GLASSON HUXTABLE
LANDSCAPE ARCHITECTS

Mackenzie District Council
Plan Change 29: Tekapo Springs

Supplementary Landscape Evidence

Visual Simulations

6th June 2025

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SUPPLEMENTARY EVIDENCE EXPLANATION

This supplementary evidence is provided in response to the Mackenzie District Council's Plan Change 29 hearing held in Fairlie on the 27th of May 2025. Whilst presenting landscape evidence for Tekapo Springs, the commissioners requested a visual simulation was provided as supplementary evidence. This document responds to that request and follows the criteria set out by the commissioners. This includes:

- Producing a visual simulation of the area to the east of Tekapo Springs.

- Taking a photo from a similar angle as Figure 5 in the landscape evidence, but closer to the subject. Commissioner VH recommended an approximate 250 metre distance from the subject.

  - A 300 metre distance from the subject has been used as this allows a close view, but still with the context of the full height of the hillside of Mt John.

- Acknowledging that the existing exotic trees will have a limited lifespan. As this lifespan is currently unknown, we have provided two options:

  1. Only removed trees where necessary for development within the parcel proposed for the Sport and Recreation Zoning (SARZ). Refer to Visual Simulation 1B.
  2. Removed all exotic trees within the parcel proposed for the Sport and Recreation Zoning (SARZ), as if the plantation has been harvested. Refer to Visual Simulation 1C.

- Putting in structures in which would comply with the measures suggested in paragraph 14 of the landscape evidence. This includes a maximum building height of 5.5 metres, a site coverage of 30%, and with the provision of 20% of the site to be landscaped.

- Complying with the standards of the Tekapo precinct.

- Including an indication of the likely future development.

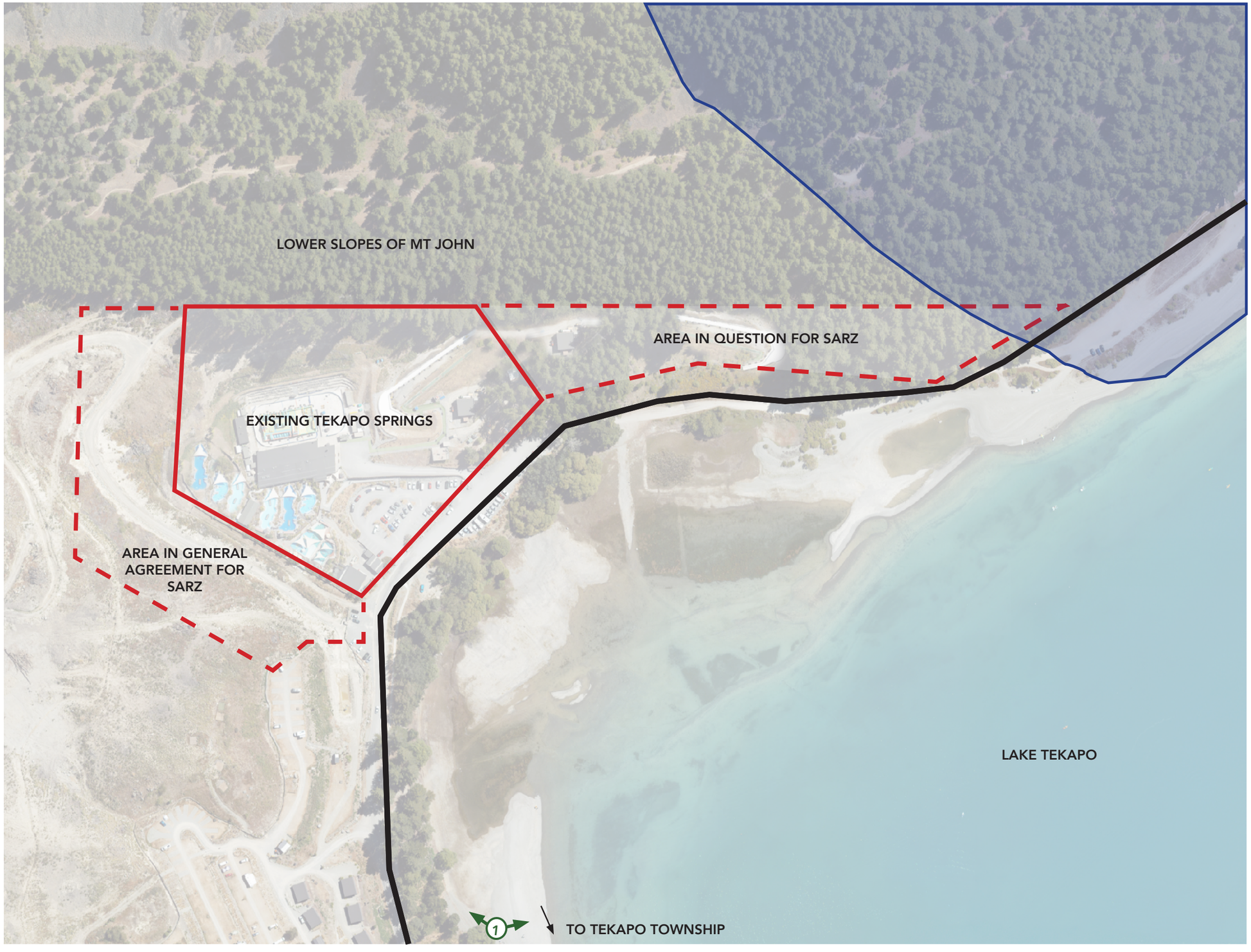
  - This has been done in consultation with the submitter, Tekapo Springs.

