

# Response to Questions from the Panel at MDC Hearing on 27 May 2025 regarding Plan Change 28 Historic Heritage

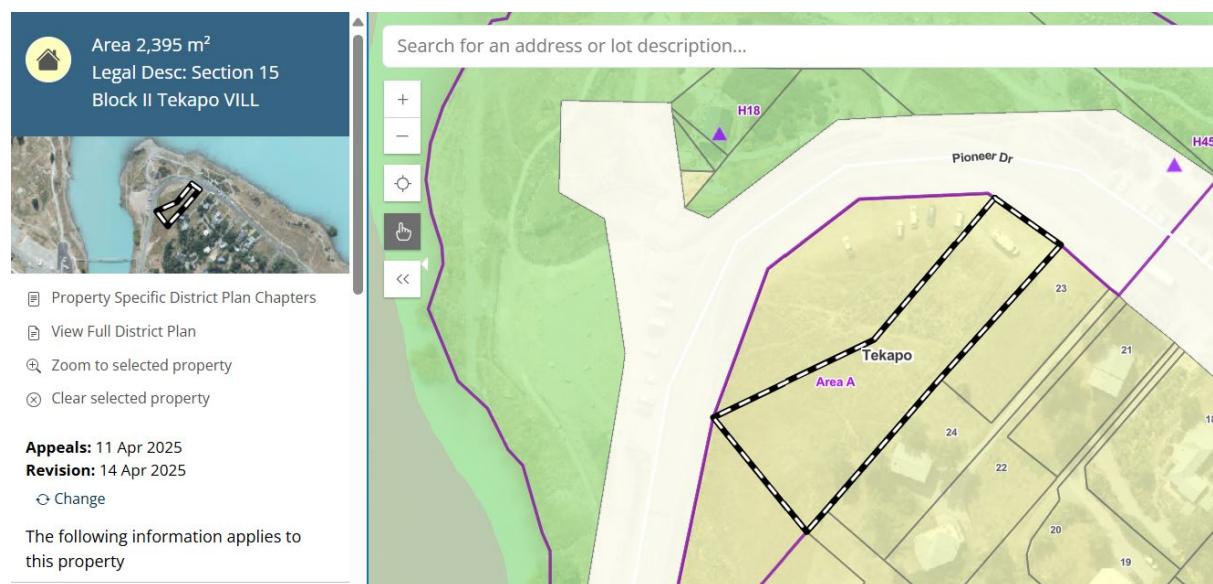
Prepared by Emma Spalding, Section 42A author, 29 May 2025

## Church of the Good Shepherd Permitted Development Assessment of Area A

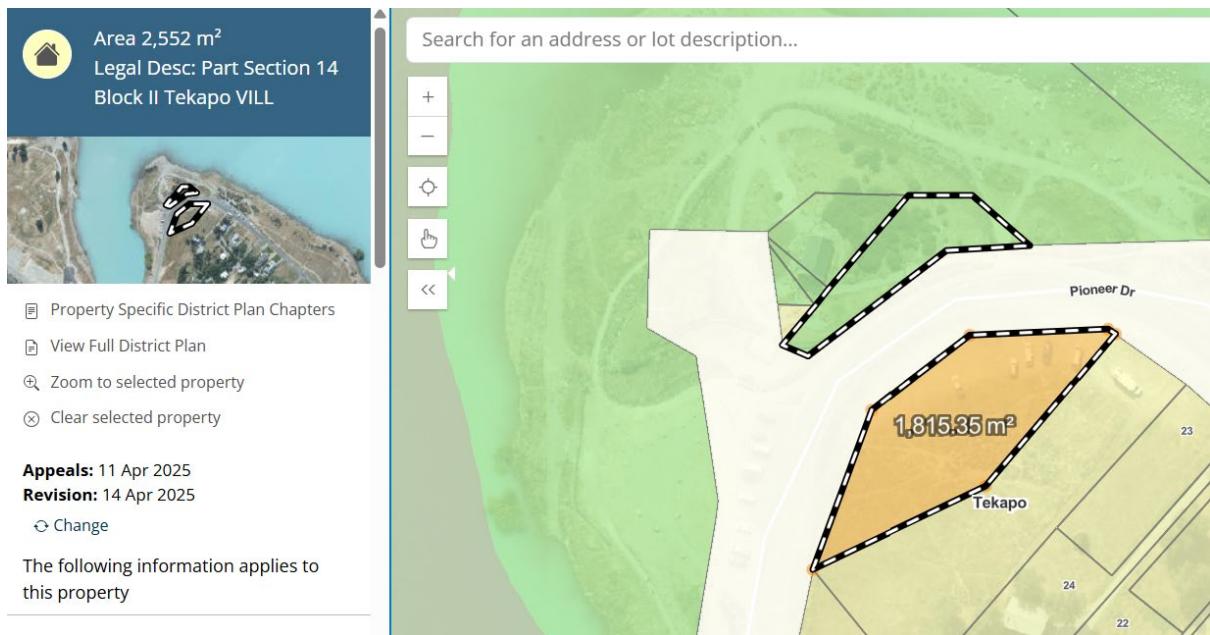
CPT own two sites which are within Area A of the proposed heritage overlay, as shown in the images below. Area A has a total area of 4210m<sup>2</sup>.

The eastern site has an area of 2,395m<sup>2</sup> (referred to as Site 1).

The western site has a total area of 2552m<sup>2</sup>, but a portion of this site is located across Pioneer Drive, outside of Area A. The portion of the site within Area A is 1815m<sup>2</sup> (this portion of the site will be referred to as Site 2).



