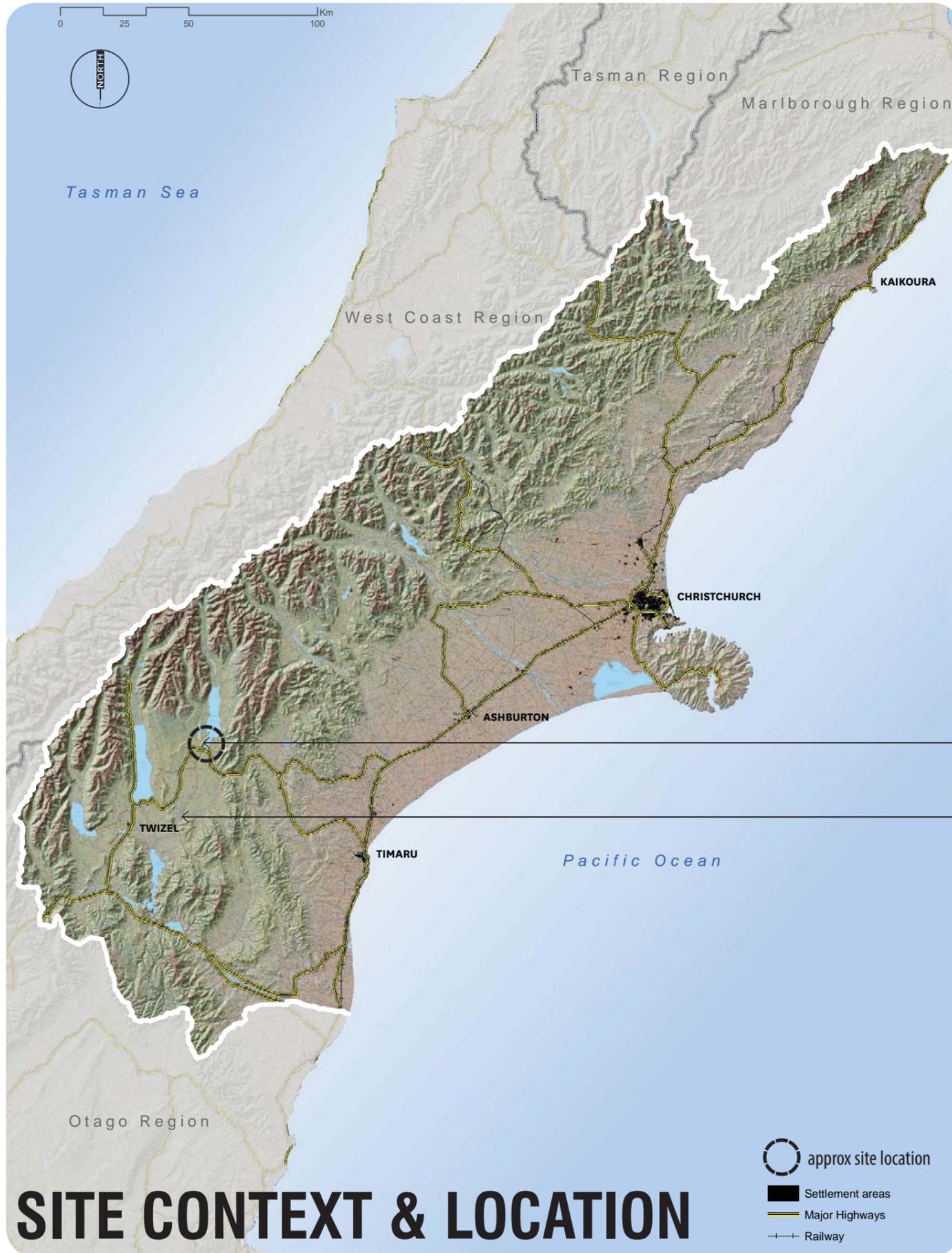




image source: <http://laketekapountouched.co.nz/wp-content/uploads/2011/08/reflections13.jpg>

