

Plan Change 14

Technical Analysis of Proposed Character Area Provisions

Christchurch City Council Technical Report

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Contents

- 1. Introduction..... 3
- 2. Purpose..... 4
- 3. Methodology and Assumptions 5
- 4. Discussion of Issues 7
- 5. Management of Character Area Values 10
- 6. Proposed Built Form Standards, Assessment Matters and Design Guidance..... 11
 - Appendix 1: Provisions Modelling..... 15
 - Appendix 2: Proposed Character Area District Plan Provisions 21
 - Appendix 3: Built Form Standards Table 22
 - Appendix 4: Proposed Assessment Matters Including Amendments 24
 - Appendix 5: Existing Design Guide References 26
 - Appendix 6: Evaluation of Design Outcomes in Character Areas 27

1. Introduction

Fifteen suburban Character Areas were identified and made operative as a Character Area Overlay through the Christchurch District Plan Review in 2016, in addition to Character Areas within the townships of Akaroa and Lyttelton. The Christchurch City Council (the Council) engaged Boffa Miskell Ltd in 2022 to review these Character Areas, as Qualifying Matters, in association with the National Policy Statement – Urban Development (NPS UD).

As the result of pre notification engagement and via parallel work streams (heritage assessment), further areas were identified as potentially containing Character Area attributes. Desktop analysis was followed by a site visit, depending on the level of integrity identified in the desktop analysis. These areas, where warranted, were included in the development of further provisions. It is noted that any areas that were evaluated and rejected through the District Plan Review in 2016, were not been reevaluated.

In addition, in light of the inclusion of Lyttelton within the Ōtautahi Christchurch urban area, the Lyttelton Character Area, and associated District Plan provisions as they relate to the Lyttelton Character Area Overlay, have also been reviewed. It is noted that a Residential Heritage Area is proposed for Lyttelton through Plan Change 13, which covers a broader area of the Lyttelton settlement than the area of the Lyttelton Character Area Overlay.

This report has been prepared to summarise the analysis and assessment undertaken¹ of the proposed District Plan provisions for Character Areas.

1.1 The Importance of Character Values

Many features, places, areas and landscapes are important to the District for their natural and cultural values. These special places contribute to the District’s identity, sense of place and social and cultural well-being. The Character Areas are residential neighbourhoods that are distinctive from their wider surroundings and are considered to have a character, in the whole, worthy of retention that contribute to tūrangawaewae (a sense of place of and belonging), city, neighbourhood and personal identity.

1.2 Policy Framework

There is currently a policy framework and provisions in the Christchurch District Plan that apply to the Character Areas in order to maintain and enhance their identified special character values. Policy 14.2.4.7 of the Christchurch District Plan seeks the following:

14.2.4.7 Policy - Residential Character Areas in Christchurch City, Akaroa and Lyttelton

- a. Maintain and enhance the identified special character values of residential areas arising from the following elements:
 - i. the continuity or coherence of the character;
 - ii. the pattern of subdivision, open space, buildings and streetscape;
 - iii. the landforms or features that contribute to the qualities of the landscape and built form;
 - iv. the scale, form and architectural values of buildings and their landscape setting;

¹ Investigation of Qualifying Matters – Ōtautahi Christchurch Suburban Character Areas – May 2022, including Addendum-July 2022; and Investigation of Qualifying Matters – Lyttelton Character Area July 2022

- v. the qualities of the streetscape; and
- b. Within the Lyttelton and Akaroa Character Areas:
 - i. maintains and enhances the relationship to historic heritage;
 - ii. retains buildings and settings of high character value;
 - iii. retains important views from public places;
 - iv. reflects the existing small scale of development and integration with the landscape.

Boffa Miskell Ltd undertook the assessment of the suburban Character Areas and Lyttelton, and consequent analysis and reporting to ascertain their potential as a Qualifying Matter. The Boffa Miskell Ltd evaluation applied a classification system to each site within each Character Area.

The site classifications are:

1. Primary – Sites with buildings, structures, landscape, garden and other features that *define* the character of an area;
2. Contributory – Sites with buildings, structures, landscape, garden and other features that support the character of an area;
3. Neutral – Sites with buildings, structures, landscape, garden and other features that *neither defines, supports or detracts* from the character of an area; and
4. Intrusive – Sites with buildings, structures, landscape, garden and other features that *conflict/detract* from the character of an area.

The Boffa Miskell evaluation provides the basis for the analysis and modelling of the proposed District Plan provisions that is intended to:

- Retain the integrity of each of the Character Areas as redevelopment takes place;
- Allows for limited intensification in line with the NPS UD objectives; and
- Aligns with the Medium Density Residential Zone (MDRZ) provisions as far as practical for the purposes of simplicity and certainty.

Areas that were subject to character assessments in the 2015/2016 District Plan Review that did not meet the required level of integrity at that time, have not been re-assessed given the consistency in methodology applied at that time by Beca Ltd and the recent work of Boffa Miskell Ltd. This includes areas of Papanui, Merivale and Riccarton.

2. Purpose

The purpose of the modelling and analysis outlined within this report was to identify and test potential District Plan provisions, primarily built form standards, on the basis of the evaluations of the characteristics and management of these identified by Boffa Miskell. The intent was to identify the potential for future development opportunity of properties located within the Character Areas, and ensure the retention of the character values that contribute to the Character Areas' integrity and distinctive qualities. In addition, activity status and incentives were given consideration as part of the provisions package to provide an appropriate level of consideration and legal support.

3. Methodology and Assumptions

As noted above, thirteen of the original fifteen suburban Character Areas were initially identified by Boffa Miskell Ltd as having a level of integrity and distinctive character worth retaining. The characteristics of each area were identified, and where appropriate the areas were grouped as a 'Type' where there were clear commonalities, with the intent being that they could be managed through the same set of standards, with assessment matters ensuring allowance for any more refined differences in character. Further Character Areas have since been proposed and evaluated as the result of pre notification and heritage assessments. In addition, Lyttelton is considered as a single Character Area, while recognising there is variation of typology across the settlement.

3.1 Methodology

The methodology utilised for the modelling and analysis of provisions was as follows:

1. Medium Density Residential Zone (MDRZ)² built form standards (<4 units) provided the provisions baseline. The MDRZ standards incorporate the mandated Medium Density Residential Standards (MDRS), with additional standards as proposed through Plan Change 14 – Housing and business choice.
2. Each of the Character Area types was modelled, applying metrics reflecting the key characteristics.
3. Considered the role of sites that made a primary contribution to the Character Area and the implications of the potential loss of these sites over time to the integrity of the Character Areas.
4. Interrogated the purpose of each proposed built form standard and the potential outcomes, amending the standards as this progressed, in association with the proposed assessment matters.
5. The assessment matters were reviewed and where necessary amended to address the character values of each Character Area.

3.2 Assumptions and Considerations

The following assumptions were built into the modelling and analysis of built form standards, including:

- The attributes identified by the Boffa Miskell Ltd analysis would directly inform the attributes of each Character Area and the associated model.
- The built form standards proposed, in combination with assessment matters, would ensure the retention of character values applicable to a given Character Area;
- The focus of the proposed provisions was on the retention of the Character Area values rather than the retention of residents' amenity, the latter to be maintained by the underlying MDRZ provisions, where those zone provisions are applicable.

² Noting that within the operative Christchurch District Plan the suburban Character Areas are located within Residential Suburban, Residential Suburban Density Transition, Residential Medium Density and Residential Hills Zones.

- The character values that were accessible to the community i.e. in relation to streets and other public spaces were considered of most value to the community, with less emphasis placed on the values of the site that were available primarily to the site occupants.
- Opportunity is enabled to provide for a higher level of residential density to that currently existing as of right, and which is more commensurate to that of the MDRZ, than the existing environment;
- As much as possible operative District Plan Character Area provisions have been retained (including Banks Peninsula provisions where applicable) where they have effectively maintained the Character Area values, and are consistent with the assumptions outlined;
- MDRZ provisions are applied where possible for the sake of simplicity and consistency;
- Built form standards are applied to provide a level of certainty as to development potential, in combination with assessment matters to address more detailed design outcomes;
- The variation in metrics of the provisions has been minimised for simplicity of end user;
- The operative District Plan controlled activity status for the Character Area Overlay is largely replaced by a restricted discretionary activity status to ensure inappropriate development outcomes are avoided;
- Sites identified as primary in the site categorisation of the Character Areas provided the basis of for the interrogation of the built form standards and assessment matters;
- Any consideration of buffer treatments to neighbouring development would be addressed within the boundaries of the Character Area.

