



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

MACKENZIE SPATIAL PLAN

YOUR TOWNS, YOUR FUTURE, YOUR SAY

SEPTEMBER 2020



INTRODUCTION

The Mackenzie District is a vast and varied area, treasured by locals and visitors alike. It has a strong community and a wealth of distinctive natural features, from the spectacular scenery offered in the Mackenzie Basin, through to the fertile soils of Eastern Mackenzie. For Te Rūnanga O Ngāi Tahu and Papatipu Rūnanga the District provides a deep cultural connection with the past and future through whakapapa.

Our residents and those with a connection to the Mackenzie are rightfully proud of the District and want to see the things that make it such a special place to live, work and play, protected in the face of recent and future growth.

Our townships and settlements all have distinctive communities of their own, with differing likes, dislikes and visions of the future. This was outlined through the Mackenzie Community Survey, which was undertaken earlier this year.

The effects of growth and development are being felt in several ways, both positive and negative. The Mackenzie Spatial Plans will look to understand how this growth and development can be sustainably managed charting a path that sets the direction for the next 30 years and beyond.

The Mackenzie District Council (MDC) is in the process of reviewing the District Plan. The review will help shape how future growth in the District can occur. There are a range of complex zoning issues and other unintended effects of zoning happening that need to be addressed. The Spatial Plans will be a key piece of work, running alongside the review and informing decisions made on how growth will occur in the District.

WHAT ARE WE DOING?

We are developing Spatial Plans for the townships of Fairlie, Tekapo (Takapō) and Twizel. At the same time, we're developing concept plans that will inform the future layout of the smaller rural settlements of Albury, Kimbell and Burkes Pass. These plans look out 30 years and will inform a review of the Mackenzie District Plan and outline a vision for each area, showing where development can occur and indicate future zoning.

OBJECTIVES

1. We understand what the future holds for each town.
2. Integration of existing strategies and projects ensuring the outcomes reflect Mackenzie District 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.

PURPOSE

WHAT IS A SPATIAL PLAN?

A Spatial Plan is a 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 occurs in a sustainable way that protects the environment, our communities, aesthetics and industries that make the District such a special place.

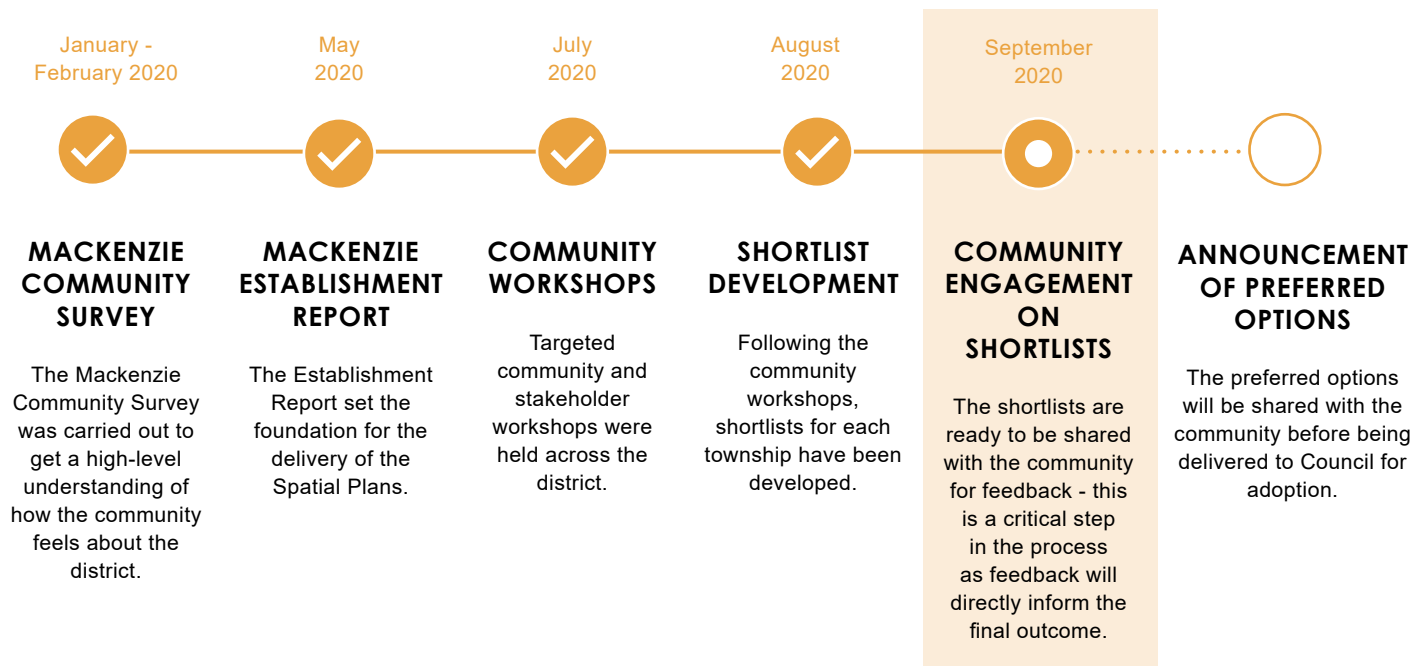
HOW WILL THEY BE USED?

The Spatial Plans will offer up a shared vision of what the future can look like, offering guidance to both the private and public sector and providing a filter through which MDC can evaluate proposals. It will also guide infrastructure investment and allow for MDC to plan for future growth and get ahead of the curve.

The Spatial Plans will:

- Provide a picture of where each area is heading and highlight areas of potential growth and change.
- Outline a future vision for each area to inform zoning changes as part of the District Plan Review
- Guide investment decisions at local, regional and central government level, ensuring it caters for future growth and provides for each community.
- Identify the key issues facing the area and the priorities that need to be advanced to address them.

PROCESS



WHAT HAVE WE DONE SO FAR?

✓ MACKENZIE COMMUNITY SURVEY

The process began in early 2020 with the launch of the Mackenzie Community Survey. This was carried out from 16 January to 16 February 2020 and had a total of 759 responses. Its purpose was to get a high-level understanding of the how the community feels about the district.

More specifically, it asked three main questions of residents, ratepayers and visitors:

1. What one thing do you like the most about the district?

The top 3 responses were:

28%	21%	10%
Clean natural environment	Amazing scenery	Community spirit and friendly locals

2. What one thing would you most like to see changed about the district?

The top 3 responses were:

16%	14%	10%
Improve council engagement and communication	Better urban design and maintenance in town centres	Improved road infrastructure and safety

3. Looking ahead, what is the one thing you would like the Mackenzie District to be known for in the future?

The top 3 responses were:

20%	19%	10%
Natural environment and beauty	A protected and sustainable environment	Well-managed tourism and infrastructure to support it

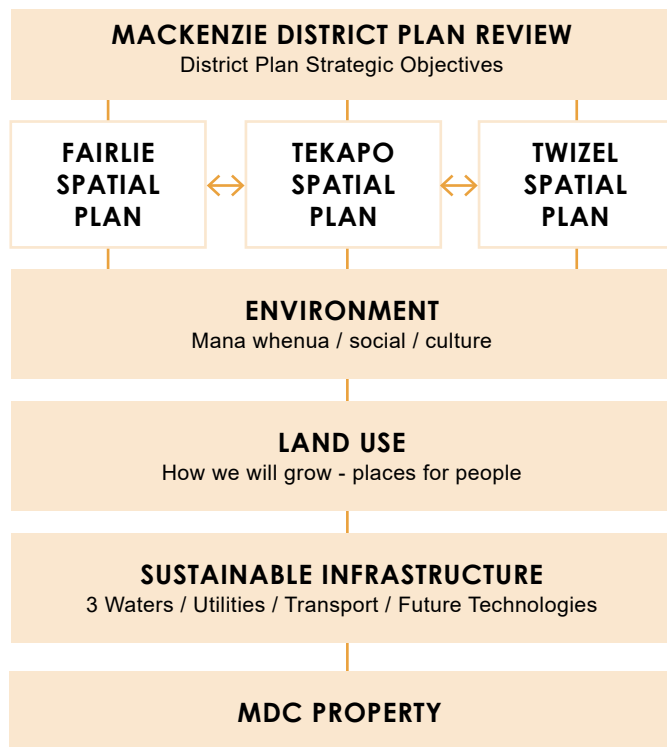
The results have been analysed using an interactive online platform, which is available here online at:

<https://bit.ly/2upEAFJ>



SPATIAL PLANNING ESTABLISHMENT REPORT

The Establishment Report set the foundation for the delivery of the Spatial Plans for the three main townships of Fairlie, Tekapo, and Twizel, as well as concept plans for the smaller rural settlements of Albury, Kimbell and Burkes Pass.



Constraints, dependencies and strategic context

KATI HUIRAPA IWI MANAGEMENT PLAN

LONG TERM PLAN / ANNUAL PLAN 30 YEAR INFRASTRUCTURE PLAN

MDC STRATEGIC OBJECTIVES AND WELLBEING

MACKENZIE ALIGNMENT INTERAGENCY PARTNERSHIP

GROWTH AND CAPACITY PROJECTIONS / HOUSING STOCKTAKE

NATIONAL PLANNING STANDARDS / NATIONAL POLICY STATEMENTS / NATIONAL ENVIRONMENTAL STANDARDS / RMA

- NPS UD / UDC
- NPS Freshwater Management
- NPS Indigenous Biodiversity
- ECAN - Plan Change 7
- MDC - Plan Change 13
- Taumata Arowai - Water Services Regulator

OTHER PLANS AND STRATEGIES

- Ngai Tahu Climate Change Strategy Te Tahu o Te Whariki
- Destination Mackenzie
- Eastern Mackenzie Landscape Study
- Aoraki Mackenzie International Dark Sky Reserve
- Airports
- Abley Transport Strategy



COMMUNITY WORKSHOPS



INVESTMENT LOGIC MAP WORKSHOPS (8-10 JULY)

An initial round of workshops were held in early July to develop Investment Logic Maps (ILMs) for the main townships of Fairlie, Tekapo and Twizel. An ILM is a NZ Treasury supported investment tool that aims to communicate the complete investment story on a single page using language and concepts that are understandable to anyone.

The ILMs are available on the website:

<https://letstalk.mackenzie.govt.nz/mackenzie-spatial-plans>



ISSUES AND OPPORTUNITIES WORKSHOPS (27-28 JULY)

Workshops were held with the communities of Burkes Pass, Albury and Kimbell to help understand the issues faced and the opportunities available for the future of each town. The results of these workshops have been used to directly inform the development of the concept plans for each of these settlements.



OPTIONEERING WORKSHOPS (29 - 31 JULY)

A second round of workshops were held in Fairlie, Tekapo and Twizel to help identify what the communities would like to see in the future of their towns. This included a design process that looked at the layout of the town centre, as well as an exercise that looked at how the town might grow and develop over time. These workshops have directly informed the shortlisted Spatial Plan options in this document.



COMMUNITY ENGAGEMENT (WE ARE HERE NOW)

HOW CAN YOU CONTRIBUTE TO THE PROCESS?

Following the workshops, we have developed three high level options for each township, and we are now at the point where we need the community to help us identify the preferred model of growth.

We want you to read through the following material and identify your preferred model of growth for your town, and any other town you have an interest in.

We have also outlined rural settlement concept plans for the smaller settlements of Albury, Kimbell and Burkes Pass – we are also looking for feedback and any comments regarding these plans.

HOW WILL YOUR FEEDBACK BE USED?

The feedback received will be directly used to help us develop the preferred options, so it's important that we get input from as many people as possible so we can make the an informed decision that represents the community's wishes.



NEXT STEPS

At this stage the options are still quite high level and there will be further detail added as we move through the process. It's important to note that the options you see at present are conceptual and by no means final.

