

Mackenzie Spatial Plans – Shortlist Engagement

Summary of written responses – compiled by MDC planning team

Response	Township	Summary
1	Twizel	<p>Concerns over process.</p> <p>Concerns over growth projections.</p> <p>Holiday Home Zone – unexplained context.</p>
2	Twizel	<p>Concerns no reference to studies undertaken in the past by MDC.</p> <p>Concerns over process.</p> <p>Concerns that the options were not developed by the Community.</p> <p>Concerns over growth projections.</p>
3	Takapō	<p>Keep golf course even with houses.</p> <p>Retail could be developed on Sale Yards with car parking providing for foot traffic to Church, subject to adequate safe crossing point.</p> <p>Keep area around church to low density housing, with setbacks.</p> <p>Keep camping facility and protect from further residential development.</p> <p>Traffic flow from supermarket is confusing.</p> <p>Manage traffic pressure on lakeside drive once residential development completed.</p> <p>Preference for low density housing rather than high density on foreshore of lake.</p> <p>Preference for Option A – minus the retail area near the church.</p> <p>Retain residential next to campground as currently being developed.</p> <p>Encourage facility that tells the history of the area.</p>

Response	Township	Summary
		Keep the Tennis Courts!
4	Fairlie	<p>Supports Option C – preserves natural environment, a sustainable environment and supports well managed infrastructure.</p> <p>Acknowledges ad-hoc development that has occurred have not been good.</p> <p>Cost of servicing corridor & cluster growth options would destroy community spirit.</p> <p>Q – who is going to invest in the Industrial Area when subject to flooding?</p> <p>Flooding risk needs to be specifically identified in plans.</p>
5	Takapō	<p>Protect/retain existing Council land on D'Archiac Drive for recreation purposes – potential for expansion of this area onto adjoining freehold title, (would require agreement with adjoining landowner). Use expanded area for community sports/recreation area.</p> <p>Retain and upgrade existing playground next to Four Square.</p>
6	Twizel	<p>Process doesn't engage with non-resident ratepayers.</p> <p>Concerns over growth projections, too low.</p> <p>Doesn't support visitor accommodation/holiday homes zones.</p> <p>Should be providing for good quality and affordable worker accommodation zone (possibly joint venture with Council).</p> <p>Supports retention of 'a' town centre that serves locals and is a destination for visitors.</p> <p>Supports relocation of the golf course to allow for a mix of centralised growth and recreational activity.</p> <p>Supports development of a comprehensive walking and cycling network.</p> <p>Supports a range of visitor accommodation options.</p> <p>Supports creation of a highway frontage that would attract more visitors to Twizel.</p>

Response	Township	Summary
		Suggests MDC undertaken further research and develop some key principals for the future of Twizel.
7	Kimbell	Doesn't support re-zoning of residential land to commercial north of the Silverstream Hotel.
8	Takapō	<p>Retain heritage zone around Church of Good Shepherd.</p> <p>Supporting the inclusion of mana whenua history in Takapō.</p> <p>Extend Heritage zone to the entire Pioneer Drive lake frontage.</p> <p>Retain low density housing and Residential zoning on southern side of Pioneer Drive & open space opposite church.</p> <p>Supports the International Dark Sky Reserve and seeks further protection of light spill surrounding the church.</p> <p>Doesn't support retail opposite church.</p> <p>Supports removal of all car parking adjacent to the church.</p> <p>Supports pedestrianisation of the area around the church.</p> <p>Supports retail being retained on the western side of the footbridge/ canal.</p>
9	General/Fairlie	<p>Supports the aim of the spatial planning process to provide for a range of housing choices.</p> <p>Prefers Option C followed by Option A for all townships – Cluster growth (Option B) least consistent with CRPS.</p> <p>Based on growth projections contained growth around Fairlie impinges least on versatile which under the CRPS need to be preserved (Fairlie is bounded by higher value soils).</p> <p>Supports retention of existing residential areas for Albury and Burkes Pass which limits potential impact on higher value soils.</p> <p>Supports higher density within existing zones rather than creation of new zoned areas.</p>

