

## Appendix 19: Background Report on Character Areas

# CHRISTCHURCH CITY COUNCIL - BACKGROUND ASSESSMENT OF CHARACTER AREAS WITHIN CHRISTCHURCH DISTRICT – SEPTEMBER 2014

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## 1. INTRODUCTION

Many features and places, areas and landscapes are important to the District for their natural and cultural values. These 'special places'<sup>1</sup> contribute to the District's identity, sense of place and social and cultural well being. Such places, particularly when they have a high collective or shared significance, can also contribute positively to the economy of the District, for example encouraging tourism. They can have a wider significance and appreciation beyond their immediately locality, or neighbourhood and indeed the District. Those places of very special value or significance demand particular recognition, management and protection in the District Plan, or through other methods.

The purpose of this report is to provide a précis of the relevance of and importance to Christchurch and Banks Peninsula of urban character, including city, town, village and suburban character. Section 1 of this report discusses why character is an important resource management issue. Section 2 sets out the elements that contribute to an area having 'special character'. Section 3 summarises the current resource management approach to character areas, or as they are currently referred to under the operative City Plan, "Special Amenity Areas". Section 3 also reviews the effectiveness of the current management approach, identifying where the approach has been effective and where issues have arisen. Section 4 discusses the range of regulatory and non-regulatory methods available to manage special character areas. In terms of the regulatory methods, it sets out the district plan provisions that have been used and/or can be used to manage specific elements. Of importance is the identification of those district plan provisions that unless in place, will put at risk those valued elements that give an area its special character.

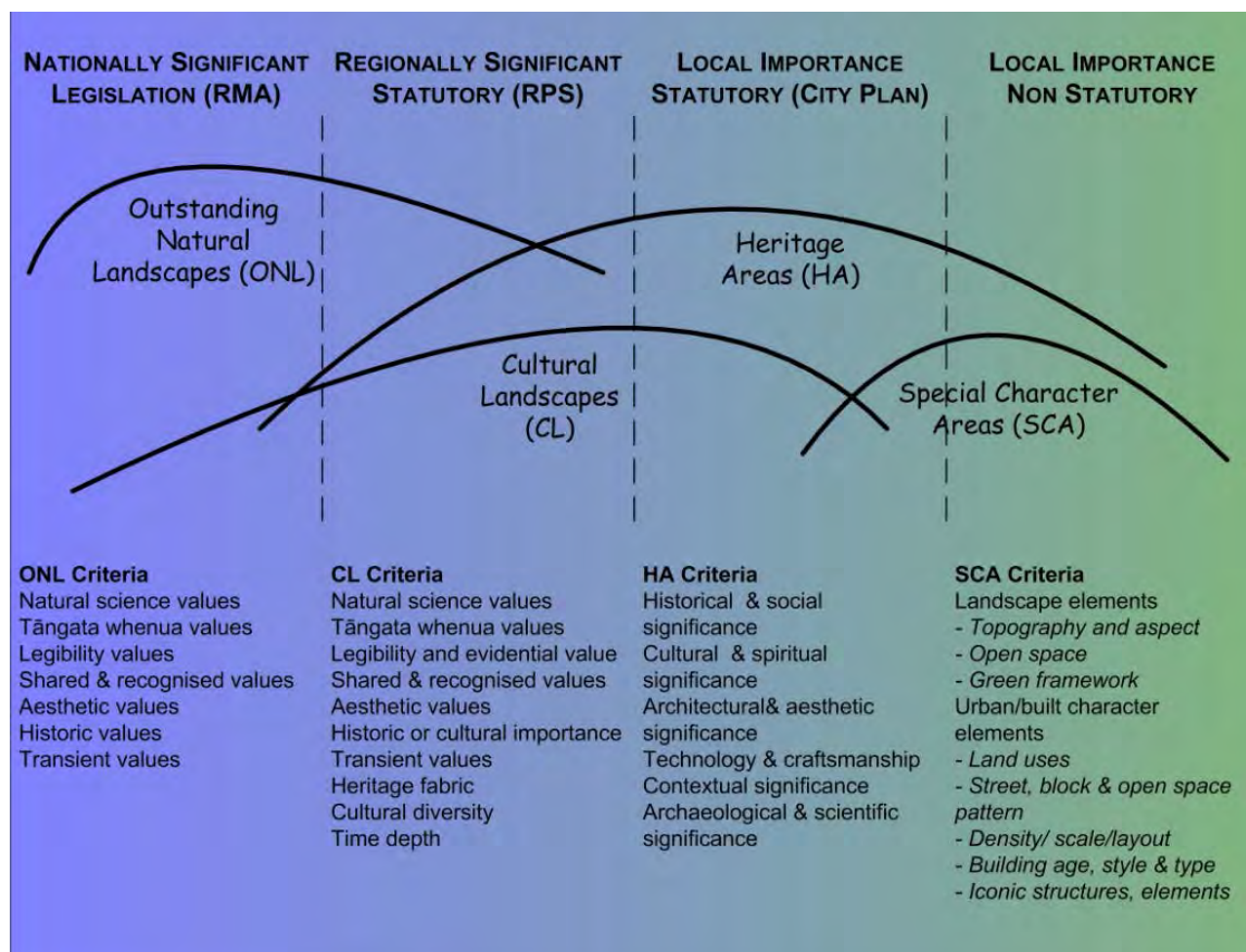
### 1.1 WHAT IS CHARACTER?

Character is defined as a set of qualities that make something distinctive. Character is a combination of both the built and natural environment and can include a mix of land uses, building types, styles and ages, public or private spaces, site layout, street patterns, topography and vegetation. Character can be positive, negative or neutral in respect to the way in which we evaluate and respond to it. In contrast to historic heritage, individual elements of the character may have no or limited value. It is in combination that the elements within a particular context generally gain their character value. It is important to distinguish areas of 'special character' from other elements that also contribute to the districts identity and value. Diagram 1 below illustrates the differences and overlaps between landscape, heritage and character areas. The management approach of each element needs to be carefully developed to meet legislative requirements or alternatively to reflect the lack of legislative direction. In the later case, where the legislative direction is less directive or more subjective to interpretation, there may be a wider range of appropriate management options, including non-regulatory methods.

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<sup>1</sup> A term used for the purpose of this report to help define these special places collectively

**Diagram 1: District Identity - Inter-relationships and key criteria of Cultural landscapes, outstanding natural landscapes, heritage areas and character areas**



## 1.2 WHY IS CHARACTER IMPORTANT?

The key premise is that in the context of the physical environment, special character is the creation of unique areas that contribute to the Turangawaewae - sense of place of and belonging, which people may consequently draw from in defining their own identity, interpretation of, or attitude to a place.



Special character is perhaps most synonymous in statutory planning frameworks with amenity and pleasantness in respect to defining the outcomes or nature of the environment that results in special character. However it is also important to social and cultural well being, being an expression of people, in a place, over time. When qualities of the character are positive, or may be considered special, they make a place appealing and attractive in a broad sense.

In addition to the positive social and environmental benefits that the retention of these special areas of character can bring, there are often positive economic benefits to individuals and the community. Town centres with a special character, for example Arrowtown, can attract tourism, with a consequent increase in economic investment and activity. On an individual level, special character may increase property values. Ponsonby, Auckland, is a clear example of how buildings, in combination with street layout and topography impacts on the perceived attractiveness of an area creating a positive special character.

