

DRAFT SECTION 32

RESIDENTIAL CHAPTER 14 – Stage 2 Additions Highlighted

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## 1. STRATEGIC CONTEXT

### 1.1 What the residential chapter does for housing

The Residential chapter will be instrumental in addressing Christchurch's housing issues (which are defined within this report at 2.2) by:

1. providing a more efficient and less onerous regulatory environment, in particular by reducing consenting and notification requirements;
2. making it easier for residential properties to be redeveloped to provide a greater supply and range of housing types and sizes;
3. immediate rezoning of Greenfield priority areas where infrastructure is available;
4. a simple and straightforward regulatory framework for specialised housing needs, including provision for social housing;
5. enabling the market to provide for the needs of an ageing population and to meet the demand for smaller household units;
6. recognising and providing for the needs of Maori;
7. ensuring that future communities are close to services and are able to incorporate high standards of infrastructure provision;
8. distributing higher density housing areas in a manner that best serves the overall interests of the District;
9. protecting the environmental, heritage and character values that give urban areas their unique character and to help mitigate the effects of buildings and infrastructure; and
10. ensuring that new housing stock is built sustainably and meets the needs of its occupants at all stages of their lives.

### 1.2 Scope of the residential chapter

1. Both the Christchurch City Plan and the Banks Peninsula District Plan provide a very large and broad suite of objectives and policies in relation to residential areas. In reviewing those provisions, a number of changes were identified that would assist with Canterbury's recovery. In particular there is a need to:
  - a. re-focus the objectives and policies so they specifically recognise and respond to recovery issues and identify opportunities to remove unnecessary regulatory

controls on residential activities (i.e. reduce consent, notification requirements and the need for private plan change requests);

- b. update the provisions (some being nearly twenty years old) to reflect the direction of relevant statutory documents, in particular the Land Use Recovery Plan (LURP) and Canterbury Regional Policy Statement (CRPS); and
  - c. streamline the residential provisions, in particular, as the current Christchurch City Plan is overly cumbersome primarily due to a series of ad hoc private plan changes.
2. The District Plan Review (DPR) has been divided into chapters (or parts of chapters) that are urgent and less urgent in promoting the recovery of Christchurch. The first phase of the review focused on the current Living 1, 2, and 3 Zones (with some small 'pockets' of Living 4 outside of the Central City). This phase also covered the lower density or 'specialist', Living 1A-F Zones. The Living 1A Zones have been removed entirely as they are no longer needed as an urban edge. Living 1B, 1D, 1E and 1F have become 'overlays' on the planning maps as their associated rules are still relevant and appropriate. Phase 1 has also reviewed the Living G Zones, which are not changed as part of Phase 1, and includes new provisions relating to new (greenfield) neighbourhood development.
  3. The first phase of the review reformatted the Residential and Residential Conservation Zones in Banks Peninsula which cover Lyttelton and Akaroa townships where the majority of peninsula residents live. This enabled the two existing zones to be incorporated within the proposed replacement District Plan as a first step towards having a single plan that covers both the city and peninsula. Whilst minor amendments have been made to the Residential and Residential Conservation Zones through the reformatting exercise and standardising some permitted activities with the wider residential zones, the policy direction, zone boundaries, and rule packages were not substantively reviewed in phase 1.
  4. The residential matters that have been reviewed in Stage 2 of the DPR include:
    - a. Objectives, policies and rules and design guides that relate to additions and alterations and demolition of existing buildings and new buildings in the Residential Conservation Zone;
    - b. The Residential Conservation Zone in relation to rules to manage areas of special character, including design guidelines as Matters of Discretion.
    - c. Special Amenity Areas (SAMs) and the Objectives, Policies and Rules that relate to them;
    - d. Living Hills Zones and the Objectives, Policies and Rules that relate to them;
    - e. Living Rural Settlement Zone and Living Rural Village Zone and the Objectives, Policies and Rules that relate to them;
    - f. Banks Peninsula Small Settlement Zones and the Objectives, Policies and Rules that relate to them;
    - g. Living 5 Travellers Accommodation Zones and the Objectives, Policies and Rules that relate to them;

- h. Living Greenfield Zone and the Objectives Policies and Rules that relate to them, and consideration whether to include only on those objectives and policies proposed under Stage 1 for New Neighbourhood Zones, namely 14.1.6 Objective – Comprehensive planning for new neighbourhoods and its supporting policies;
- i. Additional New Neighbourhood Zones where they meet all the necessary criteria and requirements. These areas will give effect to LURP Action 19 to provide for development of Greenfield Priority Areas shown on map A, appendix 2 of Chapter 6 of the CRPS, and are not already zoned for development. F

### 1.3 Proposed Replacement District Plan overview and synopsis

1. The review of the Residential chapter has focused on consolidating and streamlining the operative District Plan objectives and policies, and where necessary better aligning them with higher order provisions including those contained within the proposed Strategic Directions chapter. Residential zones have been consolidated where appropriate but some zones, such as those for Banks Peninsula have been carried through, mostly, unchanged. Some operative residential zones now appear as overlays to the proposed Residential Suburban Zone as those specific provisions relating to the overlay areas are still required to manage the effects of building development. The activity-based model for the proposed District Plan has required the reformatting of rules to provide greater certainty in regard to what activities are permitted, restricted discretionary, discretionary or non-complying. All rules have been reviewed to ensure they are still the most effective and efficient means of achieving objectives and policies. Where operative rules have led to poor outcomes or are deemed unnecessary to control the effects of land use development, they have been removed. The matters of discretion (previously referred to as assessment matters) required to be taken account of for restricted discretionary activities, have been significantly streamlined and clarified as to the outcomes sought.
2. The proposed Strategic Directions chapter provides the following policy direction for residential activity in Christchurch:
  - a the recovery and development of Christchurch as a dynamic and internationally competitive city with:
    - i. sufficient land to meet the community's immediate recovery and longer term needs or housing;
    - ii. a range of housing options including affordable housing and papakainga housing;
    - iii. a quality urban environment;
    - iv. recognition of the ancestral and contemporary relationship between Ngāi Tahu and the land; and
    - v. revitalised communities where people enjoy a high quality of life;

- b development design and quality in accordance with the principles of the New Zealand Urban Design Protocol 2005;
- c an integrated pattern of development that promotes consolidation of the urban form;
- d sufficient provision for greenfield land and residential activities;
- e coordination of residential growth with infrastructure provision; and
- f limiting the adverse effects of activities on the efficient and effective functioning, maintenance and upgrading of infrastructure, including reverse sensitivity effects.

3. The Residential chapter is guided by the strategic directions and includes eight objectives which are achieved through a number of policies as follows (Appendix 1 sets out the linkages between all provisions in the chapter):

Table 1: Overview of the Residential objectives and policies

a. 14.1.1 Objective – Housing Supply	Achieved through: <ul style="list-style-type: none"> <li>i. 14.1.1.1 Policy – Location density and type of housing;</li> <li>14.1.1.2 Policy – Provision of social housing</li> <li>ii. 14.1.1.3 Policy – Non-household residential accommodation</li> <li>iii. 14.1.1.4 Policy – Provision of retirement villages</li> <li>iv. 14.1.1.5 Policy – Recovery housing</li> <li>v. 14.1.1.6 Policy- Recovery housing – higher density comprehensive redevelopment</li> <li>vi. 14.1.1.7 Policy – Recovery housing – social housing development</li> <li>vii. 14.1.1.8 Policy – Temporary infringement for earthquake repairs</li> <li>viii. 14.1.1.9 Policy – Small Settlements of Kainga and Spencerville</li> </ul>
b. 14.1.2 Objective – Residential recovery needs	Achieved through: <ul style="list-style-type: none"> <li>i. Policies 14.1.1.1 to 14.1.1.8 (as above)</li> </ul>
c. 14.1.3 Objective – Housing distribution and density	Achieved through: <ul style="list-style-type: none"> <li>i. Policies 14.1.1.1 to 14.1.1.8 (as above)</li> </ul>
d. 14.1.4 Objective Strategic infrastructure	Achieved through: <ul style="list-style-type: none"> <li>i. 14.1.4.1 Policy – Avoidance of adverse effects on strategic transport infrastructure</li> </ul>
e. 14.1.5 Objective – High quality residential environments	Achieved through: <ul style="list-style-type: none"> <li>i. 14.1.5.1 Policy – Neighbourhood character, amenity and safety</li> <li>ii. 14.1.5.2 Policy – Scale of home occupations</li> <li>iii. 14.1.5.3 Policy – Character of low and medium density areas</li> <li>iv. 14.1.5.4 Policy – Best practice for health, building sustainability, energy and waste efficiency</li> <li>v. 14.1.5.5 Policy – Neighbourhood character and residential amenity in residential areas of Banks Peninsula</li> </ul>



	<ul style="list-style-type: none"> <li>vi. 14.1.5.6 Policy – Heritage values in residential areas of Lyttelton and Akaroa</li> <li>vii. 14.1.5.7 Policy – Residential development on the Port Hills</li> <li>viii. 14.1.5.8 Policy – Residential Character Areas</li> <li>ix. 14.1.5.9 Policy – Residential baches</li> </ul>
f. 14.1.6 Objective – Comprehensive planning for new neighbourhoods	<p>Achieved through:</p> <ul style="list-style-type: none"> <li>i. 14.1.6.1 Policy – Comprehensive development</li> <li>ii. 14.1.6.2 Policy – Higher density housing location</li> <li>iii. 14.1.6.3 Policy – Higher density housing to support papakaianga development</li> <li>iv. 14.1.6.4 Policy – Neighbourhood Centres scale and location</li> <li>v. 14.1.6.5 Policy – Parks and open space networks</li> <li>vi. 14.1.6.6 Policy – Stormwater networks</li> <li>vii. 14.1.6.7 Policy – Transport network</li> <li>viii. 14.1.6.8 Nga kaupapa/Policy – Protection and enhancement of sites, values and other taonga of significance to tangata whenua</li> <li>ix. 14.1.6.9 Policy – Separation of incompatible activities</li> <li>x. 14.1.6.10 Policy – Protection and enhancement of natural features and amenity</li> </ul>
g. 14.1.7 Objective – Non-Residential activities	<p>Achieved through:</p> <ul style="list-style-type: none"> <li>i. 14.1.7.1 Policy – Residential character</li> <li>ii. 14.1.7.2 Policy – Local community facilities and services</li> <li>iii. 14.1.7.3 Policy – Existing non-residential activities</li> <li>iv. 14.1.7.4 Policy – Retailing in residential zones</li> <li>v. 14.1.7.5 Policy – Memorial Avenue and Fendalton Road</li> <li>vi. 14.1.7.6 Policy – Non-residential activities in arterial corridors</li> </ul>
h. 14.1.8 Objective – Residential development in Banks Peninsula	<p>Achieved through:</p> <ul style="list-style-type: none"> <li>i. 14.1.8.1 Policy – Character, amenity and identity of Banks Peninsula</li> <li>ii. 14.1.8.2 Policy – Residential townships in Banks Peninsula</li> <li>iii. 14.1.8.3 Policy – Small settlements in Banks Peninsula</li> <li>iv. 14.1.8.4 Policy – Residential Large Lot development in Banks Peninsula</li> </ul>

4. Broadly the objectives and policies seek to address the following key resource management issues:

- a following the principles of urban consolidation, accommodating residential household demand and providing housing choice for the recovery (from the earthquakes) and growth, by;
  - i. increasing the opportunity for new housing development, including affordable homes, within the existing urban area and new greenfield areas; and
  - ii. providing a greater range of housing choice and diversity in terms of design and form; and
  - iii. increasing housing density in and around larger commercial centres; and



- iv. requiring mixed density housing in greenfield residential areas; whilst
- v. controlling infill housing requirements in the outer suburban areas;
- b maintaining and achieving residential character and amenity through controls on buildings appropriate to the anticipated residential environment for the area;
- c managing non-residential activities within residential areas; and
- d managing the effects of residential activities on strategic infrastructure.

5. The policies will be implemented through:

- a Zoning of land to provide for different densities and types of housing development appropriate for the particular area, including the:
  - i. *Residential Suburban Zone* (zoned under Stage 1) – comprising the existing low density zones under the operative City Plan (previously Living 1 Zone) with provision for;
    - A. a residential unit on a site with a minimum area of 450m<sup>2</sup> as a permitted activity;
    - B. a minor residential unit on the same site as an existing residential unit as a permitted activity;
    - C. conversion of an existing elderly persons housing unit into a residential unit as a permitted activity;
    - D. conversion of an existing family flat into a residential unit as a permitted activity;
    - E. replacement of a residential unit demolished due to earthquake damage with two residential units as a permitted activity;
    - F. construction of two residential units on a site vacant before the 2010 and 2011 earthquakes as a permitted activity;
    - G. social housing multi-unit residential complexes comprising up to three units as a permitted activity;
    - H. additional residential units through the resource consenting process generally as a restricted discretionary activity subject to an assessment on matters such as urban design; and
    - I. residential units with more than six bedrooms are a restricted discretionary activity.
  - ii. *Residential Suburban Transitional Density Zone* (zoned under Stage 1) – comprising the operative City Plan Living 2 Zone, being a transition zone between the low and higher density zones, with provision for all those permitted activities as for the Residential Suburban Zone, except that as the zone is intended to



continue to be a transition area, that a greater level of housing density is provided for. The Residential Suburban Transitional Density Zone enables;

- A. a single residential unit to be developed on a site with a minimum area of 330m<sup>2</sup> as a permitted activity;
  - B. multi-unit residential complexes comprising up to three units (i.e. 2 or 3 units) as a permitted activity but noting that the Built Form Standards restrict the height of multi-unit residential complexes to 5.5m or less and single storey only; and
  - C. additional residential units through the resource consenting process generally as a restricted discretionary activity subject to an assessment on matters such as urban design.
- iii. *Residential Medium Density Zone* (zoned under Stage 1) – retaining the existing medium density zones under the operative City Plan (previously Living 3 and 4 Zones, where the Living 4 zones are outside of the central city) and providing for new medium density development within greenfield development areas and around some Key Activity Centres (KACs) and large Neighbourhood Centres, where residential units are a permitted activity except that development is a restricted discretionary activity when it results in:
- A. more than six bedrooms in total within a single residential unit; or
  - B. three or more residential units, or
  - C. one or two residential units on a site smaller than 300m<sup>2</sup> gross site area, or
  - D. one or two residential units resulting in a residential floor area greater than 500m<sup>2</sup>; or
  - E. over 40m<sup>2</sup> of a building is used for other activities.
  - F. Generally, the Built Form Standards for buildings within the Residential Medium Density Zone are limited (as a permitted activity) to 9m or 11m where the pitched roof is at least 22°. This height rule provides for units up to three storeys, being a key difference between the Residential Suburban Zone and Residential Medium Density Zone.
- iv. *Residential Banks Peninsula Zone* (zoned under Stage 1) – these consist, in the main, of the operative Banks Peninsula Zone rules. They have been reformatted into the proposed District Plan format. Non-residential activities that are permitted in the flat land residential zones have been carried over into the Residential Banks Peninsula Zone.
- v. *Residential Conservation Zone* (zoned under Stage 1) - these consist, in the main, of the operative Banks Peninsula Zone rules. They have been reformatted into the proposed District Plan format. Non-residential activities that are permitted in the flat land residential zones have been carried over in the Residential Conservation Zone. The rules that relate to heritage protection remain in the operative plan until they can be addressed as part of Phase 2.

- vi. *Comprehensive Development Mechanism (CDM)* (zoned under Stage 1) – this mechanism was introduced by the LURP on 6 December 2013. It is carried over into the proposed District Plan.
- vii. *Enhanced Development Mechanism (EDM)* (zoned under Stage 1) – this mechanism was introduced by the LURP on 6 December 2013. It is carried over into the proposed District Plan.
- viii. *Residential New Neighbourhoods Zone* (zoned under Stage 1) – New neighbourhood zones have been created at North Halswell, adjacent to Sparks Road and Masham adjacent to the southern side of Buchanans Road.
- ix. *Residential New Neighbourhoods Zone* - All of the areas zoned Living G under the operative plan have been rezoned Residential New Neighbourhood. The Living G Zones under the Operative City Plan and the provisions that relate to them have been reviewed and some operative rules, including the Outline Development Plans, have been carried through in the Residential New neighbourhood Zone. Where Living G areas have been fully developed (or close to), the need for subdivision and development to be in general accordance with an Outline Development Plan (ODP) has been removed, as such provisions are no longer necessary or appropriate. Under Stage 1 some existing completed or nearly completed Living G areas were rezoned Residential Suburban or Residential Medium Density as reflects their consented or built density. These areas were the southern and eastern portions of the former Living G Masham Zone and a large portion of the former Living G Halswell West Zone.
- x. *Residential Hills Zone* – this zone comprises the Living Hills zoned land under the Operative City Plan and some parts of the Living Hills A Zone.
- xi. *Residential Large Lot Zone* – this zone comprises the Living Hills A and B Zones, the Akaroa Hillslopes Zone, and the rural-residential areas of Smarang Bay and Allandale in Banks Peninsula.
- xii. *Residential Small Settlement Zone* – this zone comprises the Small Settlement Zones under the Banks Peninsula District Plan, and the Living Rural Village and Living Rural Settlement Zone under the City Plan. These zones have been merged as all areas principally function as small coastal/rural settlements that are isolated from the main urban areas.
- xiii. *Residential Bach Zone* – this zone comprises that land zoned Living Taylors Mistake Bach Zone under the Operative City Plan.
- xiv. *Guest Accommodation Zone* – this zone comprises the land zoned Living 5 under the Operative City Plan excluding that Living 5 zoned land proposed to be located



within the proposed Accommodation and Community Facilities Zone. Sites within this zone all include existing guest accommodation.

- xv. *Accommodation and Community Facilities Overlay* – This overlay area is proposed in three defined arterial corridor locations, namely along parts of Bealey Avenue, Papanui Road and Riccarton Road. The "Accommodation and Community Facilities Overlay will provide for the development of medium density residential development, guest accommodation and community facilities to a greater scale than provided for in residential areas.
- b Permitted activities providing for appropriate land use activities within residential zones (such as traveller accommodation, care of non-resident children, home occupations, places of assembly and preschool, health care, veterinary and education facilities) and specific controls on some activities to manage the actual and potential adverse effects of these activities on neighbouring properties.
- c A package of Built Form Standards to ensure that residential development is suitable to the context and character of the neighbourhood, contributes to the safety and amenity of the street, and achieves a good level of amenity and safety for the occupants.
- d Two categories of Character Areas and an associated package of rules to manage new development within the identified areas. Category 1 Character areas manage a full range of built form and urban landscape elements that together give an area its special and unique character. Category 1 Character areas have a high level of integrity and cohesiveness. Category 2 Character Areas only manage landscape elements, such as site size to ensure the retention of large tree and garden plantings, landscaping along road frontages, and building and garage setbacks.
- e Rezoning of land from rural to residential purposes at the following locations:
- 6 All remaining Greenfield Priority Areas under the Canterbury Regional Policy Statement Chapter 6, that have not already been rezoned for residential purposes. This include those greenfield blocks known as South-East Belfast, South Halswell, South-East Halswell, South-West Halswell, Hendersons and the remaining part of the Upper Styx Outline Development Plan area
  - 7 Rezoning of the remaining part of the Halswell West Outline Development Plan area to a mix of Residential Suburban Zone and Residential Medium Density Zone.
  - 8 Rezoning of 0.5ha of land at the corner of Murphys Road and Halswell Junction Road from rural to Residential Suburban Zone
  - 9 Rezoning of Special Purpose Hospital zoned sites to the adjoining residential zoned land including where applicable the Residential Suburban Zone, Residential Suburban Density Transition Zone and the Residential Medium Density Zone.
- f Appendix 1 sets out the linkages between all provisions in the chapter.

1. The Council has commissioned technical advice and assistance from various internal and external experts and utilised this, along with internal workshops and community feedback, to assist with setting the plan framework for the proposed Residential chapter provisions. This advice includes the following:

Table 2: Reports commissioned by the Christchurch City Council for the Residential chapter review.

Title	Author	Description of Report
1. DPR of Medium Density Residential Zones around Key Activity and Neighbourhood Centres – Refer to Appendix 4 of this s 32 report.	John Scallan, Christchurch City Council	The purpose of this report is to assess opportunities for new medium density development around Key Activity and large Neighbourhood Centres. This report sets out a methodology and draws conclusions on how different areas can contribute to required intensification targets.
2. Design controls review of built form, character, and amenity provisions – existing flat land residential zones Refer to Appendix 5 of this s 32 report.	Ekin Sakin, Christchurch City Council	This report reviewed the existing City Plan rules relating to the built form, character and amenity. It considers the effectiveness of the rules to achieve the desired outcomes, consistency across all residential zones, and those trends and issues arising from the resource consent process. Recommendations for changes to the rules and a rationale for these changes are proposed in this report.
3. Economic Impact Assessment of Proposed District Plan Residential Chapter Changes to Provisions - Refer to Appendix 6 of this s 32 report.	Eric Assendelft, Christchurch City Council	This analysis assesses the costs and benefits of a number of the proposed changes to the District Plan zones and built form standards. This includes and assessment of new residential medium density zones, the comprehensive development provision, small scale increases in densities, new sustainable building rules, and controls on plot ratio, site coverage, fencing and garages.
4. Evaluating the Effectiveness and Efficiency of the Christchurch City Plan – Project Report 28 January 2011 and Evaluating the Effectiveness and Efficiency of the Banks Peninsula District Plan – Addendum Report 28 January 2011.	Response Planning Consultants Limited	These reports evaluate the effectiveness and efficiency of the policies, rules, or other methods in the Christchurch City Plan and Banks Peninsula District Plan. Refer to s5.11 of the Christchurch report and s3.2 of the Banks Peninsula report.
5. Affordable Housing Work Stream Memorandum	Paul Cottam, Christchurch City Council	Considers the planning and regulatory mechanisms that could encourage affordable and social housing.

6. Urban Edge report - Refer to Appendix 8 of this s 32 report.	Hannah Lewthwaite, Christchurch City Council	This is a landscape assessment of the built interface between the residential and rural areas.
7. Quantity Survey/built costs report - Refer to Appendix 9 of this s 32 report.	Robert Amtmann, Christchurch City Council	This report assesses the difference in building costs between one and two-storey houses.
8. Comparative costs of 'traditional and comprehensive subdivision - Refer to Appendix 10 of this s 32 report.	Shaun Wong, Christchurch City Council	Compares the different process options for subdivision and comprehensive development.
9. Energy Efficiency Building Standards Cost Scoring Report -Refer to Appendix 11 of this s 32 report.	Jasmax Limited	Cost-benefit analysis of the Energy Efficiency Building Standards rating system in the Canterbury context.
10. Rationale for minimum size of neighbourhood parks - Refer to Appendix 12 of this s 32 report.	Kelvin McMillan, Christchurch City Council	This report reviews the minimum requirement for neighbourhood parks to achieve quality and functional neighbourhoods.
11. Review of greenfield growth areas, including reports on: a. First draft Greenfield Residential Subdivision– Urban Design Issues and Recommendation Report b. Draft Greenfield Residential Subdivision– Urban Design Issues and Recommendations Report, and c. Issues Greenfield Residential.	Janet Reeves, Context Urban Design	Critical reviews of greenfield growth areas developed over the last 10-15 years under the operative Living G Christchurch City Plan provisions, with particular focus on poor outcomes and recommended improvements to the District Plan provisions to better achieve higher order objectives and policies.
12. Land Use Survey of Arterial Corridors, July 2014	Jac Chester and Amanda Cockcroft Christchurch City Council	This work reviewed the current land use along four arterial corridors (Bealey Ave, Riccarton Road, Papanui Road and Sherbourne / Cranford Street) to determine the scale of non-residential use in these locations.
13. Christchurch Suburban Character Areas Assessments	BECA and Josie Schroeder of the Christchurch City Council	This work involved both preliminary and more detailed assessments of 34 Special Amenity Areas under the Operative City Plan. The work involved an assessment of each area and the elements located within the private property and public space elements of the streetscape, that gave an areas special character. The assessment conversely identified areas where character elements were not or no longer present, or not consistent across the whole Special Amenity Area.



