



# **Mackenzie**

**DISTRICT COUNCIL**

**Notice is given of a Fairlie Community Board Meeting to be held on:**

**Date: Thursday, 3 February 2022**

**Time: 4.30pm**

**Location: [On Zoom](#)**

## **AGENDA**

### **Fairlie Community Board Meeting**

**3 February 2022**

Note: This meeting will be digitally recorded by the minute-taker and uploaded to the Council's YouTube channel after the meeting.

**Fairlie Community Board Membership:**

Damon Smith  
Leaine Rush  
Angela Habraken  
Murray Cox



**Order Of Business**

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- 1 OPENING**
- 2 APOLOGIES**
- 3 PUBLIC FORUM**
- 4 DECLARATIONS OF INTEREST**

## 5 REPORTS

### 5.1 COMMUNITY BOARD VACANCY

**Author:** Arlene Goss, Governance Advisor

**Authoriser:** Paul Numan, General Manager Corporate Services

**Attachments:** Nil

#### PURPOSE OF REPORT

The purpose of this report is to inform the Fairlie Community Board of their options to address the vacant position created by the passing of chairman Les Blacklock.

#### STAFF RECOMMENDATIONS

1. That the report be received.
2. That the Fairlie Community Board elects <Name> to fill the vacancy of chairperson that was created by the passing of Les Blacklock.
3. That the Fairlie Community Board elects <Name> as deputy chairperson.
4. That the Fairlie Community Board notes the vacancy on the board created by the passing of Les Blacklock, and agrees to let that vacancy stand unfilled until the next election in October, 2022.

#### OR

That the Fairlie Community Board notes the vacancy on the board created by the passing of Les Blacklock and instructs staff to initiate an appointment process to fill that vacant position.

5. That the Fairlie Community Board agrees to recognise Les Blacklock's contribution to the Fairlie Community with/by .....

*If the community board resolves to leave the vacancy un-filled, the following resolutions are required:*

6. That the Fairlie Community Board approves the distribution of remuneration that would have been paid to the late Les Blacklock among the other community board members, as required by the Remuneration Authority.
7. That the Fairlie Community Board instructs staff to submit a request to the Remuneration Authority for the distribution to be approved, and notes that the revised remuneration rates will be backdated to 4 February, 2022, and will be actioned as soon as practicable after the Authority's approval is received.

**BACKGROUND**

The chairman of the Fairlie Community Board, Les Blacklock, passed away unexpectedly in December, 2021.

Mr Blacklock first joined the community board on November 21, 2012. He was appointed to the position part-way through the term, following the resignation of two members.

The minutes of that meeting say:

*Les Blacklock ... moved to Fairlie seven years previously to manage the Fairlie Hotel and when it was sold, he and his wife chose to remain in the town. He has worked for a local spraying contractor for the previous four years. He said he enjoyed community involvement, having been an active member of a Christchurch sports club for many years. Mr Blacklock said he very much liked the Fairlie people and helping out where he could. Now, finding that he had more time on his hands, he was keen to become more involved. He said that while he had no specific agenda, he was well aware of the value of maintaining local services and looking after what Fairlie had. He noted the duty of care involved in dealing with public money.*

Mr Blacklock later stood for election and was elected to the community board in 2013, 2016 and 2019. He became chairperson in 2016 and held that role until he died.

His passing creates an extraordinary vacancy on the community board, including a vacancy in the role of chairperson.

**VACANCY – CHAIRPERSON OF THE COMMUNITY BOARD**

The current deputy chairperson of the Fairlie Community Board is Damon Smith. Under the standing orders he would chair a meeting if Mr Blacklock was unable to attend.

However, in this situation the community board requires a resolution to appoint a new chairperson. If that is Damon Smith, a new deputy chairperson will also need to be appointed to take his place.

The Governance Advisor will call for nominations for the role of chair and deputy chair at the meeting. Nominations will need to be seconded, followed by a vote.

**VACANCY – COMMUNITY BOARD MEMBER**

The death of an elected member usually prompts a by-election unless the next local government election is less than a year away. In this case, the requirement for a by-election expired on October 8, 2021. So a by-election will not be held.

The remaining options are to either carry the vacancy until the next election in October this year, or appoint someone to fill the vacancy.

The relevant legislation is Section 117 of the Local Electoral Act 2001:

*On receiving notice (of the vacancy), the community board must, at its next meeting or subsequent meeting ... determine by resolution—*

*(a) that the vacancy will be filled by the appointment ... (by the community board) of a person named in the resolution who is qualified to be elected as a member; or*

*(b) that the vacancy is not to be filled.*

If the community board decides to fill the vacancy by appointment, a process to find an appointee is set out in the legislation as follows:

1. Give public notice of the intention to fill the vacancy by appointment.

2. Give public notice of the criteria used to choose the appointed member.
3. Confirm the appointment with a formal resolution, after which the appointed member, after which the member “is for all purposes to be treated as having been elected to fill the vacancy on the date on which that resolution is made.”

If the community board instead decides to carry the vacancy until the election, a formal resolution is to be followed by a public notice of that decision. Any remuneration that would have been paid to Les Blacklock between now and the election will return to the pool and be distributed to the remaining community board members. This recognises the extra work they take on with one fewer member.

#### **RECOGNITION OF LES BLACKLOCK’S CONTRIBUTION TO THE FAIRLIE COMMUNITY**

Mr Blacklock’s contribution to the Fairlie community was significant and the community board may want to recognise this in some way. Members are encouraged to bring ideas to the meeting for discussion.

**5.2 MINUTES OF FAIRLIE COMMUNITY BOARD MEETING - 28 OCTOBER 2021**

**Author:** Arlene Goss, Governance Advisor

**Authoriser:**

**Attachments:** 1. Minutes of Fairlie Community Board Meeting - 28 October 2021

**RECOMMENDATION**

1. That the Minutes of the Fairlie Community Board Meeting held on Thursday 28 October 2021 be received and confirmed as an accurate record of the meeting.



**Mackenzie**

DISTRICT COUNCIL

**Unconfirmed MINUTES**

**Fairlie Community Board Meeting**

**28 October 2021**



**MINUTES OF MACKENZIE DISTRICT COUNCIL  
FAIRLIE COMMUNITY BOARD MEETING  
HELD AT THE COUNCIL CHAMBERS, FAIRLIE  
ON THURSDAY, 28 OCTOBER 2021 AT 4.30PM**

**PRESENT:** Les Blacklock (Chairman), Damon Smith, Leaine Rush, Angela Habraken, Cr Murray Cox

**IN ATTENDANCE:** David Adamson (General Manager Operations – Acting), Brian Milne (Community Facilities Officer), Arlene Goss (Governance Advisor), Anne Thompson (Heartlands Fairlie).

**1 OPENING**

The chairman opened the meeting and welcomed everyone.

**2 APOLOGIES**

**COMMITTEE RESOLUTION FCB/2021/156**

Moved: Member Damon Smith

Seconded: Member Angela Habraken

That apologies be received from Mayor Graham Smith and Cr Anne Munro.

**CARRIED**

**3 PUBLIC FORUM**

Anne Thompson from Fairlie Heartlands asked to speak about the playground on the Village Green. She disagreed with the “horse rails” that had recently been installed as they did not match the rest of the area. She was told there would be plantings done in that area. She asked for the community board to consult more widely on changes to the Village Green in the future.

She also raised the problem of the increased number of large trucks coming through Fairlie and being a danger to pedestrians. The over-65s had problems crossing the main street due to the traffic.

Riddle Street was a mess and a safety hazard. She asked for more angle parking to be put in near the skatepark.

Cr Cox asked if the community board could ask for a report on parking.

Anne Thompson said her preference was for Riddle Street to be one way. Leaine Rush said she had spoken to shop owners and some of them were against a one-way system.

David Adamson introduced himself as the acting General Manager, Operations, replacing Tim Harty.

Cr Cox suggested that the issues raised by Anne Thompson might be the subject of a submission to the Long-Term Plan.

#### 4 DECLARATIONS OF INTEREST

There were no declarations of interest.

#### 5 REPORTS

##### 5.1 MINUTES OF FAIRLIE COMMUNITY BOARD MEETING - 2 SEPTEMBER 2021

###### COMMITTEE RESOLUTION FCB/2021/157

Moved: Mr Damon Smith

Seconded: Member Angela Habraken

1. That the Minutes of the Fairlie Community Board Meeting held on Thursday 2 September 2021 be received and confirmed as an accurate record of the meeting.

**CARRIED**

##### 5.2 COMMUNITY BOARD FINANCIAL REPORT

The financial report was received and the community board noted that it did not yet include the carry forward amounts.

##### 5.3 FAIRLIE COMMUNITY BOARD GENERAL UPDATE

The purpose of this report was to provide the Fairlie Community Board with a general update on several projects and actions related to the Fairlie area in general and community board specifically.

The chairman asked to speak about the bus car park near the village green. Would it be possible to move this next to the new public toilet site opposite the Gladstone Hotel? Further discussion was held on the need to improve parking in Fairlie, particularly around the Village Green.

Regarding the painted white barrier, the community board asked about using plants to soften this area. A full concept plan for the Village Green was on the list of priorities and this would include any changes to parking.

**Dump Station** - Damon Smith said he brought up the idea of locating a campervan dump station at the golf club at the club's latest meeting and they were in favour if there was no cost to the club and it could be removed if they wanted to do something else with the land. Mr Milne said the next step was to organise a license to occupy.

**Public toilets** - Leaine Rush asked if the old toilet building on the Village Green would be demolished or if the building could be repurposed. The contract would include the demolition of the old toilets. This land was owned by NZTA, not council, so options were limited.

**Grants** - Leaine Rush notified the governance advisor that the grant issued to the Spirit of Adventure Group for the film festival would not be collected because the event didn't go ahead.

**Bike rack** – Mr Milne said he was looking at the site next to the supermarket. This was already paved so would be a good place for it. The community board agreed with this site. Discussion took

place on the type of bike stand, making sure they were recognizable as a bike stand. Mr Milne offered to come back to the community board with ideas and quotes for the board to consider.

**Memorial headstone** – The community board did not see a problem with this headstone being installed in the cemetery. Council did not have a policy on headstones or adhere to any set standards. This headstone was not considered to be inappropriate for the site.

**Parks and Community Facilities Strategy** – Mr Milne gave a power point presentation on the new strategy. A copy of the presentation is available as an attachment to these minutes.

Following the presentation, the chairman noted that more work was planned for Tekapo and Twizel than Fairlie. Mr Milne explained the funding difficulties faced by Fairlie due to the lack of new development.

Discussion took place on whether the proposed pump park should go on the Village Green or at another site. Sites considered included the Domain, McLeans Park and Strathconan Park. Different types of pump parks or bike tracks were compared.

The chairman asked to see the priorities/details of the strategy advertised in the Fairlie Accessible for public feedback.

#### 5.4 GENERAL BUSINESS AND COUNCILLOR UPDATE

Cr Cox said councillor time had been taken up with the Long-Term Plan. It was currently in the submissions phase with hearings due later this month.

There was a lot of water and roading infrastructure costs included in the Long-Term Plan, but not a lot of community facility funding. He suggested that if there was anything that needed to be included, the community board should put in a submission.

Council was also working with the government on Three Waters. It was too early to know exactly what the new South Island entity would look like. Councils wanted to ensure local representation was a feature.

There would need to be a review of local government once three waters were taken out.

*Cr Cox left the meeting at 5.48pm.*

#### 5.5 COMMUNITY BOARD ACTION LIST

The Skate Park is finished. Need to look at parking now. Car parking is at a premium. The chairman wanted to act on this urgently. David Adamson asked for clarification on what the community board wanted. They said they wanted more car parks closer to the shops and the buses moved further away, nearer to the new public toilet. They also wanted safety issues resolved near the Four Square.

Mr Adamson asked to see the Abley traffic report that was conducted some years ago in Fairlie. He also suggested starting a new action requesting a parking strategy for the centre of Fairlie.

**Dog Park** – Mr Milne asked if the site on the other side of the bridge was definitely the preferred site for the dog park. The community board agreed.

Mr Adamson said he would report to the community board at a later date on matters like the new Fairlie water treatment plant. He also updated the board on the new roading contract. The

governance advisor was asked to invite Fulton Hogan to the next community board meeting to introduce themselves.

**The Meeting closed at about 6.30pm.**

**The minutes of this meeting were confirmed at the Fairlie Community Board Meeting held on .**

.....  
**CHAIRPERSON**

### **5.3 COMMUNITY BOARD FINANCIAL REPORT**

**Author:** Jo Hurst, Management Accountant

**Authoriser:** Paul Numan, General Manager Corporate Services

**Attachments:** 1. Financial Report for Fairlie Community Board [!\[\]\(74d4806277d7e73349d8e8c0897931e9\_img.jpg\) !\[\]\(5f42d2cd7ad901bc24e5d35a38c777fd\_img.jpg\)](#)

#### **STAFF RECOMMENDATIONS**

That the community board financial report be received.

#### **BACKGROUND**

Attached is the latest community board financial report for your information.



**Fairlie Community Board  
Township Projects  
For The Period Ended 31 December 2021**

Date	Organisation	Amount
1/07/2021	New financial year 2021/22	\$ 20,000.00
	Unconfirmed carry forward from 2020/21	\$ 32,901.25
	Expenditure to date:	
16/07/2021	Concept design for Fairlie Cemetery	\$ 1,000.00
13/09/2021	Rail fencing on Village Green	\$ 12,554.00
30/09/2021	Advertising - Cemetery Memorial Wall	\$ 156.52
30/11/2021	Design work - Dog Park	\$ 475.00
30/11/2021	Drone Photography - Dog Park	\$ 330.00
30/11/2021	Drone Photography - Village Green	\$ 330.00
	Balance remaining	\$ 38,055.73

**Grant Allocations  
For The Period Ended 31 December 2021**

Date	Organisation	Amount
1/07/2021	New financial year 2021/22	\$ 2,000.00
	Unconfirmed carry forward from 2020/21	\$ 86.96
	Expenditure to date:	
21/07/2021	Mackenzie Half Marathon - Hall Hire	\$ 250.00
19/07/2021	Mackenzie Book & Arts Festival	\$ 250.00
2/09/2021	Mackenzie Community Enhancement Board - Band	\$ 217.39
2/09/2021	Mackenzie Community Enhancement Board - Hall Hire	\$ 217.39
2/09/2021	Stronger for Longer - Hall Hire, Equipment	\$ 217.39
2/09/2021	Team Tumble Cheer - Hall Hire	\$ 217.39
2/09/2021	Mackenzie Community Enhancement Board - Music B. Walker	\$ 217.39
	Balance remaining	\$ 500.01




\* Maximum of \$250 can be allocated per grant application

## 5.4 GRANT APPLICATIONS

**Author:** Arlene Goss, Governance Advisor

**Authoriser:**

**Attachments:**

1. Grant application from Fairlie Bowling Club [↓](#) 
2. Fairlie Bowling Club Building Consent Application Form [↓](#) 
3. Grant application from Mackenzie Amateur Swim Club [↓](#) 

### STAFF RECOMMENDATIONS

1. That a grant of \$538 be approved/declined in response to the application from the Fairlie Bowling Club towards the cost of building consent fees.
2. That a grant of \$250 be approved/declined in response to the application from the Mackenzie Amateur Swim Club towards the cost of repairing the club's dive boards.

### BACKGROUND

The following grant application has been received by the community board:

- The Fairlie Bowling Club has requested \$538 to pay building consent fees.
- The Mackenzie Amateur Swim Club has requested \$250 towards repair of the club's dive boards.

Personal phone numbers and email addresses have been redacted to protect the privacy of applicants.



# Mackenzie

DISTRICT COUNCIL



## Community Board Grant Application Form

### A. Details

Name of organisation:	FAIRLIE BOWLING CLUB
Contact person:	Maureen McColl
Postal address:	[REDACTED] Main Street Fairlie
Email address:	[REDACTED]
Telephone:	[REDACTED]

### B. Which Community Board are you applying to?

1. Twizel Community Board	<input type="checkbox"/> Yes	You can apply for up to \$500 per grant.	Grant to be spent on projects/events in the Twizel Community Board area
2. Tekapo Community Board	<input type="checkbox"/> Yes	You can apply for up to \$1000 per grant.	Grant to be spent on projects/events in the Tekapo Community Board area
3. Fairlie Community Board	<input checked="" type="checkbox"/> Yes	You can apply for up to \$250 per grant.	Grant to be spent on projects/events in the Fairlie Community Board area

### C. Organisation Details

1. How many people belong to your organisation?	48
2. What is the legal status of your organisation? E.g. Trust, incorporated society, other.	INCORPORATED SOCIETY
3. How long has your organisation existed?	1924
4. Is your organisation responsible to, or controlled by, any other organisation or authority?	BOWLS SOUTH CANTERBURY BOWLS NEW ZEALAND



**D. Grant Details**

1. How much money are you applying for?	\$											
2. What is this money going to be used for? (Briefly explain):												
COVERS CONSENT APPLICATION WHICH WAS DISCONTINUED												
1. Are you registered for GST?	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No											
If yes, GST Number:	<table border="1"> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> </table>											
2. What are the total costs of the project and where is the funding coming from?	Community board (this application) x	\$ 538.00										
	Other funders:	\$										
	Your contribution:	\$										
	Total:	\$ 538.00										
3. When will this project happen?	OFFSET CONSENT FEE - CURRENT											
4. Have you applied for other sources of funding? Briefly explain.												
No												

**F. Declaration**

I hereby declare that the information supplied above on behalf of my organisation is correct.

I consent to the Mackenzie District Council collecting the personal contact details and information provided in this application for the purpose of considering a grant. I also consent to this completed application form being published on the public agenda of the next community board meeting. This consent is given in accordance with the Privacy Act 1993.

Name:	Maureen McColl		
Position in Organisation / Title:	Secretary		
Signature:	<i>Maureen McColl</i>	Date:	16.11.21

**G. Checklist**

1. I have attached a balance sheet or financial statement from my organisation. If no, explain why.	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No N/A
2. I have attached any other relevant documents that would assist the community board in making a decision.	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No N/A
3. I understand that if my application is approved, I will be asked to supply an invoice for the amount granted and proof of my bank account number.	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No N/A
4. I understand that if my application is approved I will be asked to complete a project completion form that accounts for how the money is spent.	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No N/A

**G. For more information**

Arlene Goss  
Mackenzie District Council  
PO Box 52, Fairlie 7949  
  
Phone 03 685 9010 ext 915  
or  
[Arlene.Goss@mackenzie.govt.nz](mailto:Arlene.Goss@mackenzie.govt.nz)



# Mackenzie

DISTRICT COUNCIL

P O Box 52  
Fairlie  
New Zealand

Phone (03) 685-9010 - Fax (03) 685-8533  
Email - debtors@mackenzie.govt.nz

Bank Account details for Direct Credit Payments  
03-0887-0226851-02, Customer No. as Reference

Garry Harris Limited  
5 Allandale Road  
Fairlie 7925

GST Number: 53-030-920  
Invoice Date: 28/10/21  
Customer No: BC190238

## Tax Invoice 95978

Quantity	Description	Rate	Amount
	190238 : SCHOOL RD, FAIRLIE COMMUNITY Veranda addition to clubroom building Owner: Mackenzie District Council		
	Building Consent Fee		538.00 *
	(* Incl GST \$70.17)		
Please use your Customer No. as a reference on all payments.			
	Total incl. GST		\$538.00

(Please detach and return this portion with your payment)

### MACKENZIE DISTRICT COUNCIL REMITTANCE ADVICE

Garry Harris Limited  
5 Allandale Road  
Fairlie 7925

Customer No.: BC190238  
Invoice No.: 95978  
Total Due: \$538.00



**Form 2: Application for project information memorandum and/or building consent**  
Section 33 or 48, Building Act 2004

Mackenzie District Council  
53 Main Street  
PO Box 52  
Fairlie

03 685 9010

Email: building@mackenzie.govt.nz

**1. THE BUILDING** [Complete all applicable sections]

Street address of building: FAIRLIE BOWLING CLUB  
39 SCHOOL ROAD FAIRLIE

[If no street address - details of nearest intersection]

Legal description of land where building is located: Lot 9 DP 2690

Site area (m<sup>2</sup>) Sec Block

Building name: BOWLING CLUB Valuation Number 25310-00200 B

Location of building within site/block number: [Include nearest street access]

Number of levels: [Above & below ground] 1 Level /Unit Number:

Floor area: 30m<sup>2</sup> (m<sup>2</sup>) [Indicate area affected by the building work]

Current, lawfully established, use: BOWLING CLUB Year First Constructed: 1975

[Add no. of occupants per level and per use if more than 1] 7.5

**OFFICE USE ONLY:**

Consent Number:

PIM Number:

Compliance Schedule No:

Date received:

Mackenzie District Council  
Received: 02/08/2019

**2. APPLICATION** [Nominate as applicable]

I request that you issue a: (for the building work described in this application)

- ☐ Project Information Memorandum (PIM)  
☐ Project Information Memorandum (PIM) and Building Consent (BC)  
☒ Building Consent The existing PIM No [if applicable] is: .....  
☐ Amendment to an existing Building Consent. The existing BC No is: .....  
☐ Staged Consent - Being stage ..... of ..... stages

State the reference number if this application involves a National Multiple Use Approval: .....

Name: Maureen McCall Signature: [Signature] Date: 29-07-19

The signature is that of the ☐ Owner OR ☐ the Agent on behalf of and with the approval of the Owner

This is my address for service and I acknowledge that some communications may be by email.

Please nominate if email address is not available ☒ [Redacted]

**3. THE PROJECT**

DESCRIPTION OF BUILDING WORK: (Provide sufficient information below to enable scope of work to be fully understood)

FIT VERANDAS TO FRONT OF EXISTING CLUBROOMS

Current use of building: BOWLING CLUB [E.g. Home, implement shed, office]

Will the building work result in a change of use of the building? ☐ Yes ☒ No. If Yes, provide details of the new use of the building:

Intended life of the building if less than 50 years: ..... [Years]

List Building Consents previously issued for this project (if any): .....

Estimated value of the building work on which the building levy will be calculated (including goods and services tax):

\$6000-00 [State estimated value as defined in section 7 of the Building Act 2004]

Is prescribed energy work to be part of this Building Consent (tick if applicable) Gas ☐ Electricity ☐



Central Otago District Council  
Clutha District Council  
Dunedin City Council  
Gore District Council  
Invercargill City Council  
Mackenzie District Council

Queenstown Lakes District Council  
Southland District Council  
Timaru District Council  
Waimate District Council  
Waitaki District Council



**4. OWNER**

Name of Owner: **Mackenzie District Council**

Contact person: **MAYREEN MCCOLL**

Mailing address: [REDACTED]

Street address/registered office: [REDACTED]

Phone No.: Landline: [REDACTED]  
Mobile: [REDACTED]  
Daytime: [REDACTED]  
After hours: [REDACTED]  
Facsimile: [REDACTED]

Email: [REDACTED]

Website: [REDACTED]

**THE FOLLOWING EVIDENCE OF OWNERSHIP IS ATTACHED:**

☐ Certificate of Title ☐ Lease Agreement  
☐ Agreement for Sale and Purchase ☐ Other document

**5. AGENT** *(Only required if application is being made on behalf of the owner)*

Name of Agent: **GARRY HARRIS**

Contact person: [REDACTED]

Mail address: [REDACTED] **ROAD**  
**FAIRLIE**

Street address/registered office: [REDACTED]

Phone No.: Landline: [REDACTED]  
Mobile: [REDACTED]  
Daytime: [REDACTED]  
After hours: [REDACTED]  
Facsimile: [REDACTED]

Email: [REDACTED]

Website: [REDACTED]

Relationship to owner: *(State details of the authorisation from the owner to make the application on the owner's behalf)*  
**BUILDER**

**FIRST POINT OF CONTACT** for communications with the Council / Building Consent Authority: ☐ Owner ☒ Agent

Or: *(if different to above details)* Name: [REDACTED] Email: [REDACTED]  
Mailing Address: [REDACTED] Phone: [REDACTED] Facsimile: [REDACTED]

**BILLING (PAYER) DETAILS:** ☒ Owner ☐ Agent ☐ Other, (state name & mailing address) [REDACTED]

**6. RESTRICTED BUILDING WORK**

Will the building work include any restricted building work? ☒ Yes ☐ No

If Yes, provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work *(If these details are un-known at the time of the application, they must be supplied before the building work begins.)*

Name	Licensing Class	Licensed Building Practitioner Number (or registration number if treated as being licensed under section 291 of the Building Act 2004)
<b>GARRY HARRIS</b>	<b>CARPENTRY &amp; SITE 1</b>	<b>103086</b>

Note: Continue on another page if necessary

**7. PROJECT INFORMATION MEMORANDUM** *(Do not fill in this section if the application is for a building consent only)*

The following matters are involved in the project: *(Nominate the matters relevant to the project)*

- ☐ Subdivision
- ☐ Alterations to land contours *[e.g. digging out the site for a building platform]*
- ☐ New or altered connections to public utilities *[e.g. Council sewer, storm water or water mains]*
- ☐ New or altered locations and/or external dimensions of buildings
- ☐ New or altered access for vehicles
- ☐ Building work over or adjacent to any road or public place
- ☐ Disposal of stormwater and wastewater
- ☐ Building work over any existing drains or sewers or in close proximity to wells or water mains
- ☐ Other matters known to the applicant that may require authorisations from the Territorial Authority: *(Specify)*



## 8. BUILDING CONSENT

The following plans and specifications are attached to this application: *(please enter these in section 10 over page)*

## THE BUILDING WORK WILL COMPLY WITH THE BUILDING CODE AS FOLLOWS:

Building Code Clause <i>Nominate relevant clauses</i>	Means of Compliance <i>Nominate relevant compliance path(s) for each clause selected.</i>				
	Acceptable Solution	NZS 4121 Accessible Design	Verification Method	Alternative Solution <i>Please complete Form SBCG 34.1</i>	Waiver/Modification <i>Please complete Form SBCG 23.1</i>
<input checked="" type="checkbox"/> B1 Structure	<input checked="" type="checkbox"/> B1/AS1 <input type="checkbox"/> B1/AS3		<input type="checkbox"/> B1/VM1 <input type="checkbox"/> B1/VM4	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> B2 Durability	<input checked="" type="checkbox"/> B2/AS1		<input type="checkbox"/> B2/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> C1-6 Protection from fire	<input type="checkbox"/> C/AS1 <input type="checkbox"/> C/AS2 <input type="checkbox"/> C/AS3 <input type="checkbox"/> C/AS4 <input type="checkbox"/> C/AS5 <input type="checkbox"/> C/AS6 <input type="checkbox"/> C/AS7		<input type="checkbox"/> C/VM1 <input type="checkbox"/> C/VM2	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> D1 Access routes	<input type="checkbox"/> D1/AS1	<input type="checkbox"/>	<input type="checkbox"/> D1/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> D2 Mechanical installation for access	<input type="checkbox"/> D2/AS1 <input type="checkbox"/> D2/AS2 <input type="checkbox"/> D2/AS3	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> E1 Surface water	<input checked="" type="checkbox"/> E1/AS1		<input type="checkbox"/> E1/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> E2 External moisture	<input checked="" type="checkbox"/> E2/AS1 <input type="checkbox"/> E2/AS2 <input type="checkbox"/> E2/AS3		<input type="checkbox"/> E2/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> E3 Internal moisture	<input type="checkbox"/> E3/AS1			<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> F1 Hazardous agents on site			<input type="checkbox"/> F1/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> F2 Hazardous building materials	<input checked="" type="checkbox"/> F2/AS1			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> F3 Hazardous substances and processes			<input type="checkbox"/> F3/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> F4 Safety from falling	<input type="checkbox"/> F4/AS1			<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> F5 Construction and demolition hazards	<input checked="" type="checkbox"/> F5/AS1			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> F6 Visibility in escape routes	<input type="checkbox"/> F6/AS1			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> F7 Warning systems	<input type="checkbox"/> F7/AS1			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> F8 Signs	<input type="checkbox"/> F8/AS1	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> F9 Restricting access to residential pools	<input type="checkbox"/> F9/AS1 <input type="checkbox"/> F9/AS2			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> G1 Personal hygiene	<input type="checkbox"/> G1/AS1	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> G2 Laundering	<input type="checkbox"/> G2/AS1	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> G3 Food preparation and prevention of contamination	<input type="checkbox"/> G3/AS1	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> G4 Ventilation	<input type="checkbox"/> G4/AS1		<input type="checkbox"/> G4/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> G5 Interior environment	<input type="checkbox"/> G5/AS1	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> G6 Airborne impact sound	<input type="checkbox"/> G6/AS1		<input type="checkbox"/> G6/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> G7 Natural light	<input type="checkbox"/> G7/AS1		<input type="checkbox"/> G7/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> G8 Artificial light	<input type="checkbox"/> G8/AS1		<input type="checkbox"/> G8/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> G9 Electricity	<input type="checkbox"/> G9/AS1		<input type="checkbox"/> G9/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> G10 Piped services	<input type="checkbox"/> G10/AS1		<input type="checkbox"/> G10/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> G11 Gas as an energy source	<input type="checkbox"/> G11/AS1			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> G12 Water supplies	<input type="checkbox"/> G12/AS1 <input type="checkbox"/> G12/AS2		<input type="checkbox"/> G12/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> G13 Foul water	<input type="checkbox"/> G13/AS1 <input type="checkbox"/> G13/AS2 <input type="checkbox"/> G13/AS3		<input type="checkbox"/> G13/VM1 <input type="checkbox"/> G13/VM4	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> G14 Industrial liquid waste	<input type="checkbox"/> G14/AS1		<input type="checkbox"/> G14/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> G15 Solid waste	<input type="checkbox"/> G15/AS1			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> H1 Energy efficiency	<input type="checkbox"/> H1/AS1		<input type="checkbox"/> H1/VM1	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> B1-H1 Simple House Solution	<input type="checkbox"/> SH/AS1				
<input type="checkbox"/> B1-H1 Back Country Hut	<input type="checkbox"/> BCH/AS1				



**9. COMPLIANCE SCHEDULE** (specified systems are defined in regulations)
☐ The specified systems for the building are as follows:

☐ The following specified systems are being altered, added to, or removed in the course of the building work:

☒ There are no specified systems in the building.

Please provide the details required by completing either form:

- SBCG27 Compliance Schedule Specified Systems (or)
- SBCG11 Application for amendment to Compliance Schedule

**10. ATTACHMENTS**

The following documents are attached to this application (All plans and specifications must meet the minimum requirements set out in the regulations or required by the building consent authority):

[Nominate as applicable]

☐ Plans and specifications (list) (or attach a list) SITE PLAN, ELEVATION, CROSS SECTION
☐ Memoranda from licensed building practitioner(s) who carried out or supervised any design work that is restricted building work

☐ Project Information Memorandum ☐ Development contribution notice ☐ Certificate attached to Project Information Memorandum

☐ Other information relevant to this application: [Please specify]:

☐ Current Certificate of title provided
**11. CONTACTS** (involved in this project)**Designer**
 Name(s): G. K. HARRIS

 Postal Address: ALLANDALE ROAD  
FAIRLIE

Mobile: [REDACTED] Daytime:

 Reg No: 103086 Email:
**Engineer**

Name(s):

Postal Address:

Mobile: Daytime:

Reg No: Email:

**Builder**
 Name(s): G. K. HARRIS

 Postal Address: ALLANDALE ROAD  
FAIRLIE

Mobile: [REDACTED] Daytime:

 Reg No: 103086 Email: [REDACTED]
**Gasfitter**

Name(s):

Postal Address:

Mobile: Daytime:

Reg No: Email:

**Drainlayer**

Name(s):

Postal Address:

Mobile: Daytime:

Reg No: Email:

**Plumber**

Name(s):

Postal Address:

Mobile: Daytime:

Reg No: Email:

**Electrician**

Name(s):

Postal Address:

Mobile: Daytime:

Reg No: Email:

**Other**

Name(s):

Postal Address:

Mobile: Daytime:

Reg No: Email:



## Mackenzie

DISTRICT COUNCIL

### Community Board Grant Application Form

#### A. Details

Name of organisation:	Mackenzie Amateur Soccer Club
Contact person:	Jo O'Neill
Postal address:	PO Box 37, Fairlie
Email address:	jooneill37@extra.co.nz
Telephone:	027 435 1290.

#### B. Which Community Board are you applying to?

1. Twizel Community Board	<input type="checkbox"/> Yes	You can apply for up to \$500 per grant.	Grant to be spent on projects/events in the Twizel Community Board area
2. Tekapo Community Board	<input type="checkbox"/> Yes	You can apply for up to \$1000 per grant.	Grant to be spent on projects/events in the Tekapo Community Board area
3. Fairlie Community Board	<input checked="" type="checkbox"/> Yes	You can apply for up to \$250 per grant.	Grant to be spent on projects/events in the Fairlie Community Board area

#### C. Organisation Details

1. How many people belong to your organisation?	38 kids
2. What is the legal status of your organisation? E.g. Trust, incorporated society, other.	Not for profit Club.
3. How long has your organisation existed?	50 years +
4. Is your organisation responsible to, or controlled by, any other organisation or authority?	No.



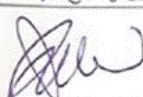
**D. Grant Details**

1. How much money are you applying for?		\$ 250-00	
2. What is this money going to be used for? (Briefly explain):			
Repair costs to swim club dive boards. Dive boards are left at pool and can be used by other groups (ie schools).			
1. Are you registered for GST?		<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
If yes, GST Number:			
2. What are the total costs of the project and where is the funding coming from?		Community board (this application)	\$ 250-00
materials \$350 labour \$250		Other funders:	\$ —
		Your contribution:	\$ 350
		Total:	\$ 600-
3. When will this project happen?		ASAP	
4. Have you applied for other sources of funding? Briefly explain.			
Sparz Rural Travel Grant \$1000 received.			

**F. Declaration**

I hereby declare that the information supplied above on behalf of my organisation is correct.

I consent to the Mackenzie District Council collecting the personal contact details and information provided in this application for the purpose of considering a grant. I also consent to this completed application form being published on the public agenda of the next community board meeting. This consent is given in accordance with the Privacy Act 1993.