Additional Notes:

- As much as possible the Character Area provisions have been aligned with the Residential Heritage Area provisions proposed through Plan Change 13. However a provision is needed that recognises the distinction and primacy between Residential Heritage Area provisions where overlaid with Character Area provisions.

4. Discussion of Issues

4.1 Issues

Character Areas attributes are identified in detail through the methodology outlined within the Boffa Miskell Ltd reports, and detailed data, at a range of scales, included for assessment purposes. As noted, in respect to Character Areas, integrity and coherence are key attributes, comprised of multiple character values. An increase in density and the redevelopment of sites have resulted in, or may result in, a range of potential issues related to character values, many of which are interrelated, including:

1. Reduction in site size as a result of subdivision impacting on the overall pattern of development within the neighbourhood including the breadth of frontage to the street.
2. Redevelopment of subdivided sites or increase in residential density on a site resulting in:
 - a. Changes to topography and large scale landscape features including levelling of sites, removal of retaining walls, removal of street trees;
 - b. Increase in floor area or number of buildings – both dwellings and accessory buildings, resulting in a change in the balance of open space to building on the site, increasing the visual dominance of building within the area;
 - c. Loss of vegetation cover including large scale trees;
 - d. Increase in the number of driveways (with associated fencing) within the streetscene, interrupting the quality and continuity of the streetscape;
 - e. Increase in fencing and fence height to manage boundary demarcation and privacy and resultant loss of character interface with the street.
3. Poor consideration of the site and building layout impacting on landscape quality, including streetscape and relationship between the site elements and the street, resulting from:
 - a. Garage/manoeuvring area/parking located within the front yard and the associated visual impact, effects on vegetation and loss of connection between the dwelling and the street;
 - b. Multiple vehicle accessways impacting on the continuity of the streetscene;
 - c. Increase in site coverage, with an associated loss in open space and vegetation, including a sense of openness and spaciousness;
 - d. Loss of sight lines and view lines to the rear of sites from the street;
 - e. Front yard open space/privacy conflict and loss of visual connection with the street, with an increase in the height of fencing;
 - f. Reduction in the front yard setback interrupting the continuity of the buildings along the street, increasing visual dominance of individual buildings;
 - g. Proximity of buildings to each other with a resultant loss of spaciousness.
4. Loss of the coherence and consistency in built character elements as a result of:
 - a. Loss of the original dwelling, particularly where they make a primary contribution to the character of the area;

- b. Scale/dominance of new/additional buildings;
- c. The form, including roof form and layout of the building on the site;
- d. Buildings of insufficient width to reinforce the street edge;
- e. Quality and detailing of the building including extent of glazing, entry features, type and quality of materials.
- f. Use of, or over-use, inappropriate materials i.e. pool style fencing or corrugated iron cladding.

4.2 Further observations

In reference to the Boffa Miskell Ltd 2022 evaluations of the existing Character Areas, the following observations were also made:

- Dwellings of the original era made the strongest contribution to the streetscape and Character Area and should be encouraged to be retained. Where appropriate, provisions which allow the original dwelling to be moved to the front of a site could encourage the retention of original dwellings.
- The use of materials plays a critical role in influencing the character of a dwelling – particularly if it is a new development. Dwellings that had a similar material selection was much more sympathetic to the Character Area than others.
- Landscaping and vegetation are an important contributing attribute of the Character Areas. The retention or replacement of vegetation should be encouraged to address this.
- In respect to Lyttelton and as a result of the topography, sites were seen from multiple angles and aspects, and as such more than just a street view was important and contributed to the character of the area.
- The sense of enclosure from multi-storey developments adjoining Character Areas may reduce the quality of the Area (i.e. creates dominance).

The latter matter has been considered in the context of Character Areas as a Qualifying Matter in reference to the consideration of potential buffer areas. Unlike heritage areas which relate to s6 of the Resource Management Act, Character Areas are not considered a matter of national significance. Within the context of the NPS UD there cannot be undue influence on the development rights of adjacent properties where the Qualifying Matter does not apply. As such the potential for a buffer external to a Character Area has not been investigated.

The issues identified above relate at a range of scales, to a collective of factors that in combination either contribute to or detract from the coherence and integrity of a Character Area. The level of impact is dependent on the variables that contribute to the Character Area values and resultant qualities. This impacts in turn on potential means and extent to which those values might be managed. However, the Boffa Miskell Ltd evaluation emphasised the importance of sites/buildings that made a primary contribution to the Character Area. These sites/buildings essentially contain all the character values that underpin a Character Area, and ensure that coherence and integrity. The loss of these primary sites/buildings undermines not only an individual site contribution but the overall coherence and value of the area.

4.3 Scale and Character Area Values

The variables that contribute to the Character Area values may be considered across various scales. Identifying the scale at which the landscape and built form elements contribute to an area assist in focussing the provisions and avoiding potential repetition.

Scale	Element	Impacted by
Area Context	Distinctive landforms, landscape setting and development patterns	Subdivision– smaller site sizes, loss of open space, potential levelling of land, removal of large scale trees and landscape features Increase in floor area or number of buildings – both dwellings and accessory buildings, resulting in a change in the balance of open space to building on the site, increasing the visual dominance of building within the area; Loss of vegetation cover including large scale trees;
Street Interface	Coherency and character of the street	Removal of street trees for access, impacts of multiple access – additional fencing, loss of vegetation - loss of continuity of street frontages, impacts of higher height or multiple fences, buildings of insufficient width to reinforce the street edge, increased visual dominance of individual building set close to the street; Garage/manoeuvring area/parking located within the front yard and the associated visual impact, effects on vegetation and loss of connection between the dwelling and the street.
Site Character	Residential character and amenity	Loss of original building, density increasing front yard open space/privacy conflict and loss of visual connection with the street, with an increase in the height of fencing, loss of open space, landscape quality from increased density, proximity of buildings to each other, increase in site coverage, with an associated loss in open space and vegetation, including a sense of openness and spaciousness.
Built Character	Residential built character values	Dominant and incongruous building form, poor quality, inappropriate and/or lack of detailing including materiality.

5. Management of Character Area Values

Identifying Character Areas as a Qualifying Matter indicates the level of significance to the community, reinforced through pre-notification submissions.

The Character Area provisions in the Christchurch District Plan were made operative in 2016. Since that time there has been redevelopment within some of the Character Areas, for example CA14 Dudley and CA4 Beckenham, two of the larger Character Areas, primarily as a result of earthquake damage and consequent demolition. The Boffa Miskell Ltd Reports identified changes in the Character Areas. This was identified through the comparative analysis of the 2015 Beca assessment (for the District Plan Review) and the Boffa Miskell Ltd assessment. It is noted that a further level of rigour was applied to the recent assessment, beyond that of the 2015 work, in the form of an additional threshold of a 50% requirement for primary sites.

Providing Greater Certainty

Pre application discussions for the redevelopment of sites within Character Areas have often been requested by applicants and their agents to determine the parameters for development i.e. the type and scale of development that could be undertaken on the site, with the more detailed design following. Further, application issues that are the most difficult to manage at a post lodgement stage have often centred on the scale and layout of development. It was determined through the consideration of the issues that have arisen through the pre application and consenting processes that the use of bulk and location controls, with more contextual and detailed design direction provided through assessment matters, and accompanying design guides, non-statutory and statutory (Lyttelton), is the most effective means to balance certainty, cost and surety of outcomes. In association with this, further consideration was given to the activity status.

Restricted Discretionary Activity Status

Evidence indicates that in some instances the controlled activity status has been ineffective in ensuring that the character area values are retained, and this has undermined the Character Area values and created an adverse precedent, compromising the integrity of the Character Areas³. This is particularly in respect to the redevelopment of sites i.e. as a result of demolition of the original dwelling, the scale and location of garaging and the architectural qualities/ materiality of building. This arises primarily as a result of the difficulty in applying very specific conditions of consent to design matters, without a full redesign of the proposal, as a result of the inability to decline resource consent.