  - What is illustrated is not a cemented design, but instead a way of showing what new elements could look like as per the commissioners request.

On the following pages are three images:

1. The existing view (no change).
2. The proposed view with some exotic trees remaining PLUS the new snow tubing pathways and a magic carpet in place as well as new service buildings (ticket office, café and storage buildings).
3. The proposed view with exotic trees removed PLUS the new snow tubing pathways and a magic carpet in place as well as new service buildings (ticket office, café and storage buildings).

VIEWPOINT PLAN - ILLUSTRATING THE LOCATION OF THE VISUAL SIMULATIONS



KEY:

- EXISTING TEKAPO SPRINGS SITE BOUNDARY
- PROPOSED EXPANSION AREA FOR SARZ
- PUBLIC VIEWPOINTS
- LAKESIDE PROTECTION AREA

NOTE: Visual simulations for each of the identified viewpoints are included on the following pages.

GPS CO-ORDINATES:

Public Viewpoint 1
43°59'50.4"S 170°27'44.4"E
Distance from site: 0.30km

N

SCALE: 1: 2,500@ A3

1:2,500
0 20 40 60 80 100 150 200M

VIEWPOINT 1A: THE EASTERN HEADLAND AS VIEWED AT 300M AWAY (NO CHANGE)

Viewpoint 1A: Existing

Location: This is a public viewpoint as viewed from nearby the Lake Tekapo Boat Ramp, facing in a north easterly direction, approximately 300m from the site.

Date: Photos were taken to compile the panorama on the 3rd of June 2025.

Camera: Canon 600D camera with a 50mm lens.

Viewing Distance: A1 size prints should be viewed at approx. 500mm distance from eye level (recommended), A3 size prints should be viewed at approx. 250mm.

VIEWPOINT 1B: THE EASTERN HEADLAND AS VIEWED AT 300M AWAY (VISUAL SIMULATION WITH DEVELOPMENT AND EXOTIC TREES)

Viewpoint 1B: Proposed
(with majority of exotic trees retained)

Location: This is a public viewpoint as viewed from nearby the Lake Tekapo Boat Ramp, facing in a north easterly direction, approximately 300m from the site.

Date: Photos were taken to compile the panorama on the 3rd of June 2025.

Camera: Canon 600D camera with a 50mm lens.

Viewing Distance: A1 size prints should be viewed at approx. 500mm distance from eye level (recommended), A3 size prints should be viewed at approx. 250mm.

Observations:

- Mature exotic tree planting is illustrated along the Mt John hillside.
- A new snow tube run (with two path options) and magic carpet are proposed, weaving through the hillside vegetation.
- A facility area, represented at 5.5m in height, is situated at the base of the proposed snow tube.
- Adjacent storage structures are depicted alongside the snow tube alignment.
- Proposed expansion of hot pools and associated infrastructure would likely occur to the west (left) of this image in due course within the existing Tekapo Springs site.