Special character may not be instantly identifiable within a particular period, but may emerge through an increasing awareness of its uniqueness over time, as the elements of the character take on more social or environmental importance. Alternatively changes to one or more of the character elements within an area can result in an overall increase in the special nature or character of an area, as the balance between prominent and secondary character elements alters. Examples may include the removal of high fences in an area where the quality of the built character is already high, but perhaps not considered special, or street trees may have matured, having a greater impact on the streetscape. The value of special areas becomes increasingly apparent as they become more rare, unique or identifiable.

Urban character in Christchurch and Banks Peninsula, in the current phase of urban development, is dynamic with the built environment continually changing across relatively large earthquake affected areas. In addition redevelopment is occurring throughout the city's towns, suburban and central areas. With the loss of much of the built heritage, areas of special character may be considered as being of greater importance than previously, as a means to retain the urban, and consequently residents' identity, as well as celebrate and secure urban areas that remain attractive and pleasant. In addition, with an increase in pressure to intensify residential areas to address housing shortages, and to produce more affordable housing as a result of the earthquakes, sites are being subdivided with the loss of mature trees, open space and often the removal of built character.

There are some areas of Christchurch and Banks Peninsula that do not have the same qualities as heritage areas, but do contribute in terms of their character. Character is generally regarded as derived from physical, tangible elements and other more detailed aspects such as aesthetic qualities, a consistency of building scale, form and materials – which collectively communities identify with.<sup>2</sup> A special character generally has less tangible historical, social or cultural values than those identified with heritage areas. Areas of special character will often be characterised by coherency and homogeneity, rather than diversity and heterogeneity that arises out of historic patterns of use and development.<sup>3</sup>

### **1.3 POLICY AND LEGISLATIVE FRAMEWORK**

The policy and legislative framework, both at the national and local level, reinforces the importance of character, albeit it is described in various terms including amenity, identity and Turangawaewae. The following overview identifies that there is a strong policy direction to ensure neighbourhoods which have a unique or special value are well managed. The issue is therefore not that character is not important, but rather does the District have areas that are special and unique enough to warrant specific management, and if so what is the appropriate method to manage land-use change and subdivision such that the character values are not compromised or lost.

#### **1.3.1 Resource Management Act**

Section 7 of the RMA refers to the maintenance and enhancement of amenity values which are defined in Section 5 as “those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes” to special character areas.

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<sup>2</sup> Natural or built elements that may not meet the criteria or threshold for heritage listing may still be valued by the community. The value of an element or an area can lie in its ‘commonality’ that allows individuals to identify the area in which they live and the community which surrounds them. Amenity is one factor in defining character

<sup>3</sup> *Stepping Forward to Look Back: heritage conservation areas and the recognition of the heritage values of place*, Josie Schroder and Dr Ann McEwan.

[http://www.planning.org.nz/Folder?Action=View%20File&Folder\\_id=185&File=Schroder\\_McEwan.pdf](http://www.planning.org.nz/Folder?Action=View%20File&Folder_id=185&File=Schroder_McEwan.pdf) , viewed 23 October 2012.

### 1.3.2 New Zealand Urban Design Protocol (2005)

The Urban Design Protocol (the Protocol) is a non-statutory document but is widely recognised and accepted for the urban qualities which it identifies. The Council is signatory to the Protocol, by which it commits to *'create quality urban design through their own actions'* through specific urban design initiatives intended to raise the quality of urban design within the city. Context - reflecting and enhancing the distinctive character, heritage and identity of our urban environment is one of the protocol's seven essential design qualities (7C's) that together create quality urban design.

In conjunction with the Protocol, research was undertaken resulting in the publication of *The Value of Urban Design* (2006). The research showed conclusively that good urban design has the potential to create value for communities, individuals, the economy and the environment.

### 1.3.3 Canterbury Regional Policy Statement (2013)

The operative Canterbury Regional Policy Statement (RPS 2013) must be given effect to by the Christchurch City Plan. It has a series of objectives which from various issues perspectives reinforces the importance of areas of special amenity within our urban environment, including objectives in regard to sustainability and urban form. These objectives promote development which is well designed, located and functions in a way that meets the social, economic, cultural, and health and safety needs of the community.

More specifically Policy 6.3.2 – Development form and urban design – states that development, residential development and the establishment of public space is to give effect to the principles of good urban design, and those of the NZ Urban Design Protocol 2005. This includes *Tūrangawaewae* – the sense of place and belonging – recognition and incorporation of the identity of the place, the context and the core elements that comprise the place. The policy intends that through development and redevelopment the following elements should be used to reflect the appropriateness of the development to its location: landmarks and features, historic heritage, the character and quality of the existing built and natural environment, historic and cultural markers and local stories.

### 1.3.4 Proposed Replacement District Plan

There are a number of objectives and policies proposed for the Replacement District Plan (as part of Phase 1 of the District Plan Review) that reinforce the higher order policy direction for character and amenity. These include the following:

*"...a distinctive identity and quality urban environment that is attractive to business, residents and visitors - refer to Strategic Direction Objective 3.6.1(a)(v); and*

*"...Special character and amenity values, including the general prominence of planting and natural features in the city, are retained and enhanced"* (refer to Strategic Direction Objective 3.6.4 iii); and

*"...High quality, sustainable, residential neighbourhoods which are well-designed, have a high level of amenity, and enhance local character"* (refer to Residential Objective 14.1.5 – High quality residential environments); and to

ensure that development shall give effect to the following principles of good urban design *"...i. Turangawaewae of manawhenua and sense of place and belonging – the unique and distinct qualities of the surroundings including existing and historic social, cultural, natural and built heritage, character and identity are respected and appropriately reflected within the development...v.*

*Integration – development is designed to integrate all elements of a building or space into a coherently designed solution that is able to optimise the relationships between buildings, spaces, activities and networks"* (refer to Strategic Directions Policy 3.6.1.5); and

- v. *"...ensure individual developments achieve high quality residential environments in all residential areas by: i. reflecting the context, character, and scale of building anticipated in the neighbourhood; ii contributing to a high quality street scene; iii providing a high level of internal and external amenity"* (refer to Residential Chapter 14 14.1.5.5 Neighbourhood character, amenity and safety).

## **2. CHARACTER ELEMENTS**

Character elements are broadly divided into two areas: urban landscape character elements and built character elements. These may be comprised of dominant and secondary elements. The prominent elements are key indicators of the character, with the secondary elements being those that support and reinforce the character, rather than being an overt contributor to it. For example, a collection of houses of a vernacular style within an area may be the prominent character element, with the landscape response to the open spaces around the collection being the supporting element. The following character elements have been used as base criteria for the character assessment of the Special Amenity Areas.

### **2.1 Landscape Elements**

#### **2.1.1 Topography and Aspect**

Topography can have an influence on the character of an area. Topography (a function of slope and height) plays an important part in defining development patterns influences street pattern, building styles and the amount of vegetation.

The aspect (which direction an area faces relative to the sun) can influence the amount of vegetation in an area (through exposure to sun and wind) and its desirability as a place to live.

