

<b>Special Amenity Area No: 27</b>
<b>SAm name: Otley/Ely</b>
<b>SAm location</b>
SAm 27 is located to the south of Bealey Avenue between Madras Street and Barbados Street, north of Salisbury Street. It consists the two blocks of properties that front Otley Street, Melrose Street, Moa Place and Ely Street. It also includes the properties within these blocks with frontage into Madras Street and Barbados Street.
<b>Site description</b>
The area is considered notable due to the strong relationship between the buildings and street and consistency in scale, form and style of buildings. Building age varies from 1870's cottages to 1990's townhouses. Similar architectural styles have been used throughout the SAm (see attachment 5, photographs, for examples of the range of historical and modern development within the SAm).
<b>Underlying City Plan Zone description</b>
Living 4C (with a small area zoned Open Space 1). The City Plan anticipates that the Living 4C zone will provide a diverse range of medium-high density residential buildings; an environment where open space and vegetation soften the impact of buildings; redevelopment sympathetic the character of the immediate environment; an open street scene and high level of residential amenity; consistent external appearance; and the maintenance and enhancement of special amenity areas within the zone with future development appropriate to the prominent character.
<b>SAm 27 City Plan Rules</b>
<b>Volume 3, Part 2, Rule 4.2.3. Street scene and accessways - residential and other activities</b> - Road setback is set at 3m (the SAm design guide makes reference to this being reduced from the original Living 4C setback of 4.5m, now reduced to 2m), this is to reflect and preserve the intimate character of the street.
<b>Volume 3, Part 2, Rule 4.4.1 (a) Residential site density - residential activities</b> - The maximum residential floor area ratio per site is set at 0.9 for the SAm. The purpose stated in the SAm design guide is to retain the domestic scale of the buildings and the level of vegetation coverage in the area.
<b>Volume 3 Part 2, Rule 4.4.2 (a) Site density - other activities</b> - sets the maximum plot ratio for SAm 27 for activities other than residential at 0.5.
<b>Volume 3, Part 2, Rule 4.2.7(b) Urban design appearance and amenity – Residential and Other Activities</b> - erection of all new buildings and additions or alterations to existing buildings and the erection of fences and walls within the required street scene setback where visible from a public place shall be a discretionary activity with discretion limited to design appearance and amenity and shall be assessed against the general and specific assessment matters in Volume 3, Part 2, Assessment Matters 13.2.8 (a) – there are no specific SAm related assessment matters for this SAm under Volume 3 Part 2, Assessment Matters 13.2.8(b).
<b>SAm 27 Change since original assessment</b>
Most of the change that has occurred in the SAm since the original assessment has been with new build development and redevelopment prior to 2010. The

earthquakes did not have as greater impact on SAM 27 as they did on some other SAMs.

Post-SAM assessment changes noted, by street:

Otley Street – The two corner sites at either end of the northern side of Otley Street were recorded as vacant by the original SAM assessment but have since been developed for business use (a petrol station and single storey building). There has been redevelopment of five other sites within the street, mainly replacing single dwellings with town houses or units, and one infill type development between two original houses.

Melrose Street – six sites have been developed since the SAM assessment, replacing single detached dwellings with town houses and unit blocks. One dwelling has gone due to incorporation of the site into the small park. One house was demolished due to earthquake damage.

Moa Place – The original dwelling on the corner of Madras Street and Moa Place has been redeveloped as a multiunit building. The original assessment recorded a vacant site at the end of Moa Place which has since been developed as a detached dwelling.

Ely Street – There have been a number of redevelopments along the street, replacing original buildings with town houses. One site recorded as vacant during the SAM assessment has also been developed for town houses. Another site has since been cleared and incorporated into the open space area. The change in composition of the street is most apparent in the east-west orientated part of Ely Street, with the north-south orientated part retaining more original buildings.

Barbados Street – One post-SAM assessment redevelopment.

Madras Street – Two post-SAM assessment redevelopments.

#### **SAM 27 Overall impact of change**

There has been significant redevelopment within the SAM which has resulted in an overall change in character related to the types of building predominantly found in the SAM. This change is more apparent in some parts of the SAM than others and some small sections of the SAM remain relatively intact.

Redevelopment in the SAM has trended towards higher density types of development. In most cases single family dwellings have been replaced by townhouses or units and some site amalgamation has been a factor in a few developments. The design of the buildings vary in character, but most new development has gabled ended or hipped roof lines consistent with the prevailing character of the area. There are a number of new build developments that have introduced flat roof designs into the SAM and others have a poor relationship with the street (blank facades or very limited glazing, see attachment 4, photographs 9 and 12 for examples). However, new development has generally met the additional rules for the SAM and this has helped to preserve the overall amenity and street scene which the SAM designation for the area sought to retain.

The change to the SAM 27 is considered to be **moderate** for the reasons stated above.

#### **SAM 27 Review options – discussion**

<b>Setback</b>	
<p><b>Volume 3, Part 2, Rule 4.2.3 (b) (i). Street scene and accessways - residential and other activities.</b></p> <p><b>Effect of rule:</b>                      Road setback is set at a minimum of 3m.</p>	
<p>The SAm design guide makes reference to the minimum setback of 3m being reduced from the original Living 4C setback of 4.5m, and that this is to reflect and preserve the intimate character of the street.</p> <p>Note: Plan Change 53 amended the minimum setback within Living 4C to 2m.</p>	<p>While there is some variance across the SAm, on a number of streets the building line is consistently at or close to 3m. In some case post-SAm assessment redevelopment has breached the minimum setback, but most development has been in accordance with the rule.</p> <p>Proposed development in the SAm would have to meet the 3m minimum setback. If removed the setback would revert to the Living 4C 2m minimum. The purpose of the 3m setback was to ensure that proposed development reflected the intimate character of the area.</p> <p>With the reduction of the standard Living 4C setback to 2m the intention of the 3m setback is eroded; a 2m setback would also achieve the same purpose (i.e. an intimate relationship of buildings to the street), if uniformly applied along the street. The explanation contained within the SAm 27 design guide mentions only the intimate character of the street-scene as the reason for the 3m setback.</p> <p>The character assessment of SAm 27 does however, note the abundance of mature soft landscaping between buildings and the street. Volume 3, Part 2, Rule 4.2.13 (a) requires development to have a tree planted for every 10m (or part thereof) of road boundary which may help to address this issue. It is noted that for a number of the new developments in the SAm little or no vegetation has been planted at the front of the building (appendix 4, photographs 7 and 12 show two examples).</p> <p>The general matters for assessment under Volume 3 Part 2, Assessment Matters 13.2.8 (iv) are also useful in addressing setback, including the need to take account of the prevailing pattern and form of development within a neighbourhood and landscaping. Volume 3 Part 2, Assessment Matters 13.2.8 (a) (vi) in particular concerns the provision of vegetation on sites of proposed development.</p>
<b>Residential Floor Area Ratio</b>	

**Volume 3, Part 2, Rule 4.4.1 (a) Residential site density - residential activities.**

**Effect of rule:**

Sets the maximum residential floor area ratio for SAM 27 at 0.9, reduced from 1.2 for the Living 4C Zone.

<p>The SAM guide states that the purpose of the reduced limit on residential floor ratio is to retain the domestic scale of buildings and the level of vegetation coverage.</p>	<p>A sample of more recent development in the SAM (where the original, usually single family, dwelling has been replaced by multiple units or townhouse style development), revealed that developments on the whole fall short of the 0.9 plot ratio by a reasonable margin. This would indicate that the other controls on development density (recession planes, boundary setback etc.) were a more significant factor in some cases to determining eventual density of development.</p> <p>The new build development that has occurred in the SAM on the whole meets the aim of the SAM in that the buildings are of a domestic scale and sufficient space is available for vegetation (although noting that it is not always used for this purpose).</p> <p>Site amalgamation would make it more likely that the 0.9 plot ratio would be a significant factor in determining the density of development. In these cases the general matters for assessment with regard to urban design, appearance and amenity would be more critical to achieving a good design outcome, and this would apply if the site ratio was increased to 1.2.</p>
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**Site density other activities.**

**Volume 3 Part 2, Rule 4.4.2 (a) Site density - other activities.**

**Effect of rule:**

Sets the maximum plot ratio for SAM 27 for activities other than residential at 0.5, reduced from 0.8 for the Living 4C Zone.

<p>The SAM 27 design guide makes no reference to the reduction in plot ratio for non-residential activity.</p>	<p>There are few examples of this type of development within the SAM and for those that there are the plot ratio appears to be under 0.5. The SAM design guide does not elaborate in the reasons for reducing the plot ratio for other activities.</p> <p>The reduction to 0.5 corresponds with the reduction in residential floor area ratio for the SAM. Retention of the plot ratio to 0.5 may help retain the domestic scale of buildings and the level of vegetation coverage, however the control of other activities within the SAM is controlled</p>
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	adequately elsewhere in the City Plan.
<b>SAm 27 Review options – conclusions</b>	
<p>For the 3m setback of Volume 3, Part 2, Rule 4.2.3 (b) (i) the intent of this rule, as it is outlined in the SAm 27 design guide, is no longer relevant as the general Living 4C setback rule achieves the same effect, albeit with a narrower minimum requirement than the SAm specific rule. The application of this rule will be moderated by the application of the general matters for assessment in Volume 3, Part 2, 13.2.8 (a) which also address matters of street-scene and the interface of the buildings with the street.</p> <p>Residential floor area ratio contributes to achieving the domestic scale of buildings when redevelopment occurs. While more recent development in the SAm suggests that when developing within existing site boundaries other rules may have more influence on the bulk of the development, this may not be the case in the future where site amalgamation may occur.</p> <p>It is not necessary to maintain the SAm overlay on the small areas of Open Space 1 zoned land.</p>	
<b>SAm 27 Consultation response and discussion</b>	
<p>The following general comments were made regarding SAm:</p> <ul style="list-style-type: none"> <li>• Moa Neighbourhood Group support SAm in general and suggested, as a general comment, that the rules are ineffective and ignored by planners and developers. Support a review of the SAm and having an assessment trigger in the consent process to require developers to demonstrate how they will address key characteristics of the SAm.</li> <li>• Inner City East Neighbourhood Group Inc. Suggested that some SAm have been compromised by earthquake damage and recommended a comprehensive review of the SAm.</li> <li>• Avon Loop Planning Association supports the retention of SAm in general and requested the retention of outstanding heritage homes with new listings.</li> </ul> <p>The discussion and recommendation contained within this report are considered to address the matters raised in the submissions specifically related to SAm 27. The general matters raised relating to all SAm are acknowledged and will be addressed partially by the review process as a whole and future work arising from it.</p>	
<b>SAm 27 Overall conclusion</b>	
<p>SAm 27 remains reasonably intact and the impact of earthquake has been limited. It is, however, a diverse SAm in terms of the types of buildings. There has been extensive redevelopment in some parts of the SAm, particularly along Ely Street. Other parts of the SAm remain more intact.</p> <p>The reason provided for the setback of 3m in the SAm is no longer relevant following the changes to the City Plan brought about by Plan Change 53. The standard setback for Living 4C would achieve the same effect, albeit with narrower minimum setback of 2m. This will however, be balanced by the application of the general matters covering urban design, appearance and amenity which provide more control over development in the SAm than was previously available. For this reason the SAm</p>	

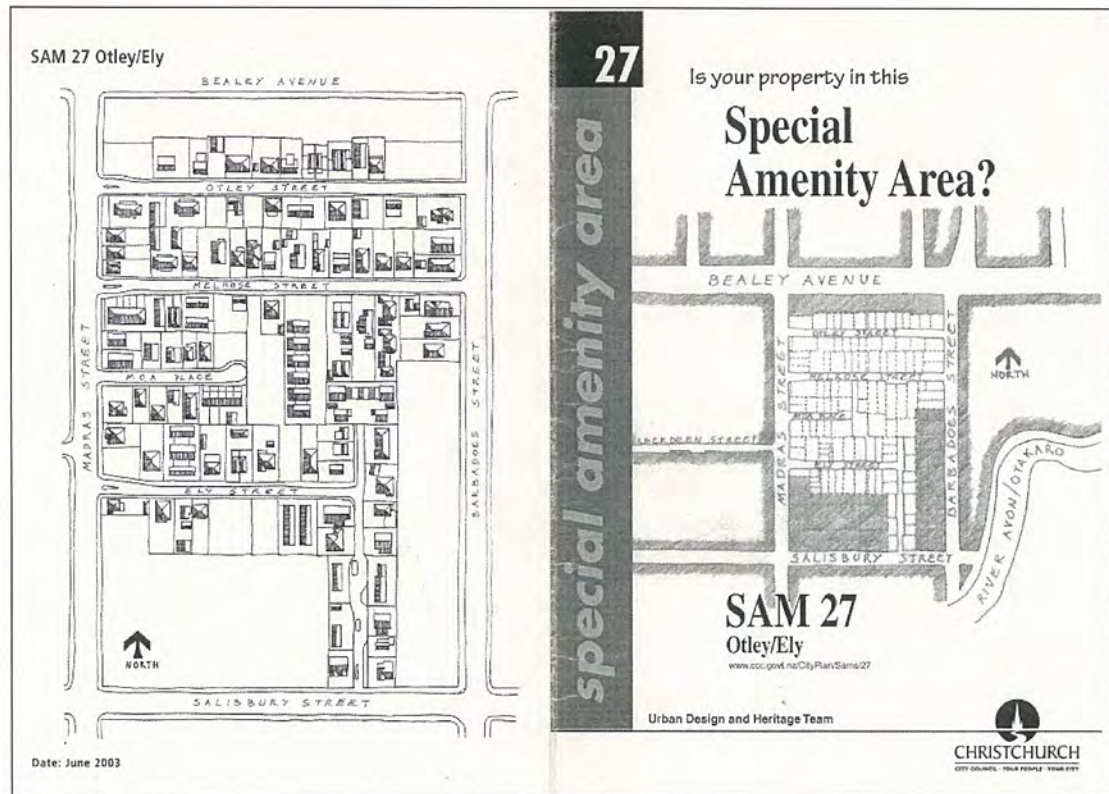
overlay should remain in place.

The lower limits on residential floor area ratio and plot ratio for other activities within SAm 27 need not be retained as there are a number of other controls available that will be as effective in retaining the domestic scale of buildings within the SAM.

**SAm 27 Recommendation**

1. Retain SAm 27 overlay – except for that part over Open Space Zoned land and amend Rule 4.2.7 (b) to ensure assessment matters 13.2.8 apply.
2. Remove reference to SAm 27 from Volume 3, Part 2, Rule 4.2.3 (b) (i). Setback.
3. Delete residential floor area ratio for SAm 27 in Volume 3, Part 2, Rule 4.4.1.(a)
4. Delete the site density other activities of 0.5 for SAm 27 in Rule 4.4.2 (a).

**Attachment 1. SAm 27 design guide**



**What is a SAM?**

A SAM is a Special Amenity Area. These are areas within the living zones of Christchurch City that are in some way distinctive from the surrounding neighbourhoods and are considered to have a character worth retaining. Sams were developed by the City Council with community input. Neighbours and communities need to rely on each other to help maintain this character effectively, in combination with Council initiatives.

**The character of SAM 27**

SAM 27 is located just to the north east of the Central City and consists of a block of residential properties fronting onto Otley Street, Melrose Street, Moa Place and Ely Street. Additional properties fronting onto Madras and Barbadoes Streets are also included. The SAM surrounds a small reserve that connects Melrose Street to Moa Place and Ely Street.