It may be appropriate to mix and match some aspects you like from the shortlisted options to create a preferred option that becomes a hybrid of growth approaches. It is important to note which aspects of each option that we need to consider further. In particular, your views on the high-level direction of growth for each town centre is important to inform the town centre concept plans to follow.

We will take on board all feedback received to help develop the final product. We'll also be undertaking detailed analysis that includes a financial assessment of each option and the infrastructure requirements needed to support them.

The project team will develop specific town centre plans for each township once a preferred option has been identified. These will be shared with the community before Council adoption.

Following the community engagement and detailed analysis, preferred options will be presented to Council for approval to proceed. These will then be shared with the community for feedback before being finalised and adopted by Council at the end of the year.



HOUSING EXAMPLES

Our housing in the Mackenzie District tends to be traditional and stand-alone. We are used to larger sections, larger types of houses and plenty of space. With social, demographic, financial and environmental changes, there is likely to be greater demand for a wider array of housing choices, with good access to open space and facilities. The graphic below shows a range of housing choices and densities that we may consider for the future.

MEDIUM DENSITY RESIDENTIAL

DENSITY	40 DW / HA
TYPICAL HOUSING TYPES	Semi attached terraced houses Attached terraced houses Low rise apartments
TYPICAL HOUSING HEIGHTS	2 - 4 storeys
TYPICAL SECTION SIZES	250 - 300 sqm



LOW DENSITY RESIDENTIAL

DENSITY	20 DW / HA
TYPICAL HOUSING TYPES	Detached houses Villa units
TYPICAL HOUSING HEIGHTS	1 - 3 storeys
TYPICAL SECTION SIZES	400 - 600 sqm



LARGE LOT RESIDENTIAL

DENSITY	5 DW / HA
TYPICAL HOUSING TYPES	Detached houses on a large section
TYPICAL HOUSING HEIGHTS	1-2 storeys, Predominately single storey houses
TYPICAL SECTION SIZES	2,000 - 4,000 sqm



RURAL RESIDENTIAL

DENSITY	1 DW / HA
TYPICAL HOUSING TYPES	Detached houses on a rural section
TYPICAL HOUSING HEIGHTS	1-2 storeys, Predominately single storey houses
TYPICAL SECTION SIZES	1 - 2 HA



SPATIAL PLAN OPTIONS

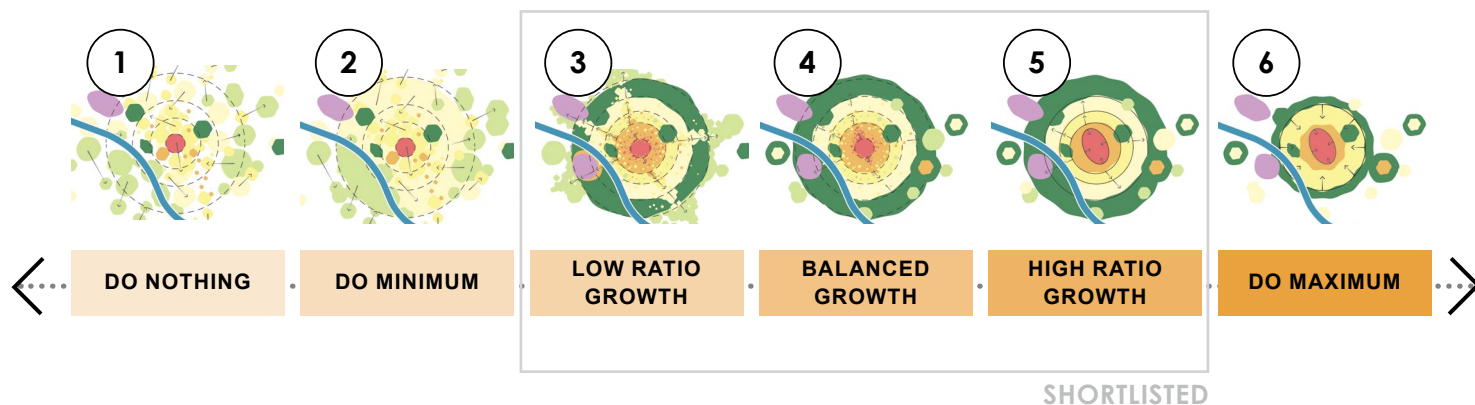
To arrive at the shortlist options for each spatial plan, we have taken a longer list of six growth approaches and reduced it down to a shortlist of three.

This was done using the results of both the ILM and optioneering workshops held in July, as well as subsequent analysis by the project team.

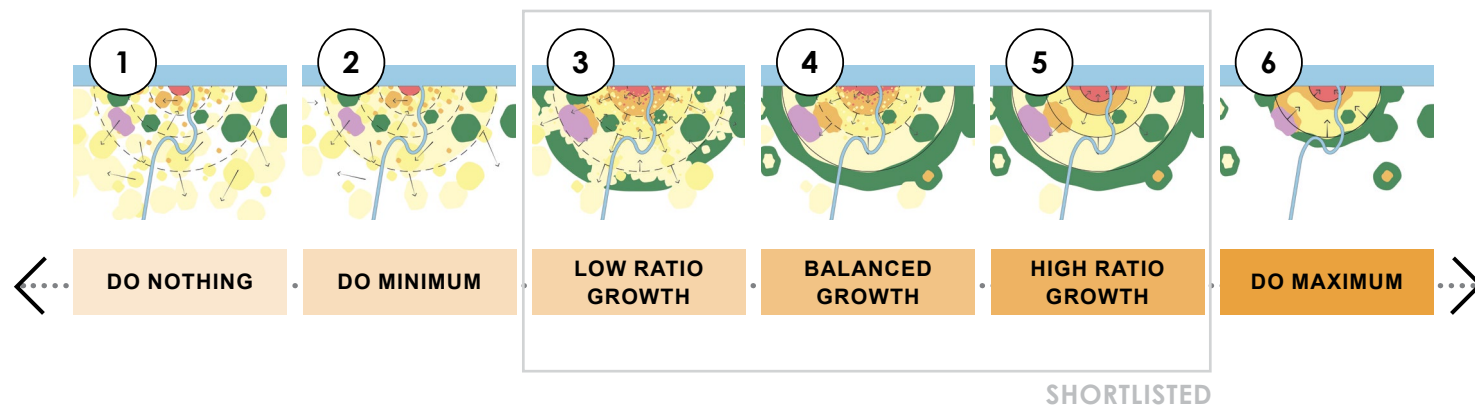
The initial long list consisted of six options that outline approaches to growth, from a 'do nothing' approach where development continues in a relatively ad hoc manner, through to a highly constrained approach, where growth in each town is heavily managed and any creep out of the current town boundaries is avoided.

Interestingly, participants at all three optioneering workshops selected the same growth approaches, and these have become the shortlist for each town.

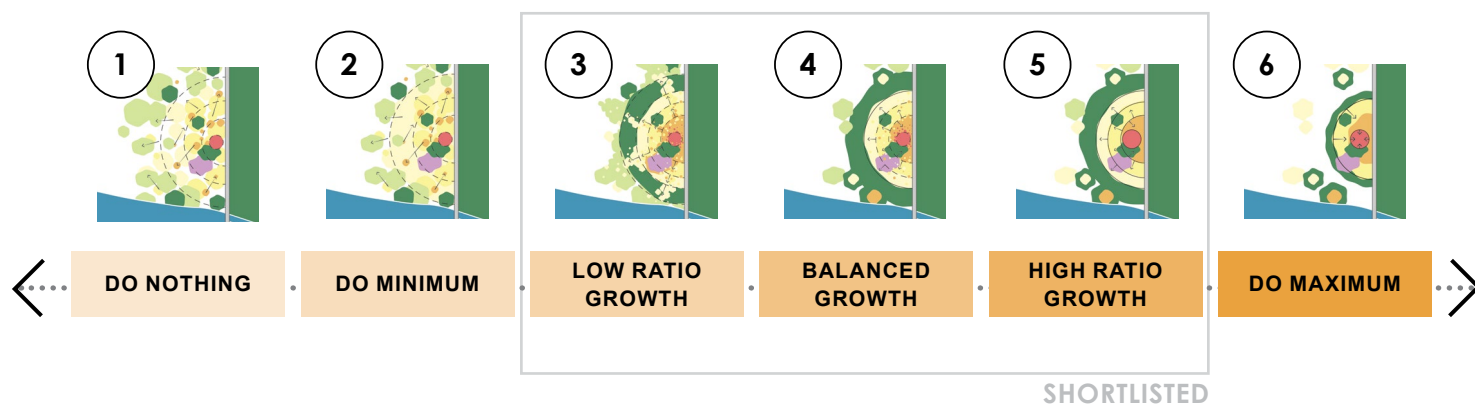
FAIRLIE



TEKAPO (TAKAPŌ)



TWIZEL



COMMUNITY SURVEY

What do you like the most about the Mackenzie District?

The major take away for people from Fairlie is that they love their community. The community theme came up in all questions and the people of Fairlie genuinely appreciate the community on offer in the town. People from Fairlie were less likely than the average to select the natural environment or scenery, although it still rated highly in their responses. Interestingly, none mentioned the climate or weather being something that they liked.

What do you want to see changed about the Mackenzie District?

Fairlie residents were most concerned about improving roading infrastructure and safety, and the provision of affordable housing. They scored considerably higher than the average in their desire for more affordable housing, likely reflecting the community minded spirit of the town. They were less likely to be concerned about the effects of dairy farming and irrigation.

What would you like the Mackenzie District to be known for in the future?

Carrying on their community-focused theme, people from Fairlie were much more likely to hope their town would be known for having a friendly, safe and inviting community, when compared to those from other locations. They also scored above average on natural environment and beauty and a great place to live.

PROBLEMS

The below problems were identified during the Investment Logic Map workshop held on 8 July.

1. Poor quality urban housing and new houses being built in mainly rural areas, limits housing choices and availability to support community needs.
2. Low levels of economic diversity, and industries that are facing an uncertain future, will adversely affect jobs, growth and social balance.
3. A highly modified natural environment and lost cultural / mana whenua values, inhibits the ability to tell Fairlie's story and create a unique identity.
4. Low maintenance and a reduction in volunteers, creates public spaces with reduced amenity, that are unattractive to locals, visitors and new residents.

What we are aiming for

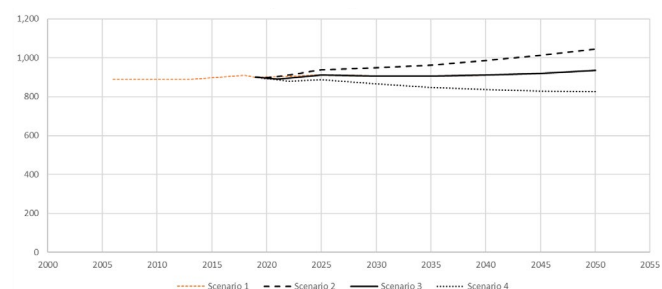
By addressing the problems outlined above and taking a proactive approach to managing growth in Fairlie, we want to:

1. Improve housing quality, availability and choices.
2. Increase the attractiveness of Fairlie as a place to undertake business.
3. Improve the visibility and utilisation of mana whenua values and cultural heritage.
4. Improve the quality and environmental sustainability of public places and spaces.

GROWTH PROJECTIONS

The population in Fairlie is expected grow slowly over the next 30 years, from a current day population of 895 to a total of 935 in 2050 – a rate of 0.1% per annum. The number of jobs in the township is expected to increase at a higher rate of 0.8% per annum on average, from 383 in 2020 to a total of 520 jobs in 2050. Dwelling growth is also expected to exceed the rate of population increase, moving from 492 to 583, at a rate of 0.5% per annum.