#### **2.1.2 Open Space**

Open spaces are areas without buildings or structures. Open space in an urban setting is provided by areas such as road corridors, river corridors, beaches, parks and reserves. Open space influences the sense of openness or containment as well as contributing to the visual, recreational and ecological value of a place. It includes:

- Location and distribution of open space and vegetation
- Type of open space (private, recreational, natural environment, conservation)
- Relationship of open space to surrounding built or natural environment (streetscapes)

#### **2.1.3 Green Framework**

The green framework is the predominant vegetation, as well as the scale and density of vegetation, and its relationship to the topography and built environment. It includes:

- Street trees or those located within other public, or private, spaces
- Native or exotic vegetation
- Public or private vegetation
- Strength of open space and green structure.

### **2.2 Urban/Built Character Elements**

#### **2.2.1 Land Uses**

The nature of an activity (e.g. residential, commercial and institutional) contributes to the character of an area. The activity can have a major influence on its physical character, including on the layout of the site and form of building within a neighbourhood or area. A place is often remembered for the activity that occurs there, as much as its physical character. For example, industrial areas generally have larger, bulkier buildings and less of a green framework than residential areas.

### **2.2.1 Street, Block and Open Space Pattern**

Street, block and open space patterns have influence in a variety of ways including the way in which site development occurs, the views and vistas that result, the level of enclosure or openness etc. The pattern is denoted by:

- Formal or informal grid
- Curvilinear network – with or without cul-de-sacs
- Cul-de sacs and collector streets
- Block size
- Pedestrian links
- Hierarchy of streets (e.g. collector road, suburban street)
- Lot grain

### **2.2.3 Density/ Scale/Layout**

Density is a function of the amount of the land that is built on compared to what is left open or not built upon. In respect to urban character it includes:

- Lot size
- Site coverage (surface and building)
- Building heights
- Location of buildings on the site (including building setback and open space)

### **2.2.4 Building Age, Style and Type**

The age, style and type of buildings have a strong influence on character. Building age and type are closely correlated, with buildings of any era having a relatively limited range of styles, particularly residential buildings. For example, early 20th century residential styles in Christchurch are typically English Domestic Revival, and the California bungalow. The range of residential ages and styles, and the consistency of styles within an area affects the overall character of a place. Residential type may be further defined as detached, terrace type house (with a shared party wall) or an apartment building (dwellings with vertical attachment). Non detached housing types are generally more visually prominent and offer less space on a site for vegetation and greening.

### **2.2.5 Iconic Structures and Elements**

Iconic structures and elements are particularly important in giving memorability to an area. This includes:

- Iconic buildings
- Iconic elements
- Landmark elements

### **3. EFFECTIVENESS OF THE CURRENT MANAGEMENT APPROACH**

#### **3.1 Operative City Plan and current regulatory methods.**

To establish whether the District does have areas of special character and how best to manage such areas, it is useful to review the current City Plan approach. The operative City Plan identifies Special Amenity Areas (SAMs) as being areas within the Living Zones that are distinctive from the surrounding neighbourhoods. Initiated in 1995 through the development of the Christchurch City Plan, they were well documented areas or neighbourhoods considered to have a character<sup>4</sup> worth retaining. As such objectives and policies and a range of regulatory provisions were sought through the City Plan development to protect the character of the SAMs. However, during the progression of the City Plan to it becoming operative, quite a number of these proposed provisions were removed or weakened.

SAMs are generally located in the older, established central city and suburban neighbourhoods. Currently there are 38 SAMs of which 11 are within the Four Avenues of Christchurch City Centre, with the remainder spread throughout the Christchurch's suburban areas. The characteristics that SAMs were noted for varied including: mature tree-lined streets; buildings and associated landscapes that had a strong relationship to the surrounding environment; the landscape and open space qualities and; the quality and/or coherence of the architectural qualities of the buildings, or; a combination of these characteristics. The character of each SAM was considered unique, for example although a number of SAMs were identified for the relationship between buildings and the street. This relationship could be due to the intimate relationship between the buildings and the street, or alternatively, for the spacious open character of the streetscape. Appendix 1 includes a table summarising the characteristics identified within the existing SAM's, where each SAM has been identified in terms of scale, namely small (comprising 0-20 lots), medium (comprising 21-50 lots) and large (comprising 50+ lots).

The current SAM provisions include specific rules to maintain "special amenity" or key character elements and guide development within the SAM. These provisions include larger (or smaller) building setbacks from the street, external appearance, height, density and section size, for example. In addition each SAM has a character guide that has been produced to assist developers and planners understand the elements that gives each SAM its special character. The intent of SAMs is not for heritage protection or heritage conservation purposes. As such they are not intended to prevent building demolition for example. But rather, the SAM provisions are to guide redevelopment of sites/buildings such that they reflect the local character. There are no SAM controls over demolition or removal of character buildings<sup>5</sup>, although the objectives and policies of the City Plan identify heritage values as being a key element in the special amenity of the SAMs.

#### **3.2 Effectiveness of the current regulatory approach**

Evidence indicates that the SAM objectives are not always being met. This is particularly apparent from the quality of resource consent applications for new buildings within SAMs.

The following regulatory provisions are currently used to manage areas of special character, listed from most prolific to least prolific application of the provision to the areas of special character:

- Street scene - building setback rule
- Site size (applied via down zoning or site size minimum) – to manage site size and building density
- External appearance
- Building height
- Outdoor living space minimum
- Design guidelines (Akaroa and Lyttelton)

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<sup>4</sup> Character may be described as collation of physical elements, i.e. buildings, topography, landscape etc developed by people, in a place, over time, that contribute to the identity of that place and the people who inhabit it.

<sup>5</sup> Some buildings may be protected as heritage buildings by other provisions in the City Plan.



The key issues include:

- Gradual (or in some cases relatively rapid) loss of the integrity of SAMs through inappropriate redevelopment, including infill development, new development that does not reflect the context, and the introduction of garages within front yards.
- Subdivision of sites resulting in removal of mature trees, other planting and reduction in open space.
- Impact of the 2010 and 2011 Canterbury earthquakes, particularly on the buildings, within the SAMs leading to building demolition and loss of built character values including building form, architectural detailing and relationship to streets.
- Lack of understanding of the purpose for SAMs, the key qualities of each particular SAM, or what an appropriate development response to the particular characteristics might be.
- The misconception that SAMs provide heritage protection from demolition, or prevent redevelopment.
- The lack of support through regulatory processing for the SAMs, the on-balance planning approach or undermining of design assessment - in part as a result of the weakening or removal of City Plan provisions.
- Lack of, inappropriate or ineffective provisions to protect the key characteristics of the SAMs.
- The inclusion of areas as SAMs which do not have sufficient integrity (for example 80% of properties with representative characteristics) to defend them.

In part these issues have arisen through a combination of matters including a lack of holistic management of the mechanisms, the point at which applicants realise that the mechanisms apply to their proposal and/or they understand what this entails, and the way in which the mechanisms have been managed through the regulatory approach, and the level of support given to them.

#### *Intrusion of garages into the streetscape*



However SAMs have not been totally without effect. Successful developments, in so far as they retain the quality of the special character of the SAM, have largely resulted from SAMs that have a more comprehensive rules package (particularly including an external appearance rule), in conjunction with a good pre application urban design process and supportive regulatory planner.

*Contemporary buildings which reflect the existing character*



Furthermore, whilst the value of SAMs to residents has not been fully researched or evaluated, there is a range of anecdotal evidence which illustrates the value of SAMs to residents including:

- Residents' desire to identify their SAMs through physical means such as signage and heritage lamp stands
- Resident requests for new SAMs
- Real estate marketing and advertising that recognises the SAM in which the property is located
- Property values.

