



TO THE MAYOR AND COUNCILLORS OF THE MACKENZIE DISTRICT COUNCIL

MEMBERSHIP OF THE TEKAPO PROPERTY GROUP

Claire Barlow (Mayor)

Russell Armstrong

Murray Cox

Graham Smith

Stella Sweney

Richie Smith

Wayne Barnett (Chief Executive)

Paul Morris (Manager Finance and Administration)

(Stephen Gubb, Hughes Developments, has been invited to join by teleconference)

Notice is given of a meeting of the Tekapo Property Group (a sub-committee of the Finance Committee) to be held on Tuesday 11 March, 2014, at 1pm.

VENUE: Council Chambers, Fairlie

BUSINESS: As per agenda attached

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER



TEKAPO PROPERTY GROUP

Agenda for Tuesday March 11, 2014

APOLOGIES

DECLARATIONS OF INTEREST

CONFIRMATION OF MINUTES

Confirmation of the minutes of the Tekapo Property Group meeting held on Tuesday, January 21, including those matters taken under public excluded.

PUBLIC EXCLUDED

Resolve that the public, be excluded from the following part of the proceedings of this meeting namely:

1. Previous minutes, Tekapo Property Group, January 21.
2. Presentation from Paul Morris on Mixed Partnership Property Development.
3. Summary of Registrations of Interest (attached).
4. Discussion on visit from Horizons (verbal).
5. Update from Chief Executive on YHA (verbal).
6. Correspondence from McNabb (attached).
7. Correspondence from APL (attached).

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Previous minutes Tekapo Property Group, January 21.	Commercial sensitivity	48(1)(a)(i)
Presentation from Paul Morris on Mixed Partnership Property Development	Commercial sensitivity	48(1)(a)(i)
Discussion on Expressions of Interest list	Commercial sensitivity	48(1)(a)(i)
Discussion on visit from Horizons	Commercial sensitivity	48(1)(a)(i)
Verbal update from Chief Executive on YHA	Commercial sensitivity	48(1)(a)(i)
Correspondence from McNabb	Commercial sensitivity	48(1)(a)(i)
Correspondence from APL	Commercial sensitivity	48(1)(a)(i)

This resolution is made in reliance on Section 48(1)(a)(i) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act,

which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows: *All public excluded items come under section 7(2)(b)(ii).*

RESOLUTION TO OPEN THE MEETING TO THE PUBLIC

DISCUSSION ON EACH SITE IN TEKAPO

Paul Morris to lead a discussion on how the group wants staff to move forward with each site in the development.

FOLLOW UP ON THE PUBLIC WORKSHOP

Discussion on how to further address public feedback and what the next communication will include. (The latest response to community feedback is attached).

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE TEKAPO PROPERTY GROUP HELD IN THE LAKE TEKAPO COMMUNITY HALL, TEKAPO, ON TUESDAY 21 JANUARY, 2014, AT 1:00PM

PRESENT:

Claire Barlow (Mayor)
Russell Armstrong
Murray Cox
Graham Smith
Wayne Barnett (Chief Executive)
Paul Morris (Finance and Administration Manager)

IN ATTENDANCE:

Garth Nixon (Community Facilities Manager)
Stephen Gubb (Hughes Developments, via teleconference)
Arlene Goss (Committee Clerk)

APOLOGIES:

There were no apologies.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

ELECTION OF CHAIRPERSON:

The Mayor called for nominations for the position of chairperson.

Motion:

That Murray Cox is nominated as chairman of the Tekapo Property Group.

Claire Barlow/Graham Smith

There were no further nominations. The motion was put and carried. The Mayor declared Murray Cox to be the chairman of the Tekapo Property Group.

ELECTION OF DEPUTY CHAIRPERSON:

The chairman called for nominations for the position of deputy chairman.

Motion:

That Mayor Claire Barlow is nominated as deputy chairwoman of the Tekapo Property Group.

Murray Cox/Russell Armstrong

There were no further nominations. The motion was put and carried and the chairman declared Mayor Claire Barlow to be the deputy chairwoman of the Tekapo Property Group.

Stephen Gubb from Hughes Developments joined the meeting at 1.05pm by teleconference. Those present introduced themselves.

REPORT FROM PUBLIC WORKSHOP:

Cr Cox and the chief executive updated the meeting on the public workshop held in Tekapo on January 15. About 80 people attended and a second workshop is planned for Saturday, January 25.

