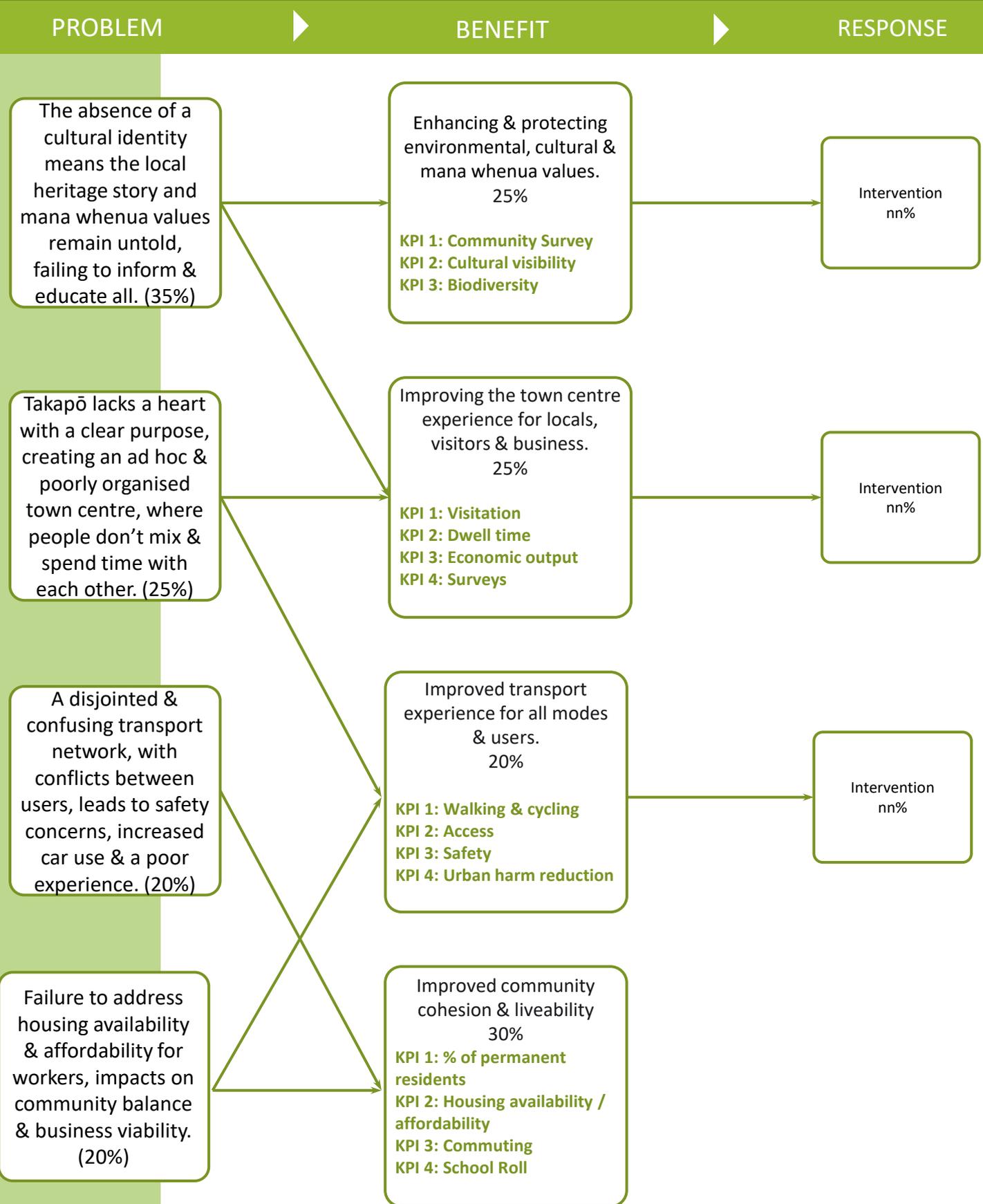


Takapō Spatial Plan

Identifying who we are and creating a place with people at the centre, that connects our community with our natural environment and heritage