In addition to the issues with the effectiveness of the regulatory provisions, there is a problem in respect to the point within the design and development process that the character area values and provisions are raised with the applicant. This often happens through a PIM process at which stage design concepts are often well advanced and applicants are unwilling to make changes to their proposals to reflect the intent of the character areas. This appears to be less of an issue in Akaroa and Lyttelton where the profile and importance of character areas is much greater.

However, at this stage what is not fully understood and requires further investigation in the post earthquake environment, is the extent to which the characteristics that create special character within the existing SAMs remain. Many of the SAMs are located in areas which sustained significant damage and were subject to liquefaction, including areas consequently red zoned.

Furthermore given that a full appraisal of areas of special character has not been undertaken for nearly two decades a more robust assessment of each character element, as described under section 2 of this report is warranted. In addition there may be a call to investigate further potential areas of special character as new areas of special character emerge. Once clearly identified, options for the most appropriate management method for areas of special character can be considered.

#### 4. REGULATORY AND NON-REGULATORY METHODS TO MANAGE AREAS OF VALUE

There are a range of methods to manage areas of special character on a spectrum of highly managed through regulation, through to community ownership and stewardship through education and engagement, encouraging a voluntary community management approach. The spectrum of management options varies in respect to effectiveness and efficiency, and is dependent on the context and significance of the areas of special character. They also vary in the level of risk in regard to the potential loss of character, or on the flip side, the potential for unanticipated homogeneity, within areas of special character.

There are a range of methods to manage areas of special character on a spectrum of highly managed through regulation, through to community ownership and stewardship through education and engagement, encouraging a voluntary community management approach. The spectrum of management options varies in respect to effectiveness and efficiency, and is dependent on the context and significance of the areas of special character. They also vary in the level of risk in regard to the potential loss of character, or on the flip side the potential for unanticipated homogeneity within areas of special character. Through the review three management approaches/options have been considered in regard to the most appropriate and justifiable method to manage each identified Character Area.

##### 4.1.1 Option 1: Multi-criteria approach

Where the built form and urban landscape criteria comprise the characteristics and are considered together, with the presence and interrelationship of these characteristics being of primary importance to the effective management of the areas character. This method requires a restricted discretionary activity rule, such as follows. It is appropriate for Character Areas with highly definable and coherent characteristics, in areas that display a high level of integrity in respect to these characteristics.

*“Within Character Area Overlay X the relocation of an existing building, erection of new buildings and alterations or additions to existing buildings, including the front façade of the main residential building, accessory buildings, fences and walls associated with that development where it is:*

- a. *visible from the street*
- b. *located in the interface between the street and the main residential unit on the site*

*Any application arising from this rule will not require written approvals and shall not be limited or publicly notified. This activity does not have to comply with Built Form Standards in Rule 14.XXX”*

##### 4.2 Option 2: Matter specific approach – focus on urban landscape character

Where the urban landscape criteria comprise the matters controlled but with less ability to consider and manage the presence and interrelationships of multiple characteristics. The range of urban landscape matters that could be managed include:

- i. building setback from the road boundary, including garages
- ii. site size
- iii. fence height
- iv. site coverage/outdoor living space
- v. minimum % of the site covered by tree and garden planting
- vi. the location and depth of a planting strip
- vii. vehicle access width
- viii. visual interaction with the street, in particular the requirement for front doors to be visible from and directly accessible from the street, and glazing

Within the proposed Residential Chapter 14 to the Replacement District Plan (Stage 1) under the Residential Suburban Zone control has been sought over a number of the elements noted above. This includes controls in garaging, glazing, fencing, building setbacks and planting. If these are to be retained

through the DPR process they will enable to some extent the outcomes sought through Option 2. If these were to be removed, there would be likely minimal control in respect to urban landscape character, with the exception of the standard building setback rule. Currently there is control in the proposed Residential Medium Density Zone over quite a number of the elements discussed above, although they do not reflect a particular character as such, but provide a generic response to amenity.

#### **4.3 Option 3: Education and Advocacy through community education programmes, design guides and professional advice**

This option involves non-regulatory techniques such as:

- community driven character area management plans, with potential assistance from Council to develop them
- information for distribution in respect to the character area values
- non statutory design guidelines

Non statutory design guidelines in the form of SAM brochures have been in place for approximately 15 years but require updating including more defined characteristics.

#### **4.4 Pros and Cons of the different management approaches**

It is considered that Option 1 being a multi-criteria approach for areas where the character is highly definable with a high level of integrity, and supported by comprehensive District Plan provisions, will be the most successful regulatory approach. Option 1 relies on the level of defensibility of the Character Area characteristics, where if intact, ensures that Council can provide clear advice and direction as to the outcomes anticipated, reducing potential development timeframes and cost. Option 1 supports a higher level of defensibility, an important factor in being able to ensure that Council staff have the evidence, physically and legally, to support a particular design response in an area.

Option 2 essentially retains the status quo of the current SAM provisions for those areas where the character has a reduced set of indicators. To date the current SAMs provisions have had a variable impact in respect to the retention of an area's character. Successful developments, in so far as they retain the quality of the special character of the SAM, have largely resulted from SAMs that have a more comprehensive rules package (particularly including an external appearance rule more akin to Option 1), in conjunction with a good pre application urban design process and supportive regulatory planner. Where the characteristics are less definable, a lot of time, cost and effort can be incurred by both Council and residents or developers, trying to work towards an outcome that is not necessarily clear or fully justified.

Community based management approaches, design guides and education can be successful where there is a highly engaged and connected community, and particularly where the area is well defined and identifiable within the wider neighbourhood context. However, it relies on community policing and ensuring everyone is invested as a small amount of negative change can make a significant difference.

## 5. DIRECTION FOR FURTHER ASSESSMENT OF CHARACTER AREAS

Due to the tight timeframes and limited resources available to Council staff, a number of steps were taken to prioritise the review of the operative Special Amenity areas (SAM). More specifically which areas should be considered full a full review to assess those worth retaining and those that could provide redevelopment opportunity.

Step One: Review of urban design based resource consents within SAM areas in the last two years to identify the nature of proposals and extent of non-compliances within the SAMs, in conjunction with a brief area review using Google Streetview.

Step Two: Undertook an initial area based visual assessment and prioritisation process. This drew from institutional knowledge and experience of Council staff regularly undertaking assessments within SAM areas, and recognised red zoned areas being those significantly affected by liquefaction and earthquake damage. From this initial assessment and prioritisation process:

- i. The following SAM areas were considered to have either lost character elements or were areas where the character elements had never been consistently present nor intact:
  - a. SAM 1 - Heathcote Valley
  - b. SAM 7 - Totara/Hinau/Puriri
  - c. SAM 9 - River Road
  - d. SAM 16 - St James Avenue
  - e. SAM 19 - Church Square
  - f. SAM 20 - Rastrick/Tonbridge
  - g. SAM 38 - Clissold Street
  - h. SAM 39 - Mays / Chapter /Weston / Knowles
  - i. SAM 40 - Hawkesbury Avenue, and
  - j. SAM 41 - Naseby Street.
  