14. Small Settlement Areas Assessments	Christchurch City Council	This work involved assessments of each small settlement area in Banks Peninsula in regard to growth potential, constraints, environmental values and opportunities. Refer to Appendix 26 of this Section 32 Report.
15. Assessment of population and household growth projections for Banks Peninsula and Land development capacity		

16. In addition to the above reports and advice, the Council has compiled, reviewed and developed a collection of material on residential issues (refer to Bibliography). This information has been used to inform the DPR and this s 32 report.

## 1.5 Consultation

1. Section 7 of this report sets out in detail the issues raised during consultation and identifies where feedback from the consultation has led to any change to provisions. Following is a summary of the key issues raised by stakeholders. A more detailed overview of the feedback received and the Council response is provided in Appendix 13.

- i. *General stakeholders and public* - During the pre-notification stage of the DPR, a number of consultation meetings were held. Stakeholder sessions were held in August 2013 to provide an overview about the direction of the proposed Residential chapter. Subsequent events have been held with the community over February and March 2014 on the draft Commercial chapter. Feedback in the main has been about the proposed intensification (by way of rezoning to the Residential Medium Density Zone) around nine KACs and larger Suburban Centres. The consultation in relation to intensification raised the following concerns:
  - A. that the proposed changes would affect the character and amenity of their living areas;
  - B. higher density in the intensification areas would exacerbate existing traffic problems;
  - C. that the areas of proposed intensification cannot be serviced for infrastructure or that infrastructure is already under pressure;
  - D. levels of service for facilities such as parks and libraries etc would not be maintained in and around the residential intensification areas;
  - E. that intensification in the intensification areas will lead to an increase in crime;
  - F. that intensification in the intensification areas undermine or delay the recovery of the Central City; and
  - G. substantive feedback was also received by retirement village providers who generally supported the restricted discretionary activity status for retirement villages but sought changes to objectives, policies and rules.

ii. *Strategic Partners, Collaborative Advisory Group and Canterbury Joint Officials Group* - Discussions have been held with staff from CERA, Environment Canterbury, and Mahaanui Kurataiao Limited in preparation of the draft chapter to outline the direction of the chapter and to also invite their feedback. A Collaborative Agency Group, comprising representatives of the Canterbury Regional Council, Selwyn District Council, Waimakariri District Council, CERA, New Zealand Transport Agency (NZTA), Ngāi Tahu and the Ministry for Environment (MfE) (in an advisory role), has provided feedback through late 2013 and early 2014. Matters raised in the context of these discussions included:

- A. that the draft rules still appeared to be complex;
- B. that the draft rules (as they were put out for comment in late February) did not appear to reduce consenting;
- C. that not enough attention had been paid to the Iwi Management Plan and the directions that plan takes in relation to manawhenua matters;
- D. Environment Canterbury was generally supportive of the objectives and policies;
- E. that provision needed to be made for temporary infringement of Built Form Standards for earthquake recovery works (can affect insurance claims);
- F. a perception of a disconnection between the proposed Strategic Directions chapter and the proposed Residential chapter;
- G. perception of overreliance on urban design assessment;
- H. New Zealand Transport Agency were generally supportive of the reverse sensitivity Objectives and Policies;
- I. perception that objectives and policies for long term development are loose principles that do not portray a clear vision;
- J. concern at the depth of restrictions on non residential activities;
- K. further consideration needed to be given to the extent of the intensification areas;
- L. concern at the prescriptive nature of the Chapter Package and the number of standards needed to be reduced; and
- M. support for non-notification clauses.



## 2. RESOURCE MANAGEMENT ISSUES

The resource management issues set out in this section have been identified mainly from the following sources:

- primary and secondary research ( refer to attached bibliography);
- public feedback and comment through various sources including the media, public engagement and annual residents' surveys;
- academic press;
- monitoring and review of the operative District Plan's; and
- matters raised in various forums by statutory partners.

### 2.1 Order in Council

2.1.1 The process for the DPR is prescribed by the Order in Council made by Government on 7 July 2014. The Order in Council modifies the Resource Management Act 1991 (the Act) to provide a streamlined process for the review of the Christchurch District Plans and preparation of a replacement District Plan. The Order in Council states that the Council must have particular regard to the Statement of Expectations (schedule 4 of the Order in Council). The relevant expectations for the Residential Chapter include:

*(a) clearly articulates how decisions about resource use and values will be made, which must be in a manner consistent with an intention to reduce significantly (compared with the existing district plans) —*

- (i) reliance on resource consent processes; and*
- (ii) the number, extent, and prescriptiveness of development controls and design standards in the rules, in order to encourage innovation and choice; and*
- (iii) the requirements for notification and written approval;*

*(b) contains objectives and policies that clearly state the outcomes that are intended for the Christchurch district*

*(i) uses clear, concise language and is easy to use*

2.1.2 Overall the provisions proposed in the Residential Chapter respond to the above expectations as follows:

- The Residential Hills, Residential Small Settlement, Residential Large Lot and Residential Bach, Guest Accommodation and the Accommodation and Community Facilities Zones contain minimal development controls based on managing the scale of building development to ensure it is compatible with the surrounding built form, and the visual dominance of buildings on neighbouring properties, namely to protect undue shading and maintain some level of privacy. Unnecessary controls have been removed where they go beyond these.

- For the Category 1 Character Areas the restricted discretionary rule has been designed to ensure only development that occurs within the street interface areas is controlled. Furthermore the resource consent process timeframe and costs will be minimised by not requiring written approvals and shall not be publically notified.
- In regard to Category 2 Character Areas it is likely additional resource consents will be generated in some areas through the proposed provisions. The level of regulatory control proposed may be considered to be overly onerous and unjustified. However if it is desired by the local community to retain those most prominent character elements in their area, this level of regulation will be necessary as non-regulatory methods alone are unlikely to be effective over the long term.
- In regard to the Life-stage Rules, additional resource consents may be generated as the standards under this rule may be difficult to achieve in hillside development. Some of the space allocations to ensure accessible buildings are developed may be difficult to achieve, in particularly the required widths of hallways and pathways, and the space in bedrooms.
- The notification and written approval requirements have only been used for Built Form Standards and some activities where it is a wider policy issue that needs to be considered and where it necessary that the community is given the opportunity to submit on such activities.
- The change from an effects based plan to an activity based plan will inevitably result in resource consents for certain activities that have effects that need to be managed through a consenting framework.

## 2.2 Strategic planning documents

1. Many issues are of a strategic nature and therefore consideration has already been given to the strategic policy direction in higher order documents that have been carried through into the proposed Strategic Directions chapter.
2. Those strategic matters and provisions that have been specifically given effect to or had regard to in this chapter are summarised in the table below and are set out in full in Appendix 2. These documents already broadly identify the resource management issues for the district and provide the higher level policy direction to resolve these issues.
3. The proposed Strategic Directions chapter also contains higher order objectives and policies to reflect the outcomes sought in a number of strategic planning documents. An assessment of these objectives and policies is contained within the s 32 Strategic Directions report. Those objectives and policies within the Strategic Directions chapter that guide this chapter are set out under Appendix 1. It is noted that the assessment of Stage 2 provisions and section 32 assessment is guided by the policy direction contained in Chapter 3: Strategic Directions contained in the notified version dated 27 August 2014. The submissions on the Stage 1 priority chapters, including Chapter 3: Strategic Directions have been considered by the Independent Hearings Panel. No decision had been released on the Strategic Directions chapter. A further assessment may be required to consider any consequential amendments to the Strategic Directions following the decision of the Independent Hearings Panel.



Table 3: Higher order and guiding documents relevant to the Residential chapter.

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Document (Statutory obligation in brackets)	Relevant provisions the Residential chapter is required to take into account/give effect to
1. The CRPS - <i>proposed District Plan must give effect to</i>	a. <i>Chapters 5 and 6<sup>1</sup></i> Directs that residential growth is to be consolidated, integrated land use and infrastructure development, focused within existing urban areas, and provides for a range of house options (choice) and achieves good urban design.
2. The Canterbury Earthquake Recovery Strategy – <i>proposed District Plan must not be inconsistent with</i>	The Recovery Strategy lists six components of recovery each with associated goals. Those goals that are given specific effect to in this chapter are: <ol style="list-style-type: none"> <li>a. facilitating a timely and efficient recovery, including intervening where necessary to remove impediments, resolve issues and provide certainty;</li> <li>b. supporting people, in particular those facing hardship and uncertainty, by providing quality housing, education and health services;</li> <li>c. acknowledging and celebrating the rich and diverse Ngāi Tahu, colonial and other heritages and connections;</li> <li>d. supporting innovative urban design, buildings, technology and infrastructure to redefine greater Christchurch as a safe place for the future;</li> <li>e. rebuilding infrastructure and buildings in a resilient, cost effective and energy efficient manner;</li> <li>f. zoning sufficient land for recovery needs within settlement patterns consistent with an urban form that provides for the future development of greater Christchurch; and</li> <li>g. having a range of affordable housing options connected to community and strategic infrastructure that provides for residents participation in social, cultural and economic activities.</li> </ol>
3. The LURP– <i>proposed District Plan must not be inconsistent with</i>	a. <i>Actions 2, 7, 11, 19, 42 and 45</i> Directs the DPR to provide for housing choice, affordability, <u>community facilities</u> , intensification, revitalising neighbourhood centres, improved accessibility, the building of new communities, and streamlining regulation.
4. The Mahaanui Iwi Management Plan (IMP) – <i>proposed District Plan must have regard to</i>	a. Directs that participation and particular interests of Ngāi Tahu Papatipu Runanga are recognised and provided for in urban and township planning. Recognising and providing for sites and places of importance and special values to tangata whenua. Recognising and providing for papakāinga and marae, and activities through including objectives that specifically identify the importance of papakāinga development to the relationship of Ngāi Tahu and their culture and traditions to ancestral land; and zoning and housing density policies and rules that are specific to enabling papakāinga and mixed use development; and that avoid unduly limiting the establishment of papakāinga developments through obligations to avoid, remedy or mitigate adverse effects on the environment.

<p>5. Greater Christchurch Urban Development Strategy and Action Plan 2007 – (UDS) - 2010 Action Plan – <i>proposed District Plan should have regard to</i></p>	<p>a. Promotes integrated land use and infrastructure development, an appropriate housing mix, and housing that is affordable, sustainable, of a high quality and accessible to key services. Ensuring neighbourhoods are safe and that houses provide for multigenerational and extended families.</p>
<p>6. South West Area Plan (SWAP) – <i>proposed District Plan should have regard to</i></p>	<p>a. The objectives in the SWAP are of particular relevance to new Greenfield development, both for residential and business development. SWAP provides direction for the comprehensive and integrated development of some 8000ha of land in the south-west of Christchurch. SWAP contains goals, objectives and policies, including detailed plans for new growth areas, to support the development of residential land to accommodate some 12,000 new households and over 300 hectares of new business land.</p>
<p>7. Belfast Area Plan (BAP) – <i>proposed District Plan should have regard to</i></p>	<p>a. The objectives in BAP are of particular relevance to new greenfield development, both for residential and business development. BAP provides direction for the comprehensive and integrated development of some 1350 hectares of land in northern Christchurch. BAP contains goals, objectives and policies, including detailed plans for new growth areas, to support the development of residential land to accommodate some 2,500 new households and 98 hectares of new business land.</p>
<p>8. Suburban Centres Master Plans – <i>proposed District Plan should have regard to:</i></p> <ul style="list-style-type: none"> <li>a. Lyttelton – adopted</li> <li>b. Sumner – adopted</li> <li>c. Linwood – adopted</li> <li>d. Sydenham – adopted</li> <li>e. Ferry Road – yet to be adopted</li> <li>f. Selwyn Street – adopted</li> <li>g. New Brighton – yet to be adopted</li> <li>h. Edgeware – yet to be adopted</li> </ul>	<p>a. Master plans provide a very broad plan of how suburban centres would ideally be arranged through their rebuild and recovery. There are actions contained within the Sydenham, Ferry Road, Main Road, Sumner, and Lyttelton Master Plans that have specific actions for the DPR. Refer to the following specific actions for more detail: Lyttelton Actions B1 and B2, Sydenham B3, Ferry Road FR2 and CE1, Main Road CCH6 and Sumner P2. 1-3, P3.1.</p>

<sup>1</sup> New Chapter 6 inserted on 7<sup>th</sup> December 2013 pursuant to section 24(1)(a) and (b) of the Canterbury Earthquake Recovery Act 2011.

9. New Zealand Urban Design Protocol	a. The New Zealand Urban Design Protocol is a voluntary commitment to specific urban design initiatives by signatory organisations, which include central and local government, the property sector, design professionals, professional institutes and other groups. Christchurch City Council is a signatory to the New Zealand Urban Design Protocol.
10. Ministry of Justice Guidelines for Crime Prevention Through Environmental Design (2005)	a. Sets out a framework for incorporating crime prevention into quality urban designs. Principles include safe movement and connections; See and be seen; clear and logical and orientation; eyes on the street; showing a space is cared for; well-designed, managed and maintained environments; and using active security measures.
11. Health in all Policies Approach	a. An approach to public policies across sectors that systematically takes into account the health implications of decisions, seeks synergies, and avoids harmful health impacts, in order to improve population health and health equity.

## 2.2 Accommodating residential household demand and providing housing choice for the recovery and growth.

### **RESOURCE MANAGEMENT ISSUE 1 – Accommodating residential household demand and providing housing choice for the recovery and growth.**

1. This issue comprises several components, some of which touch on other issues:
  - a. how much urban growth is needed to 'accommodate demand' and enhance affordability?
  - b. where should that growth go?
  - c. how much should be 'new development' as opposed to 'redevelopment and infill'?
  - d. how is housing choice to be incorporated into zoning provisions? and
  - e. how is recovery housing different from growth housing?
  
2. Policy direction for the provision of residential development and redevelopment is provided for under the CRPS under chapters 5 and 6, and the proposed District Plan's Strategic Directions chapter. More specifically they direct that: greenfield expansion occurs in specific locations adjacent to the current urban edge; greenfield areas provide a range of housing types and densities; increased density occurs within and around the Central City, KACs and large Neighbourhood Centres; and gradual infill occurs across the balance of suburban Christchurch in a manner that is compatible with the valued low density suburban character.

3. Targets for intensification are set under chapter 6 of Objective 6.2.2 under the CRPS. Greenfield areas within Christchurch city are required to deliver 15 household units per hectare. Intensification development within Christchurch city is required to achieve 50 household units per hectare within the Central City and 30 households units per hectare outside of the Central City. Provision is also directed to be made for comprehensive development across multiple or amalgamated sites, and the recovery and regeneration of brownfield land through new comprehensive residential, mixed-use or business development is also promoted. An overview of household demand and targets for household growth is provided in Appendix 3.
4. Housing affordability is directed under the CRPS to be addressed by providing sufficient intensification and greenfield development and brownfield redevelopment; and by providing a range of lot sizes, densities and appropriate development controls that support more intensive development (refer to CRPS, chapter 6, Policy 6.3.7(6)). However, there is no indication as to whether there is sufficient land provided to affect affordability levels, or how zoned land becomes ready for housing at a rate that will impact on section prices. Other non-District Plan methods are available and if implemented could improve housing affordability.
5. A further overarching housing issue relates to ensuring that residential development and redevelopment (particularly in greenfield areas where there is greatest opportunity) does not adversely affect tangata whenua values and opportunities to enhance tangata whenua values are realised.
6. Specifically how and where this residential development and redevelopment direction is applied is the main issue for the Residential chapter of the District Plan. The operative plan currently uses zoning and subdivision and residential bulk, location and activity rules to implement the objectives and policies and control the effects of subdivision and land-use activities. The Banks Peninsula District Plan also contains specific zoning for residential development and provisions concerning subdivision and residential development. Both Plans were prepared in the context of the older and less directive RPS (1998 version) which has now been superseded by the CRPS. Some changes to the Christchurch City Plan have already been made through the LURP to address housing recovery issues (i.e. enabling one house to be converted to two and two houses to replace one house that has been demolished as a consequence of the earthquakes). Both district plans can however be strengthened further to address recovery issues relating to housing, in particular with regard to housing supply, choice and density.
7. The distinctions between different residential zones are important to maintain in order to provide for diverse living environments and to protect the essentially different characters of areas of the City. Providing for different densities in identified locations respects the existing built form and relationship between open space and buildings.
8. Several suburban centres already have medium density zoning located nearby, in particular Riccarton, and to a lesser extent Northlands Papanui, Merivale, and New Brighton. These medium density areas have experienced varying degrees of redevelopment over the last twenty years, with Riccarton and Merivale in particular having largely transitioned to a medium density environment. In order to enable the further



advancement of the strategic consolidated approach to commercial development and intensification of residential areas, and to give effect to a number of the directions set out in the LURP and the provisions of the CRPS, a review of the Living 3 and 4 zones is required. This is particularly important around the proposed Key Activity Centres and large neighbourhood centres (refer to the Section 32 for the Commercial Chapter) to ensure that sufficient land is zoned for medium density housing to achieve the intensification targets under the CRPS.

9. Managing change within the existing urban area is a significant local community issue, as increasing density will substantially change the character and amenity of existing areas. This is particularly so for those areas proposed to change from a Living 1 or 2 Zone (currently low to medium density areas) to the proposed Residential Medium Density Zone (comparable with the existing Living 3 and 4 Zones). Some change is inevitable and necessary, however Council can ensure appropriate controls on land-use activities and subdivision are in place to make sure the quality of land development and redevelopment is of a high quality. Council can also ensure that whilst provision is made for some non-residential activities (i.e. retailing) to establish within and service residential areas, that the adverse effects of these activities are avoided or mitigated.
10. Managing the effects of greenfield development and ensuring such development achieves best practice in terms of urban planning, has been a strong focus for the Council for the last 10 years. The Council through its South-West Christchurch and Belfast Area Plans, and a number of private requests and plan changes, have set high standards for Greenfield subdivisions. Many of the Greenfield areas rezoned over the last 10 years have been developed and/or subdivision and land-use consents granted. However, a major district plan issue is the sheer number of Greenfield related objectives, policies and rules; the minor inconsistencies between some provisions; and the repetitiveness of some objectives and policies. This has been caused through a series of rezoning decisions where the scope of the proposed Plan Change has been limited, thereby requiring new provisions being developed for a specific area. Notwithstanding this, the policy direction for many of the provisions is still sound and justified against the higher order planning directives for integrated planning; comprehensive development and ensuring a broad range of housing opportunities are provided for through the District Plan. The Councils focus for the DPR in terms of Greenfield development will be particularly around streamlining provisions, resolving inconsistencies, as well as reviewing the effectiveness and efficiency of some policies and rules.

## 2.3 Maintaining and achieving good residential character and amenity

### **RESOURCE MANAGEMENT ISSUE 2** - Maintaining and achieving good residential character and amenity

1. Maintaining and achieving good residential character and amenity is recognised in a number of higher order documents. It is an important contributor to achieving a good quality of life for individuals, but is also important for the wider District, as quality urban environments attract and retain residents and help set apart one District from another.



2. The Christchurch City Plan already contains a number of existing provisions regarding character and amenity. Broadly, the direction of the current City Plan seeks to provide good quality building and site design to achieve a high level of amenity throughout the living areas of the City. Policies reinforcing this approach are directed to matters such as street scene, open space, and access to sunlight and daylight. The Plan uses bulk, location and activity rules as triggers to control and assess residential development where the permitted standards for these provisions are exceeded. The Banks Peninsula District Plan also contains provisions concerning residential amenity. These focus primarily on size, form and location in a similar manner to the Christchurch City Plan.
3. Plan Change 53 (Living 3 and 4 Zone Urban Design and Amenity) was made operative in 2012. This began a process of embedding qualitative urban design considerations issues within the Christchurch City Plan for established urban areas. It introduced a requirement that all multi unit developments or development on small sites should be subject to an urban design assessment. This change fundamentally altered the way in which the Council, site owners and developers needed to interact. Good design is based on dialogue about solutions that deliver attractive functional places rather than just buildings on sites. However, PC53's emergence coincided with a period of unprecedented design and planning activity in Christchurch arising from the 2010 and 2011 earthquakes. The need for good design can incur greater up-front costs to owners and developers. The main challenge is to ensure that any additional costs are essential to achieving good design and the overall benefits (i.e. more valuable property and building, energy savings and health benefits) outweigh initial costs. Both certainty and clarity in the planning process is needed, in particular to demonstrate the need for and benefit of good design, and how this is to be achieved. Providing clarity and certainty about urban design requirements are reflected in Action 2 of LURP (the LURP) and a fundamental review of rules and assessment matters is consequently needed.
4. The issue is where to strike the balance between achieving good urban design and ensuring land development and redevelopment is not unnecessarily constrained. The policies and package of rules need to ensure there is adequate development potential of land and sites, but that any redevelopment and development is of a standard that can achieve a good level of residential amenity for the local neighbourhood. As a general principle, as density increases there is greater need for quality design to offset the bulk of buildings and consequential loss of open space and garden planting.
5. The City Plan has evolved to create a level of complexity which sometimes makes it difficult to achieve quality urban design. Rules, which if breached, trigger a wide array of different assessment matters which have contributed to development proposals of formulaic designs (i.e. to fit the rules) to avoid costly assessments or notification procedures. The Council has spent considerable time and resources on assessments which in some cases detracted from taking a more positive, proactive approach to support landowners in delivering forms of development the city needed.
6. The City Plan (known as Special Amenity Areas) and Banks Peninsula District Plan (Residential Conservation Zone) have identified areas that are considered to have a special and unique character. Greater controls are currently in place on these areas to manage land development so not to compromise and/or result in a loss of character and amenity.

However the current set of regulatory provisions used to manage areas of special character, have had variable success and the overarching objectives and policies are not always being met. Due to the recent earthquakes and some inappropriate development of sites, some special character areas have lost integrity. One of the key issues is therefore to determine what areas and to what extent these areas still have a high level of integrity in terms of character and amenity. Another key issue concerns the level of regulatory control that is appropriate and necessary to manage character areas into the future.