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		<p>Support retention of regional park in Takapō and open space areas in Twizel currently owned by E-Can. Further discussion required with E-Can Parks and Reserves team in terms of future use and development.</p>
10	Twizel	<p><u>Growth Projections</u></p> <p>Supports clustered growth.</p> <p>Current township boundaries can accommodate a population of 5800. When Twizel was built it had 1026 houses and a population of 5800 people. Post hydro a number of Streets (Glencairn, Irishman, Rhoboro Road and Braemar) had most of the housing removed. They have since been replaced by new housing with a similar density.</p> <p>There is sufficient housing stock to support a much larger resident population. Expansion beyond original township has occurred outside original boundary.</p> <p>Focus should be on the housing stock available not the use. Houses built as holiday homes or available for Air BnB may change hands and become available for permanent residents. How quickly and what the drivers for this change might be is the question.</p> <p>Currently there is one house per head of population (1:1) – this is not efficient use of resources.</p> <p>Need rules around use of residential property for commercial accommodation. Prohibit use of residential properties for Air BnB like in Mackenzie Park.</p> <p>Ring fence existing housing stock and prevent any further expansion/subdivision.</p> <p><u>Golf Course</u></p> <p>Does not support the relocation of Golf Course – was established on former single men's quarters camp which was at the time on the periphery of the residential area.</p> <p>Golf course is now in the middle of residential area and forms part of the open green space where there is general public access.</p> <p>The area can also provide a 'safe fire zone' accessible from multiple areas.</p>

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		<p>There is not sufficient demand for housing to necessitate the site being used for residential purposes.</p> <p><u>Industrial Area</u></p> <p>Supports the retention of existing industrial area and adding in the golf course nine hole expansion area south of manmade hill. The hills will buffer noise from the Industrial Zone.</p> <p>Existing industrial area was put in place to keep heavy vehicles out of residential areas.</p> <p>Manmade Hill is not required for additional residential area.</p> <p>Totally opposed to moving Industrial area to east side of State Highway 8.</p> <p><u>Tourist Accommodation (motels & hotels)</u></p> <p>Supports the retention of Tourist Accommodation along the north side of Ruataniwha Road and the west side of Wairepo Road.</p> <p>Recognition of limited tourist accommodation within the existing township should be recognised.</p> <p>Opposes zoning of east side of Mt Cook Street for holiday homes. Should be re-zoned for education.</p> <p><u>Education</u></p> <p>Proposal to construct a new school provides an opportunity to rationalise education facilities in the town and the space available for school use and public sports fields (detail in submission).</p> <p>Discussions with school board and MDC should be undertaken.</p> <p><u>Commercial (retail) development:</u></p> <p>Use school site to expand commercial area. Where TELC building currently stands (detail in submission).</p> <p>Greenspace between Mt cook Street and the zone should be maintained.</p>

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		<p>Change zoning to commercial on Tasman Road (detail provided) on High Country Lodge site.</p> <p><u>Roller skating Rink</u></p> <p><u>No need to convert skating rink if new commercial on school site and Tasman Road</u></p> <p><u>Two-Thumbs Drive</u></p> <p>Meridian staff overflow and contractor use of one-way Two Thumbs Drive means service vehicle are unloading on the roadway.</p> <p>Develop carpark opposite TTD (detail provided) – could also provide picnic tables etc.</p> <p>Overall, there is insufficient space within and around the existing town centre for further commercial development.</p> <p><u>Residential Development</u></p> <p>Town was originally zoned to grow towards Lake Ruataniwha. This has occurred but suggest density of those zones be looked at to increase the number of sections.</p> <p>Strip of visitor accommodation along Max Smith Drive.</p> <p><u>North West Arch</u></p> <p>Originally developed to provide rural-residential transition. Sections east of North West Arch could be zoned for higher density (detail provided) leaving the outer (west) for larger blocks.</p> <p>Consideration should also be given for visitor accommodation in North West Arch, reflecting what is already happening.</p> <p><u>The Drive/Old Glen Lyon Road</u></p> <p>Ribbon development has occurred.</p> <p>Room to 'infill' to provide form connection (detail provided).</p>