The workshop objective was to provide some information to the community on how the Tekapo Lakefront Development was going, seek feedback on the landscaping and raise the idea of council developing and owning a building.

Feedback from the floor included questions around the process, accusations the development was happening behind closed doors, and specific questions on the advertising of the land. The meeting also questioned whether it was appropriate to have the YHA located on the site.

People at the meeting considered how the new development might be tied into the older parts of the township. Some people were concerned about how the linkage would flow and some were not happy with the Nott Concept plans.

Overall there was strong support for the development and people wanted to see it happen as soon as possible.

After the second public workshop the Chairman will be involved in writing up the questions that have been asked and putting some answers to them. This document will go on the website and will be sent out widely.

Parties interested in being involved in the development are recorded on an interested party register administered by Hughes Developments. Earth and Sky and Foodstuffs were identified as crucial to the success of the development. In the case of YHA, there was a need to move them into the new development so the land they are currently on would be unencumbered.

Cr Smith asked about the type of building the YHA was planning. Mr Gubb said the YHA has improved the quality of the accommodation they offer and has some concept plans. Cr Cox asked for a copy of these plans and Mr Gubb agreed to send them to Cr Cox.

The meeting agreed it would be better to have a common theme in the design of the various buildings within the development.

Mayor Barlow read from an email from Mr Tim Rayward that was sent to her as a result of the public workshop. One of the questions that came up in Mr Rayward's email and at the public workshop was why the current business owners weren't given first option. The group heard this decision was made because the council believed it was important to confirm the key businesses in the development first, such as Foodstuffs and Earth and Sky, before going out to the wider business community to offer the rest of the land.

The chief executive suggested business owners be sent a summary of the public workshops and told "if anyone is interested in purchasing property to contact us". He asked for indication from council on a framework around what property is available to be offered to businesses. The group discussed waiting to see the level of interest that is registered first,

as this will influence the council's decision on whether it wants to be a land seller or land owner.

The chief executive said the next question is around the Nott Concepts. He would like to put an agenda item to the Strategy and Policy committee and get direction on where council wants to go with this issue. The Nott Concepts are owned by the council.

There are also issues of risk, perception, and entering into a market where the council is potentially competing with other ratepayers. And questions around the cost of development, availability of tenants and risks associated with those things. The council will also need to think about the look and feel of the buildings and to what degree decision making around the buildings is maintained private to council as an investor, and how much is put out for public decision.

Cr Smith asked about financial feasibility. Mr Gubb said it was difficult to provide feasibility on such a broad concept. The income side was starting to form a picture but he did not have much guidance yet on what it might cost to build. Cr Smith believed the public would have an appetite if the figures were promising.

Mr Gubb offered to move forward on a high level financial feasibility study using the Nott Concept designs. He also suggested asking Mr Nott to present his concept directly to people in the community.

Cr Armstrong asked if there is a concept plan for the Foodstuffs building. Mr Gubb said not yet. He is happy to talk to Foodstuffs about providing a concept. Agreed he would do this.

Mr Gubb was asked to report back on what was required for a high level financial feasibility study.

The chief executive agreed to write up agenda item for the next Strategy and Policy Committee meeting setting out some of the wider concept issues to get some discussion going.

PUBLIC EXCLUDED:

Resolved that the public be excluded from the following part of the proceedings of this meeting namely:

1. Horizons NZ Ltd (discussion only).
2. Resource Consent and Construction Contract Tender.

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Discussion on Horizons NZ Ltd	Commercial sensitivity	48(1)(a)(i)
Resource Consent and Construction Contract Tender	Commercial sensitivity	48(1)(a)(i)

This resolution is made in reliance on Section 48(1)(a)(i) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting

in public are as follows: *Discussion on Horizons NZ Ltd and Resource Consent and Construction Contract Tender, under section 7(2)(b)(ii).*

Claire Barlow/Paul Morris

The Tekapo Property Group continued in open meeting.

CONFIRMATION OF RESOLUTIONS TAKEN WITH THE PUBLIC EXCLUDED:

Resolved that the following resolutions taken with the public excluded be confirmed in open meeting:

1. That the Tekapo Property Group instructs staff to confirm that there is no encumbrance on the viewing shaft through Lot 11.
2. That the Tekapo Property Group supports staff calling for proposals from suitable parties to provide a landscape design for the Village Green, the Domain and viewing corridors at Tekapo.
3. That the Tekapo Property Group supports staff to commission a parking study for the Tekapo township area and the community centre area.

