

APPENDIX 1: TAKAPŌ / LAKE TEKAPO PRECINCT (PREC1)

DECISION VERSION 24 July 2025

Note: Changes are shaded as follows to indicate which variation proposes the deletion or amendment:

PC29

PC30

Takapō / Lake Tekapo Precinct

Introduction

The Takapō / Lake Tekapo Precinct applies to the ~~f~~Residential, ~~e~~Commercial and ~~m~~Mixed use, and ~~g~~General ~~i~~Industrial, ~~Open Space and Recreation and Accommodation Special Purpose zones areas~~ within the Takapō / Lake Tekapo township. This area is considered to have special character, derived from its landscape setting and the nature of built form which has been developed in the town over time, that provides it with a distinctive identity. The controls applicable within the precinct are intended to ensure that development within this area is sympathetic to the character of the town and the surrounding landscape.

For activities within this Precinct, the provisions of both the underlying zone and this Precinct apply. If the zone chapter and precinct chapter contain a rule or standard managing the same thing (e.g. a buildings and structures rule or a height standard), the applicable rule or standard in this Precinct applies and the equivalent rule in the underlying zone does not apply.

Objectives and Policies

Objectives	
PREC-O1	Precinct Purpose
Development within Takapō / Lake Tekapo maintains the distinctive character and identity of the Township and is complementary to the surrounding landscape.	
Policies	
PREC1-P1	Adverse Effects
Control the scale, appearance and location of buildings to ensure that:	
<ol style="list-style-type: none">the built form character of the Township is maintained and enhanced;development is integrated with the landscape setting, including the topography, landform, and views to and from the area;key viewshafts within and through land on the south side of State Highway 8 are protected, and accessibility to the Domain and lake are maintained; andviews to the lake from properties on the north side of State Highway 8 are maintained.	

Rules

PREC1-R1	Buildings and Structures	
PREC1 within any Residential Zone, Commercial and Mixed Use Zone (excluding the Town Centre Zone), or General	Activity Status: PER Where the activity complies with the following standards: PREC1-S1 Materials and Colours PREC1-S2 Roofs PREC1-S3 Building Scale PREC1-S4 Height PREC1-S5 No Build Areas	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).

APPENDIX 1: TAKAPŌ / LAKE TEKAPO PRECINCT (PREC1)

DECISION VERSION 24 July 2025

Industrial Zone, Accommodation Special Purpose Zone, or any Open Space and Recreation Zone	PREC1-S6 Garages PREC1-S7 Fencing PREC1-S8 Retaining Walls and Level Changes and any standards in the relevant zone chapter	
PREC1 within Town Centre Zone	<p>Activity Status: RDIS</p> <p>Where the activity complies with the following standards:</p> <p>PREC1-S1 Materials and Colours PREC1-S2 Roofs PREC1-S3 Building Scale PREC1-S4 Height TCZ-S1 Height TCZ-S2 Height in Relation to Boundary TCZ-S3 Setbacks TCZ-S4 Verandahs TCZ-S5 Outdoor Storage TCZ-S6 Landscaping TCZ-S7 Street Frontages</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in APP2. 	<p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>

Standards

PREC1-S1	Materials and Colours	Activity Status where compliance not achieved:
PREC1	<ol style="list-style-type: none"> The exterior cladding of any building shall only comprise the following materials, with a minimum of at least two of these materials: <ol style="list-style-type: none"> natural unpainted or stained weatherboards and similar cladding materials (such as timber and board and batten); painted plaster style materials; alluvial stone (moraine and river stone); painted or weathering steel (including Colorsteel and Cortern); or cob (adobe blocks or rammed earth). Roof materials shall not include tiles. 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix APP2.

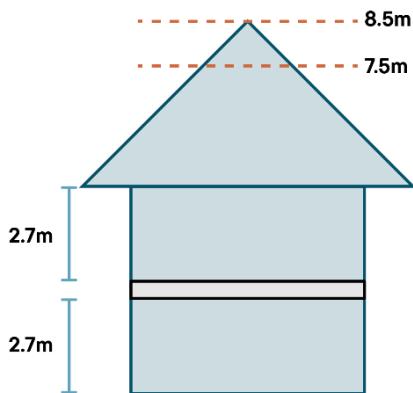
APPENDIX 1: TAKAPŌ / LAKE TEKAPO PRECINCT (PREC1)

