

Appendix 20: Christchurch Suburban Character Area Assessments

Christchurch Suburban Character Areas Assessment

Prepared for Christchurch City Council

Prepared by Beca Ltd (Beca)

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Background

Christchurch City Council is undertaking a District Plan Review. As part of this review Character Areas, formerly known as Special Amenity Areas or SAMs, have been reassessed to identify whether they remain distinctive with a residential character worthy of retention. Character Areas are generally located in more established areas of the city – containing all or a combination of landscape and built qualities including: dwellings of a certain style or era; dwellings with strong relationships to the surrounding environment; dwellings with high quality landscape features; and landscapes, streetscapes and topography of a unique character or high amenity.

The Character Areas were originally established in the mid-1990's with the development of the operative Christchurch City Plan. At this time, 41 areas within Christchurch were considered to embody special characteristics worthy of protection. Prior to the Canterbury earthquakes of 2010 and 2011, as a result of redevelopment, there had been some erosion of the characteristics of these areas. The earthquakes further exacerbated this, with whole areas red zoned or significantly damaged. In addition to this, there remains confusion over the intent and extent of control provided by the Character Area provisions within the Christchurch City Plan, the implications this has on property rights and development, and the level of protection Character Area provisions offer.

Character Area provisions do not seek to control demolition or removal of character buildings, however they do have modified, or additional, rules and provisions to the standard living rules in the District Plan that recognise their special characteristics. The intention of the Character Areas is to:

- Recognise individual elements and resulting character of each area and allow for management of the area as a whole
- Manage the collection of features, buildings and places to avoid the incremental loss of character values
- Provide the ability to manage redevelopment of properties and elements within a character area which do not currently contribute to the character values
- Recognise the importance of the setting, surroundings and context of distinctive residential environments¹

¹ As outlined by Christchurch City Council in their briefing document (Christchurch City Council-District Plan Review-SAMs Draft Brief 2014-11-10)

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1 Scope and Process

In June 2013, Christchurch City Council (Council) undertook a review of the 10 Character Areas located within the Central City to inform changes to the Central City Living zones of the Christchurch Central Recovery Plan. Following this, as part of Phase II of the Christchurch City District Plan Review, the remainder of the Character Areas, all within suburban areas, were prioritised for full assessment on the basis that the areas:

1. Provide opportunities for some level of redevelopment
2. Are highly intact but also at risk of 'incompatible' change resulting from various development pressures
3. Have sustained earthquake damage and require boundary rationalisation
4. Do not have appropriate aspects of character recognized through current District Plan provisions and are therefore at risk, or may be compromised by proposed changes to District Plan provisions - particularly in relation to increased residential density².

The 16 Character Areas selected for external reassessment included:

- Character Area 2 – Beckenham Loop
- Character Area 4 – Aynsley Terrace
- Character Area 6 – Tika / Piko / Shand
- Character Area 8 – Fendalton, 8A – Bradnor, 8B – Heathfield
- Character Area 10 – Slater Poulton, 10A – Dudley
- Character Area 11 – Heaton / Circuit
- Character Area 12 – Massey Crescent
- Character Area 13 – Francis Avenue
- Character Area 14 – North St Albans
- Character Area 17 and 17A – Hackthorne / MacMillion / Dyers Pass
- Character Area 18 – The Esplanade
- Character Area 21 – Gilby / Englefield
- Character Area 34 – Auburn Avenue
- Character Area 35 – The Spur
- Character Area 36 – St Andrews Square
- Character Area 37 – Emmett Street

² As outlined by Christchurch City Council in their briefing document (Christchurch City Council-District Plan Review-SAMs Draft Brief 2014-11-10)

2 Methodology

A detailed breakdown of the project methodology is detailed below. Due to the time constraints, the assessment was undertaken within a 5 week period during November and December 2014.

2.1 Review of Background Documentation

Existing documentation pertaining to the 16 Character Areas was reviewed prior to commencement of desktop and site analysis. This documentation included:

- Existing Council SAM brochures and previous assessment material
- Christchurch Urban Character Study, 2010
- Proposed Christchurch Residential Heritage Conservation Areas Report, 2010
- Council records, aerial photography and Google Street View

2.2 Desktop Analysis

With the assistance of Council's GIS team, a detailed desktop analysis was undertaken for each of the 16 Character Areas, to establish an initial understanding of the consistency and cohesiveness of the underlying character and to identify:

- Buildings lost/demolished following the September 2010 and February 2011 earthquakes)
- Existing at-risk properties (following earthquake damage)
- Post Character Area resource consents – dating from 2004 (including the modification to existing buildings, construction of new dwellings or construction of ancillary buildings)
- The location of heritage buildings
- The location of protected / notable trees

2.3 Baseline Character Description Sheets

Based on the review of background documentation and desktop analysis, a baseline character description sheet was developed for each of the 16 Character Areas. These sheets identified the existing streetscape and residential property (landscape and built form) elements unique to each Character Area – as understood from the review of background documentation and desktop analysis.

2.4 Character Elements

The assessment of each Character Area included a review of both the elements located within private property, and the public space elements of the streetscape. While streetscape character contributes to the overall character of an area, the character elements of private property were the primary focus of the character assessment. These private property elements offer the potential for incorporation of provisions within the District Plan, while streetscape elements are currently within Council control. On-site assessments have been weighted to reflect this.

Site Character Elements

While the prevalence of individual character elements varies between Character Areas it was observed that the nature and general combination of elements were consistent across all 16 Character Areas, including:

Landscape Elements

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, it 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.

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)

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

Urban/Built Form Elements

Land Uses

The nature of an activity (e.g. residential, commercial, 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 buildings within a neighbourhood or area.

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

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)

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.

Iconic Structures or Elements

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

- Iconic buildings
- Iconic elements
- Landmark elements

These elements have been simplified for the purposes of the character assessment into the following matters:

- Topography and aspect
- Street and block pattern
- Lot size
- Site coverage
- Height
- Bulk and scale
- Location
- Age / Era
- Style / Type
- Materials
- Street scene interface
- Garage placement
- Open Space
- Boundary vegetation
- Fencing
- Setbacks
- Landscape treatment

2.4.1 Residential Character Classification

In respect to ascertaining the integrity and cohesiveness of each character area, each property was assigned a classification – of primary, contributory, neutral or intrusive – on the breadth of character elements exhibited by that property. These property classifications are further defined below:

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

The baseline for establishing whether a character area had sufficient integrity and cohesiveness was identified as a requirement that 80% of properties were primary or contributory properties within an area. On this basis Character Area boundaries were further refined.

Note: Properties not visible from the street / public realm have been classified as neutral – as have properties where dwellings have been demolished following the earthquakes and where sites are vacant.

2.4.2 Streetscape Character Elements

In addition, all major streets within a Character Area were assessed, using the following criteria:

- Orientation and slope – flat / sloping / steep / undulating
- Key views – specific features, landmarks or vistas
- Street width - wide / moderate / narrow³
- Footpaths - presence / width / condition
- Vegetation - street trees / low level planting / grass berms
- Infrastructure – overhead lines / power poles / street lighting
- Street furniture – seats / bins / lights
- Other landscape features (stone walls, gates, relationship to nearby parks /open space etc.)

Note: Streetscapes were not classified in the same way as residential character due to playing a contributory role (as opposed to defining) in the establishment of character in a particular area.

2.5 On-Site Assessments

Assessments of those Character Areas identified during the desktop phase as having a clearly distinguishable, consistent and cohesive underlying character were undertaken over a two-week period during early December, 2014. The following bullet points describe the methodology applied to these assessments:

- Two consultants (landscape architect and urban designer) were present at each site visit in order to assess individual properties, the streetscape and record data.
- An initial drive-through of each Character Area was undertaken before the site record sheets were completed and assessment categories confirmed. Refinement of the classification and physical extent of the Character Area was carried out at this time.
- A slow drive or walk through of the Character Area was then undertaken and the site record sheet completed (including individual property classifications and streetscape assessments)
- Representative photographs of each Character Area were taken to illustrate the general streetscape character, examples of dwellings / properties that were primary, contributory, neutral and intrusive in classification.
- Site notes were recorded, including a general summary of each Character Area and a brief outline of any initial recommendations.

Site assessments were primarily limited to investigations within existing Character Area boundaries and have only assessed the potential expansion of Character Areas beyond these pre-established Council boundaries where the continuation of the existing character was obvious.

2.6 Character Area 8: Fendalton – Site Assessment

Character Area 8 (Fendalton) presented unique assessment challenges - primarily due to scale (encompassing the entire suburb of Fendalton) and difficulties in defining the underlying character of the area during desktop and GIS analysis, within the time constraints.

As such the approach in establishing a baseline character in this area included a more intensive desktop analysis and GIS review to further analyse parcel size, dwelling setbacks, vegetation cover, dwelling size and age, street width, and landscape and streetscape elements. This was followed by a street-by-street site visit / assessment (rather than a

³ Street width is defined as the road reserve width – or the public space between the property to property boundary, including berms and footpaths.

site-by-site assessment as undertaken for other Character Areas) in order to identify those locations within the existing Character Area boundaries that exhibited special character.

3 Character Area 2: Beckenham Loop Assessment

3.1 Area Description

Character Area 2 is located in south Christchurch - at the base of the Port Hills, within a pronounced loop of the Heathcote River. It covers a substantial residential area - comprising the length of Norwood Street, Fisher Avenue, Sandwich Road, Martin Avenue, Malcom Avenue, Corson Avenue, Riverview Street, Birdwood Avenue, Waimea Terrace and Eastern Terrace. The area has been identified as a Character Area due to the consistent style and era of dwellings (primarily consisting of single-storey wooden Californian-style bungalows of the 1920's and 1930's); moderate street widths, consistent dwelling setbacks (more generous along the river edge and along Fisher Avenue), visible boundary vegetation and good visual connectivity between the dwellings and the street.

The underlying form and pattern of development is clear when viewing an aerial photo of this area, and also from the streets within the Character Area itself. The Character Area consists of a fine-grained rectangular block formation between Sandwich Road and Riverview Street with houses fronting the street and rear gardens backing on to each other.

Due to the consistent underlying block structure between Sandwich Road and Riverview Street, there is a consistent property orientation, section width, depth, and space between dwellings and average site coverage is 40%. The rectangular street and block pattern contrasts with the curved loop of the Heathcote River – creating large, deep street blocks south of Riverview Street / Corson Avenue. Large street blocks are also present to the north of Sandwich Road, on both sides of Norwood Street – due to the curve of the river in this location and also due to the presence of Beckenham Park on the eastern edge of the Character Area. Infill development is more common in these northern and southern locations due to the large / irregular street block size. Property orientation, section depth and site coverage is more varied in these locations.



3.2 Streetscape Elements

The underlying topography of the Character Area is mostly flat, with short views towards the Heathcote River from some locations (particularly along Waimea and Eastern Terraces) and long views towards the nearby Port Hills from several streets. The Heathcote River is a defining element bounding this Character Area and establishes a high degree of amenity, characterised by a bold green edge planted with mature trees and providing pedestrian connectivity (via several pedestrian bridges over the river) to those areas to the east and west of Beckenham Loop.

Street widths within the Character Area are moderate to wide – ranging from approximately 12m to 20m. Several of the streets within the Character Area contain grassed berms and street trees (Fisher Avenue, Malcolm Avenue, Martin Avenue, Norwood Street and Sandwich Road), enhancing the character of the streetscape / pedestrian environment. This character is most notable along Fisher Street – where mature, deciduous street trees line both sides of the street within grassed berms. These trees are evenly spaced (approximately 18m apart) and combined with the narrow street width, generous dwelling setbacks and low-scale of residential development - create a high amenity streetscape along Fisher Street.

3.3 Site Character Elements

The following 'private realm' elements characterise Area 2 and can be broken down into the following landscape and built form elements:

3.3.1 Landscape Elements

Setback from Street

Private dwellings are consistently set back from the street edge, with front gardens ranging from approximately 6 to 9m along most streets and more generous front yard setbacks along the river edge (Waimea Terrace and Eastern Terrace) and Fisher Avenue. All properties have substantial rear gardens. These setbacks create a consistent rhythm to the street edge and provide a sense of openness adjacent to the Heathcote River.

Boundary Treatment – Planting / Fencing

Most properties have large front yards containing mature trees and other well-established vegetation. These properties also have mature trees within their rear gardens – and these trees, when visible from the street further enhance the streetscape and 'green' the Character Area.

The scale of fencing is consistent across the character area with the majority of properties containing low to medium-height fencing, which enables visual connectivity with the front door / windows of dwellings when viewed from the street. The style and quality of fencing within the Character Area does however vary greatly. The majority of fences are either timber or concrete, but a range of other materials are also used. The inconsistent fencing style and quality detracts from streetscape character and reduces overall continuity and coherence.

Landscape Characteristics

The style and composition of the visible private garden space is varied – the presence of mature trees within the front yard boundary provides a constant in this regard.

3.3.2 Built Form Elements

Dwelling Style / Era

Most dwellings are wooden Californian-style bungalows built in the 1920s and 1930s. Common architectural elements include low-pitched gable roofs, shingled gable walls, and bay or bow windows at the front of the house. Various sized leadlight windows, weatherboard cladding, arched porches and houses facing the street are other notable features. This style of building is most evident between Sandwich Road and Riverview Street.

There are several more recent building additions within the Character Area – many of which are in-keeping with the existing scale and style of the area, but some that are not well aligned with the area's underlying character (this is most obvious along northern Norwood Street).

Building Scale and Form

Most dwellings are detached, single-storey homes – with a consistent scale along the street. The presence of multi-storeyed dwellings or duplex / rowhouse style of development detracts from the existing character of the area. More recent developments – particularly within the larger street blocks north of Fisher Avenue and south of Riverview Street / Corson Avenue have resulted in site infill and the creation of duplexes and row-houses. This scale does not necessarily detract from the overall character of the street or Character Area so long as the street address is sympathetic to the surrounding built form – in terms of dwelling setback, height, scale and relationship to the street.

Relationship to Street / Visual Connectivity

Due to the low, or lack of, fencing; wide and open front-yards; and placement of large windows at the front of the dwellings, the relationship between the dwellings and the street is strong – with clear visual

connectivity possible. This relationship between dwellings and the street has been compromised where higher fencing has been installed or

where boundary vegetation has been poorly maintained.

The majority of dwellings include garages that are set back from the dwelling / street edge. Where garages are set further forward, closer to the street edge, they do not dominate the streetscape and they are mostly designed and positioned in ways that do not detract from the relationship between the dwelling and the street.

3.4 Conclusion

The continuity and coherence of the special character that makes up Character Area 2 – comprising of the streetscape and site character elements (landscape and built form) is fairly consistent throughout. The approximate street-by-street breakdown of the percentage of primary / contributory buildings is as follows:

- Fisher Avenue: 79%
- Sandwich Road: 90%
- Martin Avenue: 98%
- Malcolm Avenue: 88%
- Corson Avenue: 90%
- Riverview Street: 85%
- Norwood Street: 65%
- Birdwood Avenue: 85%
- Waimea Terrace: 77%
- Eastern Terrace: 67%

It is considered that the underlying character is strongest in the centre of the Character Area, between Sandwich Road and Riverview Street, where there is a higher proportion of primary / contributory dwellings and where the street and block pattern, site width, site depth, dwelling setback and building orientation is more consistent. The properties located along the river's edge also provide special characteristics and a high proportion of primary / contributory dwellings.

3.5 Recommendation

It is recommended that Character Area 2 be retained, but focused towards around the edges and centre of the original Character Area, encompassing Fisher Road, Sandwich Road, Martin Avenue, Malcolm Avenue, Riverview Street, Birdwood Avenue, Waimea Terrace and part of Eastern Avenue - and removing most of Norwood Street and part Eastern Terrace. This removes several properties that are set-back and not visible from the street (west of Norwood Street and either side of southern Birdwood Avenue). These properties are not considered to contribute to the overall character of the area. The proposed change in boundary is illustrated in the Site Classification and Boundary Maps (Appendix 1).

It is considered that the key elements that embody the character of Character Area 2 that should be retained and protected in the future, include:

- Building height – generally single storey
- Building scale – generally moderate-scale, individual bungalows
- Building and roof form – simple forms with projections, gable and hip roofs
- Site coverage – approximately 40%
- Setback from street – generally 6-9m
- Mature boundary vegetation – large trees / shrubs located within the front-yard boundary
- Low-medium scale fencing – 1 to 1.5m
- Visual connectivity between dwellings and the street – through low fencing, placement of windows and dwelling entrances

- Architectural detail – common architectural elements include low-pitched gable roofs, shingled gable walls, and bay or bow windows at the front of the house. Various sized leadlight windows, weatherboard cladding, arched porches and houses facing the street are other notable features.

3.6 Site Photographs

Streetscape

The streetscape photographs below illustrate that several of the streetscapes provide exceptional streetscape qualities – with wide, grassed berms and mature street trees.



Fisher Avenue Streetscape



Martin Avenue Streetscape

Primary Site Classification

As illustrated in the photographs below, the 'primary' site classification relates to the style/era and materials used in the built form, the consistent scale of development, the consistent street setback, the presence of boundary vegetation, low-medium scale fencing and the visual relationship between the dwellings and the street.



33 Norwood Avenue



115 Malcolm Avenue



118 Corson Avenue



134 Fisher Avenue

Contributory Site Classification

As illustrated in the photographs below, the 'contributory' site classification represents those properties that support the defining character, but are not considered to be primary in nature – either because the dwelling is new (but sympathetic in design), or due to modifications to the original built form, inconsistencies in planting, setback or boundary treatment.



12 Norwood Street



88 Fisher Street

Neutral Site Classification

As illustrated in the photographs below, a 'neutral' site classification has been assigned to those properties that neither establish nor detract from the defining character values of the Character Area.



80 Birdwood Avenue



151 Eastern Terrace

Intrusive Site Classification

As illustrated in the photographs below, an 'intrusive' site classification has been assigned to those properties that do not embody and detract from the defining character values of the Character Area – due to an obvious change in building style, scale, or materials, a change in setback from or relationship to the street, or a change in boundary or landscaping treatment.



50 Fisher Avenue



78 Norwood Street

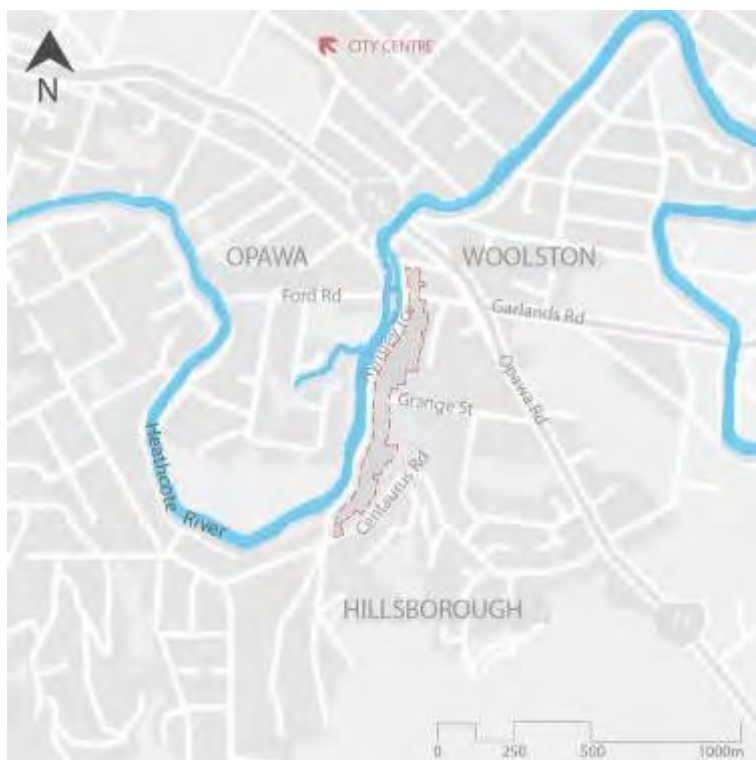
4 Character Area 4: Aynsley Terrace Assessment

4.1 Area Description

Character Area 4 is located in Hillsborough, along the southern edge of the Heathcote River to the south-east of the central city. Character Area 4 comprises the length of Aynsley Terrace. The area has been identified as a Character Area due to its location, large section sizes (uncommon in much of Christchurch), the high level of vegetation and trees within the private properties, and the relationship of these properties to the river corridor. While the houses are generally quite large, there is little consistency in their style or materials.

Aynsley Terrace is a curvilinear street, with long, large residential sections curving around the street edge. Property width and depth is variable along the length of the street, as is site coverage. Site coverage is however generally quite low – with large front yard setbacks and often very generous rear yards.

Aynsley Terrace was significantly impacted by the September 2010 and February 2011 earthquakes, with a number of properties damaged or demolished. This is particularly evident along the southern end of Aynsley Terrace.



4.2 Streetscape Elements

The underlying topography of the Character Area is variable and undulating along its length, with Aynsley Terrace itself located on relatively flat land, but properties along some portions of the street (particularly to the south of Grange Street) rising up from the street level, offering elevated views out towards the river. Key views within the Character Area include short views to the river and across the river to Hansen Park and longer views out towards the Port Hills.

The street width along Aynsley Terrace also varies, with the street width wider at the north end, where there is a painted median strip and narrower at the southern end. The average road reserve width is around 20m, but appears narrower as it runs into the river reserve. This seemingly narrow street width, combined with the streets location adjacent to the Heathcote River and the expansive, planted private property setbacks, create a very spacious and open streetscape and pleasant pedestrian environment. A footpath is provided along the eastern side of Aynsley Terrace – enabling pedestrian movement along the residential side of the street. No formal pedestrian pathway is provided on the river edge, west of Aynsley Terrace.

The river edge is planted with large, deciduous trees and other amenity planting creating a green edge to the Character Area. The river edge contains areas of seating and picnic tables and two pedestrian bridges cross over the river connecting Aynsley Terrace with Hansen Park (in the south) and with Ford Road (in the north).

4.3 Site Character Elements

The following 'private realm' elements characterise Area 4 and can be broken down into the following landscape and built form elements:

4.3.1 Landscape Elements

Setback from Street

Dwellings have consistently large street setbacks (ranging from approximately 8 to 30m, with an average of approximately 20m) and often more substantial rear gardens. These setbacks create a consistent rhythm to the street edge and provide a sense of openness to the Heathcote River.

Boundary Treatment – Planting / Fencing

The majority of properties located within Character Area 4 have large / mature trees and vegetation located within their front-yard setbacks. These trees create a green edge to the street and complement the mature trees and planting present along the river edge, to the west of Aynsley Terrace.

Fence scale in this Character Area is consistent – with the majority of properties providing low, solid boundary fencing or no fencing at all. This low-scale or lack of fencing enables clear visual connectivity, not necessarily to the dwellings, but to the vegetation contained within the front yard setbacks of the properties. The majority of boundary fencing is concrete, but visually permeable fencing is also present – in the form of iron or steel pool type fencing. Higher, timber fencing is present along a couple of property boundaries, but this does not necessarily detract from the streetscape due to the large property setbacks and on-site vegetation.