USUALLY RESIDENT POPULATION

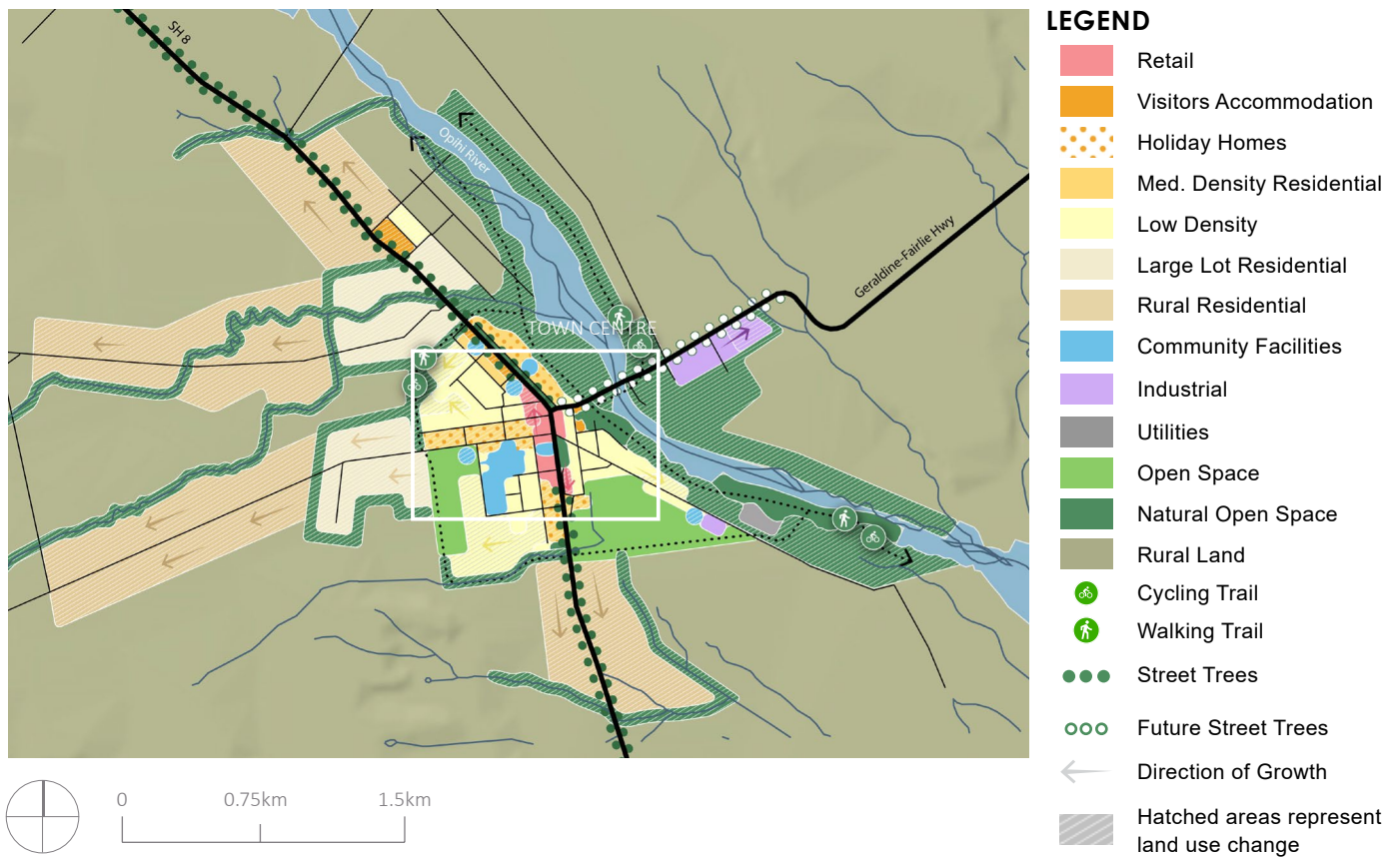


GROWTH PROJECTIONS

	2006	2013	2018	2020	2025	2030	2035	2040	2045	2050
Usually Resident Population	890	890	910	895	913	906	905	910	921	935
Total Dwellings	444	480	492	492	509	516	527	542	561	583
Occupied Dwellings	369	384	393	397	413	419	428	440	455	473
Unoccupied Dwellings	72	96	93	95	96	98	100	102	106	110

SHORT LIST OPTION A - CORRIDOR GROWTH

BASED ON OPTION 3 - LOW RATIO GROWTH



SHORTLIST OPTION A WILL SEE MANAGED GROWTH OF FAIRLIE THROUGH CONSOLIDATION OF AVAILABLE LAND WITHIN THE TOWN AND THE EXPANSION OF LARGE LOT AND RURAL RESIDENTIAL ALONG THE MAIN ROAD CORRIDORS.

What does this mean?

- Growth is contained by landscape features and along road corridors radiating out from the town. This helps establish an open space network, which brings together existing open spaces, waterways and trails to link with the Ōpihi River.
- Housing growth is achieved through some medium density infill and a mix of low density, large lot and rural residential expansion of the town edges and along urban corridors.
- Potential opportunity to develop the frontage of the A&P Showgrounds site for residential use along Gillingham Street.
- Visitor accommodation continues to consolidate in a corridor along Mt Cook Road (SH8) with opportunities for holiday homes within the urban blocks leading out of town.
- Industrial activities grow away from the town along Geraldine-Fairlie Highway (SH79).

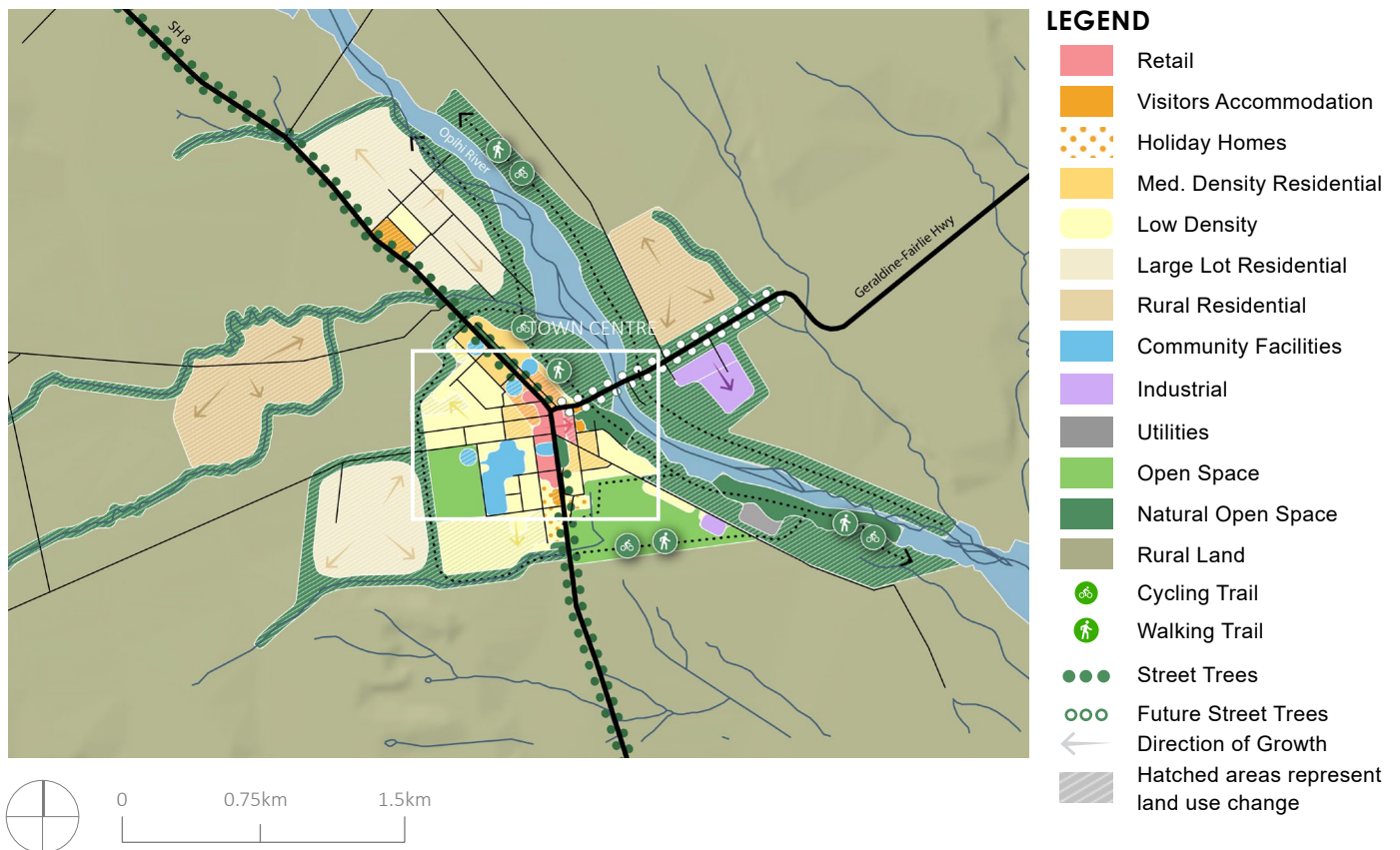


TOWN CENTRE

- Fairlie Town Centre is retained in its current location and grows north along Mt Cook Road and south along the Main Street (SH8) corridor on the southern end of the reserve.
- The southern end of the reserve is developed for new town centre retail. The remaining northern end of the reserve is improved to link with the existing town centre and an enhanced civic precinct.

SHORT LIST OPTION B - CLUSTERED GROWTH

BASED ON OPTION 4 - BALANCED GROWTH



SHORTLIST OPTION B WILL SEE MANAGED GROWTH OF FAIRLIE THROUGH CONSOLIDATION OF AVAILABLE LAND WITHIN THE TOWN AND EXPANSION THROUGH WELL-DEFINED LARGE LOT AND RURAL RESIDENTIAL CLUSTERS CLOSE TO TOWN.

What does this mean?

- Growth is contained by landscape features and open spaces that define town edges and urban clusters. This helps establish an open space network, which brings together existing open spaces, waterways and trails to link with the Ōpihi River.
- Housing growth is achieved through some medium density infill clustered around the town centre. A mix of low density, large lot and rural residential expands on the town edges and within urban clusters.
- Potential opportunity to develop the southern part of the A&P Showground Site for residential use.
- Visitor Accommodation is clustered to the north of the town centre, either side of Mt Cook Road (SH8) and Denmark Street, with opportunities for holiday homes along the Main Street blocks.
- Industrial activities continue to grow away from the town and are clustered within existing zoned land east of the Ōpihi River.

