

Appendix 21: Christchurch District Plan Review - Recommendations in relation to amendments to Akaroa and Lyttleton Design Guides and Akaroa Character Areas – Context Urban Design.

CHRISTCHURCH DISTRICT PLAN REVIEW

Recommendations in relation to amendments to Akaroa and Lyttelton Design Guides and Akaroa Character Areas.

Introduction

This report has been prepared at the request of the Christchurch City Council, Strategy and Planning – City Planning Unit. The scope of the requested work is as follows:

- a. Review Boffa Miskell Limited Akaroa Character Report to ascertain the character area boundaries in regard to both the commercial and residential areas for Akaroa; and undertake a site visit to confirm boundaries;
 - b. Review the proposed Banks Peninsula character objective and policies to insure meet intent; and track change amendments in word format;
 - c. Using the existing Akaroa design guidelines, divide into a commercial guideline and a residential guideline. Make any changes to language to support them referring to character rather than heritage guidelines. Wording tweaks to ensure content appropriate to activity. Retain existing illustrations. Provide updated guidelines in word format;
 - d. Review the Lyttelton residential conservation area guidelines to refer only to character and tweak any language required for comprehension. Retain existing images at this stage. Remove any unnecessary explanations etc.
- a. Review Boffa Miskell Limited Akaroa Character Report to ascertain the character area boundaries in regard to both the commercial and residential areas for Akaroa;

1. Akaroa Township Character Project 2009

- 1.1. In 2009 Boffa Miskell Ltd. carried out a thorough analysis of the character of Akaroa. The purpose of the study was to identify the character of Akaroa township and examine the protection of that character. As a result of the character analysis the town was divided into four broad character areas, i.e. the French Commercial Area in the north, the English Commercial Area in the south, an Inner Residential Area and an Outer Residential Area. These are shown on Maps 1-4.

The study identified among other matters, elements that contribute to the existing character (or characters) of the township spatially and architecturally and potential threats to this character from recent developments. The study also discussed how the character of the township should be protected and where design guidelines should be applied.

Design guidelines were provided in draft form and comprise two volumes one relating to the public realm and the other to private property. That relating to the private realm is of relevance to this report.

2. Character and Historic Area Boundaries

- 2.1. In addition to these potential character area boundaries there are a number of other area boundaries existing and proposed for the township. These are described in the following paragraphs and have also been plotted on attached Maps 1-4.

The Banks Peninsula District Plan (BPDP)

- 3.1. The BPDP currently zones two areas of Akaroa as Town Centre Zone and five areas as Residential Conservation Zone. The remainder of the urban area is zoned Residential, Akaroa Hillslopes or Reserve. The boundaries of each of the proposed Commercial Character Areas differ from the Town Centre Zone, in both cases the extent of the Commercial Character Area is less than the extent of the Town Centre Zone. The proposed Inner Residential Character Area incorporates almost all of the Residential Conservation Zone, and considerably extends it in some places into the Residential Zone. The remainder of the Residential Zone and the Akaroa Hillslopes Zone is proposed as Outer Residential Character Area.

New Zealand Historic Places Trust (NZHPT) Registered Historic Areas

- 3.2. Two areas of historic significance have been defined by the NZHPT and supported by the BPDP. One includes all of the Town Centre Zone, and almost all of the Residential Conservation Zone as well as three reserve areas. The second area encompasses the waterfront and an adjacent strip of the harbour.

Proposed Heritage Conservation Areas

- 3.3. A study by Harrison Grierson Ltd. in 2009 identified six Heritage Conservation Areas. Two of these are residential areas (Armstrong Crescent and Penlington Place) within the proposed Outer Residential Character Area and outside the Residential Conservation Zone. One covers the northern Town Centre Zone and some of the adjacent Residential Conservation Zone and a fourth encompasses most of the southern Town Centre Zone and a little of the Residential Conservation Zone. A large area of the upper Grehan Valley incorporating Colonial settlement, gardens and orchards, is also proposed as a Heritage Conservation Area. Most of this is within the Rural Zone, however a small part lies within the proposed Inner Residential Character Area and another small part within the proposed Outer Residential Character Area. The sixth proposed Heritage Conservation Area is drawn around the Garden of Tane and adjacent cemeteries. The cemeteries are included within the proposed Outer Residential Character Area.

4. Rationalisation and simplification of boundaries

- 4.1. This report is concerned with the character area boundaries rather than the District Plan Zone boundaries or the historic heritage area boundaries. However, having plotted all the various boundaries to establish how they relate to each other, it was found that they are confusing with some areas of overlap and some inconsistencies in the alignment of the boundaries. For example the site of the Police Station at 9, Rue Lavaud is partly within the

Town Centre Zone and partly within the Residential Conservation Zone, it is within the Registered Historic Area but not within the proposed Heritage Conservation Area. It is all within the proposed Inner Residential Character Area.

- 4.2. This review and field survey was then conducted with the objective of simplifying and rationalising these boundaries where possible.

5. Commercial Character Areas

The French Commercial Area

- 5.1. The boundary proposed for the French Commercial Character Area does not include the northern end of the Town Centre Zone. The survey revealed that the character is predominantly residential in this area and existing residential, hotel and motel uses are well established.

The English Commercial Area

- 5.2. The boundary proposed for the English Commercial Character Area excludes the eastern edge of the Town Centre Zone. This area includes a mix of residential and commercial properties and it is difficult to rationalise into one character or another.

Coalescence of Town Centre Zoning and Commercial Character Areas

- 5.3. In order to provide clarity and aid the understanding and use of the District Plan it would be helpful if the Commercial Character Area boundaries were the same as the Town Centre Zone boundaries. The Town Centre Zone makes provision for various activities and is concerned with a larger number of matters than just the character of the area. The appropriateness of defining the Town Centre Zone as the same as the character areas has been considered, taking into account the existing activities and allowance for expansion.

6. Residential Character Areas

- 6.1. The characteristics of each Residential Character Area identified in the Akaroa Township Character Project are listed in Table 1 below. The table reveals that in many respects the difference between the two areas is subtle. However, these characteristics were considered sufficiently different to require separate design guidelines for each area. Nevertheless, the guidelines also have many similarities. The Study also considered in detail the character of the public realm and it may well be that the differences in the public realm were instrumental in establishing the two different boundaries.
- 6.2. Appendix 1 of the Akaroa Township Character Project provides detailed information about different aspects of the town. An examination of the Figures further reveals some similarities and differences between the proposed Inner and Outer Residential Character Areas. Figure 7: Slope Analysis shows that the inner character areas are on generally flatter land following the valleys. Figure 17: Site Size, shows that small section sizes are distributed throughout

the residential area (i.e. Residential Conservation and Residential Zones). Figure 18: Year Building Constructed shows that there is a greater concentration of older buildings, built prior to 1949 in the proposed inner residential area. Figure 19: Site Coverage shows some tendency for site coverage to be greater in the proposed inner character area. Figure 21: Building Setback from Street Boundary shows that building setbacks vary throughout the residential area and in many instances neighbouring buildings have different setbacks.

TABLE 1. Comparison of the characteristics of the two residential character areas	
Inner Residential Area	Outer Residential Area
Development on flat land or along gently undulating valley floors.	Development of rolling and hilly slopes including some coastal edge land and spurs.
Relate to natural features including the harbour edge and streams.	In some cases development is enclosed by vegetation, which helps buildings to be less visually dominant on hillslopes.
Lot sizes of 400-600sqm and building coverage of 10-20% result in a balance between vegetation and built form.	Lot sizes of 400-800sqm and building coverage of 10-20% resulting in a balance between vegetation and scale of buildings.
Intimate or small scale detached houses, generally single or one and a half stories in height.	Small to moderate sized buildings of mainly two storey detached houses with integral garages.
Larger scale visitor accommodation located along key routes, particularly the northern end of Rue Lavaud.	Lower density developments with some requiring landform modifications, such as retaining walls or battered slopes.
Richness of early weatherboard cottages with steeply gabled roofs alongside post-war houses of more variable materials and hipped roofs.	A range of building materials, although weatherboard, timber cladding and other materials are well represented.
	Houses which are generally reflective of the 1970's to 1990's styles with modest window sizes and balconies as architectural features.
	Roofs that tend to be steep gable or hipped with corrugated iron or tiles.
Formal and informal street grid pattern with buildings facing the street.	Local roads, either in a grid pattern or those winding up steeper slopes, which

	often link to shorter culs-de-sac or rights-of-way.
Setbacks that allow buildings to define the street edge.	Buildings which address the street, but longer facades often face northern aspects, views or follow the slopes.
Formalised streets with kerb and channel and footpaths.	Less formalised streets with kerb and channel, and footpaths often only on one side.
	Some narrow laneways exist with heavily vegetated verges and no kerb and channel.
Limited paved areas comprising long narrow driveways or patios. If garages exist they are to the side or rear and visually distinct from the main house.	Driveways and manoeuvring areas leading to attached and undercroft garaging.
Informal private gardens with a range of mature native and exotic vegetation and some established planting.	Informal private gardens with mainly exotic planting borders and some patches of remnant native vegetation.
Low fences, no fences or planting along front boundaries, with short to moderate building	Low fences or no fencing often with planting or stepped retaining walls along front boundaries and moderate to deep building setbacks.
Generally white or natural tone exterior colours.	White, pastel or natural tone exterior colours.

- 6.3. The field survey revealed that although there was some discernible difference between the two character areas, the distinction was far from being clear cut and some of the differences related to the public realm or the topography. The proposed Inner Residential Character Areas abut the town centres and this has an effect in that there is a spillover of activity - the closer to the town centre the greater the level of pedestrian activity and car parking. This in turn gives a feeling of intensity which falls off the further away from the town centre one travels. Development close to the town centres feels finer grained and more intimate, although small section sizes are not exclusive to this area. The feeling of intimacy could be partially attributed to the location along the valleys, providing a sense of enclosure.

- 6.4. Consideration was given to the threats to character. These are outlined in Chapter 5 of Akaroa Township Character Project, Volume 1 – Main Report, pp. 108-112. They are inappropriate subdivision style, orientation to street, scale/built form, elevational treatment (percentage windows), roof forms, materials (cladding and roof materials), access and parking, fencing and landscaping (boundary treatment). Field observation confirmed that the use of inappropriate site planning, building design, access, car parking and boundary treatment continue to threaten the character of Akaroa. With some recent examples of insensitive development.
- 6.5. The impact of any new development is related to its degree of visibility. Part 4.6 of the Main Report discusses visibility from eleven viewpoints around the township. These viewpoints were located in public places, primarily from or close to, the waterfront. The degree of visibility is summarised in Map 4.5. page 80. There is little correlation between the residential character area boundaries and the levels of visibility. Furthermore, the study was necessarily limited to a few viewpoints, but when moving around the township it is clear that most residential development is visible from many public viewpoints and also there is a great deal of inter-visibility between residential properties. During the field survey thought was given to what type of development would be most jarring in the wider townscape and it was concluded that it would be large buildings or groups of buildings of similar design and colour; large span, flat and monopitched roofs and large expanses of glazing.

7. Existing measures for protecting character

- 7.1. Currently the District Plan rules relating to bulk and location vary little between the Residential Conservation Zone and the Residential Zone, see Table 2., but the character of the Residential Conservation Zone is afforded greater protection as all building work needs to be assessed against the Design Guidelines (Appendix X1 BPDP).