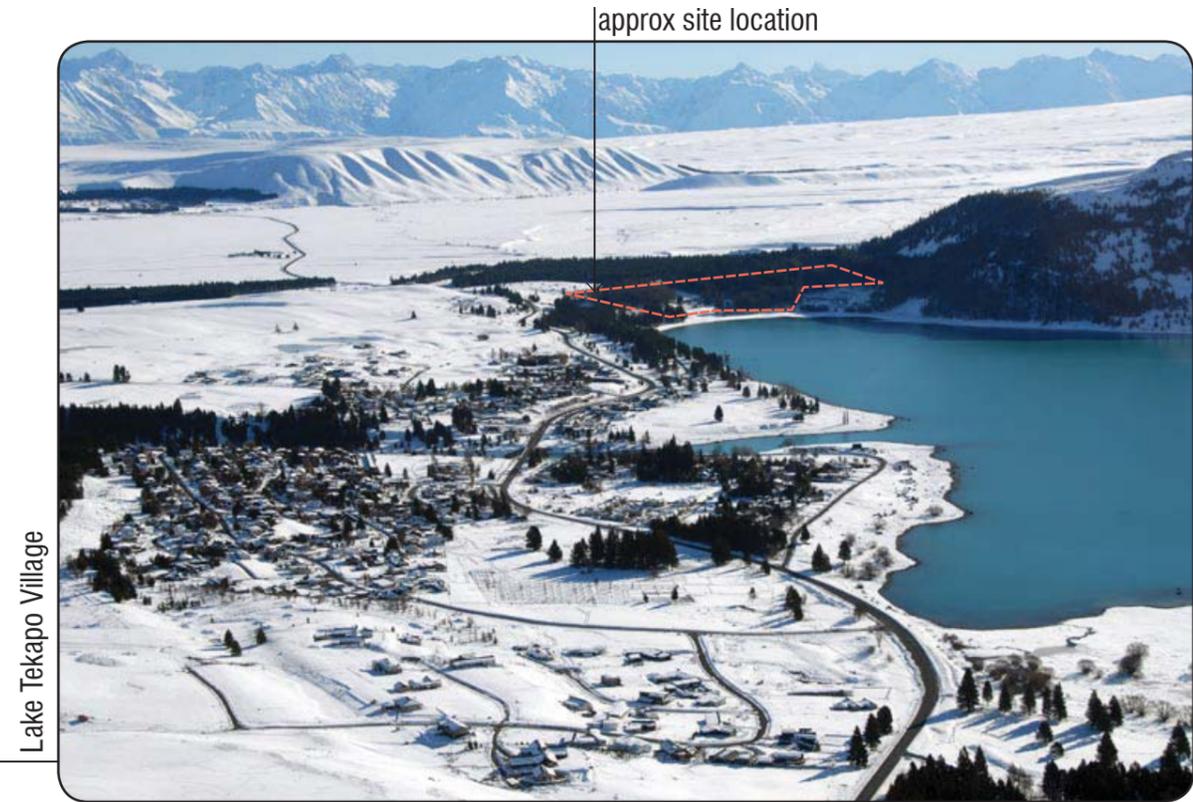
TEKAPO LANDCO LTD
PLAN CHANGE APPLICATION TO THE MACKENZIE DISTRICT COUNCIL
Lakeside Drive, Tekapo

graphic attachments
12 January 2015



SITE CONTEXT & LOCATION

source: Canterbury Regional Landscape Study Review, Final Report July 2010



SITE HISTORY



1950 - overlooking the site



1951 - overlooking the site & Mt John



1949 - ice skating & overlooking the site



1949 - view through the pines overlooking Lake Tekapo

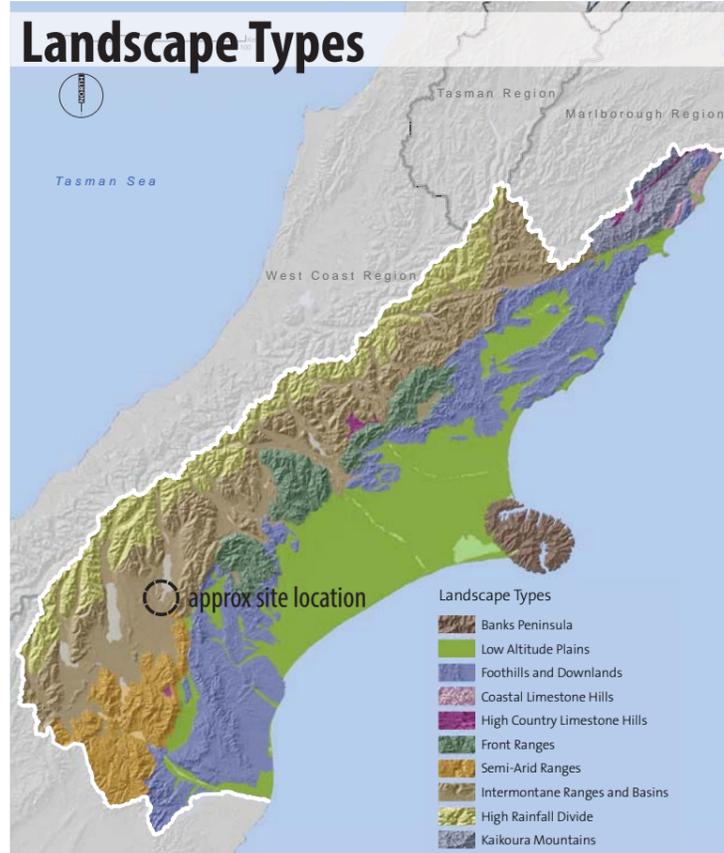


1962 - over looking the site



overlooking Tekapo village and the shoreline

SITE INFORMATION & BACKGROUND



Intermontane Basin & Ranges

H1 Major River, Valley Fill Land Type

H3 – Glacial and Fluvial Basin Floor Land Type
 Glacial and fluvial basin floor landforms, extensive ablation and terminal moraine, and associated meltwater channels, outwash terraces, minor lakes, fans, meandering floodplains, back swamps etc, and glacial moulded hills and mountains under 1300m. Elevation ranges from 400 to 1300m. (Canterbury Regional Landscape Study Review, Final Report July 2010, p 84)