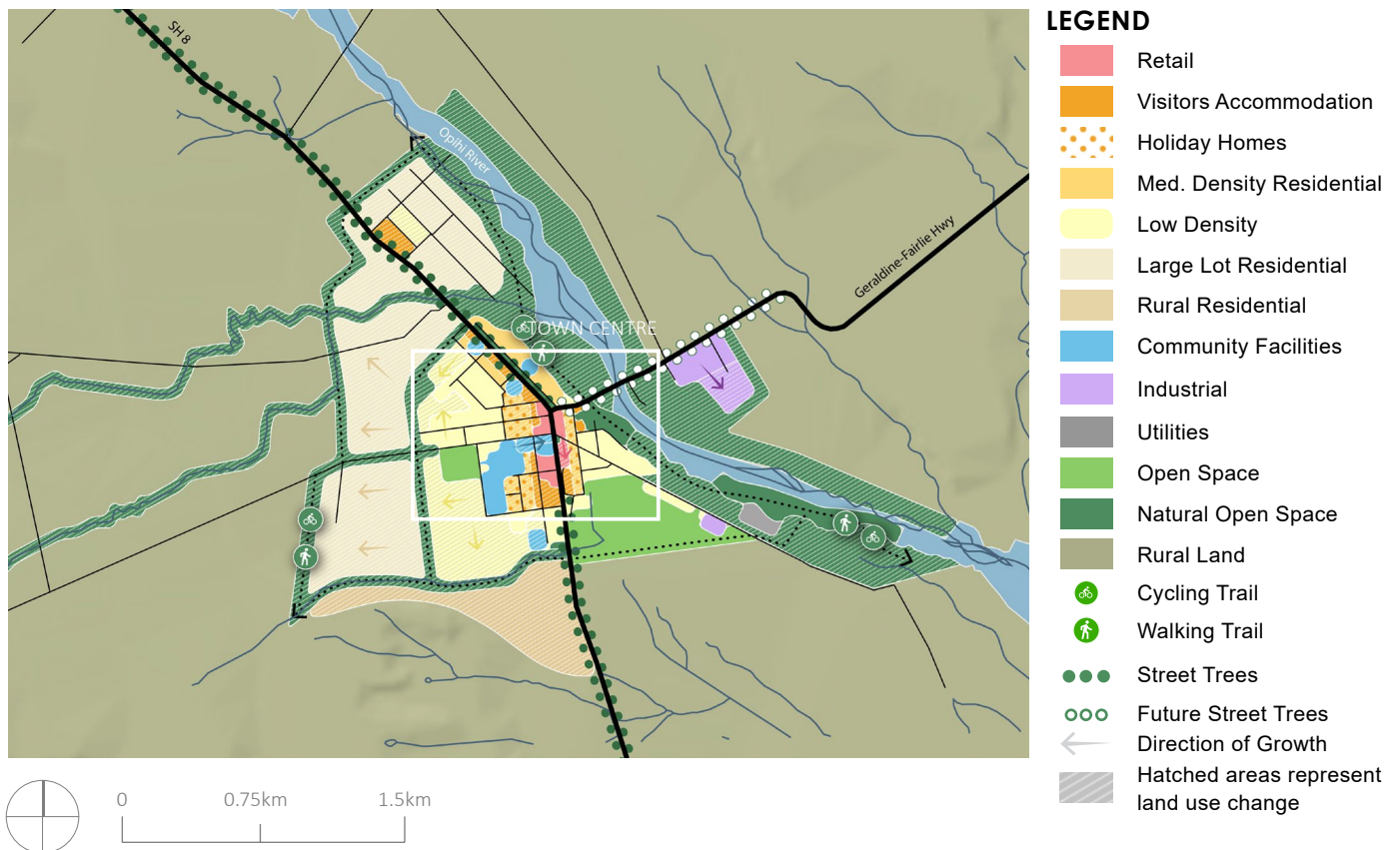


TOWN CENTRE

- Fairlie Town Centre is retained in its current location and grows eastwards through to Grey Street to complete the urban block.
- A laneway and courtyard network are established within an expanded town centre block that is defined by Main Street, Allendale Road, Grey Street and Talbot Road.
- Closer links are made between the town centre, holiday park and enhanced Ōpihi River environment.

SHORT LIST OPTION C - CONTAINED GROWTH

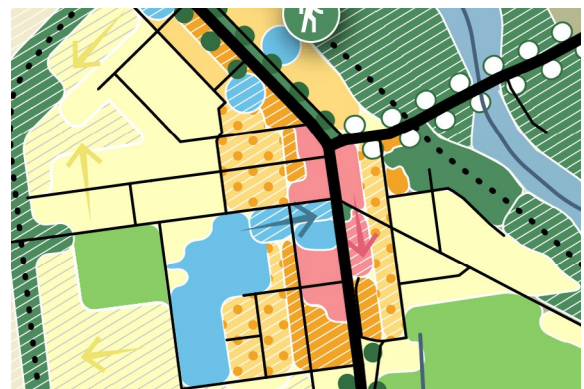
BASED ON OPTION 5 - HIGH RATIO GROWTH



SHORTLIST OPTION C WILL SEE THE MANAGED GROWTH OF FAIRLIE THROUGH CONSOLIDATION OF AVAILABLE LAND WITHIN THE TOWN, ALONG WITH WELL-DEFINED AREAS OF EXPANSION OF LARGE LOT AND RURAL RESIDENTIAL HOUSING OPTIONS ON THE EDGE OF TOWN.

What does this mean?

- Growth is contained by landscape features and open spaces that clearly define the town edges. This helps establish a network which brings together existing open spaces, waterways and trails to link with the Ōpihi River.
- Housing growth is achieved through medium density infill in blocks close to the town centre. A mix of low density and large lot residential expands on the town edges with rural residential minimised.
- Potential opportunity to develop the whole A&P Showgrounds site for residential use.
- Visitor accommodation wraps around the town centre with opportunities for holiday homes within the surrounding blocks.
- Industrial activities continue to grow away from the town and are consolidated within existing zoned land east of the Ōpihi River.



TOWN CENTRE

- Fairlie Town Centre is retained in its current location and grows southwards towards the civic offices and other commercial activities on the western side of Main Street
- The northern end of the reserve becomes a high-quality civic space with town centre retail fronting onto it, as an extension of the Riddle Street shops.
- A consolidated community precinct is established that incorporates the school, community hall, church and civic offices, linked to the town centre.

TEKAPO (TAKAPŌ)

COMMUNITY SURVEY

What do you like the most about the Mackenzie District?

People from Tekapo love the scenery and natural environment on offer, for obvious reasons. They were also more likely than the average to mention the climate as the thing they like the most about the District.

What do you want to see changed about the Mackenzie District?

People from Tekapo are much more likely to select council engagement and communication as the thing they wanted to see improved. This came in at almost double the average (30% v 16%).

They were also above average on the impacts of tourism and improved rubbish management, reflecting the ongoing growth in tourism in the town. Better management of tourism was more pronounced among the older demographics.

What would you like the Mackenzie District to be known for in the future?

People from Tekapo were more likely to want to see more well-managed tourism and the infrastructure required to support it. Again, this is in obvious response to the growth in tourism and its impact on the town.

PROBLEMS

The below problems were identified during the Investment Logic Map workshop held on 10 July.

1. The absence of a cultural identity means the local heritage story and mana whenua values remain untold, failing to inform and educate all.
2. Tekapo lacks a heart with a clear purpose, creating an ad hoc and poorly organised town centre, where people don't mix and spend time with each other.
3. A disjointed and confusing transport network, with conflicts between users, leads to safety concerns, increased car use and a poor user experience.
4. Failure to address housing availability and affordability for workers, impacts on community balance and business viability.

What we are aiming for

By addressing the problems outlined above and taking a proactive approach to managing growth in Tekapo, we want to:

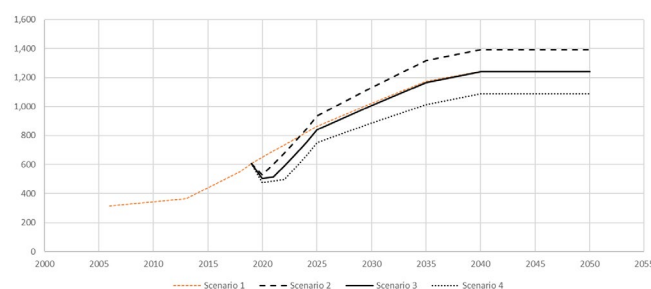
1. Enhance and protect our environmental, cultural and mana whenua values.
2. Improve the town centre experience for locals, visitors, and businesses.
3. Improve transport experience for all modes and users.
4. Improve community cohesion and liveability.

GROWTH PROJECTIONS

In recent years Tekapo has experienced unprecedented growth due to an increase of domestic and international tourism. This has led to an increase in dwellings (both occupied and unoccupied) and significant growth in the usually resident population. Population growth in Tekapo is expected to continue to increase from 504 today to 1240 in 2050, growing at an annual average rate of 2.3%. This growth would likely be higher, but capacity constraints based on the current zoning in the District Plan will see Tekapo reach dwelling capacity by 2030, at 820 dwellings.

Following 2030, it is expected that the household size and percentage of occupied dwellings will continue to increase until approximately 2040 when the population capacity is reached. From there excess is distributed elsewhere in the district.

USUALLY RESIDENT POPULATION

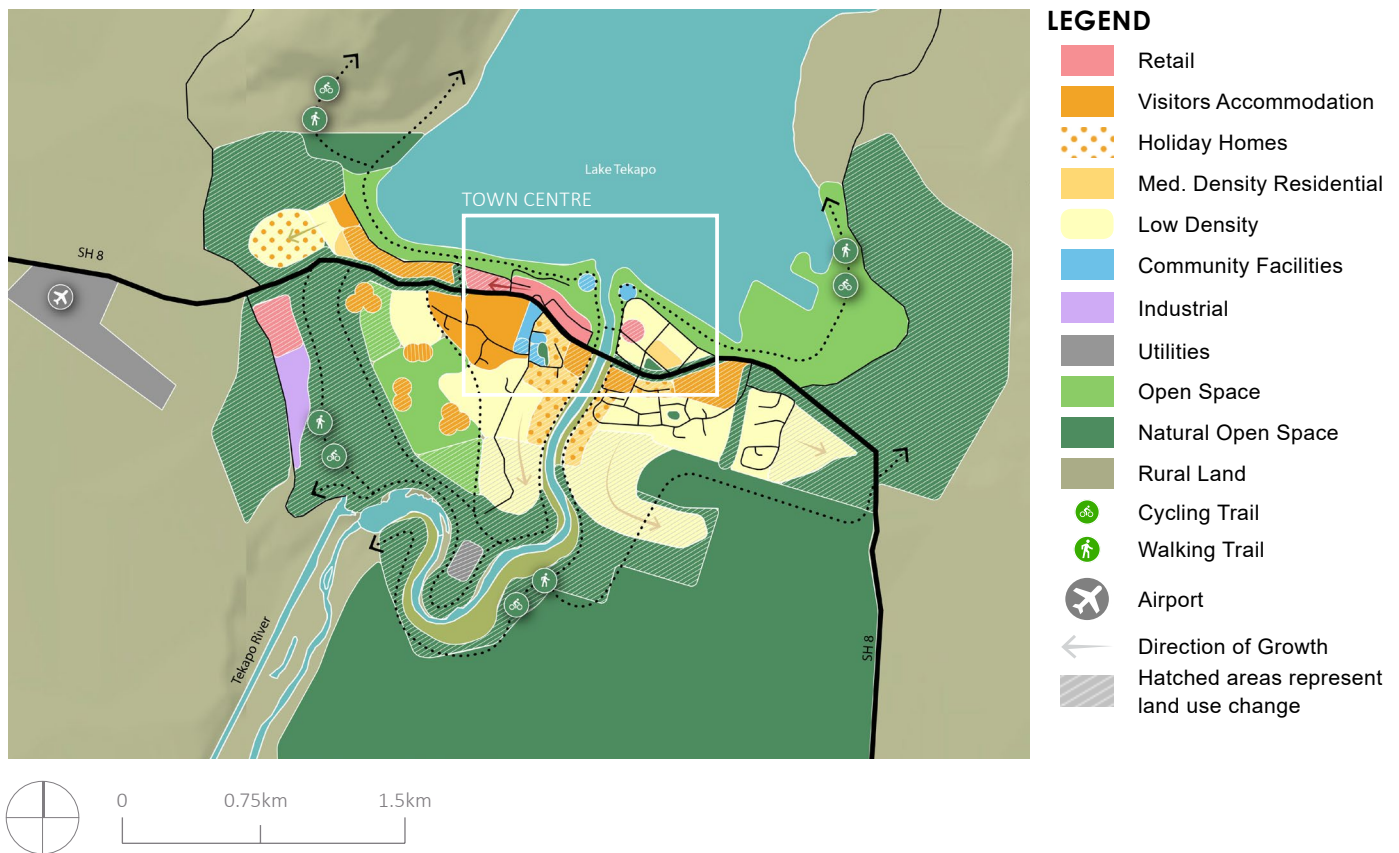


GROWTH PROJECTIONS

	2006	2013	2018	2020	2025	2030	2035	2040	2045	2050
Usually Resident Population	315	366	552	504	842	1006	1165	1240	1240	1240
Total Dwellings	309	417	489	538	746	820	820	820	820	820
Occupied Dwellings	132	165	237	216	361	432	438	438	438	438
Unoccupied Dwellings	177	252	252	322	384	388	382	382	382	382

SHORT LIST OPTION A - CORRIDOR GROWTH

BASED ON OPTION 3 - LOW RATIO GROWTH



SHORTLIST OPTION A WILL SEE THE MANAGED GROWTH OF TEKAPO THROUGH MORE INTENSIVE INFILL AND CONSOLIDATION OF AVAILABLE LAND WITHIN THE TOWN, ALONGSIDE AN EXPANSION OF RESIDENTIAL HOUSING ALONG KEY ROAD AND RIVER CORRIDORS.