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		<p>Walkways/cycleways and mowed firebreaks on the boundaries should be developed, along with controls on tree planting to reduce fire risk.</p> <p><u>Benmore Place</u></p> <p>Light commercial/office space has been developed.</p> <p>A strip fronting the road should be re-zoned to allow for this (detail provided).</p> <p><u>General</u></p> <p>Look at 'The future Starts Today', February 2004, vision for operative plan.</p> <p>Appropriate zoning encourages development.</p> <p>Encourage open space and connectivity.</p> <p>Keep withing the boundaries of Twizel River, SH8 & Lake Ruataniwha.</p> <p>Discourage Ribbon development.</p>
11	Takapō	<p>Retail and Industrial use being established on the sales yard makes sense but not tourism retail.</p> <p>Supports development of hub that showcases the history of the area e.g. Farming, ecology, mana whenua etc.</p> <p>No further retail or visitor accommodation facilities on foreshore or Pioneer Drive area.</p> <p>Loss of this area to development would be a shame.</p> <p>No retail or parking should be allowed near the Church.</p> <p>Cairns golf club should be retained – if to be developed further should be out outer surrounds of the course only.</p> <p>Camping ground facilities including cabin, should be retained and not developed for other purpose.</p>

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		<p>Strongly oppose higher density that in multi storey development that impacts on views/amenity of existing residential housing.</p> <p>Parks and recreation must be staunchly protected as it is a big attraction for visitors.</p> <p>Support the concept of a bypass in the future.</p> <p>Retain existing alpine village feel.</p> <p>Design controls should be developed within village centre to manage look and feel of the alpine village (i.e. stone and natural materials).</p> <p>The lake level is too low at times, impacts on visual amenity.</p> <p>Likes the new bookstore, Greedy Cow & Tennis Courts.</p>
13	General	<p>Didn't know about spatial planning engagement (Facebook, Accessible, Update, Let's Talk etc) until hard copy arrived in post.</p> <p>Growth projections underestimated.</p> <p>Oppose specific zoning for holiday homes – supports local economy.</p> <p>Supports the creation of higher density housing to provide more affordable options (i.e. apartment style living).</p> <p>Supports planning for growth in the Mackenzie District.</p>
14	Twizel	<p>Support corridor growth of the town centre because it will draw traffic from SH8, subject to provision of sufficient parking and pedestrian access across the retail zone.</p> <p>Provision of Industrial areas to be constrained and will not allow sufficient area for growth.</p>
15	Fairlie	<p>Support corridor growth of retail area in Fairlie subject to provision of adequate parking and pedestrian pathways. Also try to find ways slow traffic.</p> <p>Oppose use of AMP showgrounds for residential housing – has historic value and provides a connection with rural environment.</p>

Response	Township	Summary
		<p>Support the growth of existing Industrial Zone to the east of township.</p> <p>Support enhancement of the Ōpihi River and the promotion of further public connection to the river.</p> <p>Concerned about development in the rural area that allows for lifestyle blocks that occupy productive farmland and compromises the openness of the environment.</p>
16	Takapō	<p>Allow for affordable housing and industrial development south of the township in areas that don't command high prices.</p> <p>Design controls required to protect the Mackenzie Basin.</p>
17	Kimbell	<p>Supports extension of commercial are to the south of the Silverstream Hotel or a commercial/residential mixed zone created.</p>
18	Takapō	<p>Prefer option C as it aligns with their aspirations for their land holdings.</p> <p>Would like to incorporate masterplan into spatial plan preferred option (provided).</p> <p>Doesn't like Options A or B as is a significant departure from existing framework.</p> <p>Doesn't agree with specific holiday home/visitor accommodation areas.</p> <p>Supports opportunity for establishment of a mixed commercial/industrial/residential in existing Industrial Zone as shown in Options A & B.</p> <p>Supports looking at opportunities for specific developments in other areas outside area of interest (refer masterplan document).</p>
19	Burkes Pass	<p>Submitter outlines significant heritage projects undertaken in village by Burkes Pass Heritage Trust.</p> <p>Burkes Pass is a rural area with low density residential activity and retail on former hotel site.</p> <p>Opposes ribbon development (ie new residential) along highway because it may not sit well with existing heritage items and the heritage present.</p>