As such a restricted discretionary activity status is proposed for building additions and alterations, or redevelopment of a site within Character Areas, noting that Lyttelton already has a restricted discretionary activity status, which is proposed to be retained. This change in activity status also reflects the value of the Character Areas to the community, particularly as housing density across the Ōtautahi Christchurch increases. The commentary in regard to certainty and the use of bulk and location controls is noted above. In association with this, a restricted discretionary activity status would in effect provide a more flexible pathway, where warranted, to recognise well-considered design outcomes that deviate from the bulk and location controls, in association with policy direction, the matters of discretion and design guidance.

³ Appendix 6 – Evaluation of Design Outcomes in Character Areas

Controlled Activity Status

However, given the assumptions noted earlier in this report, including the focus on the contribution of Character Areas to the community rather than to the occupant's amenity, consideration has also been given to whether a restricted discretionary activity status should apply to all development. As such the options for development opportunity within a Character Area that would not significantly adversely impact on the character values has also been considered. The conclusion is that small scale redevelopment could be provided for as a controlled activity i.e. small rear units on most sites. This is with the exception of Lyttelton where the contextual attributes, including topography, are more pronounced, with new development potentially visible from a wider viewing catchment, with resulting in more potential for adverse impact.

6. Proposed Built Form Standards, Assessment Matters and Design Guidance

The Boffa Miskell Ltd⁴ evaluation and subsequent addendums identified a potential set of parameters based on individual attributes assessed for each of the Character Area typologies. As noted above, consideration has been given to the proposed provisions package in respect to activity status. The proposed set of provisions is intended to manage four key aspects that contribute to the Character Area values – area context, street interface, site character and built character. The provisions are proposed to consist of:

1. Built form standards - including but not limited to, height, setbacks, landscaping. The built form standards are intended to provide a level of certainty to the layout and form of development in reference to the typology.
2. Assessment matters - intended to manage the locational context and design nuance. The assessment matters are intended to assist in the evaluation of the finer layer of contextual understanding as applicable to each Character Area, or where there is some variance from the standards.
3. Statutory and no-statutory design guides – to provide further direction. Character area design guides, already publically available, provide further reference for the assessment matters, but would need amendment to reflect any District Plan changes. This applies in particular to Lyttelton, where statutory guidance is proposed to give more clarity given the variation in typology across the area.

Consideration has also been given as to how to incentivise the retention of values that make a primary contribution to a Character Area, given their importance to the integrity and coherence of the Character Area values.

6.1 MDRS Baseline

Consideration of the Character Area provisions must be undertaken in the context of the MDRS and an existing built form, contributing to defining a future form and character for a neighbourhood. The introduction of the MDRS implies a transition to a new urban character, (which is explicitly required under the NPS UD), with rules underpinning the expectations for this. A range of built form standards are mandated. These provide the basis from which the Character Area provisions have been developed, in effect providing a baseline for development. In addition a minimum site size is

⁴ Investigation of Qualifying Matters – Ōtautahi Christchurch Suburban Character Areas – June 2022

proposed for a vacant lot on which 3 units are a permitted activity. As noted earlier in the assumptions, the purpose of the Character Areas is to address character values rather than occupant amenity. As such this report assumes that the latter is managed via the MDRS. Appendix 3 illustrates the relationship of proposed built form standards and the MDRS.

6.2 Discussion

Modelling⁵ indicated that there are multiple options that could be applied in combination to address specific matters for each Character Area. The resultant provisions and applicable standards are identified and detailed in Appendix 2 and 3. Provisions such as recession planes, manage daylight access related to occupant amenity, but can also be applied to manage other aspects such as building dominance i.e. reducing the scale and form of building in association with boundaries. Equally however, building dominance can be managed through a combination of height, extent of building, setbacks and architectural detail.

Summary of Proposed Provisions

Proposed built form standards	Assessment Matters	
site size, rear boundary setback, rear landscape strip	Area Context	Distinctive landforms, landscape setting and development patterns
front boundary setback, front landscape strip, access width, fence height, side yard	Street Interface	Coherency and character of the street
building separation, building height, height to boundary, side boundary setback, shared access setback, open space, garaging and carport location, site coverage, side yard	Site Character	Residential character and amenity
height, glazing, front door	Built Character	Residential built character values

The metrics behind each of the provisions:

- Identified on the basis of the metrics demonstrated through the interrogation of the primary sites within each Character Area. For example within the Heaton Character Area, while buildings are predominantly two storey, they are substantially higher than a standard contemporary two storey house due to the floor to ceiling heights and the gable roof forms.
- Developed to provide a buffer on-site, noting guidance provided through the NPS UD, to manage the adverse impacts to changes to the residential zone surrounding the Character Area.

The impacts of standards and their values were assessed together:

- The combination of metrics that would allow for a measure of increased residential density on sites without the loss of character values. For example in Englefield Character Area where the sites are narrow, the combination of side setbacks and the percentage frontage requirement

⁵ Refer to Appendix 1 – Modelling snapshots

for buildings, that would still allow for access to the rear of the sites, while ensuring continuity of the street frontage.

Professional judgements were made:

- Less tangible aspects such as the visual impact of a reduction in setbacks were also assessed, and the value of trade-offs made. For example, within the Dudley Character Area street boundary building setbacks for primary sites are generally 8m or more. However, the dwelling on a primary site makes a substantial contribution to the overall value of the area, while a potential reduction in street boundary building setback was viewed as having less impact overall than the loss of building. As such a reduced setback for the retention of the building is warranted, as well as limited risk as the design outcome is known.
- The visual impact of garages on the streetscene and values of the Character Area was identified by Boffa Miskell Limited, including where and how garages could have less impact, provided an indication of how those elements could be managed on site.

Rejection of provisions where they did not add to, or potentially would detract from, the character values:

- Recession planes were initially seen as a potential option to manage building dominance. However, through the modelling it was identified that the combination of boundary setbacks and height, with an additional layer of design detail overlaid, was sufficient. In some cases such as Englefield Character Area, recession planes in fact impacted negatively on the roof form if applied.
- Building footprints were considered as a means to manage density and scale of building, but the variation in how they could be applied could also impact on the character values as well as unnecessarily restrict the scale of building on site.

In addition, while the assessment matters remain largely unchanged, they have been updated to more effectively:

- Recognise the primary status of sites and their associated values;
- Reflect the scale to which each assessment matter applies, while reducing the extent of repetition;
- Managing the impacts of the increased density within the Character Area, and adjacent to the Character Area.

6.3 Subdivision and Building Scale

The impacts from the subdivision of sites can include the loss of open space and associated planting, the potential formation of new accessways and their impacts on the site and streetscene, and the potential dominance of additional building, particularly where an existing building remains on site.

The subdivision minimum site size rule essentially retains the original site utilising the metrics identified through the Boffa Miskell Ltd evaluation, and provides through the density rule only for the site's division into two sites. However, a simple division into two will not effectively address both the character values, and potentially the amenity for occupants as the result of access, and the location of existing dwellings on the site. As such access must be managed, with a single shared access most representing the Character Areas, with the exception of Englefield and Lyttelton Character Areas where on-site vehicle access is not always present. In respect to the latter it was

noted that wide access points and multiple vehicle access ways to a side were problematic in respect to maintaining the coherence of the street scene.

In addition, in respect to site density a standard is also required if character values are to be effectively managed, particularly the balance of building to open space and associated landscape quality. The intent is that, particularly where a site displays primary characteristics i.e. the dwelling was established prior to 1945 (a point at which there was a significant change in building style), or is assessed as being primary, that the dwelling is retained with any new building established to the rear of the site. Where the dwelling is retained it would require a site density rule for example a 400m² standard (or two units per 800m²), with consideration of a slightly larger site to the front and smaller site to the rear, excluding access. Considering the open space requirements, boundary setbacks, distance between buildings on site and site coverage provisions, this will likely also result in a smaller dwelling to the rear. This is supported as a means to retain the character values of each area, with some notable exceptions.

