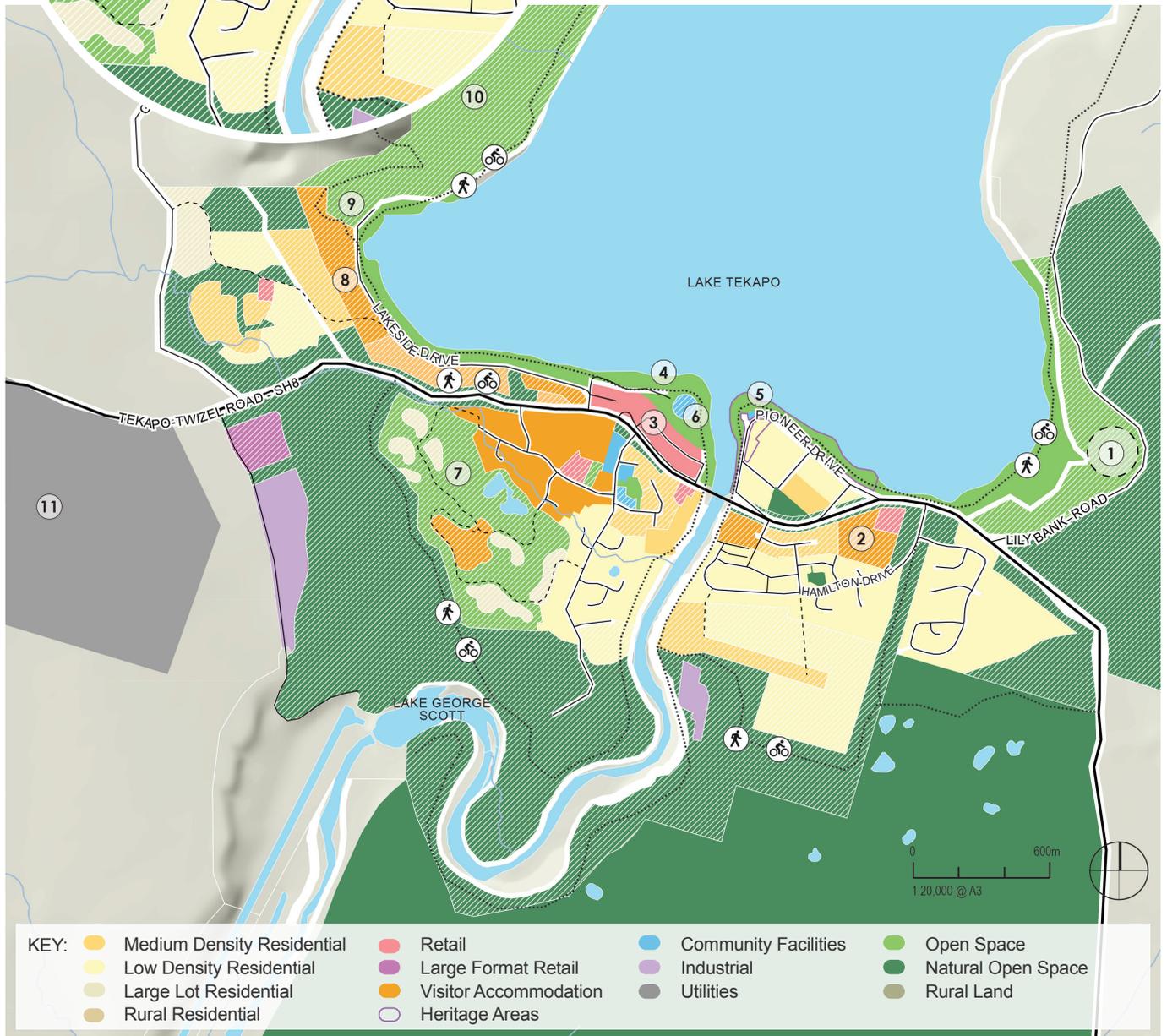
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TEKAPO (TĀKAPO) SPATIAL PLAN



KEY FEATURES:

