Boffa Miskell

Memorandum

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Attention:	Aaron Hakkaart, Mackenzie District Council
Cc:	Louise Taylor / Liz White, Consultant Planners
Date:	9th August 2022
From:	Tim Church / Stephanie Griffiths (Urban Designers) Katie Chilton / Sean Eustice (Landscape Architects)
Message Ref:	Takapō | Tekapo Character Rule Recommendations
Project No:	BM220319

Introduction

Boffa Miskell have been engaged by Mackenzie District Council (MDC) to review and update the existing Lake Tekapo Design Guide.

This Guide was completed in 2007, and currently applies to some but not all zones within the Takapō | Tekapo area. The Guide is also a mix of outcomes and directions, principles and considerations for built development and standards/rules. An issue with the current approach is that some rules require 'compliance' with the Guide, but it is unclear what aspects of the Guide this relates to.

We understand the MDC District Plan Review Team has made the decision to remove the rules from the design guide. The purpose of this memo is to recommend a list of potential rule approaches that could be included under Takapō | Tekapo character provisions within a forthcoming plan change. These would be supported and complemented by the revised 'Takapō | Tekapo Character Design Guide'.

The recommended rule approaches are based on a site visit to Takapō | Tekapo, undertaken on Friday, 22nd April 2022 to record and analyse the existing residential and commercial character; a review of the Lake Tekapo Design Guide, documented in our memo issued on 10th June 2022; and the outcomes from a stakeholder workshop, held on Wednesday, 22nd June 2022.

Refer to Appendix 1 for Current Plan Standards for Tekapo (supplied).

ISSUE	EXISTING RULES	RECOMMENDED RULES	RATIONALE
APPLICATION EXTENT	Village Centre 1 & 2 Special Traveller's Accommodation Residential 2 Zones	Town Centre Medium Density Residential Low Density Residential Large Lot Residential Large Format Retail Industrial The rule approaches are recommended to be expanded to cover all existing and proposed urban areas within the Takapō | Tekapo Spatial Plan with general character rules applied across the whole town with some targeted at residential or commercial related zones.	Existing zones where the rules currently apply are largely restricted to more intensive development areas, focused on some parts along of the lake edge or along the Takapō | Tekapo River. However, these are not consistently distributed, do not cover some established parts of the town or include some highly visible development on sloping land south of SH8. Site analysis of the existing areas within the town indicated there is generally good consistency of character traits across the town that are worthy of maintaining and enhancing. Although, it was found that there are examples of development across all parts of the town that are unrepresentative of these traits that undermined its overall character, not just in those zones where the current provisions apply. There was also a consensus at the stakeholder workshop that all parts of the town, existing and proposed, should be considered, providing rules are simple and targeted at the priority themes they identified. It has been assumed that most, commercial, commercial visitor accommodation and medium density residential developments would likely go through at least a restricted discretionary activity resource consent process where the Takapō | Tekapo Character Design Guide could also be referred to for more complex and intensive developments. As such, the recommended character rules are more generic and widely applicable. It is recommended that the application of character related rules for industrial developments are more appropriately targeted at the road frontage interface, such as the treatment of administration blocks that usually sleave larger span buildings behind.
BUILDING SCALE	Existing built form standards, including a Continuous Building Length rule within RES2 zone that 16m+ walls require 0.5m offset.	Residential Zones: • *Any part of a building should be no greater than 20m in length with a minimum 2m separation distance between buildings.* • *Any continuous façade length should be no greater than 14m without a minimum 1m deep x 2m long facade and roofline recess.* Commercial, Large Format Retail and Industrial Zones: • *Any part of a building should be no greater than 40m in length with a minimum 4m separation distance*	Site analysis of the town indicated that building bulk is predominantly reduced in a variety of ways, either by creating two or more primary forms linked together by secondary forms, or by splitting the building into multiple 'cells' with secondary links. Most building forms are well proportioned rectangular footprints and visually manageable building lengths, creating discrete profiles. Other typical approaches break the primary roof line into smaller modules through use of a different roof type or orientation. When viewing across developments positioned on sloping areas, a distinct 'layering' of built forms is evident as a result. However, there are some buildings with more square proportions or excessively long facades that appear incongruous from these predominant proportions and disrupt this layering effect.