Table 2. Comparison of existing Banks Peninsula District Plan rules			
	Residential Conservation Zone	Residential Zone	Akaroa Hillslopes Zone
Minimum section size	400m ²	400m ²	5000m ²
Maximum height	7m	7m	7m
Minimum building setback from the street	Building to be setback in between those either side	3m	5m
Site coverage	35%	35%	10%

8. Proposed measures for protecting residential character

- 8.1. Consideration of the threat of insensitive development and the degree of visibility, confirmed by field observations, leads to the conclusion that the need for protection of the residential character is no less in the proposed Outer Residential Character Area than it is in the Inner Residential Character Area. Indeed with land on the upper slopes being the focus of new development, the threat to character is arguably greater in the Outer Residential Character Area. Furthermore, because of the potential to accommodate large buildings, the development of residential large lots (currently zoned Akaroa Hillslopes) may represent the greatest threat. If the character of the township as a whole (as opposed to traditional streetscapes) is to be safeguarded it would appear necessary to pay equal attention to all of the residential areas.
- 8.2. Some of the threats to character, such as orientation to the street, building size and fencing, could be managed via the introduction of further District Plan rules, whereas others, such as scale, elevational treatment, roof forms and materials would be more appropriately managed through assessment matters or design guidelines.

9. Options for Residential Character Area Boundaries

Option 1 – All of the residential area (except for Heritage Conservation Areas) defined as a Residential Character Area.

- 9.1. Given the above discussion the ideal option would be to categorise all of the residential area of Akaroa as a Residential Character Area, except for those parts that were defined as Heritage Conservation Areas.

This would have the advantages of ensuring that the character area included all areas where development could potentially threaten township character and of simplifying the boundaries.

The disadvantage would be that all residential development in the township would require resource consent.

A further complication at this stage is that the existing Design Guidelines do not extend to this wider area.

Option 2 – Revise the boundaries of the Residential Conservation Zone to create an Inner Residential Character Area

- 9.2. This Option has the advantage of widening the area subject to the Design Guidelines while limiting the increase in the number of properties where resource consent would be required for new development, particularly as there would appear to be less capacity for infill in these areas.

The disadvantage is that it leaves much of the township vulnerable to changes which could adversely affect its character.

Option 3 – Introduce both an Inner and an Outer Residential Character Area

- 9.3. This would be similar to Option 1 but would have the added disadvantage of complicating the boundaries.

10. Recommendations

- 10.1. The Akaroa Township Character Project contains a wealth of information and although undertaken over five years ago, much of it remains relevant. This review has necessarily been brief and cursory, due to the time pressures of the Christchurch District Plan Review. As an interim measure, it is recommended that the character area boundaries are drawn as indicated on Maps 5-9.
- 10.2. It is recommended that the French Commercial Area as proposed in the Akaroa Township Character Project, Main Report becomes both the French Commercial Character Area and the Town Centre Zone. A boundary which includes more of the existing Town Centre Zone than that proposed for the Character Area is recommended for the English Commercial Character Area and Town Centre Zone.
- 10.3. With regard to residential areas, it is recommended that Option 2 above is adopted. The proposed Inner Residential Character Area is generally as proposed in the Akaroa Township Character Project, Main Report, albeit with some minor changes.
- 10.4. A more thorough review of the issue of protecting the character of Akaroa is recommended. This would aim to co-ordinate and simplify the various boundaries and provide a robust suite of District Plan measures, including an extension and refinement of the town centre and residential zone rules and design guidelines. The material contained in The Akaroa Township Character Project Reports and Appendices and the Akaroa Heritage Conservation Areas Study provides a valuable resource.

BIBLIOGRAPHY

Banks Peninsula District Plan: Chapter 24- Residential, Chapter 25-Residential Conservation, Chapter 23-Akaroa Hillslopes, Appendix X1 Design Guidelines Akaroa

Boffa Miskell Ltd. and Archifact : Akaroa Township Character Project, Volume 1 – Main Report, December 2009

Boffa Miskell Ltd. and Archifact: Akaroa Township Character Project, Volume 3 – Appendices, December 2009

Boffa Miskell Ltd. and Archifact : Akaroa Township Character Guidelines – Final Draft January 2010

Harrison Grierson Consultants Ltd.: Akaroa Heritage Conservation Areas Study,
September 2009

- b. Review the proposed Banks Peninsula character objective and policies to insure meet intent
1. The Residential Chapter objectives and policies are structured such that Banks Peninsula has a dedicated objective (14.1.8) and accompanying policies. In addition there is a city wide objective (14.1.5) which requires high quality residential environments. Accompanying policy 14.1.5.6 provides for Residential Character Areas. It is the intention that the existing Residential Conservation Zones in Akaroa and Lyttelton be redefined as Residential Character Areas or Zones.
2. The Residential Character Area provision will be available for areas of special character in other parts of the city. The policy has been reviewed with this in mind. Some minor changes are recommended but generally the policy as it stands is considered sufficient to ensure that the character in the defined areas of Akaroa is safeguarded, via accompanying rules and other methods.
3. The recommended amended policy is as follows:

14.1.5.6 Policy: Residential Character Areas

- a. Ensure that the special character values of the residential area, defined through the following physical attributes or combination thereof, are maintained and enhanced;
 - i. the form and pattern of subdivision, open space, buildings and streetscape;
 - ii. the topographic qualities and distinctive landforms or features that contributed to the development of the landscape and built form;
 - iii. the landscape qualities which display a special blend of natural and built features including extent of open space, established planting and constructed landscape features such as walls, paths and structures;
 - iv. the continuity or coherence of the special character, particularly in regard to the architectural values of buildings which contribute to the special character and interface with the streetscape;
 - v. the compatibility of: the location on their site, scale, massing, form, proportions, materials and colour of new buildings or modifications to buildings, in relation to existing buildings within the same context;
 - vi. avoidance of vehicle access, car parking and garaging that conflicts with the context and traditional streetscape of the area;
 - vii. avoidance of fencing that reduces the quality of the interface between public and private space and the quality of the streetscape; and
 - viii. a high level of integrity in respect to the character elements identified in each area.
4. Objective 14.1.8: Residential development in Banks Peninsula relates to all residential development in Banks Peninsula. The addition of the word 'settlement' in clause ii. is recommended to ensure that the objective relates to all situations. The objective therefore reads as follows:

Objective 14.1.8: Residential development in Banks Peninsula

- a. Growth of and changes to residential townships and settlements:

- i. improves the long term sustainability and viability of the township, settlement and their communities;
 - ii. are compatible with, capture and reflect the unique rural identity, coastal and settlement character of Banks Peninsula;
 - iii. improves the areas' resilience to future risks to life-safety and property damage from natural hazards; and
 - iv. is innovative and enhances environmental values.
5. The policies which accompany this objective relate firstly to the character, amenity and identity in general of Banks Peninsula townships and settlements. Secondly to heritage values in residential areas of Lyttelton and Akaroa, then to townships, small settlements and large lots in turn. It is recommended that the aspects of character, amenity and identity which apply generally to residential development in townships, settlements and large lots is collected into the first policy. Policy 14.1.8.1. then reads as follows:
- 14.1.8.1 Policy - Character, amenity and identity of Banks Peninsula
- a. Require residential development within townships, settlements and large lots to:
 - i. complement and not detract from the surrounding cultural, landscape, historic, coastal and rural values, character and views
 - ii. respect the existing townscape character through compatible street, subdivision and site layout and design,
 - iii. incorporate visual and physical links to features and character elements;
 - iv. consider, at the time of subdivision the location of the principal building on the site to avoid any adverse visual impact on the landscape and views from other residential properties and public places, including from the water;
 - v. be set within and not dominate natural landforms and vegetation;
 - vi. maintain and enhance the particular character of the township through buildings of a scale, size, height, placement on their site, form, material and colour compatible with the wider townscape
 - vii. provide ample opportunity for tree and garden planting; and
 - viii. where possible provide access to mahinga kai and places of cultural significance.
6. Policy 2 is then not required in relation to character areas. It appears to be generally appropriate for Historic Areas and/or Heritage Conservation Areas, however the consideration of heritage policy is not part of this review.
7. The remaining three policies deal with all aspects of residential development in each of the three different contexts. References to character, amenity and identity aspects having been relocated to Policy 14.1.8.1. Policy 14.1.8.3 now reads as follows:

14.1.8.3 Policy - Residential townships in Banks Peninsula

- a. Encourage residential development within and adjacent to existing residential townships that promotes consolidation and;
 - i. where adjacent occurs through small incremental changes to the existing residential boundary rather than large scale development (10+ lots) unless there is existing capacity in infrastructure;
 - ii. provides new housing opportunities in locations that are not subject to significant risks to life-safety and property damage from natural hazards;
 - iii. provides for a range of non-residential activities that meet local community needs that is compatible with the surrounding residential environment;
 - iv. results in innovative design and sustainable land-use development.

8. To be strictly consistent with the policy relating to small settlements, Policy 14.1.8.3 should list the character elements that are distinct and unique to each township but this would provide less clarity about what is expected, could become unwieldy and is better addressed through design guidelines.
- c. Using the existing Akaroa design guidelines, divide into a commercial guideline and a residential guideline.

COMMERCIAL DESIGN GUIDELINES – AKAROA

INTRODUCTION

These Guidelines have been prepared to help owners and developers planning a commercial building project in Akaroa town centre. They are intended to help meet development needs while at the same time ensuring that new buildings maintain or enhance the town's present character.

The illustrations used in the guidelines are provided to assist in understanding the points expressed in the text. They are not all existing buildings.

The Guidelines outline the key principles which the Council will take into account in considering any resource consent applications in the Commercial Character Areas. The principles can be summarised as follows:

New development and additions to existing structures should:

- ☐ Recognise and respect the unique character of Akaroa.
- ☐ Relate well to surrounding buildings, the waterfront and the general environment.
- ☐ Avoid dominating neighbouring buildings.
- ☐ Respect important views from public places.

Many of the buildings in Akaroa town centre are heritage buildings, i.e. listed as Protected or Notable buildings in the Christchurch District Plan and/or registered as Historic Buildings by the New Zealand Historic Places Trust (NZHPT). All of the town centre of Akaroa has been registered as an Historic Area by the NZHPT. It is important to be aware that these guidelines are not directed at heritage buildings and areas. There are additional requirements where building work is proposed to a heritage building or there is a heritage building on the same site and because the building or site is within the Akaroa Historic Area. Early consultation with the Christchurch City Council and the NZHPT is advised.

Why Guidelines?

Akaroa has a distinctive visual character, based on its physical setting, its buildings, its waterfront and open spaces. The Christchurch City Council has recognised that this special character is worth protecting by including in its District Plan, provisions, which allow it to consider the effect of proposed new buildings and alteration to existing buildings on the character of Akaroa.

The Council's aim, through these Guidelines is: to ensure that the special character of Akaroa is maintained as development of the town continues; to provide property owners and developers with design and appearance guidance; and to encourage early discussion of proposed building plans with the Council.