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## 2.4 Managing non-residential activities within residential areas

### **RESOURCE MANAGEMENT ISSUE 3:** Managing non-residential activities within residential areas to provide for community needs whilst maintaining residential amenity and character

1. Residential areas have always contained a range of non-residential activities as an inherent element of urban residential environments. These activities include schools, churches, healthcare facilities, day-care facilities, community halls, travellers' accommodation such as motels and B&Bs, and a range of corner shops, cafes, and small commercial services. These facilities enable residents to conveniently meet a number of day-to-day needs within their local community and make an important contribution towards suburban amenity and what constitutes a community. Having convenient access to local facilities means residents can walk or cycle and this minimises congestion on the road network and improves the health of the community. Many of these facilities are also not appropriate in commercial centres e.g. schools and churches, or are of sufficiently small scale they will have a minimal effect on retail distribution or the viability of existing commercial centres. There are also a number of activities that whilst residential in nature, do not occur within a residential unit. Examples of such activities include retirement homes, student hostels, women's refuges, and some forms of supervised social housing. These activities are an anticipated part of the residential environment and are more appropriately located within residential areas than in business or rural locations.
2. There is a continued need to balance the benefits that the provision of such facilities and living options provide to neighbourhoods against the need to ensure they are of a size and scale compatible with a residential location. The existing policy direction under both district plans is one of enabling and providing for these facilities (although the Banks Peninsula District Plan is slightly more conservative), subject to residential amenity and coherence being maintained.
3. The Council has reviewed resource consent data relating to non-residential applications and the monitoring report prepared in 2012 by Response Planning. This review showed the majority of non-residential applications are granted with generally consistent conditions relating to limits on the scale of the activity, hours of operation, and noise. Despite the existing plan enabling community facilities and travellers' accommodation, the majority of such proposals require resource consents that in turn are generally granted, subject to a reasonably standard set of conditions. The key issue for the review therefore, is whether the thresholds for triggering resource consents can be relaxed (i.e. reducing consenting requirements) whilst not adversely affecting residential amenity or the viability of commercial centres.

**RESOURCE MANAGEMENT ISSUE 4:** Managing the effects of residential activities on strategic infrastructure

1. The key issue concerns the potential conflict that can exist between some land use activities and the efficient functioning of key strategic infrastructure assets in the district. The issue can be seen in terms of reverse sensitivity effects, particularly where the presence of sensitive land use activities establish close to the infrastructure asset and become adversely affected by the assets operations. This can result in pressure to restrict the assets operations, potentially to the detriment of the assets short and longer-term viability, growth and development. Particular strategic infrastructure that is potentially affected includes the Christchurch International Airport, the Port of Lyttelton and the strategic road and rail networks. Management of this issue is crucial to the recovery of Christchurch and to the long-term economic development of the wider region.

**2.6 Providing for non residential activities in corridor locations.**

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**RESOURCE MANAGEMENT ISSUE 5: *Providing for non residential activities in corridor locations.***

RMA Issue 3 has already identified that there is a need to balance the benefits of providing for non residential activities (e.g community facilities and visitor accommodation) within residential neighbourhoods with the potential for adverse impacts from this type of development (e.g loss of residential coherence, noise, scale of development etc.)

As proposed in Stage 1 of the Residential Chapter, the preferred approach was that these activities can be provided for where they are of a size and scale to be compatible with a residential location. In terms of a rules package, this has meant that where they are small e.g facilities such as doctors or B&B up to 200sqm, they are permitted.

An assessment of the location of existing Living 5 Visitor Accommodation sites and an appreciation of the continuing demand for non residential uses has prompted a review of arterial corridors. This work provided an understanding of the existing context of these locations i.e how significant is the scale of these non residential activities and to what degree have these activities compromised the residential character and coherence in these locations.

The land use survey work indicated that non residential development in the corridors includes commercial (retail and office), community facilities and visitor accommodation. Many of these non residential activities have been consented in residential zoned sites along the corridors. Results from the land use survey indicated that in three locations (Bealey Ave and parts of Riccarton and Papanui Roads), the residential character and coherence has been significantly affected by these non residential uses.

The key issue to address here is the need to balance demand for non-residential activities in residential areas, including corridor areas, whilst retaining support for the broader aims of centres consolidation and residential character (as per Stage 1 of the DPR). The package of rules will need to ensure that activities which compromise the centres approach are resisted in locations outside of centres. In addition, the rules will need to ensure that the amenity values of neighbouring residential owners are not unduly compromised by the enabling of a zone which permits a greater scale of non residential activity (scale and form).

**2.7 Managing the growth and change of townships, small settlements and rural-residential areas in Banks Peninsula**

**RESOURCE MANAGEMENT ISSUE 5: *Providing for the growth and change to residential areas in Banks Peninsula.***

Banks Peninsula has a unique environment that is distinct from Christchurch City. Even within Banks Peninsula due to the topography and settlement history there is significant variation. The resource management issues that face Banks Peninsula and its residential settlements are not about managing significant urban growth and recovery from the recent earthquakes. The key issues are about managing small incremental changes to settlement areas to support local communities and economic growth in the area, and enable communities to adapt to future expected environmental changes, such as sea level rise. Managing and allowing the changes to residential areas has the potential to result in a significant

change to the character and amenity of the local and wider rural and coastal environments. Clear policy direction is required to ensure future changes are well managed so as to not compromise the community and environmental values of the peninsula, and also to support and enable appropriate growth and change to occur.

In order to appropriately manage growth and change to settlements it is important to recognise the special qualities, functions and constraints of each area. The difference between each residential settlement arises from their local topography, cultural and settlement history, accessibility, coastal relationship, and climatic conditions. Today the settlements offer a range of living opportunities from the urban townships of Lyttelton and Akaroa, to the less populated rural villages and the more isolated smaller coastal settlements.

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### 3. SCALE AND SIGNIFICANCE EVALUATION

- a. The level of detail undertaken for the evaluation of the proposed District Plan provisions has been determined by an assessment of the scale and significance of an issue affected by the proposed District Plan provisions. The scale and significance assessment considers the environmental, economic, social and cultural effects of the issue being considered. In making this assessment regard has been had to the following, namely whether the provisions:
  - a. are of regional or city wide significance;
  - b. impede or promote the city's recovery;
  - c. adversely affect people's health and safety;
  - d. result in a significant change to the character and amenity of local communities;
  - e. have effects on resources that are considered to be a matter of national importance in terms of s 6 of the Resource Management Act;
  - f. adversely affect those with particular interests including Maori (consideration needs to be given to whether there is certainty of effects based on the availability of information to assess benefits and costs);
  - g. limit options for future generations to remedy effects;
  - h. whether the effects have been considered implicitly or explicitly by higher order documents; and
  - i. whether the provisions include regulations or other interventions that will impose significant costs on individuals or communities.
2. The level of evaluation able to be undertaken through this s 32, has been significantly influenced by the truncated process and timeframe for the DPR. The s 32 evaluation will continue to be (informally) updated, in particular in response to recommendations from the Ministers for Canterbury Earthquake Recovery and for the Environment, and submissions from the community and stakeholders.
3. Whilst all of the proposed Residential objectives are addressing significant issues for the district, an extensive evaluation of each objective (in relation to its appropriateness) has not been undertaken. The reasoning for this approach is as follows:
  - a. the direction and outcomes sought under each objective, and the supporting policy framework, has not substantively changed from that proposed under the operative district plans;
  - b. the proposed Residential objectives give effect to and are largely reflective of the provisions contained within the CRPS chapters 5 and 6; and
  - c. the proposed Residential objectives are significantly guided by the proposed Strategic Directions chapter (refer to Appendix 2). The scale and significance of the above Strategic Directions objectives and policies has been assessed under the s 32 report for the Strategic Directions chapter. As the Residential objectives (and some policies) are

an extension of the Strategic Directions, parts of the assessment (relating to scale and significance) under the s 32 report for the Strategic Directions are relevant to the evaluation of the Residential chapter provisions.

4. The evaluation of the policies and rules has focused on those provisions that will result in a substantial change to the management of residential land and are of greatest importance to ensure the objectives of the Residential chapter are achieved. The s 32 has not focused on those provisions that reduce the level of regulatory control unless reducing the level of regulatory control is likely to give rise to adverse effects on the community. Some policies and rules have been evaluated as a package, as they together address a particular issue and seek to meet a specific objective. Some rules may implement more than one policy, for example site coverage, therefore have been referred to multiple times. Following is a summary of the policies and rules considered to be of a scale and significance to justify a more comprehensive evaluation of options.

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Table 4: Scale and significance assessment of proposed provisions the resource management issue they address

Issue	Provisions evaluated	Scale and significance reasoning
<p>a. Accommodating residential household demand and providing housing choice for the recovery and growth through low density residential development.</p>	<p>i. 14.1.1.1 Policy – Location density and type of housing;</p> <p>ii. Residential Suburban Zone and Built Form Standards relating to site density, building height, site coverage and minimum allotment size;</p> <p>ii. Residential Suburban Density Transition Zone and Built Form Standards relating to site density, building height, site coverage, minimum allotment size, recession planes and outdoor living space;</p> <p>v. Residential Banks Peninsula Zone and Built Form Standards relating to site density, building height, and minimum allotment size.</p> <p>v. Residential Hills Zone and Built Form Standards relating to site density, building height and minimum allotment size.</p> <p>vi. Residential Large Lot Zone and Built Form Standards relating to site density, building height and minimum allotment size.</p> <p>ii. Residential Small Settlement Zone and Built Form Standards relating to site density, building height and minimum allotment size.</p>	<p>An evaluation of the listed provisions has been undertaken as low density residential environments are considered to be a significant matter for the following reasons:</p> <p>A. maintaining low density residential areas is of importance to many residents within Christchurch City and Banks Peninsula. Low density areas are highly valued as they provide housing choice and residential environments that offer larger areas of open space for tree and garden plantings, outdoor living and storage areas;</p> <p>B. consideration needs to be given as to whether existing low density areas are better able to help support the City’s recovery, in particular providing for a greater supply of housing and housing types. This is beyond what has already been provided for within the operative changes directed by the LURP;</p> <p>C. any proposed changes to the rules may potentially adversely affect people’s health and safety;</p> <p>D. any proposed changes to low density residential environments could result in a significant change to the character and amenity of local communities;</p> <p>E. unmanaged changes to low density residential areas could limit options for future generations to remedy effects and continue to offer this type of housing choice; and</p> <p>F. unmanaged changes to low density residential areas could impose significant costs on individuals or communities. If rules are inappropriately relaxed these could lead to costs on adjoining neighbours. If greater regulation is unnecessarily proposed this could lead to costs on property owners and developers. If no changes are made to the rules this could fail to ensure land use development achieves the higher level objectives and policies.</p>
<p>b. Accommodating residential household</p>	<p>i. 14.1.1.1(f) Policy – Location density and type of housing;</p>	<p>A. This matter is of significant relevance to large areas of the existing urban area.</p>

<p>demand and providing housing choice for the recovery and growth through social housing, infill development and multi-unit residential complexes.</p>	<ul style="list-style-type: none"> <li>ii. 14.1.1.2 Policy – Provision of social housing;</li> <li>iii. 14.1.1.4 Policy – Recovery housing;</li> <li>iv. 14.1.1.5 Policy – Recovery housing – higher density comprehensive redevelopment;</li> <li>v. 14.1.1.6 Policy – Recovery housing – social housing redevelopment;</li> <li>vi. Residential Suburban Zone – Permitted activities, including those relating to multi-unit Residential Complexes and social housing multi-unit residential complexes;</li> <li>vii. Residential Suburban Zone Built From Standards relating to multi-unit residential complexes and social housing multi-unit residential complexes;</li> <li>iii. Enhanced Development Mechanism; and</li> <li>ix. Community Housing Redevelopment Mechanism</li> </ul>	<ul style="list-style-type: none"> <li>B. This matter is of importance to the City’s recovery, in particular to provide adequate opportunity for new housing.</li> <li>C. Inadequate housing to meet recovery needs will adversely affect people’s health and safety.</li> <li>D. Any proposed changes to the zones or rules could result in a significant change to the character and amenity of local communities.</li> <li>E. Any changes to low density residential areas could impose significant costs on individuals or communities. If rules are relaxed these could lead to costs on adjoining neighbours. If greater regulation is proposed this could lead to costs on property owners and developers.</li> </ul>
<p>c. Accommodating residential household demand and providing housing choice for the recovery and growth through medium density residential development.</p>	<ul style="list-style-type: none"> <li>i. 14.1.1.1(b), (c) and (d) Policy – Location density and type of housing;</li> <li>ii. Residential Medium Density Zone; and</li> <li>iii. Residential Medium Density Zone Built Form Standards relating to Height, Site Coverage and Allotment Size.</li> </ul>	<ul style="list-style-type: none"> <li>A. Residential Medium Density Zones exist and are also proposed in many locations across Christchurch City. Whilst they are focused on particular areas, the potential effects of medium density housing are significant is not appropriately located and potential adverse effects managed.</li> <li>B. This matter is of importance to the city’s recovery, in particular to provide adequate opportunity for new housing.</li> <li>C. Inadequate housing to meet recovery needs will adversely affect people’s health and safety.</li> <li>D. Any proposed changes to the zones or rules could result in a significant change to the character and amenity of local communities.</li> <li>E. Any changes to residential areas could impose significant costs on individuals or communities. If rules are relaxed these could lead to costs on adjoining neighbours. If greater regulation is proposed this could lead to costs on property owners and developers.</li> </ul>

<p>d. Accommodating residential household demand and providing housing choice for the recovery and growth through new residential neighbourhoods</p>	<p>i. 14.1.6.1 Policy – Comprehensive Development  ii. 14.1.6.2 Policy – Higher density housing location  iii. 14.1.6.3 Policy – Higher density housing to support papakainga development  iv. 14.1.6.4 – Neighbourhood centres scale and location  v. 14.1.6.5 Policy – Parks and open space networks  vi. 14.1.6.6 Policy – Stormwater networks  vii. 14.1.6.7 Policy – Transport network  viii. 14.1.6.8 Nga Kaupapa / Policy – Protection and enhancement of sites, values and other taonga of significance to tangata whenua  ix. 14.1.6.9 Policy – Separation of incompatible activities  x. 14.1.1.1(b), (c) and (d) Policy – Location density and type of housing  xi. Residential New Neighbourhood Zone  xii. Residential New Neighbourhood Zone Built Form Standards relating to height, site coverage and allotment size  xiii. 8.1.2.2 Allotments  xiv. 8.1.2.4 Sustainable design and resilience  xv. 8.1.2.5 Integration and connectivity  xvi. 8.1.2.6 Open space  xvii. 8.1.2.8 Additional subdivision design for greenfield areas.  xviii. And all supporting rules as defined in Appendix 1.</p>	<p>A. Residential New Neighbourhood Zones are proposed in greenfield growth areas identified in the CRPS.  B. Whilst they are focused on particular areas, the potential effects of the mixes of activities and type of housing have the potential to be significant if not appropriately located and potential adverse effects managed.  C. This matter is of importance to the City’s recovery, in particular to provide adequate opportunity for new housing.  D. Inadequate housing to meet recovery needs will adversely affect peoples health and safety.</p>
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	<p>xix. Residential Established New Neighbourhoods Zone and Built Form Standards and minimum allotment size</p>	
<p>e. Maintaining and achieving good residential character and amenity within Residential Suburban, Residential Small Settlement, Residential Hills, Residential Large Lot and Medium Density zones</p>	<p>i. 14.1.5.8 Policy – Neighbourhood Character, Amenity and Safety</p> <p>ii. 14.1.5.9 Policy - Character of low and medium density areas</p> <p>iii. Built Form Standards for these areas/zones relating to:</p> <ul style="list-style-type: none"> <li>▪ site density</li> <li>▪ maximum gross floor area of buildings</li> <li>▪ building height</li> <li>▪ site coverage</li> <li>▪ road boundary building setback garages and other buildings</li> <li>▪ fencing in the road boundary setback, garages and driveways</li> <li>▪ outdoor living space</li> <li>▪ parking areas</li> <li>▪ minimum Energy Efficiency Building Standards and Life mark rating</li> <li>▪ daylight recession planes</li> <li>▪ minimum building setbacks from internal boundaries</li> <li>▪ minimum setback and distance to ground level for windows and balconies</li> <li>▪ tree and garden planting</li> <li>▪ service, storage and waste management spaces</li> <li>▪ maximum impervious surface on a site connected stormwater network</li> <li>▪ fences and screening structures</li> <li>▪ ground floor habitable space</li> </ul>	<p>A. Residential character, amenity and quality are city-wide issues relevant to all residential zones.</p> <p>B. Poor quality residential environments will impede the City's recovery as the City may fail to retain and attract residents, workers and tourists.</p> <p>C. Poor quality residential environments adversely affect peoples health and safety.</p> <p>D. The level of expected new development and redevelopment of existing urban areas in the short to medium term will result in a significant change to the character and amenity of local communities.</p> <p>E. Residential character, amenity and quality are matters particular regard should be given to under Section 7 of the Resource Management Act.</p> <p>F. The quality of residential environments is of interest and concern to many organisations and Maori (refer to matters contained within the Iwi Management Plan).</p> <p>G. Once development and redevelopment has occurred there are limited options for future generations to remedy effects.</p> <p>H. Residential character and amenity are matters explicitly required to be considered by the CRPS.</p> <p>I. Any changes to residential areas could impose significant costs on individuals or communities. If rules are relaxed these could lead to</p>

	<ul style="list-style-type: none"> <li>▪ building overhangs</li> <li>▪ minimum unit size</li> <li>▪ acoustic insulation.</li> </ul>	costs on adjoining neighbours. If greater regulation is proposed this could lead to costs on property owners and developers.
f. Maintaining and achieving good residential character and amenity through adopting best practice for health, building sustainability, energy and water efficiency	i Built Form Standards – Minimum energy efficiency building standards and Lifemark rating for new buildings within all Residential Zones.	<p>A. Ensuring new buildings are built sustainably and achieve necessary standards to be energy and water efficient, are city-wide issues relevant to all residential zones.</p> <p>B. Poor quality buildings will not achieve the LURP direction to develop resilient, cost-effective, accessible housing.</p> <p>C. Poor quality homes adversely affect peoples health and safety.</p> <p>D. The level of expected new development of redevelopment in the short to medium term, provide significant opportunity for the District housing stock to be improved, setting the District apart from other cities and townships within New Zealand.</p> <p>E. Energy and water efficiency are matters particular regard should be given to under s 7 of the RMA.</p> <p>F. A quality living environments is a matter explicitly required to be achieved under the CRPS (Objective 6.2.3 Sustainability, Policy 6.3.2(6)).</p> <p>G. The quality of buildings is of interest and concern to many organisations and Maori (refer to matters contained within the Iwi Management Plan).</p> <p>H. Once development and redevelopment has occurred there are limited options for future generations to remedy effects.</p> <p>I. Any changes to residential areas could impose significant costs on individuals or communities. If rules are relaxed these could lead to costs on adjoining neighbours. If greater regulation is proposed this could lead to costs on property owners and developers.</p>
ii Managing Non-residential Activities within residential areas to provide for community needs whilst maintain	<p>i. 14.1.1.3 Policy – Non-household residential accommodation, retirement villages and provision of housing for elderly persons;</p> <p>ii. 14.1.5.2 Policy – Scale of home occupations;</p> <p>iii. 14.1.7.1 Policy - Residential character</p>	<p>A. Providing for these activities within residential areas is of city wide significance and of importance to all local communities.</p> <p>B. These policies and rules will be of relevance to temporary businesses that have re-established within residential zones and wish to remain in the longer term.</p>

<p>residential amenity and character.</p>	<ul style="list-style-type: none"> <li>iv. 14.1.7.2 Policy – Local community facilities and services;</li> <li>v. 14.1.7.3 Policy – Existing non-residential activities;</li> <li>vi. 14.1.7.4 Policy – Retailing in Residential Zones;</li> <li>vii. 14.1.7.5 Policy – Memorial Avenue and Fendalton Road;</li> <li>viii. Residential Suburban Zone – 14.2.2.1 Listed permitted activities;</li> <li>ix. P2 – Travellers’ accommodated for tariff within a residential unit</li> <li>x. P3 – Care of non-resident children within a residential unit in return for monetary payment to the carer</li> <li>xi. P6 – Home occupation</li> <li>xii. P7 – Preschool facility</li> <li>xiii. P8 – Healthcare facility</li> <li>xiv. P9 – Veterinary care facility</li> <li>xv. P11 – Temporary military or emergency service training activities</li> <li>xvi. P12 – Market gardens, community gardens, and garden allotments</li> <li>xvii. P13 – Storage of heavy vehicles</li> <li>xviii. P14 – Dismantling, repair, or storage of motor vehicles and boats</li> <li>xix. P15 – Places of assembly</li> <li>xx. 14.2.2.2 Listed restricted discretionary activities</li> <li>xxi. RD2 – Student hostels owned or operated by a secondary or tertiary education and research activity</li> </ul>	<p>C. Inappropriately located, scaled, designed activities can adversely affect people’s health and safety.</p>
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	<ul style="list-style-type: none"><li>xxii. RD3 – Creation of stormwater drainage ponding areas within 3km of the edge of the Canterbury International Airport runways.</li><li>xxiii. RD9 – Elderly persons retirement villages</li><li>xxiv. RD10 – Convenience retail activity</li> <li>xxv. 14.2.2.3 Listed discretionary activities</li></ul>	
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#### 4. EVALUATION OF OBJECTIVES

