

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

Objectives	
DEV1-O1	Comprehensive Development
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.	
Policies	
DEV1-P1	Master Plan
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.	
DEV1-P2	Landscape
Maintain the landscape values associated with the setting of the Takapō/ Lake Tekapo West Future Development Area by: <ul style="list-style-type: none"> 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; 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; 3. limiting the height of buildings and structures to avoid intrusion into the skyline when viewed from the township and lake; 4. minimising earthworks and changes to the landform to maintain the undulating landform; and 5. limiting planting to maintain the openness of the area. 	
DEV1-P3	Ecology
Identify indigenous invertebrate, bird, lizard and vegetation values and design any development to	

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.