

## **SUBMISSION BY LAKE TEKAPO ENTERPRISES LIMITED IN RELATION TO PLAN CHANGE 21**

**To** Mackenzie District Council  
**Address** 53 Main Street, Fairlie 7925  
**Email** planning@mackenzie.govt.nz

### **Submitter Details**

**Full Name(s)** Lake Tekapo Enterprises Limited  
**Submitter Agents Name** Davis Ogilvie & Partners  
**Contact Person** Russell Benge  
**Address for Service** PO Box 589  
Christchurch 8041  
**Email** russell@do.nz  
**Phone number** 021 803 308

### **Hearing**

The submitter wishes to be heard in support of their submission.

### **Specific provisions that this submission relates to**

The submission relates to the implementation of the Tekapo Spatial Plan and the alignment of the provisions of Plan Change 21 to achieve this.

### **Russell Benge**

Director, Davis Ogilvie & Partners  
For and on behalf of the submitter

1. The submitter is Lake Tekapo Enterprises (LTE). LTE has significant interest in the Lake Tekapo Village and its surrounds through the Simpson Family holding of Balmoral Station, which incorporates a significant proportion of the existing zoned extents of the Tekapo Village and its surrounds.
2. LTE has recently undertaken a master-planning process as part of a process of identifying future opportunities for the development of its land. This process incorporated a number of expert parties including but not limited to;
  - i. Davis Ogilvie – Planning and Land Development
  - ii. Baxter Design – Urban Design
  - iii. Nott Architects – Architecture
  - iv. Rough & Milne – Landscape Architecture
  - v. Boffa Miskell – Ecological

3. The master-planning process sought to align the underlying planning framework established by the Mackenzie District Plan and build on this in a manner appropriate to the history, context and environment of Lake Tekapo. In summary;

*"[The] document presents a development vision for Tekapo, specifically focusing on Balmoral Station and the land owned by the Simpson family. It is intended as a guide for shaping future projects and changes to the town, enabling coherent development across all aspects of use and the land around and beyond the township itself."*

4. The masterplan provided detailed and investigated solutions to the spatial arrangement of Tekapo Village and its surrounds as it relates to LTE's land holding.
5. The completed LTE masterplan was supplied to MDC through consultation on the Mackenzie Spatial Plan.
6. Subsequent to consultation, the Mackenzie Spatial Plan was adopted in June 2021 and ultimately included the primary components of the LTE masterplan as they related to the Tekapo Township. LTE supported the Mackenzie Spatial Plan as adopted.
7. The Mackenzie Spatial Plan was developed to create 30-year vision for the urban form of Fairlie, Tekapo and Twizel. The intent was for the Plan to inform the District Plan Review.
8. Plan Change 21 proposes a number of changes to the operative District Plan that are largely aimed at the urban areas to give effect to the adopted Spatial Plan.
9. In relation to LTE's land holdings the notified provisions of Plan Change 21 give effect to the Mackenzie Spatial Plan to an appropriate extent noting in particular the inclusion of:
  - a. Development Area 1 – Lake Tekapo West Future Development Area
  - b. Development Area 2 – Lake Tekapo North-West Future Development Area
10. These Development Areas give effect to the Spatial Plan subject to a further Plan Change to be initiated by the landowner.
11. Whilst not enabling rezoning under the District Plan review, the proposed Development Areas provide clear direction in relation to the suitability of the land for future development and future rezoning through the inclusion of District Plan objectives and policies in relation to the respective areas.

12. LTE supports the inclusion of the Development Areas 1 and 2 the relevant provisions of Plan Change 21 which give effect to the inclusion of the of the Mackenzie Spatial Plan as part of the Mackenzie District Plan.
  
13. Any questions, please do not hesitate to contact Russell Benge.

## Takapō / Lake Tekapo West Future Development Area

### Introduction

The Takapō / Lake Tekapo West Development Area identifies land that has been signalled in the Mackenzie Spatial Plans for some clustered areas of residential development and commercial visitor accommodation within and around the current open space setting of the Cairns Golf Course. Before such development is enabled, more detailed planning and further assessment of the location and nature of development is required. This includes further investigation of ecological values, and consideration of how adverse effects on these, and landscape values, are managed, as well as the provision of infrastructure.

The provisions applying to this area remain those of the underlying rural and low density residential zones, until such time as a comprehensive Master Plan is prepared and included, through a future Plan Change or variation. Its identification as a Future Development Area is intended to signal the general suitability for it to be developed in future, subject to the matters set out in this chapter being addressed.