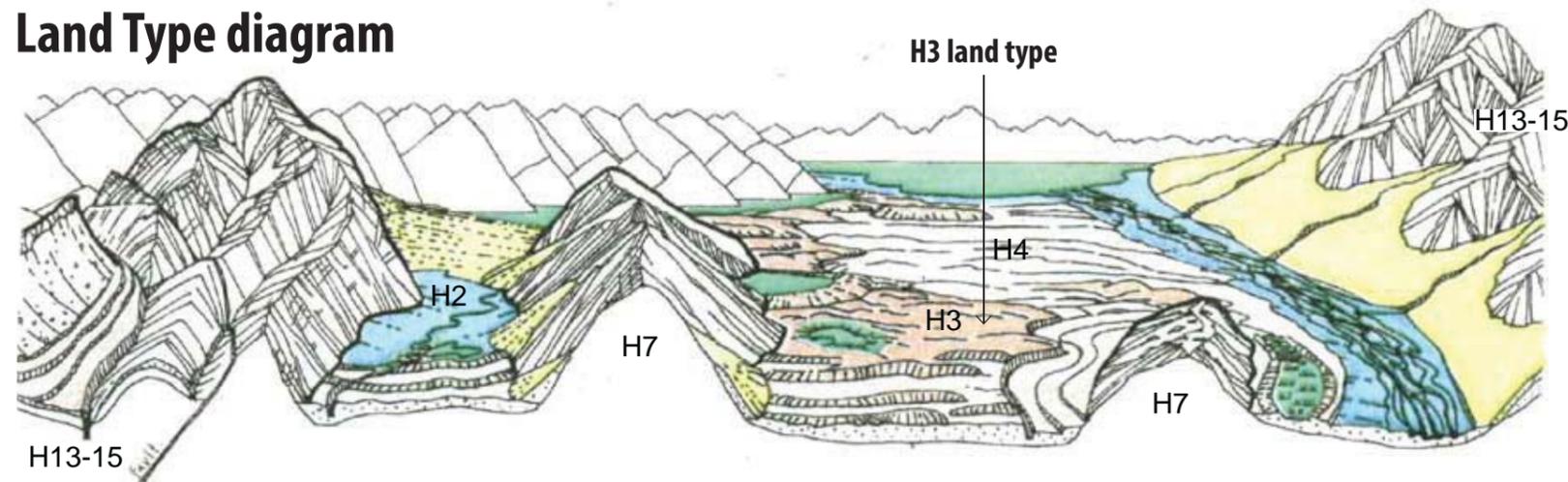
H4 Basin Floor Outwash Plains Land Type

H5 Small intermontane Basins and Valleys Land Type

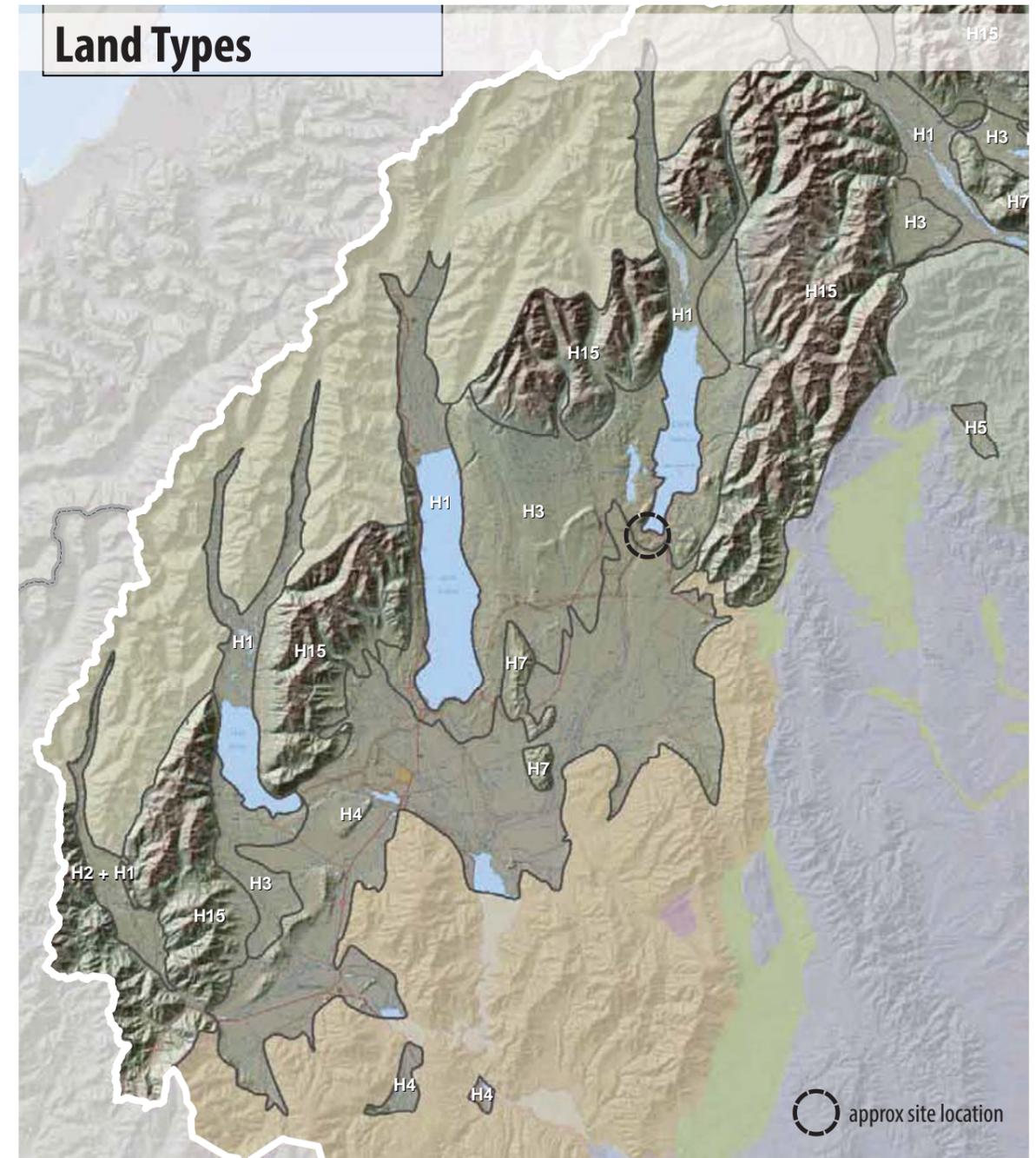
H7 Isolated Mountain Land Type

H15 Southern Sub-humid to Humid Mountain Range Land Type

Land Type diagram

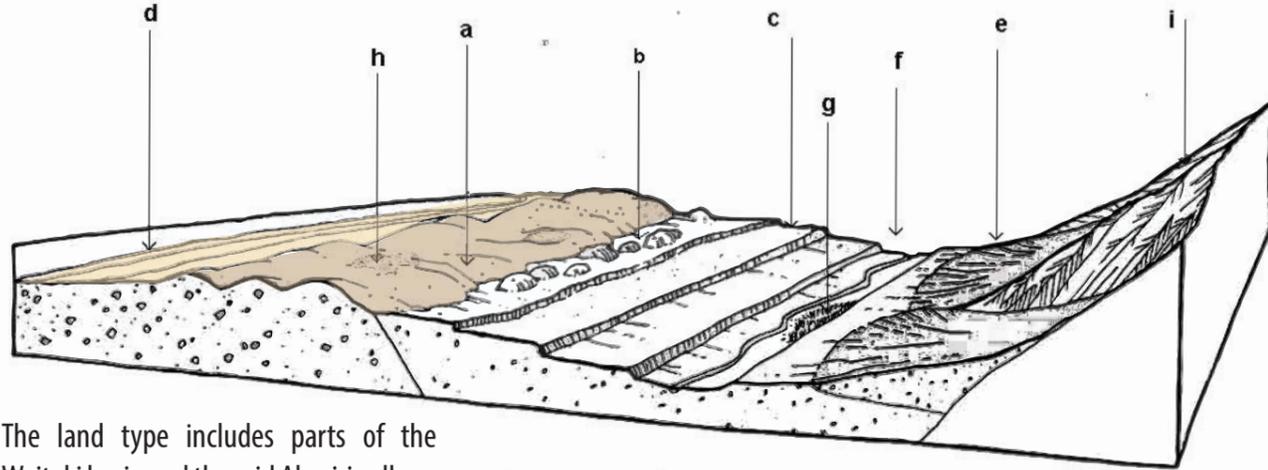