##### 4.1 Evaluation of Proposed Objective 1: Housing Supply

Refer to Stage 1 Section 32 Assessment

##### 4.2 Evaluation of Proposed Objective 2: Residential Recovery Needs

Refer to Stage 1 Section 32 Assessment

##### 4.3 Evaluation of Proposed Objective 3: Housing Distribution and Density

Refer to Stage 1 Section 32 Assessment

##### 4.4 Evaluation of Proposed Objective 4: Strategic Infrastructure

Refer to Stage 1 Section 32 Assessment

##### 4.5 Evaluation of Proposed Objective 5: High Quality Residential Environments

Refer to Stage 1 Section 32 Assessment

##### 4.6 Evaluation of Proposed Objective 6: Comprehensive Planning for New Neighbourhoods

Refer to Stage 1 Section 32 Assessment

## 4.7 Evaluation of Proposed Objective 7: Non-Residential Activities

SCALE AND SIGNIFICANCE	
<p>1. Regard has been had to the following matters in determining the extent of analysis supporting Objective 7 and its subsequent provisions:</p> <ul style="list-style-type: none"> <li>a. non-residential uses are an important part of communities. The potential effects on the residential environment if not well managed could result in adverse effects on the character and amenity of local communities.</li> <li>b. there are some locations where non-residential activities are more suitably located and will have less impact on residential coherence.</li> <li>c. the provisions will positively affect communities but potentially will negatively impact on some existing neighbourhoods and properties. The analysis has taken into account these conflicting outcomes.</li> </ul>	
GENERAL DIRECTION	
<p>2. The direction provided by this objective aims to retain the character of residential areas in the face of increasing pressure to establish commercial and other non residential activities in residential areas. The proposed provisions recognise it is appropriate for residential areas to accommodate various types of other activities for social, economic and cultural reasons but these activities either individually or collectively can have impacts that will adversely affect the quality of the residential environment. There is a need to regulate the scale, location and types of non-residential activities.</p> <p>3. Experience gained from resource consents processes has been an important factor in including this objective, in particular providing clear direction that residential activity is to remain the dominant activity within coherent residential zones. The objectives and policies in the operative City Plan have not provided the necessary framework for managing effects of non-residential activities. This has resulted in numerous cases where consents have been granted despite officers' concerns about the effects on amenity of the neighbourhood.</p>	
OTHER RELEVANT OBJECTIVES IN THE PROPOSED PLAN	
<ul style="list-style-type: none"> <li>4. Objective 1 – Strategic Directions (iv – visitor accommodation reference)</li> <li>5. Objective 2 – Strategic Directions (iv – accessibility to community and tourism facilities)</li> <li>6. Objective 1 (Commercial Zone).</li> </ul>	
OBJECTIVE MOST APPROPRIATE WAY TO ACHIEVE THE PURPOSE OF THE ACT	
Objective	Summary of Evaluation
<p>7. 14.1.7 OBJECTIVE 7 - NON-RESIDENTIAL ACTIVITIES Residential activities excluding defined locations remain the dominant activity in the residential zones and any non-residential activities meet local community needs, and are compatible with and can be accommodated within residential areas.</p>	<ul style="list-style-type: none"> <li>a. The intent of this objective is to enable mainly small-scale activities to establish that are needed to assist residents in meeting their social, cultural and economic needs, but in a manner that retains the overall character of a residential environment. There are two main reasons why this objective is needed. Firstly, to enable residents to have access to goods and services that they may require on a day-to-day basis. Secondly, to minimise the cumulative effects that will ultimately change the character of residential areas if non-residential activities are permitted to establish unabated.</li> <li>b. The alternative of enabling a wider range of non-residential activities may have some validity, for</li> </ul>

	<p>example, in adding some vibrancy to neighbourhoods (as a form of mixed use). However, such an approach does not support the zoning-based system upon which much of the planning framework, including the consents system, is based. A risk of a liberal approach to non-residential activities is an insidious or unplanned expansion of commercial centres and ad hoc development into neighbouring housing areas. Such an approach could undermine both the commercial objectives in the plan and result in gradual erosion of housing stock and residential amenity.</p> <p>c. The objective identifies that some arterial locations (geographically defined) are excluded from the general intent of the objective. The reason for this is that the residential coherence of three defined locations has been compromised significantly (as evident through land use survey work). As such, these locations are better able to absorb a greater scale of non residential activities than other residential areas. In these locations, therefore a greater scale of community facility, guest accommodation or residential development is permissible.</p> <p>This approach assists the overall intent of the non residential objective by recognising that the residential integrity of all residential areas is not equal. It is therefore reasonable to accept a greater level and scale of non residential activities be provided for in some discrete areas. Further by focusing larger scale non-residential activities into more suitable areas, the objective (i.e. to ensure residential activity dominates residential areas) can be achieved.</p>
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4.8 Evaluation of Proposed Objective 8: Residential development in Banks Peninsula

SCALE AND SIGNIFICANCE
<p>1. Regard has been had to the following matters in determining the extent of analysis supporting Objective 8 and its subsequent provisions:</p> <ul style="list-style-type: none"> <li>a. Objectives 1, 2 and 3 were written principally to address growth and recovery issues for the Christchurch City flat lands.</li> <li>b. Banks Peninsula’s environment is unique and sensitive to major changes to residential areas.</li> <li>c. There is a need provide flexibility for communities to adapt to changing environmental conditions and improve community resilience.</li> </ul>

d. Innovative and sustainable building practises provide a unique opportunity to facilitate land development within challenging environmental conditions whilst achieving character, cultural and environmental objectives.

**GENERAL DIRECTION**

2. The intent of this objective and subsequent provisions is to provide some managed scope for existing residential communities to provide for their current and future needs. The provisions under Objective 8 recognise that the issues facing Banks Peninsula are different to those of Christchurch City. Challenges are less about providing for significant growth and more about enabling residential areas to provide for small incremental changes to support the local surrounding rural community. It is about promoting change that improves a communities resilience to changing environmental conditions, all whilst remaining compatible with the rural and coastal character of the area.

**OTHER RELEVANT OBJECTIVES IN THE PROPOSED PLAN**

3. Strategic Directions Objective 3.6.1 Recovery and Long-Term Future of the district and its supporting Policy 3.6.1.5 Development design and quality.

**OBJECTIVE MOST APPROPRIATE WAY TO ACHIEVE THE PURPOSE OF THE ACT**

Objective	Summary of Evaluation
<p>4. OBJECTIVE 8 – RESIDENTIAL DEVELOPMENT IN BANKS PENINSULA</p> <p>a. Growth of and changes to residential townships and settlements:</p> <ul style="list-style-type: none"> <li>i. improves the long term sustainability and viability of the township, settlement and their communities;</li> <li>ii. are compatible with, capture and reflect the unique rural identity, coastal and settlement character of Banks Peninsula;</li> <li>iii. improves the areas’ resilience to future risks to life-safety and property damage from natural hazards; and</li> <li>iv. is innovative and enhances environmental values.</li> </ul>	<p>a. The reason for this objective is to recognise the outcomes sought for Banks Peninsula communities are greatly focused on the long term sustainability, viability and resilience of local communities. Ensuring that new development takes account of the character and identity of the peninsula and each unique area is of great importance to the people of Banks Peninsula. Whilst changes to local areas are not expected to be great in scale, ensuring these changes are considered against clear policy direction that embodies the above, is paramount to maintaining the areas value, identity and uniqueness.</p> <p>b. Including this objective in the District Plan is therefore considered to be the most appropriate means of improving environmental quality and amenity having particular regard to s7 of the Act.</p>

## 5. EVALUATION OF PROPOSED POLICIES, RULES AND METHODS

Section 32 (1)(b) requires an evaluation of whether the provisions are the most appropriate way to achieve the objectives by identifying other reasonable practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions. The assessment must identify and assess the benefits and costs of environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must if practicable quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

### 5.1 Low Residential Density

- a. Policy 1(f): Location density and type of housing;
- b. Residential Suburban Zone and Built Form Standards relating to site density, building height, site coverage and minimum allotment size;
- c. Residential Suburban Density Transition Zone and Built Form Standards relating to site density, building height, site coverage, minimum allotment size, recession planes and outdoor living space; and
- d. Residential Banks Peninsula Zone and Built Form Standards relating to site density, building height, and minimum allotment size.
- e. Residential Hills Zone and Built Form Standards relating to site density, building height, and minimum allotment size.
- f. Residential Large Lot Zone and Built Form Standards relating to site density, building height, and minimum allotment size.
- g. Residential Small Settlement Zone and Built Form Standards relating to site density, building height, and minimum allotment size.

#### 5.1.1 Identification of options

- a. There is no specific direction under higher order documents that low density residential environments continue to be provided for and maintained. It is however surmised that if the intensification of the existing urban area is directed to occur in specified areas (refer to s 6.3 below), that the balance area is not required for significant redevelopment to achieve the household targets set under the CRPS, Objective 6.2.2 – Urban form and settlement pattern. Low residential density areas, often referred to as traditional suburban areas, are well established and valued areas within Christchurch and the townships and settlements of Banks Peninsula. In a recent survey, the top five main reasons residents<sup>2</sup> gave for wanting to stay in the suburbs were (in order of importance) greater amount of private space; greater area for private land, gardens, trees and outdoor living and play; peace and quiet; suitability for family; and greater privacy. There

<sup>2</sup> Christchurch Central City Living Research — Full Report  
Conducted by IPSOS and Christchurch City Council, 2013

will most likely always be a need and demand for low residential environments. It is therefore not a feasible option that low density residential environments are not provided for in some form under the District Plan.

- b. The alternative to not having a low density zone is not considered feasible. The level of infill and scale of new development that is acceptable and provided for within a low density area, has however been reviewed. A greater mix of densities could be provided for, even further than the opportunities for infill development that has been provided for already under the change to the Operative City Plan under LURP. Options have also been considered in relation to the Built Form Standards that control the density of buildings able to be developed on a site. Specific consideration has been given as to what level of regulatory control is appropriate and whether the existing rules should be more permissive.

5.1.2 Policy and rule evaluation

PROVISIONS (POLICY, RULE, METHOD) MOST APPROPRIATE WAY TO ACHIEVE THE OBJECTIVES	
<p>Relevant objectives:</p> <p><i>14.1.1 OBJECTIVE 1: HOUSING SUPPLY</i>  <i>An increased supply that will:</i></p> <ul style="list-style-type: none"> <li>(a) <i>enable a wide range of housing types, sizes and densities;</i></li> <li>(b) <i>meet the diverse needs of the community in the immediate recovery period and longer term including social and temporary housing options; and</i></li> <li>(c) <i>assist in improving housing affordability.</i></li> </ul> <p><i>14.1.2 OBJECTIVE 2: RESIDENTIAL RECOVERY NEEDS</i>  <i>Short-term residential recovery needs are met by providing opportunities for:</i></p> <ul style="list-style-type: none"> <li>(a) <i>An increased supply throughout the lower and residential medium density areas.</i></li> </ul> <p><i>14.1.3 OBJECTIVE 3: HOUSING DISTRIBUTION AND DENSITY</i>  <i>A distribution of different density areas with:</i></p> <ul style="list-style-type: none"> <li>(b) <i>limited additional infill housing in other existing suburban areas to maintain a low density, open and landscaped environment;</i></li> <li>(d) <i>Residential Medium Density development in suitable brownfield areas and on larger suburban residential sites where external impacts on the surrounding areas can be mitigated; and</i></li> <li>(e) <i>integrated provision of infrastructure.</i></li> </ul>	
Provision(s) most appropriate	Effectiveness and Efficiency
<p>Option 2 (Proposed Approach to Low Density Residential Areas)</p> <ul style="list-style-type: none"> <li>1. 14.1.1.1(f) Policy to ensure low density residential environments are maintained within existing suburban residential areas and in the residential areas of Banks Peninsula.</li> <li>2. Establishment of a Residential Suburban Zone that combines the current Living 1 and 2 Zones.</li> <li>3. Establishment of a Residential Suburban Density Transition Zone comprising the</li> </ul>	<p>1. Effectiveness</p> <p>14.1.1.1(f) Policy                      Providing for and maintaining a low density residential environment is still appropriate for large areas of urban Christchurch and the townships of Akaroa and Lyttelton. Low density housing still provides for choice within the housing market; a variety of building designs and styles; and ensures open space and landscape plantings remain strong features of the wider suburban environment.</p>



current Living 2 Zone to provide for smaller minimum allotment sizes and more permissive recession planes, and smaller outdoor living space areas.

4. Retaining the Residential Banks Peninsula Zone.
5. Retaining the Residential Conservation Zones (only applying to Lyttelton and Akaroa).
6. Establishment of a Residential Hills Zone comprising the current Living Hills Zone and some small areas currently zoned Living Hills A Zone.
7. Establishment of a Residential Large Lot Zone consolidating zones that provide for sections greater than 1500m<sup>2</sup> on the Port Hills and within Banks Peninsula, and includes part of the current Living Hills A Zone, the Living Hills B Zone and the Akaroa Hill Slopes Zone.
8. Retaining a Residential Small Settlements Zone and consolidating the current Banks Peninsula Small Settlement Zone, Living Rural Village Zone and Living Rural Settlement Zone.

*14.1.1.1 Policy: Location density and type of housing*

*Ensure:*

*f. Low density residential environments in existing suburban residential areas and in the residential areas of Banks Peninsula are maintained but limited opportunities are provided for smaller residential units that are compatible with the low density suburban environment.*

**Zoning**

- a. Residential Suburban Zone (currently Living 1 and 2 Zones );
- b. Residential Suburban Density Transition Zone (currently Living 2 Zone);
- c. Residential Banks Peninsula Zone (currently the Residential Zone under the Banks Peninsula District Plan);
- d. Residential Conservation Zone (currently the Residential Conservation Zone under the Banks Peninsula District Plan); and
- e. Rationalisation of the Living 1 D, E, F and 1B Zones.
- f. Residential Hills Zone (currently Living Hills Zone and part of Living Hills A Zone)
- g. Residential Large Lot Zone (currently Living Hills A and B Zones and Akaroa Hillslopes Zone)
- h. Residential Small Settlements Zone (currently BP Small Settlements Zone,

Low density residential environments are able to be retained as higher densities (to achieve intensification targets) are provided for within the Central City and beyond KACs and large Neighbourhood Centres.

Low density environments are important to retain to offset effects and providing contrast to more dense residential areas. Low density areas provide opportunities for larger tree and garden plantings, slower and often calmer street environments, and a greater sense of openness, all being characteristics that contribute to an effective transition between rural and urban areas, and contribute to Christchurch's Garden City image.

2. Residential Suburban Zone
  - a. The proposed approach to the current Living 1 and 2 Zones is to combine these zones and rename as Residential Suburban Zone. This approach recognises the similarities in residential character of both zones and that a number of existing standards (such as height, site coverage, building setbacks and outdoor living space) were the same or very similar.
  - b. The proposed Residential Suburban Zone provides for a traditional type of housing in New Zealand in the form of single or two-storey predominantly detached or semi-detached houses, with garage, ancillary buildings and provision for gardens and landscaping. The zone provisions provide sufficient scope for future infill and redevelopment at a scale and intensity that does not affect the suburban character of the existing neighbourhoods. Existing houses are able to be converted into two residential units. Also minor (small) residential units are able to build on a site containing a residential unit (which is the main and larger house). A wider range of housing options will enable a typical family home to be retained but also provide greater housing stock for dependent relatives, rental accommodation, and homes more suitable for smaller households (including older persons).
  - c. The Living 1A Zone has been incorporated into the Residential Suburban Zone. The



Living Rural Village and Living Rural Settlement Zone).

Main rules that control housing density:

In the Residential Suburban Zone, the following proposed rules that will achieve and control low density housing include:

- a. Site Density;
- b. Minimum Allotment Size;
- c. Site Coverage;
- d. Building Height;
- e. Recession plane (Residential Suburban Density Transition Zone); and
- f. Outdoor living space (Residential Suburban Density Transition Zone).

Those relating to building setbacks and outdoor living space will also impact on the number of household units that can be developed on a site but to a much lesser extent than those standards listed above.

Definitions

- Accessory building
- Residential activity
- Residential allotment
- Residential unit
- Standalone house

Living 1A Zone was designed as an amenity buffer for residents located adjacent to the rural zone. A review of the landscape rationale for the zone has determined that the lower density buffer has generally not been effective in producing the desired edge. Further the urban boundary has moved in several areas making the Living 1A Zone redundant. The Living 1B zone sits on peat ground conditions. The only real difference between Living 1B and Living 1 is a lower density requirement due mainly to soil conditions. Whilst the lower density is considered to be appropriate, it is considered more appropriate to show the areas as in an overlay rather than entirely separate zones. Living 1D and E are similar in that they reflect on-site conditions relating to stormwater and water supply within a limited set of different rules for each. These too are shown as an overlay in the Residential Suburban Zone. The Living F Zone was a zone created to enable the development of a retirement village. That village is under construction. The rules and development plan are retained in an overlay.

- 3. Residential Suburban Density Transition Zone
  - a. The proposed Residential Suburban Density Transition Zone recognises that the former Living 2 Zone in relation to providing for smaller site sizes is still appropriate for the Living 2 Zone areas. The zone provides for smaller detached housing to be provided for within a suburban environment. This will help enable people to remain within their local community as their personal, family and household circumstances change over time.
  - b. The Residential Suburban Density Transition Zone (operative Living 2 Zone) forms an effective buffer between low and medium density areas (i.e. the proposed Residential Suburban Zone/current Living 1 Zone and the proposed Residential Medium Density Zone/Living 3 Zone). These zones are often located close to amenities and open space, which are two important features that support a more

dense residential environment. By maintaining what is essentially a transition zone, some of the tensions that can arise when situating low density housing directly beside medium density housing, can be avoided. The greater dominance of buildings expected within medium density areas (resulting from more permissive building heights, recession plane intrusions, and smaller outdoor living space and boundary setbacks) can be a significant visual contrast to the character of low and more traditional residential areas. The level of residential activity (people, vehicles and consequently noise) is also often significantly greater and the sense of privacy is much less in medium density areas. A transitional zone effectively softens the change in the built form, and the level of residential activity and privacy between areas.

4. Building height standards for the Residential Suburban Zone, Residential Suburban Density Transition Zone, Residential Medium Density Zone, Residential Banks Peninsula Zone, Residential Conservation Zone, Residential Hills Zone, Residential large Lot Zone and Residential Small Settlement Zone have been carried through from their respective current zones under the operative District Plans. The operative height standards are still considered to be reflective of the built form and density expected for each zone.
5. Rules – Residential Suburban Zone and Residential Suburban Density Transition Zone
  - a. *Site density standards* for the Residential Suburban Zone permit residential buildings to be established on sites with a minimum area of 450m<sup>2</sup>. Subdivision is a restricted discretionary activity (to ensure a variety of subdivision matters are addressed) for allotments of 450m<sup>2</sup> or greater in area. This (450m<sup>2</sup>) area is necessary to maintain the anticipated built and neighbourhood outcome for a low density residential environment. Similarly for the Residential Suburban Density Transition Zone the minimum site size (as a permitted activity) and minimum allotment size (restricted discretionary activity) of 330m<sup>2</sup> is considered

appropriate for a transition zone between low and medium density areas. Whilst buildings are expected to be more dense within the Density Transition Zone, there is still opportunity for tree and garden planting. Adequate setbacks can also be achieved to maintain an open street character and an adequate level of privacy from and for neighbours. Site density smaller than 450m<sup>2</sup> for the Residential Suburban Zone and 330m<sup>2</sup> for the Residential Suburban Density Transition Zone will continue (as in the Operative Plan) to require resource consent as a restricted discretionary activity. This is to ensure matters relating to site design are adequately addressed to avoid or mitigate adverse effects, including cumulative effects, on neighbouring properties. A change from the current approach is however proposed to the trigger for non-complying status. It is proposed that a residential building will become non-complying if the site size is less than 400m<sup>2</sup> within the Residential Suburban Zone. Previously the non-complying trigger was at 420m<sup>2</sup>. The proposed change will enable greater flexibility in site design and avoid a non-complying status for development that is most likely to be acceptable within a suburban area (and generally consistent with relevant objectives and policies).

- b. *Site coverage* - Under the Operative City Plan (Development Standard for Open Space) where the height of all buildings on a site does not exceed 5.5m and is of a single storey, a site coverage bonus of five per cent is allowed (i.e. 40 per cent of the site in the L1 Zone can be covered with impervious surfaces as opposed to 35 per cent, and 45 per cent of the site in a Living 2 Zone as opposed to 40 per cent). This Operative rule encourages larger single storey buildings and whilst the impact is small on neighbours, the cumulative impact of the bonus can be significant. Larger houses often have larger garages and associated hard surfaces which on a small site near the minimum size, end up located on the street side. Cumulatively, larger single storey houses on small sites lead to a greater dominance of garages and hard surfaces and less functional

open space. More impervious surfaces also reduce the potential for passive or on-site stormwater disposal, thereby reducing requirements on existing reticulated services, particularly during heavy rainfall events. In order to encourage two-storey housing with smaller footprints and smaller single-storey houses, the site coverage bonus from the Operative Plan has not been carried through into the proposed chapter.

- b. *Recession planes* – Resource consent analysis (refer to Response Planning Report on Efficiency and Effectiveness) indicates that a significant proportion of resource consents were being required for recession plane intrusions. Most of these were granted on the basis that they did not give rise to significant adverse effects. A change to the operative recession plane rule is considered necessary to reduce the number of resource consents unnecessarily required thereby improving the efficiency of the District Plan. The proposed rule allows for intrusions of 0.2m into the recession plan, mainly providing for intrusions of gutters and eaves. Provision is also provided for solar panels to intrude as the benefits of solar energy are considered to outweigh the minor intrusion that may be required to accommodate these panels.

5. Rules for the Residential Hills Zone, Residential large Lot Zone and Residential Small Settlement Zone that manage site density and building form have been carried through from their respective current zones under the operative District Plans. The operative standards are still considered to be reflective of the built form and density expected for each zone. Further there are no known administrative issues with these standards. In each of these zones the rules that have been included are considered to be necessary to manage the effects on building development on adjoining neighbours (in terms of visual dominance and shading) and the local character and amenity (in terms of building density, provision of open space and again visual dominance of buildings). The Built Form Standards proposed work as a package to ensure that the anticipated character of each zone and maintained, whilst providing sufficient opportunity to redevelop sites.