Landscape Characteristics

Visible garden space within the private dwellings is consistently vegetated, with the majority of properties comprising of a large grassed lawn containing mature trees and other large trees and shrubs within their front yard setbacks. This planting often extends along the southern edge of the property boundary, providing privacy to the dwellings and further greening the Character Area.

4.3.2 Built Form Elements

Style, Era and Form

The style and era of buildings along Aynsley Terrace is varied and does not contribute to the overall character of the area. The form of the buildings is also varied - but to some extent the dwellings all face the river with large windows or balconies.

Height / Bulk

The majority of dwellings located within this Character Area are single or double-storey. Due to the large setback of dwellings from the street, the height and bulk of dwellings is not considered a key element of the overall character of the Character Area.

Scale

The majority of dwellings in Character Area 4 (particularly those visible from Aynsley Terrace) are large, detached homes. Should subdivision or infill development occur to enable a different scale and form of housing, it is likely that the front yard setbacks and on-site vegetation (key characteristics of this area) would be compromised.

Relationship to Street / Visual Connectivity

The visual connectivity between dwellings and the street is not considered to be a key element contributing to the character of Character Area 4. The relationship and visual connectivity between the large front-yard setbacks containing mature vegetation and the street edge is however a key element of the Character Area.

4.4 Conclusion

Aynsley Terrace remains highly consistent in respect to the landscape characteristics of the sites, particularly in conjunction with the street and river environment, with 81% of sites classified as either primary or contributory based on the landscape values alone. However, there is little continuity or coherence in the built form characteristics.

4.5 Recommendation

It is recommended that Character Area 4 – Aynsley Terrace, is not retained as a Character Area (see Site Classification and Boundary Map, Appendix 2).

While not illustrating a consistent built character it is considered that the key elements that embody the character of Aynsley Terrace - that could be recognised in the future, include:

- Site coverage – approximately 30%
- Setback from street – generally 8-30m with an average of approximately 20m
- Fencing - Low fencing or no boundary fencing, below 1m, stone or masonry retaining walls
- Visual connectivity between the site and the street – through low or no fencing
- Large scale specimen tree planting and extensive on-site vegetation

4.6 Site Photographs

Streetscape

The streetscape photographs below illustrate that Aynsley Terrace has exceptional streetscape qualities – with the western side of Aynsley Terrace a planted river corridor and the eastern side of Aynsley Terrace (the residential side) complementing the river corridor through extensive on-site vegetation and large front yard setbacks.



Aynsley Terrace Streetscape



Aynsley Terrace Streetscape

Primary Site Classification

As illustrated in the photographs below, the 'primary' site classification relates to the generous street setback, the presence of abundant and mature vegetation within the front-yard setback and low-scale fencing enabling a visual relationship between the street and the residential landscape features.



59 Aynsley Terrace



29 Aynsley Terrace



51 Aynsley Terrace



71 Aynsley Terrace

Contributory Site Classification

As illustrated in the photographs below, the 'contributory' site classification represents those properties that support the defining character, but are not considered to be primary in nature – either because the street setback is inconsistent, the fencing style is out of character or the on-site vegetation is not aligned with the underlying characteristics of Character Area 4.



55 Aynsley Terrace



83 Aynsley Terrace

Neutral Site Classification

As illustrated in the photographs below, a 'neutral' site classification has been assigned to those properties that neither establish nor detract from the defining character values of the Character Area.



39 Aynsley Terrace



35 Aynsley Terrace

Intrusive Site Classification

No sites were considered to be intrusive within Character Area 4.

5 Character Area 6: Tika / Piko / Shand Assessment

5.1 Area Description

Character Area 6 is located in Riccarton, just south of Riccarton Road and to the west of the central city. Character Area 6 comprises the length of Shand Crescent, Piko Crescent and most of Tika Street. The area has been identified as a Character Area due to the symmetrical street and block layout, consistent style and era of dwellings (primarily consisting of state housing of the 1930s and 1940s), the relatively narrow streets, generous front yards, strong relationship between dwellings and the street, and the street and easy pedestrian access to nearby parks and reserves.

The area was established as a State-housing development, that covered much of this area of Riccarton. The layout of streets, housing and parks reflects the social planning ideas of the time. Shand Crescent was formerly the curving driveway to Avon Lodge, formed in 1941 with Shand Crescent Reserve developed shortly after this.

While section and dwelling orientation varies, section width and depth remains consistent across the Character Area and site coverage is on average approximately 30-40%, with the exception of some infill development located along Tika Street and south eastern Piko Crescent).



5.2 Streetscape Elements

The underlying topography of the site is flat, with the only notable views being the short views into Shand Crescent Reserve from Shand Crescent and into Harrington Park when looking north along Tika Street. Street widths along Shand Crescent and Piko Crescent are narrow, with Shand Crescent's street width varying from approximately 12-14m and Piko Crescent's street width at approximately 15m. Tika Street has a much wider street width, at approximately 20m. All streets have a narrow grassed berm located between the carriageway and the footpath. No street trees are present within the Character Area, although the mature trees located around the edge of Shand Crescent Reserve add to the amenity of Shand Crescent.

Pedestrian connectivity throughout this subdivision is extensive, with pedestrian paths linking Shand Crescent through Paeroa Reserve to Piko Crescent and paths connecting Piko Crescent through Harrington Park to Tika Street. All park / reserve spaces contain mature trees, seating areas and Paeroa Reserve and Harrington Park contain children's playground facilities.

5.3 Site Character Elements

The following private realm elements characterise Area 6 and can be broken down into the following landscape and built form elements:

5.3.1 Landscape Elements

Setback from Street

Dwellings are consistently set back from the street edge, with relatively generous front gardens (with an average setback of approximately 8m along Piko Crescent, 12m along Shand Crescent and ranging from 3 to 18m along Tika Street) and often more substantial rear gardens where infill development has not occurred.

Boundary Treatment – Planting / Fencing

Boundary planting within the Character Area is varied, with several properties along Tika Street containing large / mature trees and vegetation within their front yards, most properties along the southern side of Piko Crescent contain mature trees along their side boundaries (providing privacy), and fairly inconsistent boundary planting along northern Piko Crescent and Shand Crescent.

Fence scale is inconsistent with several properties providing no fencing along the street edge at all, others providing low fencing and some properties with moderate to high fencing. The style and quality of fencing also varies greatly. The majority of fences are timber, but a range of other styles and materials exist, including corrugated iron, steel, brick, concrete. The inconsistent fencing style and quality detracts from the streetscape character of the Character Area and reduces its overall continuity and coherence.

Landscape Characteristics

The style and composition of the visible garden space within the private dwellings is varied - with front lawns, often containing some planting and large trees providing a constant in this regard.

5.3.2 Built Form Elements

Style / Era

The majority of dwellings are state homes from the 1930s and 1940s. They are predominantly one storied stand-alone houses with a few two-storey multi-unit blocks. The state homes are all very simple in form, but range in the level of architectural detailing and materials utilised within each dwelling, with the most predominant being brick and weatherboard with concrete roof tiles. The dwellings are however designed as a group with many shared characteristics in regard to their response to the street interface. . This area was specifically designed to provide a variety of housing style and type to reduce the monotony that was illustrated elsewhere in New Zealand state housing areas, Tika Street has a combination of stepped Art Deco apartments and single-storey detached houses, whilst dwellings along Piko Crescent are generally single-storey and are built with either a combination of stucco and plaster or brick and timber. The dwellings along Shand Crescent all face onto the park, are one and two storeys with a variety of styles, detached and semi-detached.

Building Scale and Form

Most dwellings are single or double-storey, detached state homes - with a relatively generous street frontage. More recent developments, particularly along Tika Street, have introduced infill and the creation of duplexes and row-houses. This scale does not necessarily detract from the overall character of the street or wider area where the street address is sympathetic to the surrounding built form – in terms of dwelling setback, height and relationship to the street.

Relationship to Street / Visual Connectivity

Visual connectivity and the relationship between dwellings and the street is varied due to differences in boundary treatment (fencing / planting). Most properties provide strong visual connectivity between the dwelling and the street through the placement of large front windows, front entrances, front pathways and no, or low to medium boundary fencing. This relationship between dwellings and the street has been compromised where higher fencing has been installed, and where there is more significant boundary vegetation.

Most properties have garages set back from the main dwelling. If the garages are set further forward, closer to the street edge, they are mostly designed and positioned in such a way so as not to detract from the relationship between the dwelling and the street and do not dominate the streetscape. Properties that have a garage forward of the dwelling have reduced street interface, which negatively impacts the generally consistent street setback and significantly alters the street character.

5.4 Conclusion

The continuity and coherence of the building form and location of buildings on the site is high within the area, with the exception of Tika Street. However, some of the landscape elements, such as high front fences and extensive boundary planting is less consistent and inhibits other character values from being fully recognised, such as the visual interaction with the street. Some streets have a much more coherent character than others within the Character Area. In regard to the Character Area:

- It is considered that residential continuity and coherence along Tika Street (particularly the northern end) have been diminished through more recent development with reduced street setbacks providing an altered residential form and reduced streetscene interface. Along Tika Street, only 67% of dwellings are primary or contributory in classification.
- The continuity and coherence of character along Shand Crescent has been somewhat diluted (78% of dwellings are primary or contributory in classification). However, the underlying values of the street and the streetscape features (including the openness of the street relationship to Shand Crescent Reserve) when combined with the large setbacks of dwellings from the street, the site size and dwelling scale remain strong character elements.
- The continuity and coherence of character along Piko Crescent is consistent – with the majority of dwellings in this location (87%) either primary or contributory in classification - through a consistent building form, placement, architectural treatment, site size, dwelling scale and street interface.

5.5 Recommendation

It is recommended that Character Area 6 be retained, but focused to the north of the original Character Area, encompassing Piko Crescent, Shand Crescent and removing Tika Street. The proposed change in boundary is illustrated in Appendix 3 - Site Classification and Boundary Map.

It is considered that the key elements that embody the character of Character Area 6 that should be retained and protected in the future, include:

- Building height – single or double storey
- Building and roof form – simple rectangular buildings with small projections, and hip and gable roofs
- Building scale – generally moderate-scale, individual state homes
- Architectural detail – ornamentation around doorways and windows, materials and use of porches, entranceways, brick or weatherboard
- Site coverage – approximately 30-40%
- Setback from street – approximately 8m for Piko Crescent, 12m for Shand Crescent
- Low fencing – no or low (to 1m)
- Visual connectivity between dwellings and the street – through low fencing, placement of windows and well defined entrances and pedestrian paths

5.6 Site Photographs

Streetscape

The streetscape photographs below illustrate that the streetscape along Piko Crescent has minimal landscaping – limited to grass berms and unremarkable pedestrian character; the streetscape along Shand Crescent is of a higher quality due to the openness of, and relationship to, Shand Crescent Reserve.



Piko Crescent Streetscape



Shand Crescent Streetscape

Primary Site Classification

As illustrated in the photographs below, the 'primary' site classification relates to the style/era and materials used in the built form, the scale of development, the consistently generous street setback, the presence of boundary vegetation, low to medium-scale fencing and the visual relationship between the dwellings and the street.



17 Piko Street



20 Piko Street



22 Piko Street



24 Piko Street

Contributory Site Classification

As illustrated in the photographs below, the 'contributory' site classification represents those properties that support the defining character, but are not considered to be primary in nature – either because the dwelling is new (but sympathetic in design), or due to modifications to the original built form, inconsistencies in planting, setback and boundary treatment.



19 Tika Street



5 Piko Crescent

Neutral Site Classification

As illustrated in the photographs below, a 'neutral' site classification has been assigned to those properties that neither establish nor detract from the defining character values of the Character Area.



6 Shand Crescent



42 Piko Crescent

Intrusive Site Classification

As illustrated in the photographs below, an 'intrusive' site classification has been assigned to those properties that do not embody and detract from the defining character values of the Character Area – due to an obvious change in building style, scale, or materials, a change in setback from or relationship to the street, or a change in boundary or landscaping treatment.



193 Riccarton Road (on corner of Shand Crescent)



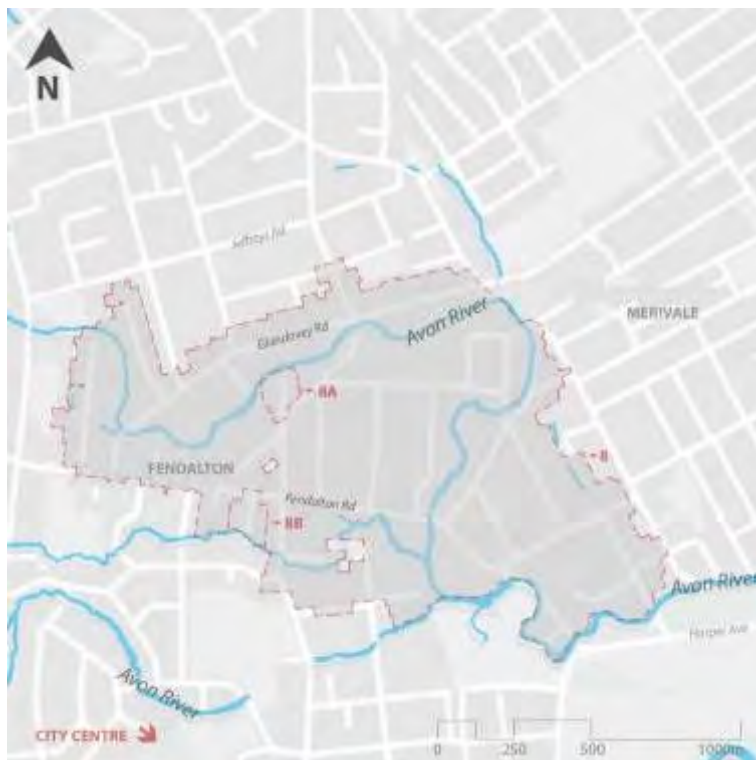
35 Piko Crescent

6 Character Areas 8, 8a and 8b: Fendalton, Bradnor and Heathfield Assessment

6.1 Context

Character Area 8 is located to the north-west of the city centre. It is the largest existing Character Area, covering most of the residential suburb of Fendalton. The area was originally identified as a Character Area in the mid 1990's due to the *'mature trees, well-vegetated front boundaries and large sections'*.

Due to the extensive area covered by the Character Area, and the lack of an immediately visible defining character for the whole of the area, the approach in establishing the baseline character was different to other Character Areas. A more intensive desktop analysis and GIS review was carried out to analyse parcel size, dwelling setbacks, vegetation cover, dwelling size and age, street width, and landscape and streetscape elements. However, following this analysis the continuity and coherence of overall character, with the exception of the extent of tree cover and general vegetation, was still unclear and so a street-by-street site visit / assessment was undertaken in order to identify those locations within the existing Character Area boundaries that exhibited special character.



Five (5) streets were identified as requiring a more detailed site-by-site assessment (akin to the other identified character areas) including Snowdon Road, Heathfield Avenue, Daresbury Lane, northern Garden Road (north of Wairarapa Terrace) and part of Fendalton Road (between Waiwetū Street and Snowdon Road). The following assessment focuses on these streets.

6.2 Streetscape Elements

Table 1 below provides a summary of the key streetscape elements for each of the streets:

Street Name	Topography (flat, sloping, steep, undulating)	Views (long / short)	Street Width (wide, moderate, narrow)	Footpath (presence, width, condition)	Berms (presence, width)	Street Trees / planting
Snowdon Road	Flat	None	Moderate – approx. 18m	Present on either side of the road (1.5 – 2m)	Grassed berms between carriageway and footpath (2-3m)	Some street trees within berm and areas of feature planting at raised pedestrian crossings
Heathfield Avenue	Flat	None	Moderate to wide (18-20m)	Present on either side of the road (1.5-2m)	Wide grassed berms between carriageway and footpath and narrow berms between footpath and property boundary	Mature, deciduous trees within berm (spaced 15-20m apart)
Daresbury Lane	Flat	None	Wide (20m)	Present on either side of the road (2-2.5m)	Wide grassed berms between carriageway and footpath (2.5-3.5m)	A couple of mature street trees
Northern Garden Road	Flat	None	Moderate to wide (18-20m)	Present on either side of the road (2m)	Grassed berms between carriageway and footpath and between footpath and property boundary	Evenly spaced, mature street trees (spaced approximately 15m apart)
Part Fendalton Road	Flat	None	Wide – approx. 30m	Present on either side of the road (2m)	Planted berms between footpath and property boundary	Mature street trees within berm. Planted central road median. Planted build-outs around on-road parking containing mature, deciduous street trees

Table 1: Key Streetscape Elements

The streetscape assessment revealed that:

- No notable views were present from any of the streets
- All of the streets were moderate to wide in street width (with the exception of Fendalton Road which is a very wide, major arterial road)
- All of the streets provided footpaths and grassed berms
- Heathfield Avenue and Northern Garden Road provided the highest amenity streetscapes in terms of planting and landscape qualities

Both Heathfield Avenue and Northern Garden road were planted with evenly spaced, mature, deciduous street trees. The street trees create a canopy over the carriageway and adjacent berms and give the streets a spacious yet intimate character – providing a pleasant pedestrian environment.

6.3 Site Character Elements

Table 2 below provides a summary of the key site character elements (landscape and built form) for each of the five streets investigated.

Street Name	Landscape Elements				Built Form Elements		
	Consistent Front Yard Setback	Boundary Vegetation	Visual connectivity / glimpses of dwellings	Detached	Single or Double Storey	Character Home	Sympathetic Architecture
Snowdon Road	Most dwellings are consistently set back from the street	Variable – most properties provide well vegetated front boundaries	Low to moderate fencing, some garages in front of dwellings – moderate visual connectivity	Majority of dwellings detached	Majority of dwellings double storey	Mixture of dwelling styles / eras	Many properties not visible from the road. Others not sympathetic in section size, architectural style or due to garage placement
Heathfield Avenue	Yes	Variable – most properties provide well vegetated front boundaries	Low to moderate fencing – good visual connectivity	All dwellings detached	All dwellings double storey	Majority of dwellings character homes	If not a character home, most of the remainder of dwellings were sympathetic in design
Daresbury Lane	Yes	Variable	Low to moderate fencing – good visual connectivity	Majority of dwellings detached	Mixture of single and double storey	Mixture of dwelling styles / eras	Many of the dwellings were not visible from the street (high fencing, garage at front of house) and therefore did not add much to the overall character of the area. Others didn't provide much on-site vegetation, particularly within the front yard setback
Northern Garden Road	Yes	Yes	Low to moderate fencing, some overgrown vegetation – moderate visual connectivity	All detached	Mixture of single and double storey	Mixture of dwelling styles / eras	Most properties sympathetic – many properties demolished following earthquake damage

Part Fendalton Road	Most properties are consistently set back from the street	Variable – most properties provide well vegetated front boundaries	Low to moderate fencing, some overgrown vegetation and garages in front of dwellings – moderate visual connectivity	All detached	Mixture of single and double storey	Mixture of dwelling styles / eras	Many properties were not sympathetic – due to section size, architectural style, landscape treatment, boundary treatment.
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Table 2: Site character elements

The residential character assessment revealed a varied character, with Heathfield Avenue demonstrating very strong site character elements and northern Garden Road strong site character elements. The remaining streets (Daresbury Lane, Snowdon Road and part Fendalton Road) were mixed in terms of their landscape and built form attributes – with several properties providing inconsistent boundary treatment, dwelling scale and style.

Heathfield Avenue provided a consistent character and scale of dwellings, boundary treatment, street setback, landscaping, visual connectivity, section size and orientation. This consistency along the street was rare compared to the wider Fendalton area and those other streets investigated as part of this assessment.

6.4 Conclusion

There is little continuity and coherence across Character Area 8, with the exception of the presence of larger scale mature trees, particularly along the stream boundaries, and larger section sizes allowing greater areas of outdoor space than commonly found across the city. The assessment focused on five streets that were identified as warranting further on-site assessment following a protracted desktop and GIS analysis process and initial site visits.

The approximate street-by-street breakdown of the percentage of primary / contributory buildings for those streets investigated is as follows:

- Part Fendalton Road (between Waiwetū Street and Snowdon Road): 62%
- Snowdon Road: 56%
- Heathfield Avenue: 85%
- Daresbury Lane: 67%
- Northern Garden Road (north of Wairarapa Terrace): 76%

It is considered that the underlying character is strongest in existing Character Area 8b – Heathfield Avenue, where there is a higher proportion of primary / contributory dwellings (85%) and where the streetscape and residential elements were more consistent.

6.5 Recommendation

Character Area 8b – Heathfield Avenue could be retained as a Character Area in its entirety with no recommendations for a change in boundary. The value of this retention is however questionable given the very small size of this area.

If Character Area 8b is to be retained, it is considered that the key elements worthy of retention in the future, include:

- Building height – single or double storey
- Building scale – generally moderate-scale, individual homes
- Site coverage – approximately 35%
- Setback from street – generally over 4m

- Mature boundary vegetation – large trees / shrubs located within the front-yard boundary
- Low-medium scale fencing – 1 to 1.5m
- Visual connectivity between dwellings and the street – through low fencing, placement of windows and dwelling entrances

It is considered that the remainder of Character Area 8 lacks the continuity or coherence to provide a definable character, with the exception of the presence of the large scale mature trees and large outdoor spaces in which the vegetation is able to be retained. As such, consideration should be given to the retention of the larger site sizes to incorporate large scale tree planting and open space, commensurate with the scale of building within the area. The desktop analysis indicated that the following would be appropriate to retain the character of the area:

- Site size - Minimum 800m²
- Site coverage – 35%

6.6 Site Photographs

Fendalton Road Photographs

The photographs below illustrate the streetscape and site character elements of Fendalton Road (between Waiwetu Street and Snowdon Road).



Fendalton Road Streetscape



135 Fendalton Road



152 Fendalton Road



155 Fendalton Road

Snowdon Road Photographs

The photographs below illustrate the streetscape and site character elements of Snowdon Road.



Snowdon Road Streetscape



16 Snowdon Road



21 Snowdon Road



27 Snowdon Road

Heathfield Avenue Photographs

The photographs below illustrate the streetscape and site character elements of Heathfield Avenue.



Heathfield Avenue Streetscape



1 Heathfield Avenue



2 Heathfield Avenue



14 Heathfield Avenue

Daresbury Lane

The photographs below illustrate the streetscape and site character elements of Daresbury Lane.



Daresbury Lane Streetscape



14 Daresbury Lane



6 Daresbury Lane



3 Daresbury Lane

Garden Road Photographs

The photographs below illustrate the streetscape and site character elements of Garden Road (north of Wairarapa Terrace).