What does this mean?

- Growth is contained by landscape features and natural topography that helps establish an open space network. This will bring together existing open spaces, waterways and trails to link with Lake Tekapo, Mount John and the Regional Park.
- Housing growth is balanced between infill and expansion, including medium density infill extending out from the town centre and along the State Highway, with the expansion of low density residential into outer urban corridors.
- Visitors accommodation continues to grow along Tekapo-Twizel Road (SH8) and the lake front corridors with opportunities within the saleyards site and The Cairns Golf Course. Holiday homes are located in corridors along the Lake Tekapo and river.
- Industrial activities establish away from the town along Tekapo-Canal Road corridor with opportunities for some larger format retail (e.g. supermarket, hardware store, etc.)

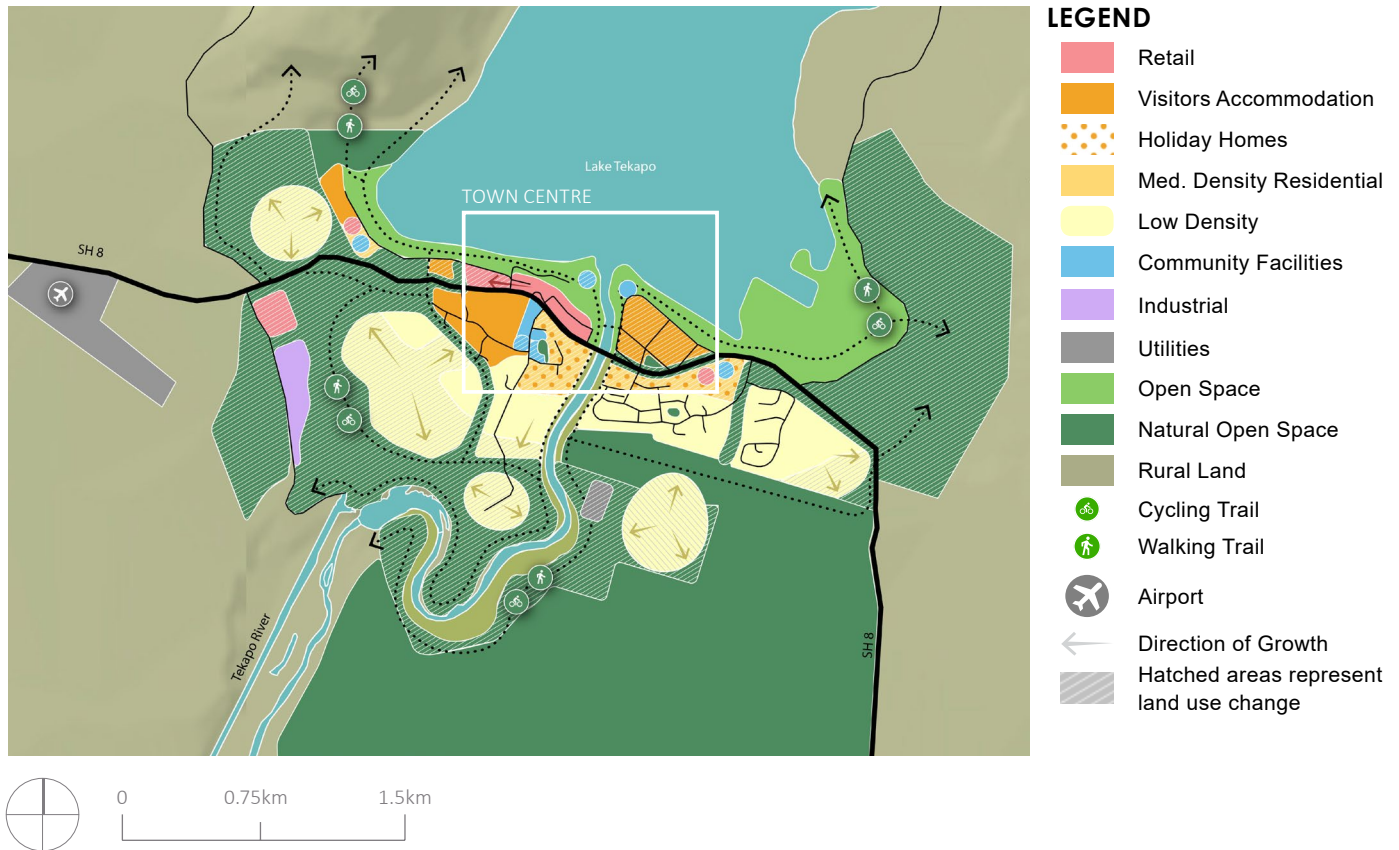


TOWN CENTRE

- Tekapo Town Centre is retained in its current location and grows both west and east along the lakefront. To the west it extends into the Simpson Lane urban block and one side of Lakeside Drive. A smaller retail centre is included across the eastern side of the river on Pioneer Drive.
- A growth corridor of community facilities continues along Aorangi Crescent with an opportunity for a Whare Wanaga (place of learning) adjacent to the lake.

SHORT LIST OPTION B - CLUSTERED GROWTH

BASED ON OPTION 4 - BALANCED GROWTH



SHORTLIST OPTION B WILL SEE MANAGED GROWTH OF TEKAPO THROUGH MORE INTENSIVE INFILL AND CONSOLIDATION OF AVAILABLE LAND WITHIN THE TOWN. IT WILL ALSO INVOLVE EXPANSION THROUGH WELL-DEFINED NEIGHBOURHOOD CLUSTERS CLOSE TO TOWN.

What does this mean?

- Growth is contained by landscape features and natural topography that helps establish an open space network. This will bring together existing open spaces, waterways and trails to link with Lake Tekapo, Mt John and the Regional Park.
- Housing growth is balanced between infill and expansion, including clusters of medium density infill near the town centre (south of Tekapo-Twizel Road / SH 8) with the expansion of residential or special use neighbourhood clusters established within protected landscapes on the edge of town.
- Potential opportunity to develop the saleyards site for a more intensive mix of land uses.
- Visitors accommodation clusters are located around the town centre, including consolidating areas associated with the Peppers Hotel, Lake Tekapo Holiday Park and cottages / lodges along Pioneer Drive. Opportunities for holiday homes are in adjacent industrial clusters.
- Industrial activities are located away from the town along Tekapo-Canal Road with an opportunity for a cluster of larger format retail.

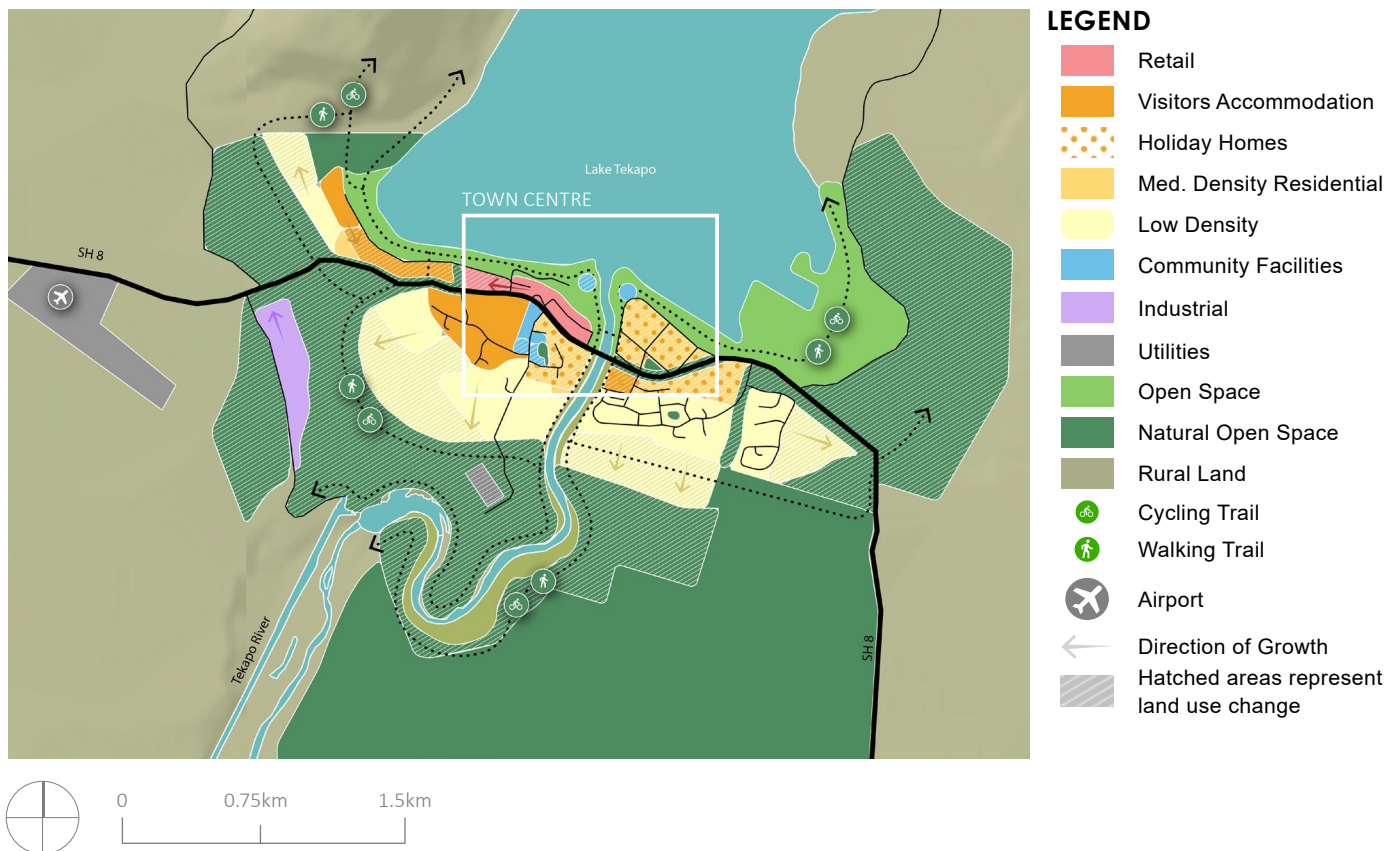


TOWN CENTRE

- Tekapo Town Centre is retained in its current location and grows west along the town centre, extending along the lake esplanade into the Simpson Lane urban block and one side of Lakeside Drive.
- Smaller neighbourhood retail centres are clustered together with other areas of intensification.
- A growth corridor of community facilities continues along Aorangi Crescent with an opportunity for a Whare Wananga (place of learning) adjacent to the lake.

SHORT LIST OPTION C - CONTAINED GROWTH

BASED ON OPTION 5 - HIGH RATIO GROWTH



SHORTLIST OPTION C WILL SEE THE MANAGED GROWTH OF TEKAPO THROUGH MORE INTENSIVE INFILL, CONSOLIDATION OF AVAILABLE LAND WITHIN THE TOWN AND WELL-DEFINED AREAS OF RESIDENTIAL EXPANSION ON THE EDGE OF TOWN.