**Site 1 – Area 2,395m<sup>2</sup>**



## Site 2 – Area 1815m<sup>2</sup>

### Permitted Development

Both Site 1 and 2 are within the Low Density Residential Zone (LRZ) and are subject to the Takapō / Lake Tekapo Precinct.

### Subdivision

Rule SUB-R2 = Subdivision of Residential Zones is a Restricted Discretionary Activity where standards SUB-S1-SUB-S7, SUB-S10 are met.

- SUB-S1 – Allotment size for LRZ in Takapō = 400m<sup>2</sup> minimum allotment area, capable of containing a 15m x 15m building square.
  - Discretionary activity consent required if this standard not met.
- SUB-S2-SUB-S7 – relate to access, 3Waters infrastructure, walkable blocks, corner splays, utilities.

Site 1 (Area 2395m<sup>2</sup>) could be subdivided into five allotments.

Site 2 (Area 1815m<sup>2</sup>) could be subdivided into four allotments.

If the two sites were subdivided simultaneously, Area A as a whole (4210m<sup>2</sup>) could be subdivided into ten allotments.

Note: if the title across Pioneer Drive containing the Church of the Good Shepherd was subdivided, this would require Discretionary Activity consent, under Rule SUB-R9 'Subdivision of a Site Containing a Heritage Item Listed in the Heritage Items Schedule'.

## Residential Activity

The LRZ provides for residential activities as a permitted activity where the following standards are met:

- LRZ-S1 Density
- LRZ-S2 Height
- LRZ-S3 Height in Relation to Boundary
- LRZ-S4 Setbacks
- LRZ-S5 Coverage

Standard:	Permitted:	If breached, matters of discretion:
LRZ-S1 Density	<p>The minimum site area per residential unit is 400m<sup>2</sup></p> <p>Site 1 (Area 2395m<sup>2</sup>) could accommodate five residential units as a permitted activity.</p> <p>Site 2 (Area 1815m<sup>2</sup>) could accommodate four residential units as a permitted activity.</p> <p>Total permitted = nine residential units in Area A</p>	<p>N/A</p> <p>Fully discretionary.</p>
LRZ-S2 Height	8m	<p>RESZ-MD1 Height</p> <p>a) The location, design, scale and appearance of the building or structure.</p> <p>b) Adverse effects on the streetscape.</p> <p>c) Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including visual dominance, shading and effects on privacy.</p> <p>d) The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.</p>
LRZ-S3 Height in relation to boundary	Measured from 2.5m above ground level, with recession plane ranging from 35° to 55°, using recession plane indicator	<p>RESZ-MD2 Height in Relation to Boundary</p> <p>a) Adverse effects resulting from the bulk and dominance of built form.</p> <p>b) Effects on visual amenity values, privacy, outlook, sunlight and daylight access and use of outdoor living space for neighbouring properties.</p> <p>c) The adequacy of any mitigation measures.</p>

LRZ-S4 Setbacks	<p>4.5m from road frontage to Pioneer Drive (excluding ancillary structures<sup>1</sup>)</p> <p>2m from any internal boundary (excluding ancillary structures)</p>	<p>RESZ-MD3 Setbacks</p> <ul style="list-style-type: none"> <li>a) The location, design, scale and appearance of the building or structure.</li> <li>b) For road boundaries, adverse effects on the streetscape.</li> <li>c) For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other amenity values for the adjoining property.</li> <li>d) The adequacy of any mitigation measures</li> </ul>
LRZ-S5 Coverage	<p>Building coverage = 40% maximum</p> <p>Building and impervious coverage = 50% maximum</p>	<p>RESZ-MD4 Coverage</p> <ul style="list-style-type: none"> <li>a) The location, design and appearance of buildings on the site.</li> <li>b) The visual impact of the built form on the streetscape and surrounding environment.</li> <li>c) The extent and quality of any landscaping proposed to soften the built form.</li> <li>d) The adequacy of any mitigation measures</li> </ul>

### **Minor Residential Units**

Permitted - maximum of one per site, up to 65m<sup>2</sup> gross floor area, excluding garaging.

### **Other buildings or structures not otherwise listed**

Permitted, where meeting standards for height, height in relation to boundary, setbacks, coverage.

### **Takapō / Lake Tekapo Precinct**

Buildings and Structures are permitted, where they comply with the following standards:

PREC1-S1 Materials and colours	Exterior cladding of any building shall only comprise the following materials, with a minimum of at least two of these materials:
--------------------------------	---

<sup>1</sup> Ancillary Structure means any:

- a. boundary fence less than 2m in height;
- b. decking less than 1m in height;
- c. free standing mailboxes;
- d. washing lines;
- e. raised garden beds; and
- f. other small decorative structures less than 1m<sup>2</sup> in gross floor area and 2m in height.

	<p>a) natural unpainted or stained weatherboards and similar cladding materials (such as timber and board and batten);  b) painted plaster style materials;  c) alluvial stone (moraine and river stone);  d) painted or weathering steel (including Colorsteel and Cortern); or  e) cob (adobe blocks or rammed earth).  Roof materials shall not include tiles.  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>
PREC1-S2 Roofs	<p>Primary roof forms shall have:</p> <p>a) a flat or monopitch roof angle up to 20 degrees; or</p> <p>b) a gable of between 20 – 65 degrees.</p> <p>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>
PREC1-S3 Building scale	<p>The wall of any building shall not be greater than: 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> <p>Minimum separation distance between any buildings on a site of no less than 2m.</p>
PREC1-S4 Height	<p>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>
PREC1-S5 No build areas	N/A
PREC1-S6 Garages	<p>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>Any detached garage shall be set back at least 2m from any residential unit.</p>
PREC1-S7 Fencing	<p>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>
PREC1-S8 Retaining walls and level changes	<p>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. 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>