Garden Road Streetscape



72 Garden Road



67 Garden Road



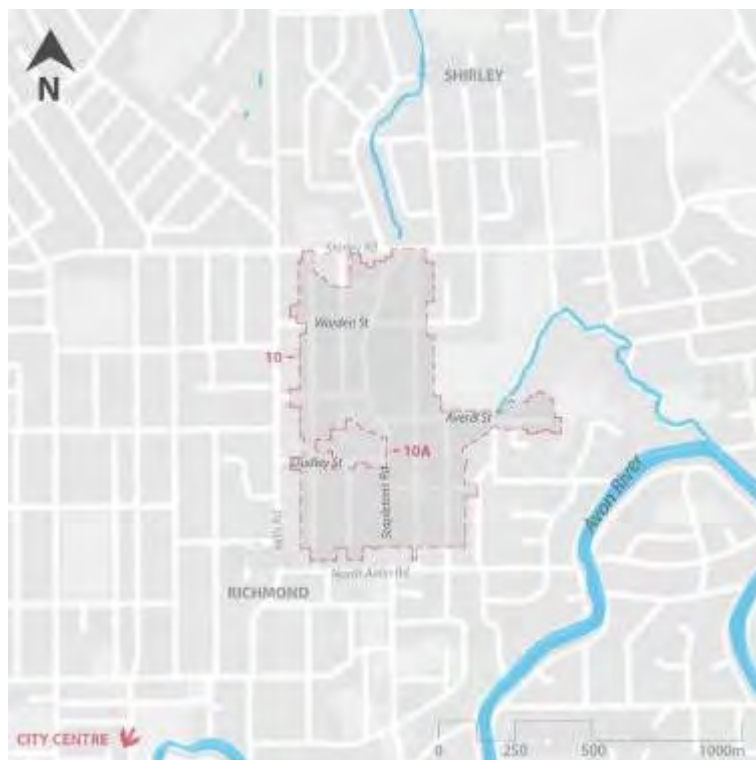
68 Garden Road

7 Character Areas 10 and 10a: Slater / Poulton and Dudley Assessment

7.1 Area Description

Character Areas 10 and 10a are located to the north-east of the Christchurch central city, south of Shirley Road and west of the Avon River in the suburb of Richmond. Character Area 10 covers a large residential area - comprising most of Warden, Guild, Dudley, Slater, Petrie and Chrystal Streets, most of Stapletons Road, all of Randall, Nicholls Street and Averill Streets and all of Poulton Avenue. Character Area 10a comprises Dudley Street and is contained within the boundaries of Character Area 10.

Character Area 10 has been identified as a Character Area due to the consistent style and era of dwellings (primarily consisting of single-storey wooden villas and Californian-style bungalows of the 1920s - 1940s), which have a strong relationship to the street, consistently generous street setbacks, low to moderate level fencing, mature boundary vegetation and grass berms. Character Area 10a has been identified due to strong streetscape elements (with an avenue of mature deciduous trees lining the street), the consistent style and era of buildings (one storey wooden Californian-style bungalows of the 1920s and 1930s), consistent setback of dwellings from the street and boundary vegetation.



The street pattern is a formal grid / block structure, disrupted by the presence of a tributary of the Avon River, Dudley Creek, which runs through the Character Area in a north-south direction to the west of Stapletons Road. This has created some irregular shaped blocks, but property width, depth, space between buildings and dwelling orientation is generally quite consistent throughout the Character Area. Site coverage is generally around 30% and properties back on to each other with large rear sections.

Character Area 10 has been significantly impacted by the September 2010 and February 2011 earthquakes, with a number of dwellings either damaged or demolished.

7.2 Streetscape Elements

The underlying topography of the area is flat, with some long views possible along those streets in a north-south direction, towards the Port Hills. This area has variable streetscape quality, particularly because of earthquake damage. However, some streets exhibit a high streetscape quality due to the presence of evenly spaced, mature street trees located within grassed berms (Dudley Street and Poulton Avenue). These street trees create a canopy over the street and this in conjunction with the grass berms, large setback of dwellings from the street and relatively small scale of dwellings give the street a spacious yet intimate character – and provide a pleasant pedestrian environment. Other streets provide a number of good streetscape elements such as medium-sized street trees and moderate to wide grassed berms (Warden Street and Nicholls Street). The remainder of the streets located within Character Area 10 do not provide any remarkable streetscape character – although all streets provide grassed berms separating the carriageway and the footpath. Street width within Character Area 10 is very consistent, with all streets of an average width of 20m.

7.3 Site Character Elements

The following elements detail the key characteristics of Character Areas 10 and 10a, as contained within the private realm – within the individual properties located in this area. These characteristics can be broken down in to landscape and built form elements, as described below.

7.3.1 Landscape Elements

Setback from Street

Private dwellings located within Character Area 10 provide fairly consistent and generous street setbacks, with the majority of dwellings set back between 7 and 9m from the road reserve. This setback creates a consistent rhythm and openness to the street edge and when combined with the consistent street widths and scale of buildings contributes to the continuity and coherence of the Character Area.

The setback of dwellings from the street within Character Area 10a (Dudley Street) is even more consistent – with moderately extensive front gardens of an average depth of approximately 8m.

Boundary Treatment – Planting / Fencing

Boundary planting within Character Area 10 consists of grassed front yards with quite high levels of vegetation along the front boundary, within the front yard setbacks (large shrubs, medium sized trees and some mature trees) and, more significant planting within the rear yards.

The scale and style of fencing is variable across the Character Area, with some dwellings providing no or low-fencing and others providing fencing at a more moderate scale. The majority of fencing is either timber palings or low concrete walls. The scale of fencing generally enables good visual connectivity between dwellings and the street. Where higher-scale fencing has been installed (particularly along Averill Street and Stapletons Road), this greatly reduces the visual connectivity between dwellings and the street (a key characteristic of the area) and detracts from the overall continuity and coherence of the Character Area.

Landscape Characteristics

The landscape treatment within private properties is variable in terms of style and composition. Most properties provide a moderate sized, grassed front yard, planted with large shrubs, medium sized trees and some mature trees. Several properties have large trees and shrubs located within their side and rear yards which are visible from the street, contributing to the overall streetscape amenity.

7.3.2 Built Form Elements

Style / Era

The majority of dwellings located within Character Area 10 are one-storey wooden bungalows of the 1920s - 1940s. Common architectural elements of the existing housing include pitched roofs, both hipped and gabled, corrugated iron or tiled roofing, timber weatherboard walls and occasionally areas of shingle within the gables. Most of the dwellings contain at least one large timber bay window facing the street.

The majority of dwellings located within Character Area 10a are one-storey wooden Californian-style bungalows of the 1930s and 1940s. Common architectural elements include low-pitched hip roofs, with the gable end often shingled, and bay or bow windows, fan windows and weatherboard cladding.

There are a few more recent building additions within these Character Areas – but these are generally in keeping with the existing scale and form and are for the most part, sympathetic in style.

Building Scale and Form

The majority of dwellings within these Character Areas are detached, single-storey homes with a very consistent scale along the street. The creation of multi-storey dwellings or a duplex/rowhouse style of development would detract from the existing character of Character Areas 10 and 10a.

Relationship to Street / Visual Connectivity

Due to the low to moderate height of fencing, the generous front-yards and the placement of large windows at the front of the dwellings, the relationship between the dwellings and the street is generally strong, with clear visual connectivity between them. This relationship has been compromised however where higher fencing has been installed.

The majority of dwellings provide garages set back from the dwelling. If the garages are set further forward, closer to the street edge, they are mostly designed, are of a size and positioned in such a way so as not to detract from the relationship between the dwelling and the street and do not dominate the streetscape. However, in some instances, garage placement within the front yard setback has diminished the relationship between the dwelling and the street and reduced the streetscene interface (parts of Chancellor and Nicholls Streets).

7.4 Conclusion

The continuity and coherence of the special character that makes up Character Areas 10 and 10a – comprising of the streetscape and site character elements (landscape and built form) is very consistent across the Character Areas. Character Area 10 has approximately 86% of sites that are classified as either primary or contributory and Character Area 10a has approximately 91% of sites that are classified as primary or contributory. The approximate street-by-street breakdown of the percentage of primary / contributory buildings is as follows:

- Warden Street: 82%
- Chancellor Street: 92%
- Guild Street: 100%
- Averill Street: 84%
- Poulton Avenue: 93%
- Dudley Street: 91%
- Randall Street: 93%
- Nicholls Street: 82%
- Chrystal Street: 64%
- Slater Street: 95%
- Stapletons Road: 88%
- Petrie Street: 84%

7.5 Recommendation

It is recommended that Character Area 10 (Slater / Poulton) is retained with a change in boundary to remove a few properties at the very northern end of Slater Road (see the Site Classification and Boundary Map, Appendix 5), and remove Chystal Street and Poulton Avenue, to consolidate and strengthen the Character Area boundaries.. It is recommended that Character Area 10a (Dudley), is not retained as a separate Character Area, but rather is incorporated into Character Area 10 in its entirety.

It is considered that the key elements that embody the character of Character Areas 10 and 10a - that should be retained and protected in the future, include:

- Building height – generally single storey
- Building scale – generally moderate-scale, individual bungalows and villas
- Building and roof form, - simple to more complex forms with projections, porches and verandas and hip and gable roofs

- Architectural detailing – including materials, bay and bow windows, shingle gable ends, weatherboard cladding
- Setback from street – generally 7-9m
- Low- moderate fencing – 1 to 1.5m
- Visual connectivity between dwellings and the street – through low or no fencing and exclusion of garaging, placement of windows and dwelling entrances and sympathetic on-site landscaping
- Landscape – boundary vegetation and specimen tree planting, more substantive planting on stream edges

7.6 Site Photographs

Streetscape

The streetscape photographs below illustrate that the north-south aligned streets within the Character Area provide views south towards the Port Hills and the high streetscape amenity provided along Dudley Street.



View looking north along Slater Street



Dudley Street - Streetscape

Primary Site Classification

As illustrated in the photographs below, the 'primary' site classification relates to the style/era and materials used in the built form, the compact scale of development, the consistent street setback, the presence of boundary vegetation, low-scale fencing and the visual relationship between the dwellings and the street.



155 Slater Street



136 Stapletons Road



110 Slater Street



35 Chancellor Street

Contributory Site Classification

As illustrated in the photographs below, the 'contributory' site classification represents those properties that support the defining character, but are not considered to be primary in nature – either because the dwelling is new (but sympathetic in design), or due to modifications to the original built form, inconsistencies in planting, setback or boundary treatment.



20 Poulton Avenue



10 Warden Street

Neutral Site Classification

As illustrated in the photographs below, a 'neutral' site classification has been assigned to those properties that neither establish nor detract from the defining character values of the Character Area.



74 Chrystal St



165 Slater Street

Intrusive Site Classification

As illustrated in the photographs below, an 'intrusive' site classification has been assigned to those properties that do not embody and detract from the defining character values of the Character Area – due to an obvious change in building style, scale, or materials, a change in setback from or relationship to the street, or a change in boundary or landscaping treatment.



10 Chrystal Street



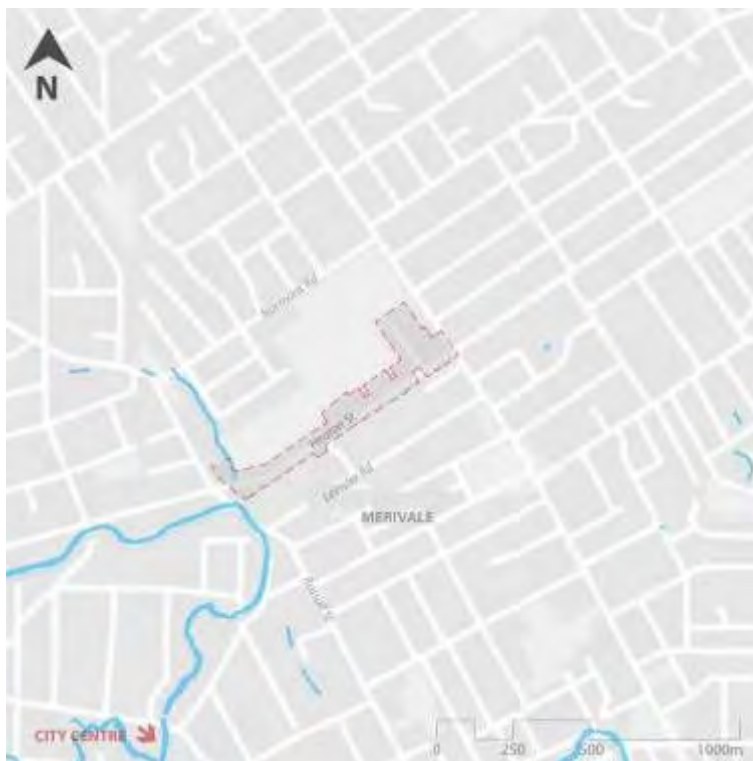
51 Chrystal Street

8 Character Area 11: Heaton/Circuit Assessment

8.1 Area Description

Character Area 11 is located in the suburb of Strowan, west of Papanui Road to the north-west of the central city. Character Area 11 comprises the length of Heaton Street and Circuit Street. The area was identified as a Character Area due to the high quality of the dwellings (primarily English Domestic Revival houses) and their garden settings with large sections / front yard setbacks and mature boundary vegetation. The area has suffered significant earthquake damage including the removal of a number of heritage listed dwellings. There is quite some variation in the characteristics and quality between the north and south sides of Heaton Street. This includes the expansion of St Georges Hospital which has seen increased impact on the continuity of dwellings on the south side of the street.

Heaton Street is long, linear street located within a wider informal grid and block formation. Heaton Street provides limited connections to the north due to the location of Elmwood Park, Heaton Normal Intermediate and St Andrews College. Circuit Street is a short-cul-de-sac street terminating at St Andrews College. This area (particularly the southern side of Heaton Street) consists of large residential blocks, with dwellings well set back from the street edge and large, private gardens provided to the rear. Due to the underlying block structure, there is a consistent property orientation, section width, depth, and space between dwellings and site coverage is approximately 30%.



8.2 Streetscape Elements

The underlying topography of the site is flat, with the only notable views being short views into Elmwood Park and the mature trees which line the park boundary.

Street widths within the Character Area are moderate, with both Heaton and Circuit Streets providing a road reserve width of approximately 20m. Grassed berms are located on the southern side of Heaton Street and along either side of Circuit Street. Street trees are not located on either street, but mature trees line the boundary of Elmwood Park, contributing to the streetscape character and enhancing the public realm. The moderate street width, combined with the generous set-backs of dwellings from the street and the single or double-storey nature of the majority of dwellings, creates a sense of openness along the street.

8.3 Site Character Elements

The following 'private realm' elements characterise Area 11 and can be broken down into the following landscape and built form elements:

8.3.1 Landscape Elements

Setback from Street

Private dwellings are consistently set back from the street edge, with generous front gardens (ranging from approximately 7m to 40m, with an average of approximately 8.5m) and substantial rear gardens. This setback creates a consistent rhythm to the street edge, relatively unique within the wider context.

Boundary Treatment – Planting / Fencing

Most properties have large / mature trees and vegetation located along their front boundary. These trees create a green edge to the street and due to a lack of street trees and planting present within the public realm, visual connections to these trees provide a major landscape feature of the streetscape and complements the trees located along the edge of Elmwood Park.

While the style and materials used for fences within the Character Area is variable, the fencing provided generally adds interest and is in keeping with the character of the housing. The scale of the fencing is low to moderate and enables strong visual connections between dwellings and the street. Where large-scale fencing has been installed, this greatly reduces the visual connectivity between dwellings and the street – a key characteristic of the area.

Landscape Characteristics

Private garden space consists of a large, grassed front-yard containing large trees/shrubs and mature trees. Side and rear yards are also well landscaped, with many properties framed by a buffer of trees along their western rear boundaries. The abundance of on-site vegetation and mature trees contributes to the streetscape and overall character of the area.

8.3.2 Built Form Elements

Style / Era

The southern side of Heaton Street has a consistent grouping of two-storey English Domestic Revival houses with large sections and front yard setbacks. The England Brothers architects developed the majority of these properties between 1914 and 1919. The English Domestic Revivalist style is characterised by houses with steep pitch gable main roofs, with small dormers or secondary roofs (all of which tend to be tiled). They have weatherboard exteriors and large windows and porches facing the street. The porches are gable roofed sitting outside the main structure of the houses and are quite significant to this style of architecture.

However, the northern side of Heaton Street is substantially more variable in terms of age and style of housing with little consistency provided through the built form.

Circuit Street is also quite variable in age and style of building, with the introduction of contemporary dwellings replacing earthquake-damaged dwellings. Altogether the recent residential additions to the street are generally aligned with the scale of the original housing stock, with one or two-storeys, large front setbacks and a good streetscene interface, however they are inconsistent in style.

Building Scale and Form

Most dwellings located within this Character Area are single or double-storey, detached single-family homes.

Relationship to Street / Visual Connectivity

Due to the low scale of fencing, the well landscaped gardens and the placement of large windows and porches at the front of the dwellings – the relationship between the dwellings and the street is strong with clear visual connectivity possible, particularly on the south side of Heaton Street, and to an extent on Circuit Street. This relationship between dwellings and the street has been compromised where higher fencing has been installed, where boundary vegetation has been poorly maintained or where the style and orientation of the building (and garages) has limited opportunities for this sense of openness to the street.

The majority of dwellings include garages that are set back from the dwelling and street edge – particularly along the southern side of Heaton Street. As the relationship between the dwellings and the street is so important in this Character Area, where garages are located at the front of their dwelling (there are some examples of this on the

northern side of Heaton Street) the relationship with the street has diminished and impacted the consistent street setback and significantly altered the street character.

8.4 Conclusion

The continuity and coherence of Character Area 11 – particularly the site character elements (landscape and built form) is not always consistent, with some parts of the Character Area having a much more coherent character than others. As such:

- It is considered that residential continuity and coherence along the northern side of Heaton Street have been compromised over time through the placement of garages within the front boundary (reducing on-site vegetation and front-yard setbacks) and a different style of development. Along northern Heaton Street, approximately 65% of dwellings are primary or contributory in classification.
- Circuit Street has been similarly compromised through more recent developments creating inconsistencies of scale, style and streetscene interface. Along Circuit Street, approximately 56% of dwellings are primary or contributory in classification.
- Residential continuity and coherence along the southern side of Heaton Street is mostly intact – with the majority of buildings in this location (95%) either primary or contributory in classification - through a consistent architectural treatment and street interface.

8.5 Recommendation

It is recommended that Character Area 11 be retained, but focused to the south of the original Character Area, encompassing southern Heaton Street and removing northern Heaton Street and Circuit Street. The proposed change in boundary is illustrated in the Site Classification and Boundary Map (Appendix 6).

It is considered that the key elements that embody the character of Character Area 11 that should be retained and protected in the future, include:

- Building height –double- storey
- Building scale – generally large, detached dwellings
- Building and roof form – complex forms including projections, steep gable roofs and dormer windows
- Architectural detailing – reflecting the English Revival style
- Site coverage – approximately 30%
- Setback from street – average of 8.5m
- Mature boundary and on-site vegetation – large trees / shrubs located within the front-yard boundary
- Low fencing – 1 to 1.5m
- Visual connectivity between dwellings and the street – through low fencing, placement of windows and dwelling entrances and porches

8.6 Site Photographs

Streetscape

The streetscape photographs below illustrate the impact of vegetation located within private properties on the overall amenity of the streetscape.



Heaton Street – mature line of street trees along Elmwood Park (right)



Heaton Street – illustrating the impact of dense vegetation within private property boundaries

Primary Site Classification

As illustrated in the photographs below, the 'primary' site classification relates to the English revival style/era and materials used in the built form, the large scale of the homes, the generous street setback, the presence of abundant boundary vegetation, low-scale fencing and the visual relationship between the dwellings and the street.



41 Heaton Street



50 Heaton Street

Contributory Site Classification

As illustrated in the photographs below, the 'contributory' site classification represents those properties that support the defining character, but are not considered to be primary in nature – either because the dwelling is new (but sympathetic in design), or due to modifications to the original built form, inconsistencies in planting, setback or boundary treatment.



113 Heaton Street



115 Heaton Street

Neutral Site Classification

As illustrated in the photographs below, a 'neutral' site classification has been assigned to those properties that neither establish nor detract from the defining character values of the Character Area.



29 Heaton Street



5a Circuit Street

Intrusive Site Classification

As illustrated in the photographs below, an 'intrusive' site classification has been assigned to those properties that do not embody and detract from the defining character values of the Character Area – due to an obvious change in building style, scale, or materials, a change in setback from or relationship to the street, or a change in boundary or landscaping treatment.



123 Heaton Street



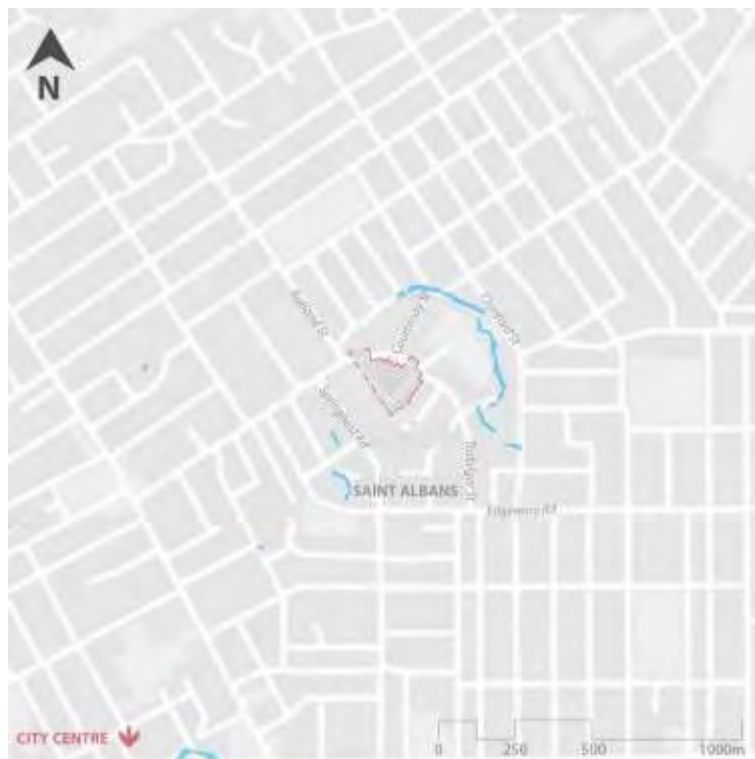
87 Heaton Street

9 Character Area 12: Massey Crescent Assessment

9.1 Area Description

Character Area 12 is located in the suburb of St Albans, north of Bealey Ave and West of Sherborne Street, to the north of the central city. Character Area 12 comprises the length of Massey Crescent. The area has been identified as a Character Area due to the consistent style and era of dwellings (primarily consisting of single-storey wooden Californian-style bungalows of the 1920s and 1930s), consistent street setbacks, low-level or lack of fences – providing good visual connectivity between dwellings and the street, well-landscaped gardens and an intimate, high-amenity streetscape.

The street pattern is a crescent within a larger informal grid and block street structure. Property width, depth and the space between buildings is very consistent along the crescent and average site coverage is approximately 35%. While dwelling orientation varies due to the crescent form of the street, dwellings are predominantly located along the south-eastern edge of the property. Dwellings front the street with a relatively narrow setback and large gardens are located to the rear of the dwelling.