The opportunity arises therefore, and to incentivise the retention of character dwellings, that a controlled activity status could support this, for example two residential units per 800m² where the second residential unit is on a rear site with a net site area not more than 40% of 800m², in effect a maximum of 320m² of ground floor area.

To achieve this the following is proposed:

- New controlled activity rule in 14.4.3.1.2 providing for this: e.g. C2 – Establishment of a second residential unit at the rear of an existing character building, with the exception of Lyttelton and Englefield.
- Definition or identification of sites with character buildings or established in respect to a specific date, the latter of which would be simpler, based on the Boffa Miskell identification of the building being a key driver of the site status.
- Subdivision, refer to rule 8.6.2.

Appendix 1: Provisions Modelling

Testing of Provisions Scenarios

Modelling was undertaken for each proposed Character Area ‘Types’ to consider the application of identified metrics attained through the Character Area assessments. The modelling of provisions (identified in Appendix 3) was undertaken in two ways:

1. Application of the Character Area assessment metrics (Boffa Miskell reporting) to typical sites within each of the proposed Character Areas excluding Lyttelton, with evaluation in respect to the performance against the site characteristics;
2. Application of the overall package within a development capacity scenario to ascertain buildable capacity in real terms, and alignment with the metrics from (1) above. This includes assumptions including :
 - The primary dwelling will be to the front of the site with the greatest proportion of site coverage (approx. 65%) apportioned to this;
 - There is variation site to site in respect existing building setbacks from the street – side setbacks and rear have been averaged;
 - The height modelled is to the typical eave height i.e. 4m for single story and 7m for two storey, providing for variation in roof form;
 - Most typologies allow for 40% site coverage with the exception of Type 2 (Englefield) and Type 8 (Lyttelton).

For each Type the following illustrations are provided:

- a) A street front elevation - within the context of existing houses within the Character Area, with the identified building envelop and likely built form scenario resulting. A typical 3 storey MDRS development located to the rear for comparison;
- b) A birds eye view of potential redevelopment to the anticipated density; and
- c) Modelling illustrating existing and future development potential, incorporating the recommended rules package within the existing Character Area.

Also illustrated for reference was a potential MDRS development scenario (illustrated to the rear of the Character Area on a typical lot size), providing a visual comparison to the proposed development outcomes for each of the proposed Character Areas.

Character Area Modelling – Examples

Beverly Character Area (Type 1)



Englefield Character Area (Type 2)



Severn Character Area (Type 3)



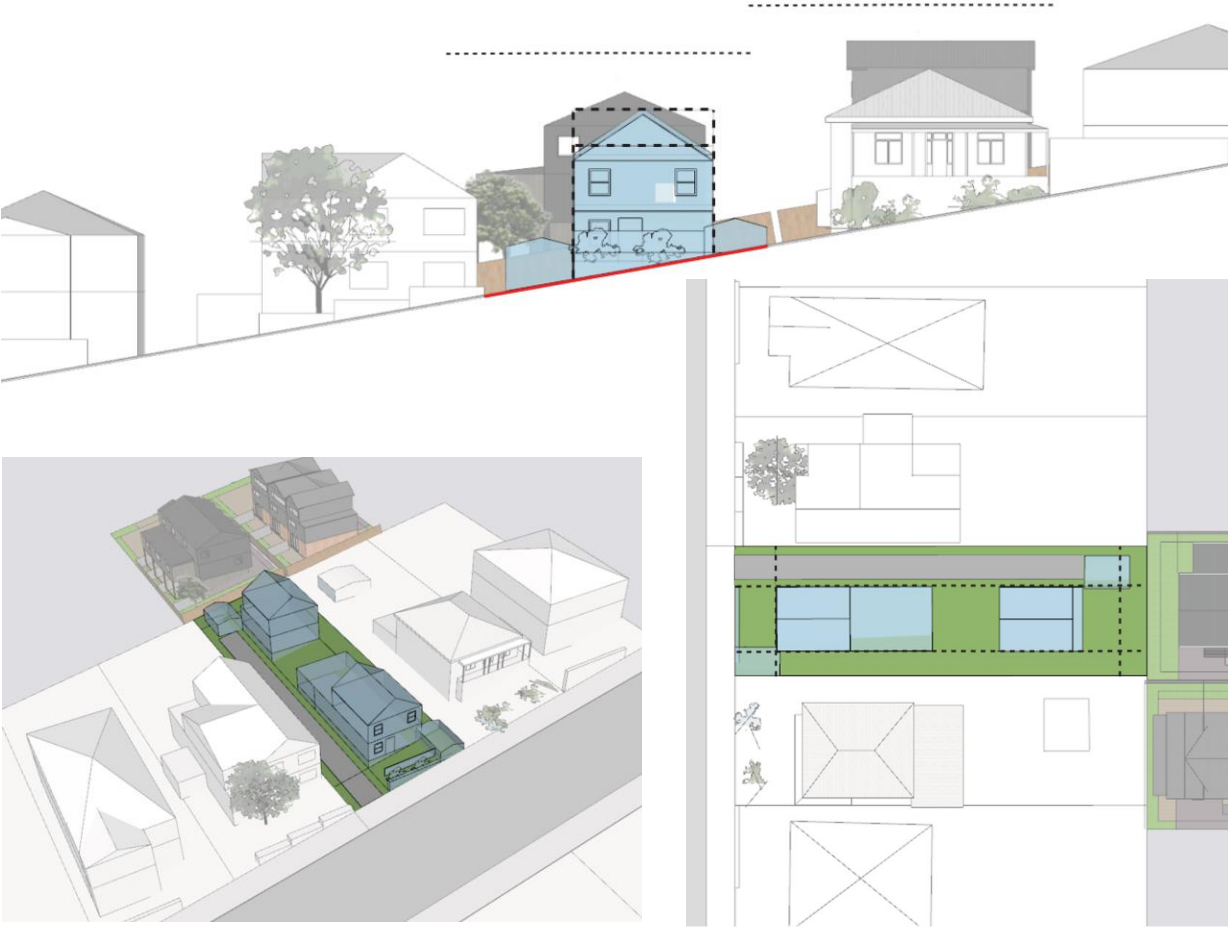
Dudley Character Area (Type 4)



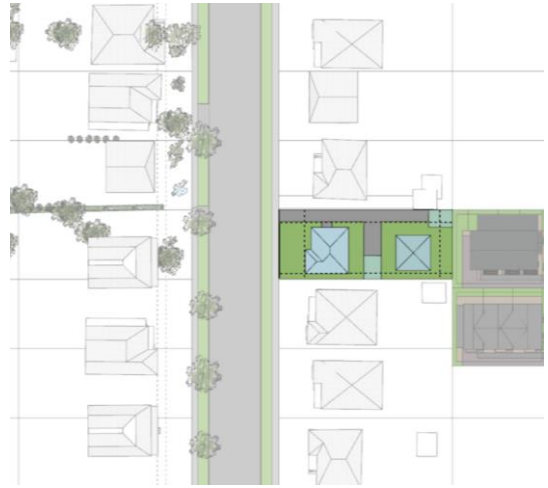
Piko Character Area (Type 5)



Cashmere Character Area (Type 6)



Bewdley Character Area (Type 7)



Appendix 2: Proposed Character Area District Plan Provisions

Proposed Provisions Package

Proposed built form standards	Assessment Matters		
site size, rear boundary setback, rear landscape strip	Area Context	Distinctive landforms, landscape setting and development patterns	<ul style="list-style-type: none"> Retention and enhancement of the areas' natural features; Integration with the existing pattern and grain of subdivision and building; Relationship with adjoining sites and buildings, including any recorded historic heritage values; Visual coherence of the area.
front boundary setback, front landscape strip, access width, fence height, side yard	Street Interface	Coherency and character of the street	<ul style="list-style-type: none"> Consistent front yard building setback; Positive contribution of buildings that are representative of the primary characteristics; Impacts of paved surface, manoeuvring, parking areas and garaging; Shared driveways and avoidance of co-location of driveways and/or garages; Low height or no fencing on the street frontage and setback; and Orientate buildings on the site to face the street.
building separation, building height, height to boundary, side boundary setback, shared access setback, open space, garaging and carport location, site coverage, side yard	Site Character	Residential character and amenity	<ul style="list-style-type: none"> Balance of open space to building; Extent and scale of vegetation; Separating buildings on the site; Retaining the front and rear yards for open space-and planting; Visually softening paved areas, fencing and buildings through planting.
height, glazing, front door	Built Character	Residential built character values	<ul style="list-style-type: none"> Retaining residential buildings built prior to 1945 representative of primary characteristics; Retaining primary building at the street, with a lesser scale dwelling to the rear; The scale and form of the building, including the roof form; Architectural detailing ; Complementary and compatible building design; Recognition of recorded historic heritage values of adjacent buildings.

