

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	
DEV2-O1	Comprehensive Development
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	
DEV2-P1	Master Plan
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.	
DEV2-P2	Landscape
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"> 1. containing development on the lake side of the ridge to avoid visibility of development from the approach along State Highway 8 from Twizel; 2. minimising earthworks and recontouring to maintain the natural contours of the land; and 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. 	
DEV2-P3	Ecology
Identify indigenous invertebrate, bird, lizard and vegetation values and design any development to maintain these values.	
DEV2-P4	Infrastructure
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.