9.2 Streetscape Elements

The underlying topography of the site is flat, with no notable long or short views. This area has significant streetscape quality, with a street width of approximately 15-17m and wide grass berms on either side of the carriageway (located between the footpath and private property boundaries) within which mature street trees are planted (spaced approximately 10 to 12m down the street). These street trees create a canopy over the street and this in conjunction with the grass berms and small scale of dwellings gives the street a spacious yet intimate character – and provides a pleasant pedestrian environment. These streetscape elements are unique to Massey Crescent and provide a sense of place and community.

9.3 Site Character Elements

The following 'private realm' elements characterise Character Area 12 and can be broken down into the following landscape and built form elements:

9.3.1 Landscape Elements

Setback from Street

Private dwellings are consistently set back from the street edge, with front gardens ranging from approximately 6 to 13m (with an average of approximately 10m) and more substantial rear gardens. This setback creates a consistent rhythm and openness to the street edge.

Boundary Treatment – Planting / Fencing

Boundary planting within Character Area 12 mainly consists of grassed front yards and well-manicured gardens.

The low scale or lack of fencing within this Character Area is a key characteristic – with the majority of properties providing either low-scale or no fencing. This provides strong visual connectivity between the street and the dwellings front door / windows - enhancing an overall sense of openness to the street. The style and quality of fencing is consistent, with the majority of fences timber picket or paling, but in a range of colours and finishes.

Landscape Characteristics

The landscape treatment within private properties is of a consistently high quality – with manicured hedges and gardens located within the front yard setback. This enhances the unique nature of this street and the pride that property owners have for their individual properties and for Massey Crescent as a whole. Several properties, particularly along the north-western side of Massey Crescent, have large trees and shrubs located within their rear yards which are visible from the street.

9.3.2 Built Form Elements

Style / Era

Most dwellings are one-storey wooden Californian Style bungalows of the 1920s or 1930s. Common architectural elements include low-pitched hip roofs, gable ends with shingles, bay or bow windows and weatherboard cladding. The entryway of most dwellings is located to the side of the dwelling – identified by a small porch / veranda and clearly visible from the street. The colour of these dwellings is also very consistent – with the majority of the dwellings painted white, with a feature colour located beneath the pitched roof and above the windows (predominantly blue or green).

There are a few more recent building additions along the street – but these are in keeping with the existing scale and are, for the most part, sympathetic in style.

Building Scale and Form

Most dwellings within this Character Area are detached (aside from one property that has a party-garage wall – 5A and 5B Massey Crescent), single-storey homes – with a very consistent scale along the street. They are simple in form with small projections to accommodate design elements such as porches and sunrooms. The creation of 2 to 3-storey dwellings or duplex/rowhouse style of development would detract from the existing character of Massey Crescent.

Relationship to Street / Visual Connectivity

Due to the low, or lack of, fencing; the wide and open front-yards; and placement of large windows at the front of the dwellings, the relationship between the dwellings and the street is strong – with clear visual connectivity possible. This relationship between dwellings and the street has been compromised where higher fencing has been installed or where boundary vegetation has been poorly maintained.

The majority of dwellings provide single garages that are set back from the dwelling / street edge. Where garages are set further forward, closer to the street edge, they are mostly single garages and designed and positioned in ways that minimise their impact and do not detract from the relationship between the dwelling and the street. However, the number of garages within the area is increasing their prominence within the streetscape and detracting from the overall intimate yet open nature of the Character area.

9.4 Conclusion

The continuity and coherence of the special character that makes up Character Area 12 – comprising of the streetscape and site character elements (landscape and built form) is very consistent and approximately 100% of visible sites have been classified as either primary or contributory.

9.5 Recommendation

It is recommended that Character Area 12 – Massey Crescent, is retained as a Character Area in its entirety with no recommendations for a change in boundary (see Site Classification and Boundary Map, Appendix 7).

It is considered that the key elements that embody the character of Character Area 12 - that should be retained and protected in the future, include:

- Building height – generally single storey
- Building scale – generally moderate-scale, individual bungalows
- Building and roof form – simple forms with the additions of small projections, hip and gable roofs
- Architectural detailing – porches and entries, weatherboard, bay and bow windows, leadlights, shingle gable ends
- Site coverage – approximately 35%
- Setback from street – generally 6-13m with an average of approximately 10m
- Low fencing or no fencing – 1 to 1.5m
- Visual connectivity between dwellings and the street – through low or no fencing, placement of windows and dwelling entrances
- Vegetated gardens including front lawns, side and rear yard vegetation including specimen trees
- Exclusion of garages within the streetscene

9.6 Site Photographs

Streetscape

The streetscape photographs below illustrate that Massey Crescent has exceptional streetscape qualities – with wide berms, mature street trees and houses with low or no fencing.



Massey Crescent Streetscaping



Massey Crescent Streetscaping

Primary Site Classification

As illustrated in the photographs below, the 'primary' site classification relates to the style/era and materials used in the built form, the relatively compact or low scale of development, the consistent street setback, low-scale or no fencing enabling a strong visual relationship between the dwellings and the street and open, manicured gardens.



44 Massey Crescent



45 Massey Crescent



32 Massey Crescent



13 Massey Crescent

Contributory Site Classification

As illustrated in the photographs below, the 'contributory' site classification represents those properties that support the defining character, but are not considered to be primary in nature – either because the dwelling is new (but sympathetic in design), due to modifications to the original built form, or inconsistencies in colour treatment, street setbacks or street scene interface.



37 Massey Crescent



12 Massey Crescent

Neutral Site Classification

A 'neutral' site classification has been assigned to those properties that are not visible from the road and therefore do not add or detract from the overall character.

Intrusive Site Classification

No sites were considered to be intrusive within Character Area 12.

10 Character Area 13: Francis Avenue Assessment

10.1 Area Description

Character Area 13 is located in the suburb of Mairehau to the north of Shirley Road and the central city further to the south. The area has been identified as a Character Area due to the consistent style and era of dwellings (primarily consisting of single-storey wooden Californian-style bungalows of the 1920s and 1930s), consistently generous street setbacks, low fences (providing strong visual connectivity between dwellings and the street), well-landscaped gardens, large grass berms and mature street trees.

The street pattern is a long linear street within an informal grid-block structure. Property width, depth and the space between buildings is consistent along the avenue – as is dwelling orientation. Site coverage does however vary due to the range of dwelling sizes along the street – with some of the larger dwellings resulting in approximately 50% site coverage and smaller dwellings approximately 25%. Properties generally have large gardens to the rear of the dwelling.



10.2 Streetscape Elements

The underlying topography of the site is flat, with no notable long or short views. This area has high streetscape quality, with a street width of approximately 20m and wide grass berms on either side of the carriageway and between existing footpaths. Mature street trees are spaced at approximately 15 to 18m down the length of the street and create a canopy over the street and this in conjunction with the grass berms, large setback of dwellings from the street and relatively small scale of dwellings give the street a spacious yet intimate character – and provide a pleasant pedestrian environment.

10.3 Site Character Elements

The following private realm elements characterise Area 13, and can be broken down into the following landscape and built form elements:

10.3.1 Landscape Elements

Setback from Street

Private dwellings are consistently set back from the street edge, with generous front gardens ranging from approximately 5 to 10m (average of approximately 8m) and more substantial rear gardens. This setback creates a consistent rhythm and openness to the street edge.

Boundary Treatment – Planting / Fencing

Boundary planting consists of grassed front yards with planting. More significant planting exists along the side-yards and particularly along the southern property boundaries – this creates a privacy screen between dwellings.

The scale and style of fencing is variable across the Character Area, with some properties having low to moderate height fences and others none at all. The majority of fences are either timber palings or low brick walls – both of which complement the style of the housing. The scale of fences generally enables good visual connectivity between dwellings and the street.

Landscape Characteristics

The landscape treatment within private properties is variable in terms of style and composition. Most properties provide a large, grassed front yard, planted with some large shrubs and trees. Several properties have large trees and shrubs located within their side and rear yards which are visible from the street – contributing to the overall streetscape amenity.

10.3.2 Built Form Elements

Style / Era

Most dwellings are single-storey wooden Californian Style bungalows of the 1920s or 1930s. Common architectural elements of the existing housing include low-pitched hip roofs, gable ends with shingles, bay or bow windows and weatherboard cladding. The dwellings generally have large windows and porches addressing the street. The colour of these dwellings is also very consistent – with the majority of the dwellings painted a neutral white or cream, with a coloured roof (often red, blue or green).

There are a few more recent building additions along the street – but these are in keeping with the existing scale and are, for the most part, sympathetic in style.

Building Scale and Form

The majority of dwellings within this Character Area are detached, single-storey homes of a consistent scale. The creation of duplex/rowhouse development would detract from the existing character of Francis Avenue.

Relationship to Street / Visual Connectivity

Due to low or complete lack of fencing, the wide and open front-yards and the placement of large windows at the front of the dwellings mean the relationship between dwellings and the street is generally strong – with clear visual connectivity possible. This relationship between dwellings and the street has been compromised where higher fencing has been installed.

The majority of dwellings have garages which are set back from the dwelling. Where the garages are closer to the street edge, they are mostly designed and positioned in such a way so as not to detract from the relationship between the dwelling and the street as a result of the site width, and scale of garaging and do not dominate the streetscape. However, in some instances, garage placement within the front yard setback has diminished the relationship between the dwelling and the street and reduced the streetscene interface. Further concentration of garages within the streetscape will diminish the quality of the streetscene.

10.4 Conclusion

The continuity and coherence of Character Area 13 – comprising of the streetscape and site character elements (landscape and built form) is consistent and approximately 89% of sites have been classified as either primary or contributory.

10.5 Recommendation

It is recommended that Character Area 13 Francis Avenue is retained as a Character Area in its entirety with a recommendation to extend the boundary to encompass the corner properties with Norah Street (see Site Classification and Boundary Map, Appendix 8).

It is considered that the key elements that embody the character of Character Area 13 - that should be retained and protected in the future, include:

- Building height – generally single storey
- Building scale – generally moderate-scale, individual bungalows
- Building and roof form - simple forms with the additions of small projections, hip and gable roofs
- Setback from street – generally 5-10m with an average of approximately 8m
- Low fencing or no fencing – 1 to 1.5m
- Visual connectivity between dwellings and the street – through low or no fencing, placement of windows and dwelling entrances and sympathetic on-site landscaping
- Architectural detail - common architectural elements of the existing housing include low-pitched hip roofs, gable ends with shingles, bay or bow windows and weatherboard cladding. The dwellings generally have large windows and porches addressing the street.
- Vegetated gardens including front lawns, side and rear yard vegetation
- Exclusion of garages within the streetscene

10.6 Site Photographs

Streetscape

The streetscape photographs below illustrate that Francis Avenue has good streetscape qualities – with grassed berms, mature street trees and houses with low or no fencing.



Francis Avenue Streetscape



Primary Site Classification

As illustrated in the photographs below, the 'primary' site classification relates to the style/era and materials used in the built form, the relatively compact or low scale of development, the consistent street setback, low-medium scale or no fencing enabling a strong visual relationship between the dwellings and the street and open front gardens.



37 Francis Avenue



40 Francis Avenue



41 Francis Avenue



78 Francis Avenue

Contributory Site Classification

As illustrated in the photographs below, the 'contributory' site classification represents those properties that support the defining character, but are not considered to be primary in nature – either because the dwelling is new (but sympathetic in design), due to modifications to the original built form, or inconsistencies in colour treatment, street setbacks or street scene interface.



64 Francis Avenue



69 Francis Avenue

Neutral Site Classification

As illustrated in the photographs below, a 'neutral' site classification has been assigned to those properties that neither establish nor detract from the defining character values of the Character Area.



14 Francis Avenue



83 Francis Avenue

Intrusive Site Classification

No sites were considered to be intrusive within Character Area 13

11 Character Area 14: North St Albans Assessment

11.1 Area Description

Character Area 14 is in St Albans, south of Innes Road, west of Cranford Street to the north of the central city. Character Area 14 comprises the length of Roosevelt Avenue, Jacobs Street, Carrington Street, Gosset Street and part of Malvern and Westminster Streets. The area has been identified as a Character Area due to the consistent style and era of dwellings (primarily consisting of single-storey and modified double-storey wooden Californian-style bungalows of the 1920s and 1930s), relatively narrow streetscapes (16-20m), consistent street setbacks, low-level or no fencing – providing good visual connectivity between dwellings and the street and well-landscaped gardens, often with boundary vegetation and mature trees.

The street pattern is a grid and block street structure – slightly disrupted by the curving alignment of Westminster Street, which follows the curve of the stream. Property width, depth, space between buildings and dwelling orientation is very consistent and average site coverage is approximately 45%. Dwellings front the street with a moderate front yard setback and have large gardens located to the rear of the dwelling.



11.2 Streetscape Elements

The underlying topography of the site is flat, with the only notable views – the short views towards Malvern Park located to the north of the Character Area. All of the streets within the Character Area contain small to medium sized grass berms – often on both sides of the road and located between the footpath and the property boundary. Roosevelt Avenue, Jacobs, Carrington and Gosset Streets all contain medium to large street trees. Gosset Street in particular has a high amenity streetscape with mature, regularly spaced street trees (approximately 16m down the length of the street) creating a canopy over the street providing a pleasant pedestrian environment and an intimate character to the street.

11.3 Site Character Elements

The following 'private realm' elements characterise Area 14 and can be broken down into the following landscape and built form elements:

11.3.1 Landscape Elements

Setback from Street

Dwellings are consistently set back from the street edge, with front gardens ranging from approximately 5 to 15m (with an average of approximately 8m) along the street and more generous rear gardens. This setback creates a consistent rhythm and openness to the street edge.

Boundary Treatment – Planting / Fencing

Most properties have large / mature trees and vegetation located along their front boundary – within the front yard setback. These trees create a green edge to the street and contribute to overall streetscape amenity.

The scale of fencing is consistent across the character area – with the majority of properties containing low to medium-height fencing, which enables visual connectivity with the front door / windows of dwellings when viewed from the street. The style and quality of fencing within the Character Area does however vary greatly. The majority of fences are either in timber or concrete, but a range of other materials are also used (steel, brick, hedging). The inconsistent fencing style and quality detracts from the streetscape character of the Character Area and reduces its overall continuity and coherence.

Landscape Characteristics

The landscape treatment within private properties is varied, but generally consists of a grassed front garden, with mature vegetation visible within the front-yard setback. Several properties have large trees and shrubs located within their rear and side yards which are visible from the street.

11.3.2 Built Form Elements

Style / Era

Most dwellings located are wooden Californian Style bungalows of the 1920s or 1930s. 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 headlight windows, weatherboard cladding, arched porches and houses facing the street are also significant features.

There are a few more recent building additions along the street, but these are generally in keeping with the existing scale or are sympathetic in style.

Building Scale and Form

Most dwellings within this Character Area are detached, single-storey, with some two storey dwellings, with a consistent scale along the street. The creation of two to three-storey dwellings or duplex/rowhouse development would detract from the existing character of this area.

Relationship to Street / Visual Connectivity

Due to the low fencing; the moderate street setbacks; and the placement of large windows at the front of the dwellings, the relationship between the dwellings and the street is strong – with clear visual connectivity possible. This relationship between dwellings and the street has been compromised where higher fencing has been installed, where

boundary vegetation has been poorly maintained or where the style and orientation of the building has limited opportunities for this sense of openness to the street.

The majority of dwellings include garages that are set back from the dwelling / street edge. Given the dimension of the sites and the importance of the relationship of the building to the street in this Character Area, where garages have been located in the front of their dwelling, or are of equal width to the front façade of the dwelling, they have reduced the interaction with the street, impacted the consistent street setback and significantly altered the quality of the street character.

11.4 Conclusion

The continuity and coherence of Character Area 14 – comprising of the streetscape and site character elements (landscape and built form) is consistent and approximately 92% of sites have been classified as either primary or contributory.

11.5 Recommendation

It is recommended that Character Area 14 – North St Albans, is retained as a Character Area in its entirety with no recommendations for a change in boundary (see Site Classification and Boundary Map, Appendix 9).

It is considered that the key elements that embody the character of Character Area 14 - that should be retained and protected in the future, include:

- Building height – generally single storey, with some two storey
- Building scale – generally moderate-scale, individual bungalows
- Building and roof form – simple to more complex forms, gable and hip roofs, small projections including porches, verandas
- Site coverage – approximately 45%
- Setback from street – an average of approximately 8m
- Low fencing or no fencing – 1 to 1.5m
- Visual connectivity between dwellings and the street – through low or no fencing, placement of windows and dwelling entrances and sympathetic on-site landscaping
- Vegetated gardens including front lawns, side and rear yard vegetation including specimen trees
- Exclusion of garages within the streetscene

11.6 Site Photographs

Streetscape

The streetscape photographs below illustrate that Character Area 14 has mixed streetscape qualities, with some streets providing a higher amenity than others. Most streets do however contain grassed berms and most have small to medium street trees. Gosset Street provides a high amenity streetscape with mature trees located within wide grassed berms.



Gosset Street Streetscape



Roosevelt Street Streetscape

Primary Site Classification

As illustrated in the photographs below, the 'primary' site classification relates to the style/era and materials used in the built form, the relatively compact or low scale of development, the consistent street setback, low-scale or no fencing enabling a strong visual relationship between the dwellings and the street and the presence of boundary vegetation.



1 Carrington Street



14 Gosset Street



25 Carrington Street



31 Gosset Street

Contributory Site Classification

As illustrated in the photographs below, the 'contributory' site classification represents those properties that support the defining character, but are not considered to be primary in nature – either because the dwelling is new (but sympathetic in design), due to modifications to the original built form, or inconsistencies in colour treatment, street setbacks or street scene interface.



8 Carrington Street



49 Jacobs Street

Neutral Site Classification

As illustrated in the photographs below, a 'neutral' site classification has been assigned to those properties that neither establish nor detract from the defining character values of the Character Area.



24 Roosevelt Avenue



44 Gosset Street

Intrusive Site Classification

As illustrated in the photographs below, an 'intrusive' site classification has been assigned to those properties that do not embody and detract from the defining character values of the Character Area – due to an obvious change in building style, scale, or materials, a change in setback from or relationship to the street, or a change in boundary or landscaping treatment.



19 Roosevelt Avenue



45 Westminster Street

12 Character Areas 17 and 17a: Hackthorne / MacMillan / Dyers Pass Assessment

12.1 Area Description

Character Area 17 and 17a are located in Cashmere, just south of the Heathcote River to the north-west of the central city. Character Area 17 and 17a comprises the length of Hackthorne Road, MacMillan Avenue and Dyers Pass Road. The areas have been identified as Character Areas due to the consistent style and era of dwellings (primarily consisting of English Domestic Revivalist style dwellings built prior to 1920), the presence of well vegetated sites, rock or stone walls, low-medium fencing and glimpses of properties and planting spilling into the street.

The topography of this area is dynamic. The Character Area sits within the Cashmere Hills, with Hackthorne Road and Dyers Pass Road located along ridgelines and MacMillan Avenue connecting up and down the valley between the two. The form and pattern of subdivision reflects the underlying topography, with dwellings orientation, property width and depth variable across the Character Areas depending on location.

The Character Areas have been impacted by the Canterbury earthquakes and consequently a number of dwellings have been demolished.



12.2 Streetscape Elements

The underlying topography of the site is steep and sloping, with several properties located at an elevated or depressed position compared to the roadway. Streetscape qualities arise from the winding roadways, the presence of generous vegetation along the front boundary of private properties and the views made possible due to the areas elevated position amongst the Cashmere Hills.

There are several key views from within the Character Area – towards the city and the Canterbury Plains to the north and to the surrounding hills to the south.

Street widths within the Character Areas are variable, ranging from approximately 10m along MacMillan Avenue to an average of approximately 15m along Dyers Pass Road and a variable street width along Hackthorne Road (13 - 20m) where the street widens at the southern to accommodate on-road parking and a painted central median.

12.3 Site Character Elements

The following 'private realm' elements characterise Area 17 and 17a and can be broken down into the following landscape and built form elements:

12.3.1 Landscape Elements

Setback from Street

The setbacks are variable, largely dependent on the property's underlying topography and on-site vegetation. The depth of the setback is only considered an important character defining element in that it influences the amount of vegetation possible within the front yards of properties, which is a key characteristic of the area.

Boundary Treatment – Planting / Fencing

Most properties have large, mature trees and vegetation located along their front boundary and to the rear of properties. These trees create a green edge to the street and across the slopes and due to a lack of street trees and planting present within the public realm, visual connections to these trees provides the main landscape feature of the areas. The location and density of some of these trees has meant that the visual relationship between the dwelling and the street and the glimpses of dwellings through vegetation that is characteristic of this Character Areas, has been somewhat diminished.

Fence scale in this Character Area is inconsistent – with several properties providing no fencing along the street edge at all, others providing low fencing and some properties providing moderate to high fencing. The style of fencing also varies greatly – from low stone walls, to high timber palings and hedges. There are a significant number of retaining walls, Many of these are finished in stone contributing to the character of the areas. This variation in style and scale generally does not detract from the underlying character, but contributes to its complexity so long as there is on-site vegetation and glimpses of the dwellings available..

Landscape Characteristics

The style and composition of the visible garden space provided within the private properties is varied across the Character Area – with much of the garden space not visible from the street due to topographical changes or due to the density of boundary vegetation. But there is a mix of medium and large scale vegetation throughout the areas.

12.3.2 Built Form Elements

Style / Era

Many of the dwellings were built prior to 1940, with the most predominant style of housing being the English Revivalist style. This style of housing is characterised by the steep pitch gable main roofs, with small dormers or secondary roofs, all of which tend to be tiled. The dwellings also have weatherboard exteriors with large windows and porches facing the street and towards the views.

However, the style and era of buildings is variable throughout the Character Areas and along the three streets that it comprises. Several more recent building styles are present within the Character Areas and these are mostly sympathetic in terms of style and do not detract from the overall character of the area.

Building Scale and Form

Most dwellings are single or double-storey, large, detached houses, or respond to the topography of the site. Infill development and multiunit development are located within the area but generally still sit within the landscape context and do not detract from the existing built form, particularly where they respond to the topography.

Relationship to Street / Visual Connectivity

Due to the dynamic underlying topography of this area and the presence of mature vegetation within the front yard of most properties, visual connectivity to dwellings is often limited to glimpses of the dwelling from the street (a key character element of the area). This relationship between dwellings and the street has been compromised where higher fencing has been installed, where boundary vegetation has been poorly maintained or where dwellings have been inadequately set back from the street and do not allow for boundary vegetation.

Most properties have garages that are set back from the dwelling or integrated within the building form and through the use of topography. Where garages are set further forward, closer to the street edge, they do not dominate the streetscape and they are mostly designed and positioned in ways that do not detract from the relationship between the dwelling and the street. Where garages have been placed directly in front of a dwelling, within the front yard setback and this has impacted the presence of on-site vegetation or glimpses of the dwelling from the street (except where they are small in scale and of comparable materials), this has detracted from the overall character of the area.