The primary concern of these Guidelines is to protect, for cultural and aesthetic reasons, the attractive appearance of the town centre after more than 150 years of growth and change. Adherence to these Guidelines also promises economic advantage for the town. Akaroa's appealing appearance and atmosphere help make it a desirable place to live, and an attractive place to visit. The town's architectural and historical heritage contributes greatly to its appeal as a holiday destination. By helping to protect the intrinsic characteristics of the town, the Guidelines will assist in strengthening the town's major economic base and potentially enhance property values.

The Planning Framework

The Council will consider the design and appearance of proposed development in the Commercial Character Areas, through the resource consent process. Any building work in a Commercial Character Area should comply with the built form standards of the District Plan and be in accordance with these design guidelines.

These Guidelines set out matters which the Council will take into account when assessing a resource consent application. They are intended to help applicants understand how the Council will evaluate the design and appearance aspects of proposed work. If a proposal does not comply with any of the built form standards set out in the District Plan, such as height or site coverage, then it will be assessed against additional matters, which are listed in the District Plan. In considering the design and appearance aspects of proposed building work in a Commercial Character Area, the Council may take advice from its Akaroa Design and Appearance Advisory Committee.

When proposing a building project it is important to study these guidelines and advisable to seek advice from the Christchurch City Council, before formally applying for resource consent. Early consultation can lead to savings in the length and cost of the resource consent process.

Akaroa's Architectural History

Akaroa has a distinctive architectural quality that stems, in part, from the high number of colonial buildings that have been retained to this day. Akaroa is one of New Zealand's most charming and romantic towns, although its origins as a French settlement are not strongly reflected in much of its architecture today. The earliest buildings of the French had steeply pitched roofs, small dormers, casement windows divided into many panes, louvered shutters and symmetrical facades. As early as the mid 1850s, Akaroa's buildings were no longer markedly different from other New Zealand buildings.

Later building designs in the town also followed general New Zealand trends, with horizontal weatherboard and corrugated iron the predominant building materials. Thus, nineteenth century churches are variants of colonial wooden Gothic, while Italianate was favoured for public and commercial buildings. Many commercial premises were two-storied and differed from residences only in being somewhat larger, and in being built-up to the street line. All were still relatively small buildings and almost all were built of "timber and tin". The uniformity in styles and materials for residences and public and commercial buildings, and little variation in building size, have been characteristics of Akaroa's architecture since the nineteenth century.



Figure 1: Typical Akaroa streetscape

Akaroa's diverse range of buildings of different sizes, shapes, styles, set-backs, roof forms and materials mean there is a large architectural vocabulary on which architects and designers can draw for new building design, without introducing styles, or details that would appear out of place.

THE GUIDELINES

Akaroa's Setting and Urban Form

The close integration between the natural and urban worlds in Akaroa results from the town's position facing onto an extensive harbour and being ringed by hills. The town's development, and the proximity of commercial premises and residences give the town the relaxed, convivial atmosphere of a village. Maintaining and enhancing what is appealing about Akaroa requires careful consideration of more than the design of individual buildings.

Applicants are encouraged to consider the impact of their building design or alteration on: the views from the street, from open spaces including the beach and jetty and from the water; the relationship between buildings and the characteristics of the spaces between them.

Diversity and Innovation

New designs will generally be appropriate if their proportions fit in well with adjacent character buildings and maintain the scale of existing streetscapes. New buildings of complementary design, built using contemporary materials and building technologies can be successfully accommodated in Akaroa, provided careful thought is given to their placement on their site, size, height, form, exterior materials and detailing.

A contemporary building can sit beside a traditional weatherboard one provided there is a good relationship in the design of windows, doors, roof pitch and other design elements.

While nineteenth and early twentieth century buildings largely set the character of Akaroa, new development should generally reflect, rather than exactly replicate, these historic styles. Sympathetic design, whereby certain characteristics of historic buildings are incorporated into new buildings, is encouraged. Contemporary design, if carefully conceived to fit with the town's character, is often preferable to replica buildings.

Building on Specific Sites

Each individual site has different buildings adjoining it, and sits in a different relationship to the wider townscape. What is suitable for one particular site may be quite unsuitable on another site. Corner sites need particular care, since they form a visual focal point. In some situations larger buildings on corner sites will be desirable to define streetscapes, although not if they overpower historic buildings nearby.



Figure 2: Corner Treatment –both buildings strongly define the corner yet include smaller scale forms that the pedestrian can relate to.

Streetscape

Streetscape refers to the composition of buildings, public and private spaces, trees and street furniture along the street. In Akaroa these elements form a pleasing setting with attractive combinations of built form, open space, hard and soft surfaces, texture and colour.

A key requirement of a successful streetscape is for buildings to frame the street in a positive and attractive manner. This means they should have frequent and obvious entrances,

windows overlooking the street at ground and upper floor levels and a fine level of architectural detail. Buildings on street corners should address both streets .

Gaps between buildings are generally small so that there is a continuity of the shopping or browsing experience. Buildings should be orientated parallel to the street.

The maintenance of public and retail activities at street level is important to sustaining the town's vitality and viability.

Scale

Attention to scale is particularly important. The scale of a new building in relation to its neighbours is as important as the materials or architectural style in determining its visual impact on the streetscape and wider character of the town. While buildings vary greatly in style they are mostly small and in scale with each other, with no abrupt transitions in height or size from one site to the next.

New buildings should not be significantly bulkier, or higher, than existing buildings in the town centre and should not dominate or overshadow neighbouring buildings.

Larger, bulkier buildings can reflect the smaller scale of surrounding buildings by sharing similar elements such as consistency of lines and window proportions. Treating long elevations as a number of apparently separate buildings by dividing them vertically into a number of bays through steps in plan, recesses, different elevational treatments or colours, is another method of reducing scale. Apparent height can be reduced by recessing the top storey of the building.

Designers of new buildings or modifications to existing ones, should look at the context of the site to ensure that the scale of the proposal is sensitive to the surroundings in which it is to be placed and that it will not be visually jarring in the wider townscape.

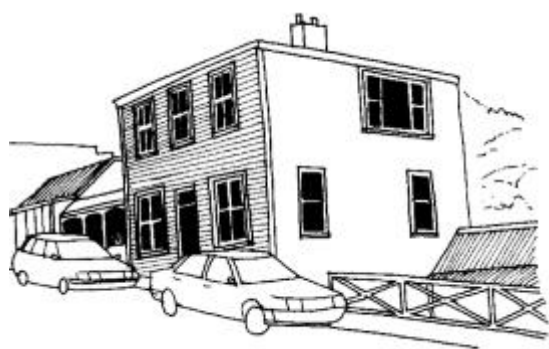


Figure 3: Scale – an out of scale building which dominates adjacent buildings by size, bulk and height

Roof Forms

The commercial buildings of Akaroa form an attractive and varied roofscape with small steeply pitched roofs, gable ends facing the street, hipped roofs and dormer windows prevailing. Long stretches of unmodulated roof lines should therefore be avoided.

Cladding, Texture and Roofing Materials

Historically, weatherboard has predominated in Akaroa. Roofs have been mostly corrugated iron with door, and window frames of wood. Brick and other forms of masonry construction are unusual in the commercial areas. Consequently, the use of traditional vernacular materials, such as weatherboard cladding, and corrugated metal roofing is encouraged.

To harmonise contemporary with traditional buildings, extensive, blank masonry walls, lacking in texture, should be avoided.

Windows

Attention should be paid to the sizes, symmetry and proportions of window openings and their placement, or grouping, in relation to neighbouring buildings. Any departure from the vertical orientation of windows is not encouraged. Timber windows are preferable to aluminium but if aluminium windows are used, they should be faced with timber. Ground floor windows should occupy a similar proportion of the walls to other commercial premises in the town. Window displays are an important part of Akaroas character. Generally the windows do not extend right to ground level.

Colours

It is important to choose the colour for the exterior of a building very carefully to ensure that it harmonises with the townscape. Due to the topography and setting of Akaroa bright and strong colours can be very prominent and jarring, especially if there are large expanses of the same colour. The colour of walls and roofs should not visually dominate historic buildings, the streetscape or the view from the waterfront. Painted or coloured surfaces are more appropriate than stained timber finishes. Pastel tones and white suit the harbourside character of the town.

Verandahs

The only sequence of nearly continuous shop verandahs over footpaths in Akaroa is found along Beach Road. On Rue Lavaud occasional shop verandahs contribute to the variety and modulation of the streetscape. Where new buildings are being erected in either of these precincts, maintenance of the sequence along Beach Road and of the pattern of occasional verandahs along Rue Lavaud, should be the goal.



Figure 4: Akaroa street verandahs

Setbacks and Fences

In much of the town centre setbacks from the street are small or non-existent. However, in some locations properties are setback behind gardens or courtyards which are used in association with the commercial premises. This is part of Akaroa's charm and character and an important feature to maintain.

If a building is setback from the footpath edge, fencing and boundary planting along street boundaries should be low and open. Appropriate boundary treatments include: no fencing with planting; timber picket fences; post and rail fences and local stone freestanding walls.

Car Parking

In order to minimise the visual impact on the character and amenity of the streetscape, car parking, should be concealed behind the main buildings, with minimal access points. Where this is not practical or possible, attention should be given to screening parking areas from view from adjoining streets.



Figure 5: Car Parking visually softened by location behind buildings and screen planting

Signs

Rules in the District Plan govern the size and placement of signs. Besides conforming with these rules, new signs will help preserve the character of Akaroa if they are simple, not excessively large and do not obscure architectural details of buildings. Signs incorporating simple backgrounds, borders and text are preferable to complex graphics. The proliferation of signs which are obtrusive because of their size, colour or placement, could undermine the pleasing character of Akaroa. Neon, moving, illuminated or brightly lit signs will generally detract from the historic character of Akaroa and are discouraged.

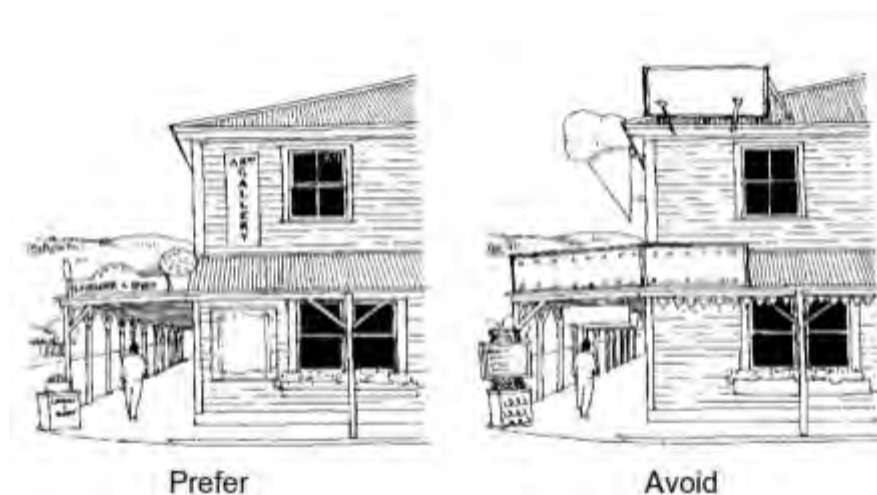


Figure 6: Signage - the signs on the right detract from the form of the building and create a sense of visual clutter.