Appendix 3: Built Form Standards Table

The table below provides a comparison of the MDRZ with the proposed Character Area built form standards. It is noted that any provisions related to occupant amenity, rather than Character Area values have been excluded.

Built Form Standard (Descriptor)	MDRZ	Type 1	Type 2	Type 3	Type 4	Type 5	Type 6	Type 7	Type 8	
		Heaton	Beverley	Englefield	Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Roker	Dudley, Beckenham Loop	Piko	Cashmere	Bewdley	Lyttelton
Activity status – interior conversion of existing dwelling to 2 units		Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Activity status – rear unit (existing vehicle crossing and driveway only)		Controlled	Controlled	Controlled	Controlled	Controlled	Controlled	Controlled	Controlled	
Minor residential dwelling to the rear										Permitted
Activity status <3 units)	Permitted	Restricted discretionary	Restricted discretionary	Restricted discretionary	Restricted discretionary	Restricted discretionary	Restricted discretionary	Restricted discretionary	Restricted discretionary	Restricted discretionary
Units/site max.	3	2	2	2, separate to each other on site	2	2	2	2	2	1 + 1 minor dwelling
Min. net site size Flat (subdivision) Hills	400m ² 650m ²	800m ²	800m ²	450m ²	600m ²	700m ²	700m ²	800m ²	600m ²	450m ²
Min. building separation on a site (excluding garages)		5m	5m	5m	5m	5m	5m	5m	5m	
Max. building height	11m + 1m (roof)	7m +2m (roof)	7m +2m (roof)	5m	5.5m	5.5m	5.5m	7m +2m (roof)	5.5m	7m & 5 for accessory buildings
Height in relation to boundary (recession planes)	4m & 60%	4m & 60% ass. with max. height limit)	4m & 60% (ass. with max. height limit)	4m & 60% (ass. with max. height limit)	4m & 60% ass. with max. height limit)	4m & 60% (ass. with max. height limit)	4m & 60% (ass. with max. height limit)	4m & 60% (ass. with max. height limit)	4m & 60% (ass. with max. height limit)	4m & 60% (ass. with max. height limit)
Min. boundary setbacks (excluding garages - side & rear boundaries) Street boundary (min.)	1.5m	8m, or where the original house on was built prior to 1945 and is to be retained, it can be located 6m from the front boundary.	<ul style="list-style-type: none"> North side 3m South side 7m 	Min. 3m & 5m max.	8m, or where the original house on was built prior to 1945 and is to be retained, it can be located 6m from the front boundary.	8m, or where the original house on was built prior to 1945 and is to be retained, it can be located 6m from the front boundary.	8m, or where the original house on was built prior to 1945 and is to be retained, it can be located 6m from the front boundary.	5m	6m	3m
Side boundary (min.)	1m	3m	2m & 3m	1m & 3m	2m & 3m except for Roker where 1m & 3m applies	2m & 3m	2m & 3m	3m	1m & 3m	1.5m & 3m
Rear boundary (min.) with min. 2m landscape strip including trees, that will grow to a minimum height of 6 - 8m, at the boundary	1m	3	3m	3m	3m	3m	3m	3m		2m
Min building setback to a shared access		1 m	1m	1m	1m	1m	1m	1m	1m	1m
Building coverage (net site area)	50%	40%	40%	35%	40%	40%	40%	40%	35%	60%
Min. building frontage to street	N/A	60%	60%	60%	60%	60%	60%	8m	60%	60%
Min. dimension open space per unit (balance of building	20m ²	80m ² 7m min. dimension	80m ² 7m min. dimension	50m ² 5m min. dimension	50m ² 5m min. dimension	50m ²	50m ² 5m min. dimension	50m ² 5m min. dimension	50m ² 5m min. dimension	90m ² 5m min. dimension

<i>to open space on site - shall be available for landscaping and shall not include drive, manoeuvring, parking or accessory buildings with the exception of a utility shed of a max 8m²</i>	3m min dimension					5m min. dimension				
<i>Min. windows to street (glazing)</i>	20%	20% including a front door	20% including a front door	20% including a front door	30% including a front door	30% including a front door	20% including a front door	20% including a front door	40%	20% including a front door
<i>Landscaped area</i>	20%	Min. 3 specimen trees (8-12m in height) within front setback, landscaped for 3m plus 20% landscape area	Min. 2m landscape strip at front boundary plus 20% landscape area	Min. 2m landscape strip at front boundary plus 20% landscape area	Min. 3m landscape for the extent of the front boundary excluding access plus 20% landscape area across the site including trees	Min. 3m landscape for the extent of the front boundary excluding access plus 20% landscape area across the site including trees	Min. 3m landscape for the extent of the front boundary excluding access plus 20% landscape area across the site including trees	Min. 3m landscape for the extent of the front boundary excluding access plus 20% landscape area across the site including trees	Min. 3m landscape for the extent of the front boundary excluding access plus 20% landscape area across the site including trees	Min. 3m landscape for the extent of the front boundary excluding access plus 20% landscape area across the site including trees
<i>Max. fencing height (front boundary)</i>	50% to max 1.5m	1.8m	1.2m	1m	1.2m, except for Ryan where a max of 0.8m applies	1.2m	1m	Retaining walls max. height of 1.5m, other fencing max. 1.2m, and where a fence is proposed on a retaining wall, it must be set back from the front face of the retaining wall by 1.2 m with the intervening area containing planting.	0.5m	Retaining walls max. height of 1.5m, other fencing max. 1m, and where a fence is proposed on a retaining wall, it must be set back from the front face of the retaining wall by 1.2 m with the intervening area containing planting.
<i>Garage & carport building location</i>	Detached garage or carport located 1.2m behind front façade of a residential unit	Garages and carports whether separate or integrated to be to the rear of the dwelling, or if at the side to be a minimum of 5m behind the main front façade of the building	Garages and carports whether separate or integrated to be to the rear of the dwelling, or if at the side to be a minimum of 5m behind the main front façade of the building	Garages and carports whether separate or integrated to be to the rear of the dwelling, or if at the side to be a minimum of 5m behind the main front façade of the building	Garages and carports whether separate or integrated to be to the rear of the dwelling, or if at the side to be a minimum of 5m behind the main front façade of the building	Garages and carports whether separate or integrated to be to the rear of the dwelling, or if at the side to be a minimum of 5m behind the main front façade of the building	Garages and carports whether separate or integrated to be to the rear of the dwelling, or if at the side to be a minimum of 5m behind the main front façade of the building	A single garage or carport less than 4.5m in width, may be located within the street setback, subject to traffic advice and that is: <ul style="list-style-type: none"> located front on to the street is less than 25% of the width of the street frontage does not have a driveway or garage adjacent 	Garages and carports whether separate or integrated to be to the rear of the dwelling, or if at the side to be a minimum of 5m behind the main front façade of the building	Garages, carports and any areas provided for car parking areas shall be separated and to the side or rear of the street front dwelling. A garage or carport located at the side of the main dwelling shall be located at least 1.2m behind the main front façade of the street front dwelling.
<i>Max. paved access width per site, where including a min. 1.2m pedestrian access</i>		4.8m	4.8m	4.8m	4.8m	4.8m	4.8m	4.8m	4.8m	4.8m