source: Ian Lynn, Canterbury Regional Landscape Study Review, Final Report July 2010



source: Canterbury Regional Landscape Study Review, Final Report July 2010

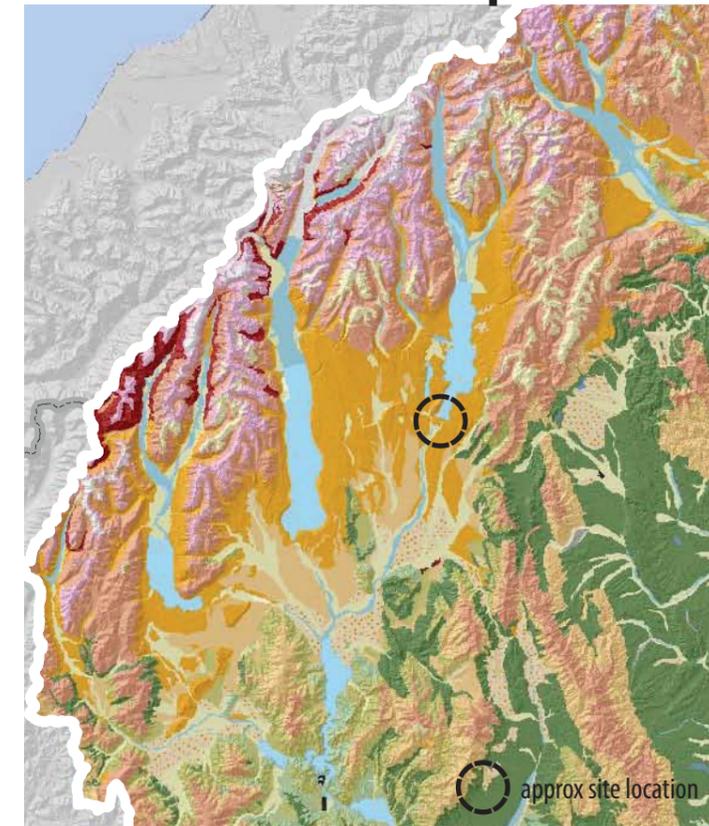
H3 Glacial and Fluvial Basin Floor Land Type Diagram & Chart



The land type includes parts of the Waitaki basin and the mid Ahuriri valleys.