	<p>5. Efficiency Refer to Appendix 5 Section A for a cost-benefit analysis on Residential Suburban Zones. The following assessment takes account of Appendix 5 and identifies further benefits and costs in relation to the proposed policy, zoning and rule package.</p> <p>6. Benefits</p> <p>a. Policy 1(f) and the zoning approach for low density residential environments provide certainty for residents of the environmental outcomes anticipated for the area and the management approach. Greater certainty leads to more efficient administration and monitoring of the District Plan as the environmental outcomes of the area are well understood. Residential markets respond well and are also more stable when there is greater certainty and confidence in the long-term form and character of an area.</p> <p>b. Low density environments provide for and maintain larger areas for tree and garden planting, which have value in terms of providing shade, maintaining and enhancing biodiversity, and improving street and site amenity.</p> <p>7. Costs</p> <p>a. May result in some existing infrastructure and services not being fully utilised to their available capacity in the short term.</p>
Options less or not as appropriate to achieve the objectives and policies:	
<p>1. Option 1 (Status quo – Current approach to Low Density Residential Areas)</p> <p>Retain existing Living 1 and 2 Zones including the LURP rule amendments.</p>	<p>a. Appropriateness This approach is not significantly different to Option 2, except that Option 2 is an activities-based approach, as opposed to the effects-based approach under the operative District Plan. An effects-based plan can sometimes be less certain on the types of activities that are appropriate. This can lead to more consents required and certainly more time spent in assessing compliance with the District Plan. The current spatial extent of the Living 1 and 2 Zones will theoretically provide sufficient housing opportunities to achieve the required household targets under the CRPS. The</p>

	<p>Operative plan (since greater opportunities have been provided for infill development under the LURP) is also broadly effective in maintaining low density residential environments, whilst ensuring density levels are adequate to effectively utilise existing and planned infrastructure (i.e. supporting public transport and investment into other infrastructure and services). The current approach does include a number of sub-zones, particularly within the Living 1 Zone. As discussed in Option 2 above, the proposed Residential chapter consolidates the number of sub-zones and removes any additional rules that are no longer necessary to manage land-use activities. Option 1 is therefore is less efficient approach.</p>
<p>2. Option 3 (Mixed density approach)</p> <p>Rezone all existing low density zones to provide for a greater mix of housing densities.</p>	<p>a. Appropriateness</p> <p>This approach would not align with the urban structure and density requirements of the CRPS. It would draw intensification away from the Central City and around KACs and large Neighbourhood Centres, thereby not improving the viability and supporting growth of these commercial areas. Concentrating population within appropriate areas provides greater certainty as to where public and private investment should be targeted, which leads to greater efficiencies in expenditure (i.e. the level of investment serves the most number of people). If the districts low density environments are greatly intensified, people seeking such an environment will be displaced into the surrounding Waimakariri and Selwyn districts. Such an approach will lead to less efficient use of existing and planned infrastructure and will not achieve a consolidated urban form. A mixed density approach across wider Christchurch may make more efficient use of some existing infrastructure and services with greater capacity to accommodate more households than is currently being utilised. A mixed density approach may lead to greater adverse effects on adjoining properties as buildings and associated levels of residential activity dominate over another property. There is no certainty for residents as to the long-term local character and amenity, which may in turn adversely impact on the marketability of residential areas.</p> <p>There is limited growth capacity in many of the</p>

	residential small settlement areas due to infrastructure constraints and intensification of these areas could significantly detract from the areas character and amenity.
Risk of Acting or Not Acting	
<p>Comprehensive assessments of housing densities have been undertaken through the development of higher order documents, in particular through the development of the Greater Christchurch Urban Development Strategy and the review of Chapters 5 and 6 of the CRPS. The analysis undertaken supports a directive approach to intensification (predominantly around commercial centres) as being the most appropriate option for accommodating urban growth. Conversely, this approach enables most existing low density residential areas to be maintained without significant change. Changes under the LURP to the operative Christchurch City Plan have also resulted from consideration of housing needs for the recovery and the level of development appropriate within low density residential environments. Community research (namely through the Christchurch Central City Living Research 2013 Report) provides sufficient direction that the communities strongly value low density residential environments. The Response Planning 2011 Reports (refer to Bibliography) that evaluated the effectiveness and efficiency of the Christchurch City Plan and Banks Peninsula District Plan provide an adequate level of assessment of the existing provisions and where improvements should be considered. Further technical reports and assessments have been prepared to assess the effectiveness and efficiency of existing provisions. On this basis it is considered that sufficient information exists about the proposed provisions without the need to take account of the risk of acting or not acting (RMA s 32(4)(b)).</p>	

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5.2 Residential Recovery Needs and Future Multi-Unit Residential Complexes

Refer to Stage 1 Section 32 Assessment

5.3 Residential Medium Density

Refer to Stage 1 Section 32 Assessment

5.4 Policies to maintain residential character and amenity within Residential Suburban and Medium Density zones and Built Form Standards for these areas/zones relating to:

Refer to Stage 1 Section 32 Assessment

5.5 Policy and Rules relating to best practice for health, building sustainability, energy and water efficiency.

Refer to Stage 1 Section 32 Assessment

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5.6 Policy and Rules relating to Non-household Residential Accommodation and Non-Residential activities within Residential Zones

5.5.1 Identification of Options

- a. There is no specific higher order direction beyond the District Plan relating to the provision or management of non-household accommodation or non-residential activities. The proposed direction for the Residential chapter comes predominantly from the proposed Strategic Directions chapter, in particular Policy 3.6.1.1, which promotes the direction that planned new urban areas meet community needs; Objective 3.6.2 which promotes a well-functioning urban form that provides certainty where development can occur and improves people’s connectivity and accessibility to employment, transport, services and community facilities; and Policy 3.6.2.7 Community focal points, which seeks to maintain and enhance the function and viability and public investment into Central City, Key Activity and large Neighbourhood Centres. In addition, Policy 3.6.2.9 Visitor Accommodation identifies that opportunities for visitor accommodation development should be provided in a range of locations where the nature and scale of development is compatible with the surrounding environment. This therefore includes some residential areas dependant on both the character of the area and the type of development sought.
- b. The Residential chapter contains the following proposed objectives that provide direction on non-household accommodation and non-residential activities. Policy and rule options for the District Plan consider more specifically how these higher order objectives can be best achieved and the extent of regulatory intervention that is appropriate.

5.6.2 Policy and rule evaluation

PROVISIONS (RULE, METHOD) MOST APPROPRIATE WAY TO ACHIEVE THE OBJECTIVES AND POLICIES	
Relevant objectives:	
14.1.1 OBJECTIVE 1: HOUSING SUPPLY An increased supply that will:	
<ul style="list-style-type: none"> <li>a. enable a wide range of housing types, sizes and densities; and</li> <li>b. meet the diverse needs of the community in the immediate recovery period and longer term including social and temporary housing options...</li> </ul>	
14.1.5 OBJECTIVE: HIGH QUALITY RESIDENTIAL ENVIRONMENTS High quality, sustainable, residential neighbourhoods which are well designed, have a high level of amenity, and enhance local character.	
14.1.7 OBJECTIVE 7: NON-RESIDENTIAL ACTIVITIES Residential activities remain the dominant activity in the residential zones <u>excluding within defined arterial locations</u> and any non-residential activities meet only local community needs, and are compatible with and can be accommodated within residential areas.	
Provision(s) most appropriate (NB: most relevant parts of policies are <u>underlined</u> )	Effectiveness and Efficiency

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<p>Option 2 (Strengthened rules and moderate control on appropriate non-residential activities)</p> <p><i>14.1.1.3 Policy – Non-household residential accommodation, retirement villages and provision of housing for elderly persons</i> Enable sheltered housing, refuges, student hostels, and elderly persons' retirement home complexes and associated hospice and healthcare facilities to locate throughout residential areas, provided the building scale, massing, and layout is compatible with the character of the surrounding residential environment.</p> <p><i>14.1.5.2 Policy – Scale of home occupations</i> Ensure home occupation activity is secondary in scale to the residential use of the property.</p> <p><i>14.1.7.1 Policy – Residential character</i> Ensure that non-residential activities have minimal adverse effects on residential coherence, character and amenity.</p> <p><i>14.1.7.2 Policy – Local community facilities and services</i> Ensure that community facilities and services within residential areas are limited to those that meet only local community needs.</p> <p><i>14.1.7.3 Policy – Existing non-residential activities</i> To enable existing non-residential activities to continue and limit further on-site redevelopment of non-residential activities.</p> <p><i>14.1.7.4 Policy – Retailing in Residential Zones</i> Ensure that small scale retailing is limited in type and location to appropriate corner sites on higher order streets in the road hierarchy.</p> <p><i>14.1.7.5 Policy – Memorial Avenue and Fendalton Road</i></p>	<p>1. Effectiveness</p> <p><i>a. General discussion</i></p> <p>i. The provision for non-household residential accommodation, provided that design and scale is appropriate to its context, assists in providing housing choice to meet the needs of more vulnerable sections of the community, some cultural groups and non-typical household formations. Non-household residential accommodation includes boarding houses, student hostels, refuges, sheltered housing and retirement villages.</p> <p>ii. The ability to provide community facilities such as community halls, libraries, and places of assembly in appropriate locations as part of residential neighbourhoods enables the community to meet a number of their spiritual and cultural needs in a convenient manner. Working from home and small businesses, are also enabled within Residential Zones, as they too serve local community needs.</p> <p>iii. Non-household accommodation and non-residential activities create vital and functional community structures and can provide valued employment opportunities within local communities. If not appropriately managed however, these activities can erode a residential environment and give rise to numerous complaints from local residents. Matters such as signage, traffic generation and noise are typically the basis of such complaints. The proposed policies and rules have been specifically developed to give effect to the urban form; maintain residential amenity; and control development and activity to ensure it does not compromise the objective to achieve high quality residential neighbourhoods. The proposed policies provide greater direction to the scale and locations of various types of non-household accommodation and non-residential activity. Most importantly the policies clearly state that residential activity is to remain the dominant activity within Residential Zones. The provisions are also designed to effectively support the plan's objectives and policies relating to the distribution of commercial activity and the 'centres-based' approach, which has been adopted directing where new activity should predominantly locate. This approach is</p>
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Maintain the war memorial and visitor gateway roles of Memorial Avenue and Fendalton Road and their very high amenity values, by avoiding the establishment of non-residential activities and associated signage and vehicle parking on sites in residential zones with frontage to these roads.

*14.1 7.6 Policy – Non Residential Activities in Arterial Corridors*

Provide for a mix of medium density housing, community facilities and guest accommodation within defined arterial locations that:

- i. Are within walking distance of the Central City and suburban commercial centres;
- ii. Front onto core public transport routes; and
- iii. Do not have a high level of residential coherence due to existing non-residential development.

Residential Suburban Zone – 14.2.2.1

Listed Permitted Activities:

P2 - Travellers accommodated for tariff within a residential unit;  
 P3 – Care of non-resident children within a residential unit in return for monetary payment to the carer;  
 P6 – Home occupation;  
 P7 –Preschool facility;  
 P8 – Healthcare facility;  
 P9 – Veterinary care facility;  
 P11 – Temporary military or emergency service training activities;  
 P12 – Market gardens, community gardens, and garden allotments;  
 P13 –Storage of heavy vehicles;  
 P14 –Dismantling, repair, or storage of motor vehicles and boats; and  
 P22 – Places of assembly.

14.2.2.2 Listed Restricted Discretionary Activities

RD2 – Student hostels owned or operated by a secondary or tertiary education and research activity;  
 RD3 – Creation of stormwater drainage ponding areas within three kilometres of

required to give effect to the RPS and not be inconsistent with the LURP. The proposed restrictions on the scale, intensity, and location of such activities ensure such facilities are designed and operated in a manner that is compatible with a surrounding residential context in terms of disturbance, traffic generation, and built massing and design.

iv. There are some existing residential areas where residential coherence has already been compromised by a significant level of non residential activity. These locations are on key arterial corridors into the city. These areas have seen a significant level of consents for activities such as health facilities (many of which cater for district, rather than local, catchments), visitor accommodation and commercial services uses. The locational attributes of these areas (good accessibility to both public transport and centres) and their existing low residential coherence mean that they are better able to accommodate a higher level of non residential activity than other 'in tact' residential areas. In addition, the residential amenity values of these areas are limited (eg. location on busy road corridors) and therefore legitimising the use of these areas by non residential activities is a pragmatic use of these sites.

The policies and provisions related to these areas will clearly limit non residential activities to those which will not compromise the centres approach advocated in the commercial chapter. As such, retail and office activities will not be permitted. The built form promoted in these areas will seek a strong connection to the street in order to address the fact that these corridors are important pedestrian and public transport corridors but will still reflect the fact that these sites border residential areas to the rear.

These provisions therefore effectively support the plan's objectives and policies relating to the commercial activity, give effect to the CRPS and are not inconsistent with the LURP.

v. No specific policy directly deals with those activities established under the Canterbury Earthquake Order In Council 2011 (gazetted March 2011). This OIC enabled the Council to permit temporary accommodation for displaced

the edge of the Canterbury International Airport runways;  
 RD9 – Elderly persons retirement villages; and  
 RD10 – Convenience retail activity

14.2.2.3 Listed Discretionary Activities – home occupation, pre-school facilities, health care facilities, education activities, guest accommodation, travellers accommodated for a tariff in a residential unit, care of non-residents children within a residential unit, veterinary care facilities, places of assembly, storage of heavy vehicles, show homes, and dismantling, repair or storage of motor vehicles and/or boats, where it does not meet one or more of the RMA Specific Standards for permitted activities.

Definitions

- Café
- Convenience retail activity
- Corner site
- Elderly persons’ retirement village
- Healthcare facility
- Home occupation
- Place of assembly
- Sheltered housing
- Spiritual facility
- Travellers’ accommodation activity
- Veterinary care facility

Guest Accommodation Zone

- Listed permitted activities
- Restricted discretionary activities
- Discretionary activities
- Definitions

Accommodation and Community Facilities Zone

- Listed permitted activities
- Restricted discretionary activities
- Discretionary activities
- Definitions

businesses that otherwise would not comply with the City Plan. Displaced businesses are able to occupy a site under the Order until April 2016, after which time the requirements of the plan that is Operative at that time. At that time many such businesses may be required to relocate or they can apply to the Council for resource consent to continue their business operations on the temporary site. The proposed policy framework is considered to be adequate to deal with these activities should they seek resource consent in the near future. The onus will be on the existing activities to demonstrate they have a minimal effect on residential coherence, character and amenity, and further that they meet a local community need. Temporary retail activities will also need to demonstrate they are of a scale and in an appropriate location (i.e. located on higher order streets) so not to adversely affect residential coherence, character and amenity. It is recognised that the temporary provisions under the OIC are more permissive than the proposed provisions. As a consequence some temporary businesses may be inconsistent with the proposed District Plan provisions and resource consent may not be forthcoming. This may negatively impact on the short to medium term recovery and viability for such businesses. The proposed policies are however concerned with the long-term quality of a residential environment. It is considered appropriate and necessary that the effects of temporary activities are comprehensively assessed against the proposed policies to ensure the anticipated outcome for residential environments is maintained and achieved.

- vi. *Non-household residential accommodation* - There are a number of types of residential activity that do not occur within a residential unit, for example, retirement homes, student hostels or boarding houses (units with more than six bedrooms). There has been considerable debate and uncertainty regarding how such proposals should be treated in the operative City Plan. It is proposed to make these activities explicitly identified as restricted activities and to differentiate them from residential activities that occur within a residential unit. This will enable the Council to have control over the design, scale, intensity, and adequacy of on-

site outdoor living and car parking spaces to ensure that such development is consistent with a residential context, whilst still acknowledging at a policy level that such living arrangements are an anticipated and accepted part of the residential environment.

*b. Non-residential activities*

- i. In residential areas other than arterial corridors, the plan encourages these activities to locate on minor arterial and collector roads where the existing amenity and context is better able to accommodate small scale non-residential activity. Non-residential traffic generation is less obvious on a busy road compared to a quiet suburban side street (i.e. local roads). Such streets are good places from which to conduct business, due to their accessibility and profile, and conversely are often less attractive places to live due to the noise and disturbance of high traffic levels. It is acknowledged that some facilities, such as preschools, may benefit from being established on local roads as this may offer a safer road environment. On balance however, the proposed locational restrictions are considered to be more appropriate. This is because it is possible through good access and parking design to address safety issues and the potential adverse effects (of non-residential activity) on local character and amenity are likely to be greater within local road environments.
- ii. Non-residential floor areas except in defined arterial locations, are limited to no larger than a typical residential unit as a permitted activity to enable larger facilities to be assessed in terms of their compatibility with the surrounding residential context. The proposed home occupation rule package has been amended to allow internet-based retailing where no customers visit the site and limit the number of non-occupant employees to no more than one, floor area to 40m<sup>2</sup>, and hours of operation when they are open to clients. In defined corridor areas a larger threshold has been applied to recognise for the fact that these areas are more suitably located to absorb the impacts of a greater scale of development ie. fewer impacts on residential character and amenity values.
- iii. In residential zones except for the Guest Accommodation or the Accommodation and Community Facilities Zone, the activity table



makes it permitted for small scale day care and health facilities, and places of assembly to locate on sites with their primary frontage to minor arterial or collector roads where the right turn offset (either informal or formal) is available, but conversely makes such activities fully discretionary where they are located on local roads. This approach helps to ensure that residential amenity and character is maintained, and that non-residential activities are located in more appropriate road environments. In residential zones other than the Guest Accommodation or the Accommodation and Community Facilities Zone, the size of these facilities is limited to no more than 200m<sup>2</sup>, and signage is limited to 1m<sup>2</sup>. The hours of operation are limited to the daytime to reduce disturbances to residential neighbours. The scale of travellers' accommodation is limited to accommodating a maximum of six travellers at any one time, again to ensure the scale of the permitted activity remains compatible with adjoining and adjacent residential properties. Similarly, the care of non-resident children is limited to a maximum of four children.

- iv. In the Guest Accommodation Zone and the Accommodation and Community Facilities Zone a threshold of 500sqm is provided. The hours of operation are limited to working hours and the scale of activities is restricted to that which are suitable in close proximity to a residential zone.
- v. The existing City Plan rule relating to the maintenance of residential coherence is to be largely retained (except for the Guest Accommodation or the Accommodation and Community Facilities Zone) but applied to pre-school facilities, healthcare facilities, veterinary care facilities, education activities, and places of assembly. This rule has two purposes, the first being to ensure that residential properties are left with at least one residential neighbour, and the second being that no more than two non-residential activities can locate in any residential block so as to retain the residential feel of the street and avoid concentrations of non-residential activities.
- vi. Traffic generation and parking is controlled through the Transport chapter, and the thresholds and performance standards for the Residential chapter have been derived with reference to the proposed Transport chapter to

ensure there is broad alignment with the permitted scale of activities. Whilst enabling non-residential activities to locate on minor arterial roads, the proposed provisions are generally less enabling for major arterial roads (except Bealey Avenue), in recognition of the predominant movement function of these roads, the fact they are often limited access or state highways, and that activities that generate higher levels of vehicle trips and on-road parking may not be appropriate on such roads as permitted activities. Bealey Avenue is an exception as it is already recognised as an area where a greater scale of non residential activities are appropriate (in the Recovery Plan's Central City Living document).

vii. Unless permitted as a very small scale home occupation or corner shop on a minor arterial road, retail activities are non-complying given the City Plan's wider objectives of concentrating retail activities to locate in commercial centres. Industrial activities are likewise non-complying due to the incompatibility of such activity with a residential environment.

viii. Convenience retailing is a restricted discretionary activity where the site is located on a minor arterial that either intersects with a minor arterial or a collector road. The Public Floor Area is limited to no more than 40m<sup>2</sup> to ensure the activity stays low key and in keeping with a residential context, yet also enables residents to easily access convenience retailing and services in a context where traditionally cities have always had small non-residential activities i.e. the corner of busy roads. Extending this ability to the corners of collector roads was considered, however given the relatively high number of collector roads and the generally intact residential character of collectors, it is considered that enabling retailing on such corners as a restricted discretionary activity would result in unacceptable cumulative effects on both the residential character of collector roads and could start to detract from the viability of existing centres.

ix. The existing controls and activity status for non-residential activities in the Banks Peninsula District Plan have been rolled over into the new standards. In general the Banks Peninsula standards are more restrictive than those

proposed for the city, however this is considered to be appropriate given that Lyttelton and Akaroa are geographically defined villages where much of the residential area is within walking distance to the village centre and associated facilities and services. The hill slope topography and generally smaller lot and building sizes, combined with heritage conservation values near the village centres also justify a more restrictive approach to non-residential activities within residential areas.

*c. Other permitted activities*

- i. Temporary Military or Emergency Service Training activities are provided for as permitted activities to ensure the Council and other first response agencies are able to fulfil their emergency management requirements under the Civil Defence Emergency Management Act 2002. Gardens are provided for recognising the social, environmental and health benefits these have for local communities. The storage of heavy vehicles, and the dismantling, repair, or storage of motor vehicles and boats, are permitted but limited to levels and numbers that typically associated with residential use.

2. Efficiency

a. Benefits

- i. The approach to the management of non-household accommodation and non-residential activities is considered to have minor to moderate economic impacts or costs across a range of non-residential activities. In general the potential direct and induced costs are expected to be offset by a range of economic benefits i.e. there are small but positive net economic benefits. The proposed rule package recognises the economic and employment role that non-household accommodation and non-residential activities can play in residential areas.
- ii. The proposed approach provides increased certainty for residents on the level of non-residential activity permitted in Residential Zones. Clear thresholds under the rules are more easily understood by applicants. The administration and monitoring of the plan is also more efficient when rules are clear and enforceable.
- iii. Small businesses and community services can establish in a cost-effective way, as they do not have to pay higher rental and land costs associated with commercial zoned land.

- iv. Providing for non-residential activities and non-residential accommodation will make more efficient use of residential land and buildings, and generate additional income for operators and owners.
- v. Provides for the social (health), economic and environmental well-being of operators and their clients by potentially requiring less transport trips.
- vi. The provisions also enable community facilities, small corner shops, and travellers' accommodation to locate within residential areas close to their target market and customers, in appropriate locations on busier roads. This approach provides these activities with location choice and the ability to operate and provide employment in appropriate locations.
- vii. By legitimising the ability for non residential activities to locate in these corridor locations, businesses requiring over 200sqm of floorspace in residential areas are provided with a zoning option outside of centres. This approach accepts that some larger businesses are more suitably located close to residential areas but should be directed towards areas which have good accessibility and can support centres.
- viii. The Plan recognises that there are some arterial corridors which should be identified as key public transport routes. Allowing a greater degree of non residential activities along these corridors recognises the close relationship between land use and transport and the fact that both transport users and businesses will benefit from public transport improvements which have been signalled in these locations.

3. Costs

- a. Immediate neighbours will experience a change in character should the adjoining property use change from residential to non-residential. There may be an increase in traffic movements and localised congestion on the arterial and collector road network as a result of non-residential activities locating on such streets.
- b. A community facility such as large church, library, education, or community hall will require resource consent once they exceed a small scale except in the Accommodation and Community Facilities Zone. The costs associated with resource consent may mean that there are fewer large facilities to the detriment of the community's ability to meet its cultural needs.