- ii. The following SAM areas were considered by Council Officers to require a more detailed reassessment to reaffirm whether the area still had a high level of integrity (in terms of special character). A number of these areas were also considered to be at high risk due to land development pressure, or based on Council Officer's knowledge were at the cusp of losing their intactness.
  - a. SAM 2 – Beckenham Loop
  - b. SAM 3 – Moana/Darley/Tainui
  - c. SAM 4 – Aynsley Terrace
  - d. SAM 5 – Cholmondeley/Ford
  - e. SAM 6 – Tiko/Pika/Shand
  - f. SAM 8 – Fendalton
  - g. SAM 8a – Bradnor
  - h. SAM 8b – Heathfield
  - i. SAM 10 – Slater/Poulton
  - j. SAM 10a – Dudley
  - k. SAM 11 – Heaton/Circuit
  - l. SAM 13 – Francis Avenue
  - m. SAM 14 – North St Albans
  - n. SAM 15 – Severn/Mersey
  - o. SAM 17 – Hackthorne/Macmillan/Dyers Pass
  - p. SAM 17a – Hackthorne Road
  - q. SAM 18 – The Esplanade
  - r. SAM 21 – Gilby/Englefield

- s. SAM 28 – Beverley Street
- t. SAM 29 Ranfurly Street
- u. SAM 34 – Auburn Avenue
- v. SAM 35 – The Spur
- w. SAM 36 – St Andrews Square
- x. SAM 37 – Emmett Street

Step 3: Undertook detailed assessment of 24 SAM areas using a combination of desktop analysis and more intense site visits. The detailed assessments were undertaken by consultant urban designers/landscape architects (BECA) and the Council's Urban Design Team. Each detailed assessment should be considered as part of the section 32 assessment for Stage 2 of the Residential Chapter 14.

**Appendix 1: Summary of the existing 34 suburban Special Amenity Areas under the operative City Plan.**

SAM	Area size	Zone	Characteristics identified with existing SAMs (identified in 2001/02)	Existing character/heritage assessment information	Characteristics of existing SAM's currently managed through specific rules.	Recommendation for further more detailed assessment
<a href="#">SAM 1 - Heathcote Valley</a>	Medium	Living 1	<ul style="list-style-type: none"> <li>• Strong relationship between the buildings and the street – good levels of glazing, entry visible etc.</li> <li>• General consistency in scale, form, and style of the buildings</li> <li>• Abundance of mature landscaping within and at the boundaries to the properties.</li> <li>• Dramatic views of the surrounding Port Hills.</li> <li>• Some buildings date from the 1880s, but many constructed in the early part of the last century, from 1900 to 1930.</li> <li>• Similar architectural elements including gabled roofs, hipped roofs, bay windows and decorated verandas doubling as entrance porches.</li> <li>• Original building materials - corrugated iron roofs, brick chimneys, timber windows and weatherboards. Dwellings retaining these materials have colour schemes with architectural features being highlighted in darker reds, blues and greens to stand out against the paler weatherboards.</li> <li>• Other materials used in the SAM include red brick, local stone, shingle and terra cotta colour roof tiles.</li> </ul>	HCA Report	None	
<a href="#">SAM 2 - Beckenham Loop</a>	Large	Living 1	<ul style="list-style-type: none"> <li>• Low boundary walls to match the building or timber fences with hedges above.</li> <li>• Predominantly timber Californian-style bungalows of the 1920s and 1930s, however the ages and styles of the rest of the houses in the area are quite variable.</li> <li>• Common architectural elements include low-pitched gable roofs, with the gable wall often shingled, and bay or bow windows at the front of the house.</li> <li>• Various sized leadlight windows, weatherboard cladding, arched porches, and the houses facing the street.</li> <li>• Boundary vegetation, mature trees, gardens and street trees.</li> <li>• Relationship between the houses, built on the river terraces overlooking the Heathcote River, forming a green corridor.</li> </ul>		Road setback - 6m	
<a href="#">SAM 3 - Moana/Darley/Tainui</a>	Medium	Living 1	<ul style="list-style-type: none"> <li>• Three key elements: mature street trees on both sides of the streets, large grass berms and the regular distance that the houses are setback from the street.</li> <li>• Majority of the houses from the 1920s and 1930s with low front boundary fences.</li> <li>• Strong relationship between the street and the housing</li> <li>• Well landscaped sites</li> </ul>	Character Study	Road setback - 8m	
<a href="#">SAM 4 - Aynsley Terrace</a>	Small	Living 1	<ul style="list-style-type: none"> <li>• Outlook to the Heathcote River</li> <li>• Large section sizes</li> <li>• High level of vegetation and large trees in private properties.</li> <li>• Buildings set well back from the street and face the river and street with large windows and balconies.</li> </ul>		Road setback - 8m	
<a href="#">SAM 5 - Cholmondeley/Ford</a>	Small	Living 1	<ul style="list-style-type: none"> <li>• Mature street trees on both sides of the streets, large grass berms and the regular distance that the houses are set back from street.</li> <li>• Well landscaped sites, incorporating both large trees and shrub planting.</li> </ul>	Character Study	Road setback - 6m	

SAM	Area size	Zone	Characteristics identified with existing SAMs (identified in 2001/02)	Existing character/heritage assessment information	Characteristics of existing SAM's currently managed through specific rules.	Recommendation for further more detailed assessment
<a href="#">SAM 6 - Tiko/Pika/Shand</a>	Medium	Living 2	<ul style="list-style-type: none"> <li>• Various housing styles in this SAM, from traditional wooden villas and bungalows to brick and tile townhouses.</li> </ul>	Character Study/HCA Report	Road setback - 6m Site size - 450m2	
<a href="#">SAM 7 - Totara/Hinau/Puriri</a>	Medium	Living 1	<ul style="list-style-type: none"> <li>• Subdivision part of a State-housing development. The layout of streets, housing and parks reflects the social planning ideas of the time.</li> <li>• Large front and rear gardens, the openness of houses to the street, front lawns with low or no front fences, direct access to parks, and one and two storied standalone houses or two storied multi-unit blocks, all typical of State-housing developments of the 1930s and 1940s.</li> <li>• Tika Street stepped Art Deco apartments and single storied detached houses. Simple architectural ornamentation gives the houses some individuality and picks out doorways and windows to make a feature of them.</li> <li>• Piko Crescent simple architectural ornamentation and are very similar in architectural style. They are built with either a combination of stucco and plaster or of brick and timber.</li> <li>• Houses consistent setback from the street.</li> <li>• Most identifiable character element of Shand Crescent is how houses all face onto the park, unimpeded by fencing. The houses are one and two storied, built in a variety of styles, and are detached and semi-detached.</li> </ul>	Character Study	Road setback - 8m	
<a href="#">SAM 8 - Fendalton</a>	Large	Living 1	<ul style="list-style-type: none"> <li>• Mature trees, well-vegetated front boundaries and large sections.</li> <li>• 35 protected buildings and objects and many protected trees in the SAM, all of which are listed in the City Plan.</li> </ul>		Road setback - 4.5m Site size - 500m2 Outdoor living - 100m2	
<a href="#">SAM 8a - Bradnor</a>	Small	Living 1	<ul style="list-style-type: none"> <li>• Mature street trees, hedges and low stone walls, and well vegetated front boundaries.</li> <li>• Quality emphasised by the consistent scale and style of the 1920s two storey weatherboard houses.</li> </ul>		Site size - 500m2 Outdoor living - 100m2	
<a href="#">SAM 8b - Heathfield</a>	Small	Living 1	<ul style="list-style-type: none"> <li>• Mature street trees; wide grass berms and presence of mature planting on property boundaries.</li> <li>• Fencing variable but of high quality and in keeping with the style of the architecture in the neighbourhood.</li> <li>• Housing similar style and quantity of architectural detailing on each house.</li> </ul>		Road setback - 4.5m External appearance Site size - 500m2 Outdoor living - 100m2	
<a href="#">SAM 9 - River Road</a>	Small	Living 1	<ul style="list-style-type: none"> <li>• One and two storey villas dating from the early 1900s.</li> <li>• Orientation of housing to face the river, with large bay windows; gardens that are open to the street, creating a strong visual link from the housing to the river; well vegetated sites and; mature trees along the river edge.</li> <li>• Weatherboard cladding, painted shingle gables and decorated eaves.</li> <li>• The roofs are either painted corrugated metal or tile often with elaborate brick chimneys.</li> <li>• Building elements include porches, terraces and verandas.</li> </ul>	Red Zone	Road setback - 8m	