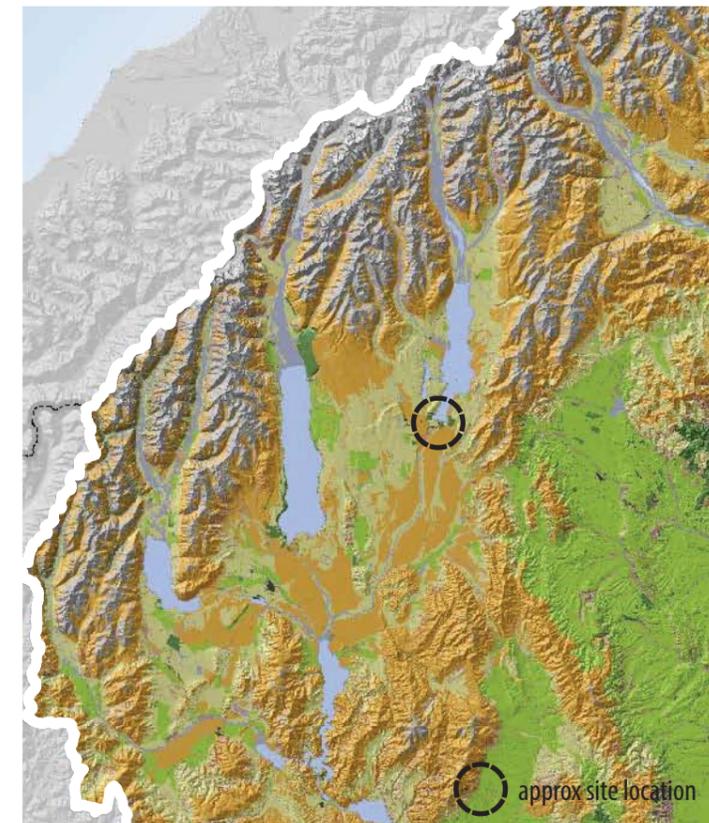
landform component	geological formation	elevation m	remnant native vegetation	present land use	agronomic potential	potential land use	potential impacts
(a) extensive ablation & terminal moraine fields	late Pleistocene moraine deposits, with loess	500 - 1200	short, red and snow tussock, matagouri and manuka scrub	extensive grazing	medium	semi intensive grazing, exotic forestry	increase in exotic pasture, shelter trees, fencing, exotic forest
(b) glacial outwash terraces and minor moraine dumps	late Pleistocene outwash gravels and moraine deposits	460 - 900	short, red and snow tussock, matagouri and manuka scrub	extensive grazing, limited intensive grazing	high	intensive grazing, feed cropping, exotic forestry	increase in exotic pasture, cultivation, cropping, shelter trees, fencing, exotic forest
(c) fluvial valley terraces	late Pleistocene outwash gravels	400 - 1000	short and snow tussock, matagouri scrub	extensive grazing, limited intensive grazing and feed cropping	high	intensive grazing, feed cropping, exotic forestry	increase in exotic pasture, cultivation, cropping, shelter trees, fencing, exotic forest
(d) lake shore benches and beaches	late Pleistocene outwash deposits	400 - 760	short tussock and matagouri scrub, moss tussock gravel fields	extensive grazing	high	intensive grazing, feed cropping, exotic forestry	increase in exotic pasture, cultivation, cropping, shelter trees, fencing, exotic forest
(e) fans	late Pleistocene and Holocene fan deposits	400 - 1000	short tussock and matagouri scrub, some red tussock	intensive and extensive grazing, feed cropping, shelter trees	high	intensive grazing, feed cropping, exotic forestry	increase in exotic pasture, cropping, shelter trees, cultivation, fencing
(f) meander floodplains	Recent alluvium and swamp deposits	500 - 800	wetlands, sedge, reed, and rushlands, red tussock, raupo	extensive grazing	high	intensive grazing, feed cropping	increase in exotic pasture, drainage, cultivation, fencing, decrease in scrub
(g) valley fill swamps	Recent alluvial and swamp deposits	400 - 860	wetlands, sedge, reed, and rushlands, red tussock, raupo	extensive grazing	very high	intensive grazing, feed cropping	drainage, cultivation, increase in exotic pasture, fencing
(h) terrace and moraine backswamps	late Pleistocene outwash and Recent swamp deposits	400 - 860	wetlands, sedge, reed, and rushlands, red tussock, raupo	extensive grazing	low	semi intensive grazing	decrease in wetland vegetation by grazing, drainage
(i) erosional 'hard' rock hill slopes	Torlesse Group sandstones and siltstones	610 - 1400	short tussock, matagouri scrub and fern, beech forest	extensive grazing	medium	semi intensive grazing, exotic forestry	increase in exotic pasture, fencing, tracking, , exotic forest, decreased tussock and scrub