Name:	Jo O'Neill		
Position in Organisation / Title:	President		
Signature:		Date:	19/1/22

**G. Checklist**

1. I have attached a balance sheet or financial statement from my organisation. If no, explain why.	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No
2. I have attached any other relevant documents that would assist the community board in making a decision.	<input type="checkbox"/> Yes / <input type="checkbox"/> No
3. I understand that if my application is approved, I will be asked to supply an invoice for the amount granted and proof of my bank account number.	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No
4. I understand that if my application is approved I will be asked to complete a project completion form that accounts for how the money is spent.	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No

**G. For more information**

Arlene Goss  
Mackenzie District Council  
PO Box 52, Fairlie 7949  
  
Phone 03 685 9010 ext 915  
or  
[Arlene.Goss@mackenzie.govt.nz](mailto:Arlene.Goss@mackenzie.govt.nz)

**Mackenzie Amateur Swimming Club**  
**Current Year accounts**  
**1 October 2020 - 30 September 2021**

Opening Balance 01 Account as at 1 October 2020	\$ 5,162.63
Opening Balance Bonus Saver Account as at 1 October 2020	\$ 2,487.94

**Income**

Subscriptions	\$ 3,765.00
Sport NZ Rural Travel Grant	\$ 2,168.44
Carnival Fees	\$ 3,502.00
Fundraising	\$ 958.00
Credits to be refunded or transferred (incorrect account)	\$ 554.00
Fundraising A&P Show 2020 & 2021	\$ 800.00
Interest	\$ 2.64
Donations	\$ -
Hoodies	\$ 305.00
Accommodation contribution from members	\$ 3,525.00

**Total Income** \$ 15,580.08

**Expenditure**

Bonus Saver Transfer	\$ 6.00
Affiliation Fees	\$ 2,080.02
Carnival Fees	\$ 3,754.00
Coach Payments	\$ 400.00
Van/Bus Hire	\$ 3,292.00
Cup Engraving	\$ 1,114.00
Advertising	\$ 26.00
Accommodation	\$ 3,719.00
Fundraising Costs	\$ 719.96
Equipment	\$ 77.96
First Aid Course	\$ 560.00
Clothing Purchases	\$ 588.97
Credits refunded or transferred	\$ 554.00
Bank charges	\$ 3.99
Carnival costs (raffle, food)	\$ 100.30

**Total Expenditure** \$ 16,996.20

**Running bank balance** \$ 3,746.51

Balance 01 Account as at 30 September 2021	\$ 4,292.01
Balance Bonus Saver Account as at 30 September 2021	\$ 2,492.18



## 5.5 FAIRLIE COMMUNITY BOARD GENERAL UPDATE

**Author:** Brian Milne, Community Facilities and Services Officer - Contractor

**Authoriser:** David Adamson, General Manager Operations - Acting

**Attachments:**

1. Fairlie Dog Park Area [↓](#) 
2. Dump Station Plan (Draft) [↓](#) 
3. Park-Township furniture options [↓](#) 

### PURPOSE OF REPORT

The purpose of this report is to provide the Fairlie Community Board with a general update on a number of projects and actions related to the Fairlie area in general and Community Board specifically.

### STAFF RECOMMENDATIONS

1. That the report be received.
2. That the removal of the mature Douglas Fir Trees on the southern boundary of McLean Park be approved

### ACTION AND PROJECTS UPDATE

#### McLean Park Trees

On the southwest boundary of Mclean Park, there is a row of mature Douglas Fir trees. It is assumed these were planted to provide quick growing shelter for the amenity tree planting that took place in the park.

There was some damage to these trees in recent storm events, however rather than undertake arboriculture repair work it is recommended that the trees be removed, as they are approaching the end of their life, have served their (assumed) purpose, and could be replaced with more attractive amenity trees, in keeping with other trees in the park.

The adjoining owner to the south has also requested the trees be removed, as they overhang their property and pose a safety risk due to debris/branches falling into their property during storm events.

As Douglas Fir trees are a reasonably high value timber tree, it is believed the trees can be felled and removed by a forestry contractor at either no cost to Council or a small return which will assist in stump grinding costs.



**Fairlie Cemetery Development**

Redevelopment of the RSA ashes circle is underway. Unsightly trees/shrubs have been removed and a plan is being prepared for replanting the entire area.

**Dog Park**

A plan to facilitate preparation of a contract specification and pricing for the dog park development has been initiated but was put on hold over the last month to allow further consideration of alternative use of the site for commercial purposes.

A plan of the proposed area to be fenced is provided as Attachment 1

Works are proposed to include:

- Fencing of the area,
- Ground clearance, levelling and regressing
- Water supply/dog/drinking fountain
- Refuse bin and doggy do bag dispenser
- Seat

An existing picnic table will be incorporated into the fenced area, with the other table outside.

Development of agility items, tree planting and other furniture will be considered for future stages subject to funding.

**Tourism Infrastructure Funds (TIF) Projects**

A contract has been let to Carpentry South, utilising prefabricated Exeloo toilet units for the new toilets at Fairlie, Lake Pukaki Lookout and Lake Ruataniwha.

The design plans for each of these sites is attached.

The time frame is for the new toilets to be completed by June 2022.

An update on the location for the dump station on the Road Reserve in front of the Golf Club on Talbot Road will be further discussed at the meeting.

**Parks and Community Facilities Strategy**

Public consultation on the Draft Parks and Community Facilities Strategy has now closed and results of this and any recommended changes will be presented to Council for consideration in February.

**Park/Township Furniture**

We would like to select a standard/consistent set of furniture to use for new and replacement furniture in the parks and town centres. Attachment 3 provides a list of possible options that have been selected from a range of outdoor furniture suppliers for your consideration and feedback.

While it would simplify management processes to have a standard set for the entire district, this is not essential and each town could have its own style, with the intention we would use this furniture in most situations.

Refer Attachment 3.

**Bike Rack**

The installation of the bike stand will be arranged following the decision on furniture style selection (above))







## Seating and bench



### 01

#### Options:

Finishes Available

Agora Wood – exotic wood slats 43 x 50mm

Agora Iron – seat made from 2mm thick galvanised steel sheet with 4mm diameter holes powder coated

Agora Mix – seat exotic wood slats with galvanised steel sheet backrest

Available with the option of cast aluminium armrests

#### URL

<https://www.urbaneffects.co.nz/products/agora-seat/>



### 02

#### Options:

Various timber options; e.g., Saligna,

Vitex, Macrocarpa

Powder coated frame

#### URL

<https://logicstreetscene.co.nz/park-benches/edinburgh-timber-bench-seat>



### 03

#### Options:

Arms Optional

#### URL

<http://www.streetfurniture.co.nz/furniture/seating/seat-timber/westbrook-timber-seat/>







## 04

**Options:**

Surface, below ground or extended leg mounting options. Anti-skateboard brackets. Asymmetrical or Symmetrical mounting option. Finished in any standard powder coat colour.

**URL**

<https://www.tilleystreetandparkfurniture.co.nz/products/omos-s96w-bench/>



## 05

**URL**

<https://www.urbaneffects.co.nz/products/ponte-benches/>



## 06

**Options:**

Made up of HPC (High Performance Concrete), linear or 45° section, with a steel central support component. All the surfaces can be supplied with flat seats or with a backrest, single or double, either in wood or in steel. The linear surfaces can be supplied, as an alternative, with a steel backrest.

**URL**

<https://www.urbaneffects.co.nz/products/aga-ta-bench/>



## 07

**Options:**

Comprise a basic 2100 x 750 mm High Performance Concrete (HPC) module or exotic/larch wood module with powder coated steel supports. The set also comprises powder coated steel flower boxes of different heights and wooden chaise-longues with steel supports. Powder coated steel seatbacks and armrests available. Arranged for LED lighting (upon request with extra charge)

**URL**

<https://www.urbaneffects.co.nz/products/isolaur-bana-seating-and-planters/>

# Picnic Settings



## 01

### Standard Length: :

1800mm and 2400mm and 3000mm

### URL

<http://www.streetfurniture.co.nz/furniture/seating/picnic-sets/tatahi-picnic-set/>



## 02

### Options:

Surface, below ground or extended leg mounting options. Anti-skateboard brackets. Finished in any standard powder coat colour.

### URL

<https://www.tilleystreetandparkfurniture.co.nz/products/omos-s96w-picnic-set/>



## 03

Ideal as a Wheelchair Friendly Picnic Set  
Designed for wheelchair accessibility and durability.

### URL

<http://www.streetfurniture.co.nz/furniture/seating/picnic-sets/sandringham-central-leg-picnic-set/>



## 04

### Options:

With armrests  
Various timber options; e.g., Saligna, Vitex, Macrocarpa  
Stainless steel frames  
Powder coated frames

### URL

<https://logicstreetscene.co.nz/picnic-tables/ron-do-picnic-set>





# 05

Ultra low maintenance  
Surface mount  
Standard size table 2m length  
Galvanised Steel Legs

## URL

<https://www.urbaneffects.co.nz/products/liffiton-table-setting/>

## Cycle Racks



# 01

## Options:

Available in wet paint, powder coat or weathered steel look.  
Cast product, longer lead times may apply  
Available as pre aged and clear coated when requested (Weathered Steel Look)  
Plant Mounted/Surface Mounted/Removable options

## URL

<http://www.streetfurniture.co.nz/furniture/cycle-racks-1/ore-bollard/>



# 02

## Options:

Surface or below ground mounting options. Finished in any standard powder coat colour.

## URL

<https://www.tilleystreetandparkfurniture.co.nz/products/haehae-bike-stand/>



# 03

## Options:

The compact Citistyle Bike Stand delivers simplicity and practicality in the form of a stand to attach bikes to. Available with or without logo.

## URL

<https://www.urbaneffects.co.nz/products/citistyle-compact-bike-rack-with-logo/>

**04****URL**

<https://www.urbaneffects.co.nz/products/spyra-bike-rack/>

**05****Finishes Available**

Granite in selected colours  
Marble in selected colours  
Galvanised and powder coated in selected RAL colours  
Stainless steel - brushed and passivated  
Stainless steel - electro-polished

**URL**

<https://www.urbaneffects.co.nz/products/smeraldo-bike-rack/>

**06****URL**

<http://www.streetfurniture.co.nz/furniture/cycle-racks-1/jenny-cycle-rack/>

**5.6 ENGINEERING MANAGER'S UPDATE**

**Author:** Joni Johnson, Engineering Manager

**Authoriser:** David Adamson, General Manager Operations - Acting

**Attachments:** Nil

**STAFF RECOMMENDATIONS**

That the Engineering Managers Report be noted.

**FAIRLIE UPDATE**

This report is the first from the Engineering Manager and is designed to keep the community informed regarding Fairlie engineering issues. We would welcome feedback on this report and its content.

**THREE WATERS REPORT****Water supply**

- All water quality standards are being met.
- Water restrictions are now in place. Water needs to be conserved.
- Plans are underway to upgrade the water treatment plant to meet drinking water standards. Designs are expected to be completed very soon. Construction could begin as early as June 2024.
- The Fairlie watermain replacement contract is in the final approval process and its letting is imminent.

**Wastewater treatment**

- Our wastewater treatment system was inspected in September 2021 by ECAN. No concerns were reported.
- Desludging of the WWTP treatment ponds will begin in February. This work is expected to take 2 months.

**Stormwater collection**

- Council is preparing a comprehensive stormwater resource consent application for Fairlie, to be submitted next month.



## 5.7 LOCAL ALCOHOL POLICY REVIEW

**Author:** Mark Offen, Compliance

**Authoriser:** David Adamson, General Manager Operations - Acting

**Attachments:** 1. Local Alcohol Policy [↓](#) 

### STAFF RECOMMENDATIONS

That the information be noted.

### BACKGROUND

Timaru, Waimate and Mackenzie District Councils adopted a joint Local Alcohol Policy (LAP) in 2016. The LAP is developed under the Sale and Supply of Alcohol Act 2012. The main objectives of the Act are that:

1. The sale, supply and consumption of alcohol should be undertaken safely and responsibly, and
2. The harm caused by the excessive or inappropriate consumption of alcohol should be minimised.

The key local variations that in our existing joint LAP are:

1. One-way door policy requiring premises open until 3am to operate a one way door restriction from 2am on Friday, Saturday and Sunday mornings for any event exceeding 100 people at the premises.
2. Licensing hours which are more restrictive than the Act in some cases.
3. Discretionary conditions including the distance to sensitive sites, permitted zones for off-licenced premises, discretionary conditions for special licences, restrictions on type and packaging of alcohol and restrictions on the consumption of alcohol in outdoor areas after midnight.

### CONCLUSION

The LAP provides an opportunity for a greater community voice in licensing decisions, with the aim of improving community wellbeing. Council is looking forward to your participation in the review process, so that we can ensure the Local Alcohol Policy for the South Canterbury region is as effective as possible



# Joint Local Alcohol Policy

Mackenzie, Timaru & Waimate District Councils

## 1. Background

This Local Alcohol Policy (LAP) has been developed jointly by the Mackenzie, Timaru and Waimate District Councils. The Policy sets out a framework for reasonable and consistent decision making in the local administration of the Sale and Supply of Alcohol Act 2012 (the Act). It provides guidance to existing and prospective licensees about their role in reducing alcohol harm which is reflected through the communities' views and expectations.

### 1.1. Purpose and Objectives of the Sale and Supply of Alcohol Act 2012

The Act puts in place a new system of control over the sale and supply of alcohol. The key characteristics of this new system are that:

- it is reasonable; and
- the administration of the Act will help achieve the Acts objectives.

The object of the Act is to:

- (a) ensure that the sale, supply, and consumption of alcohol is undertaken safely and responsibly; and
- (b) minimise the harm caused by the excessive or inappropriate consumption of alcohol.

### 1.2. Local Alcohol Policy Development

The Government wants to improve community input into local alcohol licensing decision making. Under Section 75 of the Act territorial authorities have the discretion, to establish a Local Alcohol Policy (LAP). All three district Councils decided to work collaboratively on this policy for enhanced efficiency in administration, education and policing.

Section 77 of the Act prescribes what a LAP can cover, these are:

- (a) the location of licensed premises by reference to broad areas;
- (b) location of licensed premises by reference to proximity to premises of a particular kind or kinds;
- (c) location of licensed premises by reference to proximity to facilities of a particular kind or kinds;
- (d) whether further licenses (or licenses of a particular kind or kinds) should be issued for premises in the district concerned, or any part of the district;
- (e) maximum trading hours;
- (f) the issue of licenses, or licenses of a particular kind or kinds, subject to discretionary conditions;
- (g) one-way door restrictions.

These matters (a) to (d) do not apply to special licenses, or premises for which a special license is held or has been applied for.

A local alcohol policy cannot include policies on matters unrelated to licensing. Section 78 of the Act outlines the matters that a Council must have regard to when producing a draft policy.

These are:

- (a) the objectives and policies of its district plan;
- (b) the number of licences of each kind held for premises in its district, and the location and opening hours of each of these premises;
- (c) any areas where bylaws prohibiting alcohol in public places are in force;
- (d) the demography of the district's residents;
- (e) the demography of people who visit the district as tourists or holidaymakers;
- (f) the overall health indicators of the district's residents; and
- (g) the nature and severity of the alcohol-related problems arising in the district.

When producing a draft policy a Council must consult with the Police, Licensing Inspectors, and Medical Officers of Health, each of whom must make reasonable efforts to give a Council any information they hold relating to any of the matters stated in (a) to (g) above. All three agencies supplied a submission on this policy.

## 2. Definitions

<b>Alcohol</b>	A substance that is or contains fermented, distilled, or spirituous liquor, which; in whatever form (such as frozen liquid, or a mixture of a frozen liquid and another substance or substances,) is found on analysis to contain 1.15% or more ethanol by weight, in a form that can be consumed by people.
<b>Alcohol management plan</b>	is a plan of measures and actions designed to manage the sale and supply of alcohol to achieve the objectives of the Sale and Supply of Alcohol Act 2012.
<b>Alcohol related harm</b>	<ul style="list-style-type: none"> <li>a) the harm caused by the excessive or inappropriate consumption of alcohol; and includes:               <ul style="list-style-type: none"> <li>i) any crime, damage, death, disease, disorderly behaviour, illness, or injury, directly or indirectly caused, or directly or indirectly contributed to, by the excessive or inappropriate consumption of alcohol; and</li> <li>ii) any harm to society generally or the community, directly or indirectly caused, or directly or indirectly contributed to, by any crime, damage, death, disease, disorderly behaviour, illness, or injury of a kind described in subparagraph (i).</li> </ul> </li> </ul>
<b>Amenity and good order</b>	of the locality, in relation to a licensing application, means the extent to which, and ways in which, the locality in which the premises concerned are situated (or, in the case of a conveyance, the localities where the conveyance is likely to travel) are pleasant and agreeable.
<b>Authorised customer</b>	in relation to premises a club license is held for, means a person who: <ul style="list-style-type: none"> <li>a) is a member of the club concerned; or</li> <li>b) is on the premises at the invitation of, and is accompanied by, a member of the club concerned; or</li> <li>c) is an authorised visitor.</li> </ul>
<b>Authorised visitor</b>	in relation to premises a club license is held for, means a member of some other club with which the club concerned has an arrangement for reciprocal visiting rights for members.
<b>Bar</b>	in relation to a hotel or tavern, means a part of the hotel or tavern used principally or exclusively for the sale or consumption of alcohol
<b>Bottle store</b>	means retail premises where at least 85% of the annual sales revenue is expected to be earned from the sale of alcohol for consumption somewhere else.

<b>Business zone or commercial zone</b>	means land zoned as type of business or commercial zoning in the relevant district plan at the time when the relevant Off Licence application is determined. For the avoidance of doubt, the term includes land zoned for business activities (in contrast to industrial or residential activities) in any subsequent district plan, irrespective of the specific name of the zone.
<b>Club</b>	means a body that: <ol style="list-style-type: none"> <li>is a body corporate having as its object (or as one of its objects) participating in or promoting a sport or other recreational activity, otherwise than for gain; or</li> <li>is a body corporate whose object is not (or none of whose objects is) gain; or</li> <li>holds permanent club charter.</li> </ol>
<b>Discretionary condition</b>	The licensing authority or licensing committee concerned may issue a license subject to particular conditions if: <ol style="list-style-type: none"> <li>there is any relevant local alcohol policy and</li> <li>in its opinion, the issuing of the license or the consequences of the issuing of the license, without those conditions would be inconsistent with the policy.</li> </ol> <p>The holder of a license must comply with every condition subject to which it has been issued or renewed.</p>
<b>District</b>	in relation to a territorial authority, has the meaning given by section 5(1) of the Local Government Act 2002.
<b>Early childhood education</b>	a centre licensed under the Education (Early Childhood Centres) Regulations 1998 and meets Section 310 of the Education Act 1989.
<b>Food product</b>	does not include: <ol style="list-style-type: none"> <li>alcohol, confectionery, ready-to-eat prepared food, or snack food; or</li> <li>a drink (other than milk) sold in a container with a capacity of 1 litre or less; but</li> <li>includes delicatessen items that are not ready-to-eat prepared food or snack food.</li> </ol>
<b>Grocery store</b>	means a shop that: <ol style="list-style-type: none"> <li>has the characteristics normally associated with shops of the kind commonly thought of as grocery shops; and</li> </ol> <p>comprises premises where:</p> <ol style="list-style-type: none"> <li>a range of food products and other household items is sold; but</li> <li>the principal business carried on is or will be the sale of food products.</li> </ol>
<b>Inspector</b>	means an inspector appointed under section 197(1); and <ol style="list-style-type: none"> <li>in relation to premises that are not a conveyance, means an inspector appointed by the chief executive of the territorial authority in whose district the premises are situated; and</li> <li>in relation to a conveyance, means an inspector appointed by the chief executive of the territorial authority in whose district the principal place of business in New Zealand of the applicant or licensee (as the case may be) is situated.</li> </ol>
<b>Large event</b>	means an event that the territorial authority believes on reasonable grounds will have patronage of more than 400 people.
<b>Local alcohol policy</b>	<ol style="list-style-type: none"> <li>means a policy, in force under section 90, relating to the sale, supply, or consumption of alcohol (or to 2 or all of those matters) within the district of a territorial authority or the districts of 2 or more territorial authorities; and</li> <li>in relation to a territorial authority, means a policy, in force under section 90, relating to the sale, supply, or consumption of alcohol (or to 2 or all of those matters) within its district or the districts of 2 or more territorial authorities that include it.</li> </ol>
<b>Medium event</b>	means an event that the territorial authority believes on reasonable grounds will have patronage of between 100 and 400 people.
<b>Off Licence</b>	is a licence for premises where the licensee can sell alcohol for consumption somewhere else.
<b>On Licence</b>	is a license for premises where the licensee can sell and supply alcohol for consumption on the premises and can let people consume alcohol. This includes 'Bring Your Own' restaurants and caterers.

<b>One-way door restriction</b>	in relation to a licence, is a requirement that, during the hours stated in the restriction: a) no person is to be admitted (or re-admitted) into the premises unless he or she is an exempt person; and b) no person who has been admitted (or re-admitted) into the premises while the restriction applies to the licence is to be sold or supplied with alcohol.
<b>Primary school</b>	schools offering education to children from Year 1 up to Year 8 or a variation of the years.
<b>Ready to Drink Product (RTD)</b>	is a pre-packaged, pre-measured, and pre-mixed alcoholic beverage combining a spirit, wine, malt or fruit base with a carbonated soft drink or juice.
<b>Restaurant</b>	means premises that: a) are not a conveyance; and b) are used or intended to be used in the course of business principally for supplying meals to the public for eating on the premises.
<b>Secondary school</b>	schools offering education for students from Year 9 up to Year 15, and sometimes Year 7 and 8 as well.
<b>Small event</b>	means an event that the territorial authority believes on reasonable grounds will have patronage of fewer than 100 people.
<b>Supermarket</b>	means premises with a floor area of at least 1,000 m <sup>2</sup> including any separate departments set aside for such foodstuffs as fresh meat, fresh fruit and vegetables and delicatessen items.
<b>Tavern</b>	a) means premises used or intended to be used in the course of business principally for providing alcohol and other refreshments to the public; but b) does not include an airport bar.

### 3. Licence Conditions

The following conditions will be applicable to licensed premises in all three districts unless otherwise stated.

#### 3.1. On Licence

The premises where an On Licence (other than an On Licence Endorsed under section 37 of the Act) is held, the licensee:

- (a) can sell and supply alcohol for consumption there; and
- (b) can let people consume alcohol.

Policies related to On Licenses also apply to:

- Bring Your Own (BYO) restaurants (endorsed under section 37 of the Act)
- Caterers (endorsed under section 38 of the Act).

#### Hours of Operation

The hours of operation for On Licenses apply to premises in the Mackenzie, Waimate and Timaru Districts after consideration of the reports from the Licensing Inspectors, Police and Medical Officer of Health.

Note: An application for an On Licence must comply with the Resource Management Act 1991 and Building Act 2004 before it is lodged.

Operation of On Licence Premises	
Function centres, restaurants and cafes	Taverns, hotels, bars and nightclubs
Monday to Sunday: 7.00am to 1.00am the following day	Monday to Sunday: 7.00am to 3.00am the following day



In the case of hotels, alcohol may be sold or supplied at anytime to any guest residing on the premises.

### Discretionary Conditions

Discretionary Conditions for On Licence Premises may include:	
Function centres, restaurants and cafes	Taverns, hotels, bars and nightclubs
<ul style="list-style-type: none"> <li>Restriction on the consumption of alcohol in outdoor areas after midnight (0000 hours)</li> </ul>	<ul style="list-style-type: none"> <li>Dedicated door security staff must be provided on Thursday, Friday, Saturday nights and for any event occurring at any tavern, hotel, bar and nightclub with 100 or more people attending.</li> <li>Restriction on the consumption of alcohol in outdoor areas after midnight (0000 hours)</li> <li>No new licensed premise to be within 100 meters of any Early Childhood Centre, Primary school or Secondary school</li> <li>No shots or double spirit mixes should be sold from 30 minutes prior to closing.</li> </ul>

### Location of On Licence Premises

From the date this LAP comes into force, no further On Licenses are to be issued for any premises unless that premises is located on the applicable zoned land described in the District Plan or a Resource Consent has been granted by Council for its operation.

### 3.2. Off Licenses

The premises where an Off Licence is held, the licensee can sell alcohol for consumption off the premises. While these premises are open the licensee can supply alcohol free for consumption on the premises as a sample up to 40ml. This excludes samples of undiluted spirits which are to be supplied as a sample of up to 25ml.

The holder of an Off Licence may sell alcohol on or from the premises for it to be delivered elsewhere endorsed under section 40 of the Act.

### Hours of Operation

The hours of operation for Off Licenses apply to premises in the Mackenzie, Timaru and Waimate Districts after consideration of the reports from the Licensing Inspectors, Police and Medical Officer of Health.

Note: An application for an Off Licence must comply with the Resource Management Act 1991 and Building Act 2004 before it is lodged.

Operation of Off Licence Premises	
Stand-alone premises, grocery stores, hotel style, supermarkets and bottle stores	Hotel in-bedroom (mini bar) sales
Monday to Sunday: 7.00am to 9.00pm	Monday to Sunday: 24 hours per day

## Discretionary Conditions

### Discretionary Conditions for Off Licence Premises may include:

#### Stand-alone premises, grocery stores, hotel style, supermarkets and bottle stores

The main façade of the premises, being the principal front of a building that faces onto a street or open space of any new licensed premise must not be within 100 meters of any Early Childhood Centre, Primary school or Secondary school, except that this policy shall not apply to premises that are located:

- In a business zone of the Waimate District Plan;
- In a business zone of the Mackenzie District Plan;
- In a commercial zone of the Timaru District Plan.

Supervised designation for bottle stores (excluding supermarkets and grocery stores) to ensure unaccompanied minors do not enter bottle store premises.

## Location of Off Licence Premises

From the date this LAP comes into force, applications for new Off Licenses for any premises will only be granted if that premise is located on the applicable zoned land described in the District Plan or once a Resource Consent has been granted by Council for its operation.

### 3.3. Club Licenses

On premises for which a club license is held, the licensee can sell and supply alcohol to authorised customers (within the meaning of section 60(3)), for consumption there.

A significant number of clubs are in or adjacent to residential areas. The sale of liquor must be ancillary to the Club's activities, and the licensed hours must reflect the hours of the operation of the principle club activity.

## Hours of Operation

### Operation of Club Licence Premises

Monday to Sunday: 9.00am to 1.00am the following day

### 3.4. Special Licenses

## Hours of Operation

Restrictions on hours will be imposed if the District Licensing Committee considers it appropriate in respect of any environmental or other considerations which may require constraints on the hours of operation. Such issues may be raised by the Licensing Inspector, Police, Medical Officer of Health or other relevant affected parties.

Special licenses can cover an event or series of related events to a maximum of 20 events per premise per year (1 July to 30 June). A maximum of 15 events will be issued per 6 month period.

## Discretionary Conditions

### Discretionary Conditions for Special Licence may include:

- Sale of Ready to Drink (RTD) alcoholic beverages to be under 5% alcohol
- Provide an Alcohol Management Plan.
- No alcohol is to be sold in glass containers for events exceeding 100 people
- License area to be clearly defined where liquor is to be consumed e.g. Beer tent.
- Wine not to be sold by the bottle.
- Maximum number of alcoholic drinks per purchase may be specified.

## Licensed Hours

No Special Licence will be granted to extend later than 2.00am.

## 4. One Way Door

All premises licensed to open to 3.00am shall apply a one way door restriction at 2.00am on Friday, Saturday and Sunday morning and for any event exceeding 100 people occurring at the premises.

## 5. Policy Statement

### 5.1. Application and Scope

This policy applies to any licensing application made to a District Licensing Committee in the Mackenzie, Timaru and Waimate Districts.

### Transitional Provisions

The provisions of this policy come into effect after the Provisional policy is adopted as the final policy (Council determination usually 30 days).

### Exemptions

Any application for a new license or license renewal for any premises which had a current license at the date this policy came into effect is exempt from the provisions of this policy relating to the location of licensed premises. The exemption remains in force for as long as the premises remains continuously licensed and will cease to exist when the current license or any subsequent license for the premises is surrendered or not renewed.

### Relationship to the Act

This policy does not include all the provisions that may apply to license applications and should therefore be read in conjunction with the Act, which contains a number of additional provisions.

## 6. Policy Review

The three territorial authorities will monitor the policy to ensure it is operating to full effect.

An evaluation will be conducted 18 months after the policy comes into effect. If this evaluation results in an assessment that changes may be needed, the policy will be reviewed.

This policy was evaluated in July 2017 and did not indicate the need for any changes. A review will be initiated prior to 24 March 2022 (no later than 6 years after it came into force).

## **7. Adopted By and Date**

The final policy was adopted following approval from the Alcohol Regulatory and Licensing Authority (ARLA) on 21 December 2015. The policy was implemented from 24 March 2016.

## 5.8 ADOPTION OF MACKENZIE SPATIAL PLANS

**Author:** Aaron Hakkaart, Manager - Planning

**Authoriser:** David Adamson, General Manager Operations - Acting

**Attachments:** 1. Mackenzie Spatial Plans - Final [↓](#) 

### STAFF RECOMMENDATIONS

That the information be noted.

### BACKGROUND

A Spatial Plan (the plan) is a high-level blueprint for the future of the district. The plan shows, at a high level, what type of growth should go where and how different spaces interact and coordinate together. The Mackenzie Spatial Plan charts the future of the district's townships and rural settlements, ensuring growth can occur in a positive, sustainable, and coordinated way.

At its meeting on 19 October 2021 Council adopted the Mackenzie Spatial Plans Document which includes Spatial Plans for Fairlie, Tekapo/ Takapo, Twizel, Burkes Pass, Kimble, and Albury.

The Spatial Plans were adopted following multiple rounds of community engagement and the release of preferred options for each of the six townships and rural settlements. The attached document summarises this process and provides a narrative to the Spatial Plans which have already been adopted.

The plans will now be used to inform the zoning across the towns and settlements as MDC looks to review the Mackenzie District Plan over the coming years.

There will still be plenty of chances for the community to provide input once the District Plan Review begins, both during the development of the plan and through the statutory review process which will follow.

### CONCLUSION

The adoption of the attached Mackenzie Spatial Plans document will represent the completion of the Spatial Plans project. The next steps involve the progression of the District Plan Review which will give effect to the Spatial Plans as adopted by Council.





**YOUR TOWN, YOUR FUTURE**  
**TŌ KOUTOU TAONE, TŌ KOUTOU Ā MUA**  
**MACKENZIE SPATIAL PLANS**

SEPTEMBER 2021



**rationale >**

Boffa Miskell 



FOREWORD

MAYOR

The Mackenzie District is special to all those who live here, and our communities consistently remind us of the need to ensure it is protected for years to come. That's the idea behind the Spatial Plans: to ensure our towns and settlements can grow in a planned and managed way without impacting the things that make them special.

It's important to note that these plans weren't thought up behind closed doors. Right from the start, before we put pen to paper, we've involved community and have used the results of community engagement to help shape the outcome at every step in the process. There have been some difficult conversations along the way, but we believe these open and honest discussions have helped us deliver better outcomes for our communities. As result of your feedback we have developed plans that have council and community support.

The Spatial Plans look thirty years into the future, and, with your help, the team has done a great job figuring out how our towns and settlements can grow in ways that ensure they remain great places to live and attractive places to visit.

Thanks to everyone who has taken part in the process and helped build the Mackenzie Spatial Plans, every little bit has helped to ensure we're getting it right. Thanks also to the project team who have pulled this together, and to our iwi partners who have supported the process from the outset.

The next steps will see the Mackenzie Spatial Plans used to inform a review of our District Plan – this is the 'rule book' which ensures future development occurs in line with the objectives of the spatial plans. Essentially the zoning you see in the plans will be reflected in the new District Plan.

We'll be having a whole lot more conversations with our communities as we develop the new District Plan, and look forward to your feedback once the process is underway.

CHIEF EXECUTIVE

The Mackenzie Spatial Plans offer a plan for each of our District's towns and settlements, ensuring we can get the zoning right to allow for managed, appropriate growth, and identify the infrastructure required to support it.

Thirty years seems like a long way away, but we've seen how fast growth can occur in our District so it's wise that we look ahead. Infrastructure takes time to fund and build, and this approach will ensure we don't get caught out when the next wave of growth comes.

Delivery of this vision will take time – but the Spatial Plans now enable Council, developers, investors, mana whenua and our communities to work towards the agreed outcomes.

Community has been at the heart of the process, and it has been fantastic to see how passionate and invested our communities are about the future of the places in which we live.

I want to thank the members of staff who have put in a great deal of work into the delivery of the Spatial Plans. Thanks also to everyone who has provided feedback throughout the process, whether through an online survey, an email, a community meeting, a workshop or drop-in session. We've listened to everyone, and I'm confident that the final Spatial Plans reflect the views and aspirations of our communities.

I'd also like to thank the representatives Arowhenua who have been part of the team throughout the process and have offered valuable insights from a mana whenua perspective.

The next steps will be to turn the Spatial Plans into Council policy through the District Plan review which will be underway in the coming months. We'll be asking for your input into that process in due course.

AROWHENUA

He Po, He Ao, He Po, Ka Awatea, tihei mauri ora.  
Naia te mihi nei ki nga lwi e noho ana i te rohe ko Te Manahuna i Te Runanga o Arowhenua.  
Nei ra te take puuwaahi ki Te Manahuna.  
He take mo rātou a muri ake nei ki Te Manahuna  
No reira tena tātou kaatoa.

The darkness, the light, the darkness, the breaking day, the sneeze of life.  
This is the acknowledgement of the people who live in the area of the McKenzie from Te Rūnanga o Arowhenua.  
This is the strategic spatial plan of the Mackenzie Basin.  
It is a plan for the future generations of the MacKenzie.  
Therefore, greetings to you all.

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File Ref: BM191137\_01\_Spatial Plan Document



# INTRODUCTION

## TŌ KOUTOU TAONE, TŌ KOUTOU Ā MUA

**“THE MACKENZIE SPATIAL PLANS CREATE A 30-YEAR VISION OF WHAT THE FUTURE COULD LOOK LIKE IN THE MACKENZIE DISTRICT'S TOWNS AND SETTLEMENTS.”**

## WHAT IS A SPATIAL PLAN

A Spatial Plan is a high-level blueprint for the future, showing what should go where and how each part should interact with the others. The Mackenzie Spatial Plans will chart the future of the district's townships and rural settlements, ensuring growth can occur in a positive, sustainable way.

The Mackenzie Spatial Plans offer a 30 year planning horizon, ensuring the district can get ahead of growth and plan for it. By taking a long-term approach, the plans will ensure our towns and settlements continue to be places for people that support healthy communities of residents and visitors alike.

The Mackenzie Spatial Plans will inform future land use patterns and new zoning that will be outlined in the next iteration of the Mackenzie District Plan.

## WHY IS A SPATIAL PLAN NEEDED?

The plans have been developed using a process that puts community at its heart, ensuring they reflect the ideas, wishes and aspirations of the people who have a connection with the district. The plans will ensure each town can grow in a sustainable way, while protecting what makes them special for years to come.

