

RECREATION AND OPEN SPACE

The following Issue, Objective, Policies and Implementation Methods are relevant to the Recreation P (Passive) zone, Recreation A (Active) zone, Open Space - Heritage zone, Special Travellers Accommodation Zone (Lake Tekapo [and Twizel](#)) and Open Space - Glentanner zone. They also appear in Section [42-13](#) - Subdivision.

Issue - Recreation and Open Space

Description

The potential loss of, maintenance, or lack of recreational opportunities, community facilities and visual and scenic qualities provided by open space areas and recreational facilities, particularly within the villages of the District.

Objective 1 - Recreation , Reserves And Open Space

A conveniently distributed and accessible range of public open space, community facilities and recreational areas and facilities to meet the diverse needs of residents and visitors to the District.

Policies

- 1 To encourage, and where possible, provide for a range of recreation opportunities and community facilities within the District.
- 2 To ensure the provision of open spaces and recreational areas within or in reasonable proximity to new residential subdivisions to meet the needs of the future community.
- 3 To require contributions towards public open space and recreation areas from residential subdivision and from any major residential, business or community development to provide for:
 - i. Additional parks, walkways and cycleways needed as a result of additional household and/or visitor growth.
 - ii. Additional open space needed for visual relief or enhancement.
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 - iii. Development and maintenance of neighbourhood parks and local open space to a level at which they are useable and enjoyable.

Explanation and Reasons

The use of contributions by way of land or cash at the time of subdivision or development will assist the Council in acquiring further reserves to improve the availability of these or to improve and maintain the quality and facilities of existing recreation and open space

areas. These new or improved recreation areas and facilities will serve the people who will be housed or work in the new subdivisions or developments.

The basis for the reserve contribution is the additional, actual or potential demand anticipated for recreational and open space land consequent to subdivision and development - that is, its "effects" in terms of land and use intensification. Contributions are not imposed as a tax on development, but can be in the form of land (where provision is practicable such as from larger "green field" sites) or cash.

Recreation Objective 2 – Lakeside Open Space – Lake Tekapo

A continuous reserve of open space and passive recreational areas located along the lakeside between and either side of the Lake Tekapo township and Lake Tekapo.

Policies

- 1 To provide for a large range of active and passive recreation opportunities in close proximity to Lake Tekapo.
- 2 To ensure that built form is minimised, and the open spaces and visual amenity of the lakeside areas are safeguarded.
- 3 To retain the naturalness of the lakeside, and preserve uninterrupted views from the township.
- 4 To provide for the development and maintenance of the Tekapo Domain.

Explanation and Reasons

Lake Tekapo village is known for having a large area of open space between the town and the lake to the north, providing key uninterrupted views and a large recreational area for residents and visitors to enjoy. This area has no built development. It has been identified as important to the community and the atmosphere of open space for which the town is known, and for that reason it is appropriate that it be maintained as open space to protect the amenity and character of the area.

As well as serving to protect the open space for amenity purposes, the maintenance of the lakeshore zones for passive recreation ensures public access to Lake Tekapo is maintained as is recognised as a matter of national importance in section 6 of the Resource Management Act 1991. In doing so, there may be certain types of activities that may locate within the area that may provide for opportunities for active recreation while safeguarding the amenity and open space. Such activities are provided for as fully discretionary matters within this section of the Plan.

Recreation Objective 3 – Special Travellers Accommodation Zone – Lake Tekapo

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.

Policies

- 1 To provide for a variety of new and existing low density tourist accommodation facilities, while safeguarding the continued operation of the existing camping ground.
- 2 To ensure that new and existing accommodation facilities in this area are visually recessive, and do not impinge on the open space or visual amenity of the Recreation A zone.
- 3 To facilitate the ongoing functioning and retention of the existing camping ground as an area where such accommodation is specifically provided for.

Explanation and Reasons

The forested area to the west of the Lake Tekapo township provides an opportunity for the development of a Special Travellers Accommodation Zone removed from the village centre, but still within walking distance of it. This zone is intended to allow for an area of low-density visitor accommodation developed around the existing camping ground, and consisting of open space for tents, and the development of cabins and chalets within the forest plantation. The setting allows for such development to have a very low visual impact if appropriate guidelines are applied, such that there is minimal adverse visual effect when viewed from off site, and particularly from the town.

It is also important that the zone has little impact on the lakeside Recreation P Zone adjacent, leaving this area as open space that is accessible to the public as part of the extensive lakeside zone along the southern boundary of the lake.

It is important to provide an area where camping is permitted within close proximity to the Village Centre, and in an appropriate location. The existing camping ground is well established in this location and camping activities are an anticipated part of the travellers accommodation provided in the town.

Recreation Objective 4 – Special Travellers Accommodation Zone – Twizel

An area of low-density visitor accommodation activity including camping grounds, cabins and chalets near Lake Ruataniwha, achieved in a visually recessive manner from the lake and surrounding recreation zones.

Policies

- 1 To provide for a variety of new and existing low density tourist accommodation facilities, mainly focused on camping activities.
- 2 To ensure that new and existing accommodation facilities in this area are visually recessive, and do not impinge on the open space or visual amenity of the adjacent recreation zones and Lake Ruataniwha.
- 3 To provide for accommodation related facilities that will not detract from use of retail opportunities in the town centre.

Explanation and Reasons

The Special Travellers Accommodation Zone on the northern side of Lake Ruataniwha provides an area for low-density accommodation with easy access to the lake and close

proximity to the Twizel township. It is intended that this zone will utilise the existing camp ground to provide open camping areas for tents and campervans plus cabins and chalets.

The site and surrounding area contain established trees that provide screening of the site. This screening, combined with appropriate guidelines can help to minimise the visual effects of development within the site when viewed from the surrounding area.

The site is bordered by a Recreation P Zone, which includes the area adjacent to Lake Ruataniwha. The surrounding area provides valuable public recreation space and it is important that the STAZ zone blend into this area rather than encroach on its open and undeveloped character.