New Zealand Soil Groups



source: Canterbury Regional Landscape Study Review, Final Report July 2010

Land Cover



source: Canterbury Regional Landscape Study Review, Final Report July 2010

SITE CONTEXT



Legend

-  Site boundary (approx)
-  DOC tracks
-  Mt John

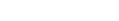
EXISTING ZONING



source: Mackenzie District Council GIS database, accessed 15/04/2014

SITE INTRODUCTION

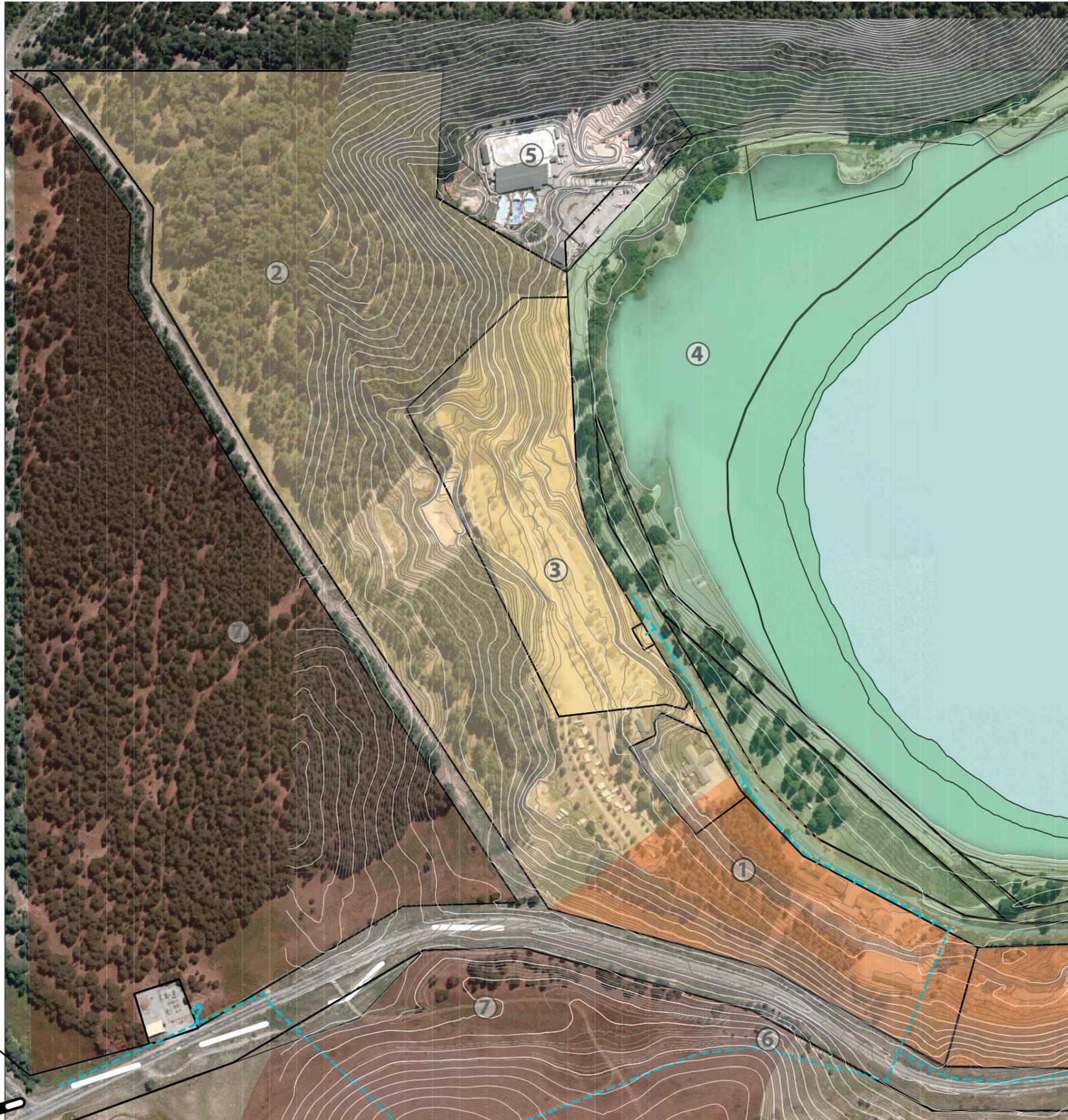
Legend

-  Site boundary (approx)
-  Contours (0.5m) major
-  minor
-  Forested area
-  Individual trees
-  Mt John walkway
-  Footpath (approx location)
-  Campground access
-  Unformed paper road
-  Lakeside Drive
-  State Highway 8
-  Buildings
-  Campground
-  Lake Tekapo Power Boat & Water Ski Club
-  Backpacker's lodge
-  Reception
-  Motel units
-  Landscape feature
-  Boat launch
-  Parking
-  Playground
-  Picnic/BBQ area
-  Public toilets
-  Walking track
-  Skating rink
-  Hot pools

contours note: merge of contour data, 1m intervals on west & 0.5m on east



EXISTING ZONING



scale 1:4,000 @ A3

① Residential 2 Zone

The Residential 2 zone contains land, which because of its location on or near main roads, is particularly suitable for visitor accommodation.

