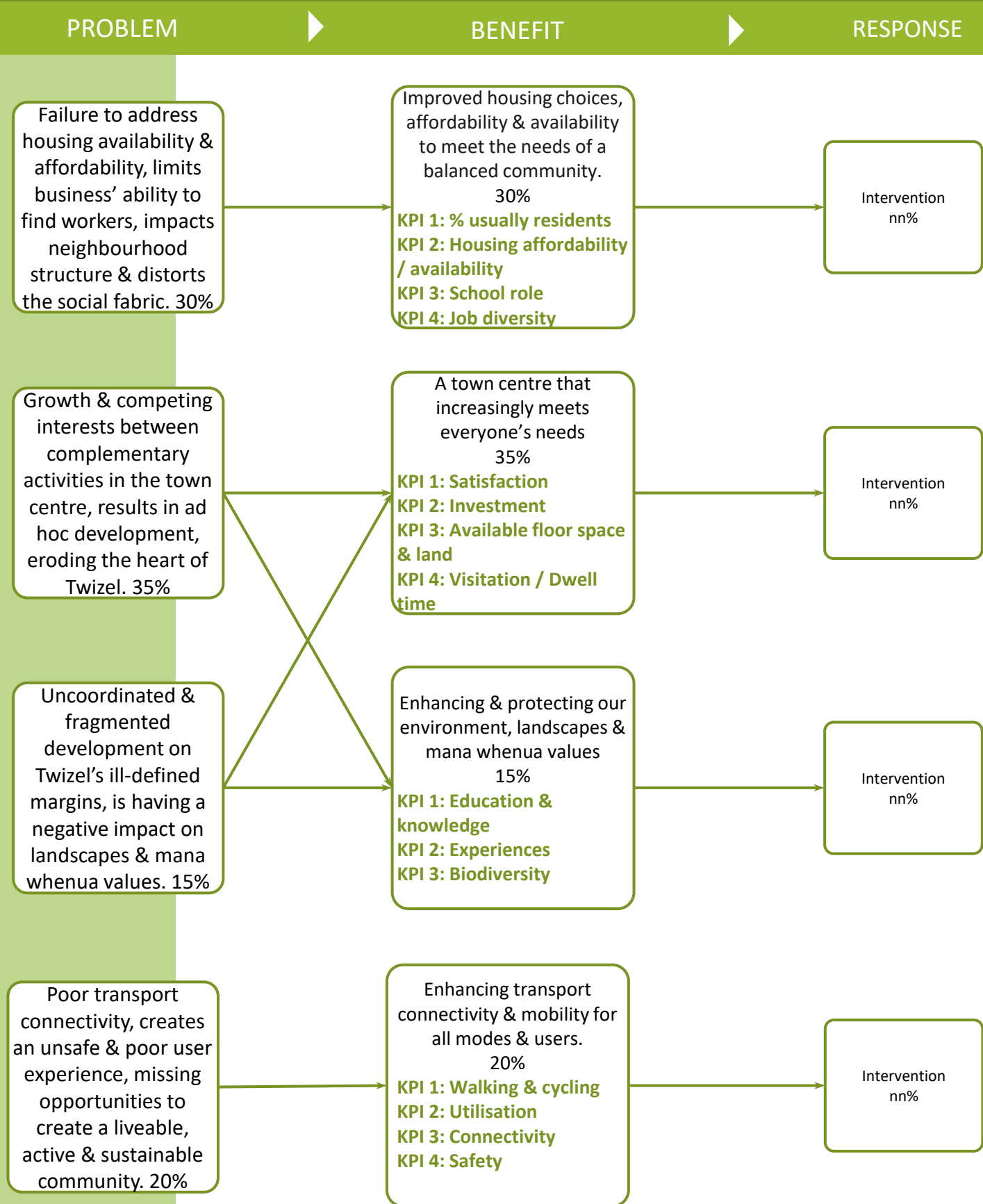


Twizel Spatial Plan

A well-connected, well-balanced town that meets the needs of the community and improves our environmental and mana whenua values.

