

Plan Change 21 – Addendum 2 to Section 42A Report

1. This addendum relates to the the submission from TL&GL (121). The need for this addendum has arisen to make it clear what amendments are recommended to be made to the Takapō/ Lake Tekapo Character Design Guide in APP2.¹
2. The Section 42A Report recommends a minor amendment to the Takapō/ Lake Tekapo Character Design Guide in APP2 to make it clear that hipped style roofing in Takapō/ Lake Tekapo is generally not appropriate. More specifically an amendment is recommended to Page 17, Design Elements A) as follows:

“...Complex roof forms, such as hipped roofs, can detract from the town’s character and are generally not appropriate.”

3. The relevant section of the Takapō/ Lake Tekapo Character Design Guide is displayed below.

ROOF FORMS

Roof forms are highly visible in Takapō | Lake Tekapo with the way commercial buildings feature in the foreground views to the lake and mountains and residential buildings are layered across the moraine slopes. The town has a diversity of roof forms that helps provide visual interest. The variety of roof forms in the town centre distinguishes it from other centres in the Mackenzie District, in particular. A well-configured roof can complement approaches to managing the overall building scale (refer to previous themes) and is important to emphasise the simplicity of primary building forms and reduce the prominence of secondary forms. A consistent approach to each roof typology can help to unify the character of the town, such as steeper gables and shallower monopitch roofs.

DESIGN ELEMENTS

A Roof forms are best kept as simple structures, using basic shapes and rooflines. The scale of roofs can be managed through a single primary form, multi-cellular or clustered approaches, to help reduce the building scale. Complex roof forms, such as hipped roofs, can detract from the town’s character.

B Gabled roofs are commonly found on buildings in the high-country or alpine areas. They are typically used for primary roof forms on flatter sites with steeper, symmetrical pitches where they can effectively shed accumulated snow in winter.

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¹ Paragraph 210 of the Section 42A Report.