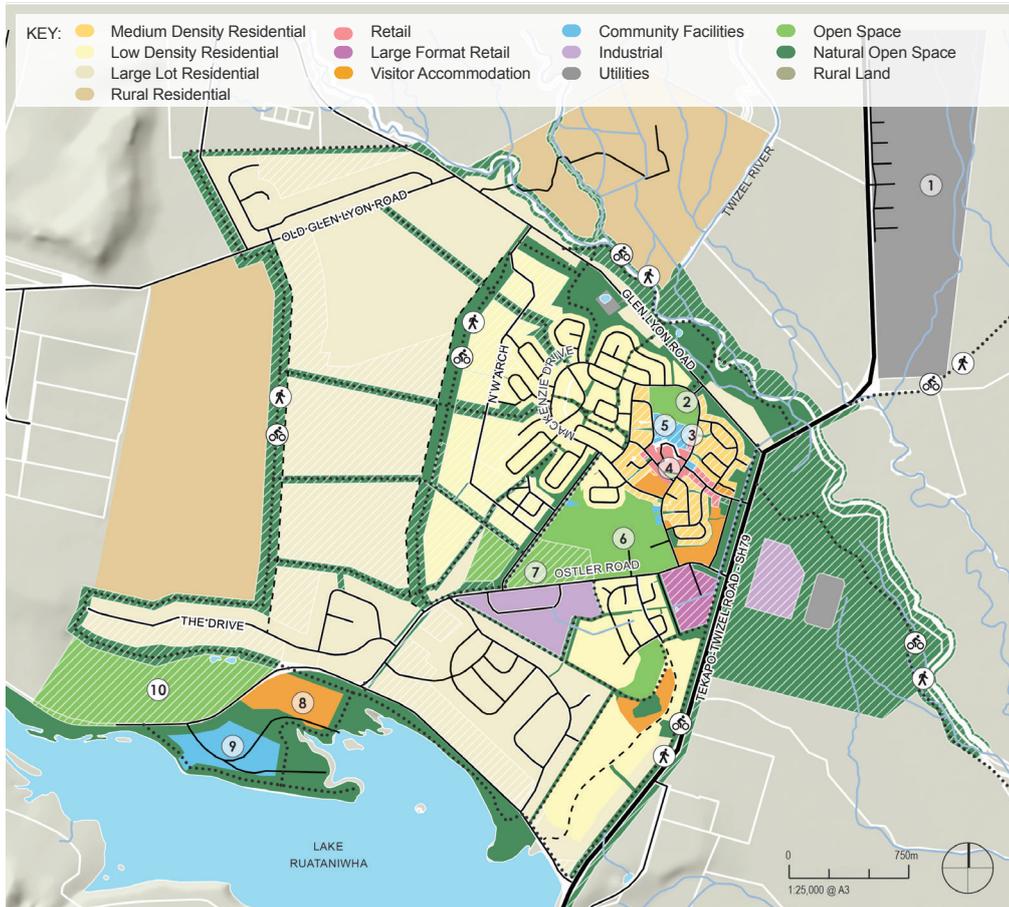
- ① Regional Park and Reserve (including sportsfield)
 - ② Current Saleyards Site
 - ③ Town Centre
 - ④ Domain
 - ⑤ Church of the Good Shepherd
 - ⑥ Whare Wānanga (proposed)
 - ⑦ The Cairns Golf Course
 - ⑧ Holiday Park
 - ⑨ Tekapō Springs
 - ⑩ Proposed Mountain Bike Park
 - ⑪ Lake Tekapō Airport
- * Hatched areas represents land use changes



PREFERRED OPTIONS

DRAFT FOR DISCUSSION

TWIZEL SPATIAL PLAN



KEY FEATURES:

- 1 Pūkaki Airport
- 2 Sports Field
- 3 Twizel Event Centre
- 4 Town Centre and Market Place
- 5 Twizel Area School
- 6 Ben Ohau Golf Club
- 7 Man-Made Hill
- 8 Holiday Park
- 9 Meridian Rowing Centre
Sport and Active Recreation
- 10 Area to complement the Rowing Centre