The Spatial Planning process has integrated a considerable amount of thinking across a range of work-streams – offering a compelling case for change that brings the community, mana whenua, landowners, stakeholders and partners together. It will create a shared vision, setting expectations for the future of each area.

### PROJECT TEAM

To deliver the Spatial Plans a project team was built that included MDC staff, Rationale Ltd and Boffa Miskell. The project team has worked in a close partnership with representatives from Arowhenua, throughout the process, ensuring the Spatial Plans meet iwi aspirations for the area.

### SPATIAL PLAN OBJECTIVES

1. We understand what the future holds for each town.
2. Integration of existing strategies and projects ensuring the outcomes reflect Mackenzie District values.
3. The work informs/facilitates the District Plan Review.
4. Ensure the Mackenzie District Council can get ahead of growth, identify key spatial improvements, then plan for it and get on with it.
5. The community is engaged throughout the process.



## GEOGRAPHIC SCOPE

The Mackenzie District is a vast and varied area, treasured by locals and visitors alike. It has strong and distinctive communities, and a wealth of distinctive natural features - from the spectacular scenery offered in the Mackenzie Basin, through to the fertile soils of Eastern Mackenzie.

The district's boundaries stretch from The Hopkins and Ohau rivers in the South right up to the Two Thumb Range and Ōpihi River Catchment in the North. It covers an area of 7,339 km and is home to over 5,100 people.

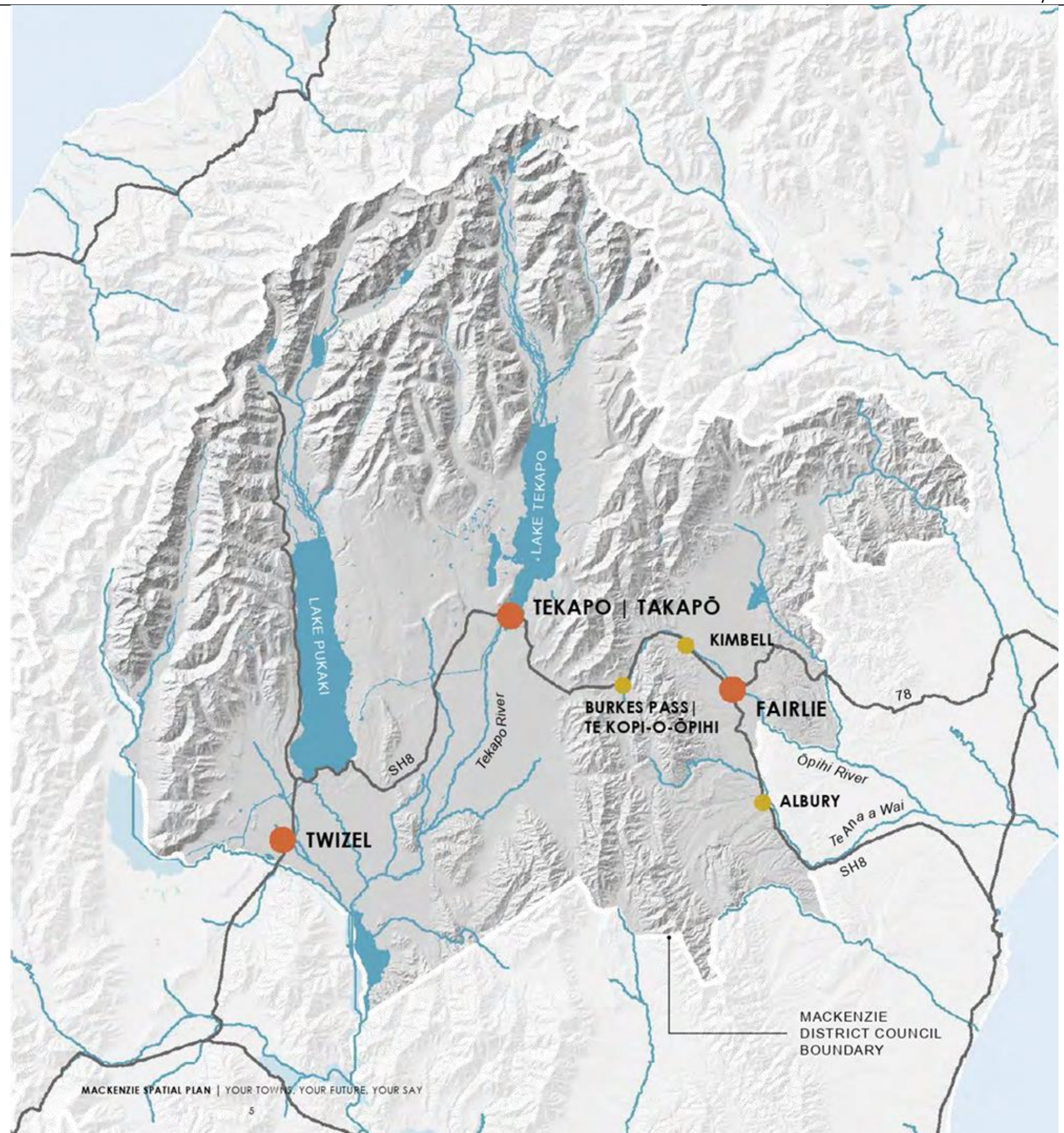
For Te Rūnanga O Ngāi Tahu and Papatipu Rūnanga the district provides a deep cultural connection with the past and future through a long line of whakapapa and history.

Residents, and those with a connection to the Mackenzie, are rightfully proud of the district and want to see the things that make it such a special place to live, work and play protected.

The three main townships that make up the Mackenzie District, Fairlie, Tekapo | Takapō and Twizel have distinctive communities of their own, with differing likes, dislikes and visions of the future. Likewise, the smaller rural settlements of Burke's Pass | Te Kopi-o-Ōpihi, Kimbell and Albury have their own distinctive features and heritage.

The Spatial Planning process has seen Spatial Plans developed for the three main townships, while rural settlement plans have been developed for the smaller settlements.

All the plans have focussed on each town or settlement and its surrounding area. This has ensured each location has been approached in a way that considers its specific issues, pressures and opportunities.





## PROCESS

The Spatial Planning process has been driven by the community...

### ESTABLISHMENT REPORT AND COMMUNITY SURVEY

1

January - May 2020

#### COMMUNITY SURVEY

January - February 2020

The Mackenzie Community Survey was carried out to get a high-level understanding of how the community feels about the district. It had 759 responses and asked three main questions of residents, ratepayers and visitors:

- a) What's one thing do you like most about the District?
- b) What's one thing would you like to see changed?
- c) Looking ahead, what one thing would you like the Mackenzie District to be known for in the future?



The results can be viewed online at:

<https://bit.ly/2upEAFJ>

#### ESTABLISHMENT REPORT

May 2020

The Establishment Report set the foundation for the delivery of the Spatial Plans. It was adopted by Council in May 2020.



### COMMUNITY WORKSHOPS

2

July 2020

Targeted community and stakeholder workshops were held across the district. Three rounds of workshops were held.

a

**Investment Logic Map workshops (8-10 July)**



b

**Issues and opportunities workshops (27 – 28 July)**

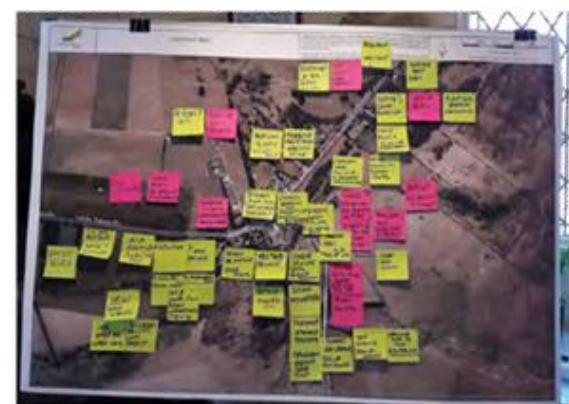


c

**Spatial optioneering workshops (29 – 31 July)**



Investment Logic Mapping is a New Zealand Treasury endorsed process that helps set the foundation of a programme of work by understanding the problems faced and the benefits that would be achieved by addressing those problems. These were carried out as facilitated workshops with a range of community stakeholders from each main township.



Workshops were held in Burkes Pass, Kimbell and Albury to understand the issues and opportunities encountered by the communities of each rural settlement.



A second round of workshops were held in the main townships to identify what each community would like to see for the future of their town. These were interactive sessions with a wide cross section of the community which were used to in the options subsequently developed.



### SHORT-LIST DEVELOPMENT

3

August - December 2020

Following the community workshops, the project team developed a short-list of three spatial plan options for each township, as well as a settlement concept plan for each rural settlement.

a

#### Community Engagement on Short-list (September – October 2020)

Once the shortlist and rural settlements had been developed, they were shared with the community for feedback. These results directly informed the identification of preferred options for each town.



b

#### Community Meetings (December 2020)

Following the short-list community engagement, the project came back to each community to share their findings and get further direction.

### PREFERRED OPTION DEVELOPMENT

4

December 2020 - May 2021

Using the feedback received from the community, the options were analysed against a range of measures to identify the preferred option for each town.

a

#### Preferred Option Engagement (April-May 2021)

The preferred options were shared with the community for feedback.



b

#### Fine-tuning (May – June 2021)

Following the community engagement on the preferred options, the Spatial plans were fine-tuned before being presented to Council for adoption.

5

### ADOPTION OF SPATIAL PLANS

June 2021

The Spatial Plans and Rural Settlement Plans were adopted by Mackenzie District Council at a full Council meeting on 29 June 2021. They will now be used to inform future investment in each town and the zoning for each area in the District Plan Review.



a FAIRLIE



b TEKAPO | TAKAPŌ



c TWIZEL



# AROWHENUA KORERO

*Prepared by Aoraki Environmental Consultancy on behalf of Te Runanga o Arowhenua for Mackenzie District Council.*

## AROWHENUA

Arowhenua whānui is made up by three distinct groups of people:

- Te iwi o Waitaha,
- Te iwi o Kati Mamoe, and
- Te iwi o Ngāi Tahu.

There are two other groups of people with whakapapa links to Arowhenua:

- The Hawea iwi, and
- Rapanui iwi.

Kati Huirapa is the primary hapu of the Arowhenua, named after their ancestor, Huirapa.

The heart of modern day Arowhenua / Kati Huirapa is Arowhenua Marae, located on Huirapa Road between the Te Umu Kaha and Ōpihi rivers. The whare of the marae is named Te Hapa o Nui Tireni.

This is not the original Kāinga (village) for the Kati Huirapa hapu. Te Waiateruati is the tupuna pa, centred in the Orakipaoa wetland complex. It was a fortified village and a safe haven for the hapu in times of war. With multiple kāinga in the outer wetland and surrounding area.

Having a secure place to congregate, protect and defend whanau members in times of conflict was key to their survival. Fortified pa were common practice throughout Te Ao Maori.

A prominent figure and tupuna of many families that are whakapapa to Kati Huirapa was Te Rehi. He lived at Te Waiateruati and his Kāinga was an island, Harakeke Tautoro, named after the extensive swamplands of Harakeke (flax) that surrounded it. Unless someone was familiar with the area and knew the pathways into the pa, it was very difficult to find.

A whakatauki from the area explains the wetland – ‘Te Pakihi hauroa e te Kahu.’

The plains that are soared over by the kahu (swamp harrier) were used as signals. Often birds were seen at villages. Due to the thickness of the Harakeke the only bird to be seen was the kahu circling above the pa. Orakipaoa also formed part of the numerous trails into river valleys and the alpine areas beyond. Some of these trails led into Te Manahuna (Mackenzie Basin).

Kati Huirapa have used and cared for the catchments within their takiwa for generations. This has created a strong sense of belonging and connection with the catchments. It is the same connection that any person would feel when they visit the land where their ancestors lived hundreds or thousands of years ago.

This sense of belonging and connection is described by Kati Huirapa as ‘turangawaewae’, which means ‘a place to stand’, where one belongs and has a right to stand as their ancestors stood before them.

Being a thriving community with growing needs based on seasonal gathering, tikanga protocols would have seen multiple excursions into te Manahuna for mahinga kai and other resources (harakeke, taramea (Spaniard) and rakau kāpeti (cabbage tree)) and activities throughout the seasonal calendar.

To survive and thrive in the harsh conditions of the time, the Tupuna had an intimate and vast knowledge of their surroundings. They were connected through a deep understanding and spiritual link to all things which was created and reinforced through karakia, whakapapa, moteatea, waiata, whare wāhana, haka, toi Maori, iwi, tikanga and kawa. Mātauranga (way of being and engaging in the world) was passed down through the generations.

This deep connection with South and Mid Canterbury and the Mackenzie Basin has meant Kati Huirapa have developed a deep sense of

responsibility to care for it, as it has cared for them and those who came before them. This exercising kaitiakitanga supports the philosophy of rangatiratanga over South and Mid Canterbury and the Mackenzie Basin. Rangatiratanga is discussed in greater detail below.

Modern day Te Rūnanga o Arowhenua (Arowhenua) are one of the 18 Papatipu Rūnanga (mana whenua with kaitiaki status) that make up Te Rūnanga o Ngāi Tahu. Their takiwā (district/area) has changed in size throughout their history. At present, it lies between two awa – the south bank of the Rakaia and the north bank of the Waitaki - ki uta ki tai, from the mountains to the seas.

Arowhenua share their takiwā borders with their whanau – to the north is Taumutu and Tuahuriri and to the south is Waihao and Moeraki.

The Rūnanga is set up as an incorporated society with a board of executives that oversees the day to day running of the marae and the four companies in its portfolio:

- The company board of directors that oversee investment.
- A newly formed board of directors that oversee business development.
- Arowhenua Whānau Services – a health provider.
- Aoraki Environmental Consultancy Limited (AEC) – the legal entity was established in 2017 to oversee resource consents, regional and district plan reviews, plan changes, concessions, cultural consultation with the public sector, as well as the environmental space with the private sector, particularly farming, industrial and energy sectors. AEC is unique in that it has been given the mandate by Arowhenua to make decisions within the environmental space on behalf of the rūnanga.

*Image looking across Lake Pukaki towards Aoraki / Mt Cook*



RANGATIRATANGA

The deep connection Arowhenua and Kati Huirapa have with South and Mid Canterbury and the Mackenzie Basin has meant Kati Huirapa have developed a deep sense of responsibility to care for it, as it has cared for them and those who came before them. This way of life is known as kaitiakitanga and incorporates the responsibility to ensure that the whenua and wai will continue to provide for their mokopuna – ‘for those who come after us’.

For Kati Huirapa, exercising kaitiakitanga supports the philosophy of rangatiratanga over South and Mid Canterbury and the Mackenzie Basin. Rangatiratanga is a traditional Māori philosophy, value and practice of people exercising their independence, determining their choices for governing themselves, their lands, and all their treasures. Rangatiratanga has particular prominence, as it is the basis of Article 2 of Te Tiriti o Waitangi/The Treaty of Waitangi (1840).

Rangatiratanga is often associated with sovereignty, leadership, autonomy to make decisions, and self-determination. This includes leadership within the whānau and community, as well as leadership within business activities in the private and public sectors. For Kati Huirapa, rangatiratanga in the cultural sphere relates to stewardship of others, advocating for others and the community, doing the right thing for their people, and ensuring well-being and generosity of spirit.

In relation to the environment, rangatiratanga is about caring for wāhi tapu and wāhi taonga (sacred places and objects) and ensuring co-governance and co-management of natural resources. This in turn ensures that rangatahi (the younger generations) and the community know the history of the land and reserves that surround them, and that the land is safe, appreciated and used. The values held by Kati Huirapa and Arowhenua associated with this belief are as follows:

- Practice and protect the co-governance and co-management of natural resources and be active participants in the decision-making processes that impact the takiwa.
- Establish and achieve a high standard of environmental outcomes to protect the natural landscape for future generations.
- Aim to return conservation land to a natural state where biodiversity projects can enhance the indigenous flora and fauna of the area.
- Encourage customary harvesting and practices on the whenua (land), in the awa (rivers) and the moana (lakes).
- Protect the whakapapa of Arowhenua and Kati Huirapa.

Arowhenua proclaim rangatiratanga, kaitiakitanga over their takiwā and feel this responsibility strongly. Arowhenua are greatly concerned with the ongoing degradation of awa, moana and whenua. Arowhenua want to participate and be involved in the decision-making processes and the formulation of strategies and plans that will stop the waterway and environmental degradation. This is supported and provided for in all resource management processes.

WAITAHA

Te iwi o Waitaha are recorded in Ngāi Tahu whakapapa as the first inhabitants of Te Wai Pounamu.

Whakapapa states their arrival around the 8th century AD, arriving in the great waka Uruao which was led by the Rangatira Rakāihautū and his son Rākihōia. They first landed at Boulder Bank in Whakatū (Nelson) where their group split in two, with one led by Rakāihautū and the other led by Rākihōia.

Rakāihautū led his group south and down through the main divide, exploring the island and eventually discovering the great lakes in Te Manahuna rohe, the lakes and wetlands in Murihiku and the coastal lakes and wetlands from Wainono up to Banks Peninsular, with the help of his ko (digging stick) Tūwhakarōria.

It is recorded as Nga puna wai karikari o Rakāihautū Takapō, Pūkaki, Ōhau, Hāwea, Wānaka, Whakatipu wai maori, Whakatipu wai tai, Te Anau, Wairau. Rakāihautū claimed the whenua (land) by way of take taunaha ahi kaa – the right of discovery and occupation.

‘Ko Rakāihautū te takata nāna i timata te ahi ki ruka ki tēnei motu ka nohoia tēnei motu e Waitaha.’ Rakāihautū was the man who lit the fires of occupation upon this island which was settled by Waitaha. Upon his return from Wairewa and Waihora he pronounced the name of ko to be Tuhiraki. His people cried out and repeated ka puna karikari a Rakāihautū – the pools dug by Rakāihautū.

The group led by Rākihōia sailed the waka Uruao through the Cook Strait and down the east coast. Noticing the abundance of tuna (eels) from Banks Peninsular to Morvern, he set pa tuna (eel weirs) along the coast, giving effect to the name of the South Canterbury coast – ka poupou o Rākihōia (Rākihōia’s upstanding post – in reference to the eel weirs he erected).

The two groups reunited at Waihao-Morven and it is said the waka Uruao is now a reef in the Waitaki hapua.

KATI MAMOE

Kati Mamoe descends from Hotu Māmoē / Whatua Māmoē. They merged into a tribe in the late 15th century.

Based out of the great pa in Ahuriri (Napier) Otātura and Heipipi (Gisborne), they have close whakapapa connections to the Kurahaupō people from Mahia. They are also connected to the Rangitane and Ngāi Tara people who descend from Whātonga, a very early explorer to Aotearoa from Hawaiki.

Whātonga is said to have landed a Nukutaura on the Mahia Peninsular in the late 16th-17th Century, a small migrant ropu settled at Te Rimurapa (Sinclair Head), Raukana Moana coast.

Tradition says that they received a gift of kai from the Waitaha iwi living at Wairau across the strait. The abundance of kai in the gift led them to desire the Waitaha’s plentiful resources and they migrated south and settled at Waiau, where they absorbed the Waitaha iwi into their own. They moved from Waiau and established significant settlements at Waipapa at the mouth of the Waiau-toa (Clarence River). They later moved to Kaikoura as well.

With the arrival of Kati Kuri hapu of Ngāi Tahu, they were pushed out of their homelands and migrated as far south as Murihiku (Invercargill). They had a violent relationship with the Ngāi Tahu hapu and a lot of battles were fought. There was a lot of intermarriage between Kati Mamoe and Ngāi Tahu as well, creating alliances and peace from the marriage of both tribes.

TE RŪNANGA O NGĀI TAHU

Te Rūnanga o Ngāi Tahu (Ngāi Tahu) were the last group of people to migrate south to Te Wai Pounamu and were to have the greatest impact.

They descend from the Mātaatua waka through their founding ancestress Hemo-ki-te-raki. Another line they descend from is Paikea. He settled at Whangaroa and married Huturangi around 1350. Four generations later form this unity the eponymous ancestor of Ngāi Tahu was born – Tahu Potiki.

As an adult he was to marry Hemo-ki-te-raki and their offspring are the foundations of Ngāi Tahu whanui.

From Whangaroa they started migrating south around the 1500’s. Spearheaded by the hapu Kati Kuri, the migration was called Te Heke o Pūrahonui after their ariki (high chief) Pūrahonui. Kati Irakehu were another Ngāi Tahu hapu to migrate south after fighting broke out on their lands. Another prominent hapu was Kāti Tūhaitara, who were led and guided by chiefly woman whose group bear her name, later becoming Ngai Tūahuriri.

The other two main hapu are Kati Huirapa and Te Ruahikihiki.

Ngāi Tahu’s migration south was one of warfare, political allegiances and intermarriage between Kati Mamoe and Waitaha.

The principal leaders of the Te Wai Pounamu around the time of the signing of Te Tiriti o Waitangi, Tuhawaiki, Iwi Kau, Taiaroa, Korako and Karetai could all claim decent from Waitaha, Kati Mamoe and Ngāi Tahu.

Modern day Ngāi Tahu is now made up by the 18 papatipu Runanga who descend from the five hapu mentioned above.



## TE MANAHUNA CONNECTION

Arowhenua's connection to Te Manahuna is one of whakapapa from Te Kauwae-rangoe (the celestial world) through to Te Kauwae-raro (the realm of man).

Arowhenua are connected through Te Waka o Aoraki whakapapa, Te waka o Arai, te uru whakapapa, Te waka o Uruao whakapapa.

Arowhenua see Te Manahuna as our tupuna held in the highest regard. This can be seen with the naming of important landmarks with the names of significant tupuna of Arowhenua / Kati Huirapa. For example:

- Ōtehīwai / Mt John – a passenger from the Arai te uru waka that capsized at Matakāea (Shag Point)
- Rakiroa / Mt Dampier – a demi-god and brother of Aoraki from the waka o Aoraki
- Takapō – one of the lakes dug by Rakāihautū and his ko (digging stick) Tūwhakarōria.
- Te Tari o Mauka Atua / Ben Ohau Range - Mauka Atua was also a passenger on Arai te uru waka.
- Manahuna was a place for Tohunga to seek enlightenment and to be close to their atua (gods) through karakia.

Arowhenua / Kati Huirapa and the wider Ngāi Tahu were a nomadic hunter gatherer people that followed a seasonal calendar. Mahinga Kai was key component to their survival and success. From the coast to the Alps, they roamed far and wide with the use of the plentiful braided river systems.

One key travel route used was the Ōpihi awa. There are many tuhituhi nehera (rock drawings) along limestone cliffs which are taonga, recording Tupuna's time in history.

Travelling up the Ōpihi, just before it splits into the Te ana a wai and Opūaha awas there are the mahinga kai sites Te kohaka a Makaia, Ote Ao and Waitu. The Kauru (cabbage tree root) and tuna were gathered

and harvested at these sites in large numbers on seasonal gathering expeditions.

Both the Te ana a wai and Opūaha were regularly used as travel routes. Heading up the Te ana a wai, the name comes from the water in the awa originating from a series of caves in the upper catchment.

There are mahinga kai sites surrounding the town of Albury including Te awa Moko and Te Horo Motuhaka. Weka, tuna and āruhe (bracken fern root) were gathered and harvested here.

Following the Opūaha where tuna and taramea (spear grass) were gathered there are more mahinga kai sites including Te Wai a Kanekane and Kohinewahia. Tuna, āruhe and kauru were gathered here.

There are a number of mahinga kai sites around the township of Fairlie. On the Opūaha side there are the sites that include Here Wahine and Te Haka Tārewa where weka, kakapo, kereru, kaka and other forest birds were gathered and harvested.

West of Fairlie, including the township of Kimbell and Te Kopi o Ōpihi | Burkes Pass is the substantial kāinga mahinga kai site, Te Arotuaporoporo. Here weka, āruhe, taramea and kauheke (a native tree bark used to make clothing, belts and sandals) were gathered and harvested. Te Kopi o Ōpihi is recorded as being the source of the Ōpihi awa.

Tauhinu is a landmark of note for Arowhenua, known today by the European name Sterickers Mound, it is a viewpoint of the original Te Manahuna braided river system. Weka and tuna were abundant in this area, with May through to August being the main season for gathering. The fat content in weka was high and the meat was preserved in the fat so it could be stored over the winter months.

### TAKAPŌ

Te Roto o Takapō (Lake Takapō) is another significant landmark for mana whenua. One of the great lakes dug by Rakāihautū, the area was another

abundant source of tuna and weka. The island in the lake bears the name Motu Ariki and is said to have been a defensive position in times of war. The adjoining two lakes – Takamana (Alexandrina) and Whakaru Kumoana (McGregor) were also abundant with tuna. Takamana was the kainga associated to Takapō and Koareare (the edible rhizome of raupō) was harvested here.

Flowing between Takapō and Pukaki is Te Wai a Kohe (Irishman Creek). A kainga mahinga kai site was situated by the awa close to O te raki kawau (Patterson's Terrace).

### PUKAKI

Te Roto o Pukaki (Lake Pukaki) is the largest of the lakes that were dug by Rakāihautū in Te Manahuna. Multiple kainga mahinga kai sites were situated around the lake and near the two awa – Te awa Whakamau (Tasman River) and Te Awaure (Jollie River). Weka, Pūtakitaki (Paradise Duck), āruhe, tuna, tikumu (common mountain daisy) were gathered and harvested here.

### TWIZEL

There are multiple kainga mahinga kai sites of significance in the area surrounding Twizel. Weka were gathered at Te Waiotūtahi. Wakapōha was located on the Ōhau awa, where weka and tuna were gathered here. Kiutu Tuia was located near the outlet of Lake Ōhau and this was another place to gather weka and tuna.

### ŌHAU

Te Roto O Ōhau was also dug by Rakāihautū and was a place for a tohunga (priest) to come for karakia to the atua (gods). Weka and tuna were gathered here. Te Ruataniwha (Ben Ohau) stand next to Te Roto O Ōhau. Te Ruataniwha was a passenger on the waka Arai te Uru. It capsized near Matakāea (Shag Point). The waka's passengers came ashore explore but many were turned into the geographical features of Te Wai Pounamu when they did not return in time to the waka.



Image looking north across Takapō | Lake Tekapo to Motuariki

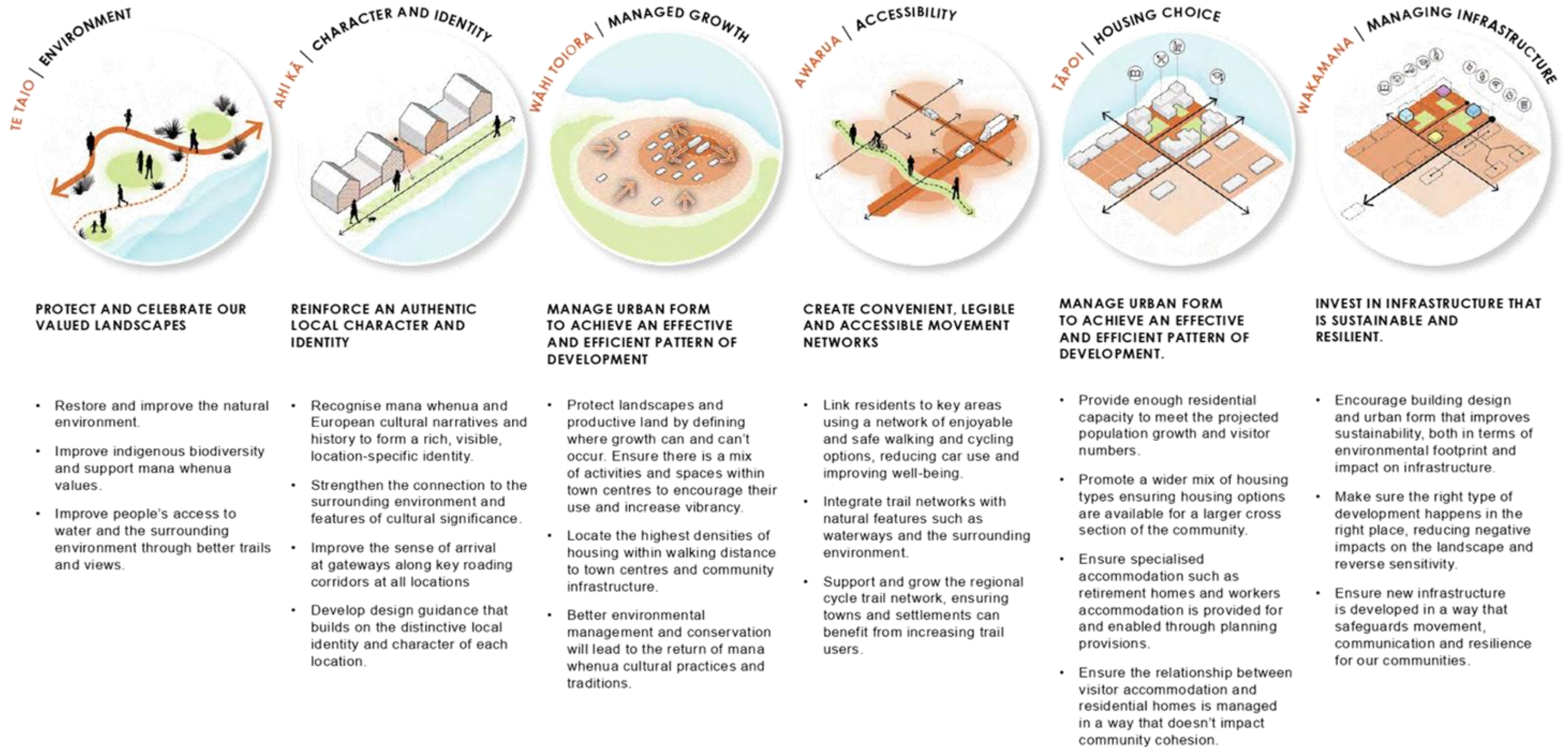


## SPATIAL PLANNING PRINCIPLES

A series of design principles have been developed through the Spatial Planning process. These principles drew on a range of sources, including background research, community engagement, the Investment Logic Mapping workshops, the Optioneering Workshops and community feedback.

These principles will be used to guide the development of each town and rural settlement as they grow. Each principle can be used to evaluate development proposals that come to light in future.

They are living principles, designed to be updated and amended as new opportunities come to light or the situation in each location changes.





## ACCOMMODATION AND HOUSING TYPES

Ensuring a good mix of housing types can be developed in the right areas is important to ensuring our communities can grow in a way that improves the places we call home.

The provision of different types of densities have been informed by growth projections that look out thirty years (and beyond). By doing this the Spatial Plans ensure that there will be enough housing capacity to meet the needs of our growing populations.

The Spatial Plans outline the zoning that will be provided for through the District Plan Review, which will begin in early 2022. This enables different types of housing to be developed to meet the changing needs of the community, such as catering for different lifestyles, more choice, greater affordability and increased availability.

### DESIGN GUIDELINES

As each township has its own specific environment and built character, it is expected that township specific design guidelines will be developed alongside the District Plan Review. Design Guidelines will support the new District Plan and will inform how housing should be developed, ensuring it complements the landscape and fits the look and feel of the town.

This will be particularly important for the higher residential densities that have been proposed, such as High-Density / Mixed Use and Medium Density Residential. Design guidelines can cover things such as building forms, façade treatments, material palettes, open space, car parking, lighting and a range of other design elements.

### SPECIALIST ACCOMMODATION

The community has made it clear they want to see provision for specialised accommodation such as retirement homes and workers accommodation etc. While specific areas haven't been identified for these types of development, the expectation is that provisions will be included in the District Plan to better enable these. MDC will also be looking at how they can encourage and incentivise these kinds of developments, where appropriate.

### VISITOR ACCOMMODATION

Areas for higher density visitor accommodation, such as hotels and motels, have been identified in the plans. These have been developed to cater for the projected numbers of visitors in the next 30 years.

It is also likely that controls will be developed to address the issue of an oversupply of residential Airbnb type holiday homes, which are having an impact on existing residential communities and infrastructure. These controls will be developed in consultation with the community and included in the District Plan Review.

### HIGH DENSITY/MIXED USE RESIDENTIAL



DENSITY	50-70 Dwellings / Ha
TYPICAL SECTIONS	150 - 200 sqm
TYPICAL HOUSING TYPES	Low - medium rise apartments

High density / mixed use development offers opportunities for a combination of residential living and complementary commercial and/or visitor accommodation activities. It is best used where there is high demand but little space and where the visual impacts can be well managed. It has only been proposed in Tekapo (Takapō).

- Ensures residential living in close proximity to town centre and community facilities.
- Increased densities create a vibrant town centre environment with a mix of residential and commercial opportunities supporting each other.
- Reduces the reliance on private cars, with the ability to walk and cycle to most locations within town.
- Lowest maintenance 'lock and leave' options with less impact on residential areas if they are also used as holiday homes. This is equally applicable for local residents.

### MEDIUM DENSITY RESIDENTIAL



DENSITY	30 - 40 Dwellings / Ha
TYPICAL SECTIONS	250 - 300 sqm
TYPICAL HOUSING TYPES	Semi attached terrace houses, attached terrace houses, low rise apartments

Medium density residential housing offers higher density housing such as two storey town house style development. It has been identified in areas closest to town centres in the three main townships.

- Offers a wider range of housing opportunities, particularly for those looking for smaller houses and lower maintenance properties.
- Improves affordability of housing by offering economies of scale and efficient use of land.
- Offers higher densities of residential populations close to town centres, encouraging walking and cycling over car use.
- Provides for a mix of residential and visitor accommodation options without impacting traditional residential communities.



## LOW DENSITY RESIDENTIAL



<b>DENSITY</b>	10 - 20 Dwellings / Ha
<b>TYPICAL SECTIONS</b>	400 - 600 sqm
<b>TYPICAL HOUSING TYPES</b>	Detached house

Low density residential offers the 'traditional' residential offering with standalone houses on sections between 400-600 sqm. It creates neighborhoods with regular contact between neighbours and larger spaces for indoor and outdoor recreation activities.

- Generally within convenient walking or cycling distances to town centre and community facilities
- Typically offered through large-scale subdivisions, creating affordability through volume.
- Allows a balance of privacy and space, with a lower level of maintenance required.
- Accommodates small to large household sizes, with space for children to play, vegetable gardens, recreation etc.

## LARGE LOT RESIDENTIAL



<b>DENSITY</b>	2 - 4 Dwellings / Ha
<b>TYPICAL SECTIONS</b>	2,000 - 4,000 sqm
<b>TYPICAL HOUSING TYPES</b>	Detached houses on a large section

Large lot residential housing offers larger sections and a more rural feel. They are located further away from town centres and community facilities than higher density housing.