DECISION VERSION 24 July 2025

	<p>3. All painted cladding shall be coloured in the range of browns, greens, greys or black, with a light reflectivity value between 5% and 35%.</p> <p>4. Except that 1.-3. above shall only apply in the Large Format Retail Zone and General Industrial Zone to building facades which front a road or other public space.</p>	
PREC1-S2	Roofs	
PREC1 – within any Residential Zone, or any Commercial and Mixed Use Zone, any Accommodation Special Purpose Zone, or any Open Space and Recreation Zone	<p>1. Primary roof forms shall have:</p> <ol style="list-style-type: none"> a flat or monopitch roof angle up to 20 degrees; or a gable of between 20 – 65 degrees. <p>2. Secondary roof forms (e.g. linking structures, lean-tos, verandahs, accessory buildings and garages) shall be the equivalent or lower in pitch and not project above the primary roof form.</p>	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix APP2.
PREC1-S3	Building Scale	
PREC1 within any Residential Zone, Mixed Use Zone, or Neighbourhood Centre Zone, Accommodation Special Purpose Zone, or any Open Space and Recreation Zone	<p>1. The wall of any building shall not be greater than:</p> <ol style="list-style-type: none"> 20m in total length; and 14m along a road or public space without a recess in the façade and roofline of at least 1m in depth and 2m in length. <p>2. There shall be a minimum separation distance between any buildings on a site of no less than 2m.</p>	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix APP2.
PREC1 within Town Centre Zone	<p>3. The wall of any building shall not be greater than</p> <ol style="list-style-type: none"> 40m in total length; and 18m, without a recess in the façade and roofline of at least 1m in depth and 2m in length. <p>4. There shall be a minimum separation distance between any buildings on a site of no less than 4m.</p>	
PREC1 within Large Format Retail Zone or General Industrial Zone	<p>5. The wall of any building shall not be greater than 18m, without a recess in the façade and roofline of at least 1m in depth and 2m in length, where the wall fronts a road or other public space.</p>	
PREC1-S4	Height	Activity Status where compliance not achieved:

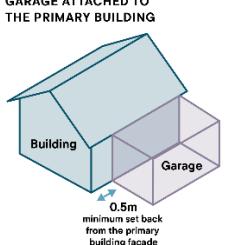
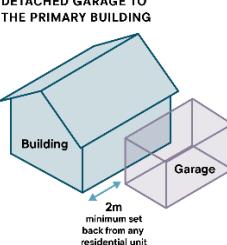
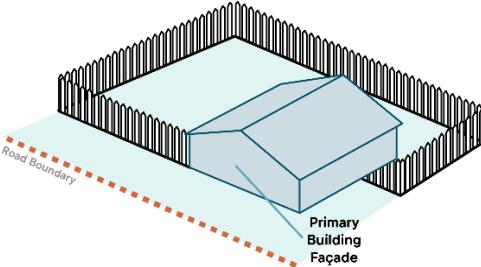
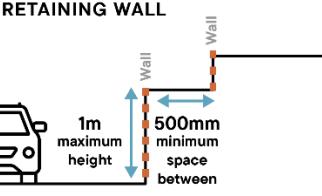
APPENDIX 1: TAKAPŌ / LAKE TEKAPO PRECINCT (PREC1)

DECISION VERSION 24 July 2025

PREC1 (outside a Specific Control Area)	<p>1. The maximum height of any building or structure shall not exceed 7.5m above ground level, except a gable roof may exceed the maximum height by no more than 1m.</p> 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix APP2. The impact of the height on views to the lake. The location, design, scale and appearance of the building or structure. Adverse effects on the streetscape. Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including visual dominance, shading and effects on privacy. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.
Specific Control Area 6 – Top of Terrace	<p>1. The maximum height of any building or structure shall be 5m above ground level.</p>	
Specific Control Area 7 - Bottom of Terrace	<p>2. The maximum height of any building or structure shall be 12m above ground level, or the height of the nearest point of the terrace top, whichever is the lesser.</p>	
PREC1-S5	No Build Areas	Activity Status where compliance not achieved:
PREC1	<p>1. No building or structure shall be located within an identified No Build Area.</p>	NC
PREC1-S6	Garages	
PREC1 within any Residential Zone	<p>1. Any garage attached to the primary building shall be set back at least 0.5m from the façade of the building fronting a road or public space.</p> <p>2. Any detached garage shall be set back at least 2m from any residential unit.</p>	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix APP2.

APPENDIX 1: TAKAPŌ / LAKE TEKAPO PRECINCT (PREC1)

DECISION VERSION 24 July 2025

	 	
PREC1-S7	<p>Fencing</p> <p>PREC1 within any Low Density Residential Zone, Mixed Use Zone, or Neighbourhood Centre Zone, Accommodation Special Purpose Zone, or any Open Space and Recreation Zone</p> <p>1. No fence along the road frontage, or other public space, shall be located closer to the road or public space than the primary building facade.</p> 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix APP2.
PREC1-S8	<p>Retaining Walls and Level Changes</p> <p>PREC1 within any Residential Zone, Mixed Use Zone, or Neighbourhood Centre Zone, Accommodation Special Purpose Zone, or any Open Space and Recreation Zone</p> <p>1. Any retaining wall fronting a road or public space shall be a maximum of 1m in height and be of natural materials or cladding (e.g. timber, moraine / river stone and steel) with a minimum terraced step or embankment of 500mm between retaining walls.</p> <p>2. Any embankment or bund shall be no steeper than 1:3 (33%) with bunding no higher than 1.2m above road level at the road boundary.</p>  	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix APP2.

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DECISION VERSION 24 July 2025