RESIDENTIAL DESIGN GUIDELINES – AKAROA

INTRODUCTION

These Guidelines have been prepared to help owners and developers thinking of building a residential property or altering an existing one in Akaroa, particularly in a Residential Character Area. They are intended to help meet development needs while at the same time ensuring that new buildings maintain or enhance the town's present character.

The illustrations used in the guidelines are provided to assist in understanding the points expressed in the text. They are not all existing buildings.

The Guidelines outline the key principles which the Council will take into account in considering any resource consent applications. The principles can be summarised as follows:

New development and additions to existing structures should:

- ☐ Recognise and respect the unique character of Akaroa.
- ☐ Relate well to surrounding buildings and the general environment.
- ☐ Avoid dominating neighbouring buildings.
- ☐ Respect important views from public places and other residential properties

Many of the buildings in Akaroa are heritage buildings, i.e. listed as Protected or Notable buildings in the Christchurch District Plan and/or registered as Historic Buildings by the New Zealand Historic Places Trust (NZHPT). A large part of the centre of Akaroa has been registered as an Historic Area by the NZHPT. It is important to be aware that these guidelines are not directed at heritage buildings and areas. There are additional requirements where building work is proposed to a heritage building or there is a heritage building on the same site and/or the building or site is within the Akaroa Historic Area. If your proposal affects a heritage building or area, early consultation with the Christchurch City Council and the NZHPT is advised.

Why Guidelines?

Akaroa has a distinctive visual character, based on its physical setting, its buildings and its open spaces and gardens. The Christchurch City Council has recognised that this special character is worth protecting by including in its District Plan, provisions which allow it to consider the effect of proposed new buildings and alterations to existing buildings on the character of Akaroa.

The Council's aim, through these Guidelines is: to ensure that the special character of Akaroa is maintained as development of the town continues; to provide property owners and developers with design and appearance guidance; and to encourage early discussion of proposed building plans with the Council.

The primary concern of these Guidelines is to protect the look and feel of the town. Akaroa's appealing appearance and atmosphere help make it a desirable place to live, and an attractive place to visit. The town's architectural and historical heritage contributes greatly to its appeal as a holiday destination. By helping to protect the intrinsic characteristics of the town, the Guidelines will assist in strengthening the town's economic base and potentially enhance property values.

New buildings, or significant alterations to existing buildings in the residential character areas are the main concern of these Guidelines. However, many of the principles and specific guidelines are applicable to the whole of the residential area.

The Planning Framework

The Council will consider the design and appearance of proposed development in the Residential Character Areas through the resource consent process. Any building work in a Residential Character Area should comply with the built form standards of the District Plan and be in accordance with these design guidelines.

The guidelines set out matters which the Council will take into account when assessing a resource consent application. They are intended to help applicants understand how the Council will evaluate the design and appearance aspects of proposed work. If a proposal does not comply with any of the built form standards set out in the District Plan, such as height or site coverage, then it will be assessed against additional matters, which are listed in the District Plan. In considering the design and appearance aspects of proposed building work in a Residential Character Area, the Council may take advice from its Akaroa Design and Appearance Advisory Committee.

When proposing a building project it is important to study these guidelines and advisable to seek advice from the Christchurch City Council before formally applying for resource consent. Early consultation can lead to savings in the length and cost of the resource consent process.

Akaroa's Architectural History

Akaroa has a distinctive architectural quality that stems, in part, from the high number of colonial buildings that have been retained to this day. The one and a half storey, gable ended cottage with verandah, lean-to and dormers is often idealised as the archetypal Akaroa building. Though these cottages are still abundant, and valued, the town's architectural traditions are much richer and more varied.

Later building designs in the town followed general New Zealand trends, with horizontal weatherboard and corrugated iron the predominant building materials. All were still relatively small buildings and almost all were built of "timber and tin". This uniformity in styles and materials and little variation in building size, have been characteristic of Akaroa's architecture since the nineteenth century.



Figure 1: Examples of early colonial cottages

In the late twentieth century there was a new development in Akaroa's architectural history. A demand emerged for multi-unit, privately owned apartments. These were up to three storeys high, built up to, or close to, the street line, and often of masonry construction. These buildings marked a significant departure from the single family houses and cottages, standing in individual sections, which were previously characteristic of most of the town. In retrospect many of these structures, individually or collectively, have not been successful in maintaining the intimate, small scale of the town.



Figure 2: Townhouse block demonstrating overly repetitive elements. The buildings to the right display a pleasing variety and interest.

Akaroa's diverse range of buildings of different shapes, styles, set-backs and materials mean there is a very large architectural vocabulary on which architects and designers can draw for new building design, without introducing styles, or details that would appear out of place.

THE GUIDELINES

Akaroa's Setting and Urban Form

Maintaining and enhancing what is appealing about Akaroa requires careful consideration of more than the design of individual buildings. The spaces between matter too. Gardens and trees are generously dispersed throughout the town and large open spaces separate different built-up areas. Building has mostly been concentrated on the foreshore and up the valleys, with the intervening spurs remaining open or bush-covered. The close integration between the natural and urban worlds in Akaroa also results from the town's position facing onto an extensive harbour, and being ringed by hills.

Applicants are required to consider the impact of their building design or alteration on the views from all around the town and from the water and the hills.

Diversity and Innovation

New designs will generally be appropriate if their proportions fit in well with nearby older buildings and maintain the scale of existing streetscapes. New buildings of complementary design, built using contemporary materials and building technologies can be successfully accommodated in Akaroa, provided careful thought is given to their placement on their site, size, height, form, exterior materials and detailing.

A contemporary building can sit beside a traditional weatherboard one provided there is a good relationship in the design of windows, doors, roof pitch and other design elements.



Figure 3: Modern buildings incorporating key architectural themes such as steeply pitched gabled roofs, verandahs and vertically oriented windows.

While nineteenth and early twentieth century buildings largely set the character of Akaroa, new development should generally reflect, rather than exactly replicate these historic styles. Sympathetic design, whereby certain characteristics of historic buildings are incorporated into new buildings, is encouraged. Contemporary design, if carefully conceived to fit with the town's character, is often preferable to replica buildings.



Figure 4: New residence demonstrating site specific sympathetic small scale forms and details, and vertical windows.

Building on Specific Sites

Each individual site has different buildings adjoining it, and sits in a different relationship to the wider townscape. What is suitable for one particular site may be quite unsuitable on another site. Corner sites need particular care, since they form a visual focal point. In some situations larger buildings on corner sites will be desirable to define streetscapes.

Streetscape

Streetscape refers to the composition of buildings, gardens, fences, trees, footpaths and road carriageway seen from the street or other public space. In Akaroa these elements form a pleasing setting with attractive combinations of built form and open space, hard and soft surfaces, texture and colour. A key requirement of a successful streetscape is for buildings to frame the street in a positive and attractive manner. This means locating the primary entrance and windows on the street elevation and avoiding blank walls and dominant garaging or driveways.



Figure 5: A pleasing row of properties with a good relationship between buildings and the street

Scale

Attention to scale is particularly important. The scale of a new building in relation to its neighbours is as important as the materials or architectural style in determining its visual impact on the streetscape and wider character of the town. While buildings vary greatly in style they are mostly small and in scale with each other, with no abrupt transitions from one site to the next.

New buildings in Akaroa should not be significantly bulkier, or higher, than existing buildings in the same neighbourhood and should not dominate or overshadow existing buildings.

Larger, bulkier buildings can reflect the smaller scale of surrounding buildings by repetition of design elements such as gables, steps in the plan of the building, the use of different roof shapes or dividing the building into visually separate units by using different treatments or colours for cladding.

Designers of new buildings or modifications to existing ones, should look at the context of the site to ensure that the scale of the proposal is sensitive to the surroundings in which it is to be placed and that it will not be visually prominent in the wider townscape.

Roof Forms

On Akaroa's older buildings, roofs are generally of relatively steep pitch, with gable ends. Continuing this characteristic through the use of roofs which are pitched at 25 degrees and steeper, is encouraged. This will help maintain an attractive streetscape and achieve a pleasing relationship with adjacent and nearby buildings.



Figure 6: Traditional roof forms – verandah and simple gable with roof dormers, two storey gable with lean to at rear, multiple gable ends roofs

More recent buildings in the town exhibit a greater variety of roof forms, including roofs of shallow pitch, hipped, flat, mono-pitch and barrel shaped. These can be successfully absorbed in the townscape providing they are not large span. This may mean dividing a large roof into smaller modules.

Cladding, Texture and Roofing Materials

Historically, weatherboard has predominated in Akaroa. Roofs have been mostly corrugated metal with door and window frames of wood. Brick and other forms of masonry construction are unusual in Akaroa. Some recent examples have not worked well because they lack detail and texture. Consequently, the use of traditional vernacular materials, such as weatherboard cladding, and corrugated metal roofing is encouraged. Extensive, blank masonry walls should be avoided.

Windows

Attention should be paid to the sizes, symmetry and proportions of window openings and their placement, or grouping, including in relation to neighbouring buildings. Generally windows have a vertical orientation.

Large expanses of glazing are out of character in Akaroa and can be very dominant in some locations.



Figure 7: Window shapes – vertical orientation, simple shapes

Colours

It is important to choose the colour for new buildings and extensions very carefully to ensure that they harmonise with the townscape. Due to the topography and setting of Akaroa bright and strong colours can be very prominent and jarring, especially if there are large expanses of the same colour. The colour of walls, roofs and fences should not visually dominate historic buildings or the streetscape. Painted or coloured surfaces are more appropriate than stained timber finishes. Pastel or natural tones suit the character of the town.

Setbacks and Fences

The District Plan requires a setback from the street in most cases and recession planes restrict how close a building can be to neighbouring buildings. Greater setbacks than the District Plan requires may be advisable in some locations.

Generous setbacks may be desirable where there are historic buildings nearby, to avoid new, dissimilar facades overwhelming the historic buildings.

Akaroa's charm and character depends, in part, on gardens and trees remaining key elements in its streetscapes. Setbacks will help ensure plantings continue to be a major element in most residential streetscapes. To be able to look into and enjoy gardens along the street has long been the character of the settlement. Tall fences break this pattern, therefore low fences are encouraged.

Parking and Garages

Garages should have a minimal visual impact on the character and amenity of the streetscape. They should be located further back from the road boundary than the main building and repetitious sequences of multiple garage doors should be avoided.

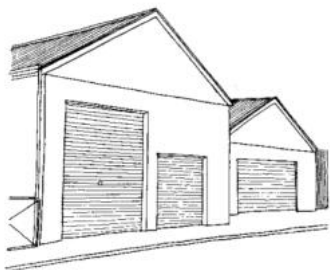


Figure 8: Garages on street front –these buildings detract from the streetscape.

Building on slopes

The District Plan controls the heights of buildings in Akaroa, but a building, which meets the requirements of the Plan, may not be satisfactory in its design, or impact on the streetscape or wider townscape. On slopes, to avoid buildings dominating gardens and trees from the street, or obscuring views of the harbour or hills, cut and fill, allowing the buildings to follow the slope on stepped levels, is preferable to pole construction. Where pole construction is used, trellises and appropriate planting should mask the poles and dead spaces beneath the buildings.

d. Review the Lyttelton residential conservation area guidelines to refer only to character.