- Detached housing on a larger section which can accommodate larger household sizes.
- More privacy and space for a range of recreational activities, increased ability to be self-reliant.
- More reliance on the use of vehicles to access most destinations.
- Higher property maintenance requirements due to larger section sizes.
- Less affordable due to larger property size and higher infrastructure costs.

## RURAL RESIDENTIAL



<b>DENSITY</b>	0.5 - 2 Dwellings / Ha
<b>TYPICAL SECTIONS</b>	1 - 2 ha
<b>TYPICAL HOUSING TYPES</b>	Detached houses on a rural section

Rural residential living offers a rural feel and often borders traditional rural areas, marking the boundary between the urban and rural town peripheries.

- Offers large spaces and rural outlooks, with the ability to raise small numbers of livestock.
- Reliant on vehicles to access goods and services.
- Provides space for on-site garaging and workshops spaces.
- Significantly increased property maintenance requirements due to large property size
- Increased costs due to the need to provide some infrastructure services on site.





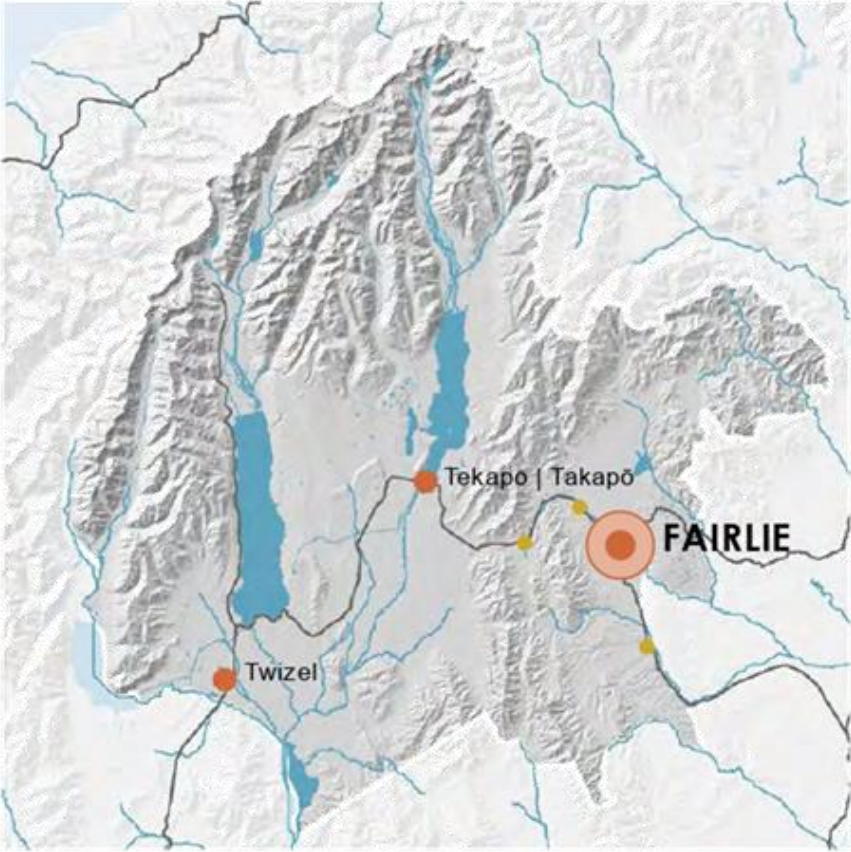
INTRODUCTION

Located on the upper Ōpihi River at the junction of State Highway 79 and State Highway 8, Fairlie is regarded by many as the gateway to the Mackenzie District from the north. Fairlie is the last large township encountered on the drive south into the Mackenzie Basin and is a popular stop on the route.

In 1865 an accommodation house opened at Fairlie Creek (as it was known until 1892). The Fairlie Branch Railway reached the town in 1884, servicing the town until 1968 and a regular coach service to Aoraki/Mt Cook began in 1886 servicing the burgeoning visitor industry.

Fairlie has been a rural hub for the Mackenzie District for generations, providing services, facilities and the main council offices. In recent years it has seen increasing tourism due to its location on the main route into the Mackenzie Basin, and this has seen a shift in the economy of the town.

While there has been a relatively stable population for a number of years, the number of houses has increased – this demonstrates the changing demographics and aging population of the town. Due to capacity constraints, housing quality and the availability of sections, many people have been choosing to live and build in the rural areas surrounding Fairlie.



MACKENZIE SPATIAL PLAN | YOUR TOWNS, YOUR FUTURE, YOUR SAY



TOWN CENTRE



CIVIC PRECINCT AND VILLAGE GREEN



SPORTS HUB



CONTEXT ANALYSIS

Fairlie is situated alongside the Ōpihi River and at the junction of State Highways 79 and 8. It is surrounded by fertile farmland and has few significant landscape constraints other than those related to flooding – both from the river and overland flows.

Ensuring Fairlie could continue to grow, without impacting its surrounding rural amenity and productive capacity, was a key consideration in the Spatial Planning process.

LAND USE AND CAPABILITY

The town centre is located centrally within the town, with residential areas radiating out to the north, west and south. Industrial land is situated directly across the river to the east. Another large industrial area remains undeveloped to the south. Larger recreational areas define the edge of the town. Land use capabilities surrounding the town are generally of moderate productive value, largely suitable for pastoral grazing.

LOT SIZE AND OWNERSHIP

Smaller lots (warmer colours) tend to be in the more established parts of Fairlie. They have already been split into a diverse range of ownerships and this is where infill growth and intensification could occur. Some larger tracts of land (cooler colours) remain close to the town, making comprehensive development more manageable. An informal settlement area exists to the north of the town, with incremental rural residential lots evident along both Nixon and Clayton Roads.

MOVEMENT

Access to Fairlie is predominately via State Highways 8 and 79, the latter providing one of the few bridge crossings over the Ōpihi River. The street grid forms the block structure of the town, with local roads radiating out in all directions. Walking and cycling trails follow the Ōpihi River corridor and along Nixons and School Roads.

LANDSCAPE CONSTRAINTS

The town is located on predominately flat land. The Ōpihi River frames the town to the immediate east with more distant foothills to the west and east.



- LEGEND**

  - Village Centre
  - Residential 1 Zone
  - Residential 2 Zone
  - Rural
  - Tourist Zone
  - Industrial Zone
  - Recreation
- Moderate limitations for cropping and horticulture
  - Significant limitations for cropping and horticulture
  - Not suited to cropping but good for pastoral and forestry

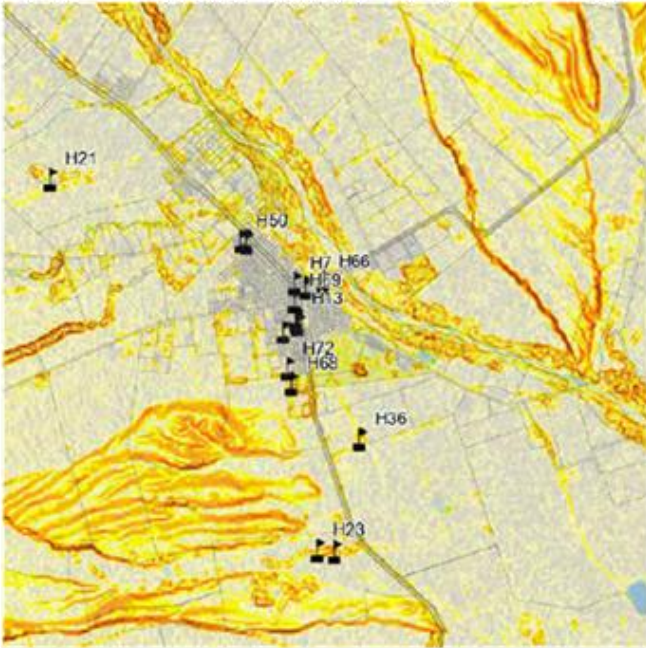


- LEGEND**

  - <2000m2
  - 2000-5000m2
  - 5000-1 ha
  - 1ha - 2ha
  - 2ha - 4ha
  - 4ha - 8ha
  - 8ha - 12ha
  - 12ha - 20ha
- 20ha - 40ha
  - >40ha
  - MDC owned land



- LEGEND**
- State Highway
  - Roads
  - Walking / Cycling Tracks



- LEGEND**

  - Heritage items
- Slope

  - Flat
  - Very Steep



COMMUNITY ANALYSIS

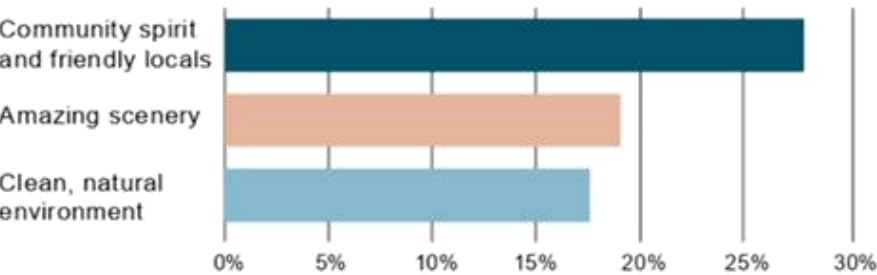
COMMUNITY SURVEY

A community survey undertaken in early 2020 showed that Fairlie has a strong sense of community and people are proud to call Fairlie home.

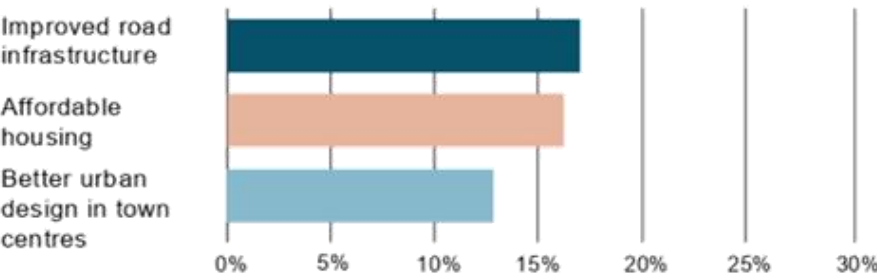
Fairlie has been less impacted by the rapid growth in tourism when compared to Tekapo/Takapō and Twizel, and this was apparent in responses to the survey.

Looking ahead, people in Fairlie wanted the town to be known for having a friendly, safe and inviting community and were interested in the provision of affordable housing.

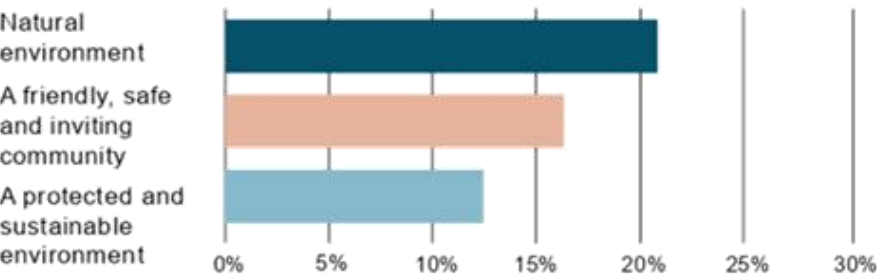
WHAT DO YOU LIKE THE MOST ABOUT THE MACKENZIE DISTRICT?



WHAT IS THE ONE THING YOU WOULD LIKE TO SEE CHANGED?



WHAT IS THE ONE THING YOU WOULD LIKE MACKENZIE DISTRICT TO BE KNOWN FOR?



HOUSING AND POPULATION

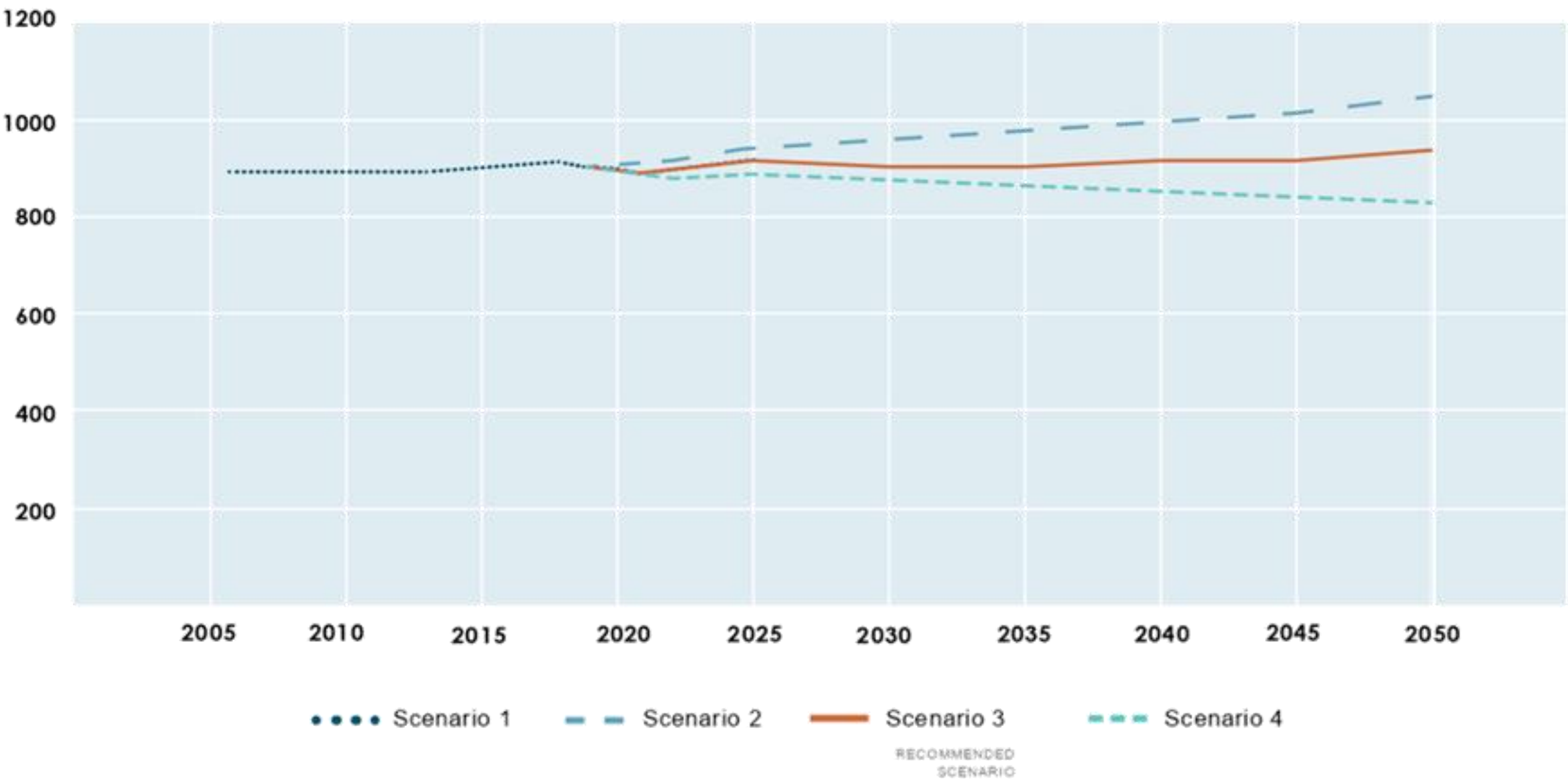
Fairlie has an aging population, with a higher proportion of elderly or those who will be elderly within the next decade.

The population structure has not changed significantly over time, nor has it experienced any marked growth, increasing just 2% from 2013 – 2018.

Fairlie has a mixed housing stock, largely made up by residential dwellings and lifestyle properties. In the last ten years the number of dwellings has increased by 10%, this been caused by a decreasing average household occupancy (less people are living in each house so more houses are required to house the same population). This is a result of changing demographics. The majority of this housing growth is through the development of lifestyle properties on the town's edges.

In the last few years, there has been anecdotal evidence to suggest that people are moving to Fairlie and working in Takapō, as house prices and rents are more affordable.

RESIDENTIAL POPULATION PROJECTIONS - FAIRLIE



GROWTH

The population in Fairlie is expected to grow slowly over the next 30 years, from a current day population of 895 to a total of 935 in 2050 – a rate of 0.1% per annum.

The number of jobs in the township is expected to increase at a higher rate of 0.8% per annum on average, from 383 in 2020 to a total of 520 jobs in 2050.

Dwelling growth is also expected to exceed the rate of population increase, moving from 492 to 583, at a rate of 0.5% per annum.

UNDERSTANDING THE PROBLEMS

INVESTMENT LOGIC MAPPING

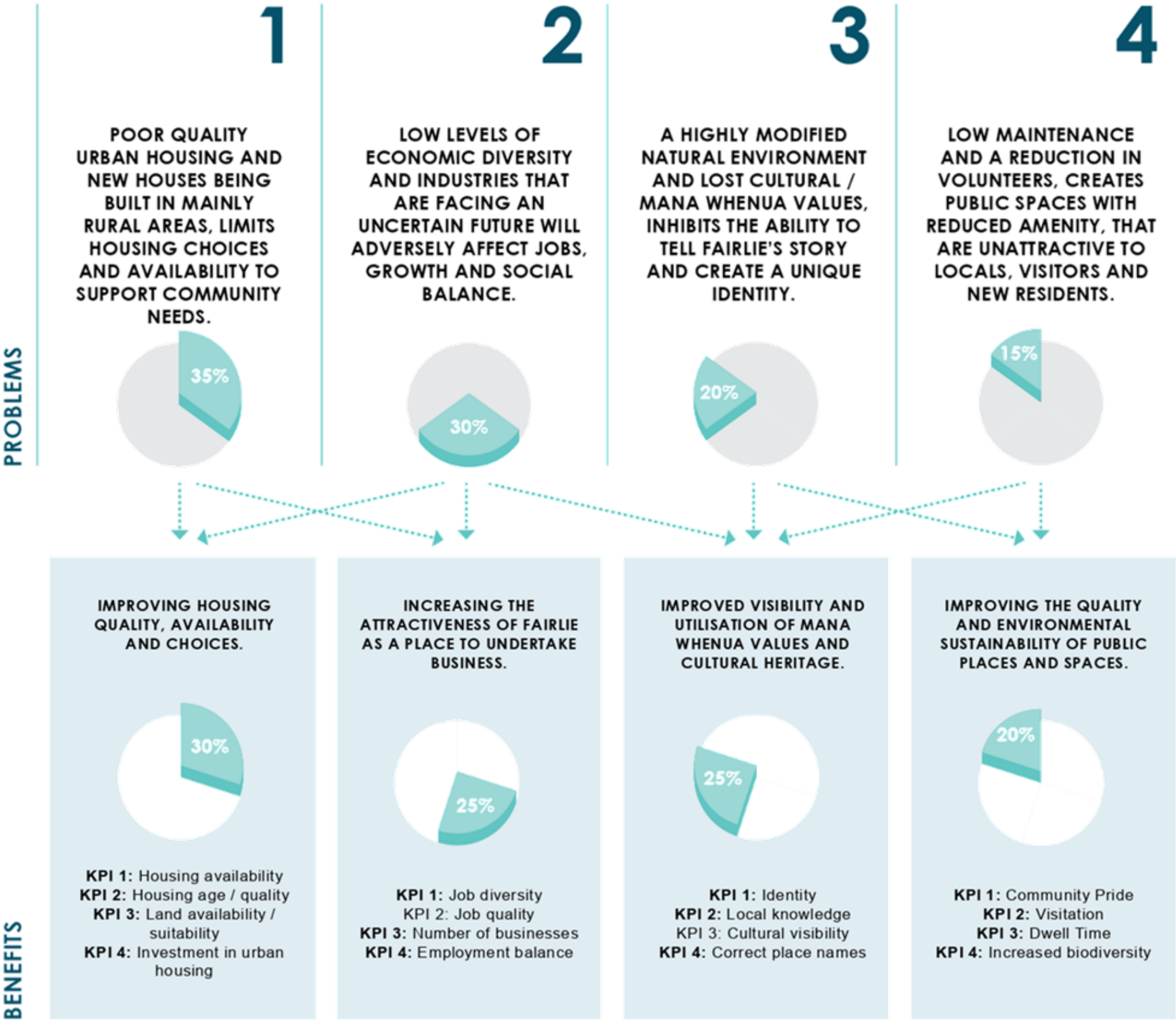
To help understand the problems faced in Fairlie, and the benefits that could be achieved by addressing the problems identified, the Spatial Planning team used a process called Investment Logic Mapping (ILM).

This ensured the Spatial Plans were focused on addressing the issues faced by the community, and created four investment objectives (or ILM benefits) that were used to measure the options developed through the process.

An ILM workshop was held in Fairlie on 8 July 2020 at the Mackenzie Council Chambers, this involved a cross section of community members to ensure a representative view was heard and understood.

INVESTMENT OBJECTIVES

- Improving housing quality, availability and choices (30%)
- Increasing the attractiveness of Fairlie as a place to undertake business (25%)
- Improved visibility and utilisation of mana whenua values and cultural heritage (25%)
- Improving the quality and environmental sustainability of public places and spaces (20%)





DEVELOPING THE OPTIONS

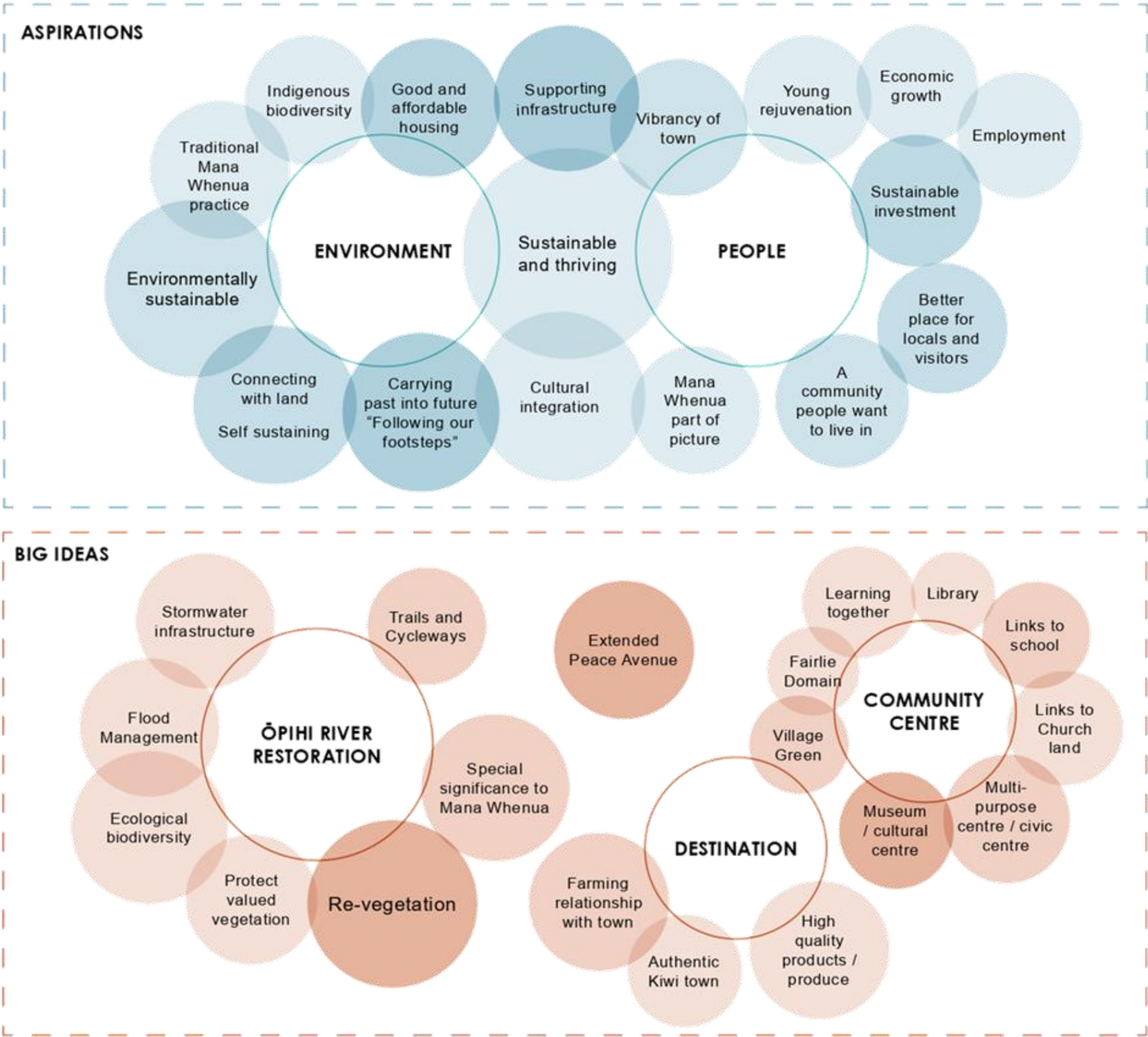
A community workshop was held in Fairlie on 29 July 2020 to help develop the options for the town.

This facilitated workshop was held with a cross section of the Fairlie community, with the aim to understand the following:

- Understand the existing positive qualities of the town and future hopes of the community for the next 30 years.
- Explore a range of approaches to managing the future growth of the town and apply those to developing a short-list of spatial plan options to consult the wider community on.
- Identify issues and opportunities that will inform future town centre plans The workshop broke attendees into four groups who independently developed four different approaches to growth in Fairlie.

Using the results of these workshops, the Spatial Planning team developed a range of growth options for the town. These were then scored against the investment objectives identified in the ILM and a range of other measures to help develop a short-list of options for engagement with the community.

It also identified a range of aspirations and big ideas for Fairlie.







APPROACHES TO GROWTH

The below approaches to growth were developed by the participants in the options workshop. They were used to develop the options that were shared with the community for feedback.

GROUP 1

4

BALANCED GROWTH





- Connect and centralise community facilities to increase their presence and utilisation.
- Encourage residential subdivision to the west of the town.
- Develop some of the community village green space as a commercial area to link with existing retail activity and support the activity in the green space.

GROUP 2

3

LOW RATIO GROWTH





- Better utilise the wetland areas along the Ōpihi River as community spaces while improving and protecting them.
- Development of a new bypass road due to concerns about heavy traffic through the centre of town.
- Spread residential development to the west of town due to terrain and the protection of rural outlook.

GROUP 3

3

LOW RATIO GROWTH




- Develop and intensify the commercial centre of town.
- Develop rural residential options to the north-west, west and south of the town.
- Invest and develop cycleways from Timaru, Kimbell and along the Ōpihi River.

GROUP 4

5

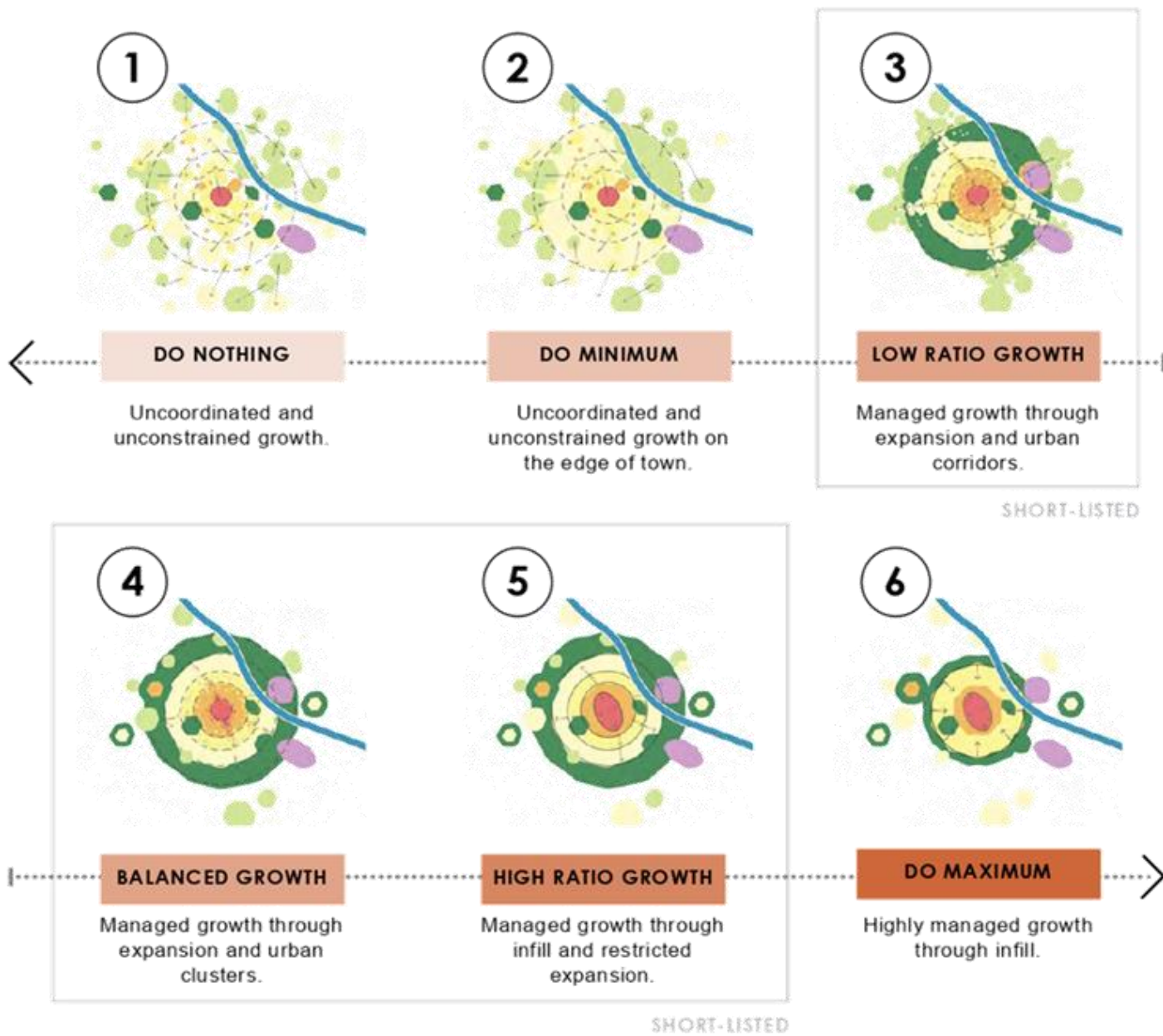
HIGH RATIO GROWTH



- Intensify the commercial centre of town and develop a system of laneways.
- Develop industrial land away from the Ōpihi River.
- Relocate the A&P Showgrounds and develop the land for residential housing.
- Redevelop the golf course into a shared community green space.

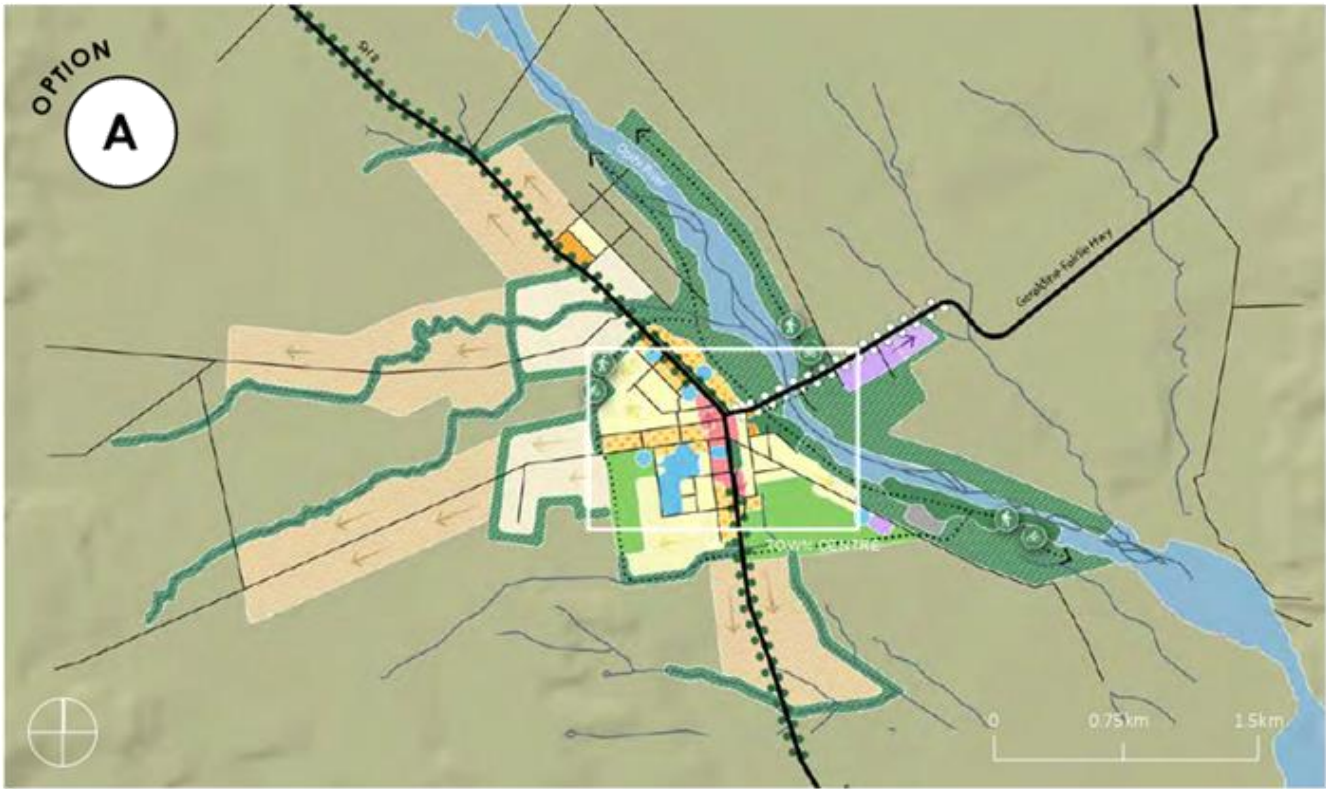


THE OPTIONS



LEGEND

- |                            |                      |   |
|----------------------------|----------------------|---|
| Retail                     | Community Facilities | Walking Trail                             |
| Visitors Accommodation     | Industrial           | Direction of Growth                       |
| Holiday Homes              | Utilities            | Airport                                   |
| Medium Density Residential | Open Space           | Existing Tree Lined Streets               |
| Low Density                | Natural Open Space   | Future Tree Lined Streets                 |
| Low Density                | Rural Land           | Hatched areas represents land use changes |
| Large Lot Residential      | Cycling Trail        |   |



CORRIDOR GROWTH

Option A – Corridor Growth proposed growth in Fairlie through the consolidation of available land within the town and the expansion of large lot and rural residential along the main road corridors.

