

Tekapo Landco Limited and Godwit Leisure Limited

Submission on Mackenzie District Plan Review – Plan Change 29

LANDSCAPE ASSESSMENT REVIEW

Prepared for

Mackenzie District Council

by

Bron Faulkner

17 March 2025

1.0 Introduction and Scope

Tekapo Landco Limited and Godwit Leisure Limited have lodged a submission on Stage 4 of the Mackenzie District Plan Review, relating to Plan Changes 28, 29 and 30.

I have been commissioned by the Mackenzie District Council (MDC) to undertake a review of the landscape assessment prepared in support of this submission as it relates to Plan Change 29 (Open space and recreation zones). The Submission seeks to amend the zoning of some of the open space zone mapped in the notified plan change and to amend specific provisions of PC29.

This review is based my appraisal of the submission prepared by Tekapo Landco Ltd and Godwit Leisure Ltd including the Landscape Assessment (Assessment) prepared by Richard Tyler, Landscape Architect, dated 17 December 2024. While I did not specifically visit the site for this review I know the area well from previous work in the immediate vicinity.

The purpose of a peer review is to appraise both the method and findings of the Landscape Assessment to ensure that the matters considered and analysis are appropriate to the proposal, it's landscape and statutory context. This review should be read in conjunction with the Assessment, as content of the Assessment is not repeated in this report.

Proposal

The submission proposes changing the zoning of parts of the notified Open Space Zone (OSZ) to Sport and Active Recreation Zone (SARZ) and Medium Density Residential (MRZ). Refer Fig 01 and Fig 02 of the Assessment. In addition, changes to SARZ-S4 are sought to reduce the maximum site coverage of the proposed SARZ from 40% to 10% within Lot 401 DP 560853.

2.0 Review Comments

I confirm that the Assessment scope and methodology is appropriate to the context and scale of the Proposal, and that the relevant potential landscape effects have been considered.

The Assessment findings are predicated on the assumption that the proposal to reduce the maximum site coverage in the proposed SARZ from 40% to 10% is agreed. I support the reduction to 10% maximum coverage, as more intensive development on this steep land would be inappropriate and potentially visually obtrusive.

The existing context of the land proposed to be rezoned is a relatively built and tourism focused environment comprising Tekapo Springs, the Holiday Park and the built/consented Station Bay subdivision which almost completely encloses it. As such, future housing and recreation development and activities will be consistent with the area's existing character and tourism activities. In addition, future development on the land proposed to be rezoned does not represent an expansion of development beyond its existing extents.

While additional built development on the proposed SARZ and MRZ land would be easily visible on the slopes it will be contained within similar development and would not detract from the visual amenity of this location.

I agree with the findings of the Assessment that any adverse effects on visual amenity and landscape character would be low. Overall I consider that the Assessment's findings, recommendations and conclusions are credible and consistent with the analysis.

Bron Faulkner

NZILA Registered Landscape Architect

17 March 2025