This area is considered to be notable because of the strong relationship between the buildings and the street, the general consistency in scale, form, and style of the buildings as well as the abundance of mature soft landscaping between the buildings and the street.

Considerable variation in plot area, building size and building age exists throughout the SAM from small single storey workers cottages built in the 1870's through to large villas and town houses built in the 1990's. However, similar architectural elements are used extensively throughout the SAM including gabled roofs, hipped roofs, dormer windows, verandahs, balconies, bay windows, and entrance porches. The original building materials in the SAM were corrugated metal roofs, brick chimneys, timber windows with patterned lead lights and painted horizontal



timber weatherboard and shingles to bay windows and gable ends. More recent modern materials used include plastered and painted concrete blocks, painted stucco, and tiled roofs. Some of the original buildings have been replaced with new structures while many have evolved over the years with additions and alterations. Recent developments have seen the subdivision of some of the larger sections and the creation of new compact townhouses and apartments.

Front fences were generally designed to match the overall appearance of the dwelling. Provision was generally not made for off street car parking in the smaller dwellings on Otley, Melrose and Ely Streets, and Moa Place, an important factor which led to the strong relationship between house and street across small private front gardens.

**Designing within this Character**

New buildings in SAM 27 should be designed to work in the context of this character. When designing new buildings consideration should be given to the orientation of the adjoining buildings and the distance they are set back from the front boundary. Combining forms that are similar in proportion, scale and height to the existing buildings, for the overall building shape, will help maintain this character.

Sudden changes in roofline, colour and building shape can break up the consistency of the streetscape. This disrupts the existing harmony between buildings within the SAM and the way they relate to the street.

The type of materials, style of the ornamentation and texture used for the facade of the new building should reflect that of the existing buildings, without necessarily copying them. Look at how different materials can add to the character of the area, and how a current building method might be used to achieve a result in keeping with the existing architecture.

The way that the existing buildings and their front windows and porches relate to the street also needs to be considered to continue the consistency and interaction with the street. Additionally, the placement of double garages in the front yard can be visually detrimental and should be avoided. Double garages present problems on these narrow frontage sites as they tend to completely isolate the home from the street and are inconsistent with the scale and form of the area.

**City Plan Rules**

SAM 27 is in a Living 4C zone in the Proposed Christchurch City Plan.

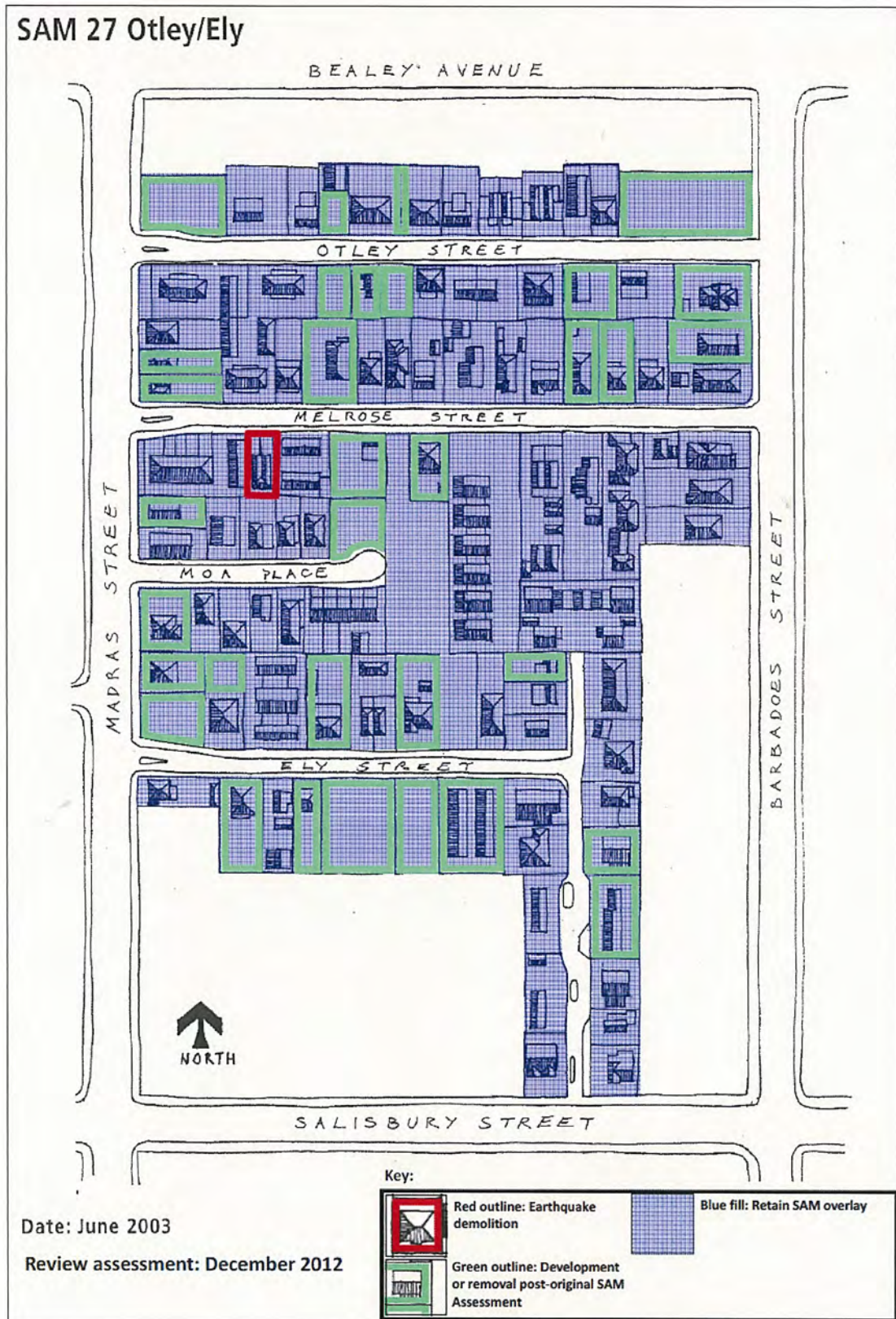


The Plan contains a set of rules that regulate the way sites can be developed. There are rules additional to the standard Living 4C rules that apply to SAM 27, which acknowledge the area as having special qualities that should be retained. They are:

- **Road Setback (Street scene)**  
 Road setback is the distance that a building must be set back from the front boundary. The building setback from the street is only 3m as opposed to the 4.5m standard for Living 4C residential areas, reflecting the intimate character of this area.
- **Residential Site Density**  
 Although zoned Living 4C, SAM 27 has a maximum residential floor area ratio per site of 0.9. The purpose of the decreased density is to retain the domestic scale of buildings and the level of vegetation coverage in the area.

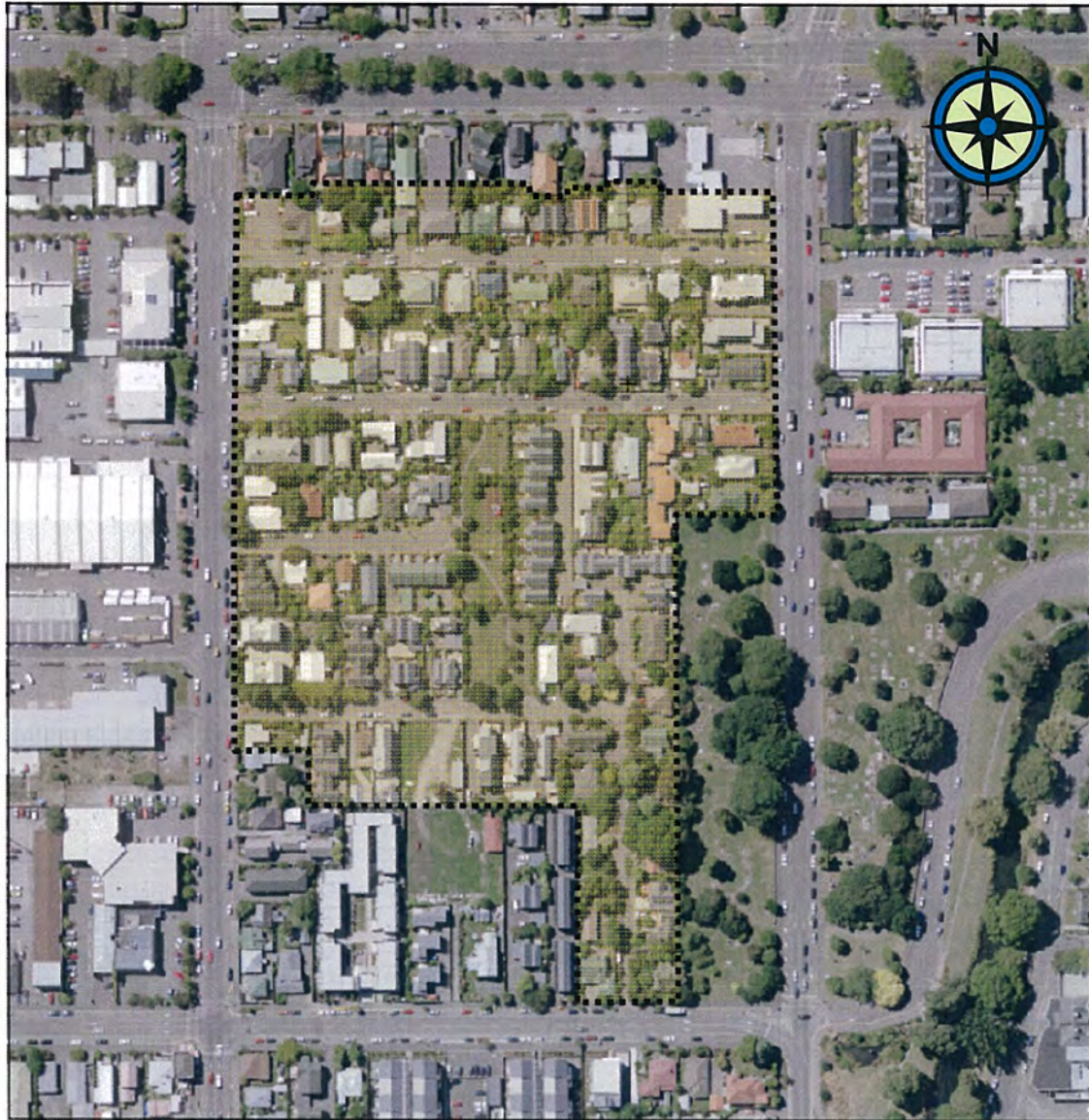
If you are considering altering a building in SAM 27, or building anew, and you need a Resource Consent, it is recommended that you seek advice from the Urban Design and Heritage Team at the Christchurch City Council, before submitting your application.

Attachment 2. Original SAM design guide map amended to show the change to the SAM and the extent of the SAM area to be retained





Attachment 3. SAm 27 aerial photograph (2010)



Attachment 4. Photographs of SAM 27 (October – December 2012)



1. Melrose Street, street scene, mid-block looking west.



2. Otley Street, street scene.



3. 8 Ely Street. Example of an older house within the SAM.



4. Ely Street, street scene. End block, looking west.



5. 30 Otley Street. Example of older house within the SAM.



6. 21 Melrose Street. An example of a older 'workers cottage' within the SAM.



7. 49 Ely Street. An example of modern medium density development within the SAM.



8. Moa Place. Modern terrace style houses.



9. Ely Street. Modern medium density development.



10. 407 Barbados Street. Modern medium density development within the SAM.



11. 35 and 37 Melrose Street. An example of modern development alongside an older house.



12. Ely Street. An example of modern development presenting a blank frontage to the street and with little vegetation.

<b>Special Amenity Area (SAm) No: 30</b>
<b>SAm name: Inner City East (Chester Street East)</b>
<b>SAm location</b>
SAm 30 Inner City east comprises properties along the south side of Chester Street East from Madras Street to Barbadoes Street.
<b>Site description</b>
<p>The Character of the SAm is depicted by primarily 1800's housing in a variety of styles, small front yards, low fencing, and a number of listed buildings. With one exception all of the buildings are over 100 years old. There are two distinctive stylistic groups of buildings as well as a few buildings of varying styles. Group 1 are one storey Victorian workers cottages simple in style and construction, weatherboard and symmetrical with windows either side of recessed doorways. The low fences and proximity to the street form a strong visual link to the street. The other group is the Victorian Domestic semi detached town houses. Characterised by two storey faceted double bay windows, weatherboard cladding and double hung sash windows and leadlight fanlights. The remainder of buildings vary in style from villas to English domestic revival. It is noted that the SAm 30 guide states that setbacks within the SAm vary from 5 to 30m whereas in reality they vary from 2 to 14m.</p> <p>The reason for the SAm is based on the style and age of the buildings, this may alter considerably post earthquake due to demolitions.</p>
<b>Underlying City Plan Zone description</b>
The City Plan anticipates that the Living 4 C Zone will provide a diverse range of medium-high density residential buildings; an environment where open space and vegetation soften the impact of buildings; redevelopment sympathetic the character of the immediate environment; an open street scene and high level of residential amenity; consistent external appearance; and the maintenance and enhancement of special amenity areas within the zone with future development appropriate to the prominent character.
<b>SAm 30 City Plan Rules</b>
<b>Volume 3, Part 2, Rule 4.2.3 (b) Street scene and accessways – residential and other activities</b> – a minimum building setback from road boundaries shall be 4.5m (compared to the 2m minimum for Living 4C)
<b>Volume 3, Part 2, Rule 4.2.7(b) Urban design, appearance and amenity - residential and other activities</b> erection of all new buildings and additions or alterations to existing buildings and the erection of fences and walls within the required street scene setback where visible from a public place shall be a discretionary activity with discretion limited to design appearance and amenity and shall be assessed against the general and specific assessment matters in 13.2.8 (a) & (b) ii.
<b>SAm 30 Change since original assessment</b>
<ul style="list-style-type: none"> <li>Two original dwellings were redeveloped into a multi unit town house development, this occurred just prior to the introduction of the SAm in March 1999 - this was for 6 units with a set back of approximately 3.5m, and</li> </ul>

therefore was not assessed against the additional assessment matters for SAM 30.

- Post earthquake four of the Victorian domestic semi-detached town houses all of which were protected buildings in the City Plan have been demolished.
- One small property on Barbadoes Street has been demolished, this property was within the Sam boundary but not shown on the SAM map in the original guide.
- Six other properties are currently unoccupied (rates remission) and therefore the future of these is uncertain as to whether they will be repaired or demolished .

**SAM 30 Overall impact of change**

Up until the earthquakes there was very little change within SAM 30. The demolition of the Victorian semi-detached heritage listed properties is a marked loss to the character of this part of Chester Street. All of the properties currently receiving rates relief are pre war character buildings.

Other than the changes detailed above, SAM 30 retains most of the original buildings present at the time of the assessment (all being pre war apart from one new development).

The change to SAM 30 is considered to be **moderate** for the reasons stated above.

**SAM 30 Review options – discussion**

**Setback**

**Volume 3, Part 2, Rule 4.2.3(b) Street scene and accessways – residential and other activities.**

**Effect of rule:**

The setback from the street shall be a minimum of 4.5m for buildings within the Sam.

The Living 4C Zone rule requires a street scene setback of 2m. The setback rule for SAM 30 requires a setback of 4.5m. However when looking at the existing street scene setbacks within the SAM these vary considerably between the three distinctive building types identified and in the specific assessment matters.