Claire Barlow/Russell Armstrong

**THERE BEING NO FURTHER BUSINESS
THE CHAIRMAN DECLARED THE MEETING CLOSED AT 2.42PM**

CHAIRMAN: _____

DATE: _____



Mackenzie District Council

Tekapo Lakefront Development Response to Community Feedback

The Mackenzie District Council recently held two public workshops to gain public feedback on concept plans for the Tekapo Lakefront Development.

This document sums up some of the main points raised at the workshops, and the actions taken in response. Also attached is our latest media release and a summary of all the feedback that was received.

Key Themes

Feedback: *"We are happy that something is happening. Council needs to keep the project moving."*

Action: Council has contacted business owners and invited them to express an interest in being part of the development. Resource consent has almost been granted. Council's engineering consultants have been working with local Runanga on issues around storm water discharge. Tenders have been called for construction of the subdivision infrastructure such as roads and sewerage.

Feedback: *"We generally support the idea of council owning and developing a commercial building as part of the overall development, but we have some reservations around the risks involved."*

Action: Council is scoping the feasibility of this project, including a timeline. Councillors will then make a decision on whether to proceed.

Feedback: *"We have some concerns about the look of the buildings as shown in the concept plans."*

Action: Council intends to go back to the architect with all of the comments raised at the public workshops. This will be done after the feasibility study if the project is shown to be viable.

Feedback: *“We want to see a connection between the new development and the existing buildings, and between the buildings and the green spaces.”*

Action: The design of the new buildings will meet rules outlined in the District Plan. These include height and other restrictions that reflect the community objectives outlined in the Tekapo Vision Document. The District Plan is available on our website if you would like more information on this. Viewing corridors that link the existing and new buildings with views of the lake have been built into the design and will be controlled by council. Council has resolved to commission a landscape design for the Village Green, Domain and viewing corridors to provide an overall theme for the area.

Feedback: *“We want a pedestrian focussed development with car parking on the perimeter and strategic bus stops.”*

Action: Council has resolved to commission a traffic and car parking plan for the Tekapo township, and the area near the Tekapo community centre. This will include vehicle and pedestrian access.

Feedback: *“We are worried about the location of the new Youth Hostel on Lot 5.”*

Action: Council has forwarded a letter of response from the Youth Hostel Association to workshop participants, and is liaising further with the YHA over public concerns. It is important for council, the community and the YHA to understand the respective views, commitments and objectives. We will need to consult with the community further on this issue.

Feedback: *“We are worried about losing views.”*

Action: The Lakefront Development will have an impact on the views that some existing buildings enjoy at present. The compromise between development and preservation of views was addressed through the Tekapo Vision Process and its findings are reflected in the District Plan.

The key way to maintain a connection between the existing buildings and the lake is the viewing corridors. At its meeting, council resolved to increase the protection of the viewing corridors by maintaining ownership of the central corridor and implementing covenant protection of the two adjacent corridors.

Feedback: *“We would like you to communicate more with businesses and residents in Tekapo. And we would like to know how the community can provide suggestions going forward.”*

Action: Council has set up an email list to stay in touch with interested parties. The council website has a new section on the Tekapo Lakefront Development where information will be posted.

Council will also listen carefully to recommendations from the Tekapo Property Group and the Tekapo Community Board. Each group has a different focus and purpose:

The focus of the **Property Group** is to support the council in its role as a land developer. Members are a mix of community representatives, council staff, and business people with skills in property development. The Tekapo Property Group meets once every six weeks at the Tekapo Community Centre and meetings are open to the public, however some items must be held in 'public excluded session' due to the commercially sensitive nature of the information being discussed. The chairman of the Tekapo Property Group is councillor Murray Cox. Stella Sweney and Richie Smith have recently been appointed as new members of this group.

The **Community Board** has been elected to represent the views and concerns of the community around all matters concerning Tekapo, including the lakefront development. The community board meets once every six weeks at the Tekapo Community Centre and meetings are open to the public. The chairman of the Tekapo Community Board is Peter Munro.

For more information about the Tekapo Lakefront Development visit the website at www.mackenzie.govt.nz, or contact the Mackenzie District Council on 03 685 9010.

Media Release

February 10, 2014

Public Consultation on the Tekapo Lakefront Development

Feedback from two public workshops is guiding the Mackenzie District Council as it moves forward with the Tekapo Lakefront Development.