12.4 Conclusion

The continuity and coherence of Character Area 17 and 17a – particularly the site character elements (landscape and built form) is inconsistent. Hackthorne Road and MacMillan Avenue demonstrate a much stronger overall character than Dyers Pass Road. The approximate street-by-street breakdown of the percentage of primary / contributory sites is as follows:

- Hackthorne Road: 78%
- MacMillan Avenue: 72%
- Dyers Pass Road: 57%

12.5 Recommendation

It is recommended that Character Area 17 be retained, but focused to the west of the original Character Area boundaries, to encompass Hackthorne Road and MacMillan Avenue and remove Dyers Pass Road. Although Hackthorne Road and MacMillan Avenue fall short of meeting the threshold for primary or contributory sites in its current boundaries, it is considered that the landscape and built form elements of these streets should continue to be recognised as a Character Area. The proposed change in boundary is illustrated in the Site Classification and Boundary Map, Appendix 10.

It is considered that the key elements that embody the character of Character Area 17 that should be retained and protected in the future, include:

- Building height – single or double-storey, or recognition of topography
- Building scale – generally medium-scale, individual dwellings or duplexes
- Building and roof form – complex forms including projections, pitched roofs
- Site coverage – approximately 40%
- Setback from street – 5m minimum to allow for boundary vegetation

- Mature boundary vegetation – large trees / shrubs located within the front-yard boundary
- Low to moderate scale fencing – 1 to 1.5m, rock and masonry retaining walls
- Visual connectivity between dwellings and the street – through fencing, placement and scale of windows and dwelling entrances
- Architectural detailing – timber cladding, simple but decorative detailing, well defined, large windows, dormer and decorative windows
- Vegetated boundaries gardens and tree and shrub planting across the site
- Exclusion of garages within the streetscene where not integrated within the topography

12.6 Site Photographs

Streetscape

The streetscape photographs below illustrate the undulating topography and the influence of mature vegetation located within the private properties on the amenity of the streetscape.



Hackthorne Road



MacMillan Avenue

Primary Site Classification

As illustrated in the photographs below, the 'primary' site classification relates to the style/era and materials used in the built form, the large scale of development, the consistent street setback, the presence of abundant boundary vegetation, low-scale fencing and the visual relationship between the dwellings and the street.



9 Hackthorne Road



55 Hackthorne Road



17 Dyers Pass Road



48 Hackthorne Road

Contributory Site Classification

As illustrated in the photographs below, the 'contributory' site classification represents those properties that support the defining character, but are not considered to be primary in nature – either because the dwelling is new (but sympathetic in design), or due to modifications to the original built form, inconsistencies in planting, setback and boundary treatment.



84 Dyers Pass Road



43a Hackthorne Road

Neutral Site Classification

As illustrated in the photographs below, a 'neutral' site classification has been assigned to those properties that neither establish nor detract from the defining character values of the Character Area.



62 Dyers Pass Road



79 Hackthorne Road

Intrusive Site Classification

As illustrated in the photographs below, an 'intrusive' site classification has been assigned to those properties that do not embody and detract from the defining character values of the Character Area – due to an obvious change in building style, scale, or materials, a change in setback from or relationship to the street, or a change in boundary or landscaping treatment.



30 Dyers Pass Road



72b Dyers Pass Road

13 Character Area 18: The Esplanade Assessment

13.1 Area Description

Character Area 18 is located in Sumner, along the coast to the south-east of the central city. Character Area 18 comprises the length of The Esplanade. The area was identified as a Character Area due to the relationship between the dwellings, the street and the foreshore – reflecting the history behind Sumner as a seaside town for permanent residents and visitors. The houses along The Esplanade frame the curve of the beach with an eclectic mixture of styles that reflect the eras in which they were built.

The Esplanade is a curvilinear street, following the line of the coast, with long, large residential sections curving around the street edge. Property width and depth is variable along the length of the street, as is site coverage, while dwelling orientation remains consistent – with the houses all oriented in a north/north-east direction to face the beach. Several properties have subdivided or redeveloped as higher-density developments, increasing the overall site coverage.



13.2 Streetscape Elements

The underlying topography of the Character Area is flat, with some minor changes to the underlying dune system, with key views out towards the coastline /ocean and the hills of Richmond, Clifton and Scarborough. The street width along The Esplanade varies to accommodate areas of beach-side parking and narrows at main intersections where there are raised pedestrian crossing areas. The average road reserve width is around 20m. This wide street width, combined with the large berms and coastal planting along the eastern edge (ocean-side) of the Esplanade, create a very spacious and open streetscape and a pleasant pedestrian environment. Footpaths are provided along either side of The Esplanade, with pedestrian paths weaving through the grassed / planted area and connecting down to a lower seaside promenade along the coastal edge. The coastal edge is planted with a mixture of low-shrub, native and exotic planting, and large mature trees. A number of protected / notable trees are located along the north-eastern entrance to the street.

13.3 Site Character Elements

The following 'private realm' elements characterise Area 18 and can be broken down into the following landscape and built form elements:

13.3.1 Landscape Elements

Setback from Street

Dwellings located within Character Area 18 have variable setbacks from the street. Many properties that are located further north along The Esplanade provide very shallow street-setbacks (2-3m) due to higher density residential development in this area. Slightly larger street setbacks (up to 14m, average of around 5m) are provided further south where there is a higher proportion of detached, single-family homes. The closeness of the dwellings to the street edge is part of the underlying character of the area, with a strong visual relationship between the dwellings and the street and coastal edge.

Boundary Treatment – Planting / Fencing

On-site landscaping is varied throughout the Character Area, although the majority of properties provide a mixture of native and exotic coastal planting (including large / mature trees) within their front or side yard, visible from the street.

Fence height varies along The Esplanade – with the majority of properties providing low-moderate boundary fencing enabling clear visual connectivity between the dwellings and the street. Where large-scale fencing has been installed, this has greatly reduced the visual connectivity between dwellings and the street – a key characteristic of the area. A range of fencing materials and styles is utilised – from timber palings / palisade, to concrete, corrugated iron, and local stone. The inconsistent fencing style detracts somewhat from the streetscape character and overall continuity and coherence.

Landscape Characteristics

As mentioned above, the on-site landscaping within the properties is varied – with most properties providing a mixture of native and exotic coastal planting within their small to moderate front-yards or within their side and rear garden spaces.

13.3.2 Built Form Elements

Style, Era and Form

The style and era of buildings along The Esplanade is highly variable, however there are clusters that are consistent reflecting the earlier eras of beachside development. The grain of development is also fairly consistent, and the majority of buildings are two storeys, often with second storey balconies and large scale or several windows capturing the sea views.

Height / Bulk

Most dwellings located within this Character Area are single or double-storey. Larger multi-storey, higher density developments, including apartment complexes, are located at the northern end of The Esplanade. These developments are out of scale with the rest of the street, but generally provide the visual connectivity with the street and coastal edge (especially from upper levels) identified in the remainder of the Esplanade.

Scale

Most dwellings, particularly those located at the southern end of The Esplanade, are large, detached homes. There are, however, several multi-unit developments including apartments and townhouses located along The Esplanade (particularly at the northern end).

Relationship to Street / Visual Connectivity

The visual connectivity between dwellings and the street / coastal edge is considered a key element of Character Area 18. The presence of many and large front windows along the street edge of second-storey balconies contributes to a strong visual connectivity between dwellings and the street and coastline.

13.4 Conclusion

The continuity and coherence of Character Area 18, particularly the site character elements (landscape and built form) is inconsistent, with some parts of the street much more coherent in terms of character than other parts. As such:

- Overall, The Esplanade provides only 68% of dwellings that can be classified as primary or contributory
- The northern end of The Esplanade contains several large, multi-storey apartment complexes which are out of scale and have reduced the quality of the streetscene
- The southern end of The Esplanade (between Hardwicke Street and Head Street) has a much stronger character – the houses are of a similar scale and have good visual connectivity to the street / coastline and approximately 95% of dwellings in this location can be classified as either primary or contributory.

13.5 Recommendation

It is recommended that Character Area 18 – The Esplanade, be retained but significantly reduced and refocused to the south-east, between Hardwicke Street and Head Street where the character is strongest (the majority of buildings are primary or contributory in classification). See Site Classification and Boundary Map, Appendix 11. However, the value of this proposed retention is questionable given the very small size of the area.

It is considered that the key elements that embody the character of The Esplanade - that should be retained and protected in the future, include:

- Building height – single or double storey
- Building scale – moderate scale, individual homes
- Building and roof form – simple and complex forms, pitched roofs
- Setback from street – narrow (approximately 5m)
- Low-moderate fencing– 1-1.5m, timber and stone
- Visual connectivity between dwellings and the street – through low fencing, placement of windows and dwelling entrances
- Architectural detailing – timber cladding, balconies, porches and verandas, large scale or many windows, fine grained detailing including within balconies, windows and porches, coastal influenced colours
- Front and side boundary vegetation

13.6 Site Photographs

Streetscape

The streetscape photographs below illustrate that The Esplanade has a high quality streetscape with significant landscaping located along the north-eastern / coastal edge – including areas of wide grass berms and mature native / exotic vegetation. Major intersections along The Esplanade provide raised, pedestrian crossings and footpaths are located on either side of the street.



The Esplanade Streetscape



The Esplanade Streetscape

Primary Site Classification

As illustrated in the photographs below, the 'primary' site classification relates primarily to the streetscene interface of the dwelling to The Esplanade – with large windows overlooking the street and / or front porches and outdoor space located along this seaside edge and low to moderate fencing enabling visual relationship between the street and the dwelling.



28 The Esplanade

16 The Esplande

Contributory Site Classification

As illustrated in the photographs below, the 'contributory' site classification represents those properties that support the defining character, but are not considered to be primary in nature – either because the streetscene interface is out of character or the on-site vegetation is not aligned with the underlying characteristics of Character Area 18.



126 The Esplanade



140 The Esplanade

Neutral Site Classification

As illustrated in the photographs below, a 'neutral' site classification has been assigned to those properties that neither establish nor detract from the defining character values of the Character Area.



38 The Esplanade



146 The Esplanade

Intrusive Site Classification

As illustrated in the photographs below, an 'intrusive' site classification has been assigned to those properties that do not embody and detract from the defining character values of the Character Area – due to an obvious change in building style, scale, or materials, a change in setback from or relationship to the street, or a change in boundary or landscaping treatment.



54 The Esplanade



88 The Esplanade

14 Character Area 21: Gilby / Englefield Assessment

14.1 Area Description

Character Area 21 is located in Englefield, just south of the Avon River and to the north-east of the central city. Character Area 21 comprises the length of Elm Grove, Hanmer, Gilby and most of Haast Streets. The area was identified as a Character Area due to the consistent style and era of dwellings (primarily consisting of single-storey workers cottages from the 1870s and several wooden bungalows from the 1920's and 1930's), relatively narrow streets, consistently shallow dwelling setbacks, mature boundary vegetation and good visual connectivity between the dwellings and the street.

This area consists of a fine-grained rectangular block formation with houses fronting the street and rear gardens backing on to each other (aside from where the rear sections of properties have undergone subdivision and infill). Due to the underlying block structure, there is a fairly consistent property orientation, section width, depth, and space between dwellings and site coverage is approximately 40%.



14.2 Streetscape Elements

The underlying topography of the site is flat, with some minor change due to the river influence, with no notable long or short views. The Avon River is located to the north of the site, and the alignment of the river interrupts the regular block pattern of the area – as visible through the bend in Elm Grove.

Street widths within the Character Area are consistently narrow, ranging from approximately 10m (Gilby Street) to 17m (western Elm Grove), with the average street width approximately 12m. This narrow street width, combined with the shallow set-backs of dwellings from the street and the single-storey nature of the majority of dwellings, and the grain of lots, creates an intimate streetscape and a human scale unique to this area.

14.3 Site Character Elements

The following 'private realm' elements characterise Area 21 and can be broken down into the following landscape and built form elements:

14.3.1 Landscape Elements

Setback from Street

Dwellings located within Character Area 21 are consistently set back from the street edge, with shallow front gardens ranging from approximately 3 to 7m (with an average of 4.5m) and more substantial rear gardens. This setback creates a consistent rhythm to the street edge.

Boundary Treatment – Planting / Fencing

Most properties have mature vegetation, and some large trees, located along their front boundary. The vegetation creates a green edge to the street and due to a lack of street trees and planting, including grass berms, within the public realm, visual connections to these trees provides the main landscape feature of the streetscape (see photographs below). The location and maintenance of some of these trees has meant that the visual relationship between the dwelling and the street and the sense of openness that is characteristic of this Character Area is diminished.



Haast Street



Gilby Street

The scale of fencing provided within this Character Area is consistent – with the majority of properties containing low to low to medium height fencing, providing visual connectivity to the dwellings front door / windows from the street. The style and quality of fencing does however vary greatly. The majority of fences are timber, but a range of other materials are utilised (corrugated iron, steel, brick, concrete). The inconsistent fencing style and quality detracts from the streetscape character of the Character Area and reduces the Character Areas overall continuity and coherence.

Landscape Characteristics

The style, composition and level of maintenance of the visible garden space within the private dwellings are varied – with the only consistent element being mature trees within the front yard boundary.

14.3.2 Built Form Elements

Style / Era

Most dwellings are workers cottages from the 1870s or wooden bungalows from the 1920s and 1930s. The workers cottages are very simple in style and construction. The dwelling form is typically simple, with a rectangular plan with gable roofs and lean-tos. The building façade generally comprises two front windows, and an entry porch or a veranda running the length of the house. The cottages have a simple rectangular plan

The style and era of buildings is most consistent along Hanmer Street and Elm Grove Road, with several new dwellings / residential developments (duplexes, rowhouses, townhouses, larger detached dwellings) located along Haast and Gilby Streets diluting the overall character of these streetscapes.

The original cottages and bungalows are clad in timber weatherboard and the cottages have corrugated iron roofs. More recent dwellings utilise a mixture of materials – from timber and brick to stucco, but often still provide low pitched roofs and two or three windows facing on to the street.

Height / Bulk

Most dwellings located within this Character Area are single-storey, with a relatively narrow street frontage width (approximately 9m). More recent buildings / residential developments that are of a greater height or a larger bulk clearly stand out within this setting and are out of character.

Scale

Most dwellings are small and detached. More recent developments – particularly along Haast and Gilby Streets have resulted in site infill and the creation of duplexes and row-houses. This scale does not necessarily detract from the overall character so long as the street address is sympathetic to the surrounding built form – in terms of dwelling setback, style, height and relationship to the street.

Relationship to Street / Visual Connectivity

Due to the low fencing, the narrow street setbacks and the placement of large windows at the front of the dwellings, the relationship between the dwellings and the street is strong – with clear visual connectivity possible. This relationship between dwellings and the street has been compromised where higher fencing has been installed, where boundary vegetation has been poorly maintained or where the style and orientation of the building has limited opportunities for this sense of openness to the street.

Most properties, particularly the original workers cottages, do not provide on-site garages and parking is either provided on the street or within a driveway located along the side of the dwelling. Properties with garages have generally placed these at the rear of the properties and not along the street edge. As the relationship of the building to the street is so important in this Character Area, properties which have placed a garage at the front of their dwelling have reduced their street interface, impacted the consistent street setback and significantly altered the street character.

14.4 Conclusion

The continuity and coherence of Character Area 21, particularly the site character elements (landscape and built form) is inconsistent, with some streets having a much more coherent character than other street. As such:

- It is considered that residential continuity and coherence along Haast Street has been compromised over time through the subdivision of properties – introducing a new building form (duplexes / row-houses / townhouses), different materials and in some cases an altered relationship with the street. Haast Street has approximately 65% of sites classified as either primary or contributory and 35% neutral or intrusive properties.
- The continuity and coherence of character along Gliby Street has been similarly compromised through subdivision - the creation of row houses/duplexes and also through the creation of new, detached dwellings that have not been designed to respect the existing Character Area character. The eastern side of Gilby Street has approximately 42% of primary and contributory properties and 58% of neutral or intrusive properties, while the western side of Gilby Street has approximately 73% of primary and contributory properties and 27% of neutral or intrusive properties. However, the combined streetscape and site character elements of Gilby Street – particularly the narrow street width, the shallow dwelling setbacks and consistently low scale of built form create an intimate scale that is unique to this area. While the western side of the street exhibits more primary and contributory character in terms of site classification – the exclusion of the eastern side of Gilby Street could have detrimental impacts to the overall character of the streetscape should development occur that is out of scale or is not sympathetic to existing setbacks.
- The continuity and coherence of character along Hanmer Street and Elm Grove is mostly intact – with the majority of buildings in this location (81% for Hanmer Street, 79% for Elm Grove) either primary or contributory in classification - through a consistent architectural treatment and street interface.

Following the assessment and mapping of Character Area 21, it has been determined that Haast Street and Gilby Street (south) do not contain a majority of primary or contributory sites, and that the site character elements of this area have been significantly diluted. However, the streetscape and landscape qualities of Gilby Street – namely the combination of narrow street widths, consistent setback of dwellings from the street and scale of built form – are a fairly unique to Character Area 21.

14.5 Recommendation

It is recommended that Character Area 21 be retained, but focused to the west of the original Character Area, encompassing Elm Grove, Hanmer Street and Gilby Street and removing Haast Street. The proposed change in boundary is illustrated in Appendix 12 in the Site Classification and Boundary Map.

It is considered that the key elements that embody the character of Character Area 21 that should be retained and protected in the future, include:

- Building height – generally single storey
- Building scale – generally small-scale, individual cottages
- Building and roof form – simple rectangular with small projections for porches, low angled gable and hip roofs
- Site coverage – approximately 40%
- Setback from street – generally 3-7m with an average of 4.5m
- Mature boundary vegetation – large trees / shrubs located within the front-yard boundary
- Low fencing – 1 to 1.5m, timber/picket
- Visual connectivity between dwellings and the street – through low fencing, placement of windows and dwelling entrances
- Architectural detail – weatherboard cladding, symmetrical frontage, clearly defined entrance, verandas, porches, windows to the street

14.6 Site Photographs

Streetscape

The streetscape photographs below illustrate that the streetscape has minimal landscaping and unremarkable pedestrian character – with narrow footpaths, obstructed by power / light poles, minimal overhead street lighting and no seating.



Elm Grove corner landscape treatment



Elm Grove landscaping

Primary Site Classification

As illustrated in the photographs below, the 'primary' site classification relates to the style/era and materials used in the built form, the compact scale of development, the consistent street setback, the presence of boundary vegetation, low-scale fencing and the visual relationship between the dwellings and the street.



26/28 Hanmer Street



29 Hanmer Street



10 Hanmer Street



30 Elm Grove

Contributory Site Classification

As illustrated in the photographs below, the 'contributory' site classification represents those properties that support the defining character, but are not considered to be primary in nature – either because the dwelling is new (but sympathetic in design), or due to modifications to the original built form, inconsistencies in planting, setback and boundary treatment, or the level of the dwellings level of upkeep or maintenance.



6 Harmer Street



23 Gilby Street

Neutral Site Classification

As illustrated in the photographs below, a 'neutral' site classification has been assigned to those properties that neither establish nor detract from the defining character values of the Character Area.



19 Hanmer Street



1 and 2/353 Armagh Street

Intrusive Site Classification

As illustrated in the photographs below, an 'intrusive' site classification has been assigned to those properties that do not embody and detract from the defining character values of the Character Area – due to an obvious change in building style, scale, or materials, a change in setback from or relationship to the street, or a change in boundary or landscaping treatment.



31 Gilby Street



22 Haast Street

15 Character Area 34: Auburn Avenue Assessment

15.1 Area Description

Character Area 34 is located in Upper Riccarton, just south of Riccarton Road to the west of the central city. Character Area 34 comprises the length of Auburn Avenue, part of Riccarton Road and part of Middleton Road. The area was identified as a Character Area due to the consistent style and era of dwellings. The area is primarily state housing of the 1940s and 1950s, with the narrow street width of Auburn Avenue, consistently generous dwelling setbacks, lack of (or low-level) fencing, good visual connectivity between the dwellings and the street and easy pedestrian access to the central Auburn Reserve.

The subdivision that includes Character Area 34 was established as part of a State-housing development. The layout of the streets and housing around Auburn Reserve reflects the social planning ideas of the time.

Due to the curving alignment of Auburn Avenue, in contrast with the linear street form of Riccarton and Middleton Roads the form and pattern of subdivision is variable across this Character Area. While section and dwelling orientation varies, section width and depth remains fairly consistent across the Character Area and site coverage is, on average approximately 25-30% (aside from where infill development has occurred).



15.2 Streetscape Elements

The underlying topography of the site is flat, with no notable long or short views. The street width of Auburn Avenue is narrow, at approximately 12m, while the street width at Riccarton Road is much wider (approximately 20m) as this is a major east-west link in Christchurch. Middleton Road also has a wider road reserve width (approximately 20m).

Auburn Avenue contains large, grassed berms (approximately 2m) located on either side of the road between the footpath and the private property boundary, within which some mature street trees are planted. The presence of these grassed berms, combined with the absence of fencing (or low-level fencing) and generous dwelling street setbacks along Auburn Avenue, creates a very open and spacious streetscape despite a narrow street width. Middleton Road and Riccarton Road both provide grassed berms on either side of the road, but due to the higher volumes of traffic in these locations, the wider street widths and the presence of higher-scale boundary fencing - the streetscape qualities of these streets do not add to the underlying character of the area.

Pedestrian connectivity between Auburn Avenue and Riccarton Road is possible through a pedestrian pathway which links through Auburn Reserve. Auburn Reserve contains a children's playground, a basketball practice area and several mature trees.

15.3 Site Character Elements

The following 'private realm' elements characterise Character Area 34 and can be broken down into the following landscape and built form elements:

15.3.1 Landscape Elements

Setback from Street

Dwellings located within Character Area 34 are consistently set back from the street edge, with front gardens with an average setback of approximately 10m and often more substantial rear gardens (where infill development has not occurred). The dwellings located along Middleton Road provide slightly reduced street setbacks (approximately 5m) due to infill development to the rear of these sections.

Boundary Treatment – Planting / Fencing

Boundary planting within the Character Area is varied, but several properties along Auburn Avenue, Riccarton Road and Middleton Road provide large / mature trees and vegetation within their front yard setback and many contain mature trees within their rear gardens.

Fence scale is consistent, especially along Auburn Avenue where properties either do not provide any front boundary fencing at all or it is low in scale. This low-scale or lack of fencing enables clear visual connectivity between the dwellings and the street. Where higher-scale fencing has been installed, this greatly reduces the visual connectivity between dwellings and the street (a key characteristic of the area) and detracts from the overall continuity and coherence of the Character Area.

The materials used for the fencing along Auburn Avenue (where fences are present) are consistent in terms of materials and style – with the majority of fences in timber paling or brick. The fencing along Riccarton Road is also low in scale and predominantly made of timber or brick. The fencing along Middleton Road is predominantly wooden fencing of a slightly higher scale.