The four single storey workers cottages to the eastern end of Chester Street are only setback approximately 2.3m therefore if one of these were to be redeveloped the requirement for a 4.5m setback would impact upon the street scene in this location as the new development would be setback further from the street within this group. The existing setback of the Victorian semi- detached buildings at the western end of Chester Street is currently 7.5m, given the close proximity of these buildings to each other the redevelopment of the centre properties, which have been demolished, a setback of 4.5m will result in a new development located further forward than the remaining

	<p>dwelling and have an impact upon the street scene at this end of Chester St. Additionally the remaining properties are all setback between 11-13+ m and are large sites likely to be redeveloped into multiple unit sites.</p> <p>The existing setback for SAm 30 appears arbitrary as it does not correspond with the existing setbacks for any of the three distinctive building groups identified within SAm 30. The general assessment matters require under Site and Context (i) b, Relationship with the street and public open spaces (ii) a, and Building form and articulation (iv) a, would allow for a new development to be setback in accordance with the predominant pattern of surrounding development.</p>
<p style="text-align: center;"><b>External appearance</b></p> <p><b>Volume 3, Part 2, Rule 4.2.7(b) Urban design, appearance and amenity - residential and other activities.</b></p> <p><b>Effect of rule:</b>                  Within the SAmS in the Central City the erection of all new buildings and additions or alterations to existing buildings and the erection of fences and walls within the required street scene setback, where visible from a public place, are a restricted discretionary activity. The Council's discretion is restricted to design appearance and amenity and applications for resource consent are assessed against the general and specific assessment matters in Volume 3; Part 2, Assessment Matters 13.2.8 (a) &amp; (b)(ii)</p>	
<p><b>Existing City Plan Provisions And Key Indicators of Desirable Building Character as set out in 13.2.8(b)</b></p>	<p><b>The extent to which the specific assessment matters are also covered by the PC 53 general urban design assessment matters Volume 3, Part 2 as set out in 13.2.8(a)</b></p>

<p>For SAm 30 the key indicators of the desirable building character for this particular SAm are generally reflective of the three distinctive building groups within the SAm. The direction is, however, clear that proposed developments need not necessarily copy existing characteristics and that the use of modern building methods and materials is an acceptable approach. The extent to which the proposed development is in accordance with the character of the adjoining properties of which it forms part of that group by way of :</p> <ul style="list-style-type: none"> <li>• Principal orientation towards the street.</li>   <li>• The variable setback of existing buildings in the SAm.</li>   <li>• The building design, shape and roofline that contributes to the consistency of the streetscape.</li> </ul>	<p>The SAm guide points to the assessment of external appearance for alterations to existing buildings and development of new buildings. Plan Change 53 amended the City Plan so that this assessment is covered by both the general matters for assessment and, for SAm 30 where visible from a public space, the specific matters for assessment.</p> <p>Relationship with the street and public open spaces (ii) a, b, c, d, e                  The assessment matters seek to ensure new developments relate well to the street with well defined entrances, active frontages generous areas of glazing and fencing and landscaping that does not obstruct ground level views.</p> <p>Relationship with the street and public open spaces (ii) a,                  Building form and articulation (iv) a,                  These assessment matters seek to ensure that new developments reflect a setback that is appropriate for its setting.</p> <p>Relationship with the street and public open spaces (ii) a, d, e, f                  Building form and articulation (iv) a, b, c, d, e, f, g                  The explanations to these assessment matters seek to ensure that new developments are appropriate in the bulk and location and building form in its relation with the streetscape and seeks to avoid “sausage block” development creating long facades and disproportionate bulk.</p>
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<ul style="list-style-type: none"> <li>• The materials and style of the existing buildings.</li> <li>• The style and design of windows and doors of existing buildings including ornamentation.</li> <li>• Appropriate boundary treatment and fencing to allow a link between the building and the street.</li> </ul> <p>There are further specific assessment matters for each of the three character building groups within the SAm, these generally relate to the character, style, building materials and design of the</p>	<p>Relationship with the street and public open spaces (ii) a                  Building form and articulation (iv) b, c, d, e, f, g                  The explanation to these assessment matters discourages the use of overly repetitive building forms and encourages the use of high quality durable materials and fixings.</p> <p>Relationship with the street and public open spaces (ii) a, c, d                  Building form and articulation (iv) f, g                  With regard to design elements the general matters for assessment do not directly address these specific matters but give a general direction which encourages the inclusion of architectural features to provide a human scale and visual interest. The explanation for these general assessment matters provide examples such as entrance porches and bay windows which are often features of houses within the SAm.</p> <p>Relationship with the street and public open spaces (ii) a, b, c, d, e, f                  Access and car parking (v) b, c, d                  Landscaping and site amenity (vi) a, b                  These assessment matters all deal with ensuring a new development or alteration creates a strong link with the street and that by addressing landscaping and boundary treatment issues they help set the overall appearance of the neighbourhood.</p> <p>Additionally Rule 4.2.8, introduced by PC53, restricts the maximum height of fencing in this Living Zone to 1m within the road setback (or up to 2m if 50% visually transparent)</p> <p>Given the scope of the general assessment matters for urban design,</p>
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<p>building type including roofs, windows, doors and street scene setbacks.</p>	<p>appearance and amenity they are considered to be generally sufficient to deal with all the elements covered in the specific matters for this SAm.                  An amendment to assessment matter 13.2.7 (a) Note (i) to now include L4A, B &amp; C so that new development takes account of and acknowledges its relationship with the recognised historical character and/or architectural style of adjoining or nearby buildings with the SAm would ensure that new development have regard to the style and form of existing buildings in the SAm.</p>
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**SAm 30 Review options – conclusions/summary**

**Opinion/recommendation**

The existing setback for SAm 30 appears arbitrary as it does not correspond with the existing setbacks for any of the three distinctive building groups identified within SAm 30 and as such could result in new development having inappropriate setbacks when considered against the predominant setback for the character group of building to which they pertain.

A number of the sites within SAm 30 are less than 300m<sup>2</sup> and others are of such a size that should they be redeveloped they would likely to result in three or more residential units or residential properties with a floor area in excess of 500m<sup>2</sup>. In these instances the general assessment matters would be used to assess the proposed development, however the retention of the SAm would ensure that all developments visible from a public space would be assessed against the general assessment matters.

The SAm overlay should be retained in order to trigger Rule 4.2.7 (a) and to ensure that all new developments and alterations visible from a public space within the SAm are assessed against the urban design, appearance and amenity general assessment matters which could be amended to ensure new development in L4A, B & C Zones where appropriate shall have regard to the new developments relationship with the recognised historical character and/or architectural style of adjoining and/or nearby buildings within the special amenity area.

Given the above assessment the recommendation is that SAm 30 should remain as a special amenity area to ensure that any new development or alteration within the SAm would trigger the requirement for a resource consent to be assessed against the general urban design assessment matters which will enable the protection of the special amenity of the area as discussed above. The specific matters relating to SAm 30 should be deleted as should the setback requirement for the reasons given.

**SAm 30 Consultation outcomes**

On 4 December 2012 an evening meeting held with the Inner City East Residents Association a mention of retaining character within the wider residential area was discussed especially with regard to the loss of character buildings, however no mention was made of the need to retain SAm 30.

Further comments from written submissions include: that much of the built fabric of SAm 30 has been retained; that the setback in SAm 30 should be retained; SAm 30 should be extended to include the Girls Guides site (217 Armagh Street, the original building is heritage protected).

Overall comments include that the SAmS have had limited impact and some consider them to be ineffective however there is support for a review of the SAmS and support for neighbourhood groups to be involved in this process and that developers should be required to demonstrate how they will address the key characteristics of the SAm.

Moa Neighbourhood Group support SAmS in general and suggested, as a general comment, that they are ineffective and ignored by planners and developers. They support a review of the SAmS and having an assessment trigger in the consent process to require developers to demonstrate how they will address key characteristics of the SAm.

Inner City East Neighbourhood Group Inc. Suggested that some SAmS have been compromised by earthquake damage and recommended a comprehensive review of the SAmS.

Avon Loop Planning Association supports the retention of SAmS in general and requested the retention of outstanding heritage homes with new listings.

**SAm 30 Overall conclusion**

SAm 30 is considered to be generally intact despite the loss of several heritage buildings since the earthquakes. The impact of new development that is likely to occur following these losses could be adequately assessed by the general matters for assessment. The retention of the SAm overlay is recommended to identify the Special Amenity Area to ensure that all new developments and alterations visible from a public space would be assessed under the general assessment matters for urban design, appearance and amenity.

The residential character of the SAm remains strong given the retention of the majority of pre war houses. The amendment to assessment matter 13.2.7 (a) Note (i) to now include L4A, B & C so that new development takes account of and acknowledges its relationship with the recognised historical character and/or architectural style of adjoining or nearby buildings with the SAm would help retain the special amenity of the area.

**SAm 30 Recommendation**

1. Retain the SAm 30 overlay and amend Rule 4.2.7 (b) to ensure assessment matters 13.2.8 apply.
2. Delete the additional setback requirement in Rule 4.2.3 (b) (i).
3. Delete the specific assessment matters 13.2.8(b) (ii) and support the amendment of assessment matter 13.2.7 (a) Note (i) to cover character elements.

Attachment 1. SAM 30 guide



List of Protected Buildings, Places and Objects

- A. 1892 Semi-detached Victorian townhouse
- B. 1892 Semi-detached Victorian townhouse
- C. 1892 Semi-detached Victorian townhouse
- D. 1892 Semi-detached Victorian townhouse

Date: March 2006

30

Is your property in this

## Special Amenity Area?

### SAM 30

Inner City East

www.ccc.govt.nz/CityPlan

Urban Design

**What is a SAM?**

A SAM is a Special Amenity Area. SAMs are areas within the Living zones of Christchurch City that are in some way distinctive from the surrounding neighbourhoods and are considered to have a character worth retaining. Neighbours and communities need to rely on each other to help maintain this character effectively, in combination with Council initiatives.

**The Character of SAM 30**

SAM 30 is in the Inner City East area running along the south side of Chester Street East from Madras Street to Barbadoes Street.

There are two distinctive stylistic groupings of buildings in SAM 30, as well as a few buildings of varying styles. With one exception, all of the buildings are over a hundred years old, with four of the buildings listed as having heritage value in the Christchurch City Plan.

The first grouping, one-storey Victorian Workers Cottages, are generally very simple in style and construction. They are clad in weatherboard or plaster with corrugated iron roofs, and have two front windows that project from the front façade.

The façades are symmetrical with a window on each side of the recessed entry porches. The combination of low fencing, or hedges, and the proximity of the cottages to the street, forms a strong visual link between the buildings and the street.

The second grouping is the Victorian Domestic Semi-detached town houses. They are characterised by two storeyed faceted double bay windows, weatherboard cladding, and double hung sash windows with leadlight fanlights. The buildings are set well back from the front boundary, allowing for large plantings. Fences are variable in style and height, but are predominantly constructed of timber.



The remainder of the buildings in SAM 30 vary in style from Villas to English Domestic Revival. They are one and two storeyed with weatherboard cladding, hip and gable roofs, and little ornamentation. The setback of these buildings acts as a transition between the Workers Cottages and the Semi-detached townhouses varying from 5 metres to 30 metres.

**Designing within this Character**

New buildings in SAM 30 should be designed to work with this character, rather than imitate it. When designing new buildings consideration should be given to the orientation of adjoining buildings and the distance they are set back from the front boundary. Strong simple forms for the overall building shape that are similar in scale and height to the existing buildings should be used. However, where the façades of the adjacent buildings are more broken in form, an example being the Victorian Semi-detached townhouses, the façade of the new building should be similarly treated.

Sudden changes in roofline and building shape can break up the consistency of the streetscape. This disrupts the existing harmony between buildings within the SAM, and the way in which they relate to the street.

A similar amount of surface texture and ornamentation should be used, but need not necessarily be weatherboards or other features from the existing buildings. Instead attention should be paid to how these add to the character of the area, and how a current method might be used to achieve this. The way that the existing buildings, and their windows and doors, address the street also needs to be taken into consideration.

The quality and style of fencing is also important as it can impact highly on the neighbourhood. Choose the materials and the height of the fence carefully, and in combination with boundary planting, so that it is in keeping with the existing qualities of the street. Alternatives to fencing, such as hedges, should be given consideration. 'Think Fencing' - a guide to fencing alternatives, is available free from the Christchurch City Council.

**City Plan Rules**

SAM 30 is in a Living L4C zone in the Christchurch City Plan. The Plan contains a set of rules that regulate the way sites can be developed. There are additional

rules to the standard L4C rules that apply to SAM 30, that acknowledge the area as having special qualities that should be retained. They are:

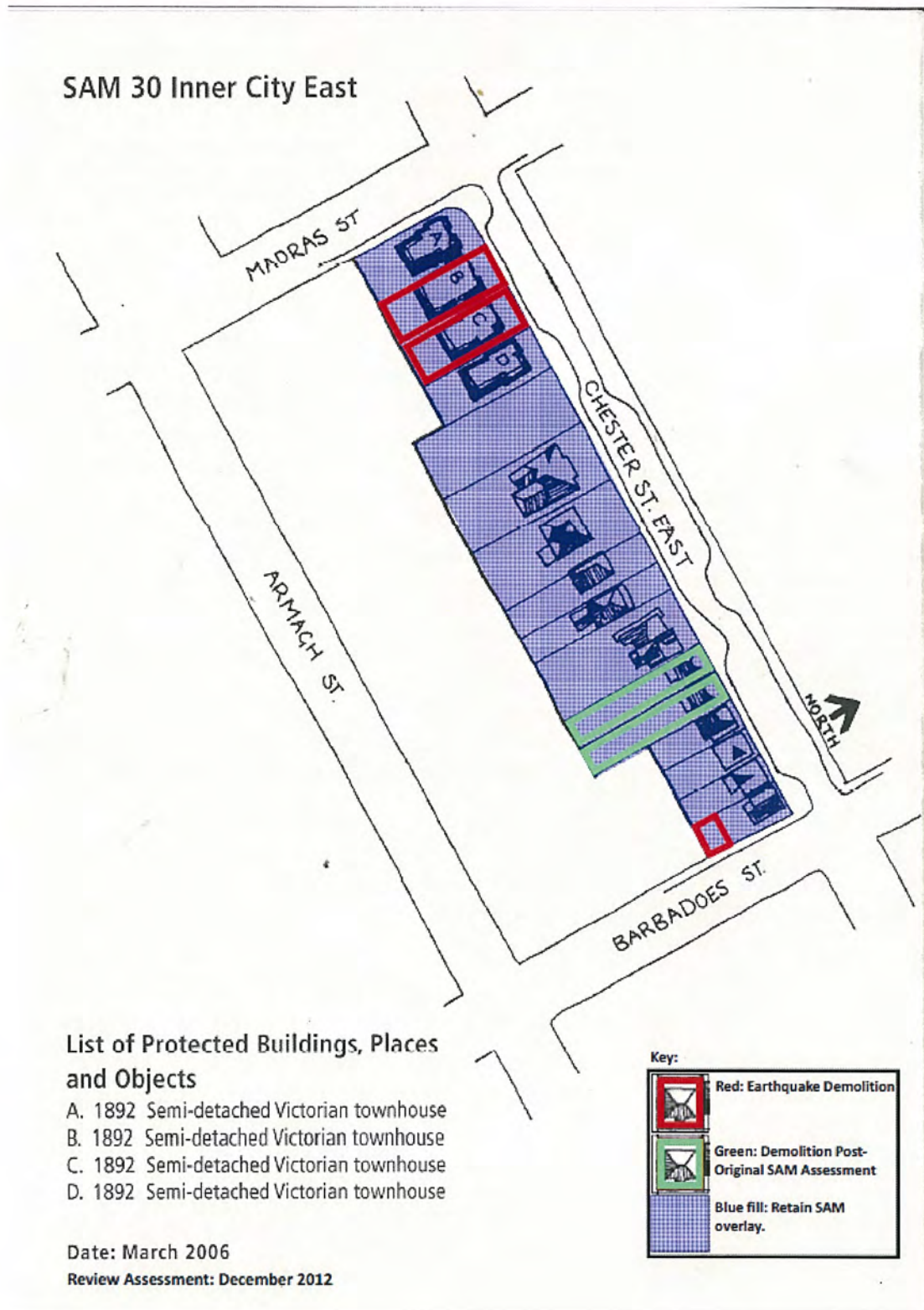
- **Road Setback (Streetscene)**  
Road setback is the distance that a building must be set back from the front boundary. Buildings are required to be set back at least 4.5m because of the impact that the proximity of the buildings to the street has on the overall character of the street.
- **External Appearance**  
Resource Consent is required when an alteration to the external appearance of an existing building, or a new building, is proposed in SAM 30, that can be seen from a public place such as the street.