- Growth contained by landscape features and along road corridors radiating out from the town. This helps establish an open space network, which brings together existing open spaces, waterways and trails to link with the Ōpihi River.
- Housing growth achieved through some medium density infill and a mix of low density, large lot and rural residential expansion of the town edges and along urban corridors.
- Proposal to develop the frontage of the A&P Showgrounds site for residential use along Gillingham Street.
- Visitor accommodation continues to consolidate in a corridor along Mt Cook Road (SH8) with opportunities for holiday homes within the urban blocks leading out of town.
- Industrial activities grow away from the town along Geraldine-Fairlie Highway (SH79).



TOWN CENTRE

Fairlie town centre retained in its current location and grows north along Mt Cook Road and south along the Main Street (SH8) corridor on the southern end of the reserve.

The southern end of the reserve is developed for new town centre retail. The remaining northern end of the reserve is improved to link with the existing town centre and an enhanced civic precinct.





## CLUSTERED GROWTH

Option B- Clustered Growth proposed growth in Fairlie through the consolidation of available land within the town and expansion through well-defined large lot and rural residential clusters close to town.

- Growth contained by landscape features and open spaces that define town edges and urban clusters. This helps establish an open space network, which brings together existing open spaces, waterways and trails to link with the Ōpihi River.
- Housing growth achieved through some medium density infill clustered around the town centre. A mix of low density, large lot and rural residential expands on the town edges and within urban clusters.
- Proposal to develop the southern part of the A&P Show ground Site for residential use.
- Visitor Accommodation is clustered to the north of the town centre, either side of Mt Cook Road (SH8) and Denmark Street, with opportunities for holiday homes along the Main Street blocks.
- Industrial activities continue to grow away from the town and are clustered within existing zoned land east of the Ōpihi River.



### TOWN CENTRE

Fairlie town centre retained in its current location and grows eastwards through to Grey Street to complete the urban block.

A laneway and courtyard network established within an expanded town centre block that is defined by Main Street, Allendale Road, Grey Street and Talbot Road.

Closer links are made between the town centre, holiday park and enhanced Ōpihi River environment.

## CONSTRAINED GROWTH

Option C – Contained Growth proposed growth in Fairlie through consolidation of available land within the town, along with well-defined areas of expansion of large lot and rural Residential housing options on the edge of town.

- Growth contained by landscape features and open spaces that clearly define the town edges. This helps establish a network which brings together existing open spaces, waterways and trails to link with the Ōpihi River.
- Housing growth achieved through medium density infill in blocks close to the town centre. A mix of low density and large lot residential expands on the town edges with rural residential minimised.
- Proposal to develop the whole A&P Showgrounds site for residential use.
- Visitor accommodation wraps around the town centre with opportunities for holiday homes within the surrounding blocks.
- Industrial activities continue to grow away from the town and are consolidated within existing zoned land east of the Ōpihi River.



### TOWN CENTRE

Fairlie town centre is retained in its current location and grows southwards towards the civic offices and other commercial activities on the western side of Main Street

The northern end of the reserve becomes a high-quality civic space with town centre retail fronting onto it, as an extension of the Riddle Street shops.

A consolidated community precinct is established that incorporates the school, community hall, church and civic offices, linked to the town centre.



COMMUNITY ENGAGEMENT

WHAT THE COMMUNITY THOUGHT

The Fairlie community indicated they wanted to go for a more contained form of growth, with increasing densities and infill in town as opposed to increasing rural residential development on the outskirts. At the same time, people acknowledged the lifestyle living that has developed on the outer edges of Fairlie is an attractive offering and this has brought a number of new people into the community.

To cater for both, the preferred Spatial Plan formalised some of the emerging areas of rural residential development that are already occurring with some provision for further growth, and then increased the allowable density in the town itself - ideally giving a best of both worlds.

The current design of the commercial area in the town centre has been extended to the east and west of the main road. The aim being to give some depth to the town centre, better connect it to the Ōpihi River and offer an alternative to using the main road for access and car parking. This will also offer an opportunity for more and different businesses to set up shop in Fairlie, including those in lanes and courtyards, increasing the vibrancy of the town.

“ I would like to see more walking and biking tracks developed in and around Fairlie, so that Fairlie becomes a destination, not just a short stop of the way past! ”

“ Contained growth preserves the rural values which characterise Fairlie. Open Spaces beyond the town boundary benefit all residents. ”

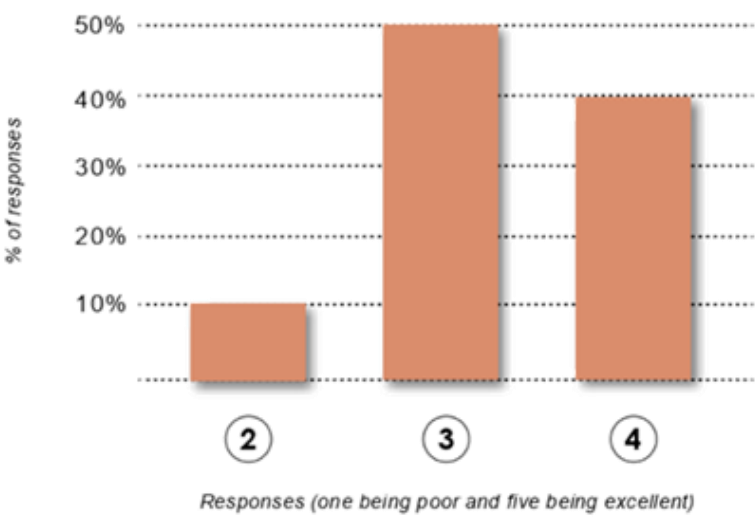
“ I like the integration of green spaces between various densities of residential housing. Allows the town to 'breathe'. ”

“ This makes the best use of the land already available in the town limits, it will make the town feel more alive and cohesive. I think Fairlie should have the option of central, affordable family rentals/homes to own. ”

PREFERRED OPTION ENGAGEMENT RESULTS

The community was asked to rate the preferred option out of five and provide comment on what they liked and what they wanted to see changed about the plan.

The Fairlie community preferred option received an average rating of 3.3 out of five, which shows on the whole the community supports the preferred option.



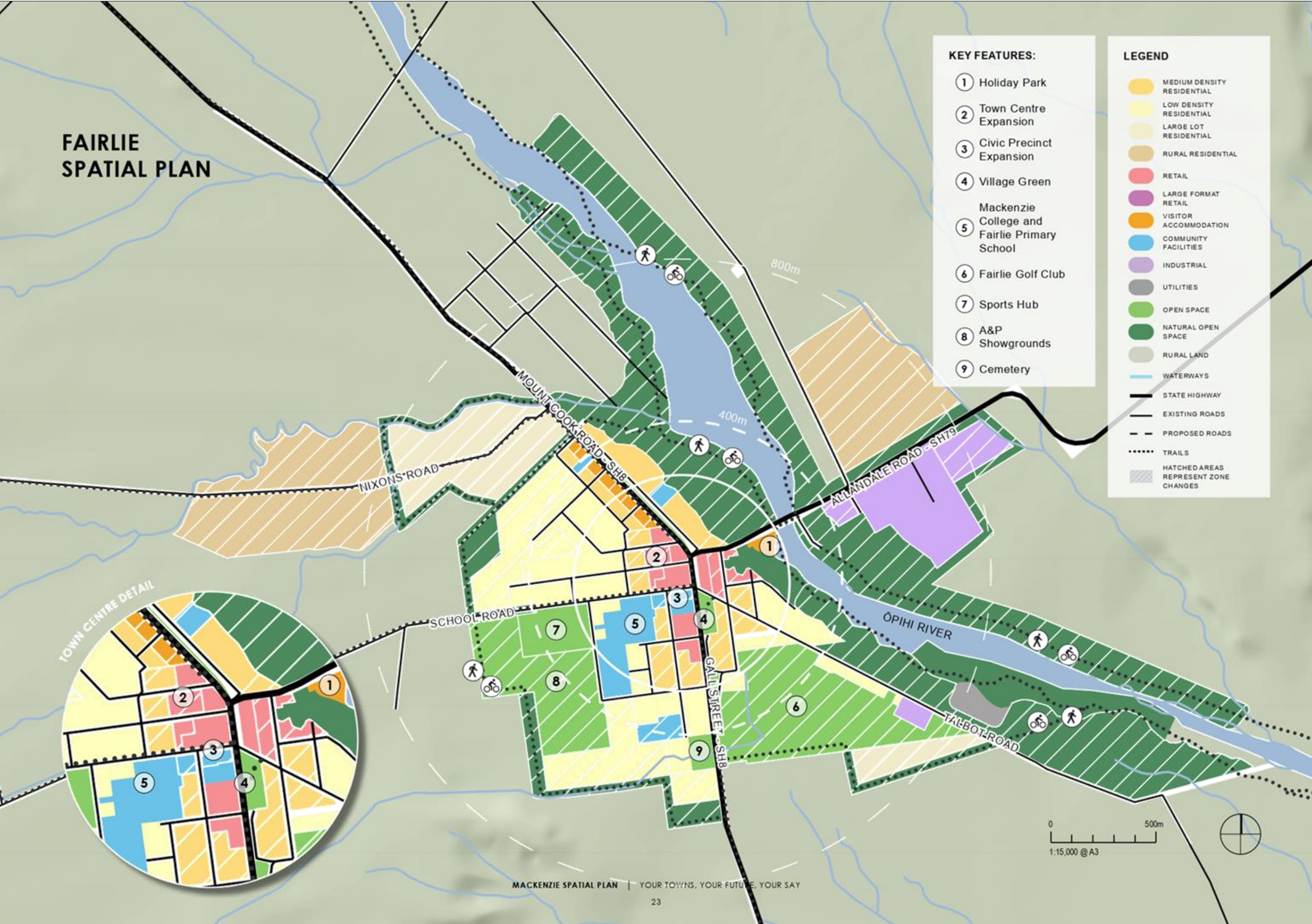
The results can be viewed online at:  
[http://bit.ly/MDC\\_PREFERRED\\_OPTION\\_Spatial\\_Plan](http://bit.ly/MDC_PREFERRED_OPTION_Spatial_Plan)

SPATIAL PLAN

THE PREFERRED OPTION WILL SEE GROWTH IN FAIRLIE MANAGED THROUGH THE CONSOLIDATION OF LAND AVAILABLE WITHIN THE TOWN BOUNDARY, ALONG WITH WELL-DEFINED AREAS OF LOW-DENSITY EXPANSION ON THE EDGE OF TOWN. LARGE LOT AND RURAL RESIDENTIAL HOUSING THAT ALREADY EXISTS HAS BEEN FORMALISED IN CORRIDORS AND CLUSTERS TO THE EAST AND WEST OF TOWN.

- Growth within the town is largely contained by landscape features and open spaces that define the town's edges. This helps establish an open space network, which brings together existing open spaces, waterways and trails that link with the Ōpihi River.
- Fairlie's town centre is retained in its current location, while growing east and west to complete several urban blocks. An opportunity exists for a laneway and courtyard network to be established within the expanded town centre. Closer links are made between the town centre, holiday park and Ōpihi River environment.
- A community precinct is established that incorporates the school, community hall, church and civic offices, linked to the town centre.
- Housing growth is achieved by providing the opportunity for medium-density infill in the blocks close to the town centre and low-density residential expansion along the town's edges.
- Some large lot residential zoning is provided in a corridor along Nixons Road and to the south of the golf course. Existing clusters of rural residential development are consolidated and formalised past the town's boundaries on Nixons Road, School Road and the Geraldine-Fairlie Highway (SH79).
- Commercial visitor accommodation consolidates in a corridor along Mt Cook Road (SH8).
- Industrial activities grow away from the town along Geraldine-Fairlie Highway (SH79).









INTRODUCTION

Located on the shores of Lake Tekapo, Tekapo|Takapō is a picturesque alpine village, and a popular tourist destination for domestic and international visitors. It sits on State Highway 8, the popular tourist route into the Mackenzie Basin and Southern Lakes.

Takapō is the traditional Ngai Tahu name for Lake Tekapo, meaning 'to leave in haste at night'. In 2021, MDC announced that it will start using the dual names of Tekapo and Takapō when referring to Lake Tekapo.

In 1857 the first sheep farm in the Mackenzie Basin was built on the shores of Lake Tekapo. When the lake is low the remains of the old Tekapo Station homestead can be seen on the eastern shores of the lake.

The Takapō hotel was established in 1861 and a ferry was set up to cross the Tekapo River. Twenty years later construction began on the first bridge. The town started to grow after the construction of hydropower stations in the 1930s. The project was delayed due to World War II, but it was eventually completed and commissioned in 1951.

Today tourism has seen another boom in Tekapo|Takapō and the population has grown significantly over the past decade. Population growth is expected to continue to increase from 504 today to 1240 in 2050, however this will likely be higher if capacity issues are addressed.

The increasing population and demand for visitor accommodation have seen housing values increase, which has placed pressure on the residential community and infrastructure.



MACKENZIE SPATIAL PLAN | YOUR TOWNS, YOUR FUTURE, YOUR SAY



TOWN CENTRE



CHURCH OF THE GOOD SHEPHERD



TEKAPO SPRINGS



CONTEXT ANALYSIS

LAND USE AND CAPABILITY

The Tekapo|Takapō lake front is predominately zoned for recreation, with a section zoned Open Space (Heritage) in front of the Church of the Good Shepard. The town centre is located along the northern side of State Highway 8 with a large visitor accommodation area sitting to the south. The current residential areas are framed by rural and recreation land, including the Regional Park. An undeveloped Industrial area lies to the south close to the airport. Land use capabilities surrounding the town are generally of low productivity value and included in the Mackenzie Basin sub zone.

LOT SIZE AND OWNERSHIP

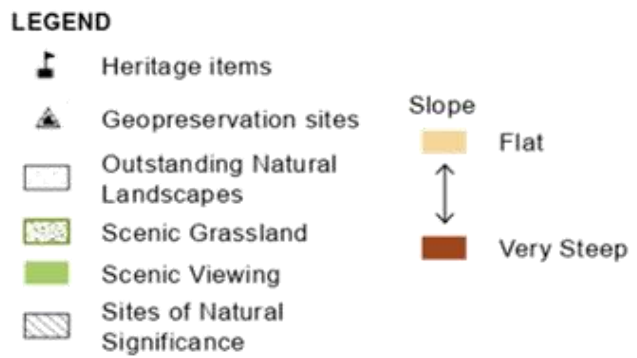
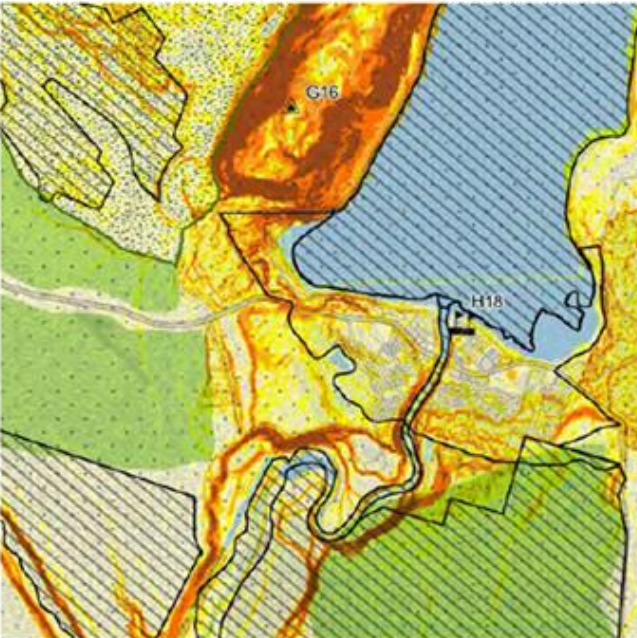
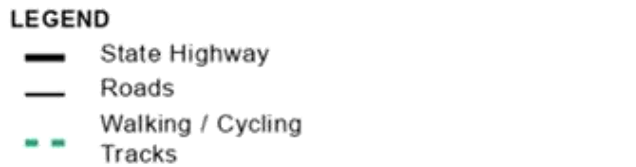
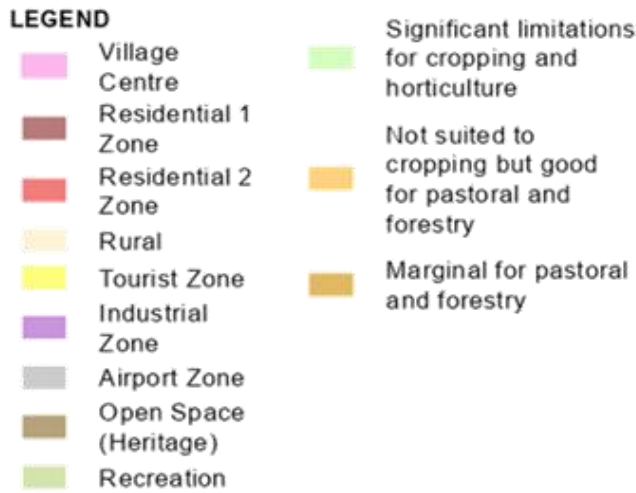
Smaller lots (warmer colours) tend to be in the more established parts of the town that have already been split into a diverse range of ownerships, this is where infill growth and intensification could occur. Some larger tracts of land (cooler colours) remain (e.g. sales yard site, Lakeside Drive, etc.). Opportunities for more comprehensive development exist in these larger tracts of land on the edges of town.

MOVEMENT

Access to Tekapo|Takapō is predominately via State Highway 8, which runs east-west through the town. There are several walking and cycling trails through the town and along the lake reserve, which connect to wider networks within the Regional Park, up Ōtehiwai|Mount John, and along the river. Lake Tekapo Airport is located a short distance to the west of the town.

LANDSCAPE CONSTRAINTS

The town centre sits on relatively flat land on the edge of the lake, south east of Mount John. The rest of town wraps around the town centre on sloping or terraced land, which is the historic terminal moraine. The Tekapo|Takapō River outlet divides the town roughly in two. There are several Sites of Natural Significance, including Lake Tekapo|Takapō, as well as areas to the south and west. Scenic Tussock lands completely surround the town and sit within the broader context of the Mackenzie Basin, an Outstanding Natural Landscape.



COMMUNITY ANALYSIS

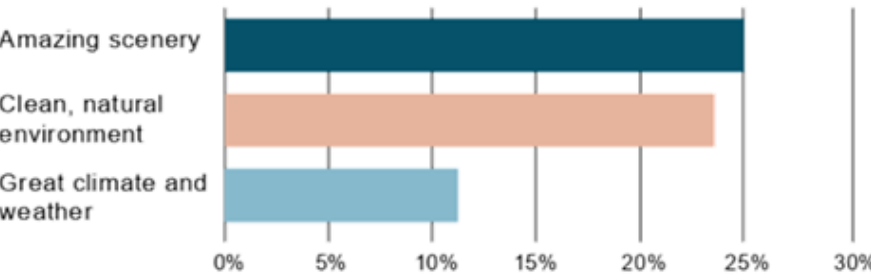
COMMUNITY SURVEY

A community survey undertaken in early 2020 showed that Tekapo|Takapō residents highly valued the scenery and natural environment, for obvious reasons.

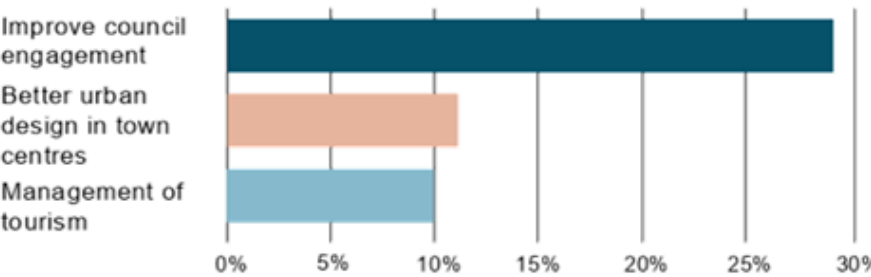
Those who responded to the survey wanted to see improved council engagement and were also concerned about the impacts of growth and tourism on the town.

Looking ahead, people from Tekapo|Takapō wanted to see better managed tourism and the infrastructure required to support it.

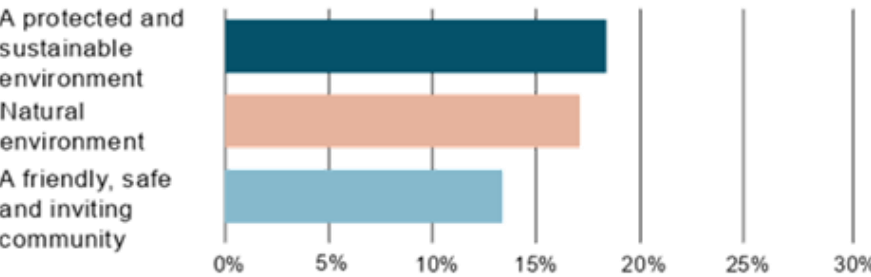
WHAT DO YOU LIKE THE MOST ABOUT THE MACKENZIE DISTRICT?



WHAT IS THE ONE THING YOU WOULD LIKE TO SEE CHANGED?



WHAT IS THE ONE THING YOU WOULD LIKE MACKENZIE DISTRICT TO BE KNOWN FOR?



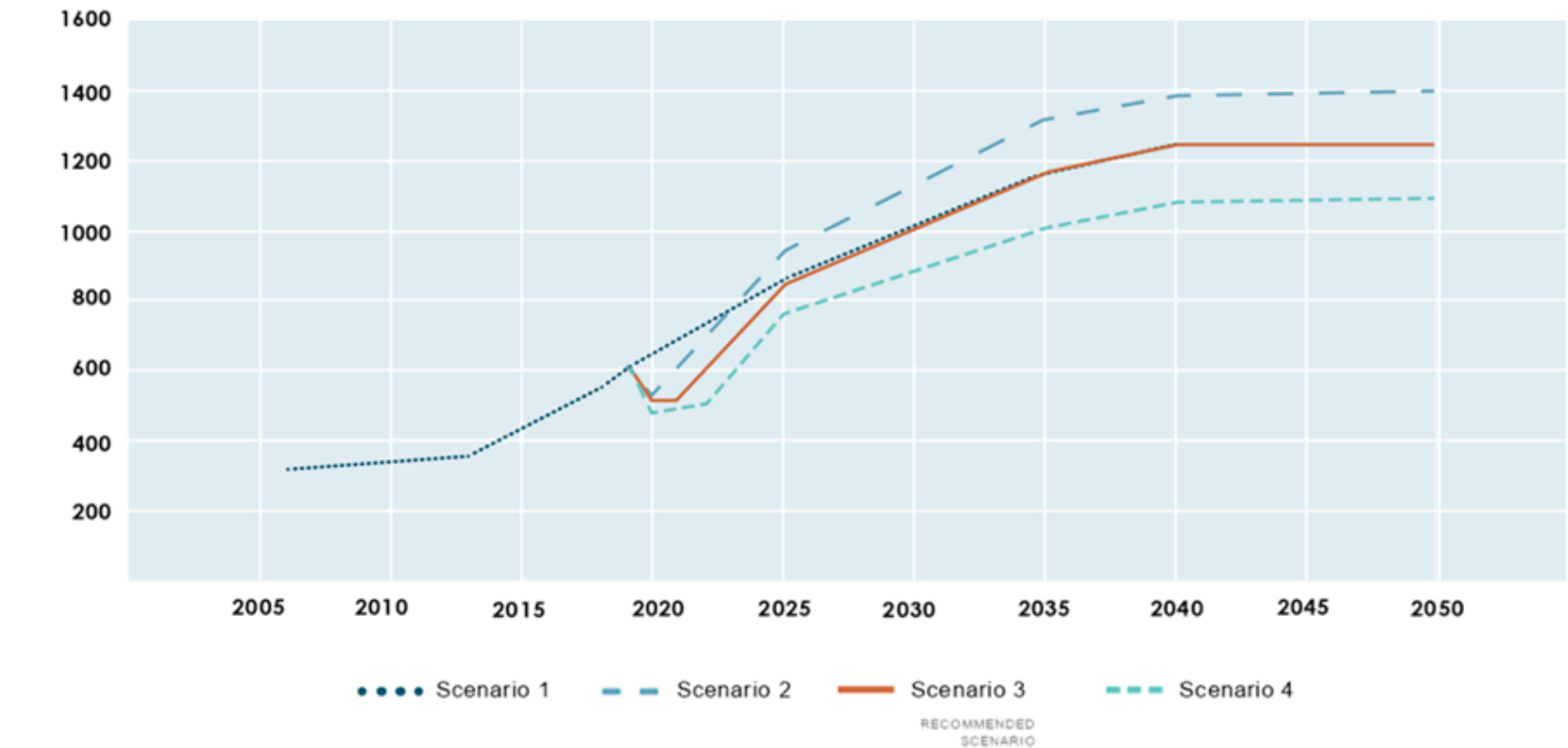
HOUSING AND POPULATION

Tekapo|Takapō has a much younger population than the rest of the District, with a very large proportion of residents aged between 20 and 35. This significant demographic group call the town home due to the job opportunities offered up through tourism.

There is a very high number of unoccupied residential homes in the town, with 50% of homes classified as 'unoccupied' in 2020. This is due to the high number of short stay holiday home rental properties that are listed on Airbnb and other similar rental platforms.

The average sale price in Lake Tekapo increased by 141% between 2015 and 2019, clearly this is significant, and has reduced the ability of residents to be able to afford to live in the town. This has knock on effects to the makeup of the community and availability of worker accommodation.

RESIDENTIAL POPULATION PROJECTIONS - TEKAPO|TAKAPŌ



GROWTH

In recent years the town has experienced unprecedented growth due to an increase in domestic and international tourism. This has led to an increase in dwellings (both occupied and unoccupied) and significant growth in the usually resident population.

Population growth is expected to continue to increase from 504 today to 1240 in 2050, growing at an annual average rate of 2.3%. This growth would likely be higher, but capacity constraints based on the current zoning in the District Plan will see the town reach dwelling capacity by 2030, at 820 dwellings.

Following 2030, it is expected that the household size and percentage of occupied dwellings will continue to increase until approximately 2040 when the population capacity is reached. The changes outlined in the Spatial Plan will aim to address these capacity issues.



## UNDERSTANDING THE PROBLEMS

### INVESTMENT LOGIC MAPPING

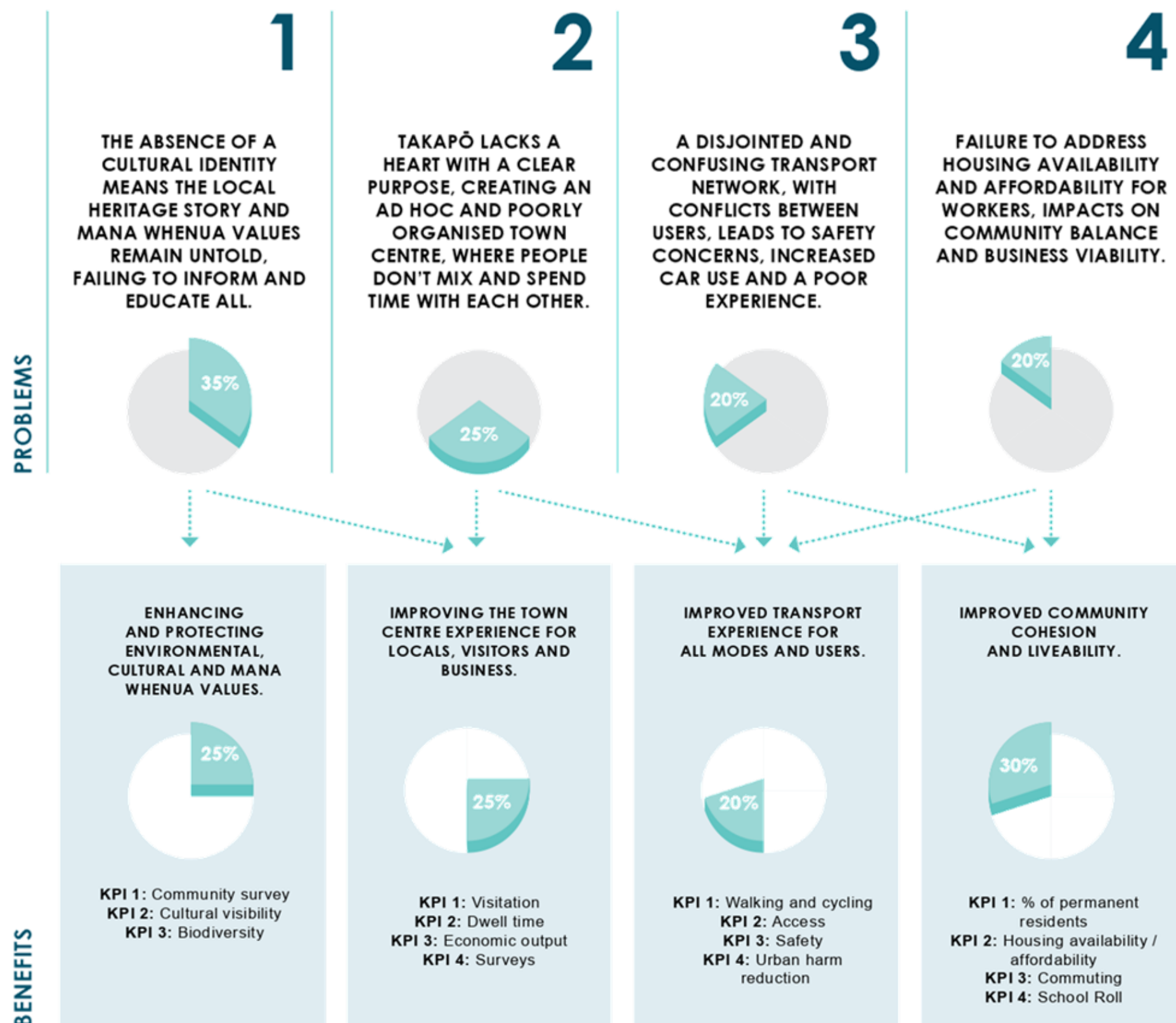
To help understand the problems faced in Tekapo|Takapō and the benefits that could be achieved by addressing them, the Spatial Planning team used a process called Investment Logic Mapping (ILM).

This ensured the Spatial Plans were focused on addressing the issues faced by the community, and created four investment objectives (or ILM benefits) that were used to measure the options developed through the process.

An ILM workshop was held in Tekapo|Takapō on 10 July 2020 at the Tekapo Community Centre, this involved a cross section of community members to ensure a representative view was heard and understood.

#### INVESTMENT OBJECTIVES

- Enhancing and protecting environmental, cultural and mana whenua values (25%)
- Improving the town centre experience for locals, visitors and business (25%)
- Improved transport experience for all modes and users (20%)
- Improved community cohesion and liveability (30%)





## DEVELOPING THE OPTIONS

A community workshop was held in Tekapo|Takapō on 31 July 2020 to help develop the options for the town.

This facilitated workshop was held with a cross section of the community, with the aim to understand the following:

- Understand the existing positive qualities of the town and future hopes of the community for the next 30 years.
- Explore a range of approaches to managing the future growth of the town and apply those to developing a short-list of spatial plan options to consult the wider community on.
- Identify issues and opportunities that will inform the Town Centre Concept Plan.

The workshop broke attendees into four groups who independently developed four different approaches to Growth in Tekapo|Takapō.

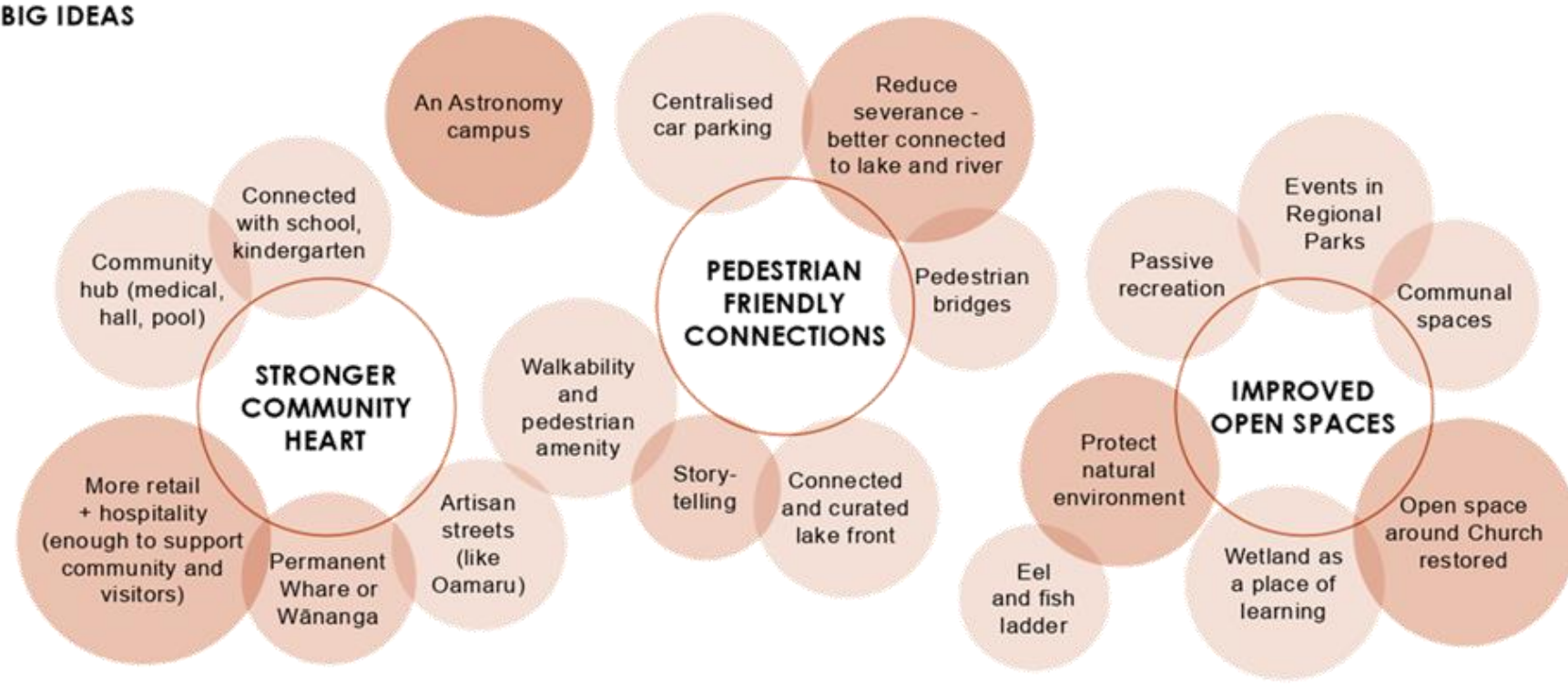
Using the results of these workshops, the Spatial Planning team developed a range of growth options for the town. These were then scored against the investment objectives identified in the ILM and a range of other measures to help develop a short-list of options for engagement with the community.