		between buildings, except in Large Format Retail and Industrial Zones. • *Any continuous façade length should be no greater than 18m without a minimum 1m deep x 2m long facade and roofline recess. In the Large Format Retail and Industrial Zones, this only applies to buildings addressing roads or publicly accessible open space frontages or ancillary parts of buildings such as offices or showrooms.*	Most existing built form standards do not have building scale provisions other than the height / recession plane envelope and building setbacks (except for RES 2). This means that building scale can change relative to lot size, which varies considerably across the town. Building footprint analysis undertaken in GIS has informed the recommended building lengths for residential and commercial zones. As a general character approach, it is acceptable to have an urban form and an associated legible hierarchy of built form that reflects the nature of the activity across an 'urban transect', spanning from a human-scaled (urban) environment through to a larger vehicle-scaled (peri-urban) environment. The anticipated character traits within the proposed new Large Format Retail and Industrial Zones, located on the edge of Takapō | Tekapo, are likely to be at the latter end where standards are more relaxed to accommodate a coarser grain of built form. However, modulating buildings addressing roads or publicly accessible open space frontages or ancillary parts of buildings (e.g. offices or showrooms) that typically sleave larger span buildings can be effective ways to manage perceived building scale within the wider town context. Building scale was identified as a high priority at the stakeholder workshop.
ACCESSORY BUILDINGS AND GARAGES	• *Village Centre and RES2 - To use the same exterior cladding as the main building.* • *The height should be below 3.5 metres and the area should be no more than 5 square metres. The building should be located to the rear or side of the main building and will not be visible from the lakeside or the road. The roof pitch will be a shallow angle, no more than 40o.* • *STAZ - The buildings will be located in a way that is not visible from the lakeside or the road.*	Residential Zones: • *Garages should be detached or separated by a secondary link from the primary building form by a minimum of 2m or set back at least 0.5m from the primary building façade.*	Site analysis identified a predominance of residential garages that are visually separated or recessive to the primary residential building forms. Otherwise, most integral garages are recessive to the primary building form by being set back behind the frontage or set deeply within a base level of a two storey dwelling. Both recommended rule approaches complement the perceived Building Scale issue addressed above. Site analysis undertaken did not identify accessory buildings, such as storage sheds, as a current issue that undermined the character of development frontages.
ROOF FORMS	• *40^0 in Village Centre zones and STAZ* • *RES2 - a mono pitch roof, almost flat but enough of a slope for run off and to cope with snow. For those buildings on a flatter site high country styled rooflines are encouraged.*	General: • *Primary roof forms should have either a flat or monopitch roof angle up to 20 degrees or a symmetrical gable of between 20 – 65 degrees. In the Large Format Retail and Industrial Zones, this only applies to ancillary parts of buildings such as offices or*	Site analysis identified that there is a wide variety of roof types, pitch angles and orientation. Gabled roofs between the angles of 20-40 degrees predominate with shallower monopitch and steeper A-Frame roofs common. Shallow or asymmetrical gabled roof forms and hipped roofs were identified as outliers. In the Large Format Retail and Industrial Zones, this only applies to ancillary parts of buildings (e.g. offices or showrooms), given gables on some larger span buildings would likely need to be shallower.

		showrooms. Hipped roof forms are not permitted. • *Secondary roof forms (e.g. linking structures, lean-tos, verandahs, accessory buildings and garages) should be equivalent or lower in pitch and not project above the primary roof form.*	Buildings tend to have a steeper primary roof form(s), supported by a shallower angled secondary roof forms linking or modulating these. Secondary roof forms are common architectural features, but have the potential to dominate the typical simplicity of one or more primary building forms within developments. The recommended rule provides opportunity for a diversity of roof forms, while ensuring the pitch is applied consistently to each roof typology and avoids some under-represented roof forms.
ARCHITECTURAL FEATURES	• *Village Centre - Satellite dishes, aerials, air conditioning units, extraction units and all other necessary services should be placed in non prominent places and be of a colour that is visually unintrusive against the backdrop. For example grey/white if set back against the skyline, the colour of the building if set back against the building.* • *STAZ - Features that will be discouraged include satellite dishes, aerials, air conditioning units and other services. These shall be hidden and made un-intrusive by either screening or selected colouring so as to blend in with the background.* • *RES2 - The dwelling frontage shall be kept clear of waste pipes, drain vents, soil stacks and satellite dishes. These shall not be visible against the wall of the residential dwelling as seen from the street or the lakeshore.* • *All new commercial development along roads or accessways should have road-facing verandahs, consistent in height and style with verandahs on neighbouring properties. (Note actual rule is to provide a veranda along the full extent of the frontage, which is related to its neighbour so as to provide continuous pedestrian cover; with a minimum height of 3 metres*	No rules recommended	Site analysis undertaken did not identify utilities as a current issue that undermined the character of development frontages. Similarly, the inclusion of verandas in commercial developments were not identified as a predominant feature. Both aspects can be covered in the proposed character design guide. Common architectural features including linking structures, lean-tos, verandahs, are addressed in-part under proposed Building Scale and Roof Form rules above and can also be supported through the proposed character design guide.