If you are considering altering a house in SAM 30, or building anew, and you need a Resource Consent, it is recommended that you seek advice from the urban design personnel at the Christchurch City Council, before submitting your application.



SAM 30

Attachment 2. Extent of change in SAM 30 and retention of SAM overlay



Attachment 3. Aerial photograph SAM 30



Appendix 4. Photographs of SAm 30



1. Numbers 88-89 Chester Street East ,City Plan Group 2 Heritage Listed



2. Number 110 Chester Street East, City Plan Group 2 Heritage Listed



3. Number 126 Chester Street East



4. Number 120 Chester Street East



5. Number 130 Chester Street East



6. Number 124 Chester Street East



7. Demolished properties  
Numbers 90-94A Chester St East, former City Plan Group 2 Heritage Listed and 330 Barbadoes Street.

<b>Special Amenity Area (SAm) No: 31</b>
<b>SAm name: Park Terrace/Rolleston Avenue</b>
<b>SAm location</b>
Park Terrace/Rolleston Avenue - properties facing Park Terrace from Bealey Avenue to Armagh street and along Rolleston Avenue from Hereford Street to the intersection of Cambridge Terrace and Montreal Street.
<b>Site description</b>
The proximity to the river Avon / Otakaro and the significance of Hagley Park as a public space plus the number of heritage buildings are strong elements of the character of the SAm. The outlook and the relationship to Hagley Park and the Avon river is particularly important element that makes up the character of this area. Located within the SAm are 6 heritage listed buildings these are situated towards the northern end of the SAm, elsewhere adjoining this SAm are other listed buildings either within the neighbouring SAm 22 or on the opposite (western) side of Rolleston Avenue. There are 6 notable trees within the SAm, this does not include the trees along the park frontage or river bank of which there are many mature specimens that contribute to the character of this SAm.
<b>Underlying City Plan Zone description</b>
The City Plan anticipates that the Living 4 C Zone will provide a diverse range of medium-high density residential buildings; an environment where open space and vegetation soften the impact of buildings; redevelopment sympathetic the character of the immediate environment; an open street scene and high level of residential amenity; consistent external appearance; and the maintenance and enhancement of special amenity areas within the Zone with future development appropriate to the prominent character.
<b>SAm 31 City Plan Rules</b>
<b>Volume 3, Part 2, Rule 4.2.3 (b) Street scene and accessways - residential and other activities</b> – minimum building setback in SAm 31 shall be 4.5m (compared to the 2m minimum for Living 4C)
<b>Volume 3, Part 2, Rule 4.2.7(b) Urban design appearance and amenity – residential and other activities</b> - erection of all new buildings and additions or alterations to existing buildings and the erection of fences and walls within the required street scene setback where visible from a public place shall be a discretionary activity with discretion restricted to design appearance and amenity and shall be assessed against the general and specific assessment matters in Volume 3, Part 2, assessment matters 13.2.8 (a) & (b),(iii) (vi)
<b>SAm 31 Change since original assessment</b>
There have been few changes to the buildings within the SAm since its creation, the majority of new builds have been located along the Cambridge Terrace street frontage. However, one notable addition has been the new buildings at Park View comprising apartment blocks linked to the heritage listed property at the corner of Park Terrace and Bealey Avenue. Post earthquake there has been a dramatic loss of buildings in particular:- <ul style="list-style-type: none"> <li>• the loss of two heritage buildings “Rosary House” and “Weston House”. See</li> </ul>

photograph 9.

- the loss of substantial block of flats/apartments along Park Terrace including a number of the developments along Cambridge Terrace that were built after the SAm was created. See photographs 8, 10 & 11.

**SAm 31 Overall impact of change**

What is noted when looking at the SAm post earthquake is the scale of the buildings that have been lost such as Terrace on the Park, located on the southern side of the junction of Park Terrace and Salisbury Street, which comprised three large blocks the tallest being 10 storeys in height (see attachment 5, photo 11). Along Cambridge Terrace the loss of large blocks of apartments has also had a notable impact. The loss of heritage buildings along Park Terrace has had a notable impact upon the character of the SAm (see attachment 5, photo 9).

The change to the SAm 31 is considered to be **significant** for the reasons stated above.

**SAm 31 Review options – discussion**

**Setback**

**Volume 3, Part 2, Rule 4.2.3 (b) Street scene and accessways - residential and other activities.**

**Effect of rule:**

minimum building set back in SAm 31 shall be 4.5m .

The Sam design guide makes reference to the minimum setback of 4.5m because of the visual impact that the relationship between the buildings and their proximity to the street has on the overall character of the street.

Note: Plan Change 53 amended the minimum setback within Living 4C to 2m.

The setback within the SAm varies considerably from over 21m to less than 4.5m, even within developments such as Terrace on the Park, a large development of three multi-storey blocks of apartments, each of these blocks were set at variable distances from the road boundary. The Historic houses were set back a considerable distance from the road boundary whereas newer developments have been set towards the road frontage. Although Terrace on the Park was set only 5m from the road boundary the wide grass verge at the front of the property, together with the width of the road and the setting back of the northern most block gave the impression of a spacious setback for this development.

In the southern portion of SAm 31 along Cambridge Terrace the buildings appear to have a closer relationship to the street and the road is narrower therefore resulting in a different character to this part of the SAm

The height limits vary within SAm 31 from 8m to 14m to 20m therefore the impact upon the street scene of a particular development will not only depend upon the setback but also the permitted height of the development.

**External appearance**



**Volume 3, Part 2, Rule 4.2.7(b) Urban design, appearance and amenity – residential and other activities.**

**Effect of rule:**

Within the SAMs in the Central City the erection of all new buildings and additions or alterations to existing buildings and the erection of fences and walls within the required street scene setback, where visible from a public place, are a restricted discretionary activity. The Council’s discretion is restricted to design appearance and amenity and applications for resource consent are assessed against the general and specific assessment matters in Volume 3; Part 2, Assessment Matters 13.2.8 (a) & (b)

<p><b>Existing City Plan Provisions And Key Indicators of Desirable Building Character as set out in 13.2.8(b) (iii) (vi)</b></p>	<p><b>The extent to which the specific assessment matters are also covered by the PC 53 general urban design assessment matters Volume 3, Part 2 as set out in 13.2.8(a)</b></p>
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<p>Key indicators of the desirable building character for this particular SAM are:</p> <ul style="list-style-type: none"> <li>• The relationship with nearby heritage listed buildings.</li> <li>• The orientation towards and with outlooks facing the River Avon / Otakaro and Hagley Park.</li> <li>• The orientation to the street and the existing setbacks of adjoining buildings.</li> <li>• Receding floors, balconies and changes in roof angles to break up the bulk of buildings.</li> </ul>	<p>Site and context (i) b, d                  The assessment matters require new developments to be sympathetic to nearby listed heritage items and promotes the retention of trees.</p> <p>Site and Context (i) c, e                  Relationship with the street and public open spaces (ii) a, b, c, d, e                  A number of the assessment matters seek to ensure that new developments create a strong connection to the street and open space of Hagley Park and the Avon River Otakaro.</p> <p>Site and context (i) b,                  Relationship with the street and public open spaces (ii) a, b, c                  Building form and articulation (iv)a                  The general assessment matters deal with the need to respect the setback of adjoining buildings and that a good relationship to the street and open space is created.</p> <p>Building form and articulation (iv) b, c, d, e,                  These assessment matters seek to ensure that new developments are appropriate</p>
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<ul style="list-style-type: none"> <li>• Ground level activities interact with pedestrians and make strong pedestrian linkages.</li> <li>• Buildings are generally domestic in scale and have a degree of modulation.</li> </ul> <p>Additional specific assessment matters that relate to this SAm include:</p> <p>How a new development reflects, respects or compliments its relationship with adjoining or nearby areas of important open spaces:</p> <ul style="list-style-type: none"> <li>• The formal or informal nature of the space;</li> <li>• The impact of the development on the space e.g. shadowing or wind funnelling;</li> <li>• Any visual focal points e.g. statues, memorials, trees etc;</li> <li>• Any vistas or pedestrian linkages; the extent to which the ground level area interacts with pedestrians;</li> <li>• The impact of the building on the containment of the space.</li> </ul> <p>The SAm 31 guide also mentions the need to carefully consider the provision of fencing as this can impact highly upon the neighbourhood.</p>	<p>in the bulk and location and building form in its relation with the streetscape and seeks to avoid “sausage block” development creating long facades and disproportionate bulk.</p> <p>Site and context (i) c,              Relationship with the street and public open spaces (ii) a, b, c, d, e              The assessment matters seek to ensure new developments relate well to the street with well defined entrances, active frontages generous areas of glazing and fencing and landscaping that does not obstruct ground level views.</p> <p>Building form and articulation (iv) b, e, f, g              The general assessment matters seek to ensure that buildings are not excessively bulky and avoid blank facades and encourages the use of high quality materials and architectural features to provide human scale and interest.</p> <p>The general assessment matters within 13.2.8 (a) together with their explanations seek to ensure that new development has regard to important adjacent open spaces and any important focal points, vistas and the impact of any new development on the open space as well as creating good linkages whilst having regard to environmental conditions.</p> <p>The general assessment matters include the need for fences to be of a high quality material and complement the design of the building. Additionally City Plan</p>
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	Volume 3, Part 2, Rule 4.2.8 Fences and Screening Structures - limits the height of fences and /or transparency, in particular for those sites that adjoin Conservation Zones or open spaces of which Hagley Park is zoned Conservation 2.
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**SAm 31 Review options – conclusions**

Although the setback throughout Sam 31 varies, overall it was considered that along Park Terrace there was a generous setback that complimented the open space of Hagley Park and Avon River / Otakaro. Elsewhere such as along Cambridge Terrace the set back was less but reflected the less open environment opposite. Within Sam 31 the various height limits allowed will have an impact upon the relationship of new development and the open space especially along Park Terrace. It is important to retain a great setback in the northern portion of SAm 31 to retain the spacious open character of this part of the SAm.

It is important to ensure that new developments have a strong link to the open space of Hagley Park and the Avon River / Otakaro, given that many of the building previously achieved this prior to the creation of the SAM and that these sites face in a westerly direction it is likely that any development would continue this relationship to maximise development potential.

The specific matters related to urban design, appearance and amenity, will be sufficiently covered by the general matters for assessment under Volume 3, Part 2, assessment matters 13.2.7 (a).

All sites within SAm 31 are large enough to contain or previously contained three or more residential units<sup>5</sup> if redeveloped. Such development would require the submission of a resource consent under City Plan Rule 4.2.7. Therefore there is no need to retain the SAm overlay in order to trigger the assessment of a proposal against the urban design, appearance and amenity general matters.

**SAm 31 Consultation response and discussion**

The Victoria Neighbourhood Association noted in its written submission that SAm 31 has lost original buildings but retains character, it considers that SAMs should be retained to guide future development and as a lower threshold for reference to the Urban Design General Assessment Matters.

Other general points regarding all the SAMs included:


- Moa Neighbourhood Group support SAMs in general and suggested, as a general comment, that they are ineffective and ignored by planners and developers. Support a review of the SAMs and having a assessment trigger in the consent process to require developers to demonstrate how they will address key characteristics of the SAM.
- Inner City East Neighbourhood Group Inc. Suggested that some SAMs have

<sup>5</sup> Or one or two residential units with a residential floor area greater than 550m<sup>2</sup>, or as in the case of Latimer Hotel, over 40m<sup>2</sup> of a building used for other activities and so requiring assessment of the urban design, appearance and amenity of the proposal under City Plan Rule 4.2.7 (a).

<p>been compromised by earthquake damage and recommended a comprehensive review of the SAmS.</p> <p>Avon Loop Planning Association supports the retention of SAmS in general and requested the retention of outstanding heritage homes with new listings.</p>
<p><b>SAm 31 Overall conclusion</b></p>
<p>SAm 31 has undergone significant changes since the September 2010 and February 2011 earthquakes in particular the loss of heritage buildings and the demolition of a number of large apartment complexes. The current rules within the City Plan as amended by PC53 together with the general assessment matters will adequately provide for new developments that will address the open space of Hagley Park and the Avon River / Otakaro. The height limits of new developments within Living 4C are being reviewed as part of this Living Zone review and will likely create more conformity with SAm 31.</p> <p>The main issue is the setback of new developments along Park Terrace to ensure they retain an adequate setback to create the feeling of spaciousness facing Hagley Park and the Avon River / Otakaro, this could be dealt with by the introduction into the City Plan of a new Rule for Park Terrace from Bealey Avenue to Armagh Street..</p>
<p><b>SAm 31 Recommendation</b></p>
<ol style="list-style-type: none"> <li>1. Delete SAm 31 and associated provisions except:</li> <li>2. Retain the additional setback rule within the City Plan to require a 4.5m setback for all new development adjoining Park Terrace from Bealey Avenue to the Armagh Street junction.</li> </ol>

Attachment 1. Sam 31 design guide

**SAM 31 Park Terrace/Rolleston Ave**



**Heritage Listed Buildings**

Park Terrace

A	No. 138-148	1926	former dwelling 'Fleming House'/'Wesley Lodge Eventide Home'
B	No. 138-148	1912	former dwelling 'McKellar House'/'Wesley Lodge Eventide Home'
C	No. 126	1915	former dwelling 'Rosary House'
D	No. 122	c1930	former Whitcombe dwelling
E	No. 100	1927	Bishopspark/former Bishop's residence, dwelling and setting
F	No. 62	1923-24	dwelling 'Weston House'

**Heritage/Notable Listed Trees**

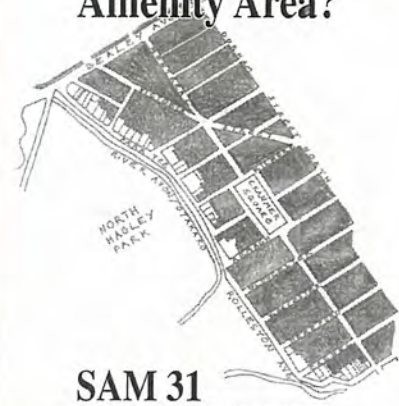
Park Terrace

G	No. 138	Copper Beech ( <i>Fagus sylvatica</i> 'Purpurea')
H	No. 100	English Oak ( <i>Quercus robur</i> )
I	No. 90	English Oak ( <i>Quercus robur</i> )
J	No. 80	Long Leaved Lacebark ( <i>Hoheria populnea</i> var. <i>lanceolata</i> )
K	No. 48	Common Lime ( <i>Tilia x europaea</i> )
L	No. 48	English Oak ( <i>Quercus robur</i> )

Date: June 2003


**31**

Is your property in this  
**Special Amenity Area?**



**SAM 31**  
Park Terrace/Rolleston Avenue  
[www.ccc.govt.nz/CityPlans/Earna21](http://www.ccc.govt.nz/CityPlans/Earna21)

Urban Design and Heritage Team



**What is a SAM?**

A SAM is a Special Amenity Area. These are areas within the Living zones of Christchurch City that are in some way distinctive from the surrounding neighbourhoods and are considered to have a character worth retaining. There are additional rules or slight variations to the standard Living 4C zone rules in the City Plan for SAM 31, which acknowledge the area as having special qualities.