INVESTMENT LOGIC MAP

Program



Takapō ILM

Identifying who we are and creating a place with people at the centre, that connects our community with our natural environment and heritage

ILM Problem	Item	Issues
3	1.	Transport connectivity for all modes – means we use our cars more.
3	2.	State Highway and river severance
3	3.	Heavy freight movements through town – impacts on safety and amenity – servicing towns beyond Takapō
2, 3	4.	Remains a rest/food stop for travellers
1, 2	5.	Dwell time: one-night travellers, activity focussed
2, 4	6.	Zoning – lots of zones and complexity – doesn't fit together well. The district plan is far too permissive and no longer fit for purpose.
1, 4	7.	Growth in tourism: high growth has distorted the social fabric
4	8.	Schools – role fluctuates as kids come and go (48-32 this year)
4	9.	Airbnb
4	10.	Housing affordability – based on returns, hard for people to afford to buy here. Lots of residents have dual use Airbnb in their homes.
2	11.	Provision of green spaces, playgrounds – not provided for in developments
4	12.	Zoning: commercial accommodation is permitted in residential zones and vice versa – negative effects (noise, community, overcrowding, community fabric)
4	13.	Worker accommodation: staff retention, older houses, health, cost, lack of availability
3, 4	14.	Work force would prefer to live here and not own a car
1, 4	15.	COVID19 - Takapō is reliant on tourism (50% of jobs) how do we diversify? (astronomy campus)
1	16.	Cultural narrative
3	17.	Domestic tourists bypass the town in peak season
1, 3	18.	Environment could be used as a dispersal method if there was better wayfinding, Instagram tickers
2	19.	Commercial capacity – diversity of retail space

2, 4	20.	Tourist experience has been eroded by over-visitation, and over-commercialisation – better management required, sense of confusion
1	21.	The mana whenua and cultural story is not told.
2	22.	The town centre is poorly organised – commercial builds are not integrated with each other
1, 2	23.	Communication with Council – missed conversations
2	24.	Town centre doesn't have a heart, it's not connected with the environment
1, 2	25.	Protecting the lake – noise / isolation
2, 3	26.	FIT / Freedom campers – providing good arrangements
3	27.	Litter management – messy bins, waste, recovery centre is open for 10hrs a week.
2	28.	Zoning to meet the needs of the community – location and zoning
2, 3	29.	Infrastructure constraints – we need sustainable infrastructure. Wastewater discharge / disposal is an issue (glacial moraine). Slower vehicles.
4	30.	Inadequate capacity of residential zoned land
4	31.	Investment in hotels to centralise concentration.
2, 4	32.	Lack of community infrastructure

In attendance:

Edward Guy, Rationale Ltd (Facilitator)
 Mayor Graham Smith
 Steve Howes, Tekapo Community Board Chair
 Karl Russell, Aoraki Environmental Consultancy (AEC)
 Michael McMillan, Aoraki Environmental Consultancy (AEC)
 Penny Wilson
 Angie Taylor
 Andy Scrase
 Simon Waymouth
 Jamie Wansborough
 Isaac Ryall
 Michael Speck
 Campbell Wheeler
 Andrew Simpson
 Alan Gilmore
 Wilma van den Bosch
 Andrew McDonald
 Quinton Hall

Gavin Loxton
Joshua Binns
Anton Wilke
Jason Jeffries
Richard Shaw

Anne Munro, Mackenzie District Councillor
Stuart Barwood, Mackenzie District Councillor
James Leslie, Mackenzie District Deputy Mayor
Matt Murphy, 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
Geoff Horler, 3 Waters Manager, MDC
Scott McKenzie, Roading Manager, MDC
Phil Mackay, Recovery Manager, MDC
Melissa McMullan, Planner, MDC
Charlotte Borrell, Community Facilities and Services Officer, MDC
Mark Samways, Property and Commercial Manager, MDC
Cathy Matheson, Planning Administration Officer, MDC
Rachael Willox, Planner, MDC
Jimmy Sygrove, Rationale Ltd
Tim Church, Boffa Miskell Ltd
Liz White, Incite Ltd