	and a maximum of 4 metres above the footpath and set back no further than 600mm from the kerb line where established.)		
WINDOWS AND OPENINGS	• *The majority of openings and glazing shall have a vertical orientation, with at least 60% of all glazing predominately vertical in dimension.*	No rules recommended	Site analysis identified that windows are generally more vertical than horizontal. Larger window openings generally achieve this by breaking the window into vertical panes separated by mullions. However, some buildings have floor to ceiling and /or full façade width glazing that capture greater views or are required to display retail offerings. This issue was not identified as a priority at the stakeholder workshop and can be adequately addressed through the character design guide.
CLADDING MATERIALS, COLOUR	• *70% of exterior cladding should comprise at least two of the following materials.* - *Natural unpainted timber* - *Painted timber weatherboard* - *Schist* - *Boulders or large rocks* - *Corrugated iron/colour steel* - *Cob (adobe blocks or rammed earth.)* • *Exterior Colours:* *Roofs, Walls and Trim:* *08B17, 08B19, 08B21, 08B23, 08B25, 08B27, 08B29, 10C37, 10B25, 10C39, 12B21, 12B23, 12C39, 12B29, 08C33, 08C35, 08C37, 06D44, 18B21, 18B23, 18B25, 18B27, 16C33, 16C35, 20C37, 20C39, 20C40* *Walls and Trim Only (Reflectivity value too high for roofs)* *00A01, 00A03, 02A03, 10A01, 08B15, 12B15, 18B15, 22C31, 10C31, 08C31, 10B15* *Trim and Accents (Only to be used in small proportions to add visual interest at close range.)* *06D43, 08E51, 08E53, 08E55, 08E56, 22D41,*	General: • *Exterior cladding should only comprise the following materials with a mix of at least two materials: natural unpainted or stained weatherboards and similar cladding materials (such a timber and board batten), painted plaster style materials, cob (adobe blocks or rammed earth.), painted or weathering steel (including Colorsteel and Corten), alluvial stone (moraine and riverstone).* • *Paint colours should be recessive with a maximum LRV (light reflectivity value) between 5 % - 35% and are to be in the range of browns, greens, greys and black.* • *No use of roof tiles is permitted.* • *Buildings within the Industrial or Large Format Retail Zones only need to apply the above standards up to building facades addressing roads or publicly accessible open space frontages or ancillary parts of buildings such as offices or showrooms.*	Site analysis identified that buildings generally used higher quality natural materials, such as stone, timber and steel, on the primary building form / façade. However, some isolated developments either used monolithic cladding or introduced incongruous cladding, such as brick and painted weatherboard, not commonly found. In other instances, the use and mix of different types of stone (e.g. Schist and Limestone), reduced the clarity of the local alluvial stone vernacular. As such, Schist sourced from Otago has been removed from the list. It is recommended that the intent of the cladding rule be largely rolled-over from existing rule, except to remove the 30% discretionary use of other materials, as most existing developments seem to comply with this list. This does not preclude the ability to use other structural materials behind external cladding or renders, such as concrete block. Buildings also tended to apply a natural colour palette with recessive tones to maintain subservience to the landscape context. The use of colour codes, based on one paint supplier, is understood to have been problematic and complicated to consent. Other councils with similar alpine / high-country landscape contexts utilise a Light Reflectance Value (LRV), which would tend towards darker colours. The additional inclusion of generic colour tones prevents some brighter colours that may comply with the LRV, but are not typically found in the town (e.g. reds). Unpainted steel finishes (e.g. galvanised corrugated iron / Zincalume) are also excluded. While found in some high-country / rural buildings that incorporate other character traits of the town, this material use is rare and could result in glare that undermines the town's overall landscape integration. However, weathering steel (e.g. Corten steel) with a naturalistic finish and non-reflective surface has been included as an unpainted option. Cladding Materials and Colour were identified as a high priority at the stakeholder workshop.