What does this mean?

- Growth is constrained by landscape features and natural topography that helps establish an open space network, which brings together existing open spaces, waterways and trails to link with Lake Tekapo, Mt John and the Regional Park.
- Housing growth is balanced between infill and expansion, including medium density infill around the town centre and along the lake, and low density expansion replacing The Cairns Golf Course.
- Potential opportunity to develop the saleyards site for medium density residential.
- Visitors accommodation more intensively wraps around and above the town centre retail in areas where additional height can be absorbed (e.g. Lakeside Drive). Opportunities for holiday homes are within the infill blocks surrounding the town centre.
- Industrial activities establish away from the town along Tekapo-Canal Road.



TOWN CENTRE

- Tekapo Town Centre is retained in its current location and grows west along the lakefront to establish a larger, consolidated centre.
- The Town Centre extends along the lake esplanade into the Simpson Lane urban block and one side of Lakeside Drive through to the hydro control gates.
- A growth corridor of community facilities continues along Aorangi Crescent with an opportunity for a Whare Wanaga (place of learning) adjacent to the lake.

COMMUNITY SURVEY

What do you like the most about the Mackenzie District?

Twizel residents were the most likely to select natural environment, amazing scenery and relaxing lifestyle. The reasons for these responses are quite clear, given Twizel's scenic location among the lakes and mountains of the basin.

What do you want to see changed about the Mackenzie District?

People from Twizel wanted to see better urban design, maintenance and affordable housing. They also wanted to see better Council engagement and communication.

Addressing the impacts of dairy farming and irrigation was also a popular response. Interestingly, those over 35 appeared to be more concerned about this than the younger segment.

What would you like the Mackenzie District to be known for in the future?

Twizel's responses more or less reflected the average across all locations. The 18-35 age bracket from Twizel were much more likely to look for increased community-based values, with much higher than average themes mentioning a friendly, safe and inviting community, a great place to live and somewhere to call home and raise a family.

PROBLEMS

The below problems were identified during the Investment Logic Map workshop held on 10 July.

1. Failure to address housing availability and affordability, limits the ability of businesses to find workers, impacts neighbourhood structure and distorts Twizel's social fabric.
2. Growth and competing interests between complementary activities in the town centre results in ad hoc development which is eroding the heart of Twizel.
3. Uncoordinated and fragmented development on Twizel's ill-defined margins is having a negative impact on landscapes and mana whenua values.
4. Poor transport connectivity creates an unsafe and poor user experience, missing opportunities to create a liveable, active and sustainable community.

What we are aiming for

By addressing the problems outlined above and taking a proactive approach to managing growth in Twizel, we want to:

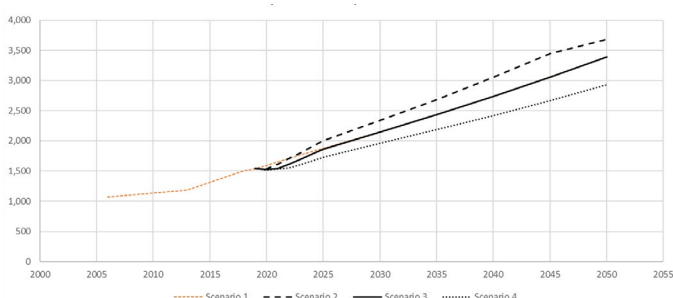
1. Improve housing choices, affordability and availability to meet the needs of a balanced community.
2. Develop a town centre that increasingly meets everyone's needs.
3. Enhance and protect our environment, landscapes and mana whenua values.
4. Enhance transport connectivity and mobility for all modes and users.

GROWTH PROJECTIONS

The population in Twizel is expected to increase significantly over the next 30 years. This is due to an increase in jobs and the desirability of the place due to lifestyle reasons. Twizel already has the largest population in the Mackenzie District at 1524, and this is expected to continue to increase to 3395, at a rate of 2.6% per annum. Employment is expected to increase from 550 today to 1600 in 2050, increasing at a rate of 2.7% a year.

Twizel is expected to reach dwelling capacity in 2040 at a total of 2500 dwellings, a total increase of 61.7%. This is based on the current zoning of the District Plan.

USUALLY RESIDENT POPULATION

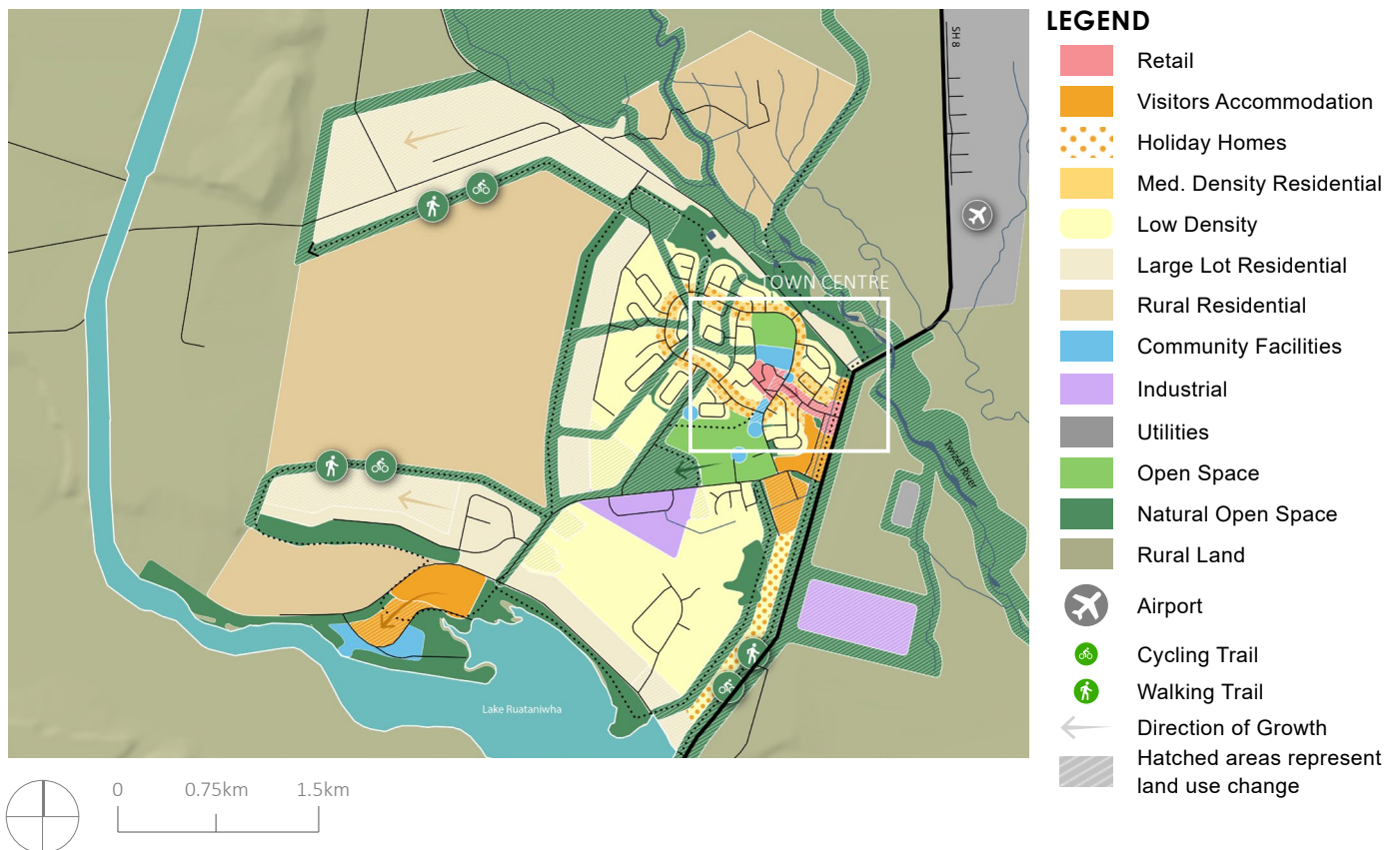


GROWTH PROJECTIONS

	2006	2013	2018	2020	2025	2030	2035	2040	2045	2050
Usually Resident Population	1070	1190	1500	1524	1865	2143	2434	2736	3053	3395
Total Dwellings	1110	1305	1506	1546	1872	2152	2444	2500	2500	2500
Occupied Dwellings	507	537	726	738	902	1037	1178	1324	1330	1330
Unoccupied Dwellings	603	768	780	808	970	1114	1266	1176	1170	1170

SHORT LIST OPTION A - CORRIDOR GROWTH

BASED ON OPTION 3 - LOW RATIO GROWTH



SHORTLIST OPTION A WILL SEE MANAGED GROWTH OF TWIZEL THROUGH CONSOLIDATION OF AVAILABLE LAND WITHIN THE TOWN AND EXPANSION OF LARGE LOT AND RURAL RESIDENTIAL HOUSING ALONG KEY ROAD CORRIDORS.

What does this mean?

- Growth is contained by landscape features and along road corridors radiating out from the town that helps establish an open space network. This brings together existing open spaces, greenways and trails to link with the Twizel River and Lake Ruataniwha.
- Housing growth is achieved through some medium density infill and a mix of low density, large lot and rural residential through expansion of the town edges and along urban corridors.
- Visitor accommodation continues to grow along the Tekapo-Twizel Road (SH8) and Max Smith Drive, near Lake Ruataniwha. Opportunities for holiday homes continue along the SH8 corridor and within blocks around Mackenzie Drive.
- Industrial activities establish away from the town along a corridor adjacent to the substation off Tekapo-Twizel Road (SH8).

