

From: [Emma Spalding](#)
To: [District Plan](#)
Cc: [Louise Taylor](#)
Subject: Fw: Church of the Good Shepherd
Date: Friday, 6 June 2025 10:27:34 am

Kia ora Fiona,

I prepared the following summary of the permitted development within Area A of the Church of the Good Shepherd: [Church of the Good Shepherd Permitted Development Assessment.docx](#)

This has been reviewed by the Church Property Trustees (CPT), and they have confirmed that they agree with it, and are happy for it to be passed on to the Panel (see email below).

CPT have also noted that their heritage expert Mr Pearson has reviewed the information and has confirmed that it does not change any conclusions in his evidence.

Could you please pass this information on to the Panel (it was included in the Hearing Panel's requests to submitters, which are due today).

Thanks for your help,

Ngā Mihi

Emma



Emma Spalding

Partner

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From: Meg Davidson <Meg.Davidson@chapmantripp.com>
Sent: Thursday, 5 June 2025 5:19 pm
To: Emma Spalding <emma.spalding@taylorplanning.co.nz>
Cc: Jo Appleyard <Jo.Appleyard@chapmantripp.com>; Louise Taylor <louise.taylor@taylorplanning.co.nz>
Subject: RE: Church of the Good Shepherd

Dear Emma,

Thank you for providing the summary of the permitted standards. We confirm that we agree with your interpretation and are happy for this information to be provided to the Panel.

Additionally, we kindly ask that you please convey to the Panel that Dave Pearson, the Church Property Trustees' Heritage Expert, has reviewed the information and has confirmed that *"I don't believe that the information council has provided changes any conclusions in my evidence"*.

Kind regards

MEG DAVIDSON
SOLICITOR

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From: Emma Spalding <emma.spalding@taylorplanning.co.nz>
Sent: Thursday, May 29, 2025 10:04:32 AM
To: Jo Appleyard <Jo.Appleyard@chapmantripp.com>
Cc: Louise Taylor <louise.taylor@taylorplanning.co.nz>
Subject: Church of the Good Shepherd

Mōrena Jo,

Please find attached a summary of the permitted standards which apply to Area A of the Church of the Good Shepherd overlay.

Could you please review, and let me know if you are comfortable for this to be shared with the panel? If you have any suggested changes, could you please include these in track changes and return to me?

Thanks for your help, and feel free to get in touch if you have any questions or would like to discuss.

Ngā Mihi
Emma



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

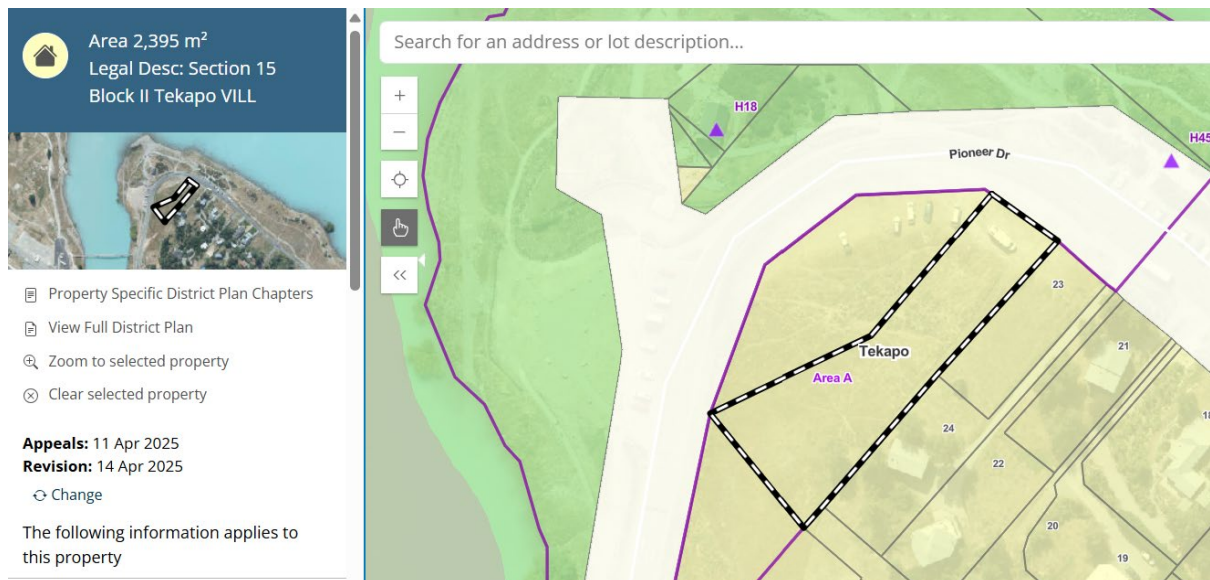
Prepared by Emma Spalding, Section 42A author, 29 May 2025