Appendix 4: Proposed Assessment Matters Including Amendments

14.15.23 Character Area Overlay

a. Area context

- i. Whether development recognises the distinctive landforms, landscape setting and development patterns of the character area in respect to:
 - A. retaining and enhancing the areas' natural features;
 - B. integrating with the existing pattern and grain of subdivision and building;
 - ~~C. the extent and scale of vegetation retained, and/or provided;~~
 - D. the relationship with adjoining sites and buildings, including any recorded historic heritage values;
 - E. the visual coherence of the area.

b. Street Interface

- i. **Whether the development contributes to the coherency and character of the street by:**
 - A. providing a front yard building setback which is consistent with the overall depth and pattern of the character area, and in particular with other sites within the street or,**
 - B. recognising the positive contribution of buildings that are representative of the primary characteristics of the area and are proposed to be retained, through a reduction in the front yard building setback;**
 - C. reducing the extent of paved surface on the site and avoiding the location of vehicle access, manoeuvring, parking areas and garaging within the front yard, or where it visually dominates the streetscene;**
 - D. preference for a shared driveway and avoidance of co-location of driveways and/or garages to minimise the impacts on the quality of the streetscene;**
 - E. having low height or no fencing on the street frontage or within the front boundary setback; and**
 - F. orientating the building on the site to face the street, with sufficient building frontage to reinforce the street edge.**

c. Site character ~~and street interface~~

- i. Whether the development complements the residential character and enhances the amenity of the character area by:
 - A. providing a balance of open space to buildings across the site consistent with the surrounding sites within the block, and to a lesser extent, the wider area;
 - B. retaining and providing for the extent and scale of vegetation, most importantly trees;**
 - C. separating buildings on the site with open space and planting between buildings;**
 - ~~**D. providing a front yard building setback which is consistent with the overall depth and pattern of the character area, and in particular with other sites within the street;**~~
 - E. retaining the front and rear yards for ~~outdoor living,~~ open space, and tree and garden planting;

- ~~F. avoiding the location of vehicle access, parking areas and garaging within the front yard, or where it visually dominates the streetscene;~~
- G. **ensuring paved areas, fencing and buildings are visually softened through the provision of adjacent planting.**
- ~~H. having low height or no fencing on the street frontage; and~~
- ~~I. orientating the building on the site to face the street.~~

d. **Built character**

- i. Whether the development supports the residential built character values of the character area in regard to:
 - A. **retaining residential buildings built prior to 1945, or in respect to Bewdley prior to 1970;**
 - B. **retaining or locating of the primary building on the site at the street interface, with a lesser scale dwelling to the rear;**
 - C. the scale and form of the building, including the roof form;
 - D. architectural detailing including features such as verandas, materials, window and front entry design and placement;
 - E. complementary and compatible building design;
 - F. the recognition of recorded historic heritage values of adjacent buildings.

e. **Akaroa and Lyttelton**

- i. In addition to the matters listed above, in respect to Akaroa and Lyttelton Character Areas, whether the development:
 - A. retains important views from public places;
 - B. reduces the potential for visual dominance of the development when viewed from elsewhere within the viewing catchment;
 - C. responding through the use of the landscape at the street interface to the existing informality or formality of the streetscape;
 - D. retains residential buildings, including accessory buildings, that were built prior to 1945 and/or that contribute to the architectural traditions and character values;
 - E. reflects the small scale and simple forms of residential building; and
 - F. recognises any recorded historic heritage values adjacent and opposite to the development.

Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.

Appendix 5: Existing Design Guide References

<https://www.ccc.govt.nz/consents-and-licences/resource-consents/resource-consent-activities/residential-and-housing/character-areas>

Existing Suburban Character Area Design Guides (Character Areas to be retained)

- [CA3: Cashmere design guide](#)
- [CA4: Beckenham Loop design guide](#)
- [CA5: Tainui design guide](#)
- [CA6: Piko design guide](#)
- [CA7: Heaton design guide](#)
- [CA8: Beverley design guide](#)
- [CA9: Ranfurly design guide](#)
- [CA10: Massey design guide](#)
- [CA11: Malvern design guide](#)
- [CA12: Severn design guide](#)
- [CA13: Francis design guide](#)
- [CA14: Dudley design guide](#)
- [CA15: Englefield design guide](#)

Lyttelton Character Area Design Guide

- [Lyttelton design guide](#)

Appendix 6: Evaluation of Design Outcomes in Character Areas

Twenty case studies of character area resource consents dating from 2017 to 2022 (operative Character Area provisions), across four of the character area types (as per Boffa Miskell Ltd evaluation), utilising the character area attributes (identified by Boffa Miskell Ltd). The resource consents were categorised as full site development, additional building/extensive building extension, and changes to architectural detail.

Notes:

* Attributes given '-' represents that specific attribute that was not subject to change as a result of the resource consent.

+ Site Classification attributed by Boffa Miskell Ltd, noting N/A where site was assessed pre construction and as such was not pertinent to the evaluation.

CA Type	Case study	Site Classification ⁺	Development Outcome – Classified by Character Area Attributes					Resource Consent Activity Status /Urban Design Related Non-Compliance	Meets CA Objectives	
Type 1	RMA/2020/2756 84 Heaton Street, Merivale Full site redevelopment	N/A	Area Context		Site Character and Street Interface		Built Character		Restricted Discretionary Activity Activity: Site coverage, outdoor living space Character Area Overlay	No – Met some but not all character attributes.
			Double storey and large footprint	Yes	Balance between house and garden, average setback from street about 8.5m.	Yes	Building form and detailing	Neutral		
			Mature boundary and on-site vegetation	Yes	Low fencing of approx. 1m to 1.5m	No	Architectural style reflecting the CA era	No		
					Visual connectivity between street and building	No				
Garages generally excluded from the street	Yes									
Type 1	RMA/2019/2042 23 Beverley Street, St Albans Additional building New garage replacing existing, visible from street	Primary	Area Context		Site Character and Street Interface		Built Character		Controlled Activity Activity: Character Area Overlay	Yes – Dwelling retained. Replacement garage in original location with relevant architectural character attributes.
			Double storey and large footprint	-	Balance between house and garden, asymmetric setback - north vs south of street.	Yes	Building form and detailing	Yes		
			Mature boundary and on-site vegetation	-	Low fencing of approx. 1m to 1.5m	-	Architectural style reflecting the CA era	Yes		
					Visual connectivity between street and building	-				
Garages generally excluded from the street	No									
Type 1	RMA/2019/1118 26 Heaton Street, Merivale Changes to architectural detail - Façade modifications	Primary	Area Context		Site Character and Street Interface		Built Character		Controlled Activity Activity: Character Area Overlay	Yes – Alterations on street-facing façade in keeping with existing dwelling.
			Double storey and large footprint	-	Balance between house and garden, average setback from street about 8.5m.	-	Building form and detailing	Yes		
			Mature boundary and on-site vegetation	-	Low fencing of approx. 1m to 1.5m	-	Architectural style reflecting the CA era	Yes		
					Visual connectivity between street and building	-				
Garages generally excluded from the street	-									

Type 1	RMA/2020/1378 122 Heaton Street, Merivale Full site redevelopment - health care facility	N/A	Area Context		Site Character and Street Interface		Built Character		Restricted Discretionary Activity	No – Met some but not all character attributes.
			Double storey and large footprint on sections largely intact	Yes	Balance between house and garden, average setback from street about 8.5m.	Yes	Building form and detailing	No	Activity: Building height, site coverage related to basement (parking area), Character Area Overlay	
			Mature boundary and on-site vegetation	Yes	Low fencing of approx. 1m to 1.5m	Yes	Architectural style reflecting the CA era	No		
					Visual connectivity between street and building	Yes				
			Garages generally excluded from the street	No						
Type 1	RMA/2017/1118 16 Heaton Street, Merivale Full site redevelopment - two lot subdivision with associated dwellings	Intrusive	Area Context		Site Character and Street Interface		Built Character		Restricted Discretionary Activity	No – Not in keeping with subdivision pattern or architectural style, with limited references to CA built character. Reduced street setback.
			Double storey and large footprint on sections largely intact	No	Balance between house and garden, average setback from street about 8.5m.	No	Building form and detailing	No	Activity: Road boundary setback (street scene), Character Area Overlay	
			Mature boundary and on-site vegetation	Yes	Low fencing of approx. 1m to 1.5m, some stone walls as feature.	No	Architectural style reflecting the CA era	No		
					Visual connectivity between street and building	Yes				
			Garages generally excluded from the street	No						