**The Character of SAM 31**

SAM 31 runs along Park Terrace from Bealey Avenue to Armagh Street, and along Rolleston Avenue from Hereford Street to the intersection of Cambridge Terrace and Montreal Street. The proximity to the River Avon Otakaro and the significance of Hagley Park as a public space, coupled with the number of heritage buildings located in the area, provides the basis for SAM 31.

**Designing within this Character**

The outlook to Hagley Park and the River Avon Otakaro is a particularly important element of this area, and accordingly, the buildings should reflect this outlook by facing onto the river and park. Balconies and/or large windows can be used to achieve this.

When designing new buildings consideration should be given to the orientation of adjoining buildings and the distance they are set back from the front boundary, giving continuity to the street. Respect should also be given to the domestic scale, and modulation, of existing

houses. While there are quite a number of very large apartment blocks, care has been taken to break up the bulk of these buildings using receding floors, balconies and changes in wall and roof angles.

The need for fencing should also be assessed, rather than taken as a given. If it is decided that fencing is required, the quality and style of fencing is important as it can impact highly on the neighbourhood. Choose the materials and the height of the fence carefully so that it is in keeping with the existing qualities of the street. Alternatives to fencing, such as hedges, should be given consideration.

**City Plan Rules**

SAM 31 is in a Living L4C zone in the Christchurch City Plan. The Plan contains a set of rules that regulate the way sites can be developed. There are additional rules to the standard L4C rules that apply to SAM 31, that acknowledge the area as having special qualities that should be retained. They are:

- **Road Setback (Streetscene)**  
Road setback is the distance that a building must be set back from the front boundary. Buildings are required to be set back at least 4.5m because of the visual impact

that the relationship between the buildings and their proximity to the street has on the overall character of the street.

- **External Appearance**  
Resource Consent is required when an alteration to the external appearance of an existing building, or a new building, is proposed in SAM 31, that can be seen from a public place such as the street.

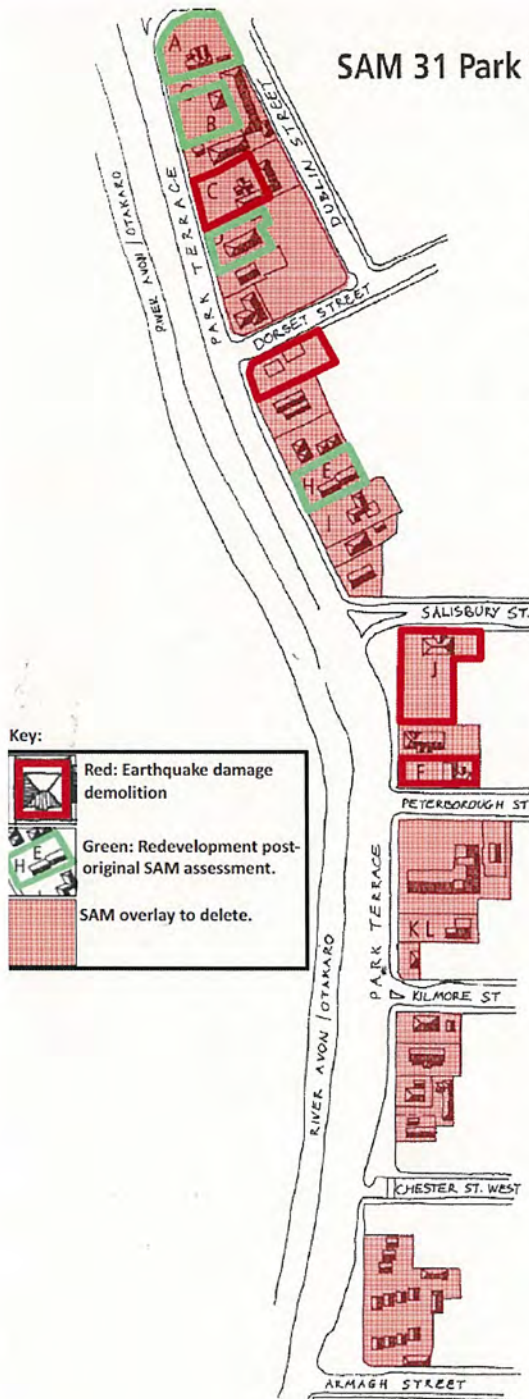
If you are considering altering a building in SAM 31, or building anew, you will need a Resource Consent, and it is recommended that you seek advice from the Urban Design and Heritage Team at the Christchurch City Council, before submitting your application.



SAM **31**

Attachment 2. Extent of change within SAM 31 and deletion of SAM overlay

SAM 31 Park Terrace/Rolleston Ave



Key:

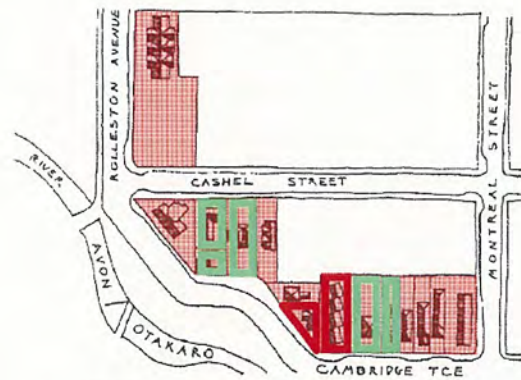
	Red: Earthquake damage demolition
	Green: Redevelopment post-original SAM assessment.
	SAM overlay to delete.

Heritage Listed Buildings

Park Terrace			
A	No. 138-148	1926	former dwelling 'Fleming House'/'Wesley Lodge Eventide Home'
B	No. 138-148	1912	former dwelling 'McKellar House'/'Wesley Lodge Eventide Home'
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Heritage/Notable Listed Trees

Park Terrace		
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K	No. 48	Common Lime ( <i>Tilia x europea</i> )
L	No. 48	English Oak ( <i>Quercus robur</i> )



Date: June 2003

Review Assessment: December 2012

Attachment 3. Aerial photograph showing extent of SAM 31.



**Attachment 4. Photographs SAm 31.**



1. Number 142 Park Terrace, Wesley Lodge City Plan Group 3 Heritage Listed



2. Number 76 Park Terrace



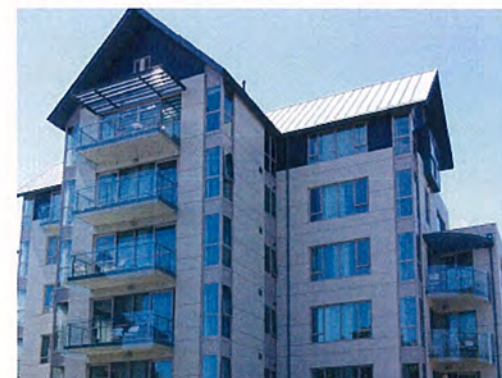
3. Numbers 100 & 108 Park Terrace



4. Numbers 82 & 84 Park Terrace



5. Number 34 Park Terrace



6. Number 15 Cambridge Terrace



7. Number 41 Cambridge Terrace



Demolished buildings within SAM 31



8. Number 37 Cambridge Terrace



9. Number 62 Park Terrace, Weston House  
former City Plan Listed Heritage



10. Number 110 Park Terrace  
Corner of Dorset Street & Park Terrace



11. Terrace on the Park,  
78 Park Terrace

<b>Special Amenity Area (SAm) No: 32</b>
<b>SAm name: Cranmer Square</b>
<b>SAm location</b>
SAm 32 covers the area (to the depth of a single plot) that surrounds Cranmer Square (with some exclusions on the western and southern flanks which are outside the Living 4C zone).
<b>Site description</b>
<p>Cranmer Square is a key inner city space that is flanked by mature trees. Of particular importance to the SAm is the relationship of buildings to the Square.</p> <p>The buildings that surround the Square are generally large two storey houses, townhouses or apartment buildings. There is considerable variance in style and design. Older buildings have porches and verandas, with large windows that face the Square and small building setback. Newer buildings reflect some of these character elements and some do have a good relationship with the street and open space.</p>
<b>Underlying City Plan Zone description</b>
<p><b>Living 4C.</b></p> <p>The City Plan anticipates that the Living 4C Zone will provide a diverse range of medium-high density residential buildings; an environment where open space and vegetation soften the impact of buildings; redevelopment sympathetic the character of the immediate environment; an open street scene and high level of residential amenity; consistent external appearance; and the maintenance and enhancement of special amenity areas within the Zone with future development appropriate to the prominent character.</p>
<b>SAm 32 City Plan Rules</b>
<b>Volume 3, Part 2, Rule 4.2.3 (b) (i) Street scene and accessways - residential and other activities</b> - Road setback of 4.5m.
<b>Volume 3, Part 2, Rule 4.2.7(b) Urban design appearance and amenity – residential and Other Activities</b> - erection of all new buildings and additions or alterations to existing buildings and the erection of fences and walls within the required street scene setback where visible from a public place shall be a discretionary activity with discretion restricted to design appearance and amenity and shall be assessed against the general and specific assessment matters in Volume 3, Part 2, Assessment Matters 13.2.8 (a) – there are specific SAm related assessment matters for this SAm under Volume 3 Part 2, Assessment Matters 13.2.8(b).
<b>SAm 32 Change since original assessment</b>
<p>There was little change in the SAm following the original assessment. However, the impact of the earthquakes has been particularly widespread and significant across this SAm.</p> <p>Prior to the earthquakes (and post-assessment), three original buildings were removed and the sites redeveloped within the SAm. In addition, a number of buildings present at the time of the original SAm assessment were more modern additions to the area. Overall, the character of buildings in the SAm was a mix of</p>

<p>heritage, pre-1940s and modern buildings.</p> <p>Nine buildings in the SAm have been demolished as a result of earthquake damage including Cranmer Courts which occupied the north-east corner site. A number of other buildings have suffered damage as a result of the earthquakes. Three of the demolished buildings were heritage listed items, including Cranmer Courts. Twelve (out of twenty five) buildings present at the time of the original SAm assessment remain within the SAm. Of these a number appear to have sustained damage as a result of the earthquake and so may also eventually be a loss from the SAm.</p> <p>In addition to the loss of buildings within the SAm, the Cranmer Centre building on the corner of Montreal and Armagh Street has also been demolished as a result of earthquake damage.</p>	
<p><b>SAm 32 Overall impact of change</b></p>	
<p>There has been a considerable loss of buildings in the SAm since the original assessment. Over time some new development has taken place, but most change has occurred as a direct result of earthquake damage related demolition.</p> <p>The change to the SAm 32 is considered to be <b>significant</b> for the reasons stated above.</p>	
<p><b>SAm 32 Review options – discussion</b></p>	
<p style="text-align: center;"><b>Setback</b></p> <p><b>Volume 3 Part 2, Rule 4.2.3 (b) (i) Street scene and accessways - residential and other activities.</b></p> <p><b>Effect of this rule:</b></p> <p>Requires that the minimum setback from the street at 4.5m for proposed development within the SAm.</p>	
<p>The SAm design guide states that the setback is because of the impact that the proximity of buildings to the street has on the overall character of the street and square.</p>	<p>The aim of the setback for the SAm is to ensure that proposed developments to not have an adverse impact upon the character of the Square. The setback of buildings within the pre-earthquake SAm varied considerably around the Square. Cranmer Courts was setback approximately 1.5m from the street while other buildings were setback in excess of 12m. Post-earthquake there remains a diverse range of building setbacks but also now a number of vacant sites.</p> <p>The greater range of assessment criteria available under the general matters for assessment</p>

	<p>(Volume 3; Part 2, Assessment Matters 13.2.8 (a)) should provide sufficient scope to control how proposed development relates to the Square. In particular, the Square’s heritage status requires a greater degree of consideration and lends more weight to some of the general matters for assessment. A proposed building with a setback of less than 4.5m has the potential to relate well to the street and Square if the design is of sufficiently high quality (as was demonstrated by the relationship of Cranmer Courts to the street and a number of the remaining historic buildings on the Square).</p> <p>Conversely, retaining the 4.5m setback will at least provide sufficient space to allow for vegetation which can compliment to the Square with its mix of mature vegetation and open grass area. It is however, noted that the range of rules and associated assessment matters introduced by Plan Change 53 allow more control in general over matters of vegetation and fencing on the street boundary which will help to foster more appropriate design outcomes.</p>
<p><b>External appearance</b></p> <p><b>Volume 3, Part 2, Rule 4.2.7(b) Urban design, appearance and amenity - residential and other activities.</b></p> <p><b>Effect of rule:</b>                  Within the SAmS in the Central City the erection of all new buildings and additions or alterations to existing buildings and the erection of fences and walls within the required street scene setback, where visible from a public place, are a restricted discretionary activity. The Council’s discretion is restricted to design appearance and amenity and applications for resource consent are assessed against the general and specific assessment matters in Volume 3; Part 2, Assessment Matters 13.2.8 (a) &amp; (b).</p>	
<p><b>Existing City Plan Provisions And Key Indicators of Desirable Building Character as set out in 13.2.8(b)</b></p>	<p><b>The extent to which the specific assessment matters are also covered by the PC 53 general urban design assessment matters Volume 3, Part 2 as set out in 13.2.8(a) and other Rules of the City Plan.</b></p>
<p>Key indicators of the desirable building character for this particular SAM are:</p>	<p><b>13.2.8 (a) (i) (a), (b), (d) (e). Site and context.</b> (d) states that development should be sympathetic to nearby heritage items. For SAM 32 all the sites around the Square are adjacent</p>