Church of the Good Shepherd Permitted Development Assessment of Area A

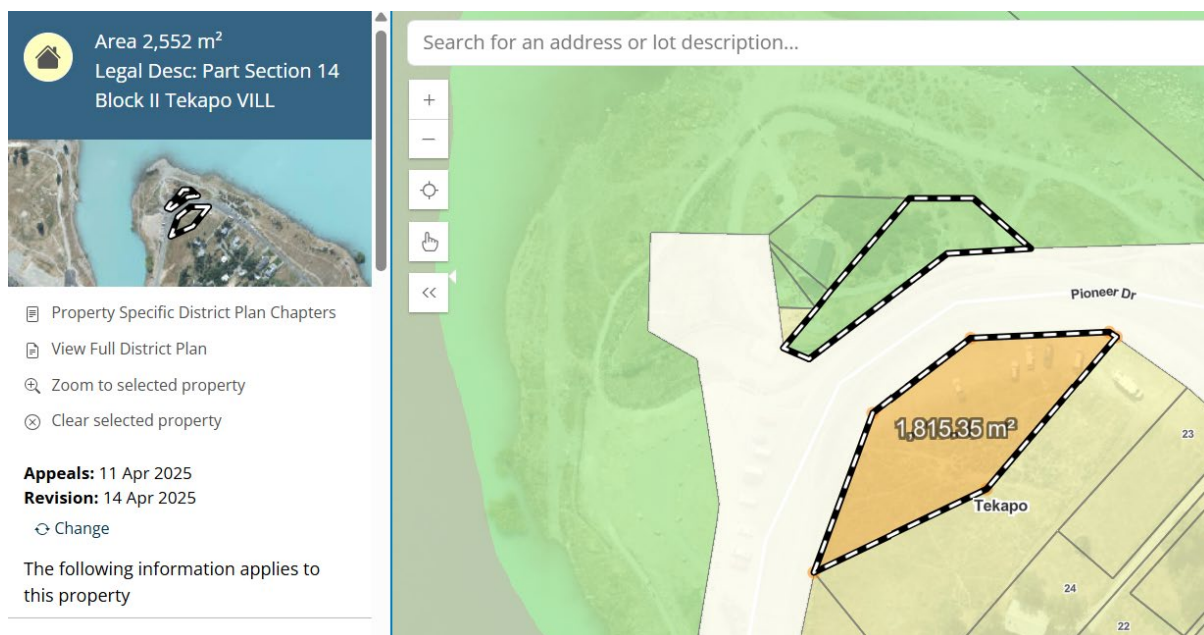
CPT own two sites which are within Area A of the proposed heritage overlay, as shown in the images below. Area A has a total area of 4210m².

The eastern site has an area of 2,395m² (referred to as Site 1).

The western site has a total area of 2552m², but a portion of this site is located across Pioneer Drive, outside of Area A. The portion of the site within Area A is 1815m² (this portion of the site will be referred to as Site 2).



Site 1 – Area 2,395m²



Site 2 – Area 1815m²

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 = 400m² 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 2395m²) could be subdivided into five allotments.

Site 2 (Area 1815m²) could be subdivided into four allotments.

If the two sites were subdivided simultaneously, Area A as a whole (4210m²) 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	The minimum site area per residential unit is 400m² Site 1 (Area 2395m²) could accommodate five residential units as a permitted activity. Site 2 (Area 1815m²) could accommodate four residential units as a permitted activity. Total permitted = nine residential units in Area A	N/A Fully discretionary.
LRZ-S2 Height	8m	RESZ-MD1 Height - 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.
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	RESZ-MD2 Height in Relation to Boundary - Adverse effects resulting from the bulk and dominance of built form. - Effects on visual amenity values, privacy, outlook, sunlight and daylight access and use of outdoor living space for neighbouring properties. - The adequacy of any mitigation measures.

LRZ-S4 Setbacks	4.5m from road frontage to Pioneer Drive (excluding ancillary structures¹) 2m from any internal boundary (excluding ancillary structures)	RESZ-MD3 Setbacks a) The location, design, scale and appearance of the building or structure. b) For road boundaries, adverse effects on the streetscape. c) For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other amenity values for the adjoining property. d) The adequacy of any mitigation measures
LRZ-S5 Coverage	Building coverage = 40% maximum Building and impervious coverage = 50% maximum	RESZ-MD4 Coverage a) The location, design and appearance of buildings on the site. b) The visual impact of the built form on the streetscape and surrounding environment. c) The extent and quality of any landscaping proposed to soften the built form. d) The adequacy of any mitigation measures

Minor Residential Units

Permitted - maximum of one per site, up to 65m² 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:
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¹ 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 1m² in gross floor area and 2m in height.

	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%.
PREC1-S2 Roofs	Primary roof forms shall have: a) a flat or monopitch roof angle up to 20 degrees; or b) a gable of between 20 – 65 degrees. 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.
PREC1-S3 Building scale	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. Minimum separation distance between any buildings on a site of no less than 2m.
PREC1-S4 Height	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.
PREC1-S5 No build areas	N/A
PREC1-S6 Garages	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. Any detached garage shall be set back at least 2m from any residential unit.
PREC1-S7 Fencing	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.
PREC1-S8 Retaining walls and level changes	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