	<p>c. The limitations on non-residential activities means an activity that does not meet permitted activity criteria will require a resource consent to establish in residential areas, with associated process and compliance costs, as well as the opportunity cost of not being able to locate in a preferred location, e.g. on a quiet suburban street.</p> <p>d. There is potential for clustering to occur and if a number of the permitted activities are taken up to their full extent (i.e. as allowed by the permitted rules), this could result in significant cumulative effects, particularly in regard to signage, traffic generation and noise.</p> <p>e. The threshold for permitted activities may be too restrictive for some businesses and community facilities to continue to operate and grow over time. This may lead additional costs should the activity have to relocate to bigger premises and may impact on clientele.</p> <p>f. Legitimising the ability for an increased range of non residential activities to locate on sites along arterial corridors may impact upon the rates of landowners in these areas. There may be a further loss residential properties in these locations which may impact on the remaining residential residents. The residential coherence and community feel of the area may decrease further and there could be a marginal increase in noise or traffic. Overall however, these impacts are considered minor as the defined Accommodation and Community Facilities Zones are already highly compromised (in terms of residential coherence) and factors such as noise and traffic are already very evident in these areas.</p>
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Options less or not as appropriate to achieve the objectives and policies

<p>Option 1 (Status quo – operative District Plan) Living 1 to 5 Zone Community standards relating to site size, hours of operation, traffic generation, building size and separation, residential coherence and scale of activity</p>	<p>Appropriateness The outcomes and controls under the existing provisions are broadly similar to that proposed under Option 2. The current approach under the operative plan however, encourages non-residential activities to establish within community footprints where these either adjoin business zones or collector or arterial roads. In such locations, the number and co-location of such activities is limited so as to disperse such non-residential activities and ensure retention of residential neighbours and character. Under this approach however, the opportunities to provide additional but appropriate non-residential activities is more limited than under Option 2</p>
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	<p>(proposed District Plan). The approach under the proposed District Plan as an activity-based plan, more effectively tailors activity-based standards for each permitted non-residential activity. The proposed District Plan approach better provides for appropriate non-residential activities to establish in residential areas and is likely to better manage adverse effects as the activity-based standards are more akin to each specific listed permitted activity.</p>
<p>Option 3 (More permissive rules, less restrictive)</p>	<p>Appropriateness Increasing the ability for non-residential activities to locate on all roads the community will more readily be able to access such services by non-car transport modes. However the potential cumulative effects on residential character and amenity are likely to have a greater cost to the wider community than the benefits that may arise</p>
<p><b>Risk of Acting or Not Acting</b></p>	
<p>The provisions related to non-residential activities have been based on monitoring of such development over the last twenty years of the operative plan's life, the findings of the monitoring report prepared by Response Planning in 2012, and the enabling directions contained in the LURP. The potential effects arising from non-residential activities in residential areas, and the scale and intensity of an activity that is appropriate in a residential context are therefore well understood. Consequently, the risk of acting based on the information available on this topic is considered to be low</p>	

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5.7 Chapter 14 and chapter 8 Policy and chapter 8 Subdivision Rules relating to Comprehensive Planning for New Neighbourhoods

Refer to Stage 1 Section 32 Assessment

5.8 Chapter 14 Built form standards relating to Comprehensive Planning for New Neighbourhoods

Refer to Stage 1 Section 32 Assessment

5.9 Policy and Rules not carried through from the current District Plans

PROVISIONS (RULE, METHOD) <u>MOST APPROPRIATE WAY</u> TO ACHIEVE THE OBJECTIVES AND POLICIES	
<p>Relevant objectives:                      14.1.1 OBJECTIVE 1 – HOUSING SUPPLY                      An increased supply that will:</p> <ul style="list-style-type: none"> <li>a. Enable a wide range of housing types, sizes and densities; and</li> <li>b. Meet the diverse needs of the community in the immediate recovery period and longer term including social and temporary housing options...</li> </ul> <p>14.1.5 OBJECTIVE – HIGH QUALITY RESIDENTIAL ENVIRONMENTS                      High quality, sustainable, residential neighbourhoods which are well designed, have a high level of amenity, and enhance local character.</p> <p>14.1.7 OBJECTIVE 7 – NON-RESIDENTIAL ACTIVITIES                      Residential activities remain the dominant activity in the residential zones and non-residential activities meet only local community needs, and are compatible with and can be accommodated within residential areas.</p>	
Provision(s) not considered to be appropriate or necessary	Effectiveness and Efficiency



Option 2 (Rules not carried through into the proposed District Plan)

The following rules from the operative Christchurch City Plan have not been carried through in their current or an amended form into the proposed District Plan:

1. maximum continuous building length (exterior walls) rule is removed from all residential zones;
2. site size of other (non-residential) activities;
3. building size and separation – residential and other activities; and
4. screening of parking – residential and other activities within the Living 3 Zone.
5. **Outdoor living space – Living Hills Zones**

a. Effectiveness and Efficiency  
The rules were developed to control the scale of building development to maintain and enhance residential character and amenity.

i. *The purpose of the continuous building length rules were to mitigate effects of large unarticulated building facades by prescribing steps for walls and ridges that are longer than 20m. In practice it introduces a bleak permitted baseline of 20m long blank façade. The prescribed depth and length of steps are rarely able to be complied with on specific instances. In many cases a simpler design with high quality materials and architectural detailing quality materials and architectural detailing leads to better outcomes. The effects of building bulk and scale are instead addressed via the urban design matters of discretion for multi-unit developments where there is higher potential for buildings to reach 20m. In smaller grain residential development, in the rare instance that a house reaches 20m, there are openings and articulation such as windows, which provide the degree of articulation expected in residential context.*

ii. *The site size rule for other (than residential) activities under the operative Christchurch City Plan controlled the maximum net area of any site for use by other activities to 1100m<sup>2</sup>. This was one method to control the scale and effects of non-residential activities. The proposed activity-based model for the proposed District Plan more appropriately addresses matters of scale through the proposed Permitted and Restricted Activity Tables and Activity Specific provisions.*

iii. *The building size and separation rule under the operative Christchurch City Plan controlled the gross floor area of any single building to a maximum of 550m<sup>2</sup>. The purpose of this rule was to control the scale and effects of large buildings (often retirement villages) on adjoining and adjacent properties. The proposed activity based model for the proposed District Plan*

	<p>addresses matters of scale through the proposed Permitted and Restricted Activity Tables and Activity Specific provisions.</p> <p>iv. <i>The screening of parking rule</i> under the operative Christchurch City Plan required that parking areas located within the Living 3 Zone be screened from conservation or open space zones, roads and adjoining sites by landscaping, walls or fences. This rule is considered unnecessary and inappropriate for side boundaries as this is typically achieved by 1.8m fences, which are almost always constructed by property owners for privacy reasons. The existing rule created a bleak baseline for street scene by requiring a fence (as one option) to screen car parks. It is considered that maintaining visibility into a site is more beneficial to the street scene than a solid high fence. Property owners are free to landscape and screen their car parks and are likely to for the benefit of the site's street appeal.</p> <p>v. <i>Outdoor living space rule</i> under the Operative Christchurch City Plan</p>
<p>Options less or not as appropriate to achieve the objectives and policies:</p>	
<p>Status quo – retain rules Carry through the following rules into the proposed District Plan:</p> <ol style="list-style-type: none"> <li>1. maximum continuous building length (exterior walls) rule is removed from all residential zones;</li> <li>2. site size of other (non-residential) activities;</li> <li>3. building size and separation – residential and other activities; and</li> <li>4. screening of parking – residential and other activities within the Living 3 Zone.</li> </ol>	<ol style="list-style-type: none"> <li>a. Appropriateness             <ol style="list-style-type: none"> <li>i. Carrying through these rules into the proposed District Plan will lead to unnecessary resource consents, given that the environmental outcomes sought by the control are adequately achieved through other proposed rules.</li> </ol> </li> </ol>
<p>Risk of acting or not acting</p>	
<p>The decision to not carry through some current provisions from the operative Christchurch City Plan has been based on the monitoring of development under the operative plan over the last 20 years. An assessment of the operative plan's efficiency and effectiveness has also been prepared by Response Planning in 2012. The findings of this report, together with the enabling directions contained in the LURP, provide adequate information to surmise that the risk of acting on the information will be low.</p>	

5.10 ZONING AND RULES ASSOCIATED WITH THE OPERATIVE LIVING G ZONE

5.10.1 Background and Identification of options

There are a number of large mixed density residential greenfield growth areas provided for in the Operative District Plan as Living Greenfield Zones. These zones are the Living G (Yaldhurst) Zone, Living G (East Belfast) Zone, Living G (Awatea) Zone, Living G (Wigram) Zone, Living G (Prestons) Zone, Living G (North West Belfast) Zone, Living G (Highfield) Zone and Living G (Highsted) Zone. The operative Plan rules provide for comprehensive design and development of large greenfield areas, based on a predetermined ODP. Each growth area has a 'bespoke, City Plan package of ODP, objectives, policies and rules designed to take into account site specific physical features and developer aspirations for built form and residential yield. Whilst each package of rules follows a general form there is a significant diversity of style and structure between packages. This has created an undue level of complexity in the City Plan that needs to be reduced – particularly in relation to objectives and policies. The Living G zones have evolved from a number of Environment Court references (appeals) against the provision for residential greenfield growth and the interpretation of the greenfield growth objectives and policies and subsequent private and Council initiated plan changes pursuant to the first schedule of the Resource Management Act. Each new Environment Court settlement or decision, or each plan change added a further change to suit the needs of the particular growth area. Many rules within the existing packages are negotiated rules between the Council, proponents of plan changes, submitters on plan changes, and parties to Environment Court decisions.

Under Stage 1 of the DPR a new Residential Comprehensive New Neighbourhood Zone has been proposed with associated new rules to manage development. The options to address the future management of the Living G Zone include retaining the current approach under the operative City Plan (or a version of this) or applying the new Comprehensive New Neighbourhood Zone and associated rules.

5.10.2 Policy and Rule Evaluation

The evaluation as to whether the proposed policies in the Stage 1 notified Chapter 14 are the most appropriate way to meet the objectives is set out at pages 93 – 105 of the Stage 1 Residential Chapter Section 32. The following evaluation therefore only addresses the zoning and rules package.

Provision(s) most appropriate	Effectiveness and Efficiency
<p>Option 1: Integrate relevant Living G rules into the Residential New Neighbourhood Zone and rezone all Living G zoned areas as Residential New Neighbourhood Zone under the Replacement District Plan</p>	<p>a. Effectiveness</p> <p>Consistent feedback from Large Block developers (of land located within the Living G Zone) has been that the existing Living G provisions (subject to some consolidation) should be retained, especially for ODP areas that were partially developed. A copy of the report on this consultation is attached as Appendix 18 to this report.</p> <p>However to retain the very complex, prescriptive and extensive provisions that are currently contained within the Living G Zones, will not result in a more streamlined Replacement District Plan. Appendix 32 of this report contains an assessment of the current approach to greenfield subdivision and issues</p>

arising. In short this report supports less prescriptiveness in the rules and outline development plans, but does endorse a more comprehensive approach to considering land-use and subdivision applications particularly for higher density areas.

A further assessment has been undertaken of the Living G Zone standards and the Residential New Neighbourhood provisions proposed under Stage 1 of the DPR - refer to Appendix 35. This report concludes that as a package the Residential New Neighbourhood provisions are more flexible and provide comparable development rights. The RNN provisions would generally accommodate the subdivision layouts, distribution of densities and housing typologies provided for under the Living G Zones provisions with some minor amendments. Some more permissive development rights have been secured in some of the Living G Zones, particularly Wigram and Prestons. These should be carried forward where development is already well advanced. In other cases advantage can be taken of more lenient RNN standards to compensate for those which are more restrictive.

Furthermore, given that much of the located land within the Living G Zone Outline Development Plan areas has already been consented and land development has or is soon to occur, retaining the Living G zone rules is no longer necessary to facilitate the development. For those areas of land within each ODP area that has not been consented (subdivision and/or land use consent), it is considered that in principle the proposed RNN rules, will deliver and uphold the desired outcomes as sought under the Living G Zone rules and Outline Development Plans.

In relation to those rules that need to be carried over from the operative Living G zone and subdivisions sections, Council officers have made their best attempt at this stage (given the short timeframe and inability to consult with Large Block Developers) to include the

most appropriate site specific standards. Changes, deletions and additional rules may still be required. These may be able to be resolved through a Council submission, mediation and/or evidence at the hearings.

There still remains the option to rezone the former Living G zone areas as either Residential Suburban Zone, Residential Suburban Density Transition Zone or Residential Medium Density Zone. However unlike that part of the Halswell West area that was rezoned RSZ and RMDZ, most of the other areas are not as advanced through the subdivision and land-use consenting process, nor has this been requested by the land developer. However, should a Large Block developer (in most cases being the landowner) request through the submission process this occur, the Council will support a further rezoning.

This approach will meet the Statement of Expectations and Strategic Directions *Objective 3.3.2 - Clarity of language and efficiency* by:

- Eliminating the plethora of existing Living G objectives and policies in favour of the simplified and consolidated New Neighbourhood objectives and policies publicly notified in the Phase 1 Chapter 14 of the pRDP.
- Where possible
  - i. removing redundant rules;
  - ii. addressing some issues about existing rules raised in consultation (e.g. prohibition of construction of dwellings at Yaldhurst until such time as a through road has been constructed).

#### b. Efficiency

The rules package will be highly efficient in delivering the balance of the Living G greenfield residential growth areas. The Residential New Neighbourhood rules are the same or very similar to that under the Operative City Plan, and have been used by relevant Council officers, developers and land owners for a number of years, thus are generally well understood. Redundant and unclear rules have been removed. Some rules have not been carried through where the matter is able to be addressed through the subdivision and/or

	<p>general rules, for example noise standards for residential activities adjacent to motorways.</p>
<p>Options less or not as appropriate to achieve the Objectives and policies</p>	
<p>Option (2)</p> <p>Maintaining the current Living G package in the City Plan in their entirety.</p>	<p>a. Appropriateness</p> <p>The material set out in Appendix 15 and Appendix 16 to the Stage 1 Chapter 14 Section 32 assessment discusses and highlights some of the drawbacks or problems that have been identified with the existing Living G zone development an consenting process. Maintaining these rules and processes in their exact same format will perpetuate the issues. Consideration has been given to creating a similar but refined version of the Living G Zone and a draft zone was prepared. However this approach did little to achieve a more streamlined plan and reduce the complexity of rules and zones.</p>

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5.11 Policies and rules relating to areas of special character:

5.11.1 Identification of Options

- a. The policy and legislative framework, both at the national and local level, reinforces the importance of character, albeit it is described in various terms including amenity, identity and Tūrangawaewae. The higher order policy direction for residential character and amenity comes predominantly from CRPS Policy 6.3.2 Development form and urban design (refer to Appendix 2) which states that development, residential development and the establishment of public space is to give effect to the principles of good urban design, and those of the NZ Urban Design Protocol 2005. This includes Tūrangawaewae – the sense of place and belonging – recognition and incorporation of the identity of the place, the context and the core elements that comprise the place.
- b. There are also a number of objectives and policies proposed for the Replacement District Plan (as part of Stage 1 of the District Plan review) that reinforce the higher order policy direction for character and amenity. These include the following:
  - o “...a distinctive identity and quality urban environment that is attractive to business, residents and visitors - refer to Strategic Direction Objective 3.6.1(a)(v); and
  - o “...Special character and amenity values, including the general prominence of planting and natural features in the city, are retained and enhanced” (refer to Strategic Direction Objective 3.6.4 iii); and
  - o “...High quality, sustainable, residential neighbourhoods which are well-designed, have a high level of amenity, and enhance local character” (refer to Residential Objective 14.1.5 – High quality residential environments); and to
  - o ensure that development shall give effect to the following principles of good urban design
    - “...i. Turangawaewae of manawhenua and sense of place and belonging – the unique and distinct qualities of the surroundings including existing and historic social, cultural, natural and built heritage, character and identity are respected and appropriately reflected within the development...v. Integration – development is designed to integrate all elements of a building or space into a coherently designed solution that is able to optimise the relationships between buildings, spaces, activities and networks” (refer to Strategic Directions Policy 3.6.1.5); and
    - “...ensure individual developments achieve high quality residential environments in all residential areas by: i. reflecting the context, character, and scale of building anticipated in the neighbourhood; ii contributing to a high quality street scene; iii providing a high level of internal and external amenity” (refer to Residential Chapter 14 14.1.5.5 Neighbourhood character, amenity and safety).
- c. Policy options for Stage 2 of the District Plan can consider whether the direction under CRPS Policy 6.3.2 and the policies proposed under Stage 1 needs to be expanded upon or needs to provide more detailed or localised guidance for the Christchurch and Banks Peninsula locations. Other options are whether to retain the existing set of policies (should they give appropriate effect to higher level objectives and policies) or whether a new or amended policy framework is more appropriate.
- d. The District Plan rules are the regulatory method for implementation of policies. Other methods may include, for example, non-regulatory design guides, design advice, incentives, community plans and neighbourhood improvement plans. DPR options include whether regulatory intervention is an appropriate method for implementation and whether the same level, less or more regulation than the operative set will better implement the policies when considered together with their costs and benefits.



5.4.2 Policy and rule evaluation

PROVISIONS (POLICY, RULE, METHOD) MOST APPROPRIATE WAY TO ACHIEVE THE OBJECTIVES

Relevant objective:

**14.1.5 OBJECTIVE HIGH QUALITY RESIDENTIAL ENVIRONMENTS**

*High quality, sustainable, residential neighbourhoods which are well designed, have a high level of amenity, and enhance local character.*

Provision(s) most appropriate

Effectiveness and Efficiency

Option 2

(Strengthened policy direction and a high level of regulatory control on new development in Character Areas)

1. An additional policy that clearly sets out the outcomes sought for Character Areas and the character elements that give an areas special character and should be maintained.

**14.1.5.8 Policy: Residential Character Areas**

- a. *Maintain and enhance the identified special character values of residential areas arising from the following elements;*
  - 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 and scale of, the streetscape.*
- b. *Ensure individual developments are designed to:*
  - i. *avoid vehicle access, car parking and garaging that conflicts with the*

Effectiveness

o Policies:

The proposed policy, identification of Character Areas and supporting rules are considered necessary to ensure that areas of special character are managed so to retain their integrity, uniqueness and community value.

Proposed Policy 8 supports Objective 5 by expanding on the main outcomes and character elements that give an area its special character. This provides greater certainty for plan users, in particular applicants and administrators of the plan.

Rules:

The proposed rules are set at the higher extent of regulatory control that may be deemed appropriate to manage Character Areas, in particular for Category 2 Character Areas. For Category 1 Character Areas the level of regulatory control, specifically the restricted discretionary activity status, is considered essential to ensuring the high level of integrity and cohesiveness these areas have remains intact for the foreseeable future. The restricted discretionary rule has however been focused on controlling activities that only occur within the interface between the street and the main building. This is to avoid unnecessary resource consents being required for development that will not impact on the street character.

The rules proposed for Category 2 areas have only been applied where they control a character element that is present in

<p><i>context and traditional streetscape of the area;</i></p> <ul style="list-style-type: none"> <li><i>ii. avoid fencing that reduces the quality of the interface between public and private space and the quality of the streetscape;</i></li> <li><i>iii. maintain a high level of integrity in respect to the character elements identified in each area; and</i></li> <li><i>iv. be compatible with existing buildings within the same context of the new buildings or modifications to buildings, in relation to, their location on the site, their scale, massing, form, proportions, material and colour.</i></li> </ul> <p>2. Character Area Overlays: Identification of areas of special character. Categorisation of those areas having a high level of integrity and regulatory control to ensure multiple character elements are considered and managed together – as Category 1 Character Areas. Categorisation of areas that whilst they may no longer have a high level of integrity, there is still a level of character and amenity of community value that is sought to be managed through specific rules – as Category 2 Character Areas.</p> <p>3. Multi-criteria approach to rules for Category 1 CA's: For Category 1 Character Areas – Restricted discretionary activity status for the relocation of an existing building, erection of new buildings, alterations or additions to existing buildings, where the development is visible from the street and located in the interface between the street and the main residential unit on the site.</p> <p>4. Matter specific approach to rules for Category 2 CA's: For Category 2 Character Areas – Built Form Standards that differ from the underlying zone standards in regard to site density (site size), road building setback, and street scene amenity and safety (fence height, garage setback, landscaping, front entrances and front facades). Not all matters will be controlled for all Category 2 Character Areas and the further control is only applied if it relates</p>	<p>character area and is the main contributor to the quality and amenity of the area. As Category 2 areas have not been assessed as meeting the same level of integrity and coherence as Category 1 areas, the level of regulation proposed under this option may be deemed inappropriate. This level of regulation may result in unnecessary resource consents being required, as upon assessment of a Category 2 Area against the policy criteria. It may be very difficult to demonstrate that the non-compliance significantly detracts from the character of the area, given that the level of integrity is already low or has been compromised. However from a community perspective the level of regulation offered under this option will set a clear direction as to the quality of the street environment that is desired. Further this option may be supported as a means for the community to recognise the value they see in their neighbourhood.</p> <p>For further background and detailed assessments on character areas, refer to Appendices 18 and 19 of this report.</p> <ul style="list-style-type: none"> <li>o Efficiency of the Policy, Activity Standards and Built Form Standards:</li> </ul> <p>No economic impact analysis has been undertaken. The benefit and cost assessment therefore at this stage has only been undertaken at a high level and is qualitative.</p> <p>The main benefit of the proposed regulated approach is that the identified areas have a greater level of protection against future land use development that could detract from the street amenity and value. Whilst the value of Character Areas has never been fully researched or evaluated, there is anecdotal evidence (through signage, real estate advertising and observations on property values) that indicates residents do place a value on their area.</p> <p>For the Category 1 areas, these have been assessed as having something special and unique that sets them apart from other suburban areas. Without regulation there is no guarantee that the market will look after these areas. As demonstrated through the</p>
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to a primary character element present in the Character Area.

5. New restricted discretionary rule for the Residential Conservation Zone and inclusion of design guides for Akaroa and Lyttelton: The Residential Conservation Zone that encompasses land in Lyttelton and Akaroa, essentially is a “Character Area” that meets the policy criteria in Policy 14.1.5.8 above. It is proposed to reinstate from the operative Banks Peninsula District Plan restricted discretionary activity status for the demolition and relocation of an existing building, erection of new buildings, and alterations or additions to existing buildings. A notable matter of difference from the rule proposed for the Christchurch City Character Areas, is that it is proposed the rule applies to the whole of a site.

The provisions relating to Character Areas proposed under Option 2 include:

- o 14.1.5.8 Policy: Residential Character Areas
- o Character Area Category 1 (planning maps)
- o Character Area Category 2 (planning maps)
- o Restricted discretionary activity rule in the Residential Suburban, Residential Suburban Density Transition Zone, Residential Medium Density Zone and Residential Hills Zone for Category 1 Character Areas, with supporting Matters of Discretion.
- o Restricted discretionary activity rule in the Residential Conservation Zone with supporting matters of discretion including the Akaroa Design Guidelines and Lyttelton Design Guidelines.
- o Built Form Standards in the Residential Suburban and Residential Suburban Density Transition Zone relating to Category 2 Character Areas and:
  - o Site density
  - o Road boundary building setback
  - o Street scene amenity and safety – fences, garaging, landscape, front entrances and front facades
- o Built Form Standards in the Residential Medium Density Zone and Residential Hills Zone relating to Category 2 Character Areas and:
  - o Tree and garden planting

reassessments of the Category 2 areas, inappropriate development can significantly impact on an areas character and amenity. Many areas have reached a tipping point where the integrity of the area has been compromised and it is difficult to differentiate the area from other suburban streets. For a further assessment of the importance and benefit of maintaining areas of special character refer to Appendix 19 Background Report on Character Areas.

There is a cost to regulation arising from resource consent application and processing costs. The issue is whether this cost is deemed justifiable and whether there are any means of reducing these costs. The process of assessment and identification of Category 1 and 2 Areas attempts to focus where regulatory control is most appropriate and necessary. The restricted discretionary activity status has as a result only been applied to the Category 1 areas, which are deemed to have a high level of integrity and cohesiveness. Further for Category 1 areas only land development within the street interface has been targeted which should avoid unnecessary resource consents being required.

For the Category 2 areas controlling some fundamental elements of existing character through regulation could result in a partial loss of individual freedom to redevelop a site and/or building. The rules as proposed may also generate additional requirements for resource consents than under the operative City Plan. For some Category 2 areas a greater setback and/or greater requirement for landscaping may be proposed. However if the principle character element that makes a place special and unique is to be managed through regulation, then the rule needs to embody that character element. For example if the majority of properties within the area have a significant proportion of their site and site frontage as landscaping (to accommodate large scale trees), then the landscaping rule must be set accordingly to maintain this pattern of development. Any lesser standard or no standard would not be as effective, not provide a level of certainty that the character element would be maintained in the long term.