<ul style="list-style-type: none"> <li>• Heritage and key green space. Character of houses:             <ul style="list-style-type: none"> <li>- Large two storey and multi-storey houses or apartments.</li> <li>- Pitched hipped roofed Victorian classical styled older houses (northeast section).</li> <li>- Recessed porches on older houses.</li> <li>- Large windows facing the Square.</li> <li>- Small building setbacks creating strong connection with the street and park.</li> </ul> </li> <li>• A strong connection between existing buildings and the street.</li> <li>• The orientation of the street and the setback of existing buildings within the SAM.</li> <li>• The domestic scale and modulation of existing buildings within the SAM.</li> <li>• The building shape and roofline that contributes to the consistency of the streetscape within the SAM.</li> <li>• The extent to which the new development reflects, respects or compliment its relationship with adjoining or nearby areas of public open spaces, particularly in respect of:             <ul style="list-style-type: none"> <li>- formal or informal nature of the space.</li> <li>- Any impacts of the building on the use of those spaces (e.g. shadowing and wind).</li> <li>- Any visual focal points or features.</li> <li>- Any vistas or pedestrian linkages.</li> <li>- The impact of the building on the definition or containment of the space.</li> </ul> </li> </ul>	<p>to a listed heritage item.</p> <p><b>13.2.8 (a) (iv) (a), (c), (f) Building form and articulation.</b>              (a) states that development layout and form should reflect the predominant pattern of subdivision within a neighbourhood. The explanation seeks to discourage dense planting along road boundaries adjacent to public spaces so as to promote a greater sense of public ownership and responsibility for public spaces. The explanation provides guidance on how to avoid blank facades that face the street or open spaces.</p> <p><b>13.2.8 (ii) (a) (b) (c) (d) (e) (f) Relationship with street and public open spaces.</b>              (a) states that developments should place active areas along the street and public spaces. (f) encourages fences of high quality materials.</p> <p><b>13.2.8 (a) (iii) (a). Corner sites.</b>              The explanation emphasises the importance of corner sites when viewed across public open spaces.</p> <p><b>13.2.8 (a) (v), (c), (d) Access and Parking</b>              (c) States that car parking and garages should not dominate the development. (d) encourages parking to be locate behind habitable rooms to minimise visibility from the street and public open spaces.</p> <p><b>13.2.8 (i) (a) (b) (e)</b>              The explanation states that developments near listed heritage items should have regard to their location, form and character. This requires consideration of heritage elements and patterns.</p> <p>The lower building height allowance around Cranmer Square, at 8m to the east and west, also helps to achieve the building outcomes sought by this specific assessment matter with reference to building height and the implications this may have for shadowing of</p>
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<p>- The extent to which the ground level area of the building interacts with pedestrians and pedestrian linkages.</p>	<p>the Square.</p>
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**SAm 32 Review options – conclusions**

While the SAm design guide refers to the heritage buildings that were a feature of the SAm at the time of assessment (but less so now), the overall intent of the SAm was to exercise a degree of control over the relationship of buildings to the street and the open space of Cranmer Square. To a large extent the general matters for assessment will provide for this. The heritage item status of the Square reinforces a number of the general assessment matters and will require proposed development to consider this aspect.

The minimum 4.5m setback would appear to have less relevance to the form of buildings post-earthquake and did not fully reflect the form of development previously present in the SAm. The removal of this rule would revert the minimum setback to the standard 2m, however, proposed development will still need to have regard to the urban design, appearance and amenity, general matters for assessment, that address the relationship of buildings with open space and more specifically heritage items. A number of rules of the plan also apply with regard to vegetation and fencing on the road boundary. Good design, achieved through application of the rules and general assessment matters with particular reference to the relationship with heritage items, should be sufficient to achieve desirable outcomes for this interface.

**SAm 32 Consultation response and discussion**

- Chateau Blanc Holdings LTD suggested that the minimum setback for their site to the north of the Square be reduced to 2m which would match the setback of Cranmer Courts.
- Inner City West Neighbourhood Inc. requested that urban design rules relating to SAmS 22, 31 and 32 are retained and reinforced.
- Moa Neighbourhood Group support SAmS in general and suggested, as a general comment, that they are ineffective and ignored by planners and developers. Support a review of the SAmS and having a assessment trigger in the consent process to require developers to demonstrate how they will address key characteristics of the SAm.
- Inner City East Neighbourhood Group Inc. Suggested that some SAmS have been compromised by earthquake damage and recommended a comprehensive review of the SAmS.
- Avon Loop Planning Association supports the retention of SAmS in general and requested the retention of outstanding heritage homes with new listings.

The discussion and recommendation contained within this report are considered to address the matters raised in the submissions specifically related to SAm 32. The general matters raised relating to all SAmS are acknowledged and will be addressed partially by the review process as a whole and future work arising from it.

**SAm 32 Overall conclusion**

SAm 32 was a balanced mix of modern development and older buildings with some significant heritage items. A degree of pre-earthquake redevelopment and significant earthquake related building loss has led to a overall change in the SAm since the original assessment. Modern buildings are now a greater proportion of buildings in the SAm. The intent of the SAm is, however, primarily concerned with the relationship of buildings to the street and Cranmer Square itself. To this end, the general assessment matters that were introduced by Plan Change 53 offer a fair degree of control over proposed development, including the setback of buildings, particularly as any development around Cranmer Square will be by default adjacent to the a listed heritage item and therefore will trigger a number of additional criteria contained within the general matters for assessment.

The loss of a number of original buildings from the SAm has had a more significant impact upon the north and south edges of the Square. The east and west edges have also lost a number of buildings although some elements of the original SAm remain in place. The size of the sites to the north and south are such that development is likely to be larger in scale and so trigger the general matters for assessment. This is not the case for all sites on the east and west edges, however the likely development of these sites will be to multi-unit buildings and therefore will trigger an urban design assessment.

Overall the relationship of new development to the Square can be adequately controlled by a combination of a number of the other rules and assessment matters contained within the City Plan. The nature of the SAm has changed significantly as a result of past development and earthquake damage, including the loss of some of the significant heritage building that originally defined the character of the SAm. On this basis it is considered that a SAm overlay for Cranmer Square is no longer appropriate and should be removed.

### ***SAm 32 Recommendation***

1. Delete SAm 32 and associated provisions.

Attachment 1. SAM 32 design guide, July 2004

SAM 32 Cranmer Square

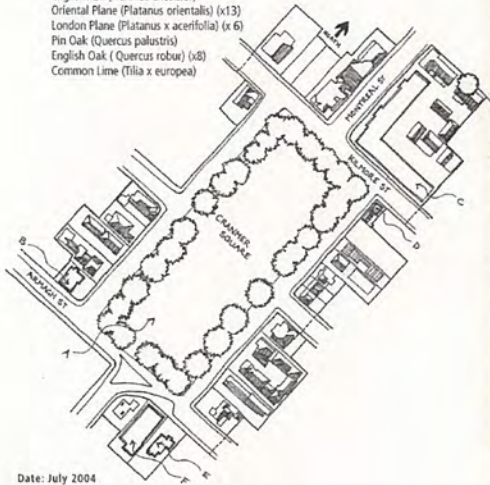
Protected Buildings, Places and Objects

- A. Cranmer Square grounds
- B. 1864-1900 Cranmer Bridge Club
- C. 1876 former Normal School/Cranmer Court
- D. 1863 early settlers cottage
- E. c1910 Windsor Private Hotel former Warwick House
- F. c1870 two storey wooden residence

Heritage/Notable Listed Trees

Cranmer Square

- English Ash (*Fraxinus excelsior*)
- Oriental Plane (*Platanus orientalis*) (x13)
- London Plane (*Platanus x acerifolia*) (x 6)
- Pin Oak (*Quercus palustris*)
- English Oak (*Quercus robur*) (x8)
- Common Lime (*Tilia x europea*)



Date: July 2004

32

Is your property in this

## Special Amenity Area?

**SAM 32**  
Cranmer Square  
[www.ccc.govt.nz/CityPlan/Sama32](http://www.ccc.govt.nz/CityPlan/Sama32)

Urban Design and Heritage Team

What is a SAM?

A SAM is a Special Amenity Area. SAMs are areas within the living zones of Christchurch City that are distinctive from the surrounding neighbourhoods, and are considered to have a character worth retaining. Neighbours and communities need to rely on each other to help maintain this character effectively, in combination with Council initiatives.



The Character of SAM 32

SAM 32 is located in the Inner City West and comprises most of the properties facing onto Cranmer Square. Cranmer Square is a key Inner City green space, developed as part of an educational precinct in the 1860's. Some of the original educational buildings remain, listed as heritage buildings in the Christchurch City Plan. However, their focus has since changed from educational to residential and recreational uses. The Square is flanked on the four edges by mature trees. Of particular importance to this SAM is the way in which the buildings relate to the Square.

Buildings around Cranmer Square are generally large two storey houses or multi-storey townhouses or apartments, and are very variable in age and character. The older buildings have porches or verandas, and large windows facing the Square, with relatively small building setbacks, creating a strong connection with the street and park. These character elements are also seen in most of the newer buildings around the Square.

Designing within this character

New buildings in SAM 32 should be designed to work with this character. When designing new buildings consideration needs to be given to the orientation of adjoining buildings and the distance they are set back from the front boundary, to give continuity to the street. Strong simple forms for the overall building shape that are similar in scale and height to the existing buildings will be appropriate.

Sudden changes in roofline, colour, and building shape can break up the consistency of the streetscape. This disrupts the existing harmony between buildings within the SAM. Respect should also be given to the domestic scale, and modulation, of existing buildings.

The need for fencing should also be assessed. If it is decided that fencing is required, the quality and style of fencing is important as it can impact highly on the neighbourhood. Choose the materials and the height of the fence carefully so that it is in keeping with the existing qualities of the street. Alternatives to fencing, such as hedges, could be considered. 'Think Fencing' - a guide to fencing alternatives, is available free from the Christchurch City Council.

City Plan Rules

SAM 32 is in a Living 4C zone in the Christchurch City Plan. The Plan contains a set of rules that regulate the way sites can be developed. There are two additional rules to the standard Living 4C zone rules that apply to SAM 32, to acknowledge the area's special qualities. They are:

- **External Appearance**  
Resource Consent is required when an alteration to the external appearance of an existing building, or a new building, is proposed in SAM 32, that can be seen from a public place such as the street.
- **Road Setback (Streetscene)**  
Road setback is the distance that a building must be set back from the front boundary. Buildings are required to be set back 4.5m because of the impact that the proximity of buildings to the street has on the overall character of the street and Square.



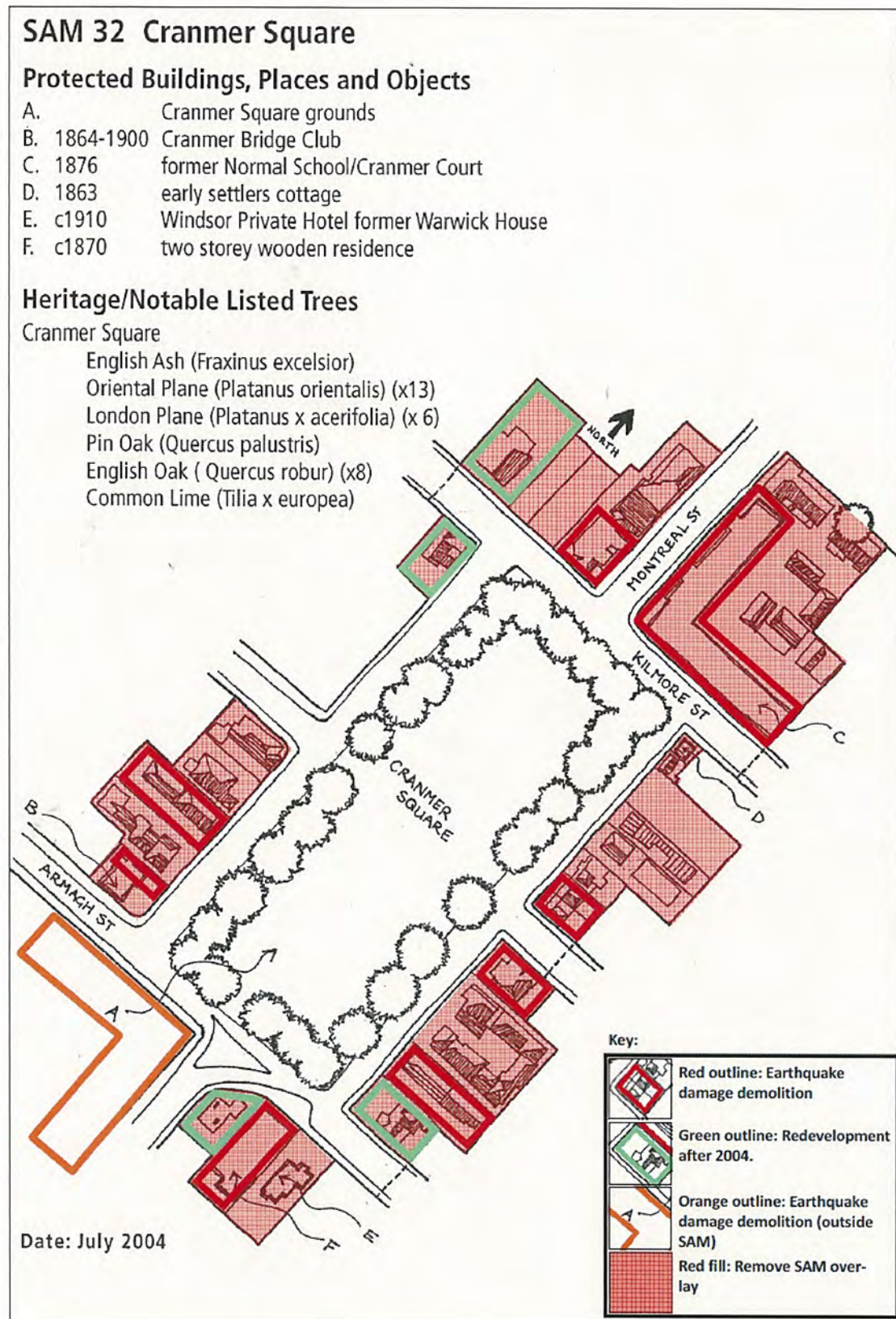
If you are considering altering the external appearance of an existing building in SAM 32, or building anew, and require Resource Consent, it is recommended that you seek advice from the Urban Design and Heritage Team at the Christchurch City Council, before submitting your application.



SAM 32



**Attachment 2. SAM 32 design guide map amended to show the extent of change since the original SAM assessment and proposed amendment to SAM**



Attachment 3. Aerial photograph showing the extent and condition of SAm 32  
Cranmer Square in 2010



**Attachment 4. Photographs of SAm 32**



**1. Numbers 32—28 Cranmer Square. Relationship of modern buildings to the Square (foreground) (December 2012).**



**2. Cranmer Square street scene. Pre-quake.**



**3. Number 40 Cranmer Square, street scene. Pre-quake photograph.**



**4. Number 38 Cranmer Square, street scene. Pre-quake photograph.**



**5. Number 26 Cranmer Square. Adjacent to cleared sites of numbers 22 and 24 Cranmer Square (January 2013).**



**6. Number 32 Armagh Street. Site of now demolished Cranmer Centre (January 2013).**



7. Number 25 Armagh Street. Adjacent to cleared site following demolition of Number 5 Cranmer Square (January 2013).



8. Number 33 Cranmer Square street scene (January 2013).



9. View across north-west corner of Cranmer Square to site of former Cranmer Courts building (January 2013).



10. Cranmer Courts, street scene. Pre-quake photograph (2009).



11. Number 338 Montreal Street (corner site). Adjacent to cleared site following demolition of no.52 Armagh Street (January 2013).