* Hatched areas represents land use changes

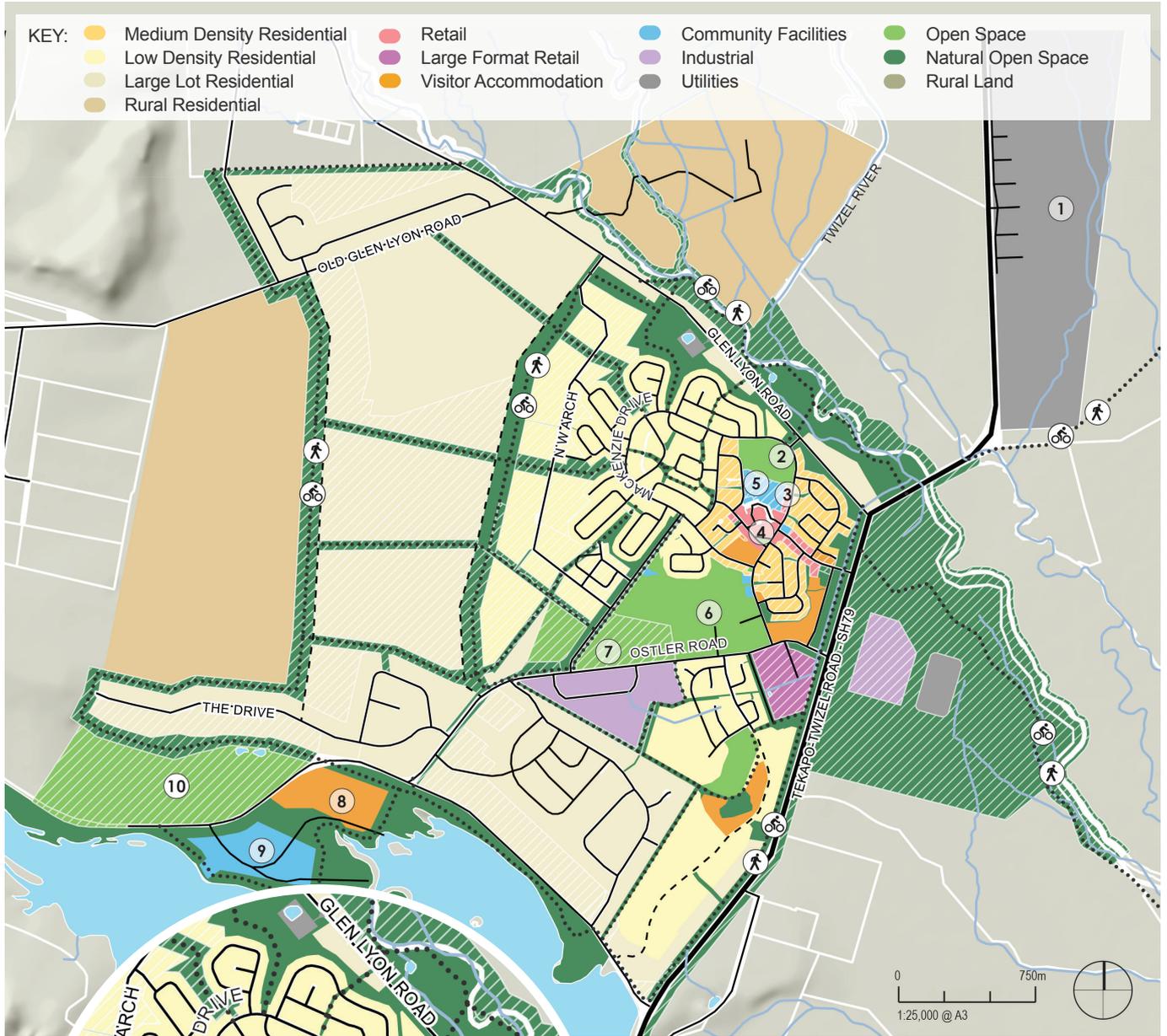
THE PREFERRED OPTION WILL SEE GROWTH IN TWIZEL BY PROVIDING THE OPPORTUNITY FOR RESIDENTIAL INFILL, THE CONSOLIDATION OF AVAILABLE LAND WITHIN THE TOWN , ALONG WITH WELL-DEFINED LARGE LOT RESIDENTIAL AREAS AND LOW DENSITY INFILL CLOSE TO TOWN.

- Growth is contained by existing landscape features and open spaces that define the town edges and urban clusters with some additional growth along existing road corridors radiating out from the town. This brings together a network of open spaces, greenways and trails to link with golf course, the Twizel River and Lake Ruataniwha.
- Twizel's town centre is retained in its current location, while growing east along the Ruataniwha Road corridor to link with Tekapo-Twizel Road (SH8). There is an opportunity to expand highway orientated retail to capture more passing traffic and funnel visitors into the town centre.
- Twizel Area School remains in its current location (following confirmation from the Ministry of Education) alongside public recreation and community facilities. These are better integrated into the town centre.
- Commercial visitor accommodation is located near the town centre and close to the Tekapo-Twizel Road (SH8). Residential visitor accommodation is not addressed following community feedback.
- Housing growth is balanced between infill and expansion, with medium density infill near the town centre and low density infill within the North West Arch. This is framed by large lot residential provided on the western edges of town and along urban corridors.
- Industrial activities infill existing zoned land and grow away from the town in a cluster adjacent to the oxidation ponds off Tekapo-Twizel Road (SH8).
- An opportunity for a cluster of larger format retail on existing industrial land adjacent to Tekapo-Twizel Road (SH8).