RESIDENTIAL DESIGN GUIDELINES – LYTTELTON

INTRODUCTION

These Guidelines have been prepared to help owners and developers thinking of building a residential property or altering an existing one in a Residential Character Area in Lyttelton. They are intended to help meet development needs while at the same time ensuring that new buildings maintain or enhance the town's present character.

The illustrations used in the guidelines are provided to assist in understanding the points expressed in the text. They are not all existing buildings.

The Guidelines outline the key principles which the Council will take into account in considering any resource consent applications. New development and changes to existing buildings should recognise and respect the unique character of Lyttelton and relate well to surrounding buildings and the general environment.

Some of the buildings in the Residential Character Area are heritage buildings, i.e. listed as Protected or Notable buildings in the Christchurch District Plan and/or registered as Historic Buildings by the New Zealand Historic Places Trust (NZHPT). It is important to be aware that these guidelines are not directed at heritage buildings. There are additional requirements where building work is proposed to a heritage building or there is a heritage building on the same site. If your proposal affects a heritage building, early consultation with the Christchurch City Council and the NZHPT is advised.

Why Guidelines?

Lyttelton has retained its traditional residential character more than most townships of a similar size in New Zealand. Its origins as a colonial harbour town in the mid- nineteenth century, have been expressed in its buildings by the materials which lay readily at hand, applied to the current architectural expression of the time, and town planning principals of that period.

The Council's aim, through these Guidelines is: to ensure that the special character of Lyttelton is maintained as new development takes place; to provide property owners and developers with design and appearance guidance; and to encourage early discussion of proposed building plans with the Council.

The primary concern of these Guidelines is to protect the look and feel of the town. By helping to protect the intrinsic characteristics of the town, the Guidelines will assist in strengthening the towns character and potentially enhance property values.

The Planning Framework

The Council will consider the design and appearance of proposed development in the Residential Character Areas through the resource consent process. Any building work in a Residential Character Area should comply with the built form standards of the Christchurch District Plan and be in accordance with these design guidelines.

The guidelines set out matters which the Council will take into account when assessing a resource consent application. They are intended to help applicants understand how the Council will evaluate the design and appearance aspects of proposed work. If a proposal does not comply with any of the built form standards set out in the District Plan, such as height or site coverage, then it will be assessed against additional matters, which are listed in the District Plan. In considering the design and appearance aspects of proposed building work in the Residential Character Area, the Council may take advice from its Urban Design Panel.

When proposing a building project it is important to study these guidelines and advisable to seek advice from the Christchurch City Council, before formally applying for resource consent. Early consultation can lead to savings in the length and cost of the resource consent process.

The Residential Character Area

Existing buildings and streets within the Residential Character Area have a common quality, style and character. The houses and cottages are small scale and built from materials, such as timber and corrugated iron. The houses are mainly simple shapes (forms) – usually with steeply pitched gable roofs. A consistent palette of decorative elements such as bay windows, verandahs, and lean-to additions, complement these simple shapes



Drawing 1:

A typical street in the Residential Character Area.

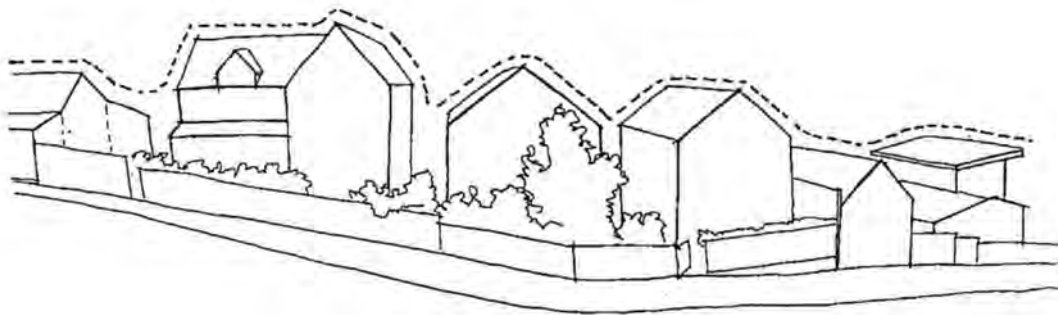
Drawing 1 shows that even though there is a consistent pattern of size, shape, and details with these houses, they also have individuality and variety. Both the consistency and variety give the Residential Character Area its character.

THE GUIDELINES

Scale

Scale refers to a building's overall size, height, bulk, and proportions. Most residential buildings are one or two storeys. Larger scale buildings can dominate and detract from those around them.

Drawing 2 (below) shows a typical Lyttelton residential street and the overall building outlines. The pattern of heights (dotted), which is often called modulation, does not vary wildly and steps down with the natural slope of the street.



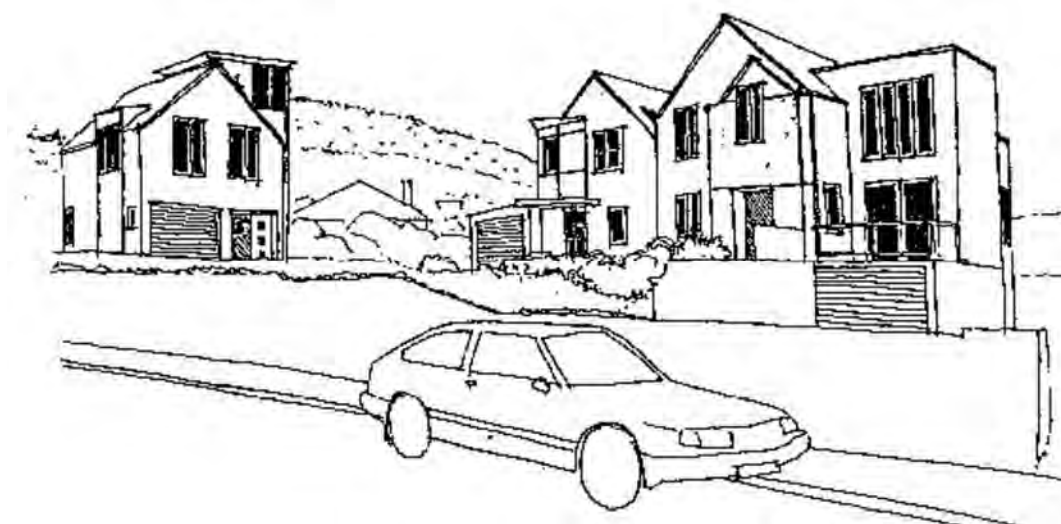
Drawing 2: Building outlines

New buildings should be a similar size and height to their neighbours so as not to overshadow or dominate them. There are ways to help larger buildings keep in scale.

Consider:

- Building in the roof space or adding an attic storey to a two storey building to keep its height more in keeping with lower scale buildings around it.
- Breaking the building up into smaller pieces. Step pieces back and forward from one another and accentuate the pieces with different colours and materials.
- Using features such as verandahs, porches and bay windows which add a lot of depth and shadow to a surface to create visual interest.
- Adding an architectural feature such as a feature window to add variety.

Drawing 3 (below) shows a group of houses. Although the overall size is large and high in proportion, the techniques noted above have been used to reduce the apparent scale and give a lot of visual interest to these houses.



Drawing 3: Keeping in scale

Shape

Houses in the Residential Character Area of Lyttelton are usually quite simple in shape with either a steeply pitched gable roof of between 30 and 60 degrees or a shallower pitch hip roof. Smaller shapes like lean-to roofs, verandahs, entry porches and bay windows are often added to these main shapes. Variety is achieved by emphasising the symmetry of these shapes and orientating them in different ways to the street. *Drawing 4* (below) shows the typical street from *Drawing 1* again. The main forms (shapes) of house 2 are inappropriate despite being the right overall scale and divided into the right scale smaller pieces. They do not fit with the gables and verandahs along the rest of the street



Drawing 4: An uncharacteristic building shape is out of place

The group of houses in *Drawing 5* (below) is a good example of the use of traditional and modern shapes. Modern smaller forms fit and do not dominate the traditional main forms.



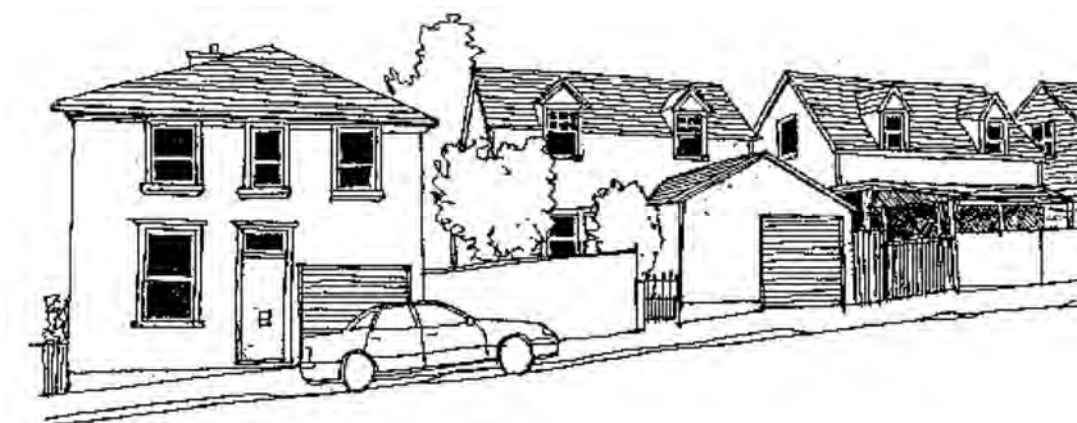
Drawing 5: New buildings of compatible shape to existing ones

Most buildings in the Residential Character Area are similar in width to height. Buildings of a low wide proportion can detract visually from those around them. Where a new building is wide in proportion consider breaking it up into more vertically proportioned pieces.

Setback

The District Plan requires a setback from the street and neighbouring properties and recession planes also restrict how close a building can be to its neighbour. Greater setbacks than the District Plan requires may be advisable in some locations, for example where there are historic buildings nearby, to avoid new, dissimilar facades overwhelming the historic buildings.

How close a building is built to the street can affect how dominant it is.



Drawing 6: Buildings, garages and car ports with no setback from the street and high solid walls, can be dominant in the street scene

Buildings closer to the street should be a smaller scale so as not to dominate. The house to the left (*Drawing 6*) is dominant because it is close to the street even though it is the same size as the houses behind it. Garages and carports built right to the street detract from the

character of the streetscape due to their utilitarian nature and by destroying the connection between the house and garden and the street.

To reduce the impact of garages and parking

- Set garages and carports further back from the street than the front of the house.
- Keep garaging small scale and use shapes and materials in keeping with the house and those around it.
- Screen garages, parking and driveways with planting.

Fences and walls are an important element in the street scene. Low walls maintain an attractive interface with the street and allow views of gardens and greenery, which adds to the character and appeal of the neighbourhood.

Doors and Windows

The size, proportions, repetitions and groupings of windows and openings are all important in ensuring that a new building respects the residential character of Lyttelton. Windows can also reduce the scale of building surfaces.

- Windows are usually taller than they are wide.
- It is preferred that windows are recessed into the wall and this depth be accentuated by surrounding trim, or facings.
- Corner windows (*Drawing 8* centre) and different shaped windows should be seen as a feature rather than dominating the view along the street.
- Large areas of windows in houses in the Residential Character Area are uncommon except in bay windows where the amount of glazing is broken up by the windows being grouped together, solid mullions and timber facings.