INVESTMENT LOGIC MAP Program



Twizel Spatial Plan ILM

A well-connected, well-balanced town that meets the needs of the community and improves our environmental and mana whenua values.

ILM Problem	Item	Issues
3	1.	Lake toxicity is increasing – Lake Ruataniwha
4	2.	Walking and cycling – safety, mobility – valued feature with great infrastructure
3, 4	3.	Development is eroding the experience of the trail network, laneways, greenways
3, 4	4.	Residential development is not well connected to existing walking and cycling infrastructure – done ad hoc, half connected, not to a standard.
2	5.	Underutilised green spaces – lack of assets and services
1, 4	6.	Promoting health and disabilities
4	7.	Lack of footpaths is unsafe for mobility of all forms (parents, mobility scooters, kids on bikes etc)
1, 4	8.	If we want to support elderly independent living in this remote area we need to join up trails etc
4	9.	Lack of community connection is an issue (youth – 40)
2	10.	Three shopping / commercial centres (centre, poppies, musterer's hut)
2	11.	The school is in the way of town centre growth / development – town centre has limited built capacity for future retail growth, question around land, the school
1, 3	12.	Industrial land is messy, reverse sensitivity with residential, contamination. Potential to cross the state highway.
2, 3	13.	Gateway position as a hub to many things – mana whenua, tourism other towns
2	14.	Integrated service provision – providing services in one location – new school could be available to all
1, 3	15.	Lack of coordination and cooperation between public and private – smart development, well serviced - problem that we're all working in silos
1	16.	15% of properties are Airbnb – leads to undesirable residential outcomes – lack of affordable long term rentals for staff, erosion of community cohesion, civil defence risk
1	17.	Affordable housing trust fell over

1	18.	Cost of rentals has increased exponentially – wages haven't
2, 3	19.	Council land sale moratorium
1	20.	We rely on volunteers to achieve things – this needs permanent residents. The amenity of access is a competitive advantage for permanent residents
4	21.	Better access to the lake for bikes – the road is 80km and dangerous.
2	22.	Town heart – parking to cater for growth, toilet provision
4	23.	Connectivity – remote learning, visitor access to wifi / charging – immersed experience.
3	24.	Landscape destruction – Airport is poor planning, Airbnb, building heights, obscuring DOC reserve to the east
2, 4	25.	Lungs of the town: providing for open spaces – preservation of open spaces for community use – pressure to use this for other things
1, 3	26.	Current planning provisions are inadequate.
2, 4	27.	Mobile home dump station creates congestion
4	28.	Transport – wayfinding is confusing, access off the state highway is dangerous, campervans get lost
3	29.	The mana whenua isn't well represented. 15 documented sites are in the are of interest/focus. (evidence from the 1879 Smith-Nairn Commission) International tourists want to hear it.

In attendance:

Edward Guy, Rationale Ltd (Facilitator)

Mayor Graham Smith

Karl Russell, Aoraki Environmental Consultancy (AEC).

Michael McMillan, Aoraki Environmental Consultancy (AEC).

Jacqui de Buyzer, Twizel Community Board Chair

Tanya Coles

Christine Joubert

Sarah Aronsen

Biel Vitero

Matt Baylis

Ian Guthrie

Rob Young

Jo Johnstone

Anne Munro, Mackenzie District Councillor

James Leslie, Mackenzie District Deputy Mayor

Stuart Barwood, Mackenzie District Councillor

Emily Bradbury, Mackenzie District Councillor
Suzette van Aswegen, Chief Executive, MDC
Tim Harty, General Manager Operations, MDC
Ann Rodgers, Planning Manager, MDC
Aaron Hakkaart, Planning Team Leader, MDC
Chris Clarke, Communications Manager, MDC
Suzanne Blyth, Planner, MDC
Rachael Willox, Planner, MDC
Jimmy Sygrove, Rationale Ltd
Tim Church, Boffa Miskell Ltd
Liz Whyte, Incite Ltd