SAM	Area size	Zone	Characteristics identified with existing SAMs (identified in 2001/02)	Existing character/heritage assessment information	Characteristics of existing SAM's currently managed through specific rules.	Recommendation for further more detailed assessment
<a href="#">SAM 10 - Slater/Poulton</a>	Medium	Living 1	<ul style="list-style-type: none"> <li>Fences, where present, match the houses in materials and colour and are sufficiently transparent to maintain the connection between the buildings and the river.</li> <li>Relatively consistent houses in terms of architectural style and setback distance from the street.</li> <li>Bungalows constructed from the early 1920s through to the 1940s, with pitched roofs, both hipped and gabled.</li> <li>Materials corrugated iron or tiled roofing, timber weatherboard walls and occasionally areas of shingle within the gables, timber bay window facing the street.</li> <li>Good visual interaction from the houses and the street is achieved through the combination of large front windows, and low or no fencing at the street boundary.</li> <li>Front yards are generally lawns and varying amounts of vegetation including large trees and shrubs.</li> <li>Group of heritage listed former state houses on Chancellor Street.</li> </ul>		Road setback - 6m	
<a href="#">SAM 10a – Dudley</a>	Small	Living 1	<ul style="list-style-type: none"> <li>Mature street trees on both sides creating a canopy over the road.</li> <li>Majority of houses one storey wooden Californian-style bungalows of the 1920s and 1930s, of a very similar size.</li> <li>Common architectural elements include low-pitched hip roofs, with the gable end often shingled, and bay or bow windows, fanlight windows and weatherboard cladding.</li> <li>Houses address the street with good visual interaction, allowed by the low to medium height fences and hedges, rather than high fences obscuring the views.</li> <li>Boundary vegetation, mature trees, well kept gardens and street tree planting.</li> <li>The regular distance that the buildings are set back from the street is part of this character.</li> </ul>	Character Study	Road setback - 8m External appearance	
<a href="#">SAM 11 - Heaton/Circuit</a>	Small	Living 1	<ul style="list-style-type: none"> <li>Notable for the quality of the buildings and their garden settings. Distinct architectural and social history.</li> <li>Four listed heritage buildings and one property has a listed heritage garden.</li> <li>Distinctive grouping of two storey English Domestic Revival houses with large sections and front yard setbacks majority developed between 1914 and 1919.</li> <li>English Domestic Revivalist style and substantial size of the housing.</li> <li>Houses characterised by steep pitch gable main roofs, with small dormers or secondary roofs, all of which tend to be tiled, and weatherboard exteriors with large windows and porches facing the street.</li> <li>The porches are gable roofed sitting outside the main structure of the houses, and are quite significant to this style of architecture.</li> <li>Large street setbacks are a significant feature of the southern side of the street and remain consistently open with mature trees. The garden settings and mature trees frame the houses, both on Heaton Street and Circuit Street. While the style and materials used for fencing in the front of these properties varies, they generally add interest and are in keeping with the character of the housing, while still allowing a visual connection from the house to the street.</li> </ul>		Road setback - 8m External appearance	
<a href="#">SAM 12 - Massey Crescent</a>	Small	Living 2	<ul style="list-style-type: none"> <li>Distinctive curve, with mature street trees on both sides.</li> <li>One-storey wooden Californian-style bungalows of the 1920s and 1930s.</li> </ul>	Character Study	Road setback - 6m Site density - 450m2	

SAM	Area size	Zone	Characteristics identified with existing SAMs (identified in 2001/02)	Existing character/heritage assessment information	Characteristics of existing SAM's currently managed through specific rules.	Recommendation for further more detailed assessment
<a href="#">SAM 13 - Francis Avenue</a>	Small	Living 1	<ul style="list-style-type: none"> <li>Common architectural elements of the existing housing include low-pitched hip roofs, gable ends with shingles, bay or bow windows, and weatherboard cladding.</li> <li>Significant feature is the open flow of space from the houses to the street, largely uninterrupted by fencing or tall boundary vegetation.</li> <li>Well landscaped gardens</li> <li>Very interactive and sheltered street scene.</li> <li>Mature street trees on both sides of the streets, large grass berms and the significant distance that the houses are set back from the street.</li> <li>Well landscaped gardens.</li> <li>One storey wooden Californian-style bungalows of the 1920s and 1930s, of very similar sizes.</li> <li>Common architectural elements of the existing housing include low-pitched hip roofs, gable ends with shingles, bay or bow windows, and weatherboard cladding.</li> <li>Large windows and porches or verandas addressing the street.</li> </ul>		Road setback - 8m External appearance	
<a href="#">SAM 14 - North St Albans</a>	Large	Living 2	<ul style="list-style-type: none"> <li>Timber Californian-style bungalows of the 1920s and 1930s.</li> <li>Consistent housing pattern.</li> <li>Common architectural elements include low-pitched gable roofs, with the gable wall often shingled, and bay or bow windows at the front of the house. Various sized leadlight windows, weatherboard cladding, arched porches, and the houses facing the street.</li> <li>Boundary vegetation, mature trees, well kept gardens and street tree planting</li> <li>Regular building set backs.</li> </ul>	Character Study	Road setback - 8m Site size - 420m2 External appearance	
<a href="#">SAM 15 - Severn/Mersey</a>	Small	Living 1	<ul style="list-style-type: none"> <li>Mature street trees on both sides of the streets, large grass berms</li> <li>Well landscaped sites.</li> <li>Substantial and regular distance that the houses are set back from the street</li> <li>One storey wooden Californian-style bungalows of very similar size.</li> <li>Common architectural elements of the existing housing include low-pitched hip roofs, gable ends with shingles, bay or bow windows, and weatherboard cladding.</li> </ul>	Character Study	Road setback - 8m	
<a href="#">SAM 16 - St James Avenue</a>	Small	Living 1	<ul style="list-style-type: none"> <li>Pre WWII timber bungalows or villas that were built before.</li> <li>Consistent housing pattern.</li> <li>Low-pitched hip roofs, gable ends with shingles, bay or bow windows, and weatherboard cladding.</li> <li>The houses generally have large windows and porches or verandas addressing the street.</li> <li>Mature trees, large grass berms, and well vegetated front yards.</li> <li>Substantial and regular distance that the houses are set back from the street.</li> </ul>	Character Study	Road setback - 6m	
<a href="#">SAM 17 - Hackthorne / MacMillan / Dyers Pass</a>	Large	Living Hills	<ul style="list-style-type: none"> <li>Mix of housing, majority built prior to 1920.</li> <li>Predominantly English Domestic Revivalist style, characterised by the steep pitch gable main roofs, with small dormers or secondary roofs, all of which tend to be tiled. Weatherboard exteriors with large windows, and porches facing the street.</li> <li>Rock and stone walls and well vegetated sites, incorporating both large trees and shrub planting.</li> </ul>		Road setback - 4.5m	