12. Number 56 Armagh Street. Adjacent to cleared site of number 52 Armagh Street (January 2013).



13. Numbers 22 and 24 Cranmer Square. Pre-demolition (2009 picture).



14. Number 6 Cranmer Square. Pre-demolition (2009 picture).



15. Number 52 Armagh Street. Pre-demolition (2009 picture).



16. Cranmer Centre, number 32 Armagh Street. Earthquake damage and Pre-demolition (2011 picture).

<b><i>Special Amenity Area (SAm) No: 33</i></b>
<b>SAm name: Latimer Square</b>
<b>SAm location</b>
SAm 33 comprises all the properties that face Latimer Square from the eastern side of Madras Street including the sites on the northeast corner of Madras and Hereford streets and the south east corner of Madras and Gloucester streets.
<b>Site description</b>
<p>Latimer Square is listed as a Protected Place in the City Plan mirroring Cranmer Square in the original layout of Christchurch. Originally a single rectangular green used for sports and festivals it became considered as the main sports and recreation ground of Christchurch in the 1850's and 1860's. The Square was split into two halves following the introduction of the tram to eastern parts of the city with Worcester Street dividing the space. However in recent years Worcester Street, where it bisected Latimer Square, has been 'stopped', had its road infrastructure removed, and it has reverted to recreation reserve – making Latimer Square one large open space again (albeit with two rows of mature English trees through the middle of it where the trees bordered the old road). Latimer Square continues to be an important key inner city green space and prior to the earthquakes the buildings within SAm 33 were orientated in a westerly direction to face the Square. The mature trees and the location of historic buildings facing onto the Square gave it its character. The purpose of the SAm is to acknowledge the importance of the Square as a significant open space.</p> <p>The SAm 33 guide noted an eclectic mix of building style and age, although it noted that there are similar architectural elements such as balconies and large windows facing the street, broken facades and rooflines with most having relatively small setbacks. When designing, consideration should be taken of the orientation of the adjoining buildings and the distance they are set back from the street. Fencing is also mentioned in the SAm 33 guide as it can impact highly upon the neighbourhood, accordingly there is a need for careful choice of style and materials.</p>
<b>Underlying City Plan Zone description</b>
The underlying zone for Latimer Square is the Living 4B Zone which covers only a small part of the Central City living area. The Zone anticipates high densities of residential development to heights not greater than about 10 storeys for the Central City. The density/height equation acknowledges both the strategic location of the Living 4B Zone adjacent to large areas of open space and the appropriateness of providing for this type of living environment in the Central City area. When the zone was created environmental standards were set at a level which were thought to avoid, remedy or mitigate the adverse effects caused by high density, high rise development, particularly loss of spaciousness, privacy and sunlight for surrounding neighbours and ensure a compatible level of residential activity is achieved.
<b>SAm 33 City Plan Rules</b>
<b>Volume 3, Part 2, Rule 4.2.3 (b) Street scene and accessways - residential and other activities – minimum building setback from road boundaries shall be 4.5m</b>

(compared to the 2m minimum for Living 4B, except that there shall be no minimum for a maximum of 50% of the total length of the road frontage of the site) .

**Volume 3, Part 2, Rule 4.2.7(b) Urban design, appearance and amenity - residential and other activities** erection of all new buildings and additions or alterations to existing buildings and the erection of fences and walls within the required street scene setback where visible from a public place shall be a discretionary activity with discretion limited to design appearance and amenity and shall be assessed against the general and specific assessment matters in 13.2.8 (a) & (b) (v) (vi)

**SAm 33 Change since original assessment**

- Five large sites (all over 900m<sup>2</sup>) have been cleared following the earthquakes.
- The Latimer Hotel site is currently under construction following demolition of the original building.
- Two sites are currently unoccupied (rates remission) and therefore the future of these is under question.
- One site consisting of multiple units remains and is occupied.
- The St John’s heritage church buildings which were located diagonally opposite the south east corner of Latimer Square have all been demolished and a resource consent for the new ‘cardboard cathedral’ has been approved for this site. The zoning of this site has also changed in Appendix 1 of the Central City Recovery Plan (CCRP) from Living 4B to Central City Mixed Use zone.
- The former heritage building occupied by ‘Charlie Brown’s Backpackers’, on the corner of Madras and Gloucester St, has been demolished following the earthquakes. The site is shown on Map 5 Appendix 1 CCRP as included in Designation 9 Residential Demonstration Project. An international design competition for the new urban village on this site is underway and, applicants have been told that they do not necessarily need to refer to the rules in the City Plan for their proposed design and layout of the site.

**SAm 33 Overall impact of change**

SAm 33 has clearly changed since the earthquakes with the demolitions of buildings including all the heritage buildings and the rezoning of the St John’s church site. However, the SAm 33 guide states that there is no one architectural style that is distinctive within this SAm. What the SAm guide does state is that new developments should address the Square to allow for the integration of buildings, street and park. Also included is the need for the quality and style of fencing to be addressed.

Prior to the earthquakes Latimer Square was an open space surrounded by buildings and as such was an isolated green space, however the Central City Development Unit’s Blueprint for the city shows the adjoining land to the west of Latimer Square to be part of the Eastern Frame, an area that will provide a city wide family playground whilst retaining the historic form of Latimer Square and will be an area for residential development and provide pedestrian and cycle links.

The change to the SAm 33 is considered **significant** for the reasons stated above.

<b>SAm 33 Review options - Discussion</b>	
<b>Setback</b>	
<b>Volume 3, Part 2, Rule 4.2.3 (b) Street scene and accessways - residential and other activities.</b>	
<b>Effect of rule:</b>	
The minimum building set back in SAm 33 shall be 4.5m	
The SAm design guide makes reference to the minimum setback because of the impact that the proximity of buildings to the street has on the overall character of the street and the Latimer Square.	The current setback for Living 4B (Central City) zone as amended by PC53 is 2m, except that there shall be no minimum for a maximum of 50% of the total length of the road frontage of the site. Prior to PC53 the setback for Living 4B(Central City) zone was 3m. Therefore there is a now greater discrepancy in the setback requirement for SAm 33 when compared to the current City Plan requirements. Assessing the setbacks within SAm 33 prior to the earthquakes shows they varied from zero setback to setbacks in excess of 8m.
<b>External appearance</b>	
<b>Volume 3, Part 2, Rule 4.2.7(b) Urban design, appearance and amenity - residential and other activities.</b>	
<b>Effect of rule:</b>	
Within the SAmS in the Central City the erection of all new buildings and additions or alterations to existing buildings and the erection of fences and walls within the required street scene setback, where visible from a public place, are a restricted discretionary activity. The Council's discretion is restricted to design appearance and amenity and applications for resource consent are assessed against the general and specific assessment matters in Volume 3; Part 2, Assessment Matters 13.2.8 (a) & (b)(v)(vi).	
<b>Existing City Plan Provisions And Key Indicators of Desirable Building Character as set out in 13.2.8(b)(v)(vi)</b>	<b>The extent to which the specific assessment matters are also covered by the PC 53 general urban design assessment matters Volume 3, Part 2 as set out in 13.2.8(a)</b>
Key indicators of the desirable building character for this particular SAm include:	
<ul style="list-style-type: none"> <li>• balconies and large windows facing the street;</li> </ul>	Relationship with the street and public open spaces (ii) b, d, e The explanation to these assessment matters notes that large windows and balconies maximise the opportunities for surveillance of the street and public open space as well as increasing visual



<ul style="list-style-type: none"> <li>• broken facades and rooflines;</li>   <li>• predominantly small building setbacks;</li>   <li>• orientated west to face the park;</li>   <li>• domestic scale and modulation.</li> </ul> <p>With regard to these characteristics a new development should:</p> <ul style="list-style-type: none"> <li>• create a strong connection with the street and the park;</li>   <li>• be orientated towards the street and have regard to the setback of the original residential buildings;</li> </ul>	<p>interest, social interaction and pedestrian safety.</p> <p>Building form and articulation (iv) c, d , e              These assessment matters seek to ensure that new developments are appropriate in the bulk and location of building form in its relation with the streetscape and seeks to avoid “sausage block” development creating long facades and disproportionate bulk and maintain the continuity with historic residential and subdivision patterns.</p> <p>Site and context (i) a              Relationship with the street and public open spaces (ii) a              Corner sites (iii) a              Building form and articulation (iv) a              A number of the assessment matters deal with ensuring an appropriate setback for new developments.</p> <p>Relationship with the street and public open spaces (ii) a, e              Corner sites (iii) a              These assessment matters encourage new development to face the open space.</p> <p>Building form and articulation (iv) b, c, d              There are a number of assessment matters that require new development is appropriate in its bulk and location and building form in its relation to the street and open spaces.</p> <p>Site and context (i) e              Relationship with the street and public open spaces (ii) a, e              These assessment matters ensure new development relates to the open space.</p> <p>Relationship with the street and public open spaces (ii) a              Building form and articulation (iv) a</p>
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<ul style="list-style-type: none"> <li>• have regard to the original building style and materials;</li> <li>• be of a domestic scale and modulation of the original or existing buildings within the SAm.</li> </ul> <p>Additionally the extent to which the development reflects, respects or compliments its relationship with the adjoining important open space by:</p> <ul style="list-style-type: none"> <li>• the formal or informal nature of the space;</li> <li>• the impact upon the use of those spaces (shadow and wind);</li> <li>• any visual focal points or features;</li> <li>• any vistas or pedestrian linkages;</li> <li>• the impact of the development on the definition or containment of the space</li> <li>• the extent to which the ground floor area interacts with pedestrians;</li> </ul>	<p>These assessment matters require new development to be orientated towards the street and have regard to the predominant pattern of development in the area.</p> <p>Building form and articulation (iv) f, g                  New developments are encouraged to use high quality durable materials and the use of architectural features to provide human scale and visual interest.</p> <p>Building form and articulation (iv) b, c, d, e, f, g                  A number of the assessment matters relate to the need for new development to have regard to the original scale of development within the area.</p> <p>The following assessments matters all effectively deal with the need for new development to reflect, respect or compliment the adjoining important historic open space and interact with the street:</p> <p>Site and context (i) c, e</p> <p>Site and context (i) a</p> <p>Site and context (i) b, e</p> <p>Site and context (i) b, c, e                  Relationship with the street and public open spaces (ii) c</p> <p>Relationship with the street and public open spaces (ii) a</p> <p>Relationship with the street and public open spaces (ii) c, e</p>
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**SAm 33 Review options – conclusion**

The legal road along the eastern side of Latimer Square is 20m wide thereby all new development will be considerably setback from the historic space. There also appears to have been little continuity in the building setback previously.

If the setback requirement of 4.5m for SAm 33 were to be removed a new development on the eastern side of Latimer Square, if built up to the maximum height allowable of 20m for this area, would not result in significant overshadowing of Latimer Square. However, the height limits for Living 4B are also under review and if these limits are lowered to 14m to reflect the surrounding height limits a reduced setback would not result in a new building overshadowing Latimer Square to a greater extent than can be currently built.

The more common current city plan Central City living zone building setback is a minimum of 2m, except that there shall be no minimum for a maximum of 50% of the total length of the road frontage of the site (there are no maximum setbacks). In the zones where the 2m applies the general assessment matters for urban design, appearance and amenity can influence the setback to consider the local environmental conditions and demonstrate how the development responds to constraints and opportunities within and beyond the site.

All sites within SAm 33 are large enough to contain three or more residential units<sup>6</sup> if redeveloped. Such development would require the submission of a resource consent under City Plan Rule 4.2.7. Therefore there is no need to retain the SAm overlay in order to trigger the assessment of a proposal against the urban design, appearance and amenity general matters.

The general assessment matters would require a new development to have regard to the site and context by considering local environmental conditions; be sympathetic to nearby listed heritage items; connect with the street network and maintain and enhance physical and visual links to key destinations; encourage retention or adaption of heritage and character buildings and retain existing trees; support prominent vistas and view shafts.

They would also require consideration of the relationship of the development with the street and public open spaces by: orientating buildings towards the street and close to the road boundary; have active areas of buildings along the street and public open spaces; a generous and evenly distributed extent of glazing facing the street; provide fencing of a high quality design which together with landscaping that does not obstruct ground level views.

The general assessment matters dealing with building form and articulation require that development should reflect the predominant pattern of subdivision within a neighbourhood; design buildings of a domestic scale and avoid excessive repetition of building forms; avoid bulky and excessively lengthy elevations and ridgelines and use separation of buildings to reduce perceived building bulk; use architectural features and a variety of high quality and durable materials and colours to provide human scale and visual interest.

<sup>6</sup> Or one or two residential units with a residential floor area greater than 550m<sup>2</sup>, or as in the case of Latimer Hotel, over 40m<sup>2</sup> of a building used for other activities and so requiring assessment of the urban design, appearance and amenity of the proposal under City Plan Rule 4.2.7 (a).

Given the above consideration of the specific matters for SAm 33 compared to the general matters it is evident that the general assessment matters cover all the issues needed to be assessed in order to protect the special amenity of the area which is essentially the relationship of buildings with Latimer Square and the protection of the historic open space.

**SAm 33 Consultation outcomes**

Following a meeting with the combined Central City residents groups on 12 November 2012 Ken Lawn’s feedback was as follows:

SAMs

- A desire to keep SAMs from some groups, probably from a nostalgic view, or a view that they don’t want to lose things.
- Perception that lower threshold for design and appearance in SAMs is worth keeping.
- Recognition that some SAMs have not achieved much, and may be no longer very relevant.
- Some SAMs still have particular character.

Written submissions included one from the Chester Street East Residents association which noted that there was no reason to retain SAm 33 following the loss of the original buildings and that the 2m setback for Living 4B would be sufficient if the building height were to be reduced to 14m.

Other general points regarding all the SAMs included:

- Moa Neighbourhood Group support SAMs in general and suggested, as a general comment, that they are ineffective and ignored by planners and developers. Support a review of the SAMs and having a assessment trigger in the consent process to require developers to demonstrate how they will address key characteristics of the SAM.
- Inner City East Neighbourhood Group Inc. Suggested that some SAMs have been compromised by earthquake damage and recommended a comprehensive review of the SAMs.
- Avon Loop Planning Association supports the retention of SAMs in general and requested the retention of outstanding heritage homes with new listings.

**SAm 33 Overall conclusion**

SAm 33 has undergone significant changes since the September 2010 and February 2011 earthquakes in particular the loss of heritage buildings and the rezoning or designation of key sites, additionally few of the remaining sites are in residential use. The current rules within the City Plan as amended by PC53 together with the general assessment matters will adequately provide for new developments that will address the open space of Latimer Square and the street and protect the historic open space. The height limits of new developments within Living 4B are being reviewed as part of this Living Zone review.

**SAm 33 Recommendation**

1. Delete SAm 33 and associated provisions.

Attachment 1. SAM 33 design guide

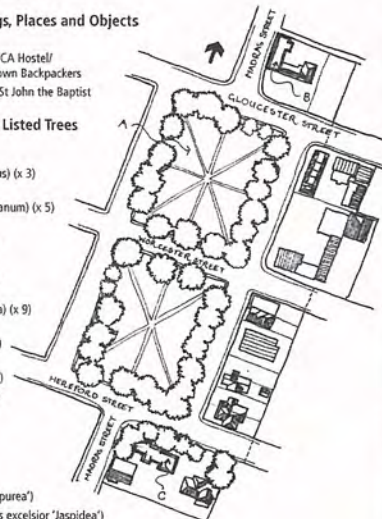
SAM 33 Latimer Square

Protected Buildings, Places and Objects

- A. grounds
- B. 1913-14 former YWCA Hostel/  
Charlie Brown Backpackers
- C. 1865 Church of St John the Baptist

Heritage/ Notable Listed Trees

- Latimer Square
- Sycamore  
(*Acer pseudoplatanus*) (x 3)
  - Horse Chestnut  
(*Aesculus hippocastanum*) (x 5)
  - English Ash  
(*Fraxinus excelsior*)
  - Oriental Plane  
(*Platanus orientalis*)
  - London Plane  
(*Platanus x acerifolia*) (x 9)
  - English Oak  
(*Quercus robur*) (x 7)
  - English Elm  
(*Ulmus procera*) (x 6)
  - Hereford Street, No. 234
  - Strawberry Tree  
(*Arbutus unedo*)
  - European Beech  
(*Fagus sylvatica*)
  - Copper Beech  
(*Fagus sylvatica* "Purpurea")
  - Golden Ash (*Fraxinus excelsior* "Jaspidea")
  - Weeping Ash (*Fraxinus excelsior* "Pendula")
  - Southern Magnolia (*Magnolia grandiflora*)
  - Common Olive (*Olea europaea*)
  - Lemonwood (*Pittosporum eugenioides*)
  - Pin Oak (*Quercus palustris*)
  - Common Lime (*Tilia x europaea*)



Date: April 2001

# 33

Is your property in this

## Special Amenity Area?

SAM 33  
Latimer Square

Urban Design Team, City Solutions

What is a SAM?