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		<p>Provide opportunities to celebrate Maori history in Burkes Pass through working with local runanga to install pou and interpretation panels in the village. The installations would highlight significance of the area for travel and gathering of kai.</p> <p>Safeguard the best of the past, looking towards the future.</p> <p>Supports Heritage Precinct being established and would like design guidelines to be developed.</p> <p>Supports replanting of riparian margins of the Opihi and other small tributaries and wetlands to restore water quality and provide habitat for flora and fauna.</p> <p>Supports development of 'green corridors' for wildlife and to improve water quality.</p> <p>Supports the establishment of walking and cycling trails and paths.</p> <p>Supports additional commercial areas in close proximity to existing toilets and adjacent to the additional toilet shown on the plan.</p> <p>Supports additional toilet.</p> <p>Supports open space reserve adjacent to the highway that provides a link to the river</p> <p>Would like to see some amendments to proposed zone changes/facilities/walkways (plan provided).</p> <p>Would like to see the introduction of Te Reo placenames and signs in the village.</p> <p>Would like to see proposed gateway treatments shown on the plans relocated to reflect the extent of the heritage precinct on either side of the village.</p> <p>Include all existing Rowan and Cabbage Trees on the plan.</p>
20	Takapō	<p>Development of the village centre to date has been disappointing and represents a lost opportunity to embrace a mountain style village.</p> <p>Traffic is an issue particularly around Lakeside Drive and the Supermarket and Aorangi Crescent.</p>

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		<p>Does not support medium density along lake frontage.</p> <p>Supportive of low-density development.</p> <p>Does not support retail on Pioneer Drive.</p> <p>Would like parking removed around the church.</p> <p>Would like to retain golf course and supports a Millbrook style development being established.</p> <p>Supports retaining and expanding recreational opportunities.</p> <p>Supports development of the sale yards but questions whether it is appropriate to establish retail away from the village.</p> <p>Concerned about Lake levels from a visual amenity perspective.</p>
21	Twizel	Doesn't support establishing specific holiday home zone.
22	Burkes Pass	<p>Supports heritage precinct.</p> <p>Supports cycling and walking pathways and the regeneration of indigenous vegetation and would like to see additional.</p> <p>Supports open space reserve beside highway.</p> <p>Doesn't support residential zone along the highway.</p> <p>Would prefer to see residential development back from the heritage precinct area.</p> <p>Move gateways to reflect extent of the heritage precinct (plan provided).</p>
23	Twizel	<p>Disagrees with process.</p> <p>Doesn't like any options (not context provided).</p> <p>Believes population projections are too light <i>Note: No expert analysis for Twizel provided – comparison only to Cromwell.</i></p>

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		Supports relocation of School which needs to be discussed.
24	Twizel	<p>Agrees with a relocating Industrial across the Highway.</p> <p>Prefers Retail Corridor – doesn't want to see two retail areas but need to find room for expansion of existing retail and upgrade Market Square.</p> <p>Option B – supports possible relocation of school within the existing ministry site to provide opportunities for township expansion into where existing school buildings are. Supports discussion with Ministry.</p> <p>Option C – supports relocation of golf course – not a good use of land and is only a 9-hole course.</p> <p>Believe growth numbers are low.</p> <p>Doesn't support urban sprawl.</p> <p>Supports the upgrade and enhancement of existing walking and cycling facilities.</p> <p>Town plan should focus on walkability for both residents and visitors.</p> <p>Supports higher density (retail and residential in the town centre – ie two storey).</p>
25	Twizel	Doesn't support process.
26	Twizel	Would like 190 Mackenzie Drive to be re-zoned low density (Res 1) rather than Residential 4.
Drop-In	Fairlie	<p>Need better parking for larger vehicles (campervan & boats) and in general.</p> <p>Shared space/mixed section sizes/land use/subdivision standards (rainwater collection etc).</p> <p>Retain AMP – large community & cultural values – also rating implications.</p> <p>Smaller scale public/private infrastructure.</p> <p>Improved connectivity broadband and cell.</p> <p>Clustered growth, economies of scale – public/private.</p>