SAM	Area size	Zone	Characteristics identified with existing SAMs (identified in 2001/02)	Existing character/heritage assessment information	Characteristics of existing SAM's currently managed through specific rules.	Recommendation for further more detailed assessment
SAM 17a - Hackthorne Road	Medium	Living Hills	<ul style="list-style-type: none"> <li>Fences and hedges are common.</li> <li>Quality of this area is the result in an interesting landscape and streetscape with glimpses into properties and planting spilling into the street, drawn together by the common architectural elements.</li> <li>The SAMs have a mix of housing, the majority of which was built prior to 1920. The most predominant style of housing is the English Domestic Revivalist style, characterised by the steep pitch gable main roofs, with small dormers or secondary roofs, all of which tend to be tiled. They also have weatherboard exteriors with large windows, and porches facing the street. These features are more predominant in SAM 17a than SAM 17, resulting in stronger City Plan controls in the latter SAM.</li> <li>The area is also notable for the rock and stone walls and well vegetated sites, incorporating both large trees and shrub planting. Fences and hedges tend to be of a medium height, and are common. The special quality of this area is that all these elements result in an interesting landscape and streetscape with glimpses into properties and planting spilling into the street, drawn together by the common architectural elements.</li> </ul>		Road setback - 4.5m External Appearance	
<a href="#">SAM 18 - The Esplanade</a>	Medium	Living Hills	<ul style="list-style-type: none"> <li>The relationship between the houses, street and beach foreshore is the basis upon which SAM 18 was introduced. It reflects the social value of Sumner's historical position as a seaside town, for permanent residents and day-trippers alike. It is also important because the buildings along the Esplanade frame the curve of the beach, giving a sense of enclosure and a backdrop to what continues to be a very significant recreational and scenic area of Christchurch.</li> <li>The ages of the houses in SAM 18 range from the 1890s to the present. They 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 two storeys, pitched or gabled roofs, picture windows or many windows facing the beach, and second storey balconies. The houses are all orientated in a north/north-east direction to face the beach.</li> <li>The small front yards in relation to the size of the buildings are another feature. They allow a very direct relationship between the buildings and the public space. However, this has been eroded to some extent by the construction of high walls and fences across the property frontages, reducing the visual connection to the street and beach</li> </ul>	Character Study/ HCA Report	Road setback - 4.5m External Appearance	
<a href="#">SAM 19 - Church Square</a>	Small	Living 2 & 3	<ul style="list-style-type: none"> <li>It was introduced to recognise the visual connection between the houses, street, and the church and its surrounds. It reflects the village green concept of having a central focus, St Mary's Church and grounds, around which the community is formed.</li> <li>St Mary's, its grounds, and lych-gate are listed in the Christchurch City Plan as Group 1 Heritage items. This recognises their architectural, historical and cultural significance. The village green concept has been enhanced further by narrowing the streets and increasing the amount of planting around the Square, encouraging a visual flow from the houses and their gardens into the square.</li> <li>The ages of the houses in SAM 19 range from the 1870s to the 1970s, with some contemporary townhouses on the fringes of the Square. The houses are an</li> </ul>	Character Study	Road setback - 6m External appearance Height limit - 9.5m (Living 3)	

SAM	Area size	Zone	Characteristics identified with existing SAMs (identified in 2001/02)	Existing character/heritage assessment information	Characteristics of existing SAM's currently managed through specific rules.	Recommendation for further more detailed assessment
<a href="#">SAM 20 - Rastrick/Tonbridge</a>	Small	Living 3	<p>eclectic mixture of styles, from cottages to 1970s unit blocks, reflecting the eras in which they were built.</p> <ul style="list-style-type: none"> <li>similar architectural elements are used extensively throughout the SAM including gabled roofs, hipped roofs, dormer windows, verandas, 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. Red brick was also used for walls in a series of red brick villas on Tonbridge Street. 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 some 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.</li> <li>Front fences and pedestrian entrances 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, an important factor which led to the strong relationship between house and street across small private front gardens.</li> </ul>	Character Study	Road setback - 4m (Community-based Management Plan - not initiated)	
<a href="#">SAM 21 - Gilby/Englefield</a>	Medium	Living 3	<ul style="list-style-type: none"> <li>The majority of houses in SAM 21 are single storey workers' cottages dating from the 1870s. Interspersed with these are a few villas from the turn of the century, 1920s–1930s wooden bungalows and brick and block housing, which have to some extent broken up the consistent building pattern along the street.</li> <li>The workers' cottages are generally very simple in style and construction. They are clad in weatherboards with corrugated iron roofs, and have two front windows, an entry porch, or a veranda running the length of the front of the house. The cottages have a simple rectangular plan with gable roofs and lean-tos and are a key element in this area.</li> <li>The proximity of the houses to the street remains a feature of SAM 21. This closeness, in combination with the narrow streets, predominantly one storey houses, abundant vegetation, and low front fencing, creates an intimate street scale and identity which is unique to this area.</li> </ul>	Character Study/ HCA Report	Building height - 11m for no more than 20% of site, otherwise 8m	
<a href="#">SAM 28 - Beverley Street</a>	Small	Living 3	<ul style="list-style-type: none"> <li>This area is considered to be very notable because of the high degree of enclosure created by a number of substantial two storey dwellings set forward on their sections fronting a narrow street as well as the abundance of mature soft landscaping at the boundaries to the properties.</li> <li>The dwellings to the north of the street are built close up to the southern boundaries in order to maximise north facing private gardens. Many of the buildings on the south side of the street are located well back from the northern boundary. They have front walls or fences with large shrubs and mature trees behind that adds to the sense of enclosure in the street.</li> <li>Most of the dwellings were constructed in the early part of the last century, from 1920 to 1930. Different architectural styles are used throughout the SAM including English Domestic Revival, American Colonial and Cape Cod. The large scale of the properties is consistent and so is the degree of formality in the designs and the overall pale colour schemes. Architectural features used include gabled roofs, hipped roofs, dormer windows, verandas, balconies, bay windows, and entrance porches. The original building materials in the SAM were</li> </ul>	Character Study	Road setback - 4m (0.5m less than CP rules) Building height - 8m Section size (equivalent to Living 2 zone)	