	22C37, 20C40, 04E53, 04E55, 04E56, 04D43, 04D44, 04D45, 04D39, 16C37		
RETAINING WALLS AND LEVEL CHANGES	No existing provisions	General: • *Frontages along roads and publicly accessible open spaces requiring retaining walls should be a maximum of 1m in height of natural material construction or cladding (e.g. timber, moraine / river stone and steel) with a minimum terraced step or embankment of 500mm between retaining walls.* • *Embankments and bunds should be no steeper than 1:3 (33%) with bunding no higher than 1.2m above road level.*	Site analysis identified that most of the township is built on sloping land and many development frontages are highly visible from roads, open spaces and the lakefront, given 'amphitheatre' nature of town. Retaining walls and embankments are widely used to manage changes in level with larger level changes typically managed in a series of smaller steps. Limiting height changes to 1m enables more naturalistic design approaches to be used and minimises the need for added safety railings not typically found. In a few instances, extensive earthworks are used to create large platforms that are inconsistent with rolling landscape qualities around the town and stepped retaining walls or moderate sloping embankments minimise opportunities for this along road and open space frontages. The use of timber decks and balconies are more typical design solutions for managing sloping land around the town.
FENCING AND SCREENS	No existing provisions	General: • *Frontages along roads and publicly accessible open spaces should be kept clear of fences up to the primary building facades, except in Medium Density Zones.*	Site analysis identified that existing site boundaries are largely open in character with a predominance of no fencing to front boundaries. Some fencing is present in the more established parts of town, but much less so in more recent developments. The lack of fencing maintains a sense of openness and character, reflective of the wider Te Manahuna | Mackenzie Basin. Front yards are often planted with native planting reinforcing this character. There is also a greater ability to view other built form character traits without fencing. In some instances, bunding has been used as an alternative to fencing that can enable greater privacy or screening of car parking areas, while appearing more in keeping with the landscape character. The focus of the rule on road and open space frontages enables activities, such as safe children's play and containing pets onsite, to be accommodated within other internal boundaries. However, it is likely that Medium Density Zone lots on the northern side of blocks will result in front yards being the primary private open spaces for residents (ensuring they have sunlight access). It is therefore important that the front fence rule is retained to balance privacy and security for residents with maintaining the open feel of Takapō | Tekapo.
PLANTING / LANDSCAPING	• *Landscaping is required for all commercial development and associated development* • *STAZ – Encouraged but not required. Landscaping will use localised vegetation encouraging an undergrowth under*	No rules recommended	Site analysis identified that the town has pockets of distinctly different landscape characteristics defined by planting maturity, mix of native and exotic related to period styles. Recent residential developments feature a predominance of endemic grass and shrub planting, more in keeping with the open and natural character of the Te Manahuna | Mackenzie region and more reflective of Mana Whenua values of the area.

	the existing trees. All landscape planting shall be of species common to the Mackenzie Basin. • *RES2 – Encouraged but not required. The use of species prevalent in the Mackenzie Basin is encouraged.*		While planting is an important character trait within a distinctive mix of built form and landscape features, there is currently no plant pallet to reference and we understand it would be difficult to enforce consent compliance over time. However, planting and landscaping approaches can be covered in the design guidance. Planting was identified as a mid-level priority at the stakeholder workshop.

Appendix 1: Current Plan Standards for Tekapo (supplied)

In VC, all new buildings and extensions to existing buildings greater than 15% require an RDA consent. In TZ and TAZ, all new buildings and extensions to existing buildings greater than 10m^2 require CA consent.

Matter	Current Rule
Building and hard surface coverage	RES1 – 40-50% RES2 – 65% TZ - 50% TAZ – 45%
Height	VC, RES & TAZ – 8m (Except on a specific site where it is 5m on the terrace top, or 12m/point of terrace top where below terrace) 12m in STAZ TZ – 10.5m
Recession planes	Refer App H
Internal boundary setback	RES – Generally 2m, some exceptions VC & TZ – 5m from RES boundary (plus some other site-specific requirements) TAZ – 3m
Road boundary setback	RES – Generally 2m, some exceptions TAZ – 3m
Continuous building length	RES2 – 16m+ walls require 0.5m offset.
Landscaping	VC – 2m strip along Res boundaries. RES2 - 10% and along road frontage required where a VA activity. TZ – Landscaping required along road boundaries and zone boundaries. TAZ - 10% and along road frontage required
Frontage	VC1 - 75% of the site frontage at ground level shall be devoted to display windows