### ASPIRATIONS



### BIG IDEAS





## APPROACHES TO GROWTH

The below approaches to growth in Tekapo | Takapō were developed in the options workshop. They were used to develop the options that were shared with the community for feedback.

### GROUP 1

#### 5 HIGH RATIO GROWTH



- Keep the lake front as a consistent, protected recreational area.
- Ensure any dense development happens where it is most suitable and away from traditional residential areas.
- Highest densities should be on the lake side of the State Highway corridor.
- Development of a big box retail / industrial area to the west.

### GROUP 2

#### 4 BALANCED GROWTH



- Less stand alone holiday homes and more purpose-built hotels to free up space in the residential areas for residents.
- Develop a walkway over the State Highway.
- Investigate an events centre out by the Regional Park to the east
- Intensify retail and commercial along the lake front.

### GROUP 3

#### 3 LOW RATIO GROWTH



- Develop Mt John Hill as an active recreational reserve
- Use the Saleyards as a mixed use residential / commercial / community space.
- Provide for worker accommodation and high density living to the west of the river.
- Main visitor accommodation to be provided on the lake side of the State Highway.

### GROUP 4

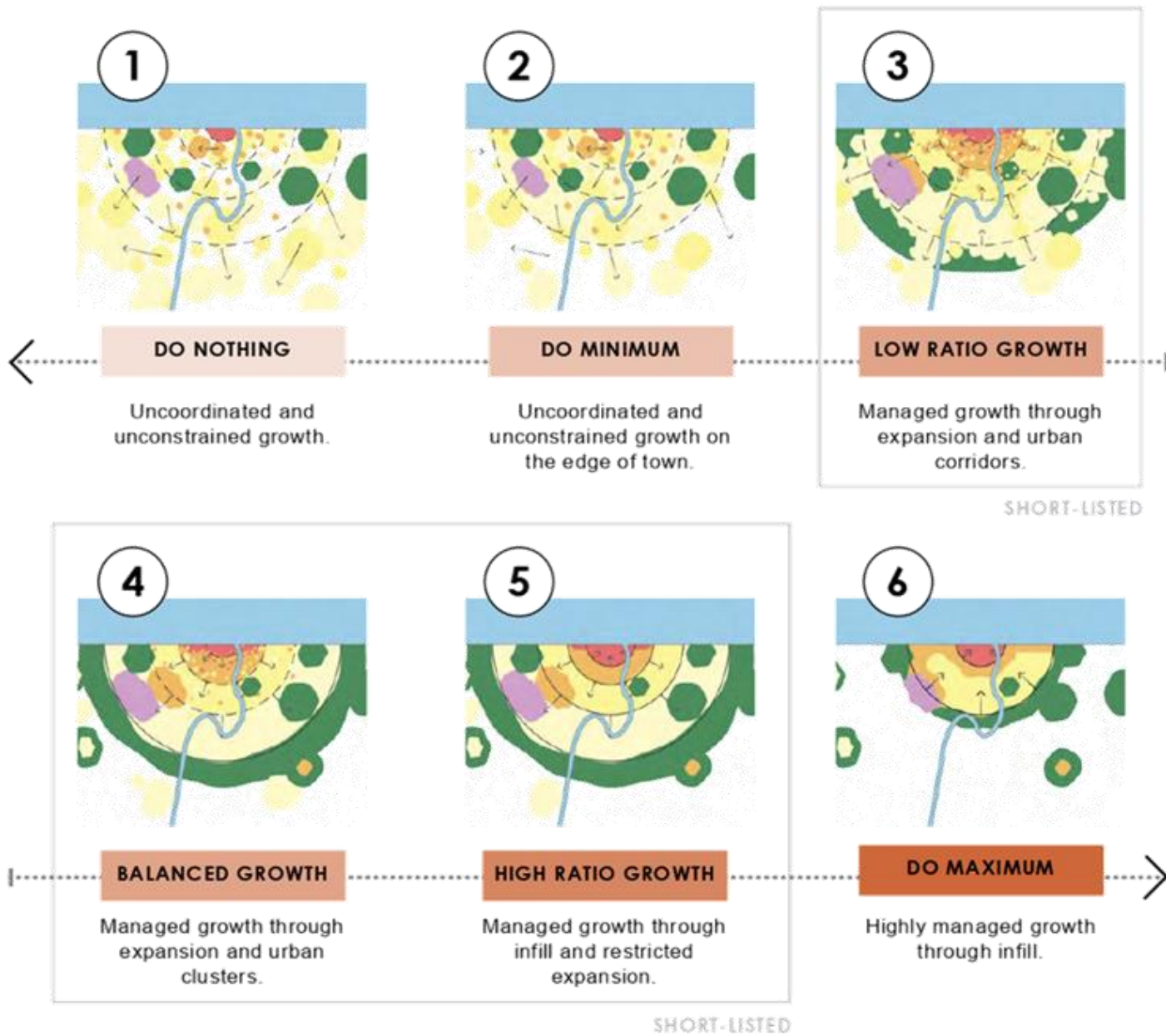
#### 4 BALANCED GROWTH



- Restore the wetlands and lake front through indigenous planting and landscaping.
- Protect the area around the Church of the Good Shepherd as a heritage area.
- Expand the town boundaries to allow for more low-density holiday homes.
- Increase densities along the lake side of the State Highway.



THE OPTIONS



LEGEND

- |                            |                    |   |
|----------------------------|--------------------|---|
| Retail                     | Utilities          | Direction of Growth                       |
| Visitors Accommodation     | Open Space         | Airport                                   |
| Holiday Homes              | Natural Open Space | Hatched areas represents land use changes |
| Medium Density Residential | Rural Land         |   |
| Low Density                | Cycling Trail      |   |
| Community Facilities       | Walking Trail      |   |
| Industrial                 |                    |   |



CORRIDOR GROWTH

Corridor Growth proposed growth through more intensive infill and consolidation of available land within the town, alongside an expansion of residential housing along key road and river corridors.

- Growth contained by landscape features and natural topography to establish an open space network. This brings together existing open spaces, waterways and trails to link with Lake Tekapo, Mount John and the Regional Park.
- Housing growth balanced between infill and expansion, including medium density infill extending out from the town centre and along the State Highway, with the expansion of low density residential into outer urban corridors.
- Visitor accommodation continues to grow along SH8 and the lake front corridors, further opportunities for visitor accommodation located at the Saleyards site and The Cairns Golf Course.
- Holiday homes are located in corridors along the Lake Tekapo and river.
- Industrial activities establish away from the town along Tekapo-Canal Road corridor with opportunities for some big box retail (e.g. supermarket, hardware store, etc.)



TOWN CENTRE

The town is retained in its current location and grows both west and east along the lake front. To the west it extends into the Simpson Lane urban block and one side of Lakeside Drive. A smaller retail centre is included across the eastern side of the river on Pioneer Drive.

A corridor of community facilities continues along Aorangi Crescent with an opportunity for a whare wānanga (place of learning) adjacent to the lake.





**CLUSTERED GROWTH**

Clustered Growth proposed growth through more intensive infill and the consolidation of available land within the town, alongside expansion through well-defined neighbourhood clusters.

- Growth contained by landscape features and natural topography to help establish an open space network. This will bring together existing open spaces, waterways, and trails to link with the lake, Mt John and the Regional Park.
- Housing growth balanced between infill and expansion, including clusters of medium density infill near the town centre (south of SH8) with the expansion of residential or special use neighbourhood clusters established within protected landscapes on the edge of town.
- Potential opportunity to develop the Saleyards site for a more intensive mix of land uses.
- Visitor accommodation clusters are located around the town centre, including consolidating areas associated with Peppers Hotel, Lake Tekapo Holiday Park and cottages / lodges along Pioneer Drive. Opportunities for holiday homes are in adjacent industrial clusters.
- Industrial activities are located away from the town along Tekapo-Canal Road with an opportunity for a cluster of larger format retail.



**TOWN CENTRE**

The town centre is retained in its current location and grows west along the town centre, extending into the Simpson Lane urban block and one side of Lakeside Drive.

Smaller neighbourhood retail centres are clustered together with other areas of intensification.

A growth corridor of community facilities continues along Aorangi Crescent with an opportunity for a whare wānanga (place of learning) adjacent to the lake.

**CONTAINED GROWTH**

Contained Growth proposed growth through more intensive infill, consolidation of available land within the town and well-defined areas of residential expansion on the edge of town.

- Growth constrained by landscape features and natural topography that helps establish an open space network, which brings together existing open spaces, waterways and trails to link with the lake, Mt John and the Regional Park.
- Housing growth balanced between infill and expansion, including medium density infill around the town centre and along the lake, and low density expansion replacing The Cairns Golf Course.
- Potential opportunity to develop the Saleyards as medium density residential.
- Visitor accommodation more intensively wraps around and above the town centre retail in areas where additional height can be absorbed (e.g. Lakeside Drive). Opportunities for holiday homes are within the infill blocks surrounding the town centre.
- Industrial activities establish away from the town along Tekapo-Canal Road.



**TOWN CENTRE**

The town centre is retained in its current location and grows west along the lake front to establish a larger, consolidated centre.

The town centre extends along the lake esplanade into the Simpson Lane urban block and one side of Lakeside Drive through to the hydro control gates.

A growth corridor of community facilities continues along Aorangi Crescent with an opportunity for a whare wānanga (place of learning) adjacent to the lake.



COMMUNITY ENGAGEMENT

The results from Tekapo|Takapō were neck and neck between Corridor Growth and Contained Growth, so a hybrid Spatial Plan was developed that takes the best parts of both options and combined them.

The community made it clear that the Cairns Golf Course was important to the town, so the open space has been formalised and allowances made for a small amount of residential and visitor accommodation within it.

Ensuring the Church of the Good Shepherd and its surroundings are protected was something that the community felt strongly about, so this is a key part of the plan. This area has been protected and the zoning around the church will be complementary to the wider area.

The idea of a whare wānanga (place of learning) received widespread support so it has been included in the preferred option. The exact detail of this will be developed in partnership with mana whenua and will be designed to complement the landscape.

Concerns were raised about potential building heights, particularly in the medium and high density zones – these have been heard and will be addressed as part of the District Plan Review. This will see design guidelines developed for Tekapo|Takapō that cover issues such as building forms, façade treatments, material palettes, open space, car parking, lighting and a range of other design elements will maintain and enhance the character in Tekapo|Takapō.

“ There needs to be a balance between community and commercial interests. The attractiveness of our natural beauty must never be spoilt with too many visitors and commercial activity. ”

“ Walking and cycle ways and green space need to be a priority for this town that values the natural environment and recreation. This is important for community well-being and visitor experience. ”

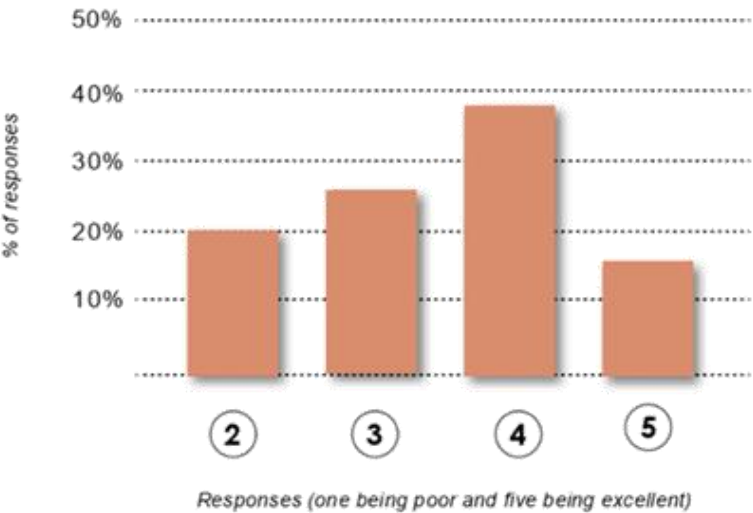
“ Please consider the Pioneer Drive and Church area as a heritage area and protect it accordingly. ”

“ We need to utilise the waterfront. Think restaurants, cafés, park areas down by the lake. A building code where only certain materials are allowed so we can create a beautiful alpine township rather than cheap quick builds. ”

PREFERRED OPTION ENGAGEMENT RESULTS

The community was asked to rate the preferred option out of five and provide comment on what they liked and what they wanted to see changed about the plan.

The Tekapo | Takapō community preferred option received an average rating of 3.16 out of five, which shows on the whole the community supports the preferred option.





The results can be viewed online at:  
[http://bit.ly/MDC\\_PREFERRED\\_OPTION\\_Spatial\\_Plan](http://bit.ly/MDC_PREFERRED_OPTION_Spatial_Plan)

SPATIAL PLAN

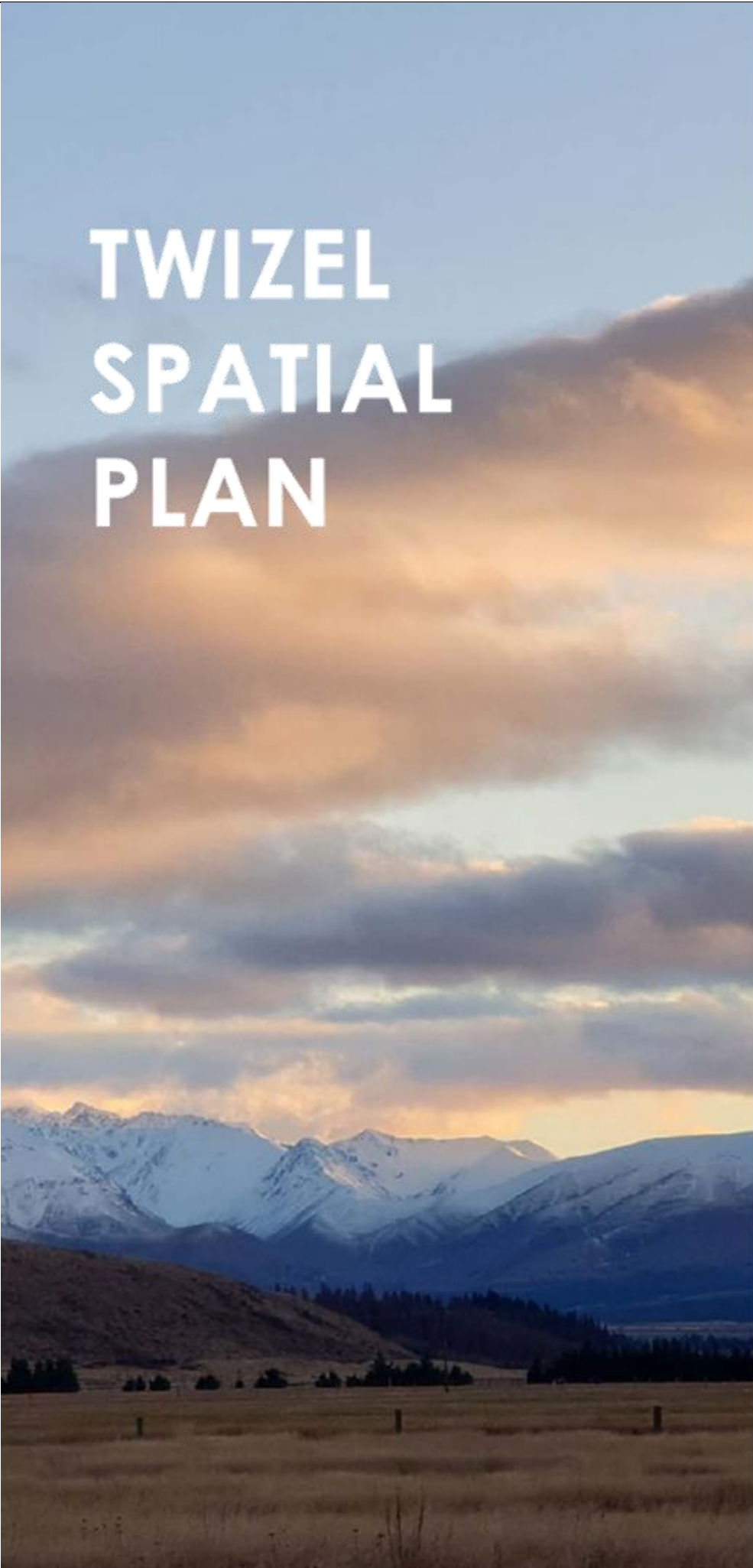
THE PREFERRED OPTION WILL SEE GROWTH IN TAKAPŌ MANAGED BY PROVIDING THE OPPORTUNITY FOR RESIDENTIAL INFILL, THE CONSOLIDATION OF AVAILABLE LAND WITHIN THE TOWN AND WELL-DEFINED AREAS OF RESIDENTIAL EXPANSION ON THE EDGES OF TOWN.

- Growth is contained by existing landscape features and natural topography, which helps establish an open space network. This brings together existing open spaces, waterways and trails to link with Lake Takapō, Mt John (including a proposed Bike Park) and the Regional Park.
- Takapō town centre grows west along the lake front to establish a larger, consolidated centre that extends along the lake esplanade into the Simpson Lane urban block. Car parking is extended on the northern side of Lakeside Drive through to the hydro control gates.
- Opportunities for smaller scale community-based retail are provided at the sale yards site and to the south of SH8 west of the river.
- An extended corridor of community facilities continues along Aorangi Crescent bringing together the school, community centre and providing opportunities for further facilities.
- A Whare wānanga (place of learning) has been proposed on the lake front across the river from the Church of the Good Shepherd following input from mana whenua and the church community.
- Opportunity for a business park development has been included, allow for professional services and medical practices to establish away from the lake front.
- Housing growth is balanced between infill and expansion, including high density along Lakeside Drive, medium density infill around the town and neighbourhood centres, and low density expansion on the edges of town. Opportunities for large lot residential maintain the open character of The Cairns Golf Course.
- Commercial visitor accommodation extends along Lakeside Drive and above the town centre retail in areas where additional height can be absorbed by the landscape. Commercial visitor accommodation continues to grow along Tekapo-Twizel Road (SH8) with opportunities within the saleyards site and The Cairns Golf Course.
- Industrial activities establish away from the town along Tekapo-Canal Road with an opportunity for a cluster of larger format retail.
- The provision of a sports field has been acknowledged and will be considered as part of the Parks and Reserves Strategy that is underway at the time of finalising the Spatial Plan.









# TWIZEL SPATIAL PLAN

## INTRODUCTION

Founded in 1968, Twizel began as a temporary hydro construction town when the Ministry of Works laid out 1,200 sections and 23 km of road, on 260 hectares of former Ruataniwha Station land. Schools, and shopping and community centres were built and Twizel had between 5,000 and 6,000 inhabitants by 1975. The town was modelled on Mangakino in the North Island and Ōtemātātā in North Otago.

Following the conclusion of the hydroelectric programme, the population declined significantly, and it was through the lobbying of residents that the town was saved from removal in 1983.

Today it is the largest town in the Mackenzie District with a strong community and rich offering of retail and hospitality to serve the community and increasing number of visitors.

It is a popular tourist destination, with the population often tripling during the summer holiday period.

Twizel's population has grown significantly over the past decade and this is expected to continue over the next 30 years. Much the same as Tekapo|Takapō, this is due to a projected increase in jobs and the desirability of the town due to lifestyle reasons.



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TOWN CENTRE



RUANTANIWHA ROWING CLUB



TOWN CENTRE



CONTEXT ANALYSIS

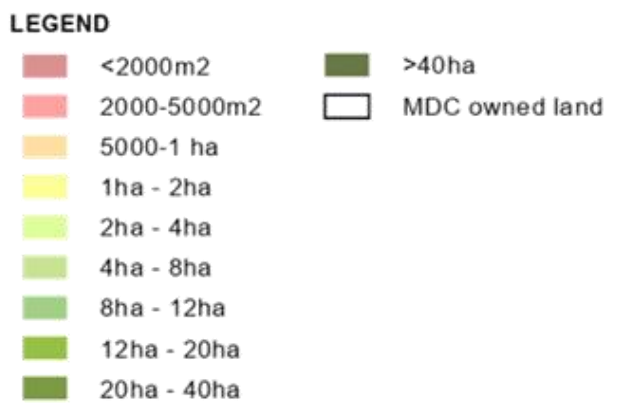
LAND USE AND CAPABILITY

Twizel’s town centre is located close to State Highway 8, alongside visitor accommodation. Suburban residential areas extend west, linked by recreation corridors with a typical of hydro town character. More recent and larger residential lots wrap around the original town and extend further westwards along two urban corridors. Recreational land uses are clustered around Lake Ruataniwha. Rural land use capabilities surrounding the town are generally of low productivity value and sit within the broader context of the Mackenzie Basin sub zone.



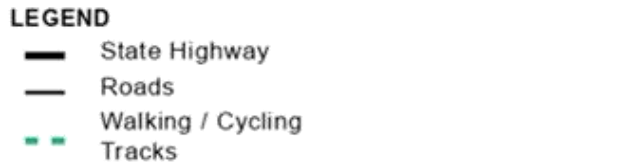
LOT SIZE AND OWNERSHIP

Smaller lots (warmer colours) tend to be in the more established parts of the town that have already been split into a diverse range of ownerships. This is where infill growth and intensification could occur. Some larger tracts of land (cooler colours) remain close to the town, (especially to the west of the town) making future comprehensive development more manageable.



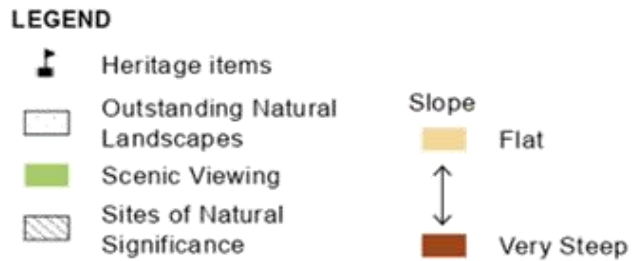
MOVEMENT

Twizel is located to the west of State Highway 8, which runs north-south adjacent to the town. A series of crescents service the older parts of town, framed by Northwest Arch. There are a series of walking and cycling trails around the edge of the town, linking destinations along the Twizel River corridor, Lake Ruataniwha and Manmade Hill. A network of green ways radiate from the town centre. Pukaki Airport sits to the north of town.



LANDSCAPE CONSTRAINTS

Twizel is located on a predominately flat alluvial plain framed by the Twizel River and Lake Ruataniwha, which is identified as a site of Natural Significance. It sits within the broader context of the Mackenzie Basin, an Outstanding Natural Landscape. A view shaft extends from the town centre, across the recreation ground, to the distant Aoraki / Mt Cook.





COMMUNITY ANALYSIS

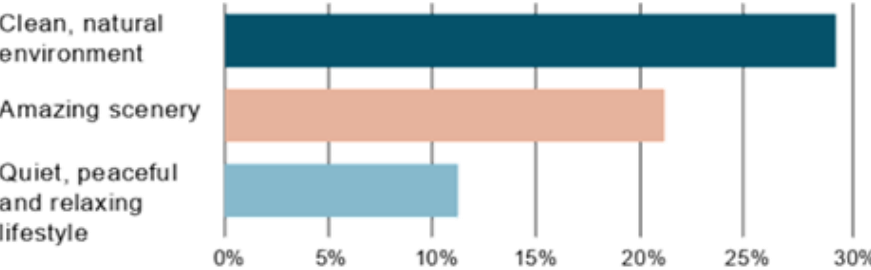
COMMUNITY SURVEY

In the community survey carried out in early 2020, the people of Twizel made it clear that they highly valued their natural environment, amazing scenery and relaxing lifestyle.

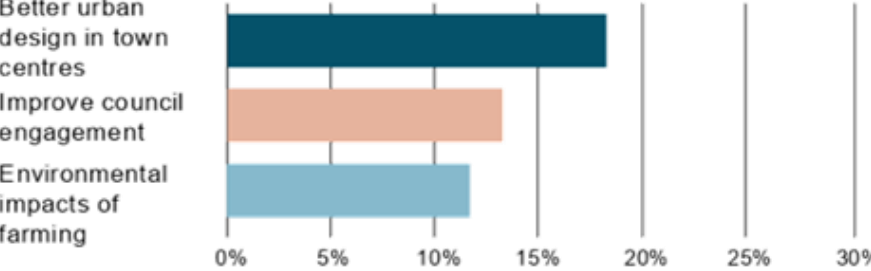
In terms of what they would like to see changed, the most popular response was better urban design and maintenance, potentially reflecting the layout of the town, a legacy of the Ministry of Works town planning. Also mentioned was the need for more affordable housing – this is likely due to the effects of the tourism growth and Airbnb market pushing house prices up.

Looking to the future, people in Twizel wanted the town to be known for its natural environment and beauty, and to see the environment protected in a sustainable way.

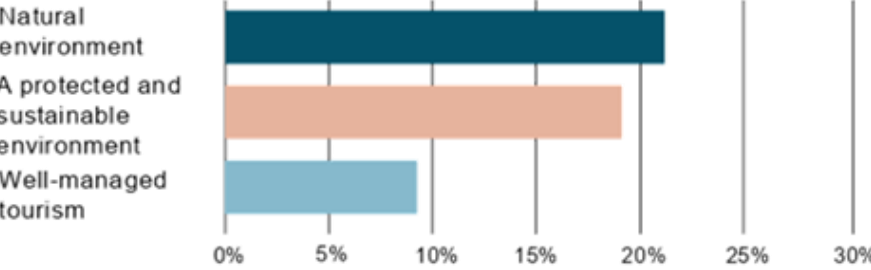
WHAT DO YOU LIKE THE MOST ABOUT THE MACKENZIE DISTRICT?



WHAT IS THE ONE THING YOU WOULD LIKE TO SEE CHANGED?



WHAT IS THE ONE THING YOU WOULD LIKE MACKENZIE DISTRICT TO BE KNOWN FOR?



HOUSING AND POPULATION

Twizel has experienced significant growth since 2013, with its population growing by 26%. This growth has been largely driven by people in their late working lives and early retirement years moving to town, with a smaller proportion of international migrants.

Multiple homeowners are also the most prevalent buyer type in Twizel, and the town also has a high rate of unoccupied homes, at 53% of the housing stock.

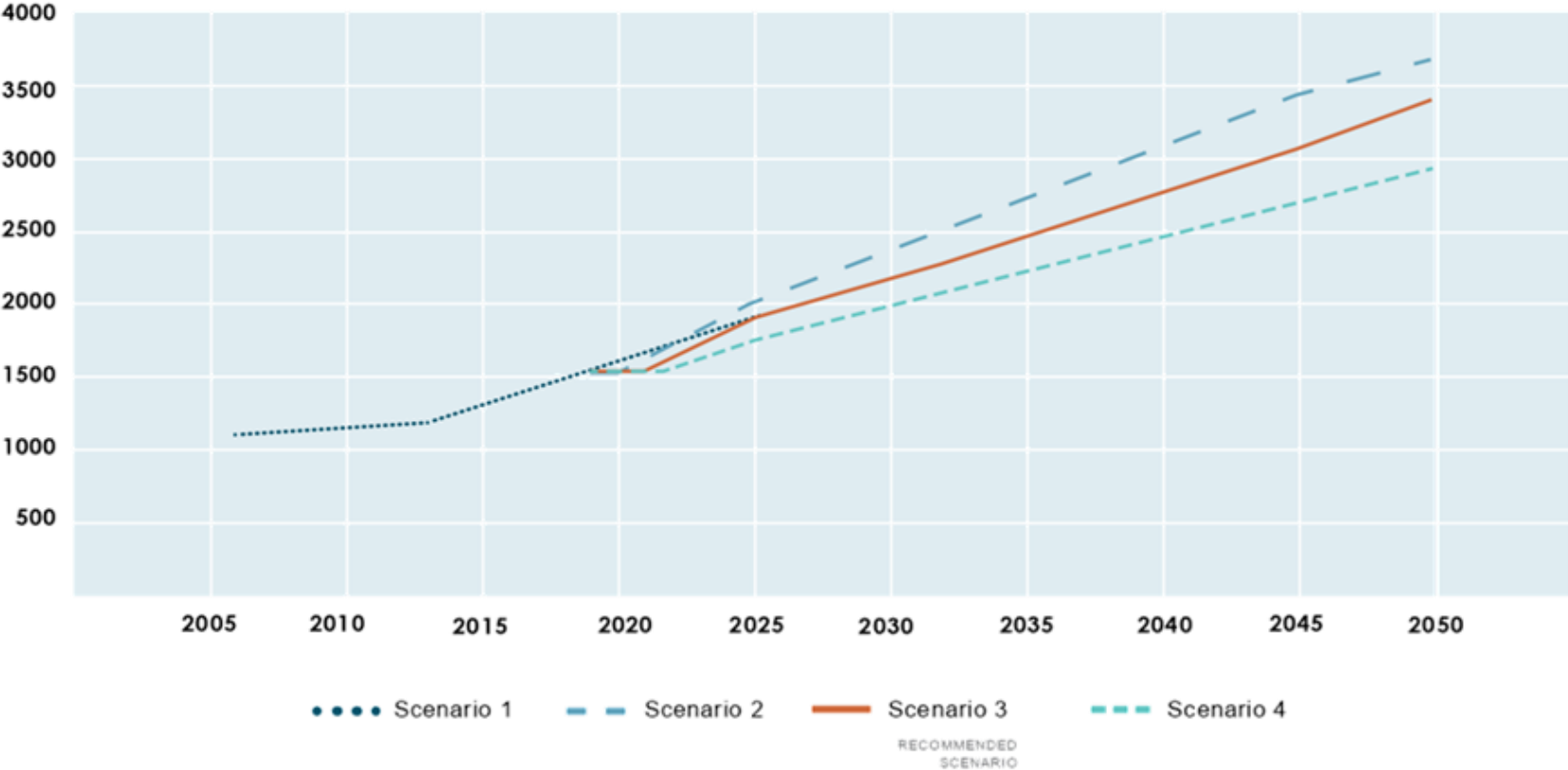
The housing stock in Twizel is older and smaller than the rest of the district, and stems from the town's inception in 1968 for hydro-power generation. Over the last decade 390 houses have been constructed, growing the number of dwellings by 19%, with the majority of these new builds being lifestyle properties.

GROWTH

The population in Twizel is expected to increase significantly over the next 30 years. Much the same as Tekapo/Takapō, this is due to an increase in jobs and the desirability of the place due to lifestyle reasons. Twizel already has the largest population in the Mackenzie District at 1650, and this is expected to continue to increase to 3395 by 2050. Employment is expected to increase from 550 today to 1600 in 2050, increasing at a rate of 2.7% a year.

If there are no changes to the present day zoning under the District Plan, Twizel is expected to reach dwelling capacity in 2040 at a total of 2500 dwellings, a total increase of 61.7%. This is based on the assumption that development continues in the same manner as today.

USUAL RESIDENT POPULATION - TWIZEL





UNDERSTANDING THE PROBLEMS

INVESTMENT LOGIC MAPPING

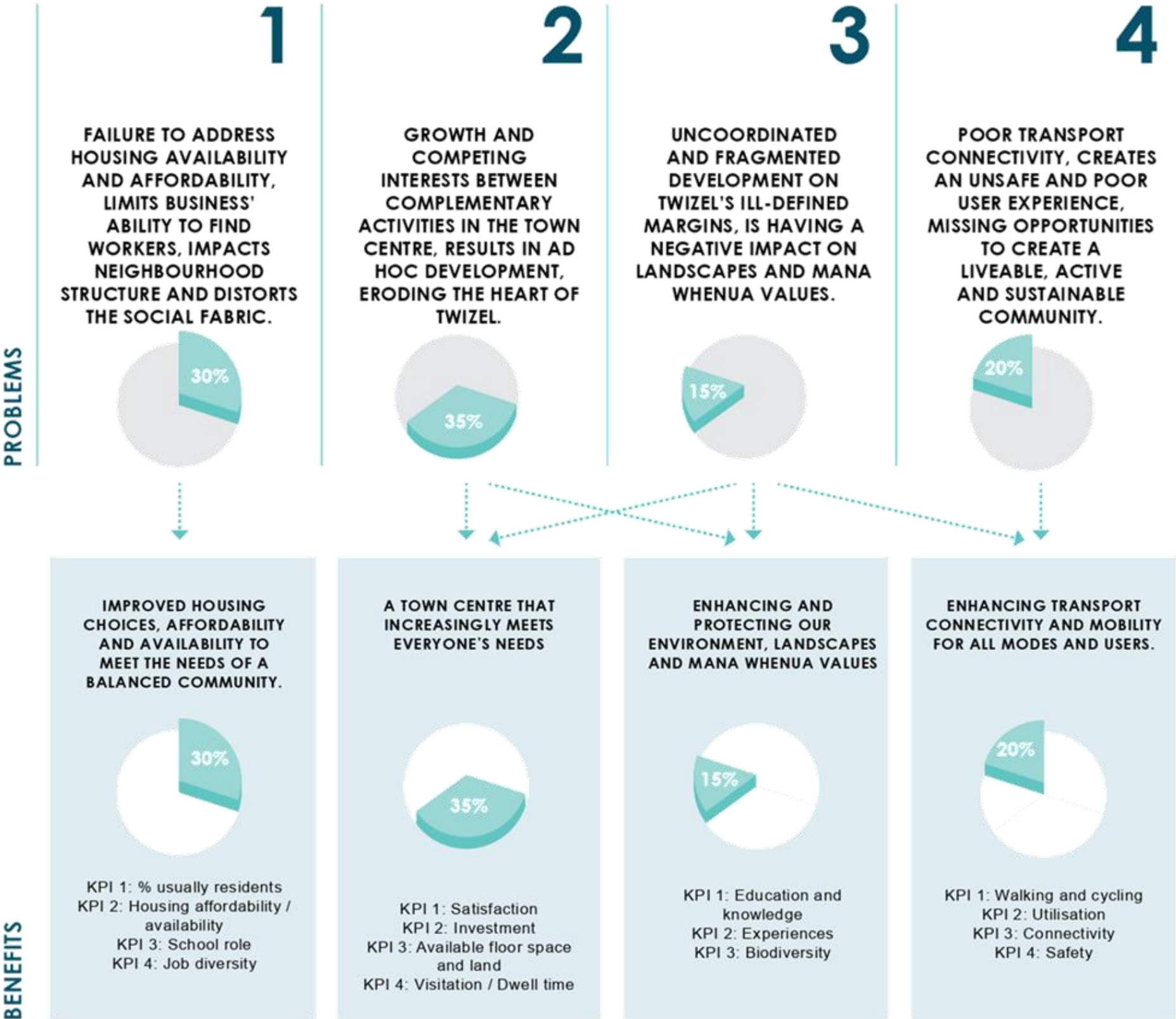
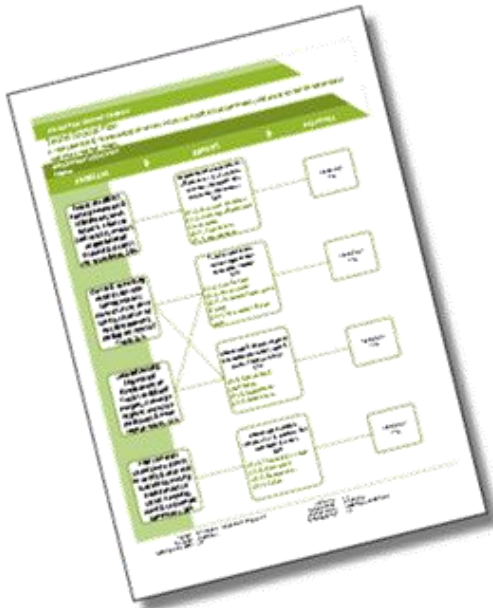
To help understand the problems faced in Twizel and the benefits that could be achieved by addressing them, the Spatial Planning team used a process called Investment Logic Mapping (ILM).