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Drop-In	Kimbell	<p>Culverts and pipes are too small, and willows on road reserve result in flooding.</p> <p>Internet and cell phone connectivity a problem.</p> <p>Not enough area to pull off road.</p> <p>Land north of reserve could be used as a walkway (owner open to discussion).</p> <p>Speed limits on backroads (60?).</p> <p>Maintenance of trees in creek and road reserve to limit flooding.</p> <p>Sealing of Perambulator Lane (would require upgrade of bridge/culvert).</p> <p>Seagarts Road/Stanton Road intersections have no pull off – unsafe.</p>
Drop-In	Takapō	<p>No buildings on reserve in front of village.</p> <p>Freedom camping in regional park.</p> <p>Better quality tourism product – encourage people to dwell longer.</p> <p>Link as walkways and cycleways into a network.</p> <p>Q – what are plans for Lake George Scott?</p> <p>No high rise on Pioneer Drive– keep single storey but would support in-fill.</p> <p>Move sewage ponds downstream of Lake George Scott.</p> <p>Create second observatory in town to east of Cowans Hill site.</p> <p>Install fish ladder and create residual flow in upper Takapō River.</p> <p>No buses on Pioneer Drive.</p> <p>Lake Shore to remain a natural state.</p> <p>Park and make a walking village.</p> <p>Remain/retain a quality destination.</p>

Response	Township	Summary
		<p>Protect views up Lake and Lake shores.</p> <p>Keep the church in Pioneer Drive as a bus/car free zone and promote footbridge use.</p> <p>Keep Lake Front as natural as possible.</p> <p>Keep foreshore pure and authentic.</p> <p>Leave some options for future generations.</p> <p>No retail or commercial near the church.</p> <p>Keep lupins & re-plant along State Highway.</p> <p>Protect the golf course from development as largest green space in town.</p> <p>Relocate/bypass.</p> <p>No retail near church (multiple).</p> <p>No Buses in Pioneer Drive.</p> <p>Retail to stay on west of the village.</p>
Drop-In	Albury	<p>Accommodation for staff for small businesses.</p> <p>Cycle tour hub.</p> <p>Need more water.</p> <p>Agree with reduce speed to 60k.</p> <p>Cycleway on ex-railway land.</p> <p>Need high speed broadband upgrade cell phone coverage.</p> <p>Upgrade of accommodation.</p> <p>Destination for cycle tours.</p>

Response	Township	Summary
		<p>Tidy fenceline and car park beside green area (monument) – great area for signage and direction to walkways/monuments/cycle trails etc & information panels.</p> <p>No toilets on green area or main road – if they are, they must be screened.</p> <p>Retain tennis pavilion in existing location.</p> <p>Wooden signs toilets and rubbish bins.</p> <p>Provide for expansion of commercial activity ie cafes etc to service the cycleway.</p> <p>Children playground outside the hall.</p> <p>Open up toilets in hall to the public if the rest of the hall can be secured.</p> <p>Concept plan of what Albury township could look like (i.e. plantings etc) would be good to encourage community initiatives.</p> <p>Want to feel proud of Albury.</p>
Proforma #1	Twizel (112)	<p>Not confident in process.</p> <p>Population growth projections questioned believes will be 12,000 – 15,000 people in 30 years.</p> <p>Should be compared to Wanaka and Queenstown growth for the last 40 years.</p> <p>Twizel post damn construction only 30 years.</p> <p>Wanaka & Queenstown less attractive – Twizel is a popular alternative.</p> <p>Covid 19 & advance in technology mean can work anywhere and there will be a shift towards working in smaller communities such Twizel.</p> <p>Families that holidayed in Twizel, next generation investing and residing in Twizel.</p> <p>Increased industrial activity will require a larger workforce.</p> <p>We should be planning for a larger town centre and work out.</p>

Response	Township	Summary
		<p>Should expand town centre into school site.</p> <p>School expansion in the future to accommodate 12,000 – 15,000 people would include hostels etc.</p> <p>Move school to south of 'Man Made Hill' – include early childhood centre & pool relocation.</p>
Proforma #2	Twizel (24)	<p>Don't agree with engagement process.</p> <p>Don't agree with zoning of Holiday Homes with no ability to opt out and implications not detailed in document.</p> <p>Concerns about lack of engagement with non-resident rate payers.</p>
Proforma #2 additional points	Twizel (7/24)	<p>Holiday Home zone looks like a sledgehammer approach to provide affordable accommodation elsewhere.</p> <p>Twizel is a holiday/tourist destination and zoning holiday homes will impact on local business and growth.</p> <p>Zoning of Holiday homes 'has a hint of dictatorship' – not aware off any other town in NZ that has taken this approach.</p> <p>Twizel is surrounded by lots of land – no excuse for shortage of area for housing.</p> <p>What about where houses are used for holiday homes and short-term rental?</p>