Drawings 7, 8 and 9 : Window design and placement compatible with the character of the area

Building Surfaces and Materials

It is not only the street facades that are seen in Lyttelton, but often the sides and backs as well. It is important that the level of detail, choice of materials and colours of a proposal do not detract from or contrast visually with the surrounding buildings or the wider townscape. Large blank elevations or dominant roofs should be avoided.



Drawing 10: Backs, sides and roofs of buildings can often be seen

Buildings in the Residential Character Area have been influenced by the architectural styles of the time. Painted masonry, and horizontal weatherboards are the common wall cladding. Corrugated metal is the predominant roof material. Natural materials such as stained timber or brick are uncommon and their use should be limited so as not to detract from the harmonious character of the townscape.

Continuation of traditional materials for fences in the neighbourhood, such as wooden pickets, wire or stone walls, as well as hedges, will help maintain the local identity. Where retaining walls are necessary consideration should be given to the use of local volcanic stone.

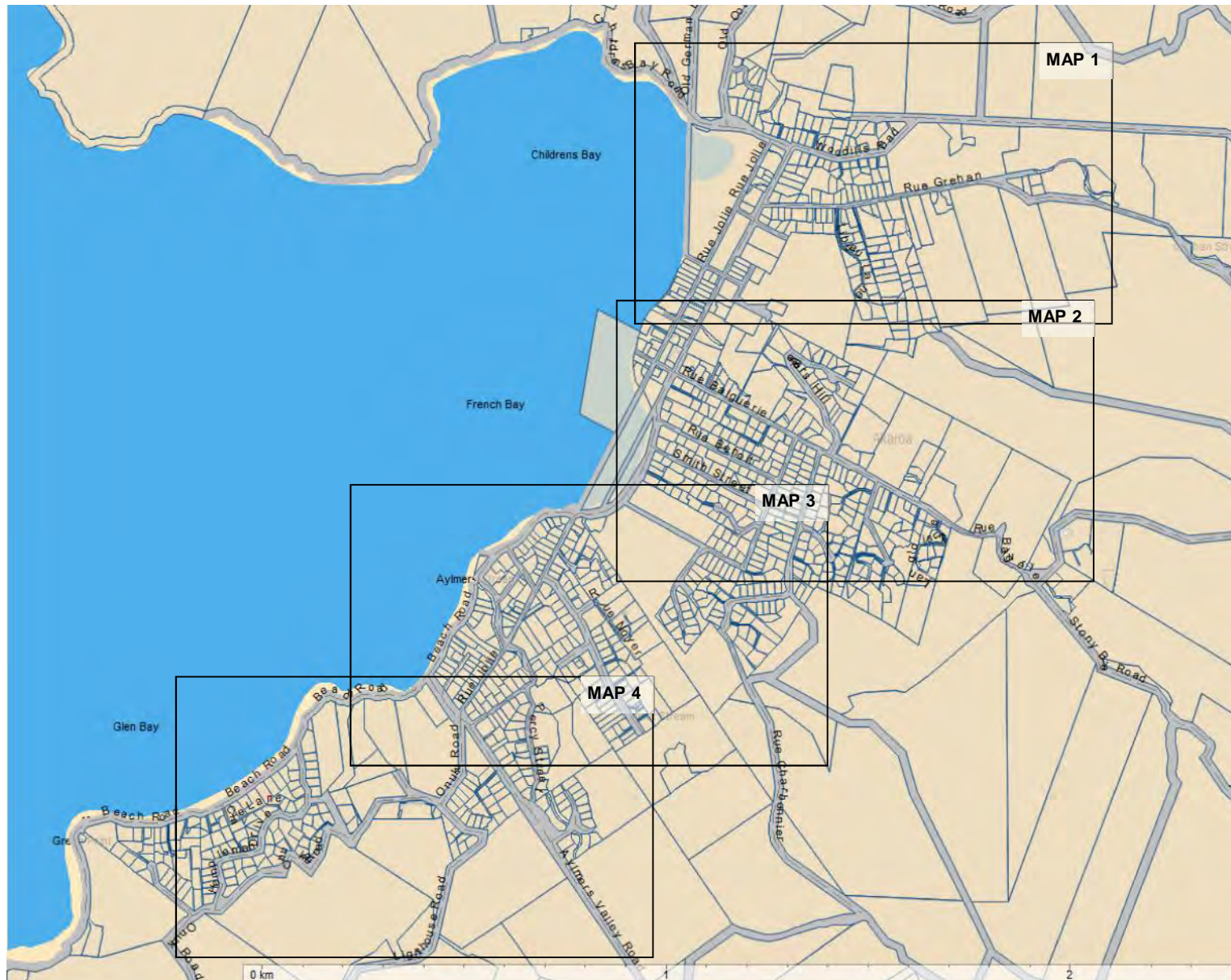
Colour

Sensitive use of colour is an important contribution to the street and wider townscape character. It is important colour schemes are not garish and do not detract from, or clash with existing buildings. Strong bright colours should be used sparingly and are characteristically confined to trims and other small areas.

APPENDIX ONE: Akaroa Boundaries – Maps 1 – 9, separate pdf document

REVIEW OF AKAROA CHARACTER AREAS : MAPS 1 –9

KEY



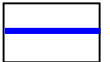
Town Centre Zone



Residential Conservation Zone



NZHPT Historic Area



BM Proposed French Commercial Character Area



BM Proposed English Commercial Character Area



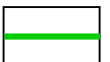
BM Proposed Inner Residential Character Area