A SAM is a Special Amenity Area. SAMs are areas within the Living Zones of Christchurch City that are distinctive from the surrounding neighbourhoods, and are considered to have a character worth retaining. Neighbours and communities need to rely on each other to help maintain this character effectively, in combination with Council initiatives.

The Character of SAM 33

SAM 33 is located in Christchurch Inner City East and comprises all of the properties that face onto Latimer Square from the eastern side. Latimer Square is listed as a Protected Place in the Christchurch City Plan, mirroring Cranmer Square in the original layout of Christchurch. Historically, people assembled in the Square for sports, festivals and other purposes, and it became considered as the main sports and recreation ground of Christchurch in the 1850s and 1860s.

The original design for the Square was of a single rectangular green. However, following the introduction of the tramline to the eastern part of Christchurch, the Square was split in two to accommodate the tram tracks, which were located where Worcester Street is today.

Latimer Square continues to be a key Inner City green space. It is flanked on all sides by mature trees, and has a number of historic buildings facing onto it that add to the character of the Square. The purpose of SAM 33 is primarily to acknowledge Latimer Square as a significant open space. As urban redevelopment in the area becomes more intense, the Square will grow in importance as a relaxation and recreation space.

While there is no one particular style of architecture in SAM 33, there are common elements that help define Latimer Square. The



buildings are an eclectic mixture of styles that reflect the eras in which they were built rather than characteristics of the area. However, many have similar architectural elements such as balconies and large windows facing the street, broken facades and rooflines, and most have relatively small building setbacks. The buildings are all orientated in a westerly direction to face the park.

Designing within this Character

As there is no one architectural style that could be said to be distinctive to SAM 33, it is difficult to prescribe specific character elements for the area other than those mentioned above. However, attention should be paid to how the existing elements add to the character of the area, and how a current method might be used to achieve the same effect.

New buildings in SAM 33 should be designed to address the Square, to allow for the integration of the buildings, street, and park. Visual clues, such as balconies, large windows and transparent or low fencing, may be used to encourage this. Respect should also be given to the domestic scale and modulation of existing buildings.

When designing new buildings, consideration should be given to the orientation of the

adjoining buildings and the distance they are set back from the front boundary, to give continuity to the street.

The need for fencing should also be assessed. If it is decided that fencing is required, the quality and style of fencing is important as it can impact highly on the neighbourhood. Choose the materials and the height of the fence carefully so that it is in keeping with the existing qualities of the street. Alternatives to fencing, such as hedges, could be considered. 'Think Fencing' - a guide to fencing alternatives, is available free from the Christchurch City Council.

City Plan Rules

SAM 33 is in a Living 4C zone in the Christchurch City Plan. The Plan contains a set of rules that regulate the way sites can be developed. There are two additional rules to the standard Living

4C zone rules that apply to SAM 33, to acknowledge the areas special qualities. They are:

- **External Appearance**  
A Resource Consent is required when an alteration to the external appearance of an existing building, or a new building, is proposed in SAM 33, that can be seen from a public place such as the street.
- **Road Setback (Streetscene)**  
Road setback is the distance that a building must be set back from the front boundary. Buildings are required to be set back 4.5m because of the impact that the proximity of buildings to the street has on the overall character of the street and Square.

If you are considering altering the external appearance of an existing building in SAM 33, or building anew, and require Resource Consent, it is recommended that you seek advice from the Urban Design Team in City Solutions of the Christchurch City Council, before submitting your application.



Attachment 2. Extent of change in SAM 33 and deletion of SAM overlay

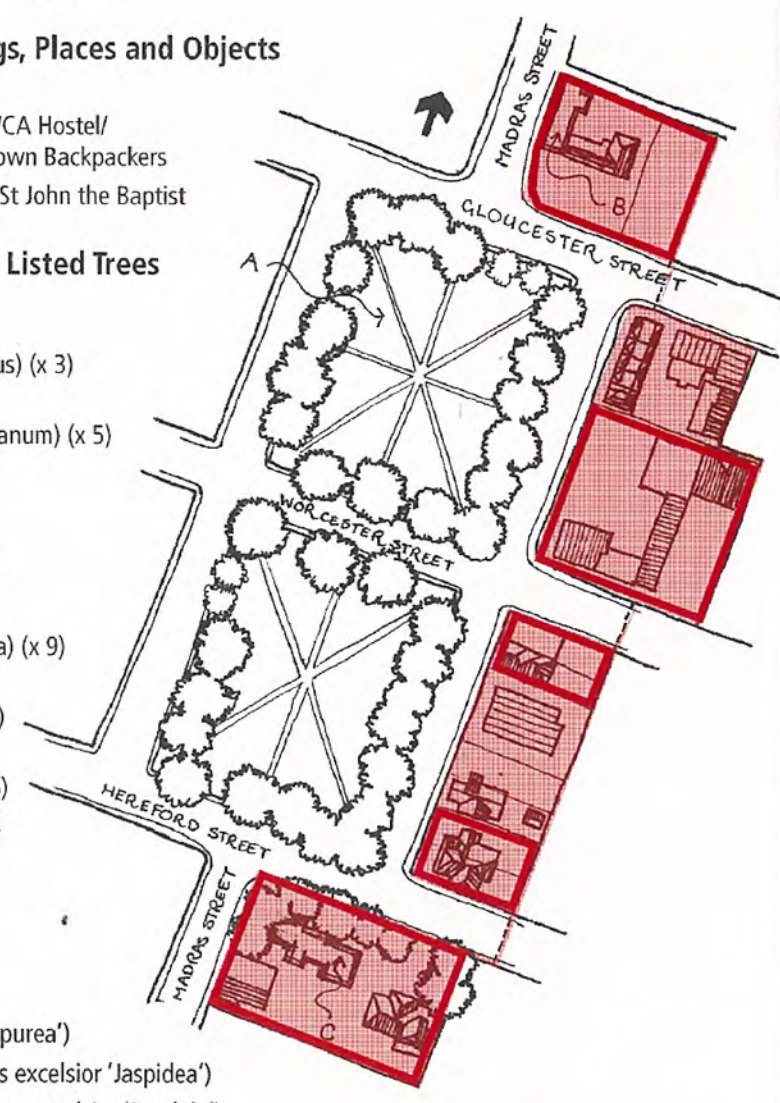
**SAM 33 Latimer Square**

**Protected Buildings, Places and Objects**



- A. grounds
- B. 1913-14 former YWCA Hostel/  
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- C. 1865 Church of St John the Baptist

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  - Common Olive (*Olea europaea*)
  - Lemonwood (*Pittosporum eugenioides*)
  - Pin Oak (*Quercus palustris*)
  - Common Lime (*Tilia x europea*)



Key:

	Red outline: Earthquake Demolition
	Red fill: Remove SAM overlay

Date: April 2001  
 Review Assessment: December 2012

Attachment 3. Aerial photograph (2010) showing the extent of SAm 33



Attachment 5. Photographs of SAm 33



1. View across Latimer Square



2. Number 12 Latimer Square



3. Number 8 Latimer Square



4. Numbers 32-42 Latimer Square



5. Charlie B's Backpackers, - Demolished  
264-270 Madras Street  
Former City Plan Listed Heritage Building



6. St Johns Church - Demolished  
234 Madras Street  
Former City Plan Listed Heritage Building



## 5. Summary table of recommendations

### ***SAm 22 Recommendation***

1. Retain the SAm 22 overlay – except remove the overlay from the southern corner of the former Girls High School site.
2. Remove the Specific matters relating to SAm 22 in Volume 3, Part 2, Assessment Matters 13.2.8 (b) (i).
3. Retain reference to SAm 22 in Volume 3, Part 2, Rule 4.2.3 (b) (4.5m setback).

### ***SAm 23 and 23a Recommendation***

1. Delete SAmS 23 and 23a and associated provisions.

### ***SAm 24 Recommendation***

1. Delete SAm 24 and associated provisions.

### ***SAm 25 Recommendation***

1. Retain the SAm 25 overlay for wider part of Gracefield Avenue (including numbers 27, 1/20, 2/20 and 3/20 Gracefield Avenue). amend Rule 4.2.7 (b) to ensure assessment matters 13.2.8 apply
2. Retain the setback limit (4.5m) for SAm 25 in 4.2.3 (b).
3. Delete the SAm overlay that covers the southern, narrow, section of Gracefield Avenue (south from, and including, numbers 16/16a Gracefield Avenue).
4. Delete the residential site density reference to SAm 25 in Rule 4.4.1 (a)
5. Delete the site density other activities of 0.5 for SAm 25 in Rule 4.4.2(a)

### ***SAm 26 Recommendation***

1. Retain the SAm 26 overlay and amend Rule 4.2.7 (b) to ensure assessment matters 13.2.8 apply.
2. Delete the additional setback requirement for SAm 26 in Rule 4.2.3 (b)
3. Delete the residential site density of 0.9 for SAm 26 in Rule 4.4.1 (a)
4. Delete the site density other activities of 0.5 for SAm 26 in Rule 4.4.2 (a)

### ***SAm 27 Recommendation***

1. Retain SAm 27 overlay – except for that part over Open Space Zoned land and amend Rule 4.2.7 (b) to ensure assessment matters 13.2.8 apply
2. Remove reference to SAm 2 from Volume 3, Part 2, Rule 4.2.3 (b) (i). Setback.
3. Delete residential floor area ratio for SAm 27 in Volume 3, Part 2, Rule 4.4.1.(a)
4. Delete the site density other activities of 0.5 for SAm 27 in Rule 4.4.2 (a)

### ***SAm 30 Recommendation***

1. Retain the SAm 30 overlay and amend Rule 4.2.7 (b) to ensure assessment matters 13.2.8 apply.

2. Delete the additional setback requirement in Rule 4.2.3 (b) (i).
3. Delete the specific assessment matters 13.2.8(b) (ii) and support the amendment of assessment matter 13.2.7 (a) Note (i) to cover character elements.

***SAm 31 Recommendation***

1. Delete SAm 31 and associated provisions except:
2. Retain the additional setback rule within the City Plan to require a 4.5m setback for all new development adjoining Park Terrace from Bealey Avenue to the Armagh Street junction.

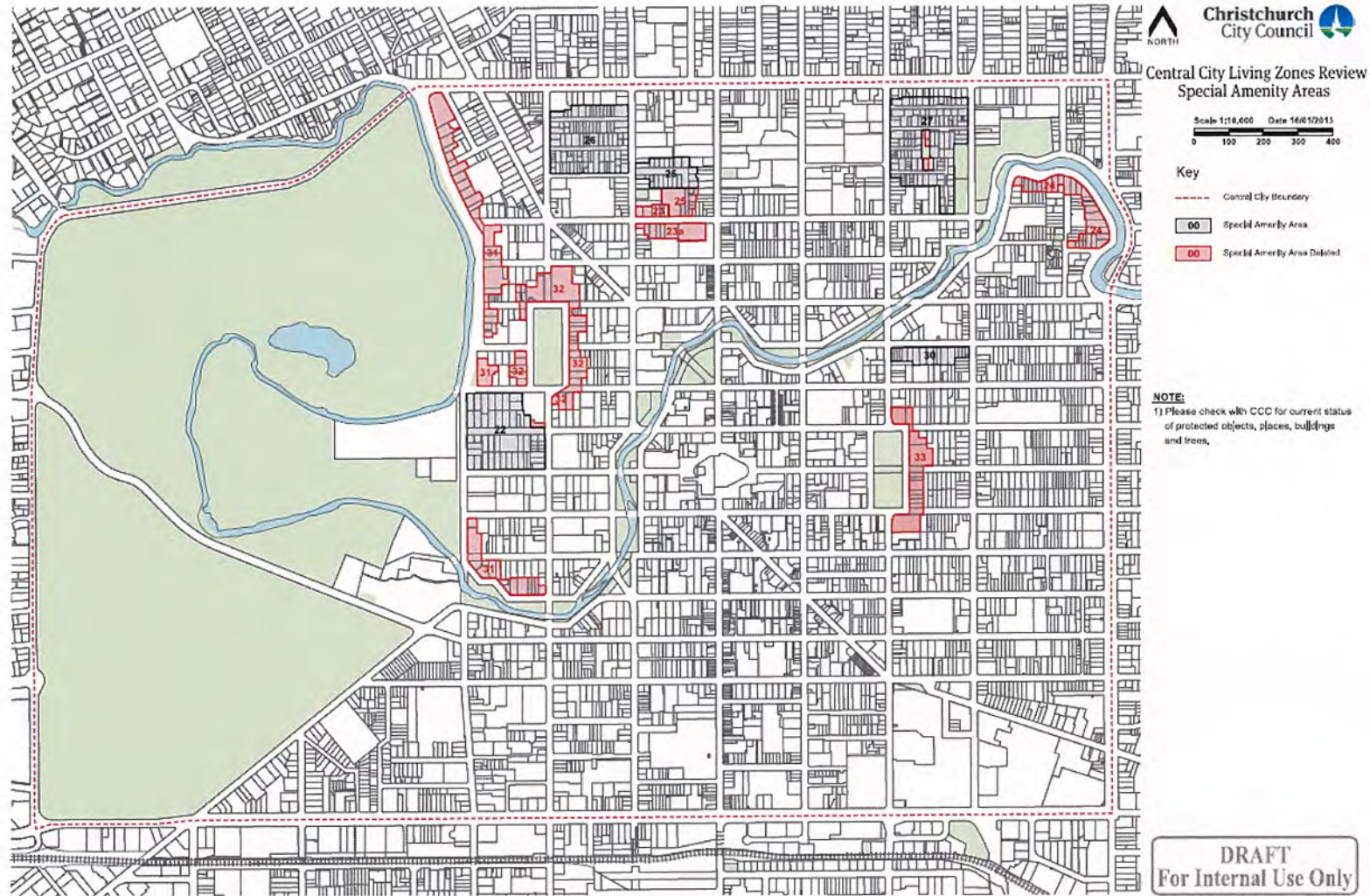
***SAm 32 Recommendation***

1. Delete SAm 32 and associated provisions.

***SAm 33 Recommendation***

1. Delete SAm 33 and associated provisions.

## 6. Map of amended or deleted SAmS



Central City Living Zones Review  
 Technical Report 4 SAs Assessments Working Draft February 2013  
 TRIM 13/13774  
 Last updated: 1 February 2013