Last month the public workshops attracted more than 100 residents and local business people who contributed their ideas and feedback on the concept plans. A summary of the community feedback can be found on the Mackenzie District Council website, along with the concept plans for the development.

Chief executive Wayne Barnett says councillors have taken the feedback on board and are now focussed on engaging with the community as the project develops. He encourages people to contact their council or community board representatives, himself or council staff if they have questions or concerns. Mr Barnett has also sent an email to Tekapo businesses inviting them to express an interest in buying land or renting space in the new development.

The summary of workshop feedback shows that people's ideas are as diverse as the participants, however there are a few reoccurring topics that most agree on:

Traffic management in Tekapo needs to be a priority, as well as bus drop-off sites and car parking.

People want to see the new development embrace a pedestrian-friendly town where cars are kept out of the central hub, other than essential service vehicles.

There was mixed opinion from the workshops about the preferred look and feel of the township. Some felt very strongly that Tekapo is an alpine village and the development needs to reflect that. Others felt this was less important and their preference was on "maintaining and improving great viewing corridors, lots of light and a feeling of a cosy central hub".

People were asked if it was appropriate for the council to be involved in the development of a commercial building. A common response was that people felt council involvement was a good thing because it would create the momentum to get things moving, as well as provide some control over the look and feel of the development.

Some concern was expressed about the sale of a section to the Youth Hostel Association. Council has agreed to investigate the specific issues and liaise with the YHA to provide feedback to the community.

Councillor Murray Cox, who lives in Tekapo, was impressed with the level of interest and participation in the workshops. "It just shows what a passionate and strong community we have here in Tekapo".

Mayor Claire Barlow thanked the community and business leaders for attending the workshops and providing valuable feedback.

For more information about the Tekapo Lakefront Development visit the website at www.mackenzie.govt.nz, or contact the Mackenzie District Council on 03 685 9010. A summary of the public workshop feedback is attached.



Reviewing the Tekapo Lakefront Development Concept plans, from left to right are councillor Murray Cox, a workshop participant, chief executive Wayne Barnett and councillor Noel Jackson.

Key Themes from the Tekapo Lakefront Development Workshops

Summary of feedback

The following is a themed summary of feedback gathered at the two Tekapo Lakefront development workshops held in January 2014. The raw data collected via the group work is contained in another document titled 'TLFD comments from tables combined' which is available on request from the council secretary.

The below information has been taken from the workshop notes, it is not an exhaustive list, but it is our best attempt at summarising key points and reoccurring themes that came from the community.

This summary sets out the views and ideas expressed at the Tekapo meetings. Council appreciates this input and will ensure consideration is given to the points raised.

Key take home points for council:

- Many were happy that 'something was happening'
- Improve communication with community and businesses
- Generally people felt it is appropriate for council to be involved in the development – many felt it would help provide momentum
- A theme or vision required or made clearer
- Mixed opinion on the look – maintain and improve viewing corridors, ensure integration and connection with existing businesses. Creation of a central hub.
- More information about the District Plan rules regarding buildings is required by the public
- Strong concern over the location of the YHA – more information required
- People preferred a pedestrian focused development, with car parking on the perimeter
- Strategic bus drop offs and toilets to suit
- Themed signage, information and interpretation – create a connect between village and green space

The process

In general the council received strong constructive feedback, that is the community and business owners made it very clear that council needed to improve the way they engage with and communicate with the Tekapo community around the development plans. Other points were:

- A large number participants felt that the council could have been more proactive in talking with the community and in particular existing long term 'loyal' business owners first about the new development and opportunities to be involved.
- A number of people felt that the workshops were constructive in that they gave people a chance to engage with the process. Some felt it was a little late.
- A number of people believed that council now had the opportunity to improve communication moving forward.
- A number of people wanted to see more dialogue happen with local businesses from now on.

Vision and theme

All groups felt there was not a clear vision or theme for Tekapo and the suggestion was made by a number of groups that this was needed to ensure the new and existing developments were integrated. Other key points were:

- Ensuring Connection and integration of the existing development and new development was identified as essential, groups felt that having a clear vision and theme for the development would help with the integration
- Many wanted to see the town develop as a 'pedestrian focused village', 'free from traffic in the main hub'. Many saw the need for service lanes for local businesses, but felt this needed to be restricted and managed well.