BM Proposed Outer Residential Character Area



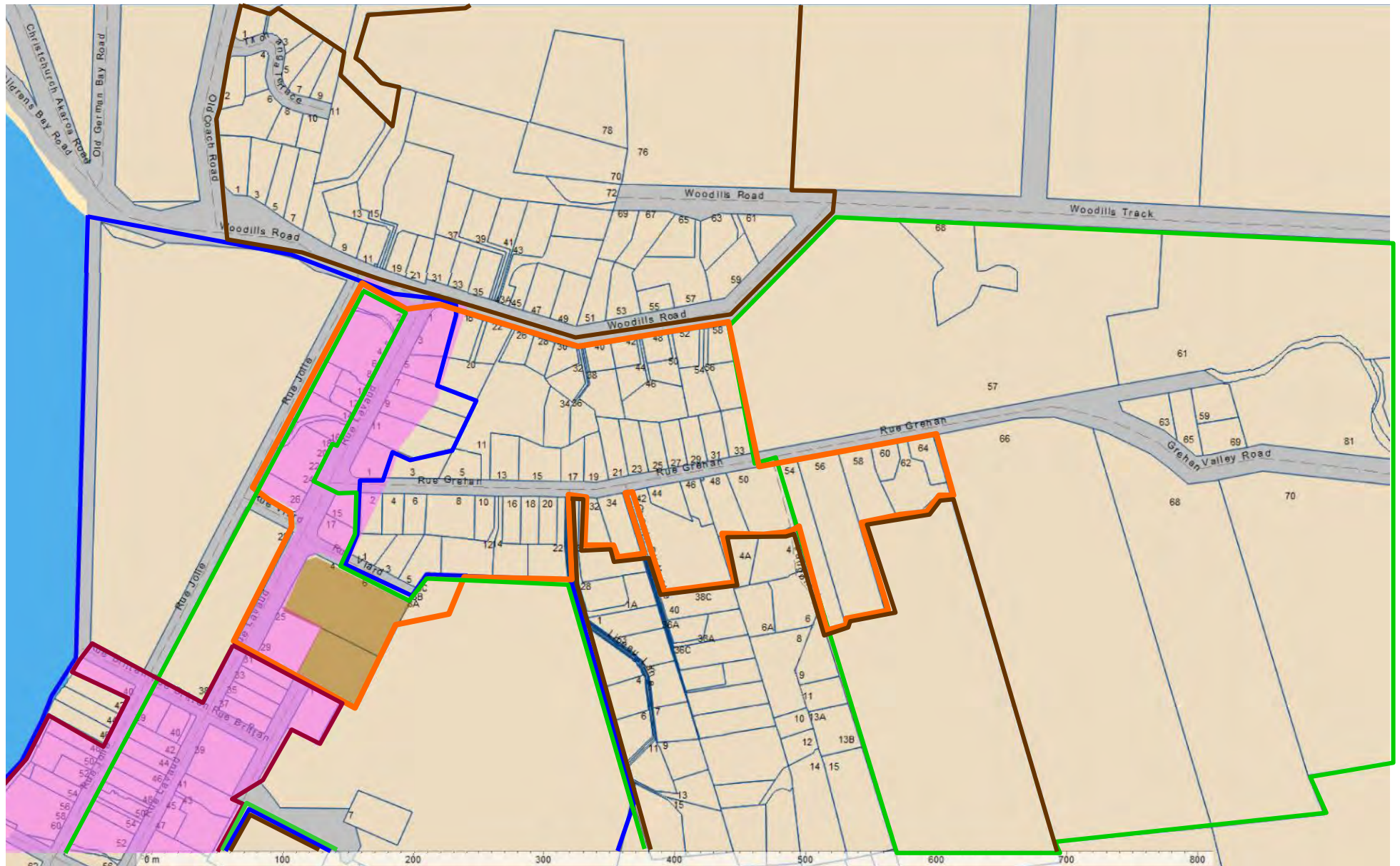
HG Proposed Heritage Conservation Area



Note: To ensure accuracy of boundary lines refer to original documents

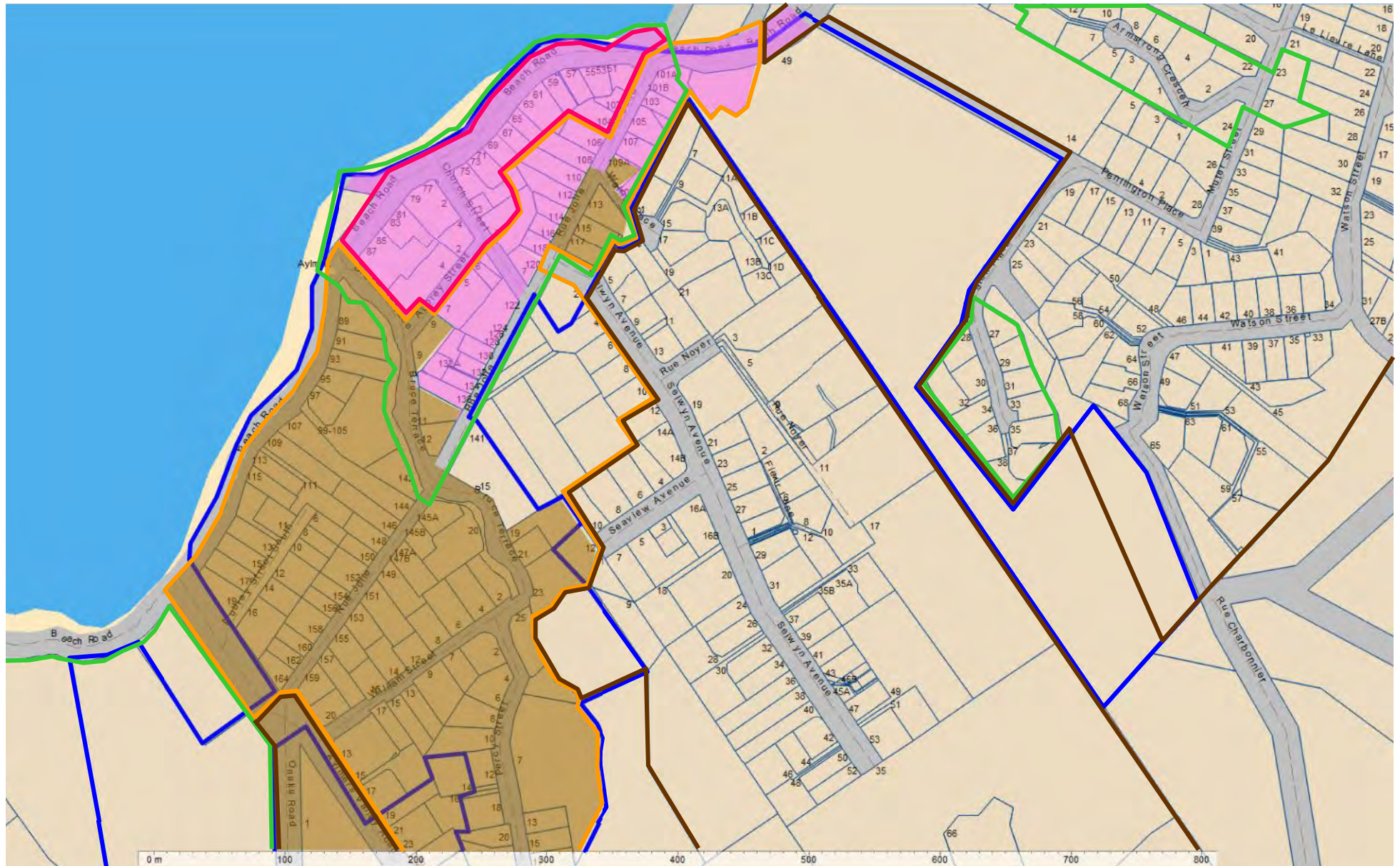
EXISTING DISTRICT PLAN ZONES, NZHPT HISTORIC AREA, BM PROPOSED CHARACTER AREAS, HG PROPOSED HISTORIC CONSERVATION AREAS

MAP 1



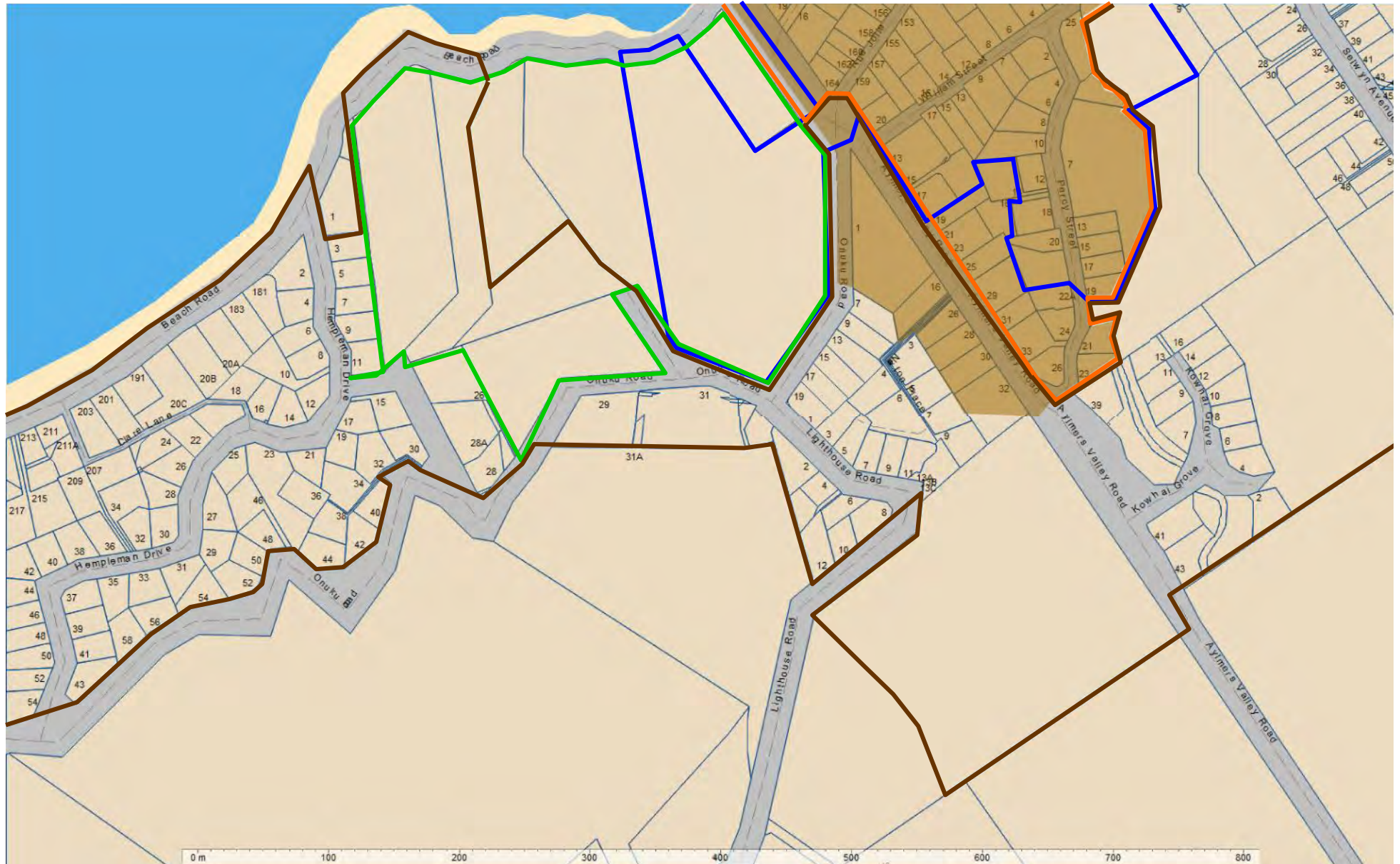
EXISTING DISTRICT PLAN ZONES, NZHPT HISTORIC AREA, BM PROPOSED CHARACTER AREAS, HG PROPOSED HISTORIC CONSERVATION AREAS