This ensured the Spatial Plans were focused on addressing the issues faced by the community, and created four investment objectives (or ILM benefits) that were used to measure the options developed through the process.

An ILM workshop was held in Twizel on 9 July 2020 at the Twizel Community Hall, this involved a cross section of community members to ensure a representative view was heard and understood.

INVESTMENT OBJECTIVES

- Improved housing choices, affordability and availability to meet the needs of a balanced community (30%)
- A town centre that increasingly meets everyone's needs (35%)
- Enhancing and protecting our environment, landscapes and mana whenua values (15%)
- Enhancing transport connectivity and mobility for all modes and users (20%)





DEVELOPING THE OPTIONS

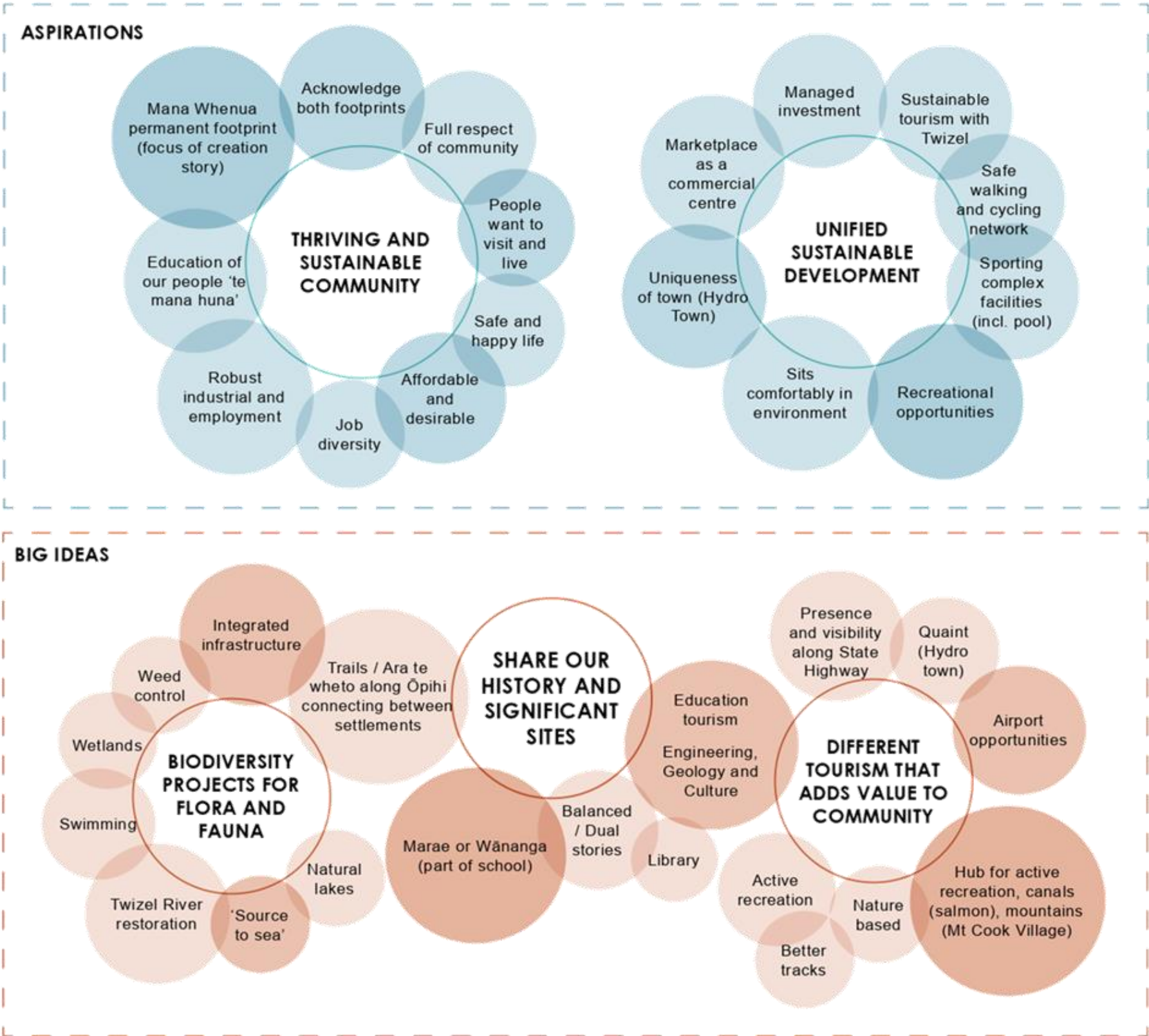
A community workshop was held in Twizel on 30 July 2020 to help develop the options for the town.

This facilitated workshop was held with a cross section of the community, with the aim to understand the following:

- Understand the existing positive qualities of the town and future hopes of the community for the next 30 years.
- Explore a range of approaches to managing the future growth of the town and apply those to developing a short-list of spatial plan options to consult the wider community on.
- Identify issues and opportunities that will inform the Town Centre Concept Plan.

The workshop broke attendees into three groups who independently developed four different approaches to growth in Twizel.

Using the results of these workshops, the Spatial Planning team developed a range of growth options for the town. These were then scored against the investment objectives identified in the ILM and a range of other measures to help develop a short-list of options for engagement with the community.





## APPROACHES TO GROWTH

The below approaches to growth in Twizel were developed in the options workshop. They were used to develop the options that were shared with the community for feedback.

### GROUP 1

#### 3 LOW RATIO GROWTH



- Develop two areas of industrial activity – light industrial along Ostler Road and heavy industrial across SH8, blocked by a greenway.
- Develop a mix of retail, community facilities and medical services all centralised within the town centre.
- Create a commercial spine along SH8 to draw travellers into the town.
- Use a graduated approach to density, with the highest densities closest to the town centre.

### GROUP 2

#### 5 HIGH RATIO GROWTH



- Develop an improved network of greenways that links all through Twizel.
- Create a ring of medium density residential around the town centre, with clusters of high density visitor accommodation.
- Provide for heavy industrial activity across SH8, screen from the road using distance and plantings.
- No satellite developments outside of the current residential area.

### GROUP 3

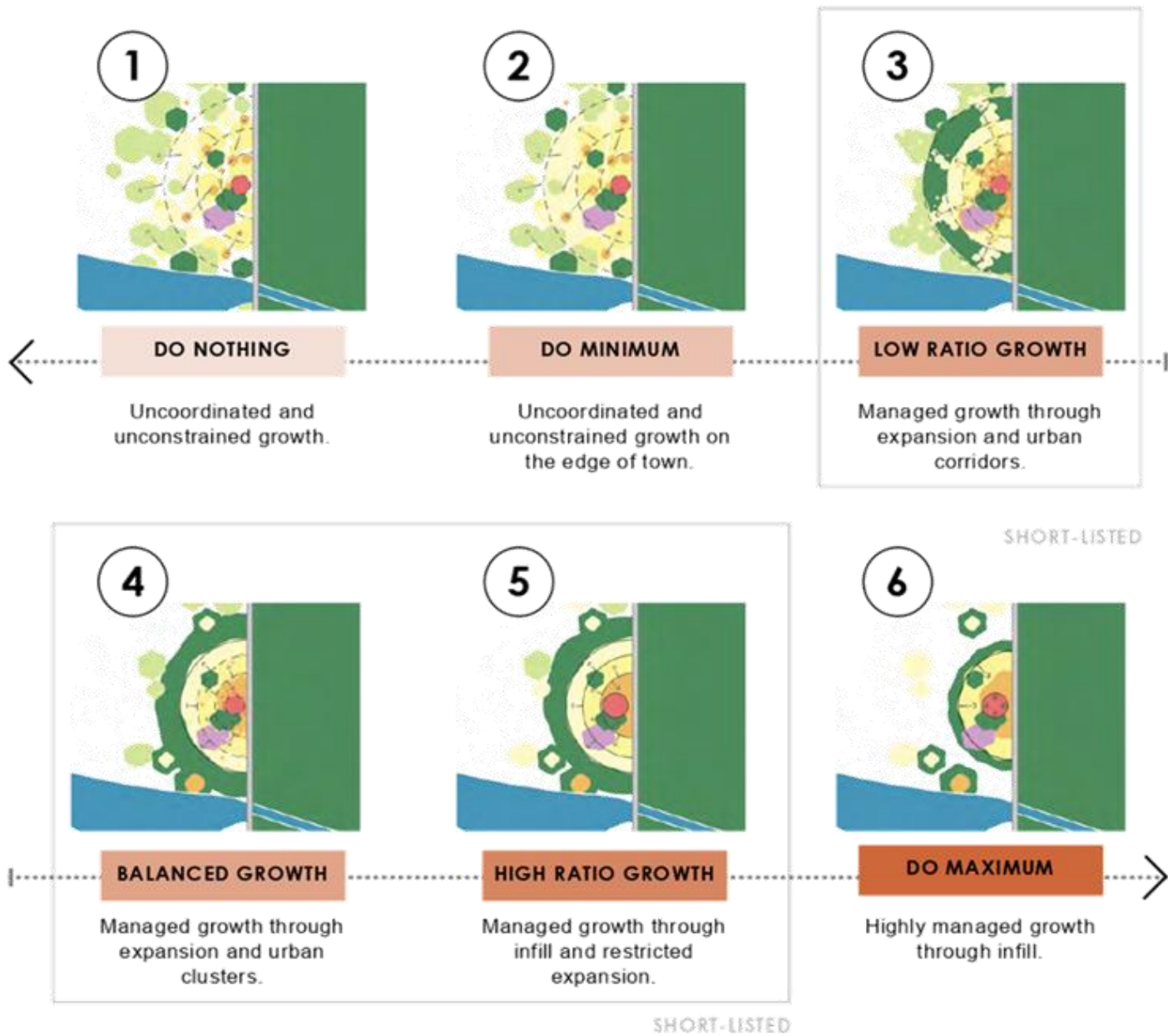
#### 4 LOW RATIO GROWTH



- Provide for heavy industrial activity across SH8, screen from the road using distance and plantings.
- Scatter visitor accommodation throughout existing residential areas.
- Relocate the golf course and use the land for residential housing.
- Develop a local neighbourhood centre to compliment the town centre.



THE OPTIONS



LEGEND

- |                            |                      |   |
|----------------------------|----------------------|---|
| Retail                     | Community Facilities | Walking Trail                             |
| Visitors Accommodation     | Industrial           | Direction of Growth                       |
| Holiday Homes              | Utilities            | Airport                                   |
| Medium Density Residential | Open Space           | Hatched areas represents land use changes |
| Low Density                | Natural Open Space   |   |
| Large Lot Residential      | Rural Land           |   |
| Rural Residential          | Cycling Trail        |   |



CORRIDOR GROWTH

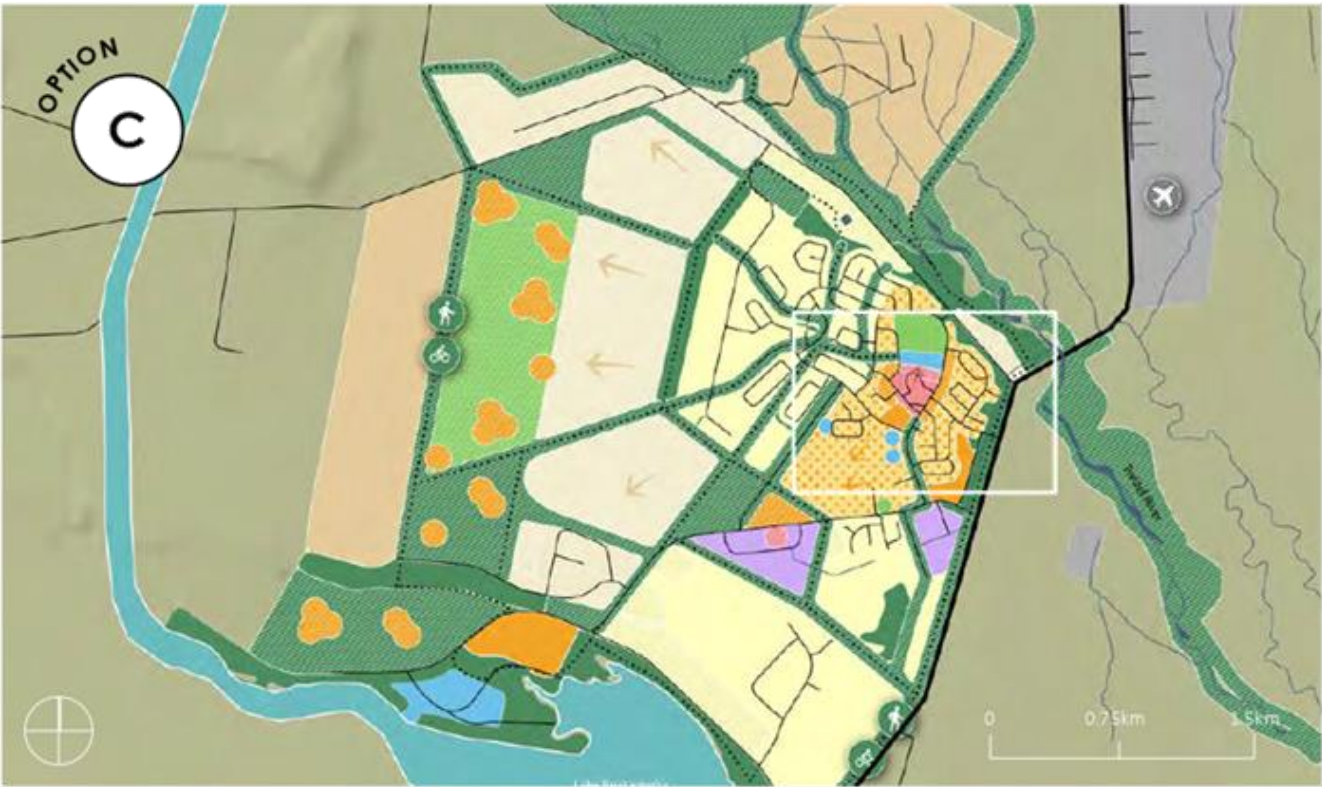
- Corridor Growth proposed growth through consolidation of available land within the town and expansion of large lot and rural residential housing along key road corridors.
- Growth contained by landscape features and along road corridors radiating out from the town that helps establish an open space network. This brings together existing open spaces, greenways and trails to link with the Twizel River and Lake Ruataniwha.
  - Housing growth achieved through some medium density infill and a mix of low density, large lot and rural residential through expansion of the town edges and along urban corridors.
  - Visitor accommodation continues to grow along SH8 and Max Smith Drive, near Lake Ruataniwha. Opportunities for holiday homes continue along the SH8 corridor and within blocks around Mackenzie Drive.
  - Industrial activities establish away from the town along a corridor adjacent to the substation off SH8.



TOWN CENTRE

- The town centre is retained in its current location and grows east along the Ruataniwha Road corridor to link with SH8
- Expansion of highway based retail to capture more passing trade and funnel visitors into the existing town centre. Community facilities are extended out and along Mackenzie Drive.





**CLUSTERED GROWTH**

Clustered Growth proposed growth in Twizel through intensive infill and consolidation of land within the town, with expansion through well-defined large lot residential clusters close to town.

- Growth is contained by landscape features and open spaces that define the town edges and urban clusters. This brings together existing open spaces, greenways and trails to link with the Twizel River and Lake Ruataniwha.
- Distinct clusters of visitor accommodation are located near the town centre, SH8, Man Made Hill and Lake Ruataniwha. Opportunities are provided for holiday homes within blocks surrounding the town centre.
- Potential opportunity for Twizel Area School to be rebuilt in a new education cluster off Mackenzie Drive within walking distance to the town centre.
- Housing growth is balanced between infill and expansion, with medium density infill near the town centre and low density infill within the North West Arch. This is framed by large lot residential and special use clusters on the western edges of town. Rural residential expands within the remaining zoned land.
- Industrial activities establish away from the town in a cluster adjacent to the oxidation ponds off SH8.



**TOWN CENTRE**

The town centre is retained in its current location and grows outwards to complete the urban block.

A shared street and laneway network is established within an expanded town centre defined by Mackenzie Drive, Tasman Road and Mount Cook Street.

Smaller neighbourhood retail centres are clustered together with other uses at key visitor arrival points and other areas of intensification.

**CONTAINED GROWTH**

Contained Growth proposed growth in Twizel through intensive infill and consolidation of available land within the town, with well-defined areas of expansion of large lot and rural residential zones on the edge of town.

- Growth is constrained by the landscape features and open spaces that define the town edges, including replacing The Ben Ohau Golf Course with a comprehensive dry land golf destination. This helps establish an open space network, which brings together existing open spaces, greenways and trails to link with the Twizel River and Lake Ruataniwha.
- Housing growth is balanced between infill and expansion, including medium density infill around the town centre and on the relocated golf course land.
- Visitor accommodation more intensively wraps around the town centre with other areas associated with open spaces (e.g. Man Made Hill, relocated golf course). Opportunities for holiday homes are within the infill blocks surrounding the town centre.
- Industrial activities are consolidated on the two existing zoned areas of land along Ostler Road within the town.



**TOWN CENTRE**

The town centre is retained in its current location and grows outwards to complete the urban block and front onto some surrounding streets.

A shared street and laneway network is established within an expanded town centre block and infills properties on surrounding streets, including Mackenzie Drive, Tasman Road and possibly Mount Cook Street. Potential opportunity for Twizel Area School to be rebuilt one block out to accommodate town centre growth.



COMMUNITY ENGAGEMENT

Corridor Growth and Clustered Growth were closely tied in Twizel, so a hybrid option was developed to combine the elements people liked about both.

The Twizel community made it very clear that the Golf Course is a key part of the town, so the preferred option has ensured that this remains a community asset. The land around Man Made Hill has also been included as green space to complement the Golf Course.

It was clear through the engagement process that people were not in favour of specific zones for residential short term visitor accommodation, such as Airbnb or holiday home rentals.

A number of respondents were concerned with the location of the school and felt it should be moved as part of its rebuild. The Ministry of Education has made it clear that it will remain on its current site.

People in Twizel really value their open spaces and trail network, so the spatial plan has looked to improve and formalise this for any future development.

“ It would be good to see more mountain biking tracks - at times the existing tracks can get very busy with both bikers and walkers. ”

“ A greater density of houses creates a more compact urban environment which in turns creates greater opportunities for retail food and beverage. ”

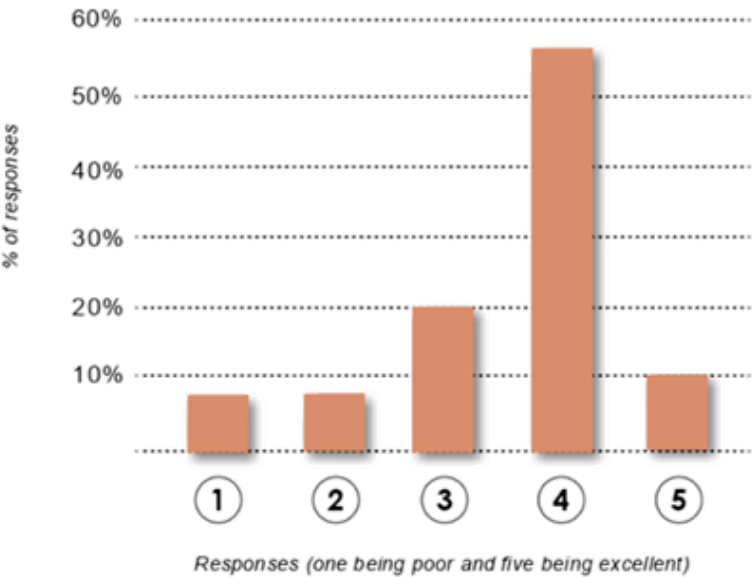
“ The attraction of Twizel has always been wide open space with lots of green areas (including the golf course). ”


“ I think Twizel misses a lot of Tourism business because the town centre has no visibility to the thousands of passing cars and camper vans passing by on the SH8 every day. The town would benefit hugely by having a retail precinct with visibility to the State Highway. ”

PREFERRED OPTION ENGAGEMENT RESULTS

The community was asked to rate the preferred option out of five and provide comment on what they liked and what they wanted to see changed about the plan.

The Twizel community preferred option received an average rating of 3.58 out of five, which shows on the whole the community supports the preferred option.



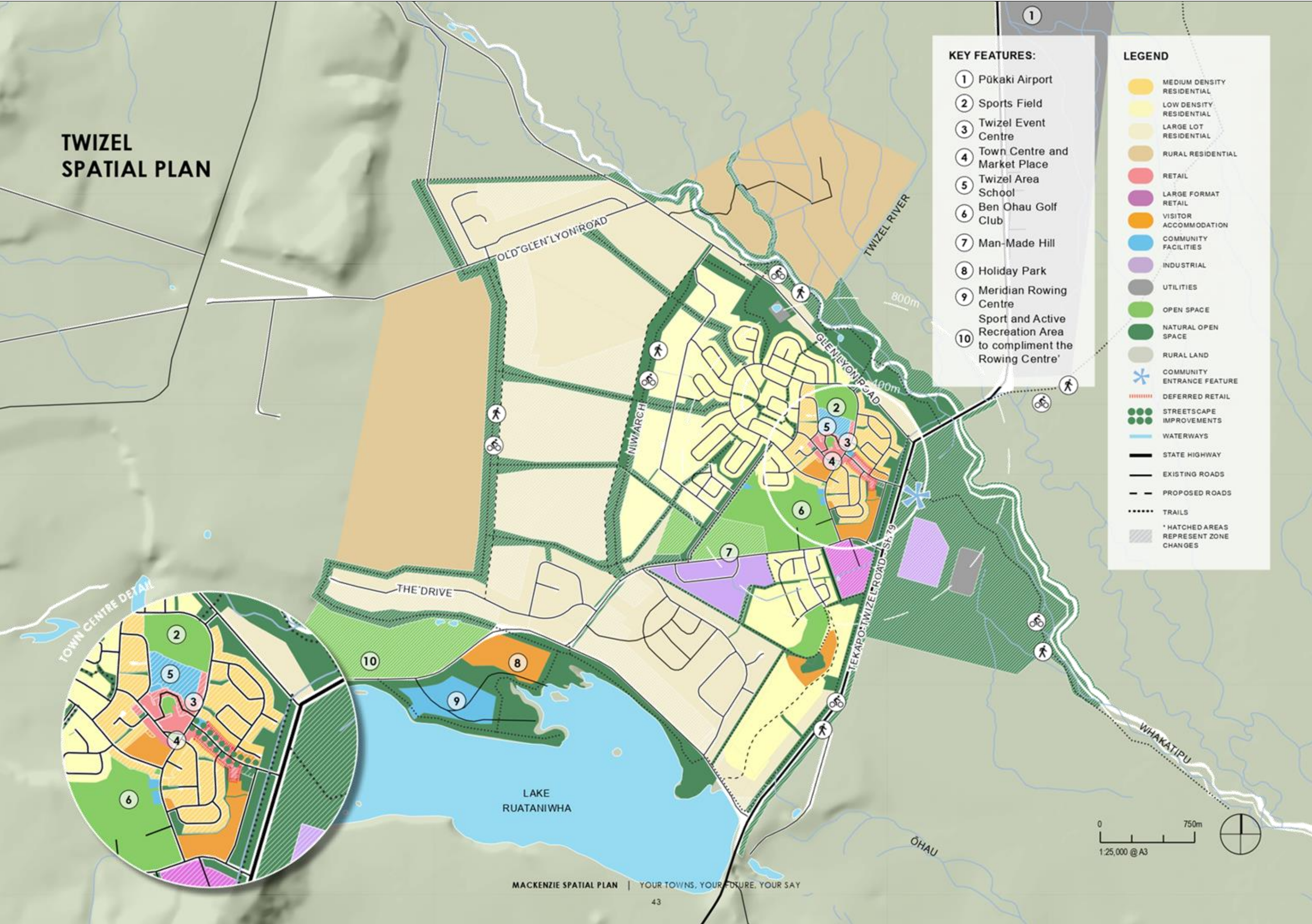
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SPATIAL PLAN

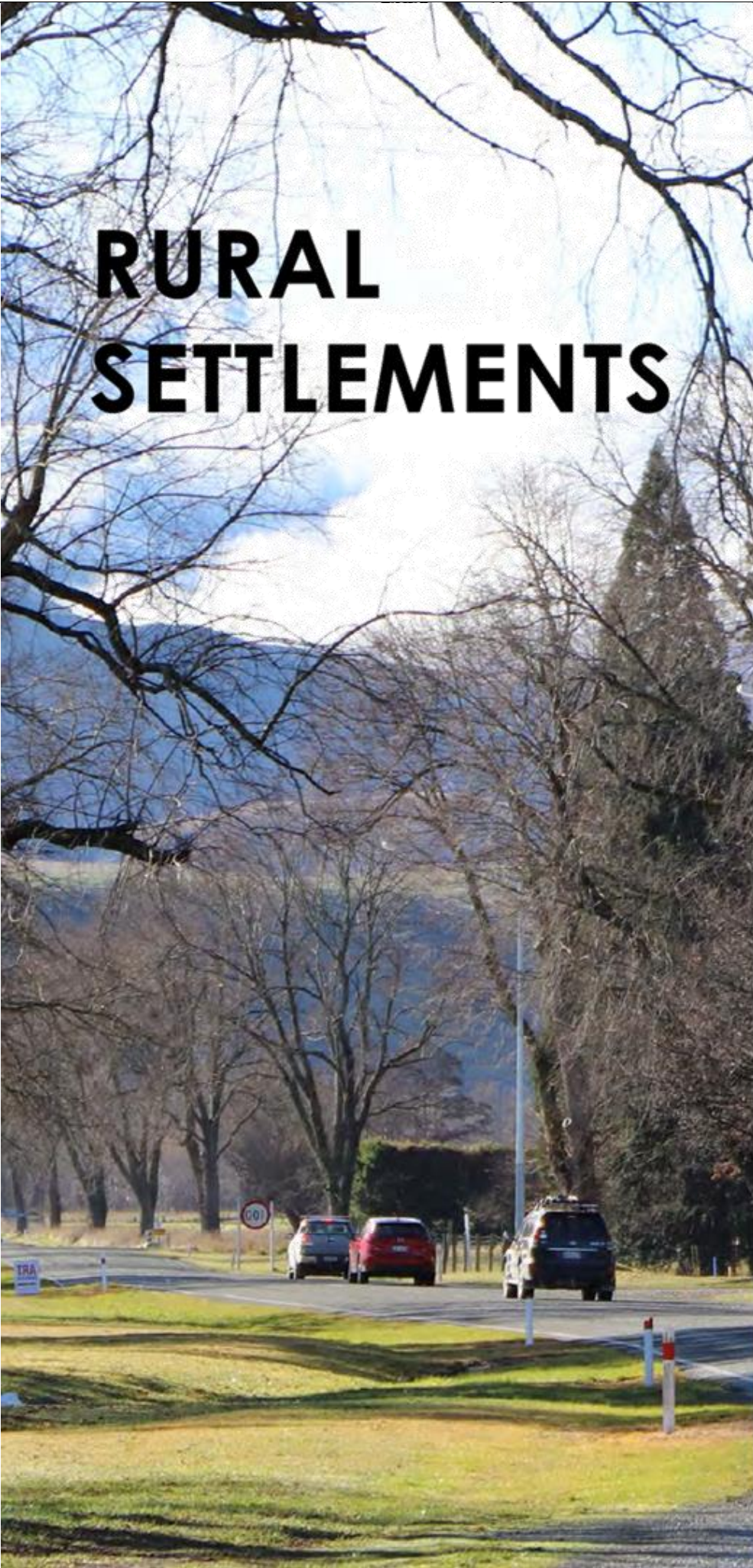
THE PREFERRED OPTION WILL SEE GROWTH IN TWIZEL BY PROVIDING THE OPPORTUNITY FOR RESIDENTIAL INFILL, THE CONSOLIDATION OF AVAILABLE LAND WITHIN THE TOWN , ALONG WITH WELL-DEFINED LARGE LOT RESIDENTIAL AREAS AND LOW DENSITY INFILL CLOSE TO TOWN.

- Growth is contained by existing landscape features and open spaces that define the town edges and urban clusters with some additional growth along existing road corridors radiating out from the town. This brings together a network of open spaces, greenways and trails to link with golf course, the Twizel River and Lake Ruataniwha.
- Twizel's town centre is retained in its current location, while growing east along the Ruataniwha Road corridor to link with Tekapo-Twizel Road (SH8). There is an opportunity to expand highway orientated retail to capture more passing traffic and funnel visitors into the town centre.
- Twizel Area School remains in its current location (following confirmation from the Ministry of Education) alongside public recreation and community facilities. These are better integrated into the town centre.
- Commercial visitor accommodation is located near the town centre and close to the Tekapo-Twizel Road (SH8). Residential visitor accommodation is not addressed as part of this Spatial Plan.
- Housing growth is balanced between infill and expansion, with medium density infill near the town centre and low density infill within the North West Arch. This is framed by large lot residential provided on the western edges of town and along urban corridors.
- Industrial activities infill existing zoned land and grow away from the town in a cluster adjacent to the oxidation ponds off Tekapo-Twizel Road (SH8).
- An opportunity for a cluster of larger format retail on existing industrial land adjacent to Tekapo-Twizel Road (SH8).







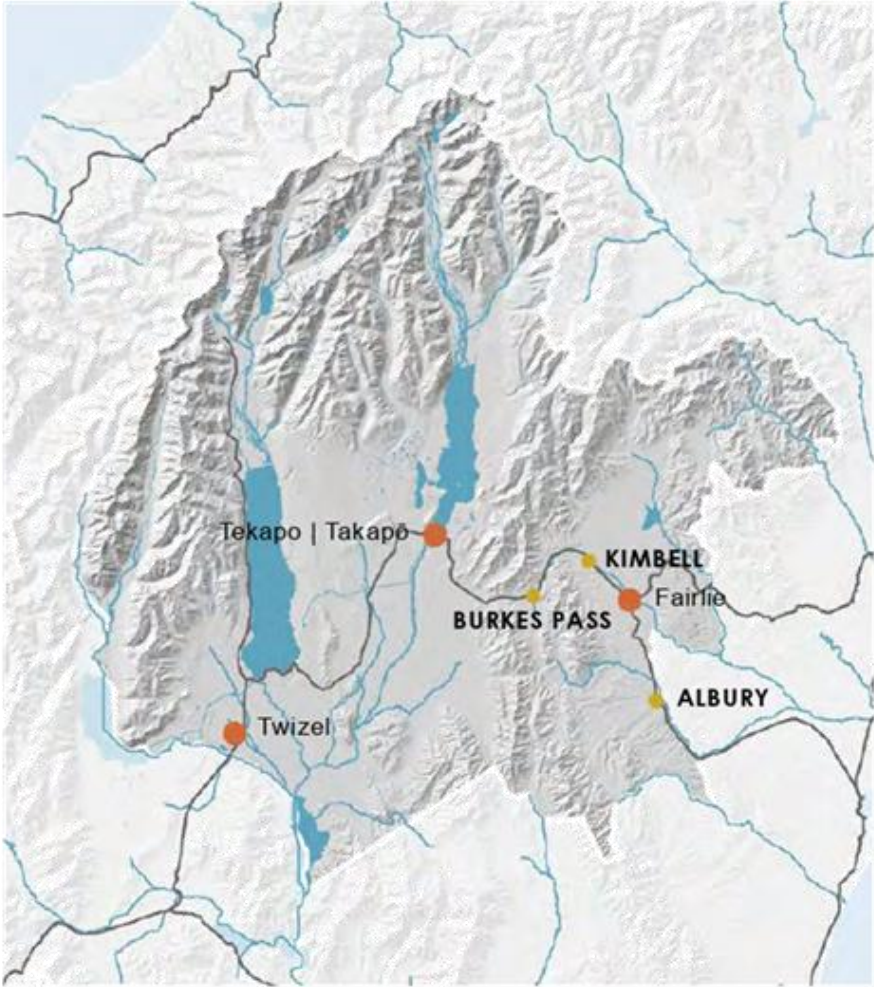


Along with the spatial planning of the three main townships the Mackenzie Spatial Plans have looked at the future of Mackenzie’s rural settlements:

- Burke’s Pass | Te Kopi-O-Ōpihi
- Kimbell
- Albury

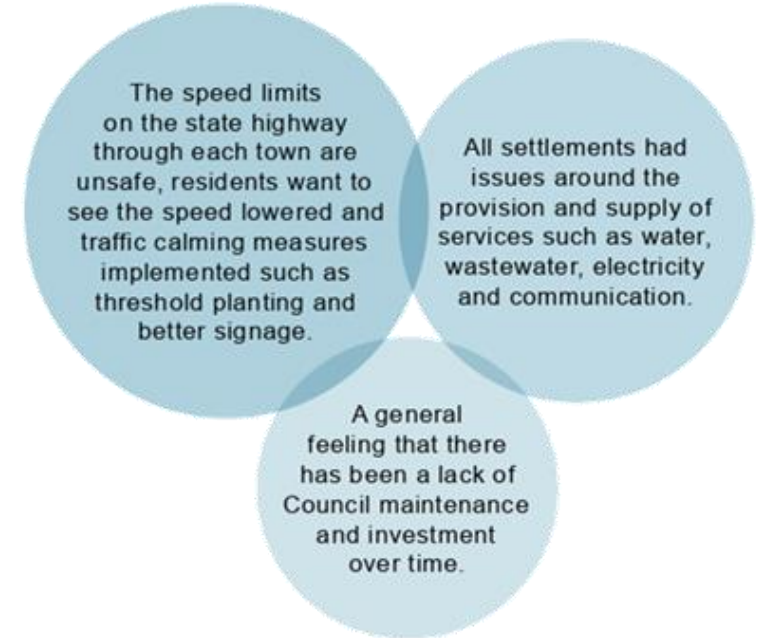
Rural Settlement Plans for each settlement have been developed which map out what the future could look like in 30 years. These have been developed following community workshops that were held to identify the issues and opportunities facing each settlement.