CA Type	Case Study	Site Classification	Development Outcome – Classified by Character Area Attributes				Resource Consent Activity Status /Urban Design Related Non-Compliance		Meets CA Objectives	
Type 3	RMA/2021/1188 119 Francis Avenue, Mairehau Full site redevelopment – new dwelling with attached garage	Neutral	Area Context		Site Character and Street Interface		Built Character		Controlled Activity	Yes – New build reflected character attributes, with exception of side facing garage to the street.
			Single storey moderate scale, occasional 2-storey	Yes	Balance between house and garden	Yes	Building of simple form and detailing including, gable with shingles, bay or bow windows, weatherboard cladding. Generally large windows and porches addressing the street.	Yes	Activity: Character Area Overlay.	
			Mature boundary and on-site vegetation	Neutral	No fencing or low fencing of approx. 1m to 1.5m	Yes	Architectural style reflecting Californian-style bungalows	Yes		
			High amenity streetscape, typical site coverage of 35-45%, average setback around 8-9m, Massey CA with deeper setback of 10m.	No	Visual connectivity between street and building	Yes				

			Original block layout generally intact, some infill in Tainui	Yes	Garages generally excluded from the street (to the rear or set back from dwelling façade).	No				
Type 3	RMA/2018/2438 51 Tainui Street, Somerfield Additional building - double garage in the front yard	Contributory	Area Context		Site Character and Street Interface		Built Character		Restricted Discretionary Activity Activity: Character Area Overlay; Road boundary building setback	No – New garage in front yard setback. Impact on several attributes including street setback, visual connectivity to dwelling, and garage visible from the street.
			Single storey moderate scale, occasional 2-storey	-	Balance between house and garden	Yes	Building of simple form and detailing including, gable with shingles, bay or bow windows, weatherboard cladding. Generally large windows and porches addressing the street.	Yes		
			Mature boundary and on-site vegetation	Yes	No fencing or low fencing of approx. 1m to 1.5m	-	Tainui CA includes dwellings of English Domestic Revival style.	Yes		
			High amenity streetscape, typical site coverage of 35-45%, average setback around 8-9m, Massey CA with deeper setback of 10m.	No	Visual connectivity between street and building	No				
			Original block layout generally intact, some infill in Tainui	-	Garages generally excluded from the street (to the rear or set back from dwelling façade).	No				
Type 3	RMA/2021/2113 37 Massey Crescent, St Albans Full site redevelopment - new dwelling with attached double garage	N/A	Area Context		Site Character and Street Interface		Built Character		Restricted Discretionary Activity Activity: Character Area Overlay; Road boundary building setback	Yes – Most attributes given effect to.
			Single storey moderate scale, occasional 2-storey	Yes	Balance between house and garden	Yes	Building of simple form and detailing including, gable with shingles, bay or bow windows, weatherboard cladding. Generally large windows and porches addressing the street.	Yes		
			Mature boundary and on-site vegetation	Yes	No fencing or low fencing of approx. 1m to 1.5m	Yes	Architectural style reflecting Californian-style bungalows	Yes		
			High amenity streetscape, typical site coverage of 35-45%, average setback around 8-9m, Massey CA with deeper setback of 10m.	Yes	Visual connectivity between street and building	Yes				
			Original block layout generally intact, some infill in Tainui	Yes	Garages generally excluded from the street (to the rear or set back from dwelling façade).	No				

Type 3	RMA/2020/2784 11 Jacobs Street, St Albans Full site redevelopment - new dwelling with attached garage	N/A	Area Context		Site Character and Street Interface		Built Character		Restricted Discretionary Activity Activity: Character Area Overlay; Site coverage.	No – Key built character attributes lacking including double gable and cladding materials used. Notably contemporary building with few features reflecting the characteristics.
			Single storey moderate scale, occasional 2-storey	Yes	Balance between house and garden	Yes	Building of simple form and detailing including, gable with shingles, bay or bow windows, weatherboard cladding. Generally large windows and porches addressing the street.	No		
			Mature boundary and on-site vegetation	No	No fencing or low fencing of approx. 1m to 1.5m	Yes				
			High amenity streetscape, typical site coverage of 35-45%, average setback around 8-9m, Massey CA with deeper setback of 10m.	No	Visual connectivity between street and building	Yes				
			Original block layout generally intact, some infill in Tainui	Yes	Garages generally excluded from the street (to the rear or set back from dwelling façade).	No				
Type 3	RMA/2020/1411 46 Jacobs Street, St Albans Changes to architectural detail - alterations to street facing façade	Contributory	Area Context		Site Character and Street Interface		Built Character		Controlled Activity Activity: Character Area Overlay;	Yes – Proposal related only to street front extension, with consistent architectural style.
			Single storey moderate scale, occasional 2-storey	-	Balance between house and garden	-	Building of simple form and detailing including, gable with shingles, bay or bow windows, weatherboard cladding. Generally large windows and porches addressing the street.	Yes		
			Mature boundary and on-site vegetation	-	No fencing or low fencing of approx. 1m to 1.5m	-				
			High amenity streetscape, typical site coverage of 35-45%, average setback around 8-9m, Massey CA with deeper setback of 10m.	-	Visual connectivity between street and building	-				
			Original block layout generally intact, some infill in Tainui	-	Garages generally excluded from the street (to the rear or set back from dwelling façade).	-				

CA Type	Case study	Site Classification ⁺	Development Outcome – Classified by Character Area Attributes					Resource Consent Activity Status /Urban Design Related Non-Compliance	Meets CA Objectives	
Type 4	RMA/2017/1888 53 Eastern Terrace, Beckenham. Full site redevelopment - new dwelling with attached garage	Contributory	Area Context		Site Character and Street Interface		Built Character		Restricted Discretionary Activity Activity: Character Area Overlay; Site coverage.	Yes –Reflected the characteristic form and architectural features and high level of existing vegetation mitigated further visual effects.
			Typically single storey with some exceptions, generally detached buildings of moderate scale.	Yes	Fencing between 1m and 1.5m, evidence of non-compliance eroding this consistency.	Yes	Consistent style and era of dwellings (primary wooden Californian-style bungalows of 1920s -1940s).	No		
			Dwellings setback between 6-9m from street, larger setback bordering river at Beckenham.	Yes	Moderate street widths, consistent dwelling setbacks (more generous along the river edge).	Yes	Buildings and roofs generally simple forms with projections, gables and hip roofs.	Yes		
			Visible boundary vegetation and landscaping in the front yard	Yes	Architectural detailing includes bay and bow windows, shingle gable ends and weatherboard cladding.	No				
			Good visual connectivity between street and dwelling.	Yes						
Type 4	RMA/2021/3235 223A Waimea Terrace, Beckenham. Changes to architectural detail - recladding of an existing dwelling	Neutral	Area Context		Site Character and Street Interface		Built Character		Restricted Discretionary Activity Activity: Character Area Overlay; Road boundary building setback.	No –Reclad of exterior of an existing building with material and colour that contrasts with the character. 1.6m high fence in contrast to wider character but accepted due to height of adjacent fencing.
			Typically single storey with some exceptions, generally detached buildings of moderate scale.	-	Fencing between 1m and 1.5m, evidence of non-compliance eroding this consistency.	No	Consistent style and era of dwellings (primary wooden Californian-style bungalows of 1920s -1940s).	No		
			Dwellings setback between 6-9m from street, larger setback bordering river at Beckenham.	-	Moderate street widths, consistent dwelling setbacks (more generous along the river edge).	-	Buildings and roofs generally simple forms with projections, gables and hip roofs.	Yes		
			Visible boundary vegetation and landscaping in the front yard	Yes	Architectural detailing includes bay and bow windows, shingle gable ends and weatherboard cladding.	No				
			Good visual connectivity between street and dwelling.	No						
Type 4	RMA/2019/2537 116 Birdwood Avenue, Beckenham Additions and alterations to existing dwelling	Primary	Area Context		Site Character and Street Interface		Built Character		Restricted Discretionary Activity Activity: Character Area Overlay; Landscape strip width; Site coverage,	Yes – Key attributes including development pattern maintained. Architectural attributes reflected through consistent use of material with the retained dwelling.
			Typically single storey with some exceptions, generally detached buildings of moderate scale.	No	Fencing between 1m and 1.5m, evidence of non-compliance eroding this consistency.	-	Consistent style and era of dwellings (primary wooden Californian-style bungalows of 1920s -1940s).	Yes		
			Dwellings setback between 6-9m from street, larger setback bordering river at Beckenham.	-	Moderate street widths, consistent dwelling setbacks (more generous along the river edge).	-	Buildings and roofs generally simple forms with projections, gables and hip roofs.	Yes		