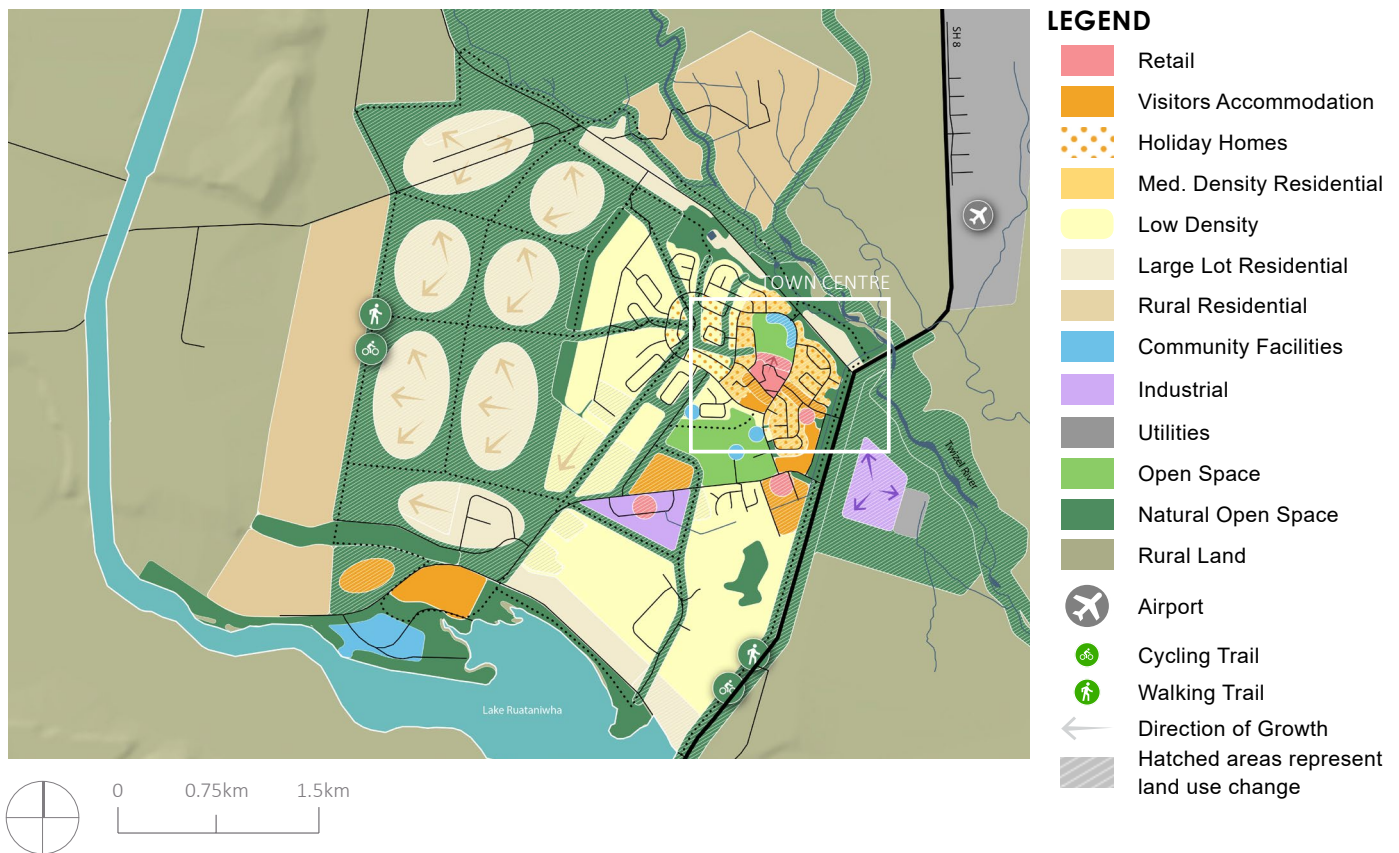


TOWN CENTRE

- Twizel Town Centre is retained in its current location and grows east along the Ruataniwha Road corridor to link with Tekapo-Twizel Road (SH8).
- Expansion of highway orientated retail to capture more passing trade and funnel visitors into the existing town centre.
- Community facilities are extended out and along Mackenzie Drive.

SHORT LIST OPTION B - CLUSTERED GROWTH

BASED ON OPTION 4 - BALANCED GROWTH



SHORTLIST OPTION B WILL SEE MANAGED GROWTH IN TWIZEL THROUGH INTENSIVE INFILL AND CONSOLIDATION OF LAND WITHIN THE TOWN WITH EXPANSION THROUGH WELL-DEFINED LARGE LOT RESIDENTIAL CLUSTERS CLOSE TO TOWN.

What does this mean?

- Growth is contained by landscape features and open spaces that define the town edges and urban clusters. This brings together existing open spaces, greenways and trails to link with the Twizel River and Lake Ruataniwha.
- Distinct clusters of visitor accommodation are located near the town centre, Tekapo-Twizel Road (SH8), Man Made Hill and Lake Ruataniwha. Opportunities are provided for holiday homes within blocks surrounding the town centre.
- Potential opportunity for Twizel Area School to be rebuilt in a new education cluster off Mackenzie Drive within walking distance to the town centre.
- 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 and special use clusters on the western edges of town. Rural residential expands within the remaining zoned land.
- Industrial activities establish away from the town in a cluster adjacent to the oxidation ponds off Tekapo-Twizel Road (SH8).

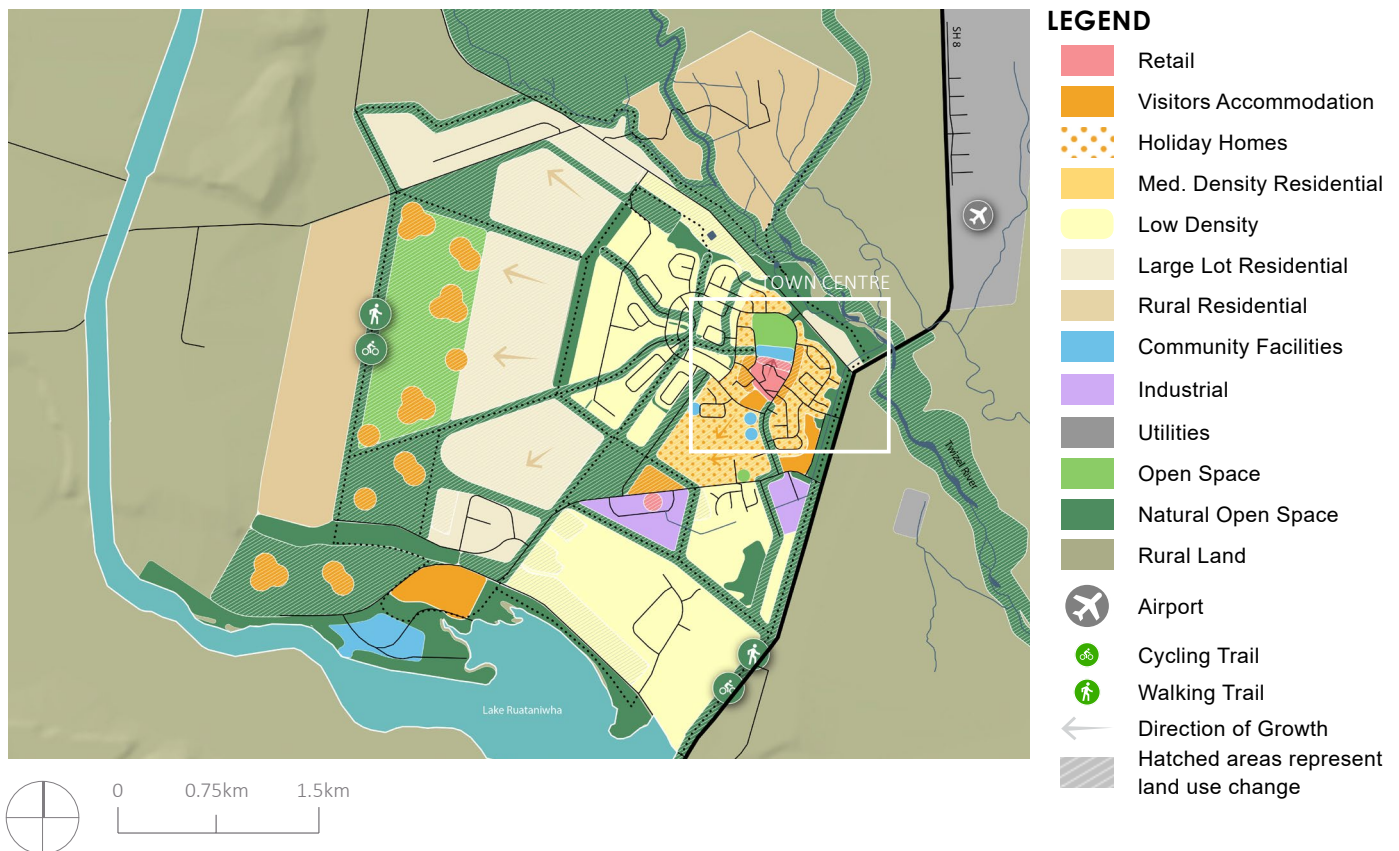


TOWN CENTRE

- Twizel Town Centre is retained in its current location and grows outwards to complete the urban block.
- A shared street and laneway network is established within an expanded town centre block defined by Mackenzie Drive, Tasman Road and Mount Cook Street.
- Smaller neighbourhood retail centres are clustered together with other uses at key visitor arrival points and other areas of intensification.

SHORT LIST OPTION C - CONTAINED GROWTH

BASED ON OPTION 5 - HIGH RATIO GROWTH



SHORTLIST OPTION C WILL SEE THE MANAGED GROWTH OF TWIZEL THROUGH INTENSIVE INFILL AND CONSOLIDATION OF AVAILABLE LAND WITHIN THE TOWN, ALONG WITH WELL-DEFINED AREAS OF EXPANSION OF LARGE LOT AND RURAL RESIDENTIAL ZONES ON THE EDGE OF TOWN.

What does this mean?

- Growth is constrained by the landscape features and open spaces that define the town edges, including replacing The Ben Ohau Golf Course with a comprehensive dry land golf destination. This helps establish an open space network, which brings together existing open spaces, greenways and trails to link with the Twizel River and Lake Ruataniwha.
- Housing growth is balanced between infill and expansion, including medium density infill around the town centre and on the relocated golf course land.
- Visitor accommodation more intensively wraps around the town centre with other areas associated with open spaces (e.g. Man Made Hill, relocated golf course). Opportunities for holiday homes are within the infill blocks surrounding the town centre.
- Industrial activities are consolidated on the two existing zoned areas of land along Ostler Road within the town.



TOWN CENTRE

- Twizel Town Centre is retained in its current location and grows outwards to complete the urban block and front onto some surrounding streets.
- A shared street and laneway network are established within an expanded town centre block and infills properties on surrounding streets, including Mackenzie Drive, Tasman Road and possibly Mount Cook Street.
- Potential opportunity for Twizel Area School to be rebuilt one block out to accommodate town centre growth.

RURAL SETTLEMENTS

Along with the spatial planning of the three main townships, we are looking at the future of the rural settlements of Albury, Kimbell and Burke's Pass (Te Kopi-O-Ōpihi). To do this we are developing concept plans for each settlement which map out what the future could look like in 30 years.

These have been developed following workshops held with each community to identify the issues and opportunities facing each settlement. This has helped us develop the following concept plans that aim to identify how each place can grow, assuming the population double in size over the next thirty years.

The concept plans have been designed specifically for each settlement, focusing on where growth could occur; the density and character of this growth; how it would be serviced; recreational and open space opportunities; and consideration of other special features. Due to the smaller nature of each settlement we have provided one draft plan. We will incorporate the results of your feedback into the final plan.

The three rural settlements have been considered independently using a place-based design approach with some issues and opportunities consistent to all, which are:

COMMON ISSUES IDENTIFIED

- The speed limits on the state highway through each town is unsafe, residents want to see the speed lowered and traffic calming measures implemented such as threshold planting and better signage.
- All settlements had issues around the provision and supply of services such as water, electricity and communication.
- A general feeling that there has been a lack of Council maintenance and investment over time.

COMMON OPPORTUNITIES IDENTIFIED

- Increased sustainable development and revegetation of the river corridors.
- Improved walking and cycling connections within the villages and better integration with open spaces.
- Provide areas for appropriate residential expansion to support the community, without compromising the unique character of each settlement.
- Development of design guidelines to safeguard areas of special character, identity and smaller scale from future development.
- Use existing landscape features to manage growth and support open space and trail networks.

ALBURY



LEGEND

- Existing Residential Zone
- General Rural Zone
- Low Density Residential
- Community Facility
- Commercial
- Vegetation
- Regenerative Vegetation
- Open Space
- Sports and Active Recreation
- Flooding Area
- Heritage Item
- Gateway
- Pedestrian Walkway
- Future Road
- Road Crossing
- Community Feature
- Infrastructure
- Hatched areas represents land use change



Albury has a unique place as the gateway to the Mackenzie District.

A key issue for Albury is the provision of water to enable residential growth. This plan assumes that this will be obtained, enabling development within existing residential zoned land on the western side of Cave-Albury Road (SH8) and limited expansion on the periphery of the settlement, constrained by existing landscape features and new landscape protection areas.

The settlement is to be supported and enhanced with upgraded community facilities, a small expansion of the commercial zone and landscape improvements to the road corridor streets and Domain.