<ul style="list-style-type: none"> <li>○ Road boundary garage and building setback</li> <li>○ Fences and screening structures</li> <li>○ Front entrances and facades</li> <li>○ Site density</li> <li>○ Built Form Standards in the Residential Hills Zone relating to Category 2 Character Areas and:             <ul style="list-style-type: none"> <li>○ Street scene amenity and safety – fences, garaging, landscape, front entrances and front facades</li> </ul> </li> </ul>	<p>For the Residential Conservation Zone there is no difference in regulatory approach proposed than from the operative District Plan. As such there will be no change to the number of resource consents being required.</p> <p>An attempt has however been made to make the resource consent process simpler, through ensuring that any application arising from the rules does not require written approvals and should be non-notified.</p> <p>In summary, there is a cost to the individual through regulation, but the alternative of no regulation could result in costs to the community in terms of a gradual loss in an areas quality and uniqueness.</p>
<p>Option 1 (Status Quo and rollover of the operative City Plan and District Plan rules)</p>	<p>This option is not considered to be appropriate as would be based on out-of-date information and assessments on each Special Amenity Area. It would not take account of the gradual decline of some Special Amenity Areas character values due to impacts of the recent earthquakes and inappropriate land development over the last decade.</p>
<p>Option 3 (Strengthened policy direction and a high level of regulatory control on new development in Category 1 Character Areas)</p> <p>1. An additional policy that clearly sets out the outcomes sought for Character Areas and the character elements that give an areas special character and should be maintained.</p> <p><i>14.1.5.8 Policy: Residential Character Areas</i></p> <p>a. <i>Maintain and enhance the identified special character values of residential areas arising from the following elements;</i></p> <ul style="list-style-type: none"> <li>v. <i>the form and pattern of subdivision, open space, buildings and streetscape;</i></li> <li>vi. <i>the topographic qualities and distinctive landforms or features that contributed to the development of the landscape and built form;</i></li> <li>vii. <i>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;</i></li> </ul>	<ul style="list-style-type: none"> <li>○ Effectiveness             <ul style="list-style-type: none"> <li>○ Policies:                 <p>The proposed policy, identification of Character Areas and supporting rules are considered necessary to ensure that areas of special character are managed so to retain their integrity, uniqueness and community value. Proposed Policy 8 supports Objective 5 by expanding on the main outcomes and character elements that give an area its special character. This provides greater certainty for plan users, in particular applicants and administrators of the plan.</p> </li> <li>○ Rules:                 <p>The level of regulatory control, specifically the restricted discretionary activity status, is considered essential to ensuring the high level of integrity and cohesiveness these areas have remains intact for the foreseeable future. The restricted discretionary rule has however been focused on controlling activities that only occur within the interface between the street and the main building. This is to avoid</p> </li> </ul> </li> </ul>

<p>viii. <i>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 and scale of, the streetscape.</i></p> <p>b. <i>Ensure individual developments are designed to:</i></p> <p>i. <i>avoid vehicle access, car parking and garaging that conflicts with the context and traditional streetscape of the area;</i></p> <p>ii. <i>avoid fencing that reduces the quality of the interface between public and private space and the quality of the streetscape;</i></p> <p>iii. <i>maintain a high level of integrity in respect to the character elements identified in each area; and</i></p> <p>iv. <i>be compatible with existing buildings within the same context of the of new buildings or modifications to buildings, in relation to, their location on the site, their scale, massing, form, proportions, material and colour.</i></p> <p>2. Character Area Overlays: Identification of areas of special character that have a high level of integrity.</p> <p>3. Multi-criteria approach to rules for Character Areas. Restricted discretionary activity status for the relocation of an existing building, erection of new buildings, alterations or additions to existing buildings, where the development is visible from the street and located in the interface between the street and the main residential unit on the site.</p> <p>4. New restricted discretionary rule for the Residential Conservation Zone and inclusion of design guides for Akaroa and Lyttelton: The Residential Conservation Zone that encompasses land in Lyttelton and Akaroa, essentially is a "Character Area" that meets the policy criteria in Policy 14.1.5.8 above. It is proposed to reinstate from the operative Banks Peninsula District Plan restricted discretionary activity status for the</p>	<p>unnecessary resource consents being required for development that will not impact on the street character. For further background and detailed assessments on character areas, refer to Appendices 19 and 20 of this report.</p> <p>o Efficiency of the Policy and Activity Standards</p> <p>No economic impact analysis has been undertaken. The benefit and cost assessment therefore has only been undertaken at a high level and is qualitative.</p> <p>The main benefit of the proposed regulated approach is that the identified areas have a greater level of protection against future land use development that could detract from the street amenity and value. Whilst the value of Character Areas has never been fully researched or evaluated, there is anecdotal evidence (through signage, real estate advertising and observations on property values) that indicates residents do place a value on their area.</p> <p>Category 1 areas, these have been assessed as having something special and unique that sets them apart from other suburban areas. Without regulation there is no guarantee that the market will look after these areas. As demonstrated through the reassessments of the Special Amenity Areas identified in the Operative City Plan, inappropriate development can significantly impact on an areas character and amenity. For a further assessment of the importance and benefit of maintaining areas of special character refer to Appendix 19 Background Report on Character Areas and the Detailed Character Areas Assessments in Appendix 20.</p> <p>There is a cost to regulation arising from resource consent application and processing costs. The issue is whether this cost is deemed justifiable and whether there are any means of reducing these costs. The reassessment process of all Special Amenity Areas has focused where regulatory control is most appropriate and necessary. The restricted discretionary activity status has only been applied to those areas which are deemed to have a high level of integrity and cohesiveness.</p>
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<p>demolition and relocation of an existing building, erection of new buildings, and alterations or additions to existing buildings. A notable matter of difference from the rule proposed for the Christchurch City Character Areas, is that it is proposed the rule applies to the whole of a site.</p> <p>The provisions relating to Character Areas proposed under Option 3 include:</p> <ul style="list-style-type: none"> <li>○ 14.1.5.8 Policy: Residential Character Areas</li> <li>○ Character Areas (planning maps)</li> <li>○ Restricted discretionary activity rule in the Residential Suburban, Residential Suburban Density Transition Zone, Residential Medium Density Zone and Residential Hills Zone for Category 1 Character Areas, with supporting Matters of Discretion.</li> <li>○ Restricted discretionary activity rule in the Residential Conservation Zone with supporting Matters of Discretion including the Akaroa Design Guidelines and Lyttelton Design Guidelines.</li> </ul>	<p>Further only land development within the street interface has been targeted which should avoid unnecessary resource consents being required.</p> <p>For the Residential Conservation Zone there is no difference in regulatory approach proposed than from the Operative District Plan. As such there will be no change to the number of resource consents being required.</p> <p>An attempt has however been made to make the resource consent process simpler, through ensuring that any application arising from the rules does not require written approvals and should be non-notified.</p> <p>In summary, there is a cost to the individual through regulation, but the alternative of no regulation could result in costs to the community in terms of a gradual loss quality and uniqueness of the Character Areas and Residential Conservation Zone.</p>
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## 5.12 Guest Accommodation Zone

- Policy 14.1.7.3; Existing Non-Residential Activities
- Guest Accommodation Zone and Built Form Standards relating to site coverage, building height, length of continuous built frontage, building setbacks, streetscene, building overhangs, recession planes, screening structures, outdoor storage areas, landscaping, energy and water efficiency, water supply for fire fighting and visitor access.

### 5.12.1 Identification of options

- a. The Recovery Plan and to a lesser extent the Land Use Recovery Plan, highlight the importance of tourism to the regional economy. Provision of visitor attractions and meeting the demand for visitor services is noted as an important element of recovery. Whilst there is no specific direction in terms of where these should be provided across the city, it is recognised that visitor accommodation is an important component of several of the anchor projects (convention centre, performing arts precincts) and visitor accommodation development is permitted within both the Central City business and mixed use zones. As such there is a largely permissive approach to development of hotels within the Central City. The Commercial Chapter of the proposed DPR supports the development of visitor accommodation within centres as it strengthens the role of these centres and meets the aim of improving access to goods, services and public transport. In addition the proposed Residential Chapter recognises that smaller scale guest accommodation (effectively B&B's) is appropriate within residential areas. The operative City Plan provides for guest accommodation by means of Living 5 zoning. This is a form of spot zoning which recognised existing accommodation provision across the city. As discussed in the section 32 analysis of the Accommodation and Community Facilities Zone (section 5.13) the demand for visitor accommodation has spread widely outside of the Living 5 Zone over the course of the plan period, mainly along arterial corridors.
- b. There are several options for providing for guest accommodation going forward. Whilst the section 32 assessment of the Accommodation and Community Facilities Zone addresses the rationale for guest accommodation outside of those locations already zoned (as per the Living 5 Zone), this assessment focuses on the review of the Living 5 provisions and the appropriateness or otherwise of retaining a zone for existing visitor accommodation. The Living 5 Zone comprises a range of hotels/motels located mainly within residential areas though there have been relatively few issues in terms of this activity and its' impacts on the residential environment. Spot zoning in general however (as per the Living 5 Zone) is not considered an optimum approach within the DPR. Options are to retain the zone as is (status quo), retain with some modifications (improved standards, review of sites by use) or remove the zone to residential and expect landowners to rely on their existing use rights.



PROVISIONS (POLICY, RULE, METHOD) MOST APPROPRIATE WAY TO ACHIEVE THE OBJECTIVES	
<p>Relevant objectives:</p> <p><b>14.1.7 OBJECTIVE 7: NON RESIDENTIAL NEEDS</b>  <i>Residential activities, excluding defined arterial locations, remain the dominant activity in the residential zones and any non-residential activities meet local community needs and are compatible with and can be accommodated within residential areas.</i></p>	
	Effectiveness and Efficiency
<p>Option 2 (Proposed Approach to Guest Accommodation)</p> <p>9. Retain limited spot zoning of existing guest accommodation as per the operative Living 5 Zone but make modifications to address changes to current sites i.e. where they have been redeveloped for a use other than guest accommodation or where they are located on arterial corridors and should therefore be rezoned as Accommodation and Community Facilities. In addition make small changes to the rules package in order that the development outcomes permissible are more compatible with the surrounding residential environment.</p> <p>Policy 10. Policy 14.1.7.3 Existing Non Residential Activities - Enable existing non-residential activities to continue and limit further on-site redevelopment of non-residential activities.</p> <p>Zoning 11. Establishment of a Guest Accommodation zone based on the operative Living 5 Zone to recognise those areas currently zoned for visitor accommodation which are within residential areas. The rules recognise that there is a greater risk on residential amenity by guest accommodation extensions/redevelopment than in areas which are more mixed in terms of activities.</p> <p>Main rules that control development in the Guest Accommodation Zone: 12. The following proposed rules will achieve and control the form and scale of development: a. Activities lists and Activity Specific Standards.</p>	<p>3. Effectiveness</p> <p>If this option was the only mechanism for addressing demand for guest accommodation across the city, it would not be appropriate. In combination with the package of provisions for the Accommodation and Community Facilities zone, provisions in the Commercial Chapter, the Residential Chapter plus the Central City rules, this approach is the most appropriate option.</p> <p>It effectively maintains a guest accommodation zone in areas currently identified for this activity but also addresses the built form issues anticipated from further development of guest accommodation in this zone.</p> <p>4. Guest Accommodation Zone This zone is effectively a rolled over version of the Living 5 Zone as per the Operative City Plan. The zone comprises hotels which have been developed in primarily residential locations. Changes to the Living 5 Zone will ensure that the Guest Accommodation Zone comprises only existing hotels (in some locations rest homes have been developed on old hotel sites) and will include some amendments to the provisions in order to better reflect the potential impacts of hotel extensions on surrounding residential areas. The Living 5 sites on arterial corridors are proposed to be rezoned as Accommodation and Community Facilities Zone.</p> <p>This approach respects the fact that, whilst spot zoning is not an optimum approach to city zoning, development within this zone has largely been without significant adverse impacts on the surrounding environment/neighbours. As such it is</p>

- b. Site Coverage
- c. Building Height
- d. Maximum length of Continuous Building Frontage
- e. Building Setbacks (from roads, internal boundaries and those relating to windows/balconies)
- f. Building Overhangs
- g. Recession Planes
- h. Fences and Screening structures
- i. Landscaping
- j. Outdoor Storage Areas and
- k. Vehicle Access

Definitions

Residential activity

Guest Accommodation

reasonable to continue to apply a Guest Accommodation Zone to these locations.

6. Rules – Guest Accommodation Zone

The rules package for the Guest Accommodation Zone is based on the existing Living 5 provisions but also relates closely to the packages proposed for both the Residential Medium Density and Accommodation and Community Facilities zones. Key changes between the Living 5 and Guest Accommodation Zone are as follows:

- a) Site density and open space standards have been reviewed and these matters are now addressed via a site coverage rule in line with other proposed residential provisions. The standards per site relate to the residential zone adjacent to each individual site therefore providing a consistent approach across areas.
- b) The building height limits have been retained. In some cases (sites adjacent to residential suburban zones) the limit is higher than that in the surrounding residential area to reflect the more intensive use of the guest accommodation sites.
- c) The Maximum Length of Continuous Built Frontage rule has been introduced to better deal with the intentions of the continuous building length rule in the Living 5 Zone. The proposed rule is simpler and more realistically targeted (15m rather than 20m for new buildings and up to 10m for extensions) in view of the type of developments anticipated in this zone and the character the proposed Plan seeks to maintain. The additions limit (10m) is relatively small to address the fact that cumulatively an addition over 10m can create a significant built frontage with negative impacts on surrounding residential properties.
- d) The building setback rules reflect proposed Medium Density Residential Zone rules except where there were exceptions. These have been carried forward.
- e) The internal boundary setbacks have been carried over from the Living 5 Zone. They have not been amended to reflect the narrower proposed Residential Zone setbacks as a larger scale of building is anticipated in this zone and therefore

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- greater setbacks are more appropriate.
- f) In order for consistency with other Residential Zones the following rules have been introduced:
    - i. Minimum setback for ground floor windows and balconies on internal boundaries
    - ii. Building overhangs
    - iii. Fences and screening structures and
    - iv. Water supply for fire fighting
  - g) The daylight recession rules are retained in line with the surrounding Residential Zone standards.
  - h) Landscaping standards have been simplified and are now consistent with the residential standards for medium density and recognise the likely built form outcomes (and thereby necessary landscaping mitigation requirements) of guest accommodation development.
  - i) Energy and water efficiency standards reflect the non residential activity status of guest accommodation and refer to commercial standards.

#### 6. Efficiency

The proposed approach is considered the most efficient option in terms of existing guest accommodation zoning. It largely retains the existing zoning pattern and provisions of the Living 5 zone amending only those matters which need addressing in order to provide improved environmental outcomes.

#### 7. Benefits

- c. Policy 14.1.7.3 (existing non-residential activities) and the zoning approach for the Guest Accommodation Zone clarifies the situation for landowners within the current Living 5 Zone by enabling their use to continue but limiting expansion and seeking greater control of further additions given the potential impacts on surrounding residential properties.
- d. It also provides certainty for surrounding residents in terms of the environmental outcomes anticipated within this zone.
- e. Greater certainty leads to more efficient administration and monitoring of the District Plan as the environmental outcomes of the area are better understood. Both residential and non residential development markets respond

	<p>well and are more stable when there is greater certainty and confidence in the long-term form and character of an area.</p> <p>7. Costs</p> <p>b. Additional provisions/changes to existing provisions in the Living 5 Zone will reduce development rights, albeit to a relatively small degree.</p>
<p>Options less or not as appropriate to achieve the objectives and policies:</p>	
<p>3. Option 1 (Status quo Retain the existing Living 5 zone)</p> <p>Retain spot zoning of existing guest accommodation as per the operative Living 5 Zone with no modifications.</p>	<p>b. Appropriateness</p> <p>This option would be broadly acceptable but would fail to address the wider changes in the Residential Chapter (thereby not offering a consistent approach) and fail to improve some of the problems associated with the current Living 5 rules package (e.g overly complex rules). As such it is a less appropriate option than Option 2 – retention of the Living 5 Zone (renamed the Guest Accommodation Zone) but with modifications.</p>
<p>4. Option 3 (Rezone Living 5 sites as residential)</p> <p>Rezone Living 5 sites as Residential zones.</p>	<p>b. Appropriateness</p> <p>This approach amends the spot zoning approach of the current Living 5 Zone and seeks a more consistent approach to zoning across areas. Given that the existing Living 5 sites are located in residential areas, this approach would rezone the hotel sites as residential and thereon landowners would need to rely on existing use rights. Whilst this would provide the correct direction regarding the development of guest accommodation in residential areas (only small scale activity i.e. B&amp;B is OK), it is considered to be an overly restrictive approach with significant impacts on development rights. As such it considered inappropriate in light of the overall direction of the DPR, specifically the need to meet the Statement of Expectations.</p>
<p>Risk of Acting or Not Acting</p>	
<p>The Living 5 Zone provisions have been in operation for some time now and their limitations are therefore well understood. The risk of not acting is a therefore a continuation of the issues under the Living 5 Zone. The amendments proposed (to the Living 5 Zone) as part of the package of provisions in the Guest Accommodation Zone are obviously more recent (new in Stage 2 or proposed in Stage 1 of the DPR) but have been developed in response to the needs of recovery and the failings of current policy. The risks of acting are limited given the relatively minor scale of the proposed changes.</p>	

### 5.13 Accommodation and Community Facilities Overlay

- o Policy 14.1.7.6: Non Residential Activities in Arterial Corridors;
- o Accommodation and Community Facilities Overlay and Built Form Standards relating to site coverage, building height, floor to ceiling height, length of continuous built frontage, building setbacks, streetscene, building overhangs, recession planes, screening structures, outdoor storage areas, landscaping, and hours of operation

#### 5.13.1 Background and Identification of options

##### *Guest Accommodation*

- a. The Recovery Plan makes many references to visitors and the need for visitor attractions and services within the city. In addition the Land Use Recovery Plan notes that an effective recovery relates to all aspects of the quality of life for both residential and visitors. Both documents also highlight the need to ensure the recovery of community facilities. The Stage 1 District Plan proposals (Strategic Directions, Commercial and Residential Chapters) provide for community facilities and visitor accommodation in both centres and to a much more limited scale, within residential areas. Requirements for these activities either to a greater scale than currently provided for and/or in locations other than centres or residential areas should clearly be considered within the context of the city's recovery and objectives such as improved accessibility, the centres approach, provision of a high quality environment and amenity values.
- b. In terms of background, the Central City's stock of visitor accommodation was most affected by the earthquakes with a 90% reduction in total hotel bed spaces and a 78% reduction in backpacker spaces. Going forward, and despite the initial dramatic fall in visitor numbers to the city post-earthquake, projections for visitor growth are optimistic. From a 2012 base, it is anticipated that by 2018 there will be a 39% increase in international visitors and 15% increase in domestic visitors<sup>3</sup>.
- c. Despite the key role of the tourism sector to the wider economic success of the city and the need for an increase in the amount of tourism accommodation (to replace what has been lost), the Recovery Plan and Land Use Recovery Plan are largely silent on the issue of tourism accommodation. It is however recognised that visitor accommodation is an important component of several of the anchor projects (convention centre, performing arts precincts) and visitor accommodation development is permitted within both the Central City Business and Mixed Use Zones. As such there is a largely permissive approach to development of hotels within the Central City. The Commercial Chapter of the proposed DPR supports the development of visitor accommodation within centres as it strengthens the role of these centres and improves access to goods, services and public transport.

##### *Community Facilities*

<sup>3</sup> Christchurch and Canterbury Tourism, Annual Report, 2013

- d. Community facilities were also significantly impacted by the earthquakes and their rebuild has brought forward opportunities for co-location of facilities and more flexibility in terms of facility provision (broader range of activities than previously). In addition there has been an increasing demand for facilities such as healthcare (specialist clinics, physiotherapists etc.), many of which fall under the definition of community facilities. Both the LURP and Stage 1 DPR chapters identify the need to support the recovery of community facilities. The commercial chapter recognises the role of community facilities as part of the centres based approach, thereby supporting the development of community facilities in both KAC's and smaller centres.

#### *Operative Plan / Stage 1 DPR Proposals*

- e. The operative City Plan provides for visitor accommodation by means of Living 5 zoning. This is a form of spot zoning which recognised existing accommodation provision across the city. Stage 1 DPR chapters recognise and support the development of visitor accommodation within both the Central City and District Centres. In addition the Residential Chapter recognises that smaller scale guest accommodation (effectively B&B's) is appropriate within residential areas. Review of the current spread of visitor accommodation indicates it has spread widely from these zones (see Appendix 22 - Issues Report: Expansion of Visitor Accommodation outside the L5 Zone, June 2014). The majority of this new accommodation is in the form of motels (rather than hotels) and demand has been greatest along arterial corridors into the city. In terms of community facilities, the operative City Plan identifies Community Footprints as areas suitable for development of community facilities, generally in locations adjacent to centres. The decision to remove these was made during Stage 1 of the DPR and community facilities are now permitted within both commercial and residential locations subject to standards relating to their size and location.

#### *Options*

- f. There are several options for providing for visitor accommodation and community facilities going forward. The status quo (Option 1) is to retain the existing Living 5 zoning and rely on the packages already promoted through the Commercial and Residential Chapters. An alternative approach would better recognise the similar locational requirements of guest accommodation and community facilities (good accessibility, high visual profile and close proximity to both centres and residential areas) and the demand for development along arterial corridors. A new zone/overlay could be created, akin to a mixed use zone excluding retail activities (as this would be contrary to commercial objectives), and applied to different spatial areas. One option, Option 2, only considers areas where residential dominance has been compromised to a significant degree. Option 3 would extend this new zone/overlay more widely and/or over other existing guest accommodation areas. Options relating to Built Form Standards have also been considered in order to balance an appropriate level of regulatory control with the wider objectives of the District Plan review.



PROVISIONS (POLICY, RULE, METHOD) MOST APPROPRIATE WAY TO ACHIEVE THE OBJECTIVES	
<p>Relevant objectives:</p> <p><i>STRATEGIC OBJECTIVE 1:</i> iv – Add in references to visitor accommodation and accessibility to community and tourism facilities</p> <p><i>COMMERCIAL CHAPTER OBJECTIVE 15.1.1 FOCUS OF COMMERCIAL ACTIVITY</i> iii supports a compact and sustainable urban form that provides for the integration of commercial activity with community, residential and recreational activities in locations highly accessible by a range of modes of transport;</p> <p>14.1.7 OBJECTIVE 7: NON RESIDENTIAL NEEDS Residential activities, <i>excluding defined arterial locations</i>, remain the dominant activity in the residential zones and any non-residential activities meet local community needs and are compatible with and can be accommodated within residential areas. <i>* As proposed to be added during Stage 2 of the DPR</i></p>	
	Effectiveness and Efficiency
<p>Option 2 (Proposed Approach to provision of Accommodation and Community Facilities Overlay)</p> <p>13. Introduce Policy 14.1.7.6 Non Residential Activities in Arterial Corridors to identify those non-residential activities which are suitable in particular identified locations. This policy will provide additional land use opportunities in order to meet demand for visitor accommodation and community facility activities yet will also support the wider objectives of the District Plan, particularly the residential ones pertaining to residential dominance and character and the commercial ones advocating a centres approach.</p> <p>14. Establish an Accommodation and Community Facilities Overlay to provide for medium density residential, visitor accommodation and community facilities.</p> <p>15. In addition, an Existing Guest Accommodation Zone based on the operative Living 5 Zone will be established to recognise those areas currently zoned for visitor accommodation. In recognition of the fact that these sites are mainly located in residential areas (therefore the potential for greater impacts on residential amenity as a result of extensions), the rules for this zone are more restrictive in terms of the scale of additions permitted. Where existing Living 5 sites are located in</p>	<p>5. Effectiveness</p> <p>14.1.7.6 Policy Providing for limited additional opportunities for guest accommodation and community facilities in locations where the nature and scale of such development will be suitable for the surrounding environment is appropriate. There has been significant demand for these facilities along arterial corridors and this policy recognises and provides for this demand but balances it with the need to both support the commercial centres approach and restrict non-residential activities within residential areas. It also supports the transport objectives of the Plan by increasing accessibility to such uses by directing them to core public transport routes This may in turn assist in the patronage of these public transport routes and support greater investment in these areas.</p> <p>6. Accommodation and Community Facilities Overlay The proposed approach to this zone overlay is to geographically identify it in locations which meet a range of criteria. These include locations which are:</p> <ul style="list-style-type: none"> <li>• Highly accessible to centres offering good walkability</li> <li>• Front key public transport corridors</li> </ul>



corridor locations, these will be rezoned as the Accommodation and Community Facilities Zone Overlay.