Landscape Characteristics

The style, composition and level of maintenance of the visible garden space within the private dwellings is varied. Most properties do however provide a grassed front lawn, which often contains some planting / large trees and a more substantial rear garden often with more extensive planting. Where properties have not provided any front-yard landscaping due to a change in land use and the use of this space for carparking (particularly on Riccarton Road, near the intersection with Middleton Road), this has reduced the overall amenity of the area.

15.3.2 Built Form Elements

Style / Era

Most dwellings are state homes from the 1940s and 1950s. They are predominantly one-storey stand-alone houses. The state homes are all very simple in form and architectural ornamentation, with hip or gable tile roofs, weatherboard or a combination of red brick and weatherboard cladding and, little or no external ornamentation. They also have large windows facing on to the street.

There are several more recent building additions within the Character Area – most of which are in keeping with the existing scale and style of the area. However there is also some commercial encroachment into the Character Area on Riccarton Road to the west of the area which has compromised the residential character of the area in this vicinity.

Building Scale and Form

Most dwellings located within this Character Area are single-storey, detached state homes - with a relatively generous street frontage width. There are a few double-storey homes within the character area, but their style, front-yard setback and boundary treatment is sympathetic to the underlying character elements of the area.

Relationship to Street / Visual Connectivity

Due to the low fencing or lack of fencing, the wide open front-yards and the placement of large windows at the front of dwellings – the relationship between the dwellings and the street is strong, with clear visual connectivity possible. This relationship between dwellings and the street has been compromised where higher fencing has been installed or where boundary vegetation has been poorly maintained.

The majority of dwellings include garages that are set back from the dwelling / street edge. Where garages are set further forward, closer to the street edge, they have reduced their street interface, impacted the consistent street setback and significantly altered the street character.

15.4 Conclusion

The continuity and coherence of Character Area 34 – comprising of the streetscape and site character elements (landscape and built form) is consistent. This Character Area has approximately 82% of sites that are classified as either primary or contributory.

15.5 Recommendation

It is recommended that Character Area 34 – Auburn Avenue, is retained with only a minor change in boundary recommended to remove some properties located on the corner of Riccarton Road and Middleton Road (as illustrated in the Site Classification and Boundary Map, Appendix 13).

It is considered that the key elements that embody the character of Character Area 34 that should be retained and protected in the future, include:

- Building height – generally single or double-storey
- Building and roof form – simple forms and hip and gable roofs
- Building scale – generally moderate-scale, individual dwellings
- Site coverage – approximately 35-30%
- Setback from street – approximately 10m for Auburn Avenue / Riccarton Road. Approximately 5m for Middleton Road
- Low or no fencing – Less than 1m
- Visual connectivity between dwellings and the street – through low fencing, placement of windows and dwelling entrances
- Architectural detailing – brick and weatherboard cladding, defined windows to the street, simple detailing

15.6 Site Photographs

Streetscape

The streetscape photographs below illustrate that: the streetscape along Riccarton Road has minimal landscaping – limited to grass berms and unremarkable pedestrian character; the streetscape along Auburn Avenue is of a higher quality due to the narrowness of the street combined with the presence of street trees and planting within the front yards of private properties.



Riccarton Road – Streetscape



Auburn Avenue - Streetscape

Primary Site Classification

As illustrated in the photographs below, the 'primary' site classification relates to the style/era and materials used in the built form, the scale of development, the consistently generous street setback, the presence of boundary vegetation, low-scale or absence of fencing and the visual relationship between the dwellings and the street.



23 Auburn Avenue



319 Riccarton Road



337 Riccarton Road



343 Riccarton Road

Contributory Site Classification

As illustrated in the photographs below, the 'contributory' site classification represents those properties that support the defining character, but are not considered to be primary in nature – either because the dwelling is new (but sympathetic in design), or due to modifications to the original built form, inconsistencies in planting, setback and boundary treatment.



4a Auburn Avenue



24 Auburn Avenue

Neutral Site Classification

As illustrated in the photographs below, a 'neutral' site classification has been assigned to those properties that neither establish nor detract from the defining character values of the Character Area.



5 Auburn Avenue



10 Auburn Avenue

Intrusive Site Classification

As illustrated in the photographs below, an 'intrusive' site classification has been assigned to those properties that do not embody and detract from the defining character values of the Character Area – due to an obvious change in building style, scale, or materials, a change in setback from or relationship to the street, or a change in boundary or landscaping treatment.



8 Auburn Avenue



349 Riccarton Road

16 Character Area 35: The Spur Assessment

16.1 Area Description

Character Area 35 is located in the suburb of Clifton to the south-east of the central city. It includes an area known as 'The Spur' – a residential subdivision developed by Samuel Hurst-Seager between 1902 and 1914 as a garden suburb of holiday cottages. The subdivision design was heavily influenced by the underlying topography of the site, a respect for the existing vegetation and a desire to capture and enhance the views out towards the sea. The whole of The Spur was laid out as a garden and the locations for cottages selected so that no cottage overlooks or interferes with its neighbours.

The area has been identified as a Character Area due to the form of dwellings and architectural detailing (low pitched roofs, wide eaves, small paned windows, recessed entrances, verandas and fine architectural detailing), but mainly due to the dwellings relationship to the underlying topography, the network of access paths, edged with rock walls, outward-looking views towards the ocean, internal landscape details and dense on-site vegetation.



16.2 Streetscape Elements

Properties have little relationship with the surrounding street network and limited streetscene interface. While The Spur is accessible via Clifton Terrace or Nayland Street, this Character Area is less about these streetscapes and more about the internal configuration of the dwellings and the internal pathways which link between them. Due to their elevated location, external views of the houses within the Character Area are often from afar - where their built form qualities are less obvious than their cliff-top setting and generous on-site vegetation.

The underlying topography of the site is dynamic, with the houses overlooking the Pacific Ocean from atop the Clifton cliffs.



Clifton Terrace



View from 6 The Spur

16.3 Site Character Elements

The following private realm elements characterise Area 35, and can be broken down into the following landscape and built form elements:

16.3.1 Landscape Elements

Setback from Street

Due to the elevated location of the dwellings, being tucked away from the winding Clifton Terrace and high above Main Road and Nayland Street below, the setback of dwellings from the street is not considered a key element contributing to the overall character of the area, except in respect to their being primarily glimpses of dwellings rather than their being highly prominent within the context. All dwellings are generously set back from the road either due to underlying topography or the presence of on-site vegetation. Distinctive landscape elements include the cliff itself, the ocean, beach and coastline below and views across the valley to Scarborough.

Boundary Treatment – Planting / Fencing

Each property contains mature trees, shrubs and flowers – concealing many of the dwellings and properties from view (especially from Clifton Terrace), but providing a densely vegetated edge and reiterating the underlying garden suburb design.

Landscape Characteristics

The dwellings within The Spur have been located so as to maximise individual property views and privacy. They have been located to protect mature trees and provide ample space for on-site vegetation. The landscape treatment within private properties is of a consistently high quality – with a narrow (1.2m) paved pathway zig-zagging up the hill (often accompanied by hand railing) providing pedestrian access to the properties. These properties are often edged by stone walls, have small entry gates, steps and individual pathways which lead up to the dwellings. Planting adjacent to the path and within the property boundaries is a mix of native and exotic species, well established and reflecting the coastal character of the area.



The Spur Pathway and entrance gate



16.3.2 Built Form Elements

Style / Era

The cottages designed by Hurst-Seager are 'Arts and Crafts Bungalows' –constructed in timber weatherboard and shingle cladding. Stone and corrugated iron are other predominant building materials used. The dwellings are simple in form on the exterior, nestled within the surrounding vegetation and positioned so as to maximise views out towards the ocean – with small windows and porches wrapping around the front of the dwellings.

Many of the original houses within Seagers subdivision have been substantially altered and extended over the years. The underlying qualities of the landscape are however intact and these altered dwellings still respect their position atop the cliff and within mature trees and vegetation.

Building Scale and Form

All of the dwellings located within The Spur are detached, predominantly single-storey homes, positioned to optimise views out towards the coast to the north and east.

Relationship to Street / Visual Connectivity

As mentioned, the relationship to the street is less important for this Character Area due to its elevated location and dense on-site vegetation.

Private vehicle access is provided to some of the properties from an accessway off Clifton Terrace and some properties are serviced by private garages located along Nayland Street – with private pedestrian access up to the houses from the street level (in the form of pathways or cable cars).

16.4 Conclusion

The continuity and coherence of the special character that makes up Character Area 35 – comprising of the streetscape and site character elements (landscape and built form) is consistent with approximately 91% of sites being classified as either primary or contributory. The only site not considered primary or contributory is Number 3 Clifton Terrace – this property has been classified as neutral as it was not visible from the road and there was some question as to whether a dwelling was still located at this section (perhaps it was removed following earthquake damage).

It was noted on-site that neighbouring properties demonstrated many of the key underlying character elements that make up Character Area 35 – and that these areas should be considered for inclusion within this Character Area. These properties include those located to the west, heading down Clifton Bay Road (1, 2 and 3 Clifton Bay Road) and number 12 The Spur (located to the south of the existing Character Area) – as this property is also accessed off internal Spur pathways.

16.5 Recommendation

It is recommended that Character Area 35 – The Spur, is retained as a Character Area in its entirety with potential expansions of its boundary to include lower Clifton Bay Road (1 to 3) and 12 The Spur (as illustrated in the Site Classification and Boundary Map, Appendix 14).

It is considered that the key elements that embody the character of Character Area 35 - that should be retained and protected in the future, include:

- Building height – generally single or double storey
- Building scale – moderate scale, individual bungalows / cottages
- Building and roof form – simple with small projections and low pitched hip and gable roofs
- Site coverage – approximately 30%
- On-site vegetation – dense mature trees and vegetation surrounding the dwellings
- Landscape materials – use of stone for boundary fencing and retaining walls
- Network of pathways throughout the area
- Minimal interference of on-site vehicle access and manoeuvring
- Architectural detailing – arts and crafts styling, use of timber and stone, porches and verandas, detailing in windows, projecting rafter ends

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16.6 Site Photographs

The photographs below illustrate the landscape and built form elements of Character Area 35 – The Spur.

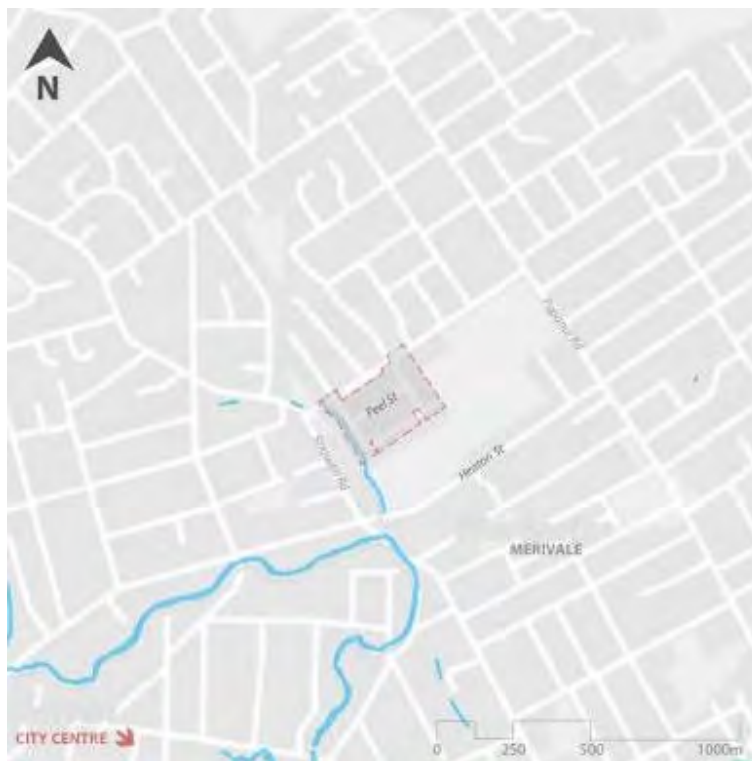


17 Character Area 36: St Andrews Square Assessment

17.1 Area Description

Character Area 36 is located in Strowan, west of Papanui Road to the north-west of the central city. Character Area 36 comprises the length of Peel Street and all of St Andrews Square. The area has been identified as a Character Area due to the presence of wooden bungalows / villas constructed pre-World War II, the regular setback of dwellings from the street and the high-amenity streetscape features (large grass berms, mature street trees).

St Andrews Square provides a regular grid / rectangular block pattern with houses fronting onto the street and rear gardens backing on to one another (aside from where the rear sections of properties have undergone subdivision and infill). Peel Street is a linear street which breaks St Andrews Square into northern and southern blocks. Due to the underlying block structure, there is a fairly consistent property orientation, section width, depth, and space between dwellings and site coverage is on average 40%.



17.2 Streetscape Elements

The underlying topography of the site is flat, with no notable views.

Street widths within are moderate, with both St Andrews Square and Peel Street providing a road reserve width of approximately 20m. Narrow grassed berms are located on both streets – between carriageway and footpath (approx. 2.5m) and also between footpath and property boundary (approx. 2m). These berms are planted with mature deciduous trees located between the carriageway and the footpath, creating a canopy over the street. The street trees, in conjunction with the grass berms, and small scale of dwellings give the street a spacious yet intimate character – and provide a pleasant pedestrian environment.

17.3 Site Character Elements

The following 'private realm' elements characterise Area 36 and can be broken down into the following landscape and built form elements:

17.3.1 Landscape Elements

Setback from Street

Dwellings provide inconsistent street setbacks due to the addition of large, modern housing and higher density housing typologies such as row-housing / duplex housing. Front yard setbacks range from approximately 2.5m to 13m (with an

average of approximately 6m). This variation in setback disrupts the pattern of the street and the landscape opportunities within the front-yards of dwellings.

Boundary Treatment – Planting / Fencing

Most properties located within Character Area 36 provide some vegetation along their front boundary – whether in the form of mature trees or large shrubs.

Fence scale is consistent – with the majority of properties providing low to medium-level fencing, which enables visual connectivity with the front door / windows of dwellings when viewed from the street. Where large-scale fencing has been installed, this greatly reduces the visual connectivity between dwellings and the street – a key characteristic of the area. The style of the fencing within the Character Area varies, but the majority of fences are constructed of timber, brick or hedging. While the style of fencing varies, the fencing generally adds interest and is in keeping with the character of the housing.

Landscape Characteristics

The style and composition of the visible garden space is varied – the presence of some vegetation within a grassed front yard boundary provides a constant in this regard. Several properties provide large trees and shrubs located within their side and rear yards which are visible from the street and enhance the overall streetscape amenity of the area.

17.3.2 Built Form Elements

Style / Era

The original style and era of the buildings that the Character Area was established to protect were wooden bungalows/villas constructed pre-WWII. These houses have a number of consistent elements including 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. More recent residential additions to this Character Area have not always been designed to be sympathetic with this original built form – through reduced street setbacks, inconsistencies in scale and style of buildings.

Building Scale and Form

The majority of dwellings located within this Character Area are single or double-storey, detached single-family homes.

Relationship to Street / Visual Connectivity

Due to the low-scale of fences, the open front gardens and the placement of large windows and porches at the front of the dwellings, the relationship between the dwellings and the street is strong – with clear visual connectivity possible. This relationship between dwellings and the street has been compromised where higher fencing has been installed, where boundary vegetation has been poorly maintained or where the style and orientation of the building (and garages) has limited opportunities for this sense of openness to the street.

The majority of properties include garages set back from the dwelling / street edge. Properties which have placed a garage at the front of their dwelling have reduced their street interface, impacted the consistent street setback and significantly altered the street character.

17.4 Conclusion

The continuity and coherence of Character Area 36 – particularly the site character elements (landscape and built form) is inconsistent, with no areas obviously stronger in character than others. The approximate breakdown of the percentage of primary / contributory buildings is as follows:

- Peel Street: 56%
- St Andrews Square: 61%
- Entire Character Area 36: 60%

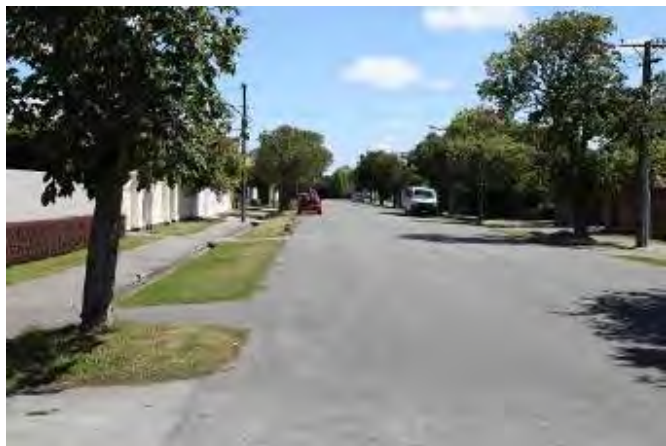
17.5 Recommendation

It is recommended that due to the inconsistencies in the continuity and coherence of the underlying character of Character Area 36, that this area no longer be classified as a Character Area in the District Plan. See Site Classification and Boundary Map, Appendix 15.

17.6 Site Photographs

Streetscape

The streetscape photographs below illustrate the high quality of streetscape provided through the presence of berms on either side of the footpath and mature street trees located within these grassed berms.



Peel Street – Streetscape



St Andrews Square - Streetscape

Primary Site Classification

As illustrated in the photographs below, the 'primary' site classification relates to the style/era and materials used in the built form, the small scale of the homes, low-scale fencing and the visual relationship between the dwellings and the street.



15 Peel Street



18 Peel Street



60 St Andrews Square



71 St Andrews Square

Contributory Site Classification

As illustrated in the photographs below, the 'contributory' site classification represents those properties that support the defining character, but are not considered to be primary in nature – either because the dwelling is new (but sympathetic in design), or due to modifications to the original built form, inconsistencies in planting, setback or boundary treatment.



48 St Andrews Square



51 St Andrews Square

Neutral Site Classification

As illustrated in the photographs below, a 'neutral' site classification has been assigned to those properties that neither establish nor detract from the defining character values of the Character Area.



5 Peel Street



11 Peel Street

Intrusive Site Classification

As illustrated in the photographs below, an 'intrusive' site classification has been assigned to those properties that do not embody and detract from the defining character values of the Character Area – due to an obvious change in building style, scale, or materials, a change in setback from or relationship to the street, or a change in boundary or landscaping treatment.



7 St Andrews Square



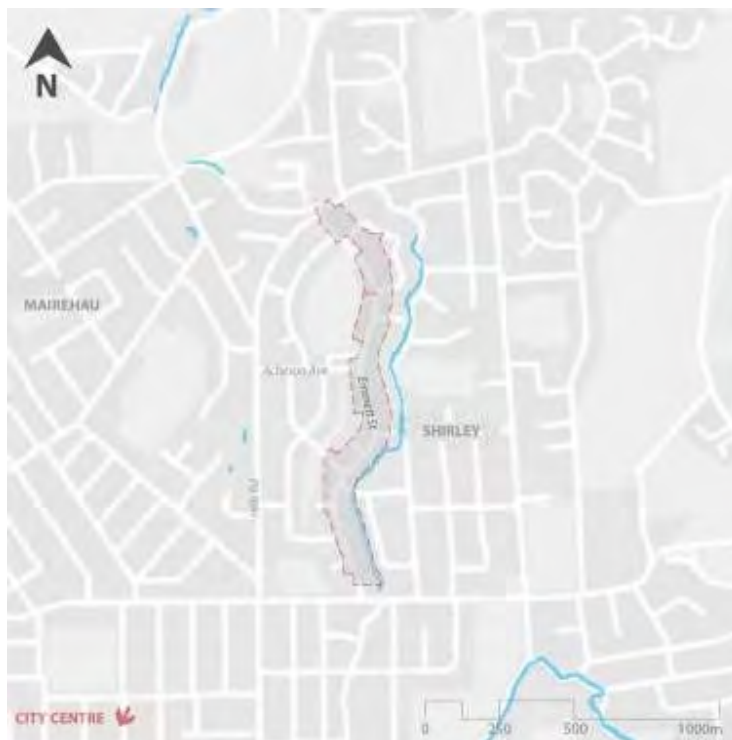
18 St Andrews Square

18 Character Area 37: Emmett Street Assessment

18.1 Area Description

Character Area 37 is located in Mairehau, north of Shirley Road and west of Marshland Road to the north-east of the central city. Character Area 37 comprises the length of Emmett Street. The area has been identified as a Character Area due to the consistent style and era of dwellings (primarily consisting of state housing of the 1940s and 1950s), consistently generous street setbacks, low or no fencing (enabling good visual connectivity between dwellings and the street), well-landscaped gardens and a relatively narrow, high-amenity streetscape.

The street pattern is a curvilinear street, which wraps around McFarlane Park. Property width, depth and the space between buildings is very consistent along the crescent and average site coverage is approximately 25 - 30%. While dwelling orientation varies due to curved nature of the street, dwellings are all located so as to face on to the street. Dwellings front the street with a generous front yard setback and large gardens are located to the rear of the dwellings.



18.2 Streetscape Elements

The underlying topography of the site is flat, with no notable long or short views. This area has significant streetscape quality, with a street width of approximately 20m and wide grass berms (approximately 3m) on either side of the carriageway (located between the carriageway and the footpath) within which mature street trees are planted (spaced at approximately 15m down the length of the street). These street trees create a canopy over the street and this in conjunction with the grass berms, large front yard setbacks and small scale of dwellings give the street a spacious yet intimate character – and provide a pleasant pedestrian environment.

18.3 Site Character Elements

The following 'private realm' elements characterise Area 37 and can be broken down into the following landscape and built form elements:

18.3.1 Landscape Elements

Setback from Street

Dwellings are consistently set back from the street edge, with front gardens ranging from approximately 5 to 15m (with an average of approximately 8m) and more substantial rear gardens. This setback creates a consistent rhythm and openness to the street edge.

Boundary Treatment – Planting / Fencing

Boundary planting consists of grassed front yards with some planting in the front yard setback.

The low scale or lack of fencing is a key characteristic – with the majority of properties containing either low or no fencing, which enables visual connectivity with the front door / windows of dwellings when viewed from the street and enhances the sense of openness along the street. The style and quality of fencing is consistent, with the majority of fences timber picket or paling.

Landscape Characteristics

The landscape treatment within private properties comprises of a large, grassed front garden and a larger rear garden. Most of the on-site planting appears to be within side and rear yards, with the front-yards containing smaller shrubs or left open.

18.3.2 Built Form Elements

Style / Era

Most dwellings located within Character Area 37 are one or two-storey state houses of the 1940s and 1950s. Common architectural elements of the existing housing include hip, gable or monopitch roofs with weatherboard, fibrolite or a combination of red brick and weatherboard cladding, with little or no external ornamentation. The houses are generally all painted in neutral white, cream or yellow tones.

There are a few more recent building additions along the street – but these are in keeping with the existing scale and are, for the most part, sympathetic in style.