VIEWPOINT 1C: THE EASTERN HEADLAND AS VIEWED AT 300M AWAY (VISUAL SIMULATION WITH DEVELOPMENT - TREES HARVESTED)

Viewpoint 1C: Proposed (with trees harvested)

Location: This is a public viewpoint as viewed from nearby the Lake Tekapo Boat Ramp, facing in a north easterly direction, approximately 300m from the site.

Date: Photos were taken to compile the panorama on the 3rd of June 2025.

Camera: Canon 600D camera with a 50mm lens.

Viewing Distance: A1 size prints should be viewed at approx. 500mm distance from eye level (recommended), A3 size prints should be viewed at approx. 250mm.

Observations:

- Exotic Tree Planting within the SARZ parcel has been harvested. New mitigation planting has been implemented.
- A new snow tube run (with two path options) and magic carpet are proposed, weaving through the hillside vegetation.
- A facility area, represented at 5.5m in height, is situated at the base of the proposed snow tube.
- Adjacent storage structures are depicted alongside the snow tube alignment.
- Proposed expansion of hot pools and associated infrastructure would likely occur to the west (left) of this image in due course within the existing Tekapo Springs site.

METHODOLOGY FOR THE PREPARATION OF VISUAL SIMULATIONS

INTRODUCTION
Viewpoints and simulations are undertaken in accordance with the New Zealand Institute of Landscape Architects (NZILA) Best Practice Guide 10.2.3, (2010).

The main objective of a visual simulation is to provide an image that, as realistically as possible, conveys the modification or change of a proposed activity. The most appropriate technical methodology has been applied to ensure the accuracy of what is depicted, in terms of its relative position, elevation, scale, and appearance. Visual simulations can never replace the real experience of being at a location, but they are a useful tool to assist in the decision-making process.

1. VIEWPOINT SELECTION
Location: The selected viewpoint is from nearby the Lake Tekapo Boat Ramp, a publicly accessible location facing in a north-easterly direction towards the headland to the east of Tekapo Springs.
Distance from Site: Approximately 300 metres from the proposed development site, along the Lake Tekapo foreshore.
Rationale: The location was selected to capture the full expanse of the site and ensure a realistic contextual relationship between the proposed structure and the surrounding hillside and foreshore.

2. PHOTOGRAPHY PARAMETERS
Date of Capture: 3rd June 2025
Camera: Canon 600D DSLR
Lens: 50mm focal length, approximating the human eye's field of view for accurate scale representation.
Panorama Creation: Multiple overlapping photographs were captured from the fixed tripod location and later stitched in Adobe Bridge and Photoshop to form a single wide-view panorama that encompasses the full breadth of the site.

3. VIEWING REQUIREMENTS
To preserve scale fidelity:
A1-size prints should be viewed at approximately 500 mm eye-to-print distance.
A3-size prints should be viewed at approximately 250 mm.

4. ON-SITE HEIGHT REFERENCING
To accurately represent the proposed structure's height:

The maximum proposed height of the structure is 5.5 metres.

A staff member was positioned on-site within the indicative location of the proposed facility space / café / visitor centre, within the proposed development area of the headland.

A 1.65-metre-eye-level person held a marked measuring staff (3.85 metres in length), extending from their eye height to visually represent the top of the proposed building's roofline. This gave a clear and measurable reference point within the captured imagery.

5. IMAGE PROCESSING AND SIMULATION
The captured panoramic images were stitched using Adobe Bridge and Photoshop to create a seamless base image.

A simple indicated built structure, storage facilities/utility sheds and proposed extension of the slow tubing facility were inserted into the panorama using Adobe Photoshop to indicate the extent of the proposed development:

Floor level and roof line of the facility indicated within the visualisation were aligned to the height reference provided by the on-site staff member and measuring pole.

The form of the inserted structure reflects a single sloped roof, in a style consistent with the existing facilities already present at Tekapo Springs.

The proposed utility sheds/structures have used the existing style, size and materiality of those shown within the existing site. The extension of the proposed snow tubing route has also drawn from the existing snow tube design and features visible.

All features shown within this visualisation are indicative only and subject to further design development. The simulation aims to illustrate potential visual presence rather than detailed architectural form and arrangement.

7. LIMITATIONS AND ASSUMPTIONS
The visual simulation is indicative.

The precise architectural design, materials, and colours have not yet been finalised and may alter final visual outcomes.

Environmental conditions such as lighting, vegetation seasonality (the trees are deciduous), or atmospheric effects at the time of the photograph may differ from those at the time of actual development.