PREFERRED OPTIONS

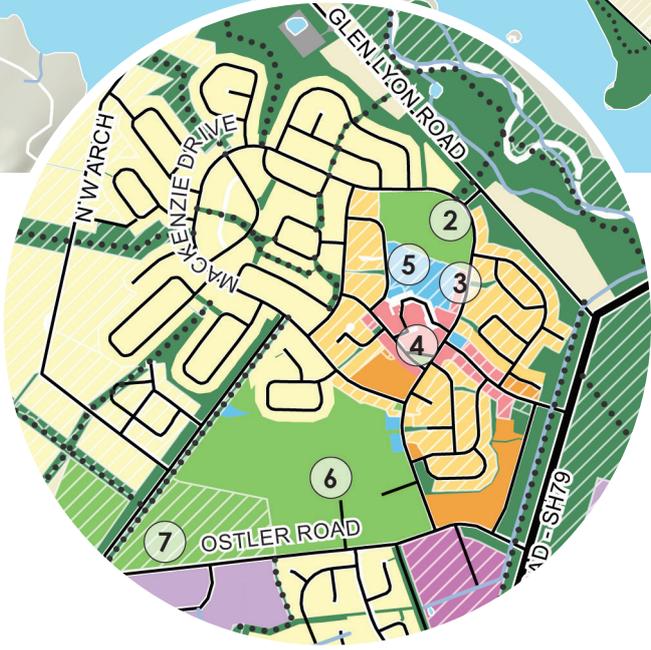
DRAFT FOR DISCUSSION

TWIZEL SPATIAL PLAN



* Hatched areas represents land use changes

KEY:			
Yellow circle	Medium Density Residential	Pink circle	Retail
Light yellow circle	Low Density Residential	Purple circle	Large Format Retail
Light green circle	Large Lot Residential	Blue circle	Community Facilities
Orange circle	Rural Residential	Light purple circle	Industrial
		Orange circle	Visitor Accommodation
		Grey circle	Utilities
		Light green circle	Open Space
		Dark green circle	Natural Open Space
		Olive circle	Rural Land



KEY FEATURES:

- | | |
|--------------------------------|---|
| 1 Pūkaki Airport | 6 Ben Ohau Golf Club |
| 2 Sports Field | 7 Man-Made Hill |
| 3 Twizel Event Centre | 8 Holiday Park |
| 4 Town Centre and Market Place | 9 Meridian Rowing Centre |
| 5 Twizel Area School | 10 Sport and Active Recreation Area to compliment the Rowing Centre |

NEXT STEPS

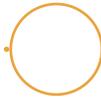
MAY
2020



ANALYSIS OF ENGAGEMENT RESULTS

The results of the community engagement will be analysed, and the results provided to the Spatial Planning Team for consideration.

JULY
2020



SPATIAL PLANS FINALISED

Using the results of the community engagement and detailed analysis of infrastructure requirements, the Spatial Plans will be finalised and provided to Council for adoption.

AUGUST
2020



ADOPTION OF SPATIAL PLANS

If approved, the Spatial Plans will be used by Council to inform the District Plan Review, which will kick off in the second half of the year.



THE DISTRICT PLAN REVIEW

The District Plan is the community's rulebook, setting out the framework that governs how land is used and developed within our district. It sets out zoning, guidance and rules, it also outlines when a Resource Consent is required.

The Resource Management Act 1991 (RMA) requires all councils to start a review of their District Plan 10 years after it was made operative. Our current District Plan was adopted in 2004, so it is well overdue for a review.

We are reviewing the Mackenzie District Plan this year and expect to be in a position to release a draft for community feedback in 2022.

How will the Spatial Plans be used?

Each Spatial Plan will be used by MDC to guide the zoning in the District Plan Review.

Essentially, the zoning you see in the plans in this document will inform the Proposed District Plan that we will be developing during the second half of this year.

How can you have a say?

There will still be plenty of chances to let us know what you think once we begin the District Plan Review itself, both during the development of the plan and through the statutory review process which will follow.

Essentially there is still a long road ahead before new zones are set in stone. The Spatial Plans allow us to get ahead of the process by using community engagement and analysis to outline how the towns should grow over the next thirty years.

Stay up to date.

If you want to stay up to date with the District Plan Review process, please sign up to our newsletter [here](#) and we'll send you updates around key dates and opportunities to get involved.

Email planning@mackenzie.govt.nz and we'll add you to the mailing list.

TELL US WHAT YOU THINK!

We really want to know what you think about the proposed options. We'll use the feedback received to help fine tune each preferred option before providing them to Council for adoption, so the more feedback we receive, the better these spatial plans will reflect the wider communities' wishes.

Please visit

www.letstalk.mackenzie.govt.nz/mackenzie-spatial-plans
to fill out the online survey.

Alternatively,
you can scan
the QR code
to the right.



For more information

Please follow us on Facebook @mackenziedistrict
or email us at planning@mackenzie.govt.nz



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