Building Scale and Form

Most dwellings are detached, single or double-storey homes – with a consistently low-density residential scale along the street. The creation of multi-storey dwellings or of a duplex/rowhouse style of development would detract from the existing character of Emmett Street.

Relationship to Street / Visual Connectivity

Due to the low fencing or lack of fencing, the wide and open front-yards and the placement of large windows at the front of the dwellings, the relationship between the dwellings and the street is strong – with clear visual connectivity possible. This relationship between dwellings and the street would be compromised should higher boundary fencing be installed.

The majority of dwellings have no garage or garages that are set back from the dwelling / street edge. A number of garages have been introduced into the streetscene which compromise the consistent street setback and significantly alter the street character and relationship with the street.

18.4 Conclusion

The continuity and coherence of Character Area 37 – comprising of the streetscape and site character elements (landscape and built form) is consistent. This Character Area has approximately 92% of sites that are classified as either primary or contributory.

18.5 Recommendation

It is recommended that Character Area 37 – Emmett Street, is retained as a Character Area in its entirety (as illustrated in the Site Classification and Boundary Map, Appendix 16).

It is considered that the key elements that embody the character of Character Area 37 - that should be retained and protected in the future, include:

- Building height – generally single storey
- Building scale – generally moderate-scale, individual bungalows
- Building and roof form – simple rectangular form, hip and monopitch roofs, timber, brick and fibrolite cladding, high levels of glazing to the street, well articulated front entries
- Site coverage – approximately 35%
- Setback from street – generally 6-13m with an average of approximately 10m
- Low fencing or no fencing – 1 to 1.5m
- Visual connectivity between dwellings and the street – through low or no fencing, placement of windows and dwelling entrances and sympathetic on-site landscaping.

18.6 Site Photographs

Streetscape

The streetscape photographs below illustrate that Massey Crescent has a high quality streetscape – with wide berms, mature street trees and houses with low or no fencing.



Emmett Street Streetscaping



Emmett Street Streetscaping

Primary Site Classification

As illustrated in the photographs below, the 'primary' site classification relates to the style/era and materials used in the built form, the relatively compact or low scale of development, the consistently generous street setback, low-scale or no fencing enabling a strong visual relationship between the dwellings and the street and open, manicured gardens.



130 Emmett Street



172 Emmett Street

Contributory Site Classification

As illustrated in the photographs below, the 'contributory' site classification represents those properties that support the defining character, but are not considered to be primary in nature – either because the dwelling is new (but sympathetic in design), due to modifications to the original built form, or inconsistencies in colour treatment, street setbacks or street scene interface.



99 Emmett Street



45 Emmett Street

Neutral Site Classification

As illustrated in the photographs below, a 'neutral' site classification has been assigned to those properties that neither establish nor detract from the defining character values of the Character Area.



54 Emmett Street



70 Akaroa Street

Intrusive Site Classification

As illustrated in the photographs below, an 'intrusive' site classification has been assigned to those properties that do not embody and detract from the defining character values of the Character Area – due to an obvious change in building style, scale, or materials, a change in setback from or relationship to the street, or a change in boundary or landscaping treatment.



7 Emmett Street



55 Emmett Street

19 Summary Table

Table 3 below provides a summary of the key recommendations for the 16 Character Areas assessed.

#	Name	Predominant Underlying Character (Landscape / Built Form)	Elements to Retain / Protect	Recommendations
2	Beckenham Loop	Built Form	<p>Building height – generally single storey</p> <p>Building scale – generally moderate-scale, individual bungalows</p> <p>Building and roof form – simple forms with projections, gable and hip roofs</p> <p>Site coverage – approximately 40%</p> <p>Setback from street – generally 6-9m</p> <p>Mature boundary vegetation – large trees / shrubs located within the front-yard boundary</p> <p>Low-medium scale fencing – 1 to 1.5m</p> <p>Visual connectivity between dwellings and the street – through low fencing, placement of windows and dwelling entrances</p> <p>Architectural detail – common architectural elements include low-pitched gable roofs, shingled gable walls, and bay or bow windows at the front of the house. Various sized leadlight windows, weatherboard cladding, arched porches and houses facing the street are other notable features.</p>	It is recommended that Character Area 2 be retained, but focused towards around the edges and centre of the original Character Area, encompassing Fisher Road, Sandwich Road, Martin Avenue, Malcolm Avenue, Riverview Street, Birdwood Avenue, Waimea Terrace and part of Eastern Avenue - and removing most of Norwood Street and part Eastern Terrace. This removes several properties that are set-back and not visible from the street (west of Norwood Street and either side of southern Birdwood Avenue). These properties are not considered to contribute to the overall character of the area. The proposed change in boundary is illustrated in the Site Classification and Boundary Maps (Appendix 1).
4	Aynsley Terrace	Landscape	<p>Site coverage – approximately 30%</p> <p>Setback from street – generally 8-30m with an average of approximately 20m</p> <p>Fencing - Low fencing or no boundary fencing, below 1m, stone or masonry retaining walls</p> <p>Visual connectivity between the site and the street – through low or no fencing</p> <p>Large scale specimen tree planting and extensive on-site vegetation</p>	It is recommended that Character Area 4 – Aynsley Terrace, is not retained as a Character
6	Tika / Piko / Shand	Built Form	<p>Building height – single or double storey</p> <p>Building and roof form – simple rectangular buildings with small projections, and hip and gable roofs</p> <p>Building scale – generally moderate-scale, individual state homes</p> <p>Architectural detail – ornamentation around doorways and windows, materials and use of porches, entranceways, brick or weatherboard</p> <p>Site coverage – approximately 30-40%</p> <p>Setback from street – approximately 8m for Piko Crescent, 12m for Shand Crescent</p> <p>Low fencing – no or low (to 1m)</p> <p>Visual connectivity between dwellings and the street – through low fencing, placement of windows and well defined entrances and pedestrian paths</p>	It is recommended that Character Area 6 be retained, but focused to the north of the original Character Area, encompassing Piko Crescent, Shand Crescent and removing Tika Street. The proposed change in boundary is illustrated in Appendix 3 - Site Classification and Boundary Map
8	Fendalton	Built Form	<p><u>Character Area 8:</u></p> <p>Site size - Minimum 800m²</p> <p>Site coverage – 35%</p> <p><u>Character Area 8b:</u></p> <p>Building height – single or double storey</p> <p>Building scale – generally moderate-scale, individual homes</p> <p>Site coverage – approximately 35%</p> <p>Setback from street – generally over 4m</p> <p>Mature boundary vegetation – large trees / shrubs located within the front-yard boundary</p> <p>Low-medium scale fencing – 1 to 1.5m</p> <p>Visual connectivity between dwellings and the street – through low fencing, placement of windows and dwelling entrances</p>	Character Area 8b – Heathfield Avenue could be retained as a Character Area in its entirety with no recommendations for a change in boundary. The value of this retention is however questionable given the very small size of this area.
10 and 10a	Slater / Poulton and Dudley	Built Form	<p>Building height – generally single storey</p> <p>Building scale – generally moderate-scale, individual bungalows and villas</p> <p>Building and roof form, - simple to more complex forms with projections, porches and verandas and hip and gable roofs</p>	It is recommended that Character Area 10 (Slater / Poulton) is retained with a change in boundary to remove a few properties at the very northern end of Slater Road (see the Site Classification and Boundary Map, Appendix 5),

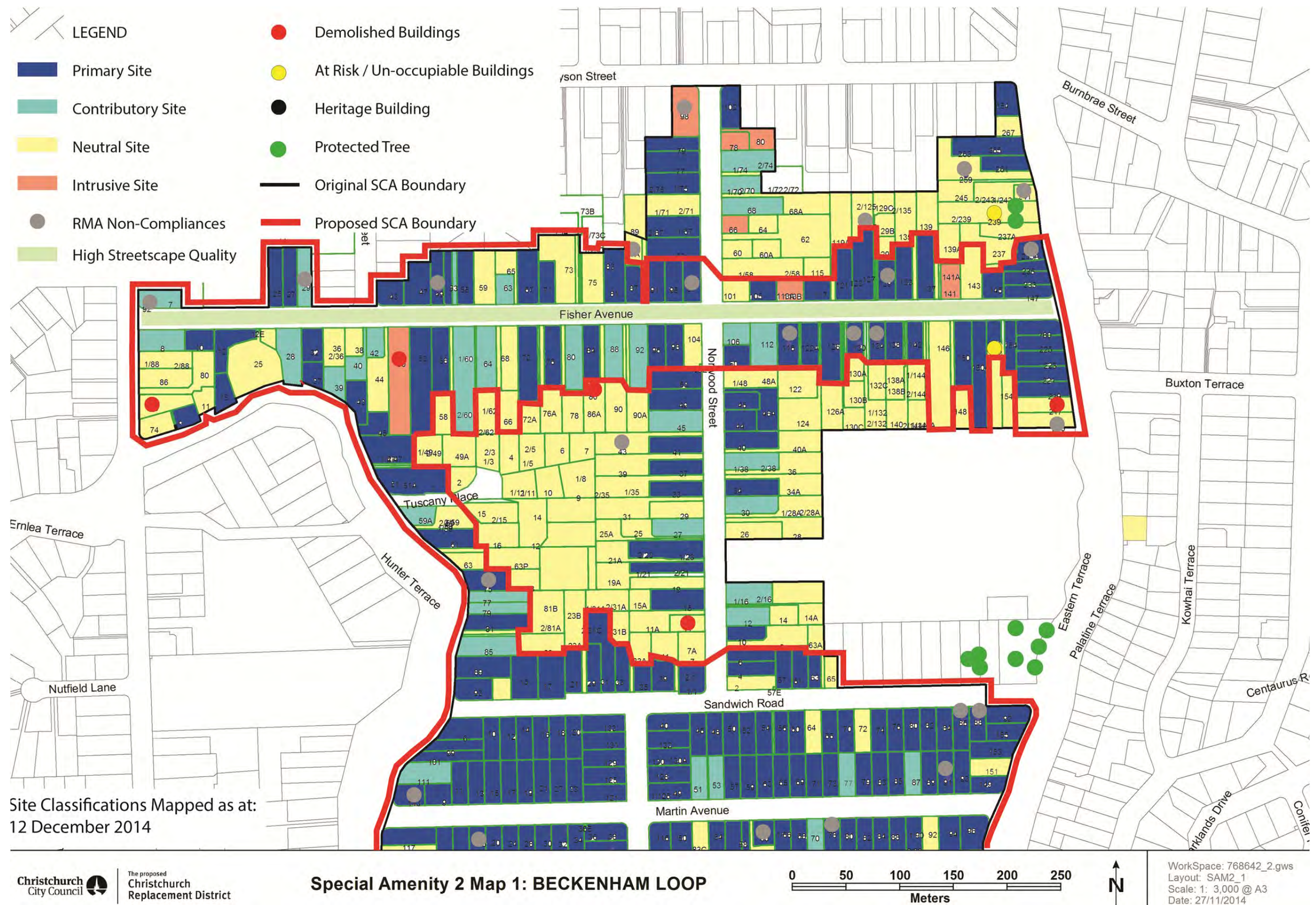
#	Name	Predominant Underlying Character (Landscape / Built Form)	Elements to Retain / Protect	Recommendations
			Architectural detailing – including materials, bay and bow windows, shingle gable ends, weatherboard cladding Setback from street – generally 7-9m Low- moderate fencing – 1 to 1.5m Visual connectivity between dwellings and the street – through low or no fencing and exclusion of garaging, placement of windows and dwelling entrances and sympathetic on-site landscaping Landscape – boundary vegetation and specimen tree planting, more substantive planting on stream edges	and remove Chystal Street and Poulton Avenue, to consolidate and strengthen the Character Area boundaries.. It is recommended that Character Area 10a (Dudley), is not retained as a separate Character Area, but rather is incorporated into Character Area 10 in its entirety.
11	Heaton / Circuit	Built Form	Building height –double- storey Building scale – generally large, detached dwellings Building and roof form – complex forms including projections, steep gable roofs and dormer windows Architectural detailing – reflecting the English Revival style Site coverage – approximately 30% Setback from street – average of 8.5m Mature boundary and on-site vegetation – large trees / shrubs located within the front-yard boundary Low fencing – 1 to 1.5m Visual connectivity between dwellings and the street – through low fencing, placement of windows and dwelling entrances and porches	It is recommended that Character Area 11 be retained, but focused to the south of the original Character Area, encompassing southern Heaton Street and removing northern Heaton Street and Circuit Street. The proposed change in boundary is illustrated in the Site Classification and Boundary Map (Appendix 6).
12	Massey Crescent	Built Form	Building height – generally single storey Building scale – generally moderate-scale, individual bungalows Building and roof form – simple forms with the additions of small projections, hip and gable roofs Architectural detailing – porches and entries, weatherboard, bay and bow windows, lead lights, shingle gable ends Site coverage – approximately 35% Setback from street – generally 6-13m with an average of approximately 10m Low fencing or no fencing – 1 to 1.5m Visual connectivity between dwellings and the street – through low or no fencing, placement of windows and dwelling entrances Vegetated gardens including front lawns, side and rear yard vegetation including specimen trees Exclusion of garages within the streetscene	It is recommended that Character Area 12 – Massey Crescent, is retained as a Character Area in its entirety with no recommendations for a change in boundary (see Site Classification and Boundary Map, Appendix 7).
13	Francis Avenue	Built Form	Building height – generally single storey Building scale – generally moderate-scale, individual bungalows Building and roof form - simple forms with the additions of small projections, hip and gable roofs Setback from street – generally 5-10m with an average of approximately 8m Low fencing or no fencing – 1 to 1.5m Visual connectivity between dwellings and the street – through low or no fencing, placement of windows and dwelling entrances and sympathetic on-site landscaping Architectural detail - common architectural elements of the existing housing include low-pitched hip roofs, gable ends with shingles, bay or bow windows and weatherboard cladding. The dwellings generally have large windows and porches addressing the street. Vegetated gardens including front lawns, side and rear yard vegetation Exclusion of garages within the streetscene	It is recommended that Character Area 13 Francis Avenue is retained as a Character Area in its entirety with a recommendation to extend the boundary to encompass the corner properties with Norah Street (see Site Classification and Boundary Map, Appendix 8).
14	North St Albans	Built Form	Building height – generally single storey, with some two storey Building scale – generally moderate-scale, individual bungalows Building and roof form – simple to more complex forms, gable and hip roofs, small projections including porches, verandas Site coverage – approximately 45% Setback from street – an average of approximately 8m Low fencing or no fencing – 1 to 1.5m Visual connectivity between dwellings and the street – through low or no fencing, placement of windows and dwelling	It is recommended that Character Area 14 – North St Albans, is retained as a Character Area in its entirety with no recommendations for a change in boundary (see Site Classification and Boundary Map, Appendix 9).

#	Name	Predominant Underlying Character (Landscape / Built Form)	Elements to Retain / Protect	Recommendations
			entrances and sympathetic on-site landscaping Vegetated gardens including front lawns, side and rear yard vegetation including specimen trees Exclusion of garages within the streetscene	
17 and 17a	Hackthorne / MacMillan / Dyers Pass	Built Form / Landscape	Building height – single or double-storey, or recognition of topography Building scale – generally medium-scale, individual dwellings or duplexes Building and roof form – complex forms including projections, pitched roofs Site coverage – approximately 40% Setback from street – 5m minimum to allow for boundary vegetation Mature boundary vegetation – large trees / shrubs located within the front-yard boundary Low to moderate scale fencing – 1 to 1.5m, rock and masonry retaining walls Visual connectivity between dwellings and the street – through fencing, placement and scale of windows and dwelling entrances Architectural detailing – timber cladding, simple but decorative detailing, well defined, large windows, dormer and decorative windows Vegetated boundaries gardens and tree and shrub planting across the site Exclusion of garages within the streetscene where not integrated within the topography	It is recommended that Character Area 17 be retained, but focused to the west of the original Character Area boundaries, to encompass Hackthorne Road and MacMillan Avenue and remove Dyers Pass Road. Although Hackthorne Road and MacMillan Avenue fall short of meeting the threshold for primary or contributory sites in its current boundaries, it is considered that the landscape and built form elements of these streets should continue to be recognised as a Character Area. The proposed change in boundary is illustrated in the Site Classification and Boundary Map, Appendix 10.
18	The Esplanade	Built Form	Building height – single or double storey Building scale – moderate scale, individual homes Building and roof form – simple and complex forms, pitched roofs Setback from street – narrow (approximately 5m) Low-moderate fencing– 1-1.5m, timber and stone Visual connectivity between dwellings and the street – through low fencing, placement of windows and dwelling entrances Architectural detailing – timber cladding, balconies, porches and verandas, large scale or many windows, fine grained detailing including within balconies, windows and porches, coastal influenced colours Front and side boundary vegetation	It is recommended that Character Area 18 – The Esplanade, be retained but significantly reduced and refocused to the south-east, between Hardwicke Street and Head Street where the character is strongest (the majority of buildings are primary or contributory in classification). See Site Classification and Boundary Map, Appendix 11. However, the value of this proposed retention is questionable given the very small size of the area.
21	Gilby / Englefield	Built Form	Building height – generally single storey Building scale – generally small-scale, individual cottages Building and roof form – simple rectangular with small projections for porches, low angled gable and hip roofs Site coverage – approximately 40% Setback from street – generally 3-7m with an average of 4.5m Mature boundary vegetation – large trees / shrubs located within the front-yard boundary Low fencing – 1 to 1.5m, timber/picket Visual connectivity between dwellings and the street – through low fencing, placement of windows and dwelling entrances Architectural detail – weatherboard cladding, symmetrical frontage, clearly defined entrance, verandas, porches, windows to the street	It is recommended that Character Area 21 be retained, but focused to the west of the original Character Area, encompassing Elm Grove, Hanmer Street and Gilby Street and removing Haast Street. The proposed change in boundary is illustrated in Appendix 12 in the Site Classification and Boundary Map.
34	Auburn Avenue	Built Form	Building height – generally single or double-storey Building and roof form – simple forms and hip and gable roofs Building scale – generally moderate-scale, individual dwellings Site coverage – approximately 35-30% Setback from street – approximately 10m for Auburn Avenue / Riccarton Road. Approximately 5m for Middleton Road Low or no fencing – Less than 1m Visual connectivity between dwellings and the street – through low fencing, placement of windows and dwelling entrances Architectural detailing – brick and weatherboard cladding, defined windows to the street, simple detailing	It is recommended that Character Area 34 – Auburn Avenue, is retained with only a minor change in boundary recommended to remove some properties located on the corner of Riccarton Road and Middleton Road (as illustrated in the Site Classification and Boundary Map, Appendix 13).
35	The Spur	Landscape / Built Form	Building height – generally single or double storey	It is recommended that Character Area 35 – The Spur, is retained as a Character Area in its entirety with potential expansions of its boundary to

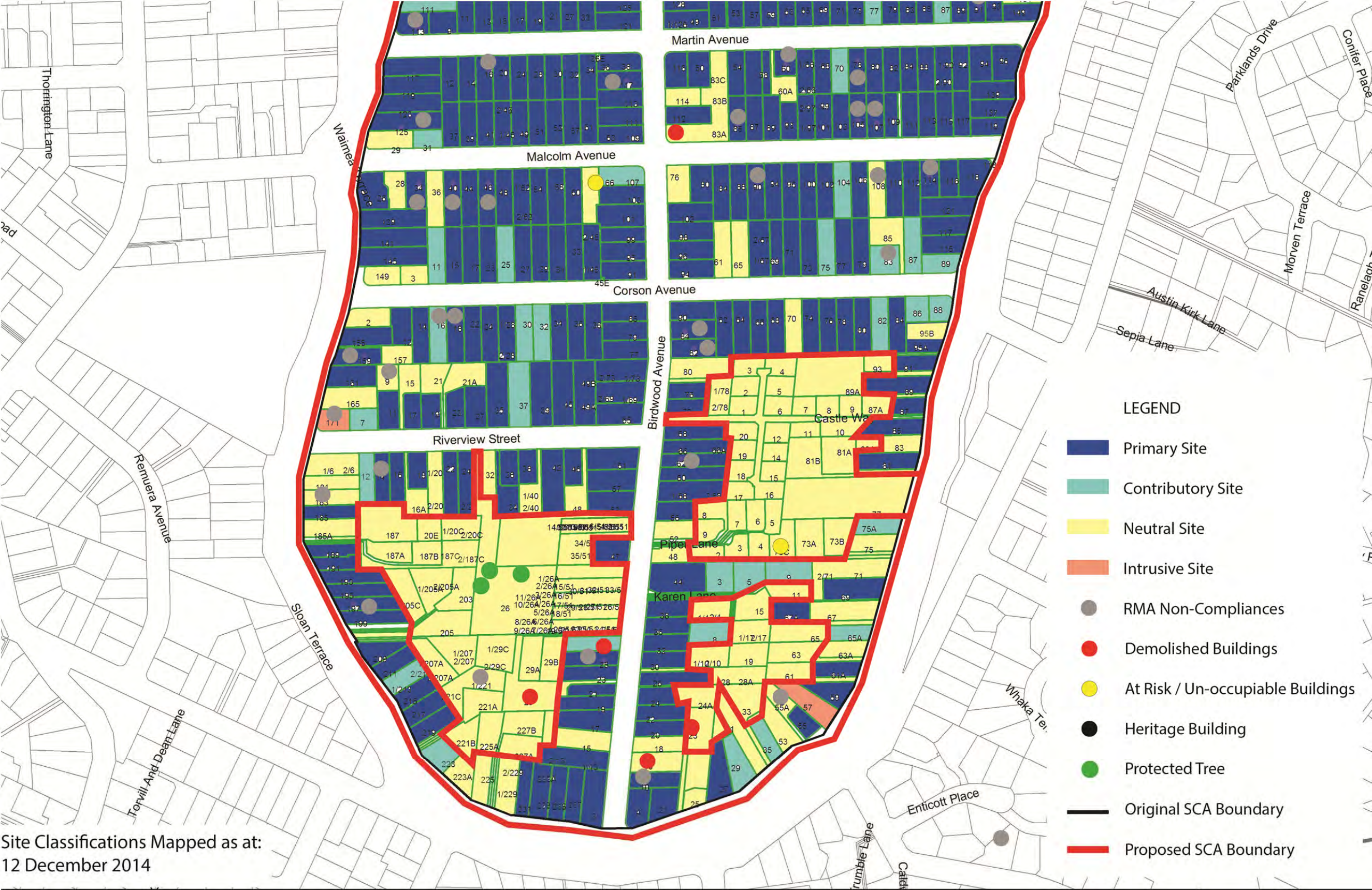
#	Name	Predominant Underlying Character (Landscape / Built Form)	Elements to Retain / Protect	Recommendations
			Building scale – moderate scale, individual bungalows / cottages Building and roof form – simple with small projections and low pitched hip and gable roofs Site coverage – approximately 30% On-site vegetation – dense mature trees and vegetation surrounding the dwellings Landscape materials – use of stone for boundary fencing and retaining walls Network of pathways throughout the area Minimal interference of on-site vehicle access and manoeuvring Architectural detailing – arts and crafts styling, use of timber and stone, porches and verandas, detailing in windows, projecting rafter ends	include lower Clifton Bay Road (1 to 3) and 12 The Spur (as illustrated in the Site Classification and Boundary Map, Appendix 14).
36	St Andrews Square	N/A	N/A	It is recommended that due to the inconsistencies in the continuity and coherence of the underlying character of Character Area 36, that this are no longer be classified as a Character Area in the District Plan. See Site Classification and Boundary Map, Appendix 15.
37	Emmett Street	Built Form	Building height – generally single storey Building scale – generally moderate-scale, individual bungalows Building and roof form – simple rectangular form, hip and monopitch roofs, timber, brick and fibrolite cladding, high levels of glazing to the street, well-articulated front entries Site coverage – approximately 35% Setback from street – generally 6-13m with an average of approximately 10m Low fencing or no fencing – 1 to 1.5m Visual connectivity between dwellings and the street – through low or no fencing, placement of windows and dwelling entrances and sympathetic on-site landscaping	It is recommended that Character Area 37 – Emmett Street, is retained as a Character Area in its entirety (as illustrated in the Site Classification and Boundary Map, Appendix 16).