② Special Travellers Accommodation Zone (STAZ)

An area of low-density visitor accommodation activity including camping grounds, cabins and chalets within walking distance of the Tekapo Village Centre, achieved in a visually recessive manner within the existing forested area.

③ Campground Sub-Zone

④ Recreation P (Passive) Zone

This zone is intended to protect areas considered by Council to be appropriate for passive recreation. Recreational use of these areas is mostly informal in nature involving activities such as walking and playing. These areas therefore often require seating, playground equipment or other small structures. It is the purpose of this zone to maintain their open space or planted character and avoid cluttering with facilities, while maintaining their important role as recreational areas and visual open space for local neighbourhoods and for all residents and visitors.

⑤ Recreation A (Active) Zone

This zone is intended to provide for active recreation and consists mainly of large recreation reserves used for active sports and organised games. Such reserves will serve the regional and district function but can also have local significance as pedestrian ways, playgrounds and open spaces. Community facilities that have a vital role in maintaining and contributing to the enhancement of community well-being and amenity are provided for in this zone. Also included in this zone are areas of amenity value provided for both the enjoyment of the public and the protection of the natural environment. A wide range of public recreation facilities is permitted in this zone. In addition, facilities for private sports and cultural clubs are permitted where they are existing and as discretionary uses, where they are proposed.