MAP 3



EXISTING DISTRICT PLAN ZONES, NZHPT HISTORIC AREA, BM PROPOSED CHARACTER AREAS, HG PROPOSED HISTORIC CONSERVATION AREAS

MAP 4

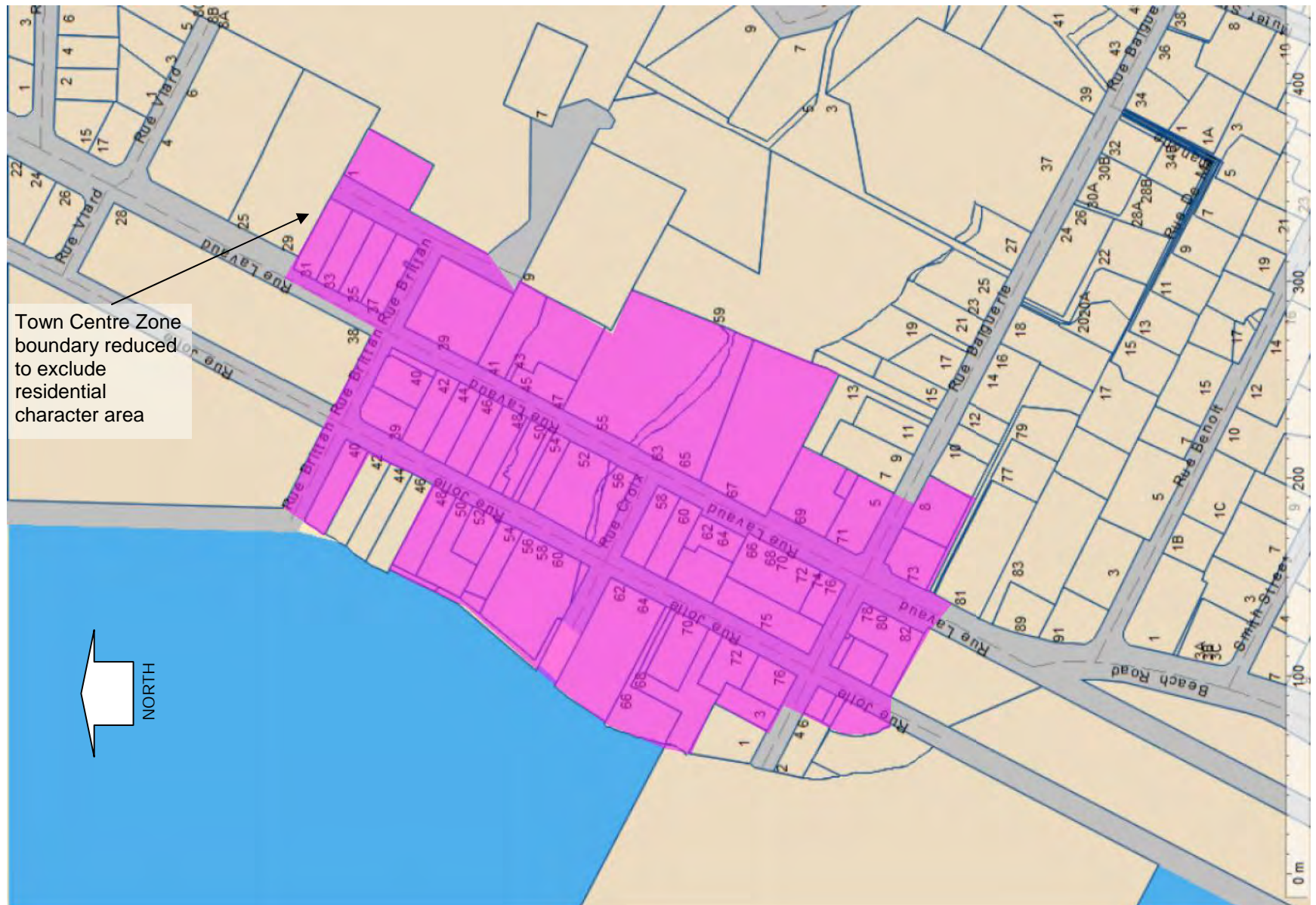


Review of Akaroa Character Areas: Context Urban Design—11 January 2015

Draft Chapter 14 Section 32 - 20th February 2015

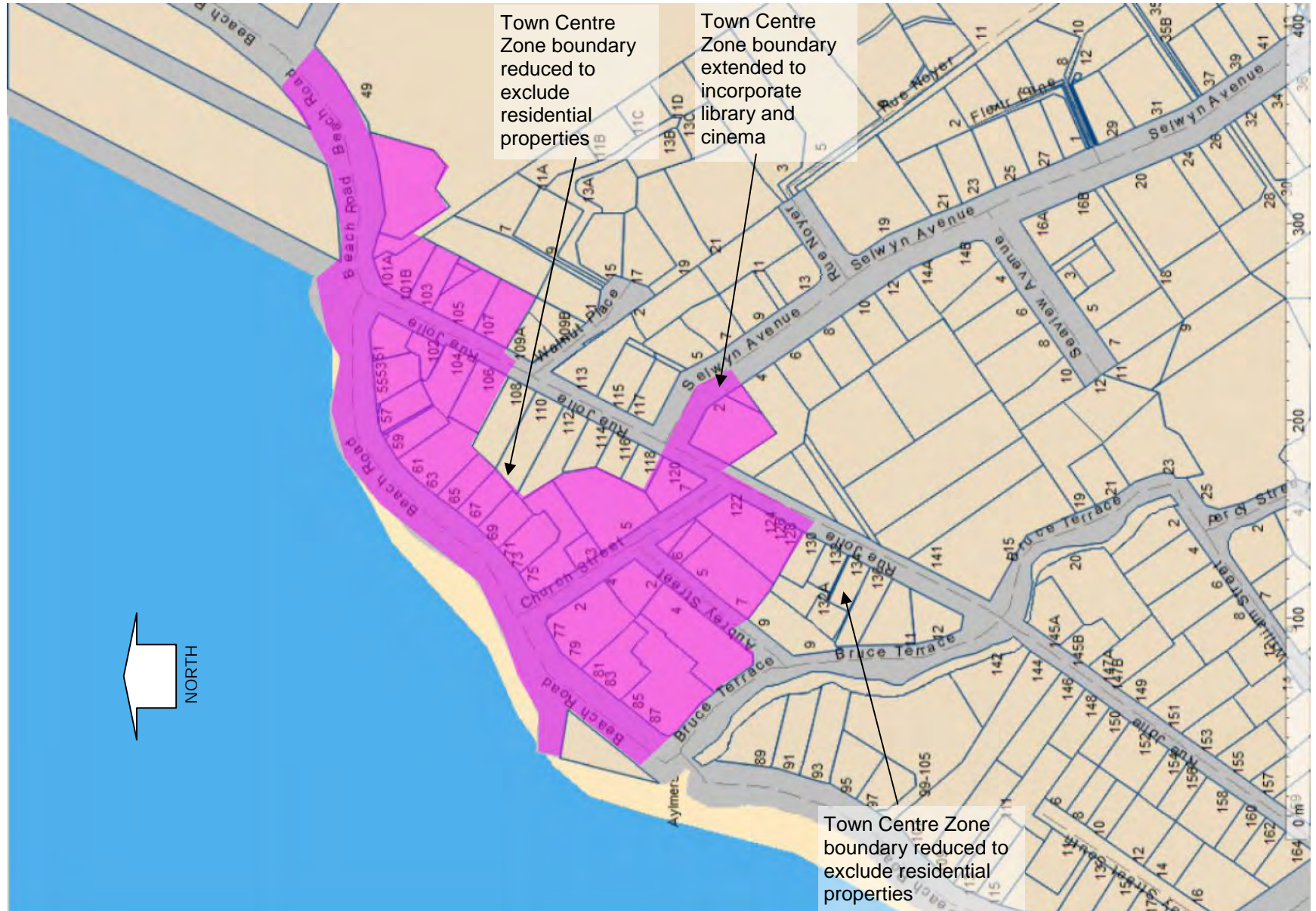
PROPOSED FRENCH COMMERCIAL CHARACTER AREA AND TOWN CENTRE ZONE BOUNDARY

MAP 5



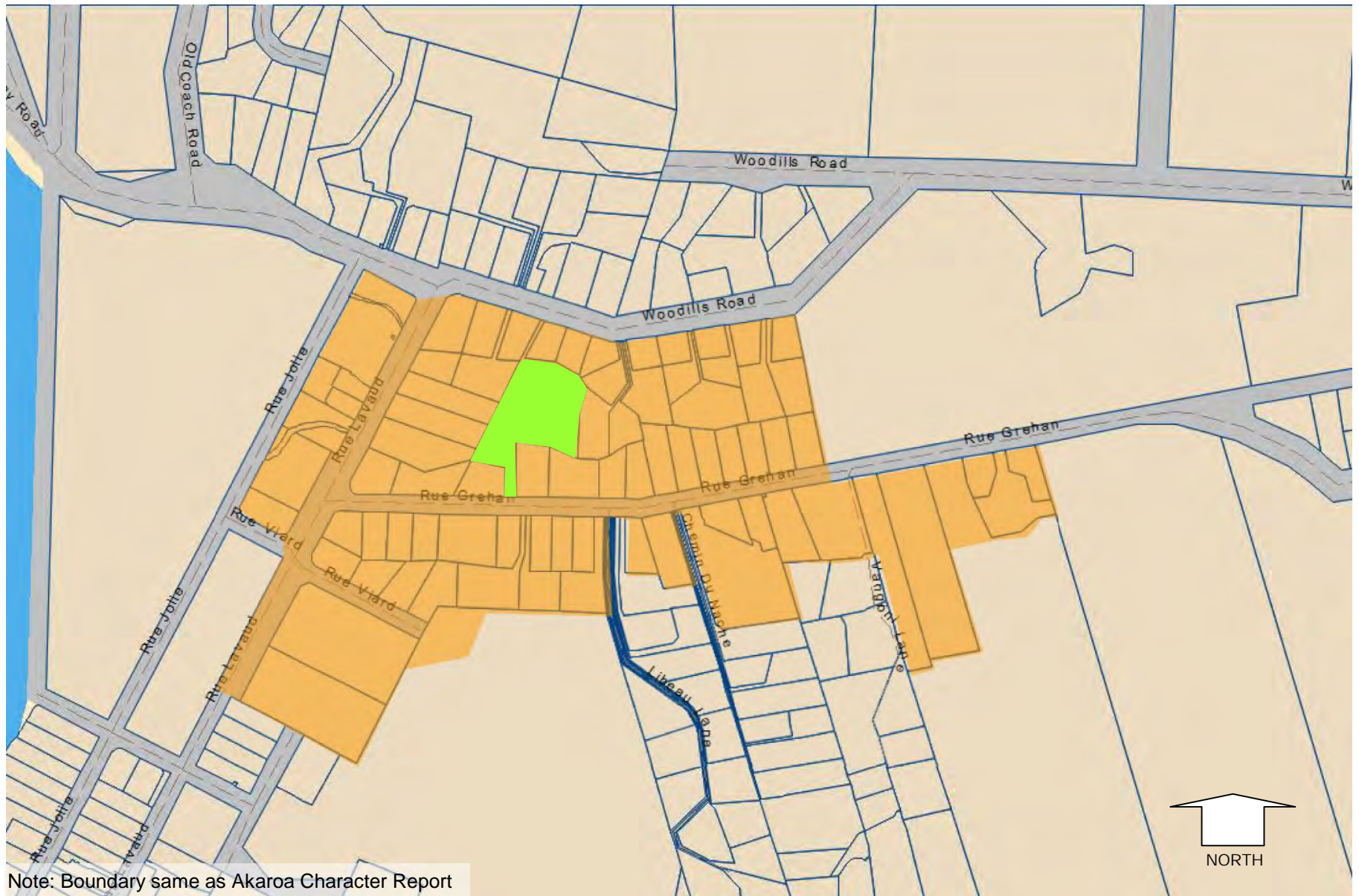
PROPOSED ENGLISH COMMERCIAL CHARACTER AREA AND TOWN CENTRE ZONE BOUNDARY

MAP 6



PROPOSED INNER RESIDENTIAL CHARACTER AREA (GREHAN VALLEY)

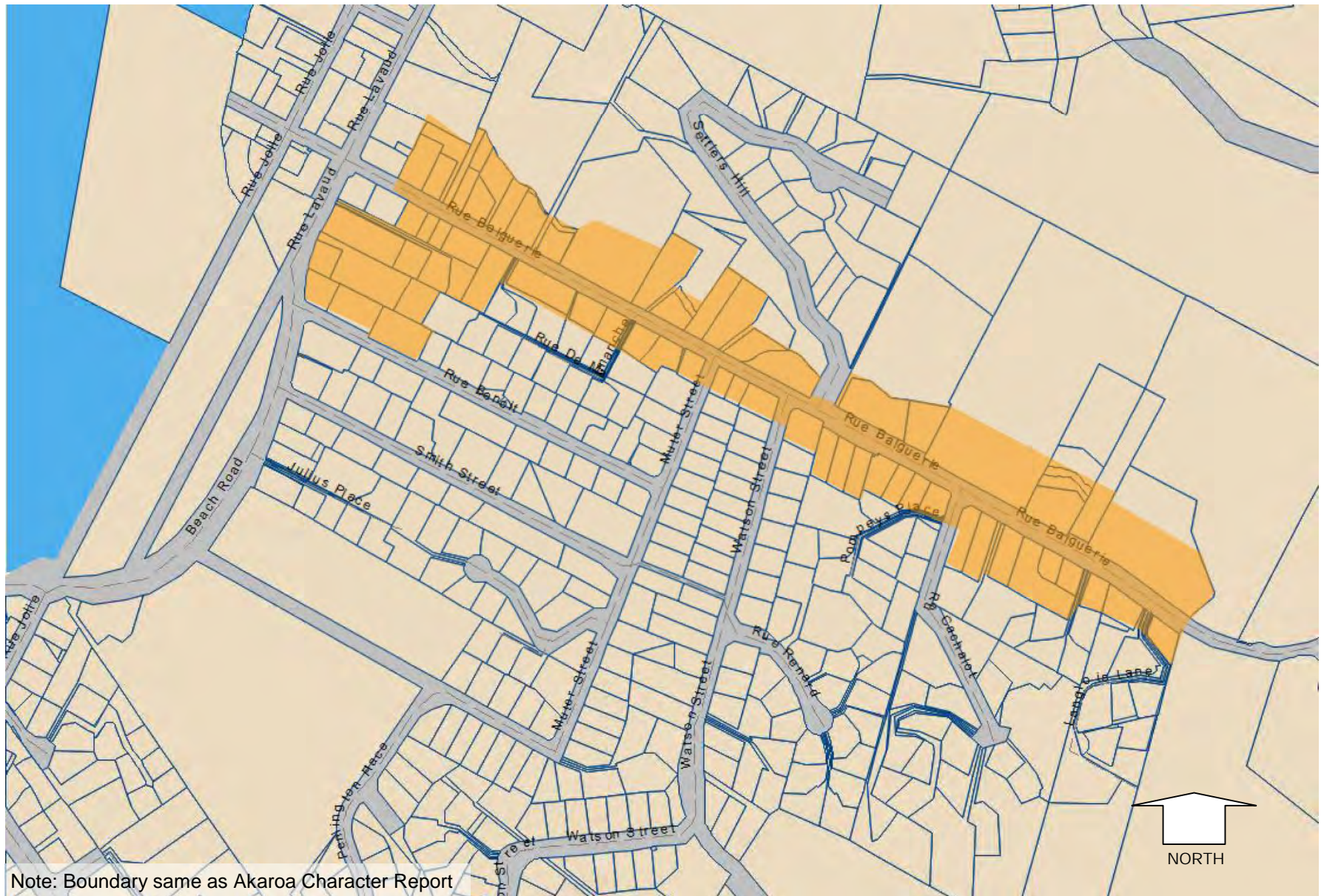
MAP 7



Note: Boundary same as Akaroa Character Report

PROPOSED INNER RESIDENTIAL CHARACTER AREA (RUE BALGUERIE)

MAP 8



PROPOSED INNER RESIDENTIAL CHARACTER AREA (RUE JOLIE)

MAP 9