### Objectives and Policies

|   |                                  |
|---|----------------------------------|
| <b>Objectives</b>   |                                  |
| <b>DEV1-O1</b>  | <b>Comprehensive Development</b> |
| The Takapō / Lake Tekapo West Development Area is developed to provide residential living opportunities and other compatible activities in a comprehensive manner, which maintains a high level of open space character, is appropriate to its landscape setting, protects important ecological values and is integrated with infrastructure.   |                                  |
| <b>Policies</b>   |                                  |
| <b>DEV1-P1</b>  | <b>Master Plan</b>               |
| Prior to the rezoning of the Takapō/ Lake Tekapo West Future Development Area to enable any residential or commercial visitor accommodation activities, require a comprehensive Master Plan, which achieves the matters set out in DEV1-P2 to DEV1-P4, to be prepared and incorporated into the District Plan.  |                                  |
| <b>DEV1-P2</b>  | <b>Landscape</b>                 |
| Maintain the landscape values associated with the setting of the Takapō/ Lake Tekapo West Future Development Area by: <ol style="list-style-type: none"> <li>1. clustering buildings in areas where existing topography is better able to absorb the change, to retain a predominantly open character and limit the need for extensive screen planting to mitigate built development;</li> <li>2. locating development in low-lying areas and avoiding development on the top ridgelines of the terraces, to avoid intrusion into the skyline when viewed from the township and lake;</li> <li>3. limiting the height of buildings and structures to avoid intrusion into the skyline when viewed from the township and lake;</li> <li>4. minimising earthworks and changes to the landform to maintain the undulating landform; and</li> <li>5. limiting planting to maintain the openness of the area.</li> </ol> |                                  |
| <b>DEV1-P3</b>  | <b>Ecology</b>                   |
| Identify indigenous invertebrate, bird, lizard and vegetation values and design any development to  |                                  |

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maintain these values.

**DEV1-P4**

**Infrastructure**

Ensure that any development in the Takapō / Lake Tekapo West Future Development Area is able to be serviced by reticulated water and wastewater.

## Rules

*There are currently no rules associated with the Takapō / Lake Tekapo West Future Development Area. Until and unless the area is rezoned, the rules which apply are those of the underlying rural or low density residential zone.*

## Takapō / Lake Tekapo North-West Future Development Area

### Introduction

The Takapō / Lake Tekapo North-West Development Area identifies land that has been signalled in the Mackenzie Spatial Plans for residential development of varying densities, extending development located at the south-west corner of the lake, below Mount John. Before such development is enabled, detailed planning and further assessment of the location and nature of development is required. This includes further investigation of ecological values, and consideration of how adverse effects on these, and landscape values, are managed, as well as the provision of infrastructure.

The provisions applying to this area remain those of the underlying rural zone, until such time as a comprehensive Master Plan is prepared and included, through a future Plan Change or variation. Its identification as a Future Development Area is intended to signal the general suitability for it to be developed in future, subject to the matters set out in this chapter being addressed.

### Objectives and Policies

| Objectives   |                                  |
|--|----------------------------------|
| <b>DEV2-O1</b>   | <b>Comprehensive Development</b> |
| The Takapō/ Lake Tekapo North-West Future Development Area is developed for residential activities in a comprehensive manner, providing for a range of housing options and densities and other supporting activities, that is appropriate to its landscape setting, protects important ecological values and is integrated with infrastructure.  |                                  |
| Policies   |                                  |
| <b>DEV2-P1</b>   | <b>Master Plan</b>               |
| Prior to the rezoning of the Takapō / Lake Tekapo North-West Future Development Area to enable any residential development, require a comprehensive Master Plan, which achieves the matters set out in DEV2-P2 to DEV2-P4, to be prepared and incorporated into the District Plan.   |                                  |
| <b>DEV2-P2</b>   | <b>Landscape</b>                 |
| Maintain the landscape values associated with the setting of the Takapō/ Lake Tekapo North-West Future Development Area by: <ol style="list-style-type: none"> <li>1. containing development on the lake side of the ridge to avoid visibility of development from the approach along State Highway 8 from Twizel;</li> <li>2. minimising earthworks and recontouring to maintain the natural contours of the land; and</li> <li>3. provision of landscape buffer planting along the State Highway 8 frontage and Godley Peaks Road frontage to assist in containing visual effects of development.</li> </ol> |                                  |
| <b>DEV2-P3</b>   | <b>Ecology</b>                   |
| Identify indigenous invertebrate, bird, lizard and vegetation values and design any development to maintain these values.  |                                  |
| <b>DEV2-P4</b>   | <b>Infrastructure</b>            |
| Ensure that any development in the Takapō / Lake Tekapo North-West Future Development Area is able to be serviced by reticulated water and wastewater.   |                                  |

## Rules

*There are currently no rules associated with the Takapō / Lake Tekapo North-West Future Development Area. Until and unless the area is rezoned, the rules which apply are those of the rural zone.*

**From:** Fred Coughlan  
**Sent:** Wed, 23 Nov 2022 01:40:36 +0000  
**To:** District Plan  
**Cc:** Russell Bengé  
**Subject:** [#DO39187] PC21 Submission - Lake Tekapo Enterprises Limited  
**Attachments:** 201023.fc.39187.District Plan PC21 Submission MDC.FINAL.pdf

**CAUTION:** This email originated from outside Mackenzie District Council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

Please find attached submission documents from Lake Tekapo Enterprises Limited

The submission relates the Mackenzie District Plan Change 21, due 5pm 23<sup>rd</sup> November 2022.

Please confirm receipt of the attached documentation by way of reply.

Kind regards,

**FRED COUGHLAN** / Senior Planner / [fred@do.co.nz](mailto:fred@do.co.nz) / BEMP, Assoc. NZPI, RMLA

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