Table 3: Character Area Summary Table

Appendix 1 - Character Area 2: Site Classification and Boundary Map 1

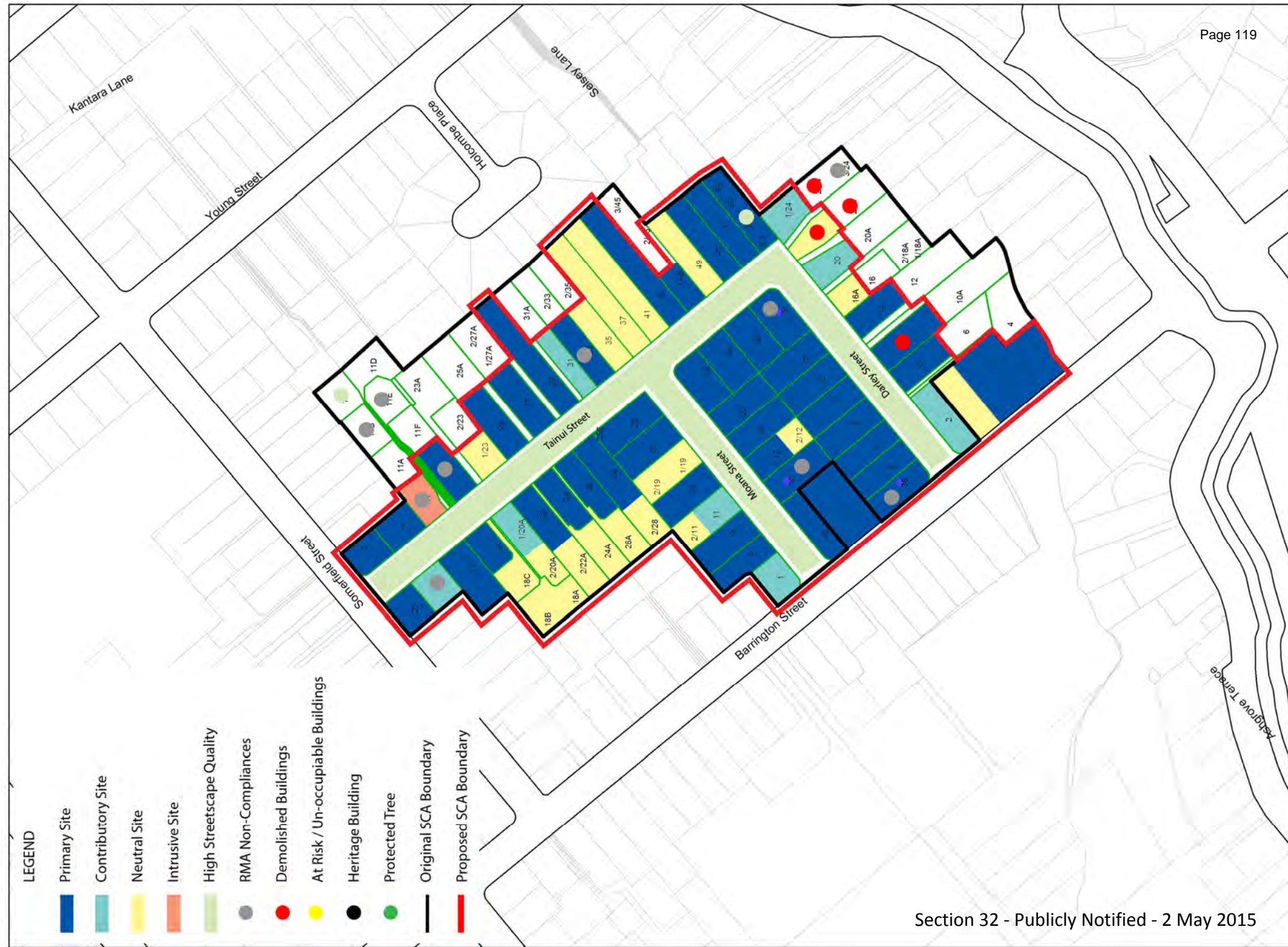


Appendix 1 - Character Area 2: Site Classification and Boundary Map 2



LEGEND

- Primary Site
- Contributory Site
- Neutral Site
- Intrusive Site
- High Streetscape Quality
- RMA Non-Compliances
- Demolished Buildings
- At Risk / Un-occupiable Buildings
- Heritage Building
- Protected Tree
- Original SCA Boundary
- Proposed SCA Boundary



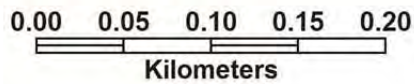
Appendix 2 - Character Area 4: Site Classification and Boundary Map



Character Area Removal Recommended



The proposed
Christchurch
Replacement District



Special Amenity 4:
AYNSLEY TCE

Site Classifications Mapped as at:
12 December 2014

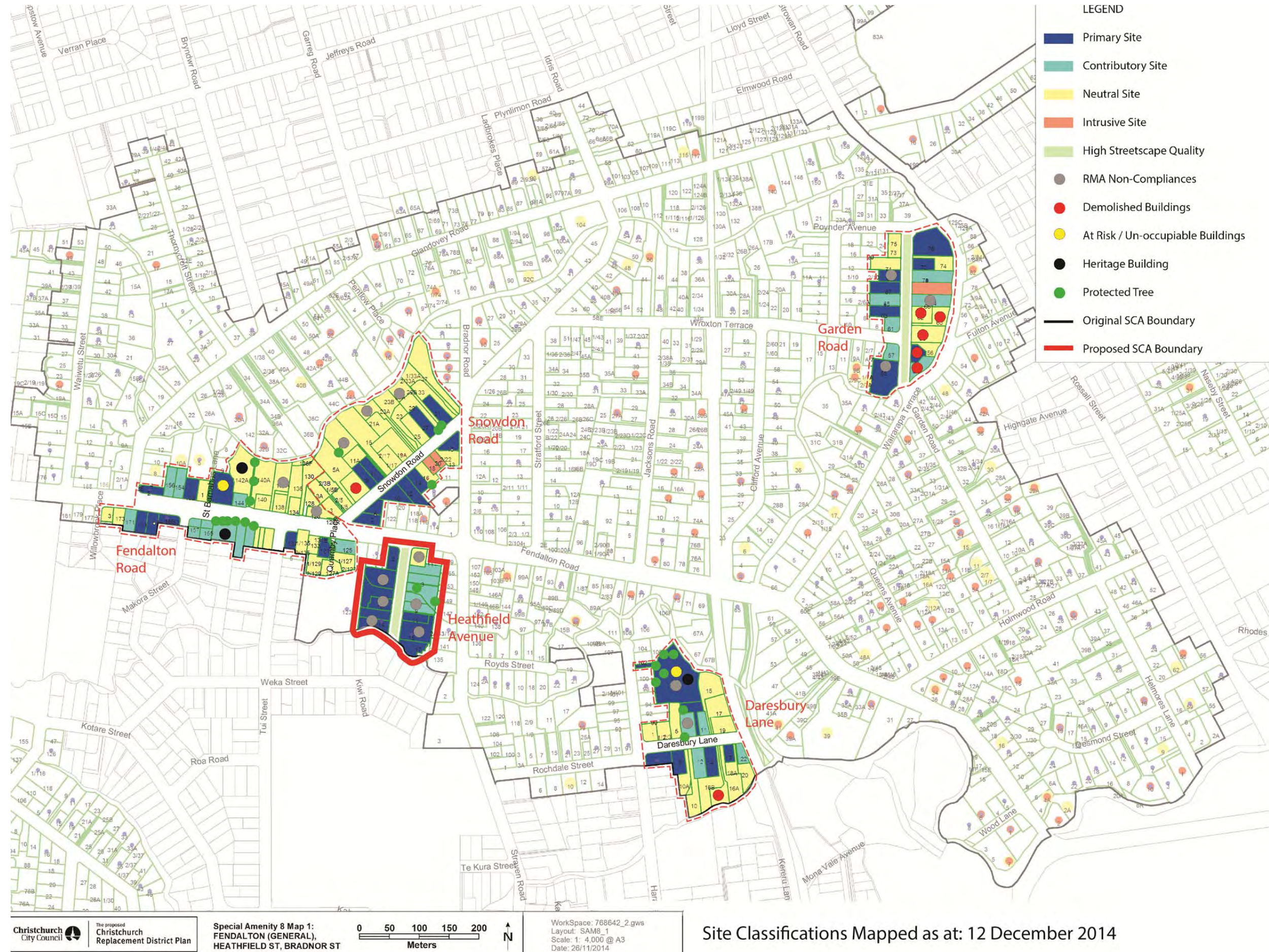


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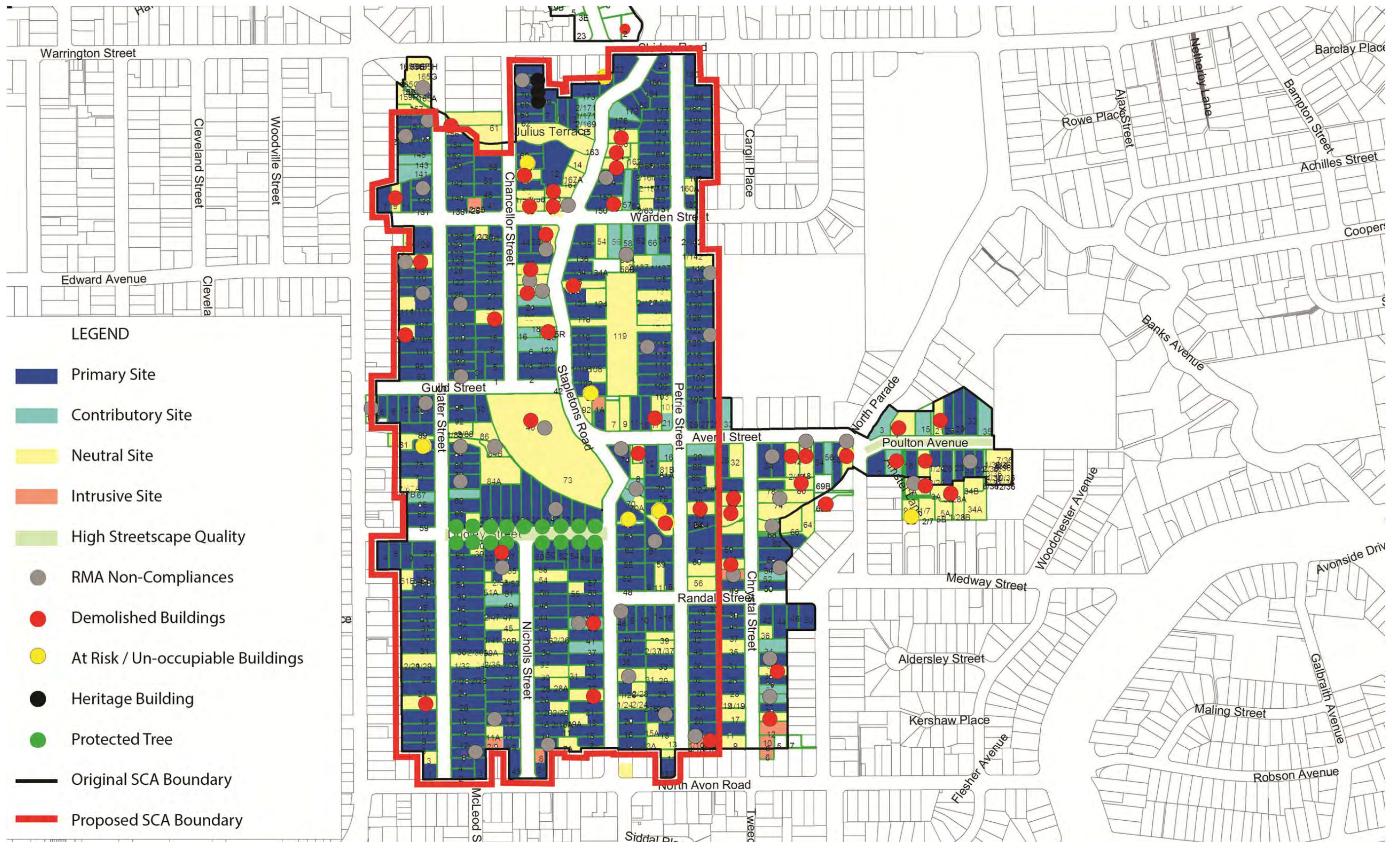
Appendix 3 - Character Area 6: Site Classification and Boundary Map



Appendix 4 - Character Area 8, 8a and 8b: Site Classification and Boundary Map



Appendix 5 - Character Areas 10 and 10a: Site Classification and Boundary Map



Appendix 6 - Character Area 11: Site Classification and Boundary Map



Appendix 7 - Character Area 12: Site Classification and Boundary Map



LEGEND

- Primary Site
- Contributory Site
- Neutral Site
- Intrusive Site
- High Streetscape Quality
- RMA Non-Compliances
- Demolished Buildings
- At Risk / Un-occupiable Buildings
- Heritage Building
- Protected Tree
- Original SCA Boundary
- Proposed SCA Boundary

Appendix 8 - Character Area 13: Site Classification and Boundary Map



Appendix 9 - Character Area 14: Site Classification and Boundary Map

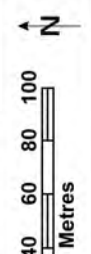




LEGEND

- Primary Site
- Contributory Site
- Neutral Site
- Intrusive Site
- High Streetscape Quality
- RMA Non-Compliances
- Demolished Buildings
- At Risk / Un-occupiable Buildings
- Heritage Building
- Protected Tree
- Original SCA Boundary
- Proposed SCA Boundary

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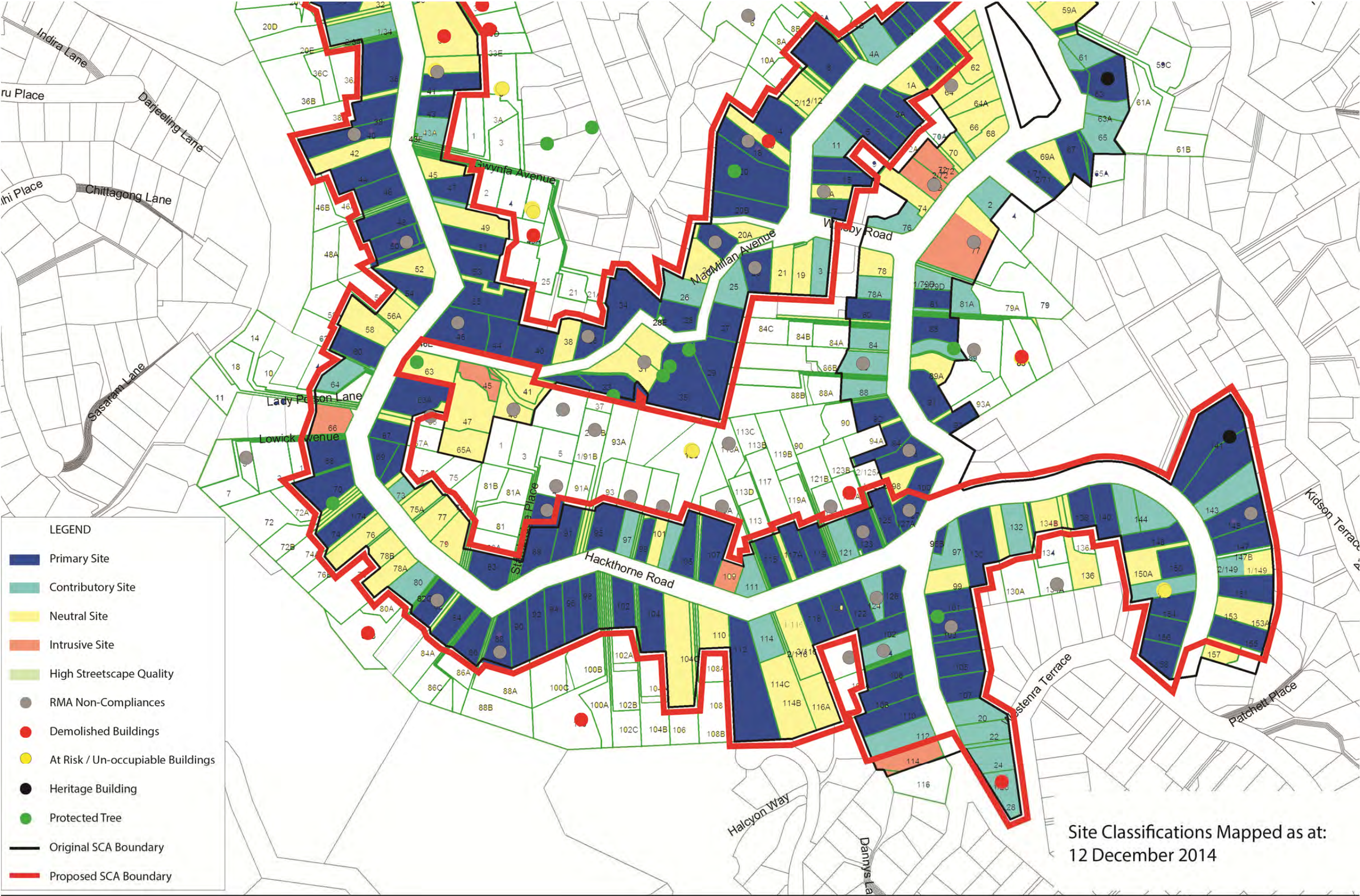


Special Amenity Map 15:
SEVERN ST

Appendix 10 - Character Areas 17 and 17a: Site Classification and Boundary Map 1



Appendix 10 - Character Areas 17 and 17a: Site Classification and Boundary Map 2



Appendix 11 - Character Area 18: Site Classification and Boundary Map



Appendix 12 - Character Area 21: Site Classification and Boundary Map

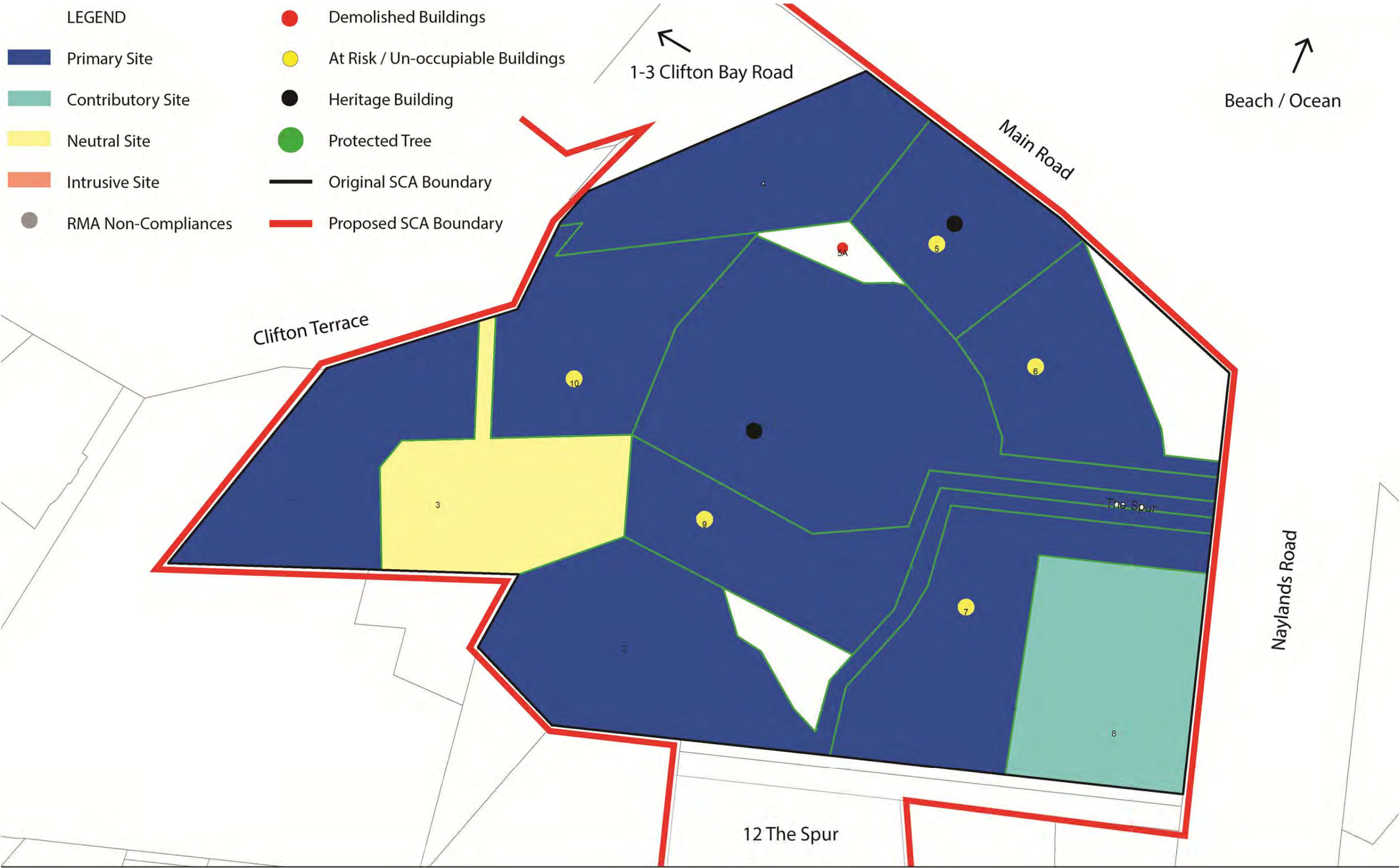




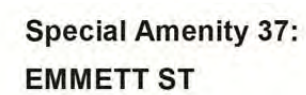




Appendix 14 - Character Area 35: Site Classification and Boundary Map







Section 32 - Publicly Notified - 2 May 2015