SAM	Area size	Zone	Characteristics identified with existing SAMs (identified in 2001/02)	Existing character/heritage assessment information	Characteristics of existing SAM's currently managed through specific rules.	Recommendation for further more detailed assessment
<a href="#">SAM 29 - Ranfurly Street</a>	Small	Living 2	<p>corrugated metal and tiled roofs, brick chimneys, timber windows with patterned lead lights and painted horizontal timber weatherboard and shingles to bay windows and gable ends.</p> <ul style="list-style-type: none"> <li>This area is considered to be very notable because of the general consistency in scale, form, and style of the buildings as well as the abundance of mature soft landscaping both at the boundaries to the properties and on the road margin.</li> <li>Most of the dwellings were constructed in the early part of the last century, from 1910 to 1920. Similar architectural elements are used extensively throughout the SAM including gabled roofs, hipped roofs, verandas, bay windows, and entrance porches. The original building materials in the SAM were corrugated metal and tiled roofs, brick chimneys, timber windows with patterned lead lights and painted horizontal timber weatherboard and shingles to bay windows and gable ends.</li> <li>Many of the properties have low boundary walls with hedges above. The hedges are often dense enough to only offer glimpses from the footpath of the dwelling behind. Other properties have timber fences with large gateways for vehicular access to garages towards the rear of the section.</li> <li>The canopy formed from the trees planted in the road margin casts extensive shadows in the summer creating a distinct, cooler climate for this section of the street. There is also a slight curve in the middle of this section of Ranfurly Street that reinforces the enclosing effect of the tree canopy by restricting the view of the sky down the street.</li> </ul>	Character Study	External appearance	
<a href="#">SAM 34 - Auburn Avenue</a>	Small	Living 2	<ul style="list-style-type: none"> <li>The area was developed as an early State-housing scheme. The layout reflects the key elements of State-housing during the 1940s and 1950s. It includes curved streets, reduced road widths, direct access to a communal park, and large front gardens that are open to the street or have low fencing/hedges. The regular distance that the houses are set back from the street is also notable.</li> <li>The appearance of the houses is very important as they reflect a very distinctive, consistent style. Their predominant features are one storey with hip or gable tile roofs; weatherboard, or a combination of red brick and weatherboard cladding and; little or no external ornamentation. Another important element is the larger windows. Earlier State-housing schemes had fewer and smaller windows.</li> </ul>		Road setback - 6m External appearance	
<a href="#">SAM 35 - The Spur</a>	Small	Living 1	<ul style="list-style-type: none"> <li>The group value of the cottages is not immediately apparent as The Spur features a combination of hillside topography and mature planting, visually separating each cottage. However, the cohesiveness of the group is derived from its overall garden suburb design taking special account of orientation; setting, including the topography; and boundary details.</li> <li>The eight original timber bungalows, designed in the arts and crafts style, were built between 1902 and 1906. They have a number of features in common including low pitched roofs; wide eaves, small paned windows; recessed entrances, verandas and fine architectural detailing.</li> </ul>	HCA Report	Road setback - 8m External Appearance	
<a href="#">SAM 36 - St Andrews Square</a>	Small	Living Hills	<ul style="list-style-type: none"> <li>The majority of houses in SAM 36 are wooden bungalows or villas that were built before World War II. The houses have a number of common elements that create a consistent housing pattern throughout the SAM. These include low-pitched hip roofs, gable ends with shingles, bay or bow windows, and weatherboard cladding. The houses generally have large windows and porches or verandas addressing the street. The original pattern and layout remains</li> </ul>		Road setback - 4.5m External appearance	

SAM	Area size	Zone	Characteristics identified with existing SAMs (identified in 2001/02)	Existing character/heritage assessment information	Characteristics of existing SAM's currently managed through specific rules.	Recommendation for further more detailed assessment
<a href="#">SAM 37 - Emmett Street</a>	Medium	Living 1	<p>largely intact today. The presence of mature trees, large grass berms, and well vegetated front yards add to the character of the area. The substantial and regular distance that the houses are set back from the street ensures the openness and the adequate landscaping and is the determinant of the high level of amenity in this area</p> <ul style="list-style-type: none"> <li>The area was developed as an early State-housing scheme. The layout reflects the key elements of State-housing during the 1940s and 1950s. It includes curved streets, reduced road widths, street tree planting, direct access to a communal park and large front gardens with low fencing. The regular distance that the houses are set back from the street is also notable.</li> <li>There are groupings of quite variable housing styles along Emmett Street. The houses are one and two storeyed with hip, gable or monopitch roofs, weatherboard, fibrolite, or a combination of red brick and weatherboard cladding, with little or no external ornamentation.</li> </ul>		Road setback - 6m	
<a href="#">SAM 38 - Clissold Street</a>	Small	Living 1	<ul style="list-style-type: none"> <li>The character of this street is created by three elements: mature street trees on both sides of the streets, large grass berms and the regular distance that the houses are set back from the street. The deciduous street trees form a green canopy for the street in summer while allowing penetration of sunlight during the winter. There is a strong relationship between the street and the housing, and in combination with the well landscaped sites, this results in a very interactive and sheltered streetscape. However, the character has to some extent been eroded by the addition of high fences and garages in front yards, reducing the interaction between the houses and gardens to the street.</li> </ul>		Road setback - 6m	
<a href="#">SAM 39 - Mays / Chapter / Weston / Knowles</a>	Large	Living 3	<ul style="list-style-type: none"> <li>The character of this SAM is created by three elements: mature street trees on both sides of the streets, large grass berms and the substantial distance that the houses are set back from the street. The area is also notable for its well landscaped gardens, incorporating both large trees and shrub planting. There are various housing styles in this SAM, from traditional wooden villas and bungalows to brick and tile townhouses. They are one or two storeys in height. However, the character of this area has to some extent been eroded by the addition of high fences and garages, reducing the interaction between the houses and gardens and the street.</li> </ul>	Character Study	Road setback - 6m	
<a href="#">SAM 40 - Hawkesbury Avenue</a>	Small	Living 1	<ul style="list-style-type: none"> <li>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 and the abundance of mature soft landscaping both within and at the boundaries to the properties.</li> <li>Most of the dwellings are single storey and were constructed in the early part of the last century, from 1900 to 1920. Similar architectural elements are used extensively throughout the SAM including gabled roofs, hipped roofs, and decorated verandas doubling as entrance porches. In particular a relatively large bay window beneath a gable or turret in each house is the most prominent feature to the street elevation.</li> <li>The original building materials in the SAM were corrugated metal roofs, brick chimneys, timber windows and painted horizontal timber weatherboards. Many of the dwellings have bold colour schemes with architectural features being highlighted in the darker reds, blues and greens to stand out against the paler weatherboards.</li> </ul>	Character Study	Road setback - 8m	

SAM	Area size	Zone	Characteristics identified with existing SAMs (identified in 2001/02)	Existing character/heritage assessment information	Characteristics of existing SAM's currently managed through specific rules.	Recommendation for further more detailed assessment
<a href="#">SAM 41 - Naseby Street</a>	Small	Living 2	<ul style="list-style-type: none"> <li>Many of the properties have low boundary walls or timber fences with hedges above. The hedges and the site plantings are often mature and dense enough to offer only glimpses from the footpath of the dwelling behind.</li> <li>SAM 41 lies to the north of Hagley Park and to the south of Innes Road. It covers the length of Naseby Street from Rugby Street to Merivale Lane.</li> <li>The area is considered notable because of large and well landscaped sites, large grass berms, and the regular distance that the houses are set back from the street. There are a few two storey wooden villas that were constructed in the early part of the twentieth century. The original building materials in the SAM were corrugated metal roofs, brick chimneys, timber windows and painted horizontal timber weatherboards. However, the character has to some extent been eroded by the addition of high fences, garages in front yards and some later infill dwellings, reducing the interconnection between the houses and gardens and the street.</li> </ul>	Character Study	Road setback - 6m	