Much like the Spatial Plans, the Rural Settlement Plans outline the future zoning for each settlement and are aimed at accommodating growth over the next 30 years, while guiding investment in infrastructure and amenity improvements.



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**COMMON ISSUES:**

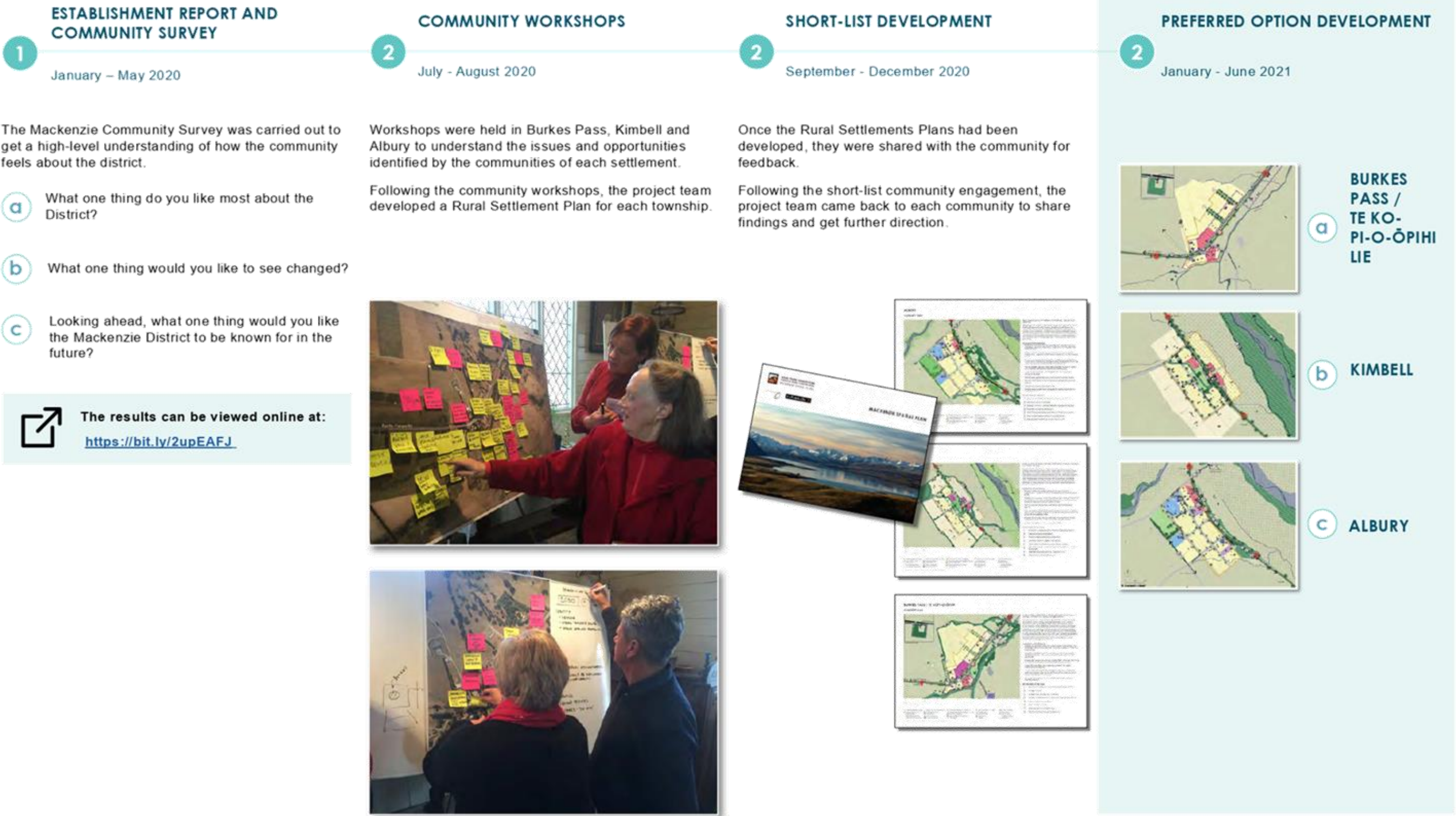


**COMMON OPPORTUNITIES:**





PROCESS





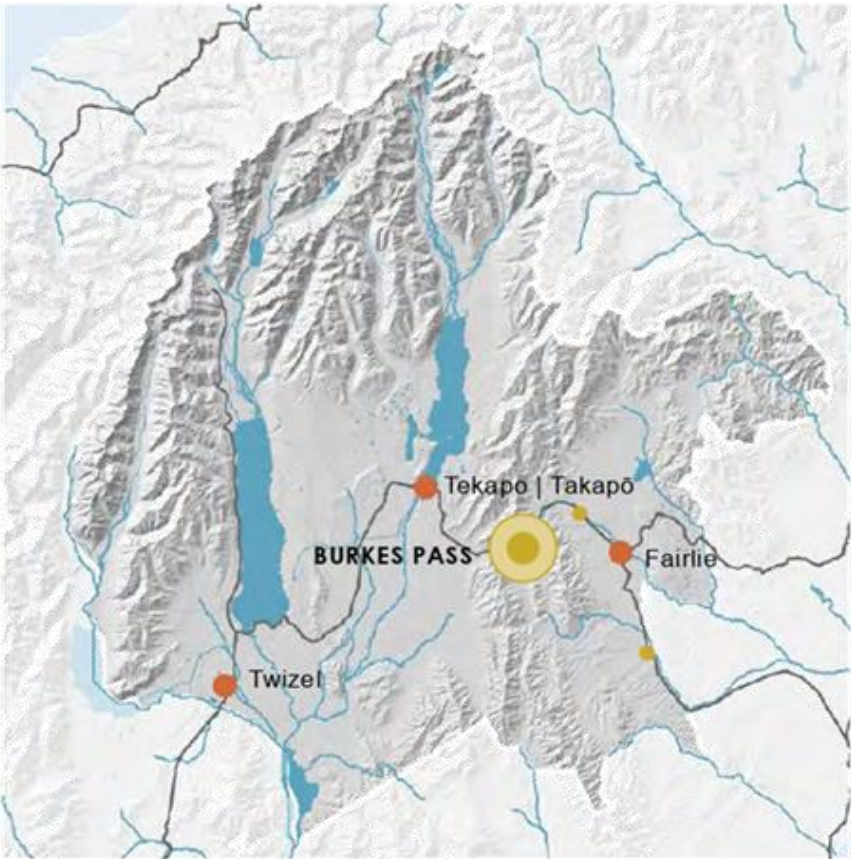


# BURKES PASS / TE KOPI-O-ŌPIHI

## INTRODUCTION

Burkes Pass / Te Kopi-O-Ōpihi is closely associated with the source of the Ōpihi River and its heritage as an outpost for the European settlers' bullock teams that led into the Mackenzie Basin.

It was one of the main gateways into Te Manahuna used by Ngai Tahu on food gathering journeys and is regarded as a culturally significant area due to its proximity to the source of the Ōpihi River and various mahika kai sites nearby.



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BURKES PASS RETAIL



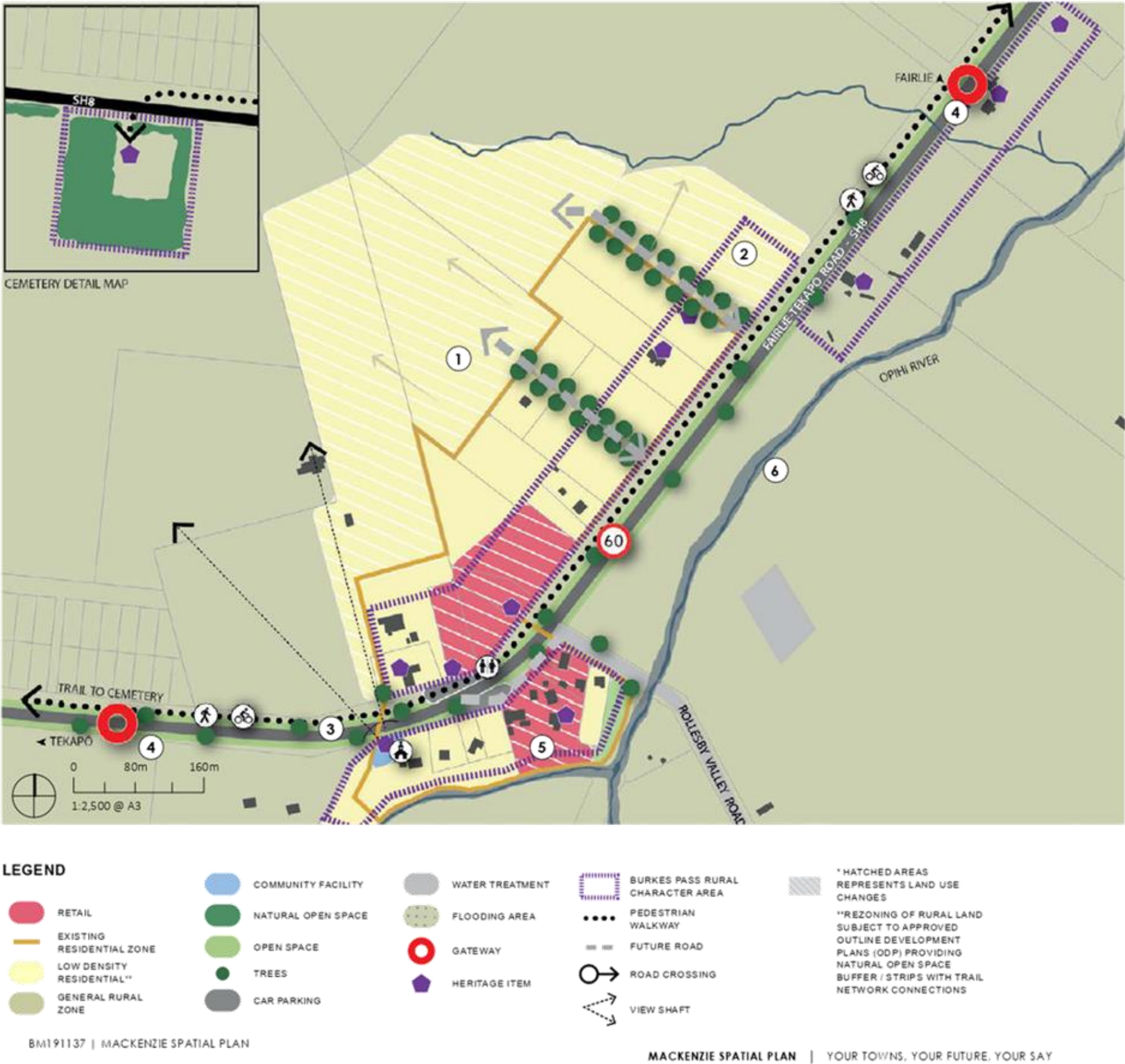
FORMAL BURKES PASS SCHOOL TEACHERS HOUSE



HERITAGE WALK



BURKES PASS / TE KOPI-O-ŌPIHI SETTLEMENT PLAN



SETTLEMENT PLAN

Residential growth will be managed in Burkes Pass by enabling development within the existing residentially zoned land and extending the residential zone on the northern side of the town. This expansion will be constrained by landscape features.

A new Burkes Pass Rural Character Area will protect the unique nature of the town and ensure future development doesn't affect the amenity or character of Burkes Pass. This will be supported by an appropriate investigation and analysis that will be carried out as part of the District Plan Review.

The commercially zoned land will be expanded and formalized on both sides of the main road, enabling further commercial opportunities within the settlement.

Mana whenua have strong aspirations to see the health of the Ōpihi improved along with increased indigenous biodiversity. MDC share these aspirations and hope to work with landowners to ensure these outcomes can be achieved.

Improvements will be made to tourist amenities and additional landscaping and planting will complement the work already undertaken to date. Provisions for public access for walking and cycling trails and natural open space through land that has been upzoned as large lot residential will be included in the District Plan Review.

OPPORTUNITIES:

- Enhance the township with a new reserve south of the highway and associated walkways and plantings, including beginning revegetation of the Ōpihi River.
- Establish a Burkes Pass Rural Character Area to protect and promote the town's existing character. Design guidelines could be created to help inform future development.
- Support the new 60km lower speed environment with roading infrastructure and planting intended to slow vehicles.
- Additional toilet facilities are expected to be provided by commercial providers as the town grows.
- Improve the health of the Ōpihi River with planting and other restoration where possible

KEY FEATURES OF THE PLAN:

- Extension to the residential zone (limited by landscape features)
- Development of a Burkes Pass Rural Character Area
- Formalise and upgrade the existing heritage walk
- Upgrade the entrances into town (signage and planting)
- Formalised commercial area
- Begin restoration along the Ōpihi River





INTRODUCTION

Kimbell is a small rural settlement that is closely related to both Fairlie and as a gateway to Mt Dobson.

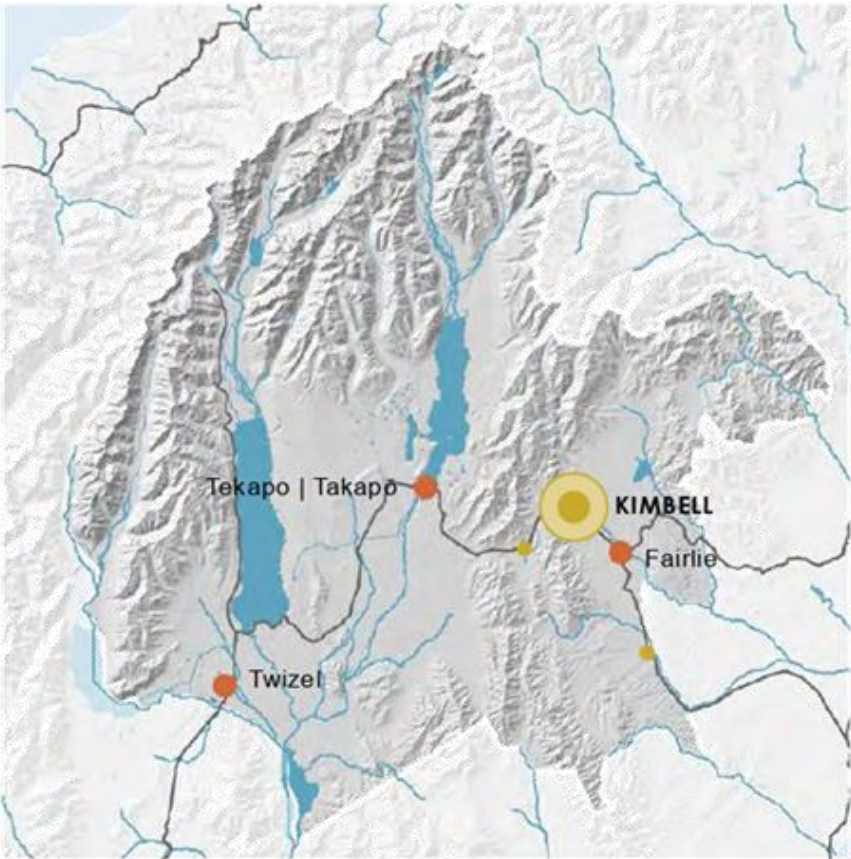
Located on the Ōpihi River, Kimball is located on the traditional mana whenua trails used seasonally to gather kai and materials, including weka, tuna, quail and taramea.



SILVERSTREAM HOTEL



STATE HIGHWAY 8



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KIMBELL RESIDENTIAL CHARACTER



KIMBELL SETTLEMENT PLAN



LEGEND

RETAIL	GENERAL RURAL ZONE	FLOODING AREA	ROAD CROSSING	* HATCHED AREAS REPRESENTS LAND USE CHANGES
EXISTING RESIDENTIAL ZONE	NATURAL OPEN SPACE	GATEWAY	BRIDGE	**REZONING OF RURAL LAND SUBJECT TO APPROVED OUTLINE DEVELOPMENT PLANS (ODP) PROVIDING NATURAL OPEN SPACE BUFFER / STRIPS WITH TRAIL NETWORK CONNECTIONS
LOW DENSITY RESIDENTIAL	OPEN SPACE	HERITAGE ITEM		
LARGE LOT RESIDENTIAL**	TREES	PEDESTRIAN WALKWAY		
	CAR PARKING	FUTURE ROAD		

SETTLEMENT PLAN

Residential growth will be managed in Kimbell by enabling development within the existing residentially zoned land on the western side of the state highway and extending the town with a rural lifestyle zone on its northern, western, and southern edges. This expansion will be constrained by landscape features.

An expanded commercial area, anchored by the Kimbell Hotel, will expand across both sides of the road, offering increased opportunities for businesses in Kimbell.

Mana whenua have strong aspirations to see the health of the Ōpihi improved along with increased indigenous biodiversity. MDC share these aspirations and hope to work with landowners to ensure these outcomes can be achieved.

The settlement's open spaces will be upgraded, with improvements suggested for walking and cycling paths, a shared community space and local street improvements. Provisions for public access for walking and cycling trails through land that has been upzoned as large lot residential will be included in the District Plan Review.

OPPORTUNITIES:

- Support a 60km lower speed environment with road infrastructure, planting and a clear pedestrian / cyclist crossing point.
- Upgrade the community owned recreational open space at the heart of Kimbell.
- Allow for development of future commercial opportunities on both sides of the state highway.
- Fully seal Siegerts Road and complete the formation of Perambulator Lane through to Stanton Road to minimise highway access points and service residential sections.
- Enhance the township with new plantings including street trees and begin native revegetation of the Ōpihi River and tributary streams.
- Manage flooding issues through regular maintenance.

KEY FEATURES OF THE PLAN:

- 1 Extension to residential area through the development of a rural residential (limited by landscape features)
- 2 Improved walking and cycling connections throughout the town
- 3 Improve the entrances into town (signage and planting)
- 4 Improvements to the community space in the centre of town with enhanced sports and playing facilities
- 5 Safe road crossing area, supported by a 60km speed limit
- 6 Improved streetscape planting (trees and shrubs)
- 7 Increased opportunities for commercial activities





INTRODUCTION

Located on the Te Ana a Wai river Albury is one of the traditional mana whenua gateways to the Mackenzie or Te Waharoa o te Manahuna, as well as the Hakataramea valley.

Albury is located on State Highway 8 between Fairlie and Timaru. The South Island farming area is surrounded by sweeping hills and an abundance of animals including sheep, cattle and deer.

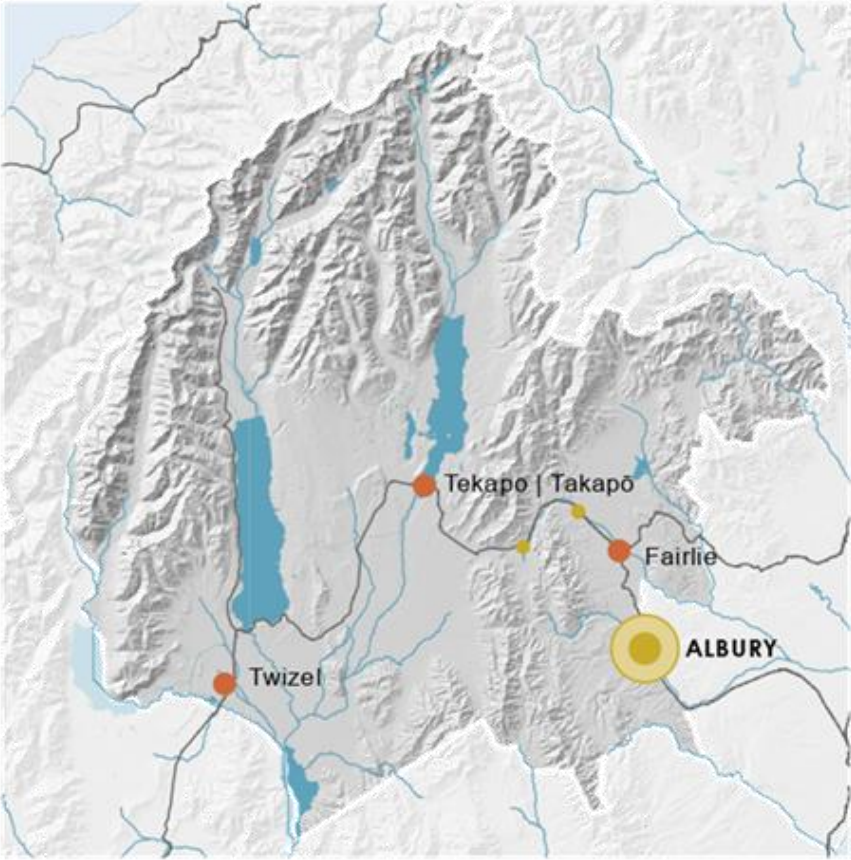
The Albury Tavern is a historical landmark. Built in the 1870s as a railway hotel to service the Timaru to Albury rail line, it is the oldest licensed wooden pub in New Zealand. Albury is also home to Mackenzie's oldest homestead, Opawa.



STATE HIGHWAY 8 LOOKING NORTH



STATE HIGHWAY 8 LOOKING SOUTH



MACKENZIE SPATIAL PLAN | YOUR TOWNS, YOUR FUTURE, YOUR SAY  
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ST MARTIN'S ALBURY



ALBURY SETTLEMENT PLAN



LEGEND

RETAIL	GENERAL RURAL ZONE	CAR PARKING	HERITAGE ITEM	* HATCHED AREAS REPRESENTS LAND USE CHANGES
LIGHT INDUSTRIAL	COMMUNITY FACILITY	FLOODING AREA	PEDESTRIAN WALKWAY	
EXISTING RESIDENTIAL ZONE	NATURAL OPEN SPACE	GATEWAY	FUTURE ROAD	
LOW DENSITY RESIDENTIAL	OPEN SPACE	COMMUNITY ENTRANCE FEATURE	ROAD CROSSING	
	TREES			

BM191137 | MACKENZIE SPATIAL PLAN

MACKENZIE SPATIAL PLAN | YOUR TOWNS, YOUR FUTURE, YOUR SAY

SETTLEMENT PLAN

Residential growth will be managed in Albury by enabling development within the existing residentially zoned land and extending the residential zone on the south-western edge of the town. This expansion will be aided through servicing improvements, including an improved town water supply capacity.

Upgraded community facilities, a small expansion of the commercial zone, and landscape improvements to the road corridor and domain will help improve the amenity and opportunities within the town.

OPPORTUNITIES:

- Improvements to open spaces including walking and cycling paths, increased native planting and revegetation along the state highway.
- Support a 50km lower speed environment with good road infrastructure, improved planting and pedestrian / cyclist crossing points.
- Focus on sustainable development in the urban area to reduce residential expansion on rural land.
- Investigation into potable water and wastewater schemes to improve capacity and unlock the development potential for more residential housing.
- Create a community hub with enhanced and well-maintained community facilities, centred on the community hall.
- Allow for development of future commercial opportunities along the highway.

KEY FEATURES OF THE PLAN:

- 1 Extension to the residential zone (limited by landscape features)
- 2 Improved walking and cycling connections
- 3 Gateways into town (landmark features, signage and planting)
- 4 Increased opportunities for commercial activities
- 5 Plant more trees along the state highway to complement the peace tree avenue
- 6 Improved streetscaping and planting (trees and shrubs)
- 7 Enhance the community area around the war memorial
- 8 Enhance community hub around hall, school and church



# NEXT STEPS

The Spatial Plans will inform the District Plan review, which will begin in 2022

The zoning and land use outlined in each Spatial Plan and Settlement Plan will be reflected in the proposed District Plan, and this will then be taken back to the community for more input and feedback.

## THE DISTRICT PLAN REVIEW

The District Plan is the community's rulebook, setting out the framework that governs how land is used and developed within our district. It sets out zoning, guidance and rules, it also outlines when a Resource Consent is required.

The Resource Management Act 1991 (RMA) requires all councils to start a review of their District Plan 10 years after it was made operative. Our current District Plan was adopted in 2004, so it is well overdue for a review.

We are reviewing the Mackenzie District Plan over the next year and will be discussing key topics with the community as we work our way through this process.

## HOW WILL THE SPATIAL PLANS BE USED?

Each Spatial Plan will be used by MDC to guide the zoning in the District Plan Review.

The zoning you see in the plans in this document will inform the Proposed District Plan.

## HOW CAN YOU HAVE A SAY?

There will still be plenty of chances to let us know what you think once we begin the District Plan Review itself, both during the development of the plan and through the statutory review process which will follow.

There is still a long road ahead before new zones are set in stone. The Spatial Plans allow us to get ahead of the process by using community engagement and analysis to outline how the towns should grow over the next thirty years.



**5.9 GENERAL BUSINESS AND COUNCILLOR UPDATE**

**Author:** Arlene Goss, Governance Advisor

**Authoriser:**

**Attachments:** Nil

**STAFF RECOMMENDATIONS**

That the information be noted.

**GENERAL BUSINESS**

1. The members of the Fairlie Community Board have asked to discuss the following matters:

DOG PARK – Other council owned land that potentially may be available Possibly an area up by Halls Stream/Reserve? Fi would probably need to be included in this discussion?

DUMP STATION – The Golf Club has indicated the option to locate this would be in the bottom part (Eastern End) of the Club Car Park subject to approval from the neighbour (The Hoopers) and right of removal at any stage at Golf Clubs request. Otherwise other Council owned land options.

MEMORIAL WALL – Possible construction height amendment to original design plans to minimise the need of some potential building legislation. Pricing/Design approval so we can get this project started.

NEW TOILET BLOCK and EV CAR CHARGER – Location of the new Toilet Block outside the Gladstone and potential location of additional EV Chargers in this vicinity also. Demolition of existing Toilet Block and options available to keep existing Lighting/Power requirements from this location.

TOWN PARKING/LAYOUT PLAN – Looking at a MASTER PLAN for the Town Centre Area as a Whole to give some forward direction on this touchy subject.

BIKE STANDS and OUTDOOR SEATING – Options around these couple of subjects, Maybe can be incorporated in the above Master Plan also?

DOMAIN TOILETS – Look at User options/Facility condition's and Lease situation in regards to cleaning and upkeep with the Camp Ground Owners and Council.

2. Council's representative on the community board, Cr Murray Cox, is invited to update the members on recent council activity.





**5.10 COMMUNITY BOARD ACTION LIST**

**Author:** Arlene Goss, Governance Advisor

**Authoriser:**

**Attachments:** 1. Action List for Fairlie [↓](#) 


**STAFF RECOMMENDATIONS**


That the information be noted.


**BACKGROUND**

Attached is the latest version of the community board action list. These actions are updated by staff regularly.

Outstanding	Division:	Date From:
Action Sheets Report	Committee:	Date To:
	Officer:	Printed: Monday, 31 January 2022 11:57:12 AM

Fairlie Dog Park				 <b>Mackenzie</b> <small>DISTRICT COUNCIL</small>
Officer and Meeting Date	Target Date	Resolution	Status	
Milne, Brian	21/04/2020	COMMITTEE RESOLUTION FCB/2020/137 Moved: Mr Les Blacklock Seconded: Mr Damon Smith That provision for a dog park on the south east site, across the Allandale bridge, gets added to the parks strategy for consideration. CARRIED	29 Oct 2021 - 10:31 AM - Arlene Goss Mr Milne asked if the site on the other side of the bridge was definitely the preferred site for the dog park. The community board agreed.	


Fairlie Community Centre				 <b>Mackenzie</b> <small>DISTRICT COUNCIL</small>
Officer and Meeting Date	Target Date	Resolution	Status	
Milne, Brian	4/11/2020		5 July – Brian Milne Builder still waiting on price from cabinet maker to finalise price. Going to approach another cabinet maker due to delay. 19 Jul 2021 - 11:00 AM - Arlene Goss A price for the kitchenette in the community centre lounge had been delayed, so he was going to another contractor.	

Fairlie Cemetery Memorial Wall	
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Outstanding	Division:	Date From:
Action Sheets Report	Committee:	Date To:
	Officer:	Printed: Monday, 31 January 2022 11:57:12 AM

Officer and Meeting Date	Target Date	Resolution	Status
Milne, Brian  Fairlie Community Board 28/01/2021	11/02/2021	<a href="#">FCB/2021/141</a>  <b>COMMITTEE RESOLUTION FCB/2021/141</b>  <b>Moved: Cr Murray Cox</b> <b>Seconded: Member Angela Habraken</b>  That the Fairlie Community Board agrees in principle with a memorial wall being established at the Fairlie Cemetery and grants up to \$1000 from the Township Projects Budget to fund concept designs, and asks council staff to work with the working party to ensure the project is successful.  <p style="text-align: right;">CARRIED</p>  The chairman did not vote as he is involved in this project.	5 July -Brian Milne Funding from Council towards funding contribution confirmed to the group so design work expected to be underway <i>19 Jul 2021 - 11:02 AM - Arlene Goss</i> The chairman handed out copies of a site plan showing details of what was planned for the memorial wall.

Fairlie Peace Trees				 <b>Mackenzie</b> DISTRICT COUNCIL
Officer and Meeting Date	Target Date	Resolution	Status	
Adamson, David	15/02/2021		<i>19 Jul 2021 - 11:01 AM - Arlene Goss</i> Leaine Rush said Arowhenua Marae had received funding to start a tree nursery and may be interested in a partnership	


Outstanding	Division:	Date From:
Action Sheets Report	Committee:	Date To:
	Officer:	Printed: Monday, 31 January 2022 11:57:12 AM


			<p>arrangement. She offered to investigate further.  3 Nov 2021 - 2:42 PM - Arlene Goss  Action reassigned to Adamson, David by: Goss, Arlene for the reason: Staff resignation  19 Jan 2022 - 1:07 PM - Arlene Goss  David - Staff in discussions with ECAN re ways to move forward. Will be raised at next Te Mokihi Meeting which is the agencies coordination group</p>
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Fairlie River Trail				 <b>Mackenzie</b> DISTRICT COUNCIL
Officer and Meeting Date	Target Date	Resolution	Status	
Milne, Brian	13/04/2021		<p>30 Mar 2021 - 10:08 AM - Arlene Goss  Mr Harty said Council holds the resource consent for the trial and also an understanding with LINZ to carry out work on LINZ land. Mr Harty recently spoke to Fairlie Lions and there was a desire to do some work collaboratively. He asked the community board what it would like to do in this area. Discussion followed and it was suggested that the Lions Club works on building things like handrails and seats, with Council taking responsibility for maintenance of the track. It was easier for the club to get grants to build bridges or seats than grants for track maintenance. The chairman asked Council to work with Lions and offer them the firewood from felled trees. Mr Harty will continue the discussion with Lions.  14 Jun 2021 - 11:16 AM - Arlene Goss  Action reassigned to Milne, Brian by: Goss, Arlene for the reason: Requested</p>	




Outstanding	Division:	Date From:
	Committee:	Date To:
	Officer:	
Action Sheets Report		Printed: Monday, 31 January 2022 11:57:12 AM

Fairlie Bike Stands				 <b>Mackenzie</b> DISTRICT COUNCIL
Officer and Meeting Date	Target Date	Resolution	Status	
Milne, Brian	13/04/2021		<p>July 5th – Brian Milne  Brian Milne and Leeanne Rush inspected to confirm location. As its in roadway/carpark area some design work and additional features required. To be actioned.</p> <p>19 Jul 2021 - 11:03 AM - Arlene Goss  Bike stand – Discussion took place on a location for this. There was a place that was currently not a car park but was being used as one. Brian Milne offered to get some design work and costings done.</p> <p>29 Oct 2021 - 10:30 AM - Arlene Goss  Mr Milne said he was looking at the site next to the supermarket. This was already paved so would be a good place for it. The community board agreed with this site. Discussion took place on the type of bike stand, making sure they were recognizable as a bike stand. Mr Milne offered to come back to the community board with ideas and quotes for the board to consider.</p>	

Fairlie Campervan Dump Station				 <b>Mackenzie</b> DISTRICT COUNCIL
Officer and Meeting Date	Target Date	Resolution	Status	
Milne, Brian	22/10/2021		<p>8 Oct 2021 - 1:52 PM - Arlene Goss  One suggestion was the golf club car park which had a sewer and space for parking. It was also away from residential</p>	

Outstanding	Division: Committee: Officer:	Date From: Date To:
Action Sheets Report		Printed: Monday, 31 January 2022 11:57:12 AM

			<p>properties. Member Damon Smith offered to raise this at the next golf club meeting and bring their response back to the next community board meeting.</p> <p>29 Oct 2021 - 10:28 AM - Arlene Goss</p> <p>Damon Smith said he brought up the idea of locating a campervan dump station at the golf club at the club's latest meeting and they were in favour if there was no cost to the club and it could be removed if they wanted to do something else with the land. Mr Milne said the next step was to organise a license to occupy.</p> <p>3 Nov 2021 - 2:38 PM - Arlene Goss</p> <p>Action reassigned to Milne, Brian by: Goss, Arlene for the reason: Brian to follow up</p>
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Fairlie Parking Strategy				 <b>Mackenzie</b> <small>DISTRICT COUNCIL</small>
Officer and Meeting Date	Target Date	Resolution	Status	
Adamson, David	12/11/2021		<p>29 Oct 2021 - 10:33 AM - Arlene Goss</p> <p>Fairlie Community Board has requested a parking strategy for central Fairlie.</p> <p>29 Oct 2021 - 10:35 AM - Arlene Goss</p> <p>David Adamson asked for clarification on what the community board wanted. They said they wanted more car parks closer to the shops and the buses moved further away, nearer to the new public toilet. They also wanted safety issues resolved near the Four Square.</p> <p>3 Nov 2021 - 2:40 PM - Arlene Goss</p> <p>Action reassigned to Adamson, David by: Goss, Arlene for the reason: David to follow up</p> <p>19 Jan 2022 - 1:15 PM - Arlene Goss</p>	



Outstanding	Division:	Date From:
Action Sheets Report	Committee:	Date To:
	Officer:	Printed: Monday, 31 January 2022 11:57:12 AM

			David - With Public toilet tender finalised staff looking at parking options including additional charging parks. Report will be presented to CB in due course
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