⑥ Residential 1 Zone

⑦ Rural Zone

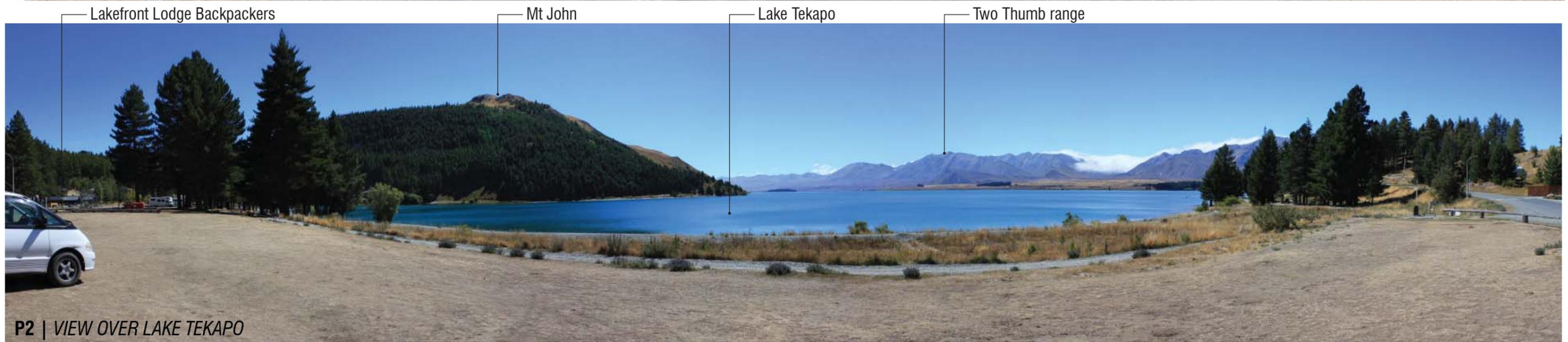


SITE PHOTO LOCATIONS





P1 | ENTRANCE INTO CAMPGROUND



P2 | VIEW OVER LAKE TEKAPO



P3 | VIEW OVER LAKE TEKAPO

Lakefront Lodge Backpackers



P4 | VIEW OVER RESIDENTIAL 2 & STAZ ZONE



P5 | VIEW FROM WITHIN STAZ ZONE OVERLOOKING PAPER ROAD IN BACKGROUND



P6 | VIEW FROM WITHIN STAZ ZONE, CLEARED AREA, OVERLOOKING LAKE TEKAPO & SOUTHERN ALPS



P7 | VIEW FROM WITHIN CAMPGROUND SUB-ZONE, CLEARED AREA, ROCK NATURAL FEATURE TO BE RETAINED



P8 | VIEW FROM WITHIN CAMPGROUND SUB-ZONE, OVERLOOKING CAMPGROUND



P8 | VIEW FROM WITHIN CAMPGROUND SUB-ZONE, OVERLOOKING CAMPGROUND



P9 | VIEW FROM WITHIN CAMPGROUND SUB-ZONE, OVERLOOKING LAKE TEKAPO



P10 | VIEW FROM LAKESHORE DRIVE, OVERLOOKING CAMPGROUND



P11 | *VIEW FROM LAKESHORE DRIVE, OVERLOOKING LAKE TEKAPO*



P12 | *VIEW FROM RESIDENTIAL 2 ZONE, OVERLOOKING MOTEL UNIT*

SITE VISIBILITY PHOTOS





P13 | *VIEW FROM SH8, LOOKING NORTH OVER THE SITE*



P14 | *S.H 8 LOOKING WEST OVER SITE.*



P15 | *S.H 8 LOOKING EAST OVER SITE*



P16 | *LOOKING TOWARDS SITE FROM EAST OF TOWNSHIP*



P17 | *LOOKING OVER SITE FROM MOUNT JOHN OBSERVATORY*



P18 | *VIEW FROM INFRONT CHURCH OF GOOD SHEPARD, OVERLOOKING TEKAPO VILLAGE & SITE IN THE DISTANCE*



P19 | *LOOKING OVER SITE FROM LAKE FRONT RESERVE*

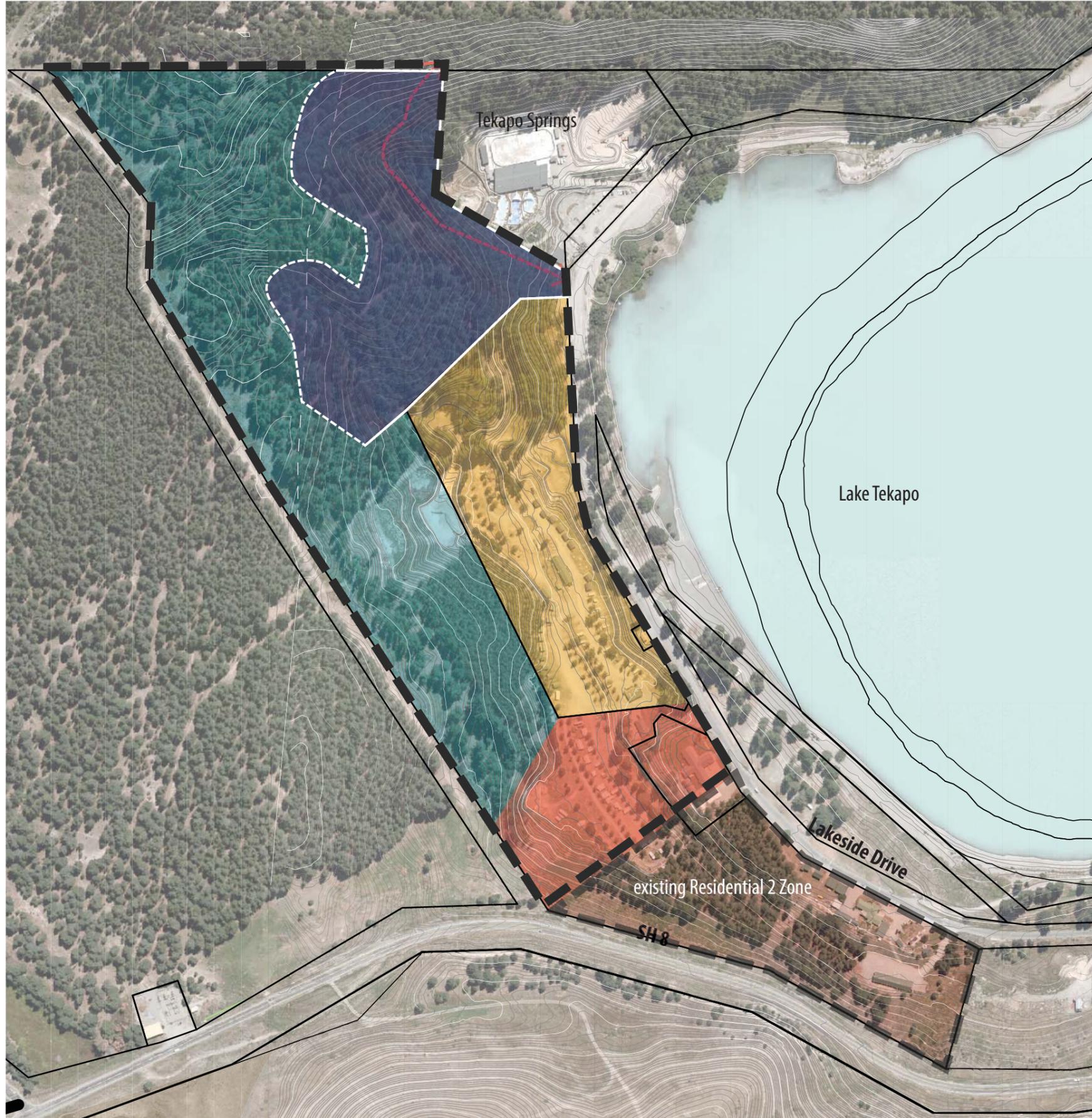


P21 | ZOOMED IN VIEW, OVERLOOKING LAKE TEKAPO & THE SITE SHOWING APPROXIMATE SITE BOUNDARIES



P22 | VIEW FROM FAR SIDE OF THE LAKE

PROPOSED ZONING



THE SITE:

-  Plan Change Area
-  Existing Residential 2 Zone

PROPOSED ZONES:

-  Residential 1 Zone
-  Residential 2 Zone
-  Special Travellers Accommodation Zone
-  Recreation P Zone - Note: The western boundary (showed as dashed line) is approximate and will be confirmed based on more detailed survey information and amended pursuant to clause 16(2) of the first schedule of the RMA.
-  Easement (existing)



PROPOSED ZONING

within existing zoning



THE SITE:

- Plan Change Area
- Existing Residential 2 Zone

ZONES:

- Recreation P Zone Proposed- boundaries to be confirmed.
- Recreation P Zone Existing
- Recreation A Zone
- Residential 1 Zone
- Residential 2 Zone
- Special Travellers Accommodation Zone
- Village Centre Zone
- Tourist Zone
- Industrial Zone
- Rural Zone