- A number wanted to see a key slogan or theme drawn out of the Tekapo Vision document and used to help maintain integration.
- Opportunity to protect and maintain Lake Tekapo uniqueness
- A key word that kept coming up relevant to vision, theme and look and feel was 'connection'.
- Use view shafts throughout the village to create connection and integration

Look and Feel

A number of people wanted the look and feel of Tekapo to be consistent with an alpine village. Buildings and landscaping need to reflect an alpine village feel. However some felt that Tekapo did not have an alpine tradition and that key to any development was the feeling of warmth, space and light and inclusiveness.

Other key points were:

- Some felt that the Nott plans did not fit with an alpine theme, a number of people felt that the concepts were too industrial and city looking.
- Some felt the Nott concept plans fitted with an alpine look and feel, and that they liked the concept plans as they felt they looked like 'a solid rustic structure' and commented that the buildings looked like a good basic design
- Some felt there was a large amount of wasted space with the Nott designs
- Some liked the use of the glass in the concept plans, whilst others questioned whether this would affect night sky viewing.
- A village look and feel that supported and encouraged passive recreation was suggested
- It was suggested that the strategic use green space nodes and interpretation could create certain look and feel for the village
- In general people preferred a wooden /stone mix for buildings consistent with some of the existing buildings like Earth and Sky.
- Some wanted smaller, cosier building size
- Some desired a warm and cosy look and feel, felt that was missing in the concept drawings
- Some wanted something modern and ahead of the times and liked the Nott concepts

Building restrictions and guidelines

People wanted and needed more information about the building guidelines and restrictions relevant to the village. Other points were:

- A number of people said they wanted more detail about the height and design guidelines for the village.
- A number of people felt that having new buildings block the view of existing 'loyal' businesses was inappropriate and needed to be rectified.
- One suggestion was to set building heights at/from sea level, another was to keep building heights below terrace level.
- A number of people wanted to see smaller mixed use buildings

Council involvement in development (- and +)

In general people thought that it was appropriate for council to be involved initially in the commercial development of Tekapo Lakefront. Some of the comments were:

+ Council involvement will:

- Lower the risk
- Help create some momentum
- Help provide leadership and 'control the gear stick'
- Remove the potential for ad-hoc development

- Help control and manage the overall design
- Good idea initially but then to on sell
- Provide a good source of income to get development happening
- Be good if they use council development to provide space for essential community services, such as a doctor's surgery/medical centre.
- If council is not involved there is the risk that the buildings will all be different no standard or flow.

- Others thought council involvement was inappropriate, some comments were:

- Stick to your knitting
- Lack of trust
- Where is Councils money best invested?
- Not councils area of expertise
- Not good for council to be picking tenants (potential conflicts)
- Have to be mindful of business mix
- Could be driven by rates, roads and rubbish
- Potential to be in competition with ratepayers

New Businesses and development

The feedback at both workshops was that the community wanted to see integration between existing businesses and the new development. People also felt there was a need for council to improve dialogue with existing business owners and those leasing buildings. Other key points were:

- Maintain and create viewing corridors
- New buildings and businesses must integrate with existing buildings
- Need a clear theme (see above)
- Not appropriate for new businesses to block the view of existing businesses
- Maintain and improve views, light and flow between new development and existing
- Emphasise walking and cycle connections – walking village focus
- Sustainability – recycling , waste and design of buildings
- It was suggested that a central hub be created that is designed for socialising, concerts , markets
- A number of people wanted to see a central hub /space held for displays, art exhibitions
- Location of bins and recycling bins – create a sustainable village
- A number of people suggested that the entire village could be smoke free
- Someone suggested the village needed a top class hotel
- Tidy up behind existing buildings – skips, waste etc.
- Service lane to be only that – restricted use, deliveries at designated times.
- Create IT hub for visiting teams
- Development of professional chambers, spaces for accountant, temporary offices for visiting teams
- Creation of a local library
- Need small spaces for a gallery
- Plan for an events centre

Lighting and Safety

- It was suggested that keeping people out at night, walking to and from restaurants and bars was important. In order to do this people need to feel safe. Need to consider how to light areas up whilst minimising light pollution.