COMMUNITY OPPORTUNITIES

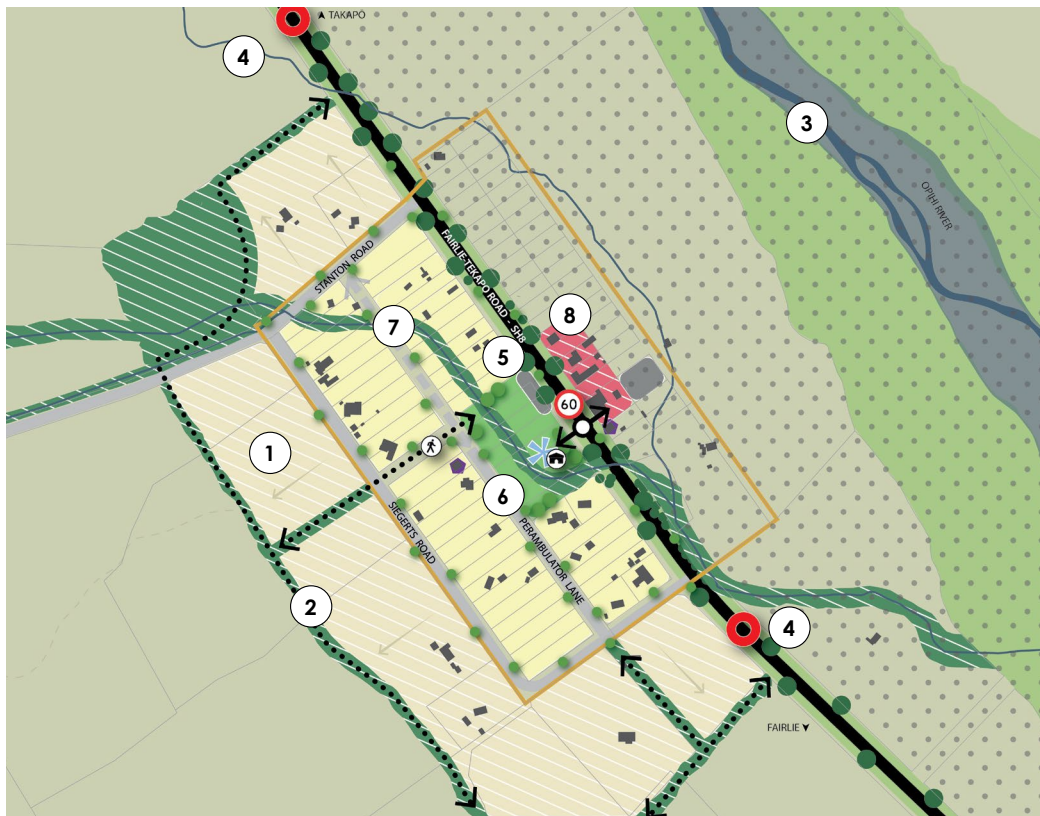
- Enhance the township with new plantings and walkways including revegetation along the Cave-Albury Road (SH8) and Te Ana a Wai River corridors.
- Propose a 60km lower speed environment with supporting road infrastructure, vegetation thresholds and pedestrian / cyclist crossing points.
- Focus on sustainable development to manage residential expansion on rural land, while allowing enough housing development to support the community, grow the school role and make improvements to the settlement.
- Provide potable water and wastewater schemes to improve capacity and unlock the development potential for more housing.

- Consolidate the community hub with enhanced and well-maintained community facilities.
- Relocate and upgrade the Tennis Court pavilion onto the Domain.
- Allow for development of future commercial opportunities along the highway.
- Consider opportunities for a public toilet along the state highway.
- Develop design guidelines to recognise the existing character and scale of the town.

KEY FEATURES

- 1 Extension of the current residential zone (limited by landscape features).
- 2 Enhanced walking and cycling connections.
- 3 Improved gateways into town (landmark features, signage and planting).
- 4 Expanded commercial centre zone.
- 5 Improved natural revegetation and feature tree planting along the highway (extension of Peace Tree Avenue).
- 6 Improved streetscape planting (Trees and shrubs).
- 7 Riparian stream planting along Te Ana a Wai River.

KIMBELL



LEGEND

- Existing Residential Zone
- General Rural Zone
- Large Lot Residential
- Low Density Residential
- Commercial
- Vegetation
- Regenerative Vegetation
- Open Space
- Sports and Active Recreation
- Flooding Area
- Gateway
- Pedestrian Walkway
- Future Road
- Road Crossing
- Community Feature
- Infrastructure
- Car Parking
- Hatched areas represents land use change



Kimbell is closely associated with both Fairlie and as a gateway settlement to Mt Dobson Ski Area.

A major issue identified during the workshops with the Kimbell community was the speed limit through the settlement is unsafe. Growth in Kimbell would be enabled through development within existing the residential zoned land on the western side of the Fairlie-Tekapo Road (SH8) with limited large lot expansion on the periphery of the settlement. This would be contained by existing landscape features and new landscape protection areas.

Existing residential zoned land on the eastern side of the highway within the flood zone is to be reviewed. A commercial centre, anchored by the Kimbell Hotel, will be expanded as it occupies higher ground. The settlement is to be enhanced with upgraded open space facilities, local street improvements and formalised parking.

COMMUNITY OPPORTUNITIES:

- Propose a 60km lower speed environment and supporting road infrastructure and vegetation thresholds with pedestrian / cyclist crossing points.
- Upgrade the community owned open space at the heart of the settlement with direct pedestrian links between the Kimbell Hotel, residential areas and along the stream corridor.
- Allow for development of appropriate future commercial opportunities along highway.
- Fully seal Siegerts Road and complete the formation of

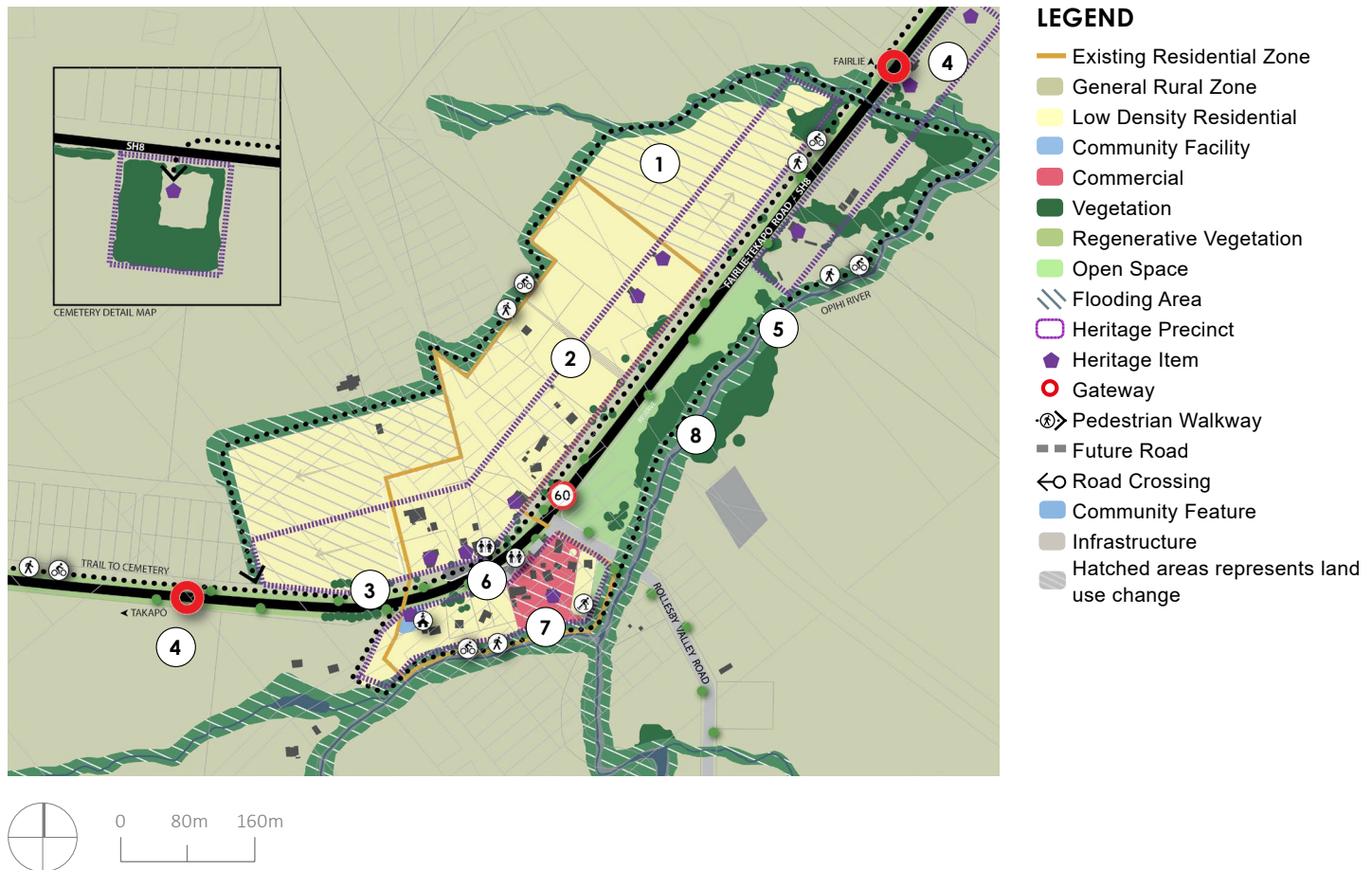
Perambulator Lane through to Stanton Road to minimise highway access points and enable residential infill and greenfield sites.

- Enhance the township with new plantings including street trees and revegetation of the Ōpihi River corridor and tributary streams.
- Manage flooding issues with more regular maintenance.

KEY FEATURES:

- 1 Extension to Kimbell's residential zone (limited by landscape features).
- 2 Enhanced walking and cycling connections.
- 3 Riparian stream planting along the Ōpihi River.
- 4 Improved gateways into town (signage and planting) that support a lower speed limit along the state highway.
- 5 Safer road crossing / threshold supported by 60km lower speed environment.
- 6 A central recreation area with enhanced sports and play facilities.
- 7 Improved streetscape planting (trees and shrubs).
- 8 Expanded commercial centre zone based around the Kimbell Hotel.

BURKES PASS (TE KOPI-O-ŌPIHI)



Burkes Pass (Te Kopi-O-Ōpihi) is well known to Maori, being closely associated with the waters of the Ōpihi River, and is recognised as a historic pioneer settlement.

Burke's Pass residents have recently worked alongside Waka Kotahi (NZTA) to reduce the speed through the settlement down to 60km, and this will be supported with improved planting and signage to calm through traffic on the State Highway.

Future growth will be enabled through development within existing residential zoned land on the northern side of the Fairlie-Tekapo Road (SH8) with limited expansion on the periphery of the settlement. This will be contained by existing landscape features and new landscape protection areas.

Consideration has been given to establishing a new Heritage Precinct to guide new development along the highway, in keeping with the identity and character of the settlement. Existing residential zoned land in the north west (opposite the cemetery) will be reviewed for practical access to services. The settlement will be enhanced with a larger commercial centre (south of the highway), tourist amenities and landscape improvements.

COMMUNITY OPPORTUNITIES:

- Enhance the township through the development of a new reserve south of the highway with associated walkways and plantings. Begin revegetation of the Ōpihi River corridor.
- Establish a Heritage Precinct to protect and promote the existing settlement character, particularly along the roadside addresses with associated design guidelines for future development.

- Enhance and expand the existing Heritage Walk with a loop back along the Ōpihi River corridor and re-establishment of the ice rink.
- Support the new 60km lower speed environment with roading infrastructure and threshold planting
- Expand the water and wastewater schemes to improve environmental quality and capacity that unlocks increases capacity for new housing.
- Duplicate toilet facilities on the southern side of the highway for increasing visitor demand.

KEY FEATURES

- Extension to residential zone (limited by landscape features).
- Heritage Precinct.
- Heritage Walk upgraded and formalised.
- Upgrade to gateways into the settlement (signage and planting).
- Walkway/cycleway connections.
- Additional toilet facilities.
- Formalised commercial centre zone.
- Riparian stream planting along Ōpihi River.

TELL US WHAT YOU THINK

We really want to know what you think about the proposed options.

Please visit :

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

For more information please follow us on Facebook @mackenziedistrict or email us at planning@mackenzie.govt.nz



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