					Visible boundary vegetation and landscaping in the front yard	-	Architectural detailing includes bay and bow windows, shingle gable ends and weatherboard cladding.	Yes			
					Good visual connectivity between street and dwelling.	-					
Type 4	RMA/2018/2601 25 Petrie Street, Richmond Full site redevelopment - new dwelling with attached garage	Neutral	Area Context		Site Character and Street Interface		Built Character		Controlled Activity		No – Proposal did not reflect key attributes in built character, and had an overall simplified appearance which contrasts the surrounds.
			Typically single storey with some exceptions, generally detached buildings of moderate scale.	Yes	Fencing between 1m and 1.5m, evidence of non-compliance eroding this consistency.	Yes	Consistent style and era of dwellings (primary wooden Californian-style bungalows of 1920s -1940s).	No	Activity: Character Area Overlay;		
			Dwellings setback between 6-9m from street, larger setback bordering river at Beckenham.	Yes	Moderate street widths, consistent dwelling setbacks (more generous along the river edge).	Yes	Buildings and roofs generally simple forms with projections, gables and hip roofs.	Yes			
					Visible boundary vegetation and landscaping in the front yard	No	Architectural detailing includes bay and bow windows, shingle gable ends and weatherboard cladding.	No			
					Good visual connectivity between street and dwelling.	Yes					
Type 4	RMA/2019/1971 53 Birdwood Avenue, Beckenham Full site redevelopment - eight retirement units	Neutral	Area Context		Site Character and Street Interface		Built Character			Controlled Activity	
			Typically single storey with some exceptions, generally detached buildings of moderate scale.	No	Fencing between 1m and 1.5m, evidence of non-compliance eroding this consistency.	Yes	Consistent style and era of dwellings (primary wooden Californian-style bungalows of 1920s -1940s).	No	Activity: Character Area Overlay;		
			Dwellings setback between 6-9m from street, larger setback bordering river at Beckenham.	No	Moderate street widths, consistent dwelling setbacks (more generous along the river edge).	Yes	Buildings and roofs generally simple forms with projections, gables and hip roofs.	Yes			
					Visible boundary vegetation and landscaping in the front yard	No	Architectural detailing includes bay and bow windows, shingle gable ends and weatherboard cladding.	No			
					Good visual connectivity between street and dwelling.	Yes					

CA Type	Case study	Site Classification ⁺	Development Outcome – Classified by Character Area Attributes				Resource Consent Activity Status /Urban Design Related Non-Compliance	Meets CA Objectives		
Type 6	RMA/2021/153 96 Dyers Pass Road, Cashmere Additional building, extension within the front yard - alterations to existing dwelling, garage, bedroom and entry porch additions	N/A	Area Context		Site Character and Street Interface		Built Character		Restricted Discretionary Activity Activity: Character Area Overlay; Road boundary setback; Street scene (fence height).	Yes –Proposed stone wall fence reflective of street boundary attribute, material used for the extension consistent in style with the original dwelling.
			Hillside topography with steep slopes, ridges and valleys.	-	Setbacks vary, depending on topography. Often dwellings are close to street edge.	Yes	Architecture represented by dwellings from the late 19 th to early 20 th century.	Yes		
			Typically large, two-storey responding to the topography.	-	Property boundaries are marked by basalt stone walls along the street edge.	Yes	Buildings have complex forms including projections, pitched roofs with simple but decorative architectural detailing.	Yes		
					Front gardens or boundaries often planted, typically with established trees, hedges or shrubs.	Yes				
Generally good visual connectivity between the dwellings and the street, but can be affected by topography.	Yes									
Type 6	RMA/2020/993 13 Hackthorne Road, Cashmere Extensive building extension within the front yard - double garage	Primary	Area Context		Site Character and Street Interface		Built Character		Restricted Discretionary Activity Activity: Character Area Overlay; Road boundary setback;	Yes –Proposal included stone cladding at boundary surrounding garage door, and stairs to the dwelling recognising topography.
			Hillside topography with steep slopes, ridges and valleys.	Yes	Setbacks vary, depending on topography. Often dwellings are close to street edge.	-	Architecture represented by dwellings from the late 19 th to early 20 th century.	No		
			Typically large, two-storey responding to the topography.	-	Property boundaries are marked by basalt stone walls along the street edge.	Yes	Buildings have complex forms including projections, pitched roofs with simple but decorative architectural detailing.	Yes		
					Front gardens or boundaries often planted, typically with established trees, hedges or shrubs.	Yes				
Generally good visual connectivity between the dwellings and the street, but can be affected by topography.	-									
Type 6	RMA/2018/2412 114 Dyer Pass Road, Cashmere.	Intrusive	Area Context		Site Character and Street Interface		Built Character		Restricted Discretionary Activity Activity: Character Area Overlay;	No – Proposal did not reflect key attributes. The garage conversion proposed simplified colours and materials
			Hillside topography with steep slopes, ridges and valleys.	-	Setbacks vary, depending on topography. Often	-	Architecture represented by dwellings from the late 19 th to early 20 th century.	No		

	Changes to architectural detail - conversion of an existing garage for use as a residential unit				dwelling are close to street edge.				Road boundary setback;	which are overall uncharacteristic.
			Typically large, two-storey responding to the topography.	-	Property boundaries are marked by basalt stone walls along the street edge.	No	Buildings have complex forms including projections, pitched roofs with simple but decorative architectural detailing.	No		
					Front gardens or boundaries often planted, typically with established trees, hedges or shrubs.	Yes				
					Generally good visual connectivity between the dwellings and the street, but can be affected by topography.	Yes				
Type 6	RMA/2017/3232 18 MacMillan Avenue, Cashmere. Full site redevelopment - new dwelling with attached garage	Neutral	Area Context		Site Character and Street Interface		Built Character		Controlled Activity	No – Proposal included a unique design responding to an untypically shaped site. The proposal contrasted with the built character attributes of the area.
			Hillside topography with steep slopes, ridges and valleys.	Yes	Setbacks vary, depending on topography. Often dwellings are close to street edge.	-	Architecture represented by dwellings from the late 19 th to early 20 th century.	No	Activity: Character Area Overlay;	
			Typically large, two-storey responding to the topography.	Yes	Property boundaries are marked by basalt stone walls along the street edge.	-	Buildings have complex forms including projections, pitched roofs with simple but decorative architectural detailing.	No		
					Front gardens or boundaries often planted, typically with established trees, hedges or shrubs.	No				
					Generally good visual connectivity between the dwellings and the street, but can be affected by topography.	No				
Type 6	RMA/2018/1062 3A MacMillan Avenue, Cashmere. Alterations and additions to existing dwelling - building extension within the front yard	Primary	Area Context		Site Character and Street Interface		Built Character		Controlled Activity	Yes – Alteration/addition to the original dwelling reflected built character attributes. Front yard extension proposed but did not detract the character because of appropriate architectural detail.
			Hillside topography with steep slopes, ridges and valleys.	-	Setbacks vary, depending on topography. Often dwellings are close to street edge.	-	Architecture represented by dwellings from the late 19 th to early 20 th century.	Yes	Activity: Character Area Overlay;	
			Typically large, two-storey responding to the topography.	-	Property boundaries are marked by basalt stone walls along the street edge.	-	Buildings have complex forms including projections, pitched roofs with simple but decorative architectural detailing.	Yes		
					Front gardens or boundaries often planted,	No				

					typically with established trees, hedges or shrubs.					
					Generally good visual connectivity between the dwellings and the street, but can be affected by topography.	Yes				