YHA

The council received strong feedback about the location of the YHA in the new development. Many felt it should not be in a prime site and felt the proposed location of the YHA was inappropriate. We didn't get to really flesh out what it was that people didn't like, however some comments included:

- Concern about the traffic and car parking connected to the YHA
- Happy that the YHA was staying in Tekapo, but not in the proposed location
- Felt the new building will impact on existing views
- Don't like the shape of the footprint
- Can't have a carless village with YHA in the proposed location.
- **Question:** Wouldn't the YHA require a lot of car parking?
- Rubbish created
- Transient visitors
- Potential alcohol problems
- YHA new building will impact on exiting loyal business owners views
- Who decides the style of the building?
- Positive that the YHA is located centrally – draw people into town, spend \$\$
- The style is '*flash packers*' rather than '*backpackers*'
- How did council sign an agreement with YHA without knowing the design would conform to the design code?
- Relocate out of the prime site

Traffic Management

Every group discussed the need for an integrated and future proof traffic management plan. The main points were that many people felt that Tekapo village was to develop as a pedestrian friendly village, free of cars in the main hub. Other points were:

- Need to consider ingress and egress of SH8 as volume of traffic grows over time
- Keep non-essential traffic out of village hub. Essential is servicing vehicles for local businesses only.
- Many felt that if the service lane was essential and that it needed to be restricted and managed so as to ensure safety of pedestrians.
- Some wanted more detail on parking, traffic and pedestrian pathways.
- In general people wanted to see a well-considered and robust traffic management plan developed, that considers the current traffic flow as well as future predicted flow.
- Keep buses away from village centre, use strategic drop off and collection points to draw people through village on foot.
- Need to consider the integration and flow of cycle traffic and cycle ways as part of the overall traffic management plan.
- Like what Wanaka have done with speed bumps and the roundabout to slow traffic down coming into the township.

Parking

Generally people felt strongly about the flow of bus traffic and the location of bus stops and parking. Many people wanted to see parking at either end of the town rather than take up space in the prime sites. Other points were:

- Someone suggested creating a bus hub on the perimeter of the village.
- A number of people/groups suggested that there should be a drop off and collection points for buses. E.G. Drop people off at the Church and then they can walk over the bridge and through town to the other end of the village to be collected.
- People were unsure about what car parking (numbers) the YHA would need and they didn't want car parking to take a prime site in the village.
- People generally wanted car parking and potentially more car parking, but away from the central hub.
- People wanted to see more car parking at the Godley end of the town
- Need to consider the needs of campervans
- Bus parking by the new footbridge was suggested
- Work with existing businesses to understand their car parking needs now and for the future
- Not enough car parking around supermarket
- Parking needed for horse floats and long vehicles

Workers Accommodation

Provision of adequate accommodation for workers was a reoccurring theme at both workshops. Here are a few key points:

- A number of people and groups stated that they would prefer to see worker accommodation away from prime sites
- Suggested that worker accommodation should not be lake front
- **Question:** What tools have the council got to help resolve the worker accommodation issue in Tekapo?

Visitor Information and interpretation

Visitor information was discussed at both workshops and was a topic where a number of groups and people felt there was a really opportunity to add value to the look and feel of the village as well as benefit visitor and residents experiences in and around the village. Key comments were:

- Opportunity to develop a heritage trail in or around the village with connections to the Mt John and the regional park
- Create a central information centre
- Any information or interpretation needs to have a strict standard to ensure consistency and not to have too much signage.
- Have a theme agreed style for interpretation and information
- Use interpretation/signage to draw people to the shore line, create destination points of interest
- Create information points, location map, where to go etc. E.g. Taupo paper clips example.
- Create a night time trail for those who cannot afford to go to observatory – interpretive trail.

Village green and passive recreation spaces

- Keep good viewing corridors
- A number of people wanted to see connection between the village walkways and the regional park
- People wanted to see a sheltered seating area
- People liked the fact the new development was facing the lake
- People liked the village green and the playground concept and the concert seating
- People mentioned they wanted to see a space where concerts/live music could be held
- Protection from wind needed to be a key consideration in design of green space

- Create a hitching post for horses
- Some asked “what was the purpose of the domain area?”
- Someone suggested creating an exercise circuit near to the lake front with outdoor gym equipment to cater to visiting teams and visitors who like to work out. This would also be used by locals.
- Most wanted to see well designed and managed interpretation and visitor information at strategic sites as part of the green space development.

Toilets

The council received very clear feedback around the need for more toilets as part of the development. Here are the key points people wanted council to consider:

- Consider locating toilets away from the village centre.
- Possibly create toilets at bus drop off points for example the church.
- Consider the potential growth of bus traffic and tour buses coming to Tekapo – cater for projected growth.

Other

- People questioned having a retirement village.
- Set out boundaries of mini-golf and scenic resort
- People would like to see the current VC beautified during the construction phase.
- Improve the appearance of the SH8 shop frontages
- Parity of buying old versus new properties