**Policy**

1. 14.1.7.6 Policy – Non Residential Activities in Arterial Corridors to provide for a mix of medium density housing, community facilities and guest accommodation in defined arterial locations that:
  - a) Are within walking distance of the Central City and suburban commercial areas
  - b) Front onto core public transport routes and
  - c) Do not have a high level of residential coherence due to existing non-residential development.

**Overlay**

- i. Accommodation and Community Facilities Overlay

Main rules that control development in the Accommodation and Community Facilities Zone Overlay:

The following proposed rules to achieve and control the form and scale of development within this zone include:

- a. Activities lists and Activity Specific Standards.
- b. Site Coverage
- c. Building Height
- d. Floor to Ceiling Height
- e. Maximum length of Continuous Building Frontage
- f. Building Setbacks (from roads, internal boundaries and those relating to windows/balconies)
- g. Streetscene
- h. Building Overhangs
- i. Recession Planes
- j. Fences and Screening structures
- k. Outdoor Storage Areas

**Definitions**

- Residential activity
- Community Facilities
- Guest Accommodation

- Have a low level of residential coherence as a result of high levels of non-residential development over recent years.

This approach recognises the need to ensure that guest accommodation and community facilities are accessible to both visitors and residents. It also acknowledges that these facilities are usefully sited close to centres to

- a) support businesses within those centres (their close proximity may encourage shared trips and hence higher patronage levels)
- b) be convenient for users (saves multi destination trips).

A further core element of this approach is the need to isolate the application of this zone overlay to locations where previous development has eroded the residential coherence.

Over recent years there have been many resource consents for development of non-residential activities in arterial corridors on residential zoned land. The majority of these have been approved. As such there are now some areas with no or very few residential properties still intact. Where this land use pattern is evident, it is no longer appropriate to retain residential zoning. A more appropriate option is to recognise the mixed use development in these locations and determine a more suitable approach going forward – hence the proposed ‘opening up’ of these areas to a limited range of non-residential activities.

It is important to note however that the intent of this zone to limit further development of non-residential activities to ONLY those areas which have been so compromised that retention of residential zoning is inappropriate. In doing so, the application of Policy 14.1.7.6 will support the continuation of residential dominance in other arterial locations by highlighting those areas which have been compromised and where non-residential activities are now suitable. In residential zoned corridor areas, the residential objectives relating to non-residential activities will be paramount i.e. that only small scale activities serving the needs of local communities are appropriate.

**7. Rules – Accommodation and Community Facilities Overlay**

In terms of the activity specific standards, the key one introduced by the overlay is that guest accommodation, pre-schools, healthcare, veterinary care, education facilities and places of

assembly are permitted up to 500sqm gross leasable floorspace.

The threshold was originally promoted at 350sqm but, in light of the proposed amendments to the Residential Phase 1 provisions (see rebuttal evidence) this has been increased to 500sqm. One of the key objectives of the overlay is to encourage the location of non-residential uses outside residential areas where there is still a dominance of residential use. Given that it has been proposed to increase the scale of permitted healthcare activities in residential areas to 300sqm, the ACF overlay would have little benefit if the permitted activity status for healthcare uses remained at 350sqm. As such it has been determined that a 500sqm threshold for all non-residential uses is more appropriate subject to compliance with built form standards.

The rules package for the Accommodation and Community Facilities Overlay is heavily based on that proposed for the Medium Density Residential Zone. This recognises the fact that a similar scale of development is anticipated in both zones. Section 5.3 of the Section 32 Report addresses those standards proposed for the Residential Medium Density Zone and therefore this section will discuss only those additional standards proposed for the Accommodation and Community Facilities Overlay i.e. those not proposed under the Residential Medium Density Zone.

It was originally proposed that the Accommodation and Community Facilities Zone would be a zone rather than an overlay but legal matters<sup>4</sup> have precluded this option. As such, whilst Residential Medium Density provisions are considered more appropriate within the Accommodation and Community Facilities Overlay area, the legal direction is that the underlying zone provisions (i.e. residential suburban, suburban density transition or residential medium density) can also apply should the site be developed for residential.

<sup>4</sup> Legal issues relate to the fact many of the land parcels along the public transport corridors which were proposed to be zoned Accommodation and Community Facilities zone have already been notified as residential zone. Phase 2 research has indicated that this is not an appropriate zone going forward however, as a result of the Order in Council legislation, Council cannot renotify these parcels as an alternative zone. In view of this the proposed Accommodation and Community Facilities zone has been introduced as an overlay.

The rationale for the additional standards (i.e. those over and above those provided in the residential medium density zone) is to address the development outcomes for non-residential uses which may also be developed in the overlay and reflect the fact that this overlay is located in key pedestrian transport corridors where pedestrian amenity is therefore particularly important. In addition the overlay standards recognise that these corridors may well be subject to future development pressures and as such it is appropriate that buildings are flexible and resilient to future development options.

Standards introduced over and above those in the Medium Density Residential Zone are as follows:

a) Minimum Floor to Ceiling Height Between Ground and First Floor

This rule seeks a minimum floor to ceiling height on the ground floor of development. The height required is greater or equal to 3.5m. This height will enable greater flexibility should the building be used for alternative purposes e.g. commercial uses in future years. This is a reasonable option given the close proximity of the zone to existing commercial centres and the key arterial corridor – i.e. if future expansion of commercial is required, the corridor would be a sensible option.

This rule also works in tandem with the maximum building height by restricting the option of a 3 storey development in a 9m high development (the 3.5m ground floor height makes it impossible to effectively fit a further 2 floors within a 9m height limit). As such the option to build to 12m with a pitched roof becomes more appealing as 3 storeys can be provided. This form of development (3 storey pitched roof to 12m as oppose to a flat roof to 9m) is more appropriate within this zone, relating more favourably to the adjacent residential environment.

b) Maximum Continuous Building Length

This rule caps the permitted length of a building in order to control appropriately scaled development. A previous Living 5 rule sought to control long continuous facades but was overly complex and too prescriptive. The adverse impact of non-residential development on residential areas remains a real issue however and therefore a new rule is proposed to provide a simpler trigger for urban design assessment. The cap is proposed at 15m as this reflects the length at which a continuous built

frontage would become out of character in a residential environment.

c) Streetscene

The minimum streetscene standards cover the provision of pedestrian access directly from the road frontage and the proportion of glazing on the road frontage elements of the building.

These rules are considered necessary to recognise the location of this zone on key public transport corridors and the likelihood of an increasing number of pedestrians within this locality. In support of the Transport Chapter, the creation of a high quality environment which encourages the use of public transport is promoted by these rules. Requiring buildings to have a pedestrian access into the front of the buildings will encourage the buildings to 'face' onto the street thereby supporting CPTED principles. In addition the rule to require glazing on the street frontage further supports both an improved visual appearance of buildings from the street and the ability for natural surveillance (another CPTED principle) from the buildings onto the arterial corridor. The proportion of glazing required (30% on the ground floor and 20% on first floor and above) is not as high as that in commercial areas (60%) thereby recognising that development outcomes from this zone are different to the commercial areas (not built up to footpaths, large window displays etc.) but still addressing the importance of creating a pedestrian friendly environment where buildings offer more opportunity for 'interaction' with the street than in a traditional residential environment.

7. Efficiency

Refer to Appendix 24 for a basic cost- benefit analysis on the Accommodation and Community Facilities Zone. The following summary assessment takes account of this appendix and identifies key benefits and costs in relation to the proposed policy, zoning and rule package.

8. Benefits

f. Policy 14.1.7.6 and the zoning approach for the Accommodation and Community Facilities Overlay provides greater certainty for both non-residential developers and surrounding residents in terms of the environmental outcomes anticipated in both the immediate and wider area.

	<ul style="list-style-type: none"> <li>g. Residential and non-residential development markets respond well and are more stable when there is greater certainty and confidence in the long-term form and character of an area.</li> <li>h. Greater certainty leads to more efficient administration and monitoring of the District Plan as the environmental outcomes of the area are better understood.</li> </ul> <p>7. Costs</p> <ul style="list-style-type: none"> <li>c. An intensification of use in this corridor area may impact upon surrounding residential properties in terms of matters such as increased traffic and noise. The few residential properties remaining in those areas zoned as Accommodation and Community Facilities Overlay may incur these adverse effects to the greatest degree.</li> <li>d. In reality however, the corridors are already dominated by non-residential uses and these issues are already a concern despite the current residential zoning patterns. The new zone provisions will seek to control the potential adverse effects of further non-residential development more effectively.</li> </ul>
Options less or not as appropriate to achieve the objectives and policies:	
<p>5. Option 1 (Status quo –Retain current approach to guest accommodation zoning)</p> <p>Retain limited spot zoning of existing guest accommodation as per the operative Living 5 Zone only.</p>	<p>c. Appropriateness</p> <p>This option would retain those sites identified under the existing Living 5 zoning and rely on the packages already promoted through the Commercial and Residential Chapters to meet further demand for non-residential activities. This would however fail to address the continuing demand for both visitor accommodation and community facilities or recognise the current land use patterns along some of the city’s arterial corridors.</p> <p>This approach also fails to provide any future direction about which locations, aside from centres, may be suitable for location of these land uses. This would result in continued resource consent applications for development in these corridors (as demand for these activities in these locations will not dissipate) and would also put increased pressure on surrounding residential areas to</p>

	<p>accommodate such activities as no other location other than commercial zoned land is offered.</p> <p>Overall it is considered this option would jeopardise the wider objectives of the Residential Chapter and as such is considered a less efficient approach.</p>
<p>6. Option 3 (Application of the Accommodation and Community Facilities Zone Overlay to all arterial corridors)</p> <p>Rezone arterial corridors as Accommodation and Community Facilities-Overlay in recognition of the increasing mixed use of these locations.</p>	<p>c. Appropriateness</p> <p>This approach would recognise the demand for mixed use development in arterial corridors but would fail to meet the objectives of proposed DPR residential objectives which highlight that residential activities should remain the dominant activity in residential zones.</p> <p>This option would not target only those areas where residential uses are no longer dominant (as per Option 2) and could lead to adverse effects on the cohesiveness of existing residential environments located in arterial corridors.</p> <p>As such this option is contrary to the outcomes sought in Stage 1 of the DPR and is therefore inappropriate.</p>
<p>Risk of Acting or Not Acting</p>	
<p>The proposed Accommodation and Community Facilities-Overlay risks legitimising the development of non-residential uses along arterial corridors. To some observers this would be seen as compounding the negative effects of 'sprawl' along these corridors and the erosion of the remaining residential areas which are sited along these corridors. In reality however, this 'sprawl' has happened (consents decisions refer to such as far back as 2004) and it continues to occur via consents for development of non-residential activities in corridor locations. In many cases the consents are granted in view of the fact that the existing environment can no longer be reasonably described as residential.</p> <p>The application of this overlay addresses 3 key matters which are core to the consideration of risk:</p> <ol style="list-style-type: none"> <li>1. It excludes both retail and office activities thereby supporting both the Recovery Plan and proposed DPR commercial objectives.</li> <li>2. It seeks to control the development outcomes permitted along these corridors to those which sit appropriately adjacent to residential environments.</li> <li>3. The overlay is targeted to areas which have already been compromised (by development of non-residential activities) to such a degree that retention of a residential zone is no longer reasonable. The original thinking was that, by ensuring that the zones (and overlays) are more realistically applied i.e. a residential zone is only applied to an area that is primarily residential, the intent and outcomes of zones as a whole are more likely to be supportable. As an overlay (rather than a zone) has had to be introduced for legal reasons this matter has not been addressed as well as it could have been (a zone would have been clearer) however, the overlay in itself is only located in areas where the residential coherence has been compromised. Overall this issue of geographical targeting (focus on only those areas where the residential coherence has been compromised) is satisfied through the overlay approach.</li> </ol> <p>None of these matters are being effectively controlled at present and as such the risk of sprawl is already present. The risk of legitimising non-residential development is therefore considered a lower risk than</p>	

those of not acting (the application of Option 1 – status quo).

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## 5.14 Residential environments on the Port Hills and on large lots

- h. Policy 14.1.1.1a.vi. Location density and type of housing
- i. Policy 14.1.5.1 Neighbourhood character, amenity and safety
- j. Policy 14.1.5.3 Character of low and medium density areas
- k. Policy 14.1.5.7 Residential development on the Port Hills
- l. Policy 14.1.8.1 Character, amenity and identity of Banks Peninsula
- m. Policy 14.1.8.4 Residential Large Lot development in Banks Peninsula
- n. Residential Hills Zone and Built Form Standards relating to site density, building height, site coverage and recession planes;
- o. Residential Large Lot Zone and Built Form Standards relating to site density, building height, site coverage and recession planes

### 5.14.1 Identification of options

- c. The policies, rules and methods for low density residential environments were discussed and evaluated in Section 5.1 for the Stage 1 flat land residential zones. Residential development on the Port Hills and on large lots form part of the low density residential resource that is to be retained and managed. Therefore the evaluation in section 5.1 is relevant to the Port Hills and large lots. This section builds upon that evaluation by highlighting the key differences in managing residential development on hills and at a very low density.
- d. Residential development on the Port Hills and on large lots (i.e. site density over 1000m<sup>2</sup>) provides a contrast to living in the urban flat land and offers a sought after housing choice. It provides for views, good access to sunlight, and like flat land low density residential development provides ample opportunities for private space; greater area for private land, gardens, trees and outdoor living and play; peace and quiet; suitability for family; and greater privacy.
- e. While residential development on the Port Hills shares similarities with low density development on the flat land, it has particular characteristics that differentiate it from the flat land as a result of its topographical contrast. Development on a hill environment can have visual effects where buildings are large, dominant, and visually obtrusive. The Port Hills are highly visible from the Christchurch main urban area and provide a backdrop to the city. The residential areas also provide the limit of the urban boundary on the Port Hills and a contrast with undeveloped upper slopes which are part of an outstanding landscape area (refer to Section 32 Chapter 9 Natural and Cultural Heritage for relevant assessment).
- f. Options for the Port Hills revolve around consolidation of the zones to simplify and reduce the number of provisions. The residential areas of the Port Hills are currently zoned Living Hills, Living Hills A and Living Hills B. The key differences between the zones relate to density, with site size increasing from Living Hills to Living Hills B being of a very low density to form a transition between urban and rural living. In addition there are a number of area specific provisions that have been developed as a result of plan change and Environment Court decisions. Appendix XX contains an options assessment for consolidation of the various sub-areas in the existing Living Hills zones. In summary, the zones were reduced to two: Residential Hills which applies to the majority of hill

residential development with site density of less than 1000m<sup>2</sup>; and Residential Large Lot which applies to the previous areas of Living Hills B and areas with site density over 1500m<sup>2</sup>.

- g. In consolidating the Living Hills zones, an assessment was made as to whether zones developed for the Port Hills could be aligned with the Akaroa Hillslopes and Rural Residential zones on Banks Peninsula. These zones had similar topographical constraints, functions and density to development on the Port Hills and particularly to the proposed Residential Large Lot Zone. The proposed approach is to include the Banks Peninsula low density zones into the Residential Large Lot Zone. The alternative approach of retaining a separate zone for Banks Peninsula was not considered effective or efficient.
- h. Consideration was also given to options relating to the extent to which the provisions from Stage 1 Residential Suburban Zone were applicable to the Port Hills. While some provisions were relevant others relating to multi-unit developments and non-residential activities were not considered to be of relevance on the Port Hills particularly due to topographical constraints which limit development and accessibility, i.e. limited connectivity of roads in the Port Hills which collect onto the road network running along the bottom of the Port Hills.

5.14.2 Policy and rule evaluation

PROVISIONS (POLICY, RULE, METHOD) MOST APPROPRIATE WAY TO ACHIEVE THE OBJECTIVES	
<p>Relevant objectives:</p> <p><b>14.1.1 OBJECTIVE 1: HOUSING SUPPLY</b>                      An increased supply that will:</p> <ul style="list-style-type: none"> <li>(d) enable a wide range of housing types, sizes and densities;</li> <li>(e) meet the diverse needs of the community in the immediate recovery period and longer term including social and temporary housing options; and</li> <li>(f) assist in improving housing affordability.</li> </ul> <p><b>14.1.2 OBJECTIVE 2: RESIDENTIAL RECOVERY NEEDS</b>                      Short-term residential recovery needs are met by providing opportunities for:</p> <ul style="list-style-type: none"> <li>(a) An increased supply throughout the lower and residential medium density areas.</li> </ul> <p><b>14.1.3 OBJECTIVE 3: HOUSING DISTRIBUTION AND DENSITY</b>                      A distribution of different density areas with:</p> <ul style="list-style-type: none"> <li>(b) limited additional infill housing in other existing suburban areas to maintain a low density, open and landscaped environment;</li> <li>(d) Residential Medium Density development in suitable brownfield areas and on larger suburban residential sites where external impacts on the surrounding areas can be mitigated; and</li> <li>(e) integrated provision of infrastructure.</li> </ul>	
Provision(s) most appropriate	Effectiveness and Efficiency
Option 2 (Proposed Approach to Low Density Residential Areas on the Port Hills and Large Lots)	7. Effectiveness
16. 14.1.1.1a.vi. Policy Location, density and type	14.1.1.1a.vi. Policy Location, density and type of housing and Policy 14.1.5.7 Residential

of housing and Policy 14.1.5.7 Residential development on the Port Hills to ensure low density residential environments are developed within existing residential areas of the Port Hills and currently zoned areas to be developed, that recognise and retain the character of the hills environment and a high level of amenity.

17. 14.1.1.1a.vi. Policy Location, density and type of housing, Policy 14.1.8.1 Policy – Character, amenity and identity of Banks Peninsula and Policy 14.1.8.4 Residential large lot development in Banks Peninsula will ensure large lot residential environments are maintained on Banks Peninsula and are consistent with the local character of Banks Peninsula townships and residential areas. Policy 14.1.8.1 provides direction for where and how new large lot areas will be established in future.

18. Establishment of a Residential Hills Zone that combines the current Living Hills and part Living Hills A zones (City Plan) to provide for residential development on a hill environment with large sites, lower height controls and lower site coverage, and removal of some Built Form Standards that are not considered relevant on larger sites.

19. Establishment of a Residential Large Lot Zone comprising the current Living Hills B and part of Living Hills A Zone (City Plan), Akaroa Hillslopes and Rural Residential Zones (Banks Peninsula) to provide for very low density residential development on sites up to 2ha and fewer built form controls due to the large site size.

14.1.1.1 Policy: Location density and type of housing  
 Ensure:  
 f. Low density residential environments in existing suburban residential areas and in the residential areas of Banks Peninsula are maintained but limited opportunities are provided for smaller residential units that are compatible with the low density suburban environment.  
 Policy 14.1.5.7 Residential development on the Port Hills

Zoning  
 j. Residential Hills Zone (currently Living H and part Living HA Zones );

development on the Port Hills  
 Providing for and maintaining a low density residential environment is still appropriate for the Port Hills. Policy 14.1.5.7 recognises the existing greenfield areas within the Port Hills and ensures that development will retain the character of the Port Hills as distinct from low density greenfield development on the flat land. Combined with the existing character policies, the policy will be effective in ensuring that subdivision and development maintains the strong relationship to the landform and the high visual amenity that the Port Hills provide to the flat land areas of the district. This is appropriate due to the location of these areas on the urban edge and in some cases prominent locations.  
 The Port Hills low density environment provides a contrast to more dense residential areas with greater opportunities for larger tree and garden plantings, slower and often calmer street environments, and a greater sense of openness, all being characteristics that contribute to retention of the distinct boundary between rural and urban areas on the Port Hills, and contribute to Christchurch’s Garden City image.

14.1.1.1a.vi. Policy Location, density and type of housing, Policy 14.1.8.1 Policy – Character, amenity and identity of Banks Peninsula and Policy 14.1.8.4 Residential large lot development in Banks Peninsula  
 Providing for and maintaining very low density residential environments on Banks Peninsula are appropriate. The policies will be effective to ensure that development in these areas is consistent with character and identity of Banks Peninsula, particularly in relation to its cultural, landscape, coastal and rural values. Policy 14.1.8.4 will be effective in directing the location of any future large lot development to adjoin existing residential townships and small settlements. This is more effective in supporting townships and avoiding adverse effects on rural land and the landscape than the currently policy approach for rural residential development that seeks separation from townships.

8. Residential Hills Zone  
 a. The proposed approach to the current Living Hills and part of the Living Hills A

k. Residential Large Lot Zone (currently Living HB and part Living HA Zone, Akaroa Hillslopes and Rural Residential Zones );

Main rules that control the character of residential development on hills and large lots: In the Residential Hills Zone and the Residential Large Lot Zone, the following proposed rules that will achieve and control low density housing include:

- l. Site Density;
- m. Minimum Allotment Size;
- n. Site Coverage;
- o. Building Height; and
- p. Recession plane.

Those relating to building setbacks will also impact on the number of household units that can be developed on a site and the built form character of development but to a much lesser extent than those standards listed above.

Definitions

- Accessory building
- Residential activity
- Residential allotment
- Residential unit
- Standalone house

Zones is to combine these zones and rename as Residential Hills Zone. This approach recognises the similarities in residential character of both zones and that a number of existing standards (such as minimum allotment size, height, site coverage, building setbacks and outdoor living space) were the same or very similar. The Residential Hills Zone applies to areas with a site density of up to 1000m<sup>2</sup>.

- b. There has been a rationalisation of sub-zones and provisions that were developed through plan change and Environment Court decisions on the Port Hills. For areas that have yet to be developed or still have some development potential it is considered appropriate to retain the current site density through identification of these areas as density overlays within the Residential Hills Zone.
- c. The deferrals on Living Hills zoned land have been removed. The subdivision provisions will be relied on to ensure servicing and reserves are provided. This approach will be effective in enabling the residentially zoned land to be developed.
- d. Like the Residential Suburban Zone, the proposed Residential Hills Zone provides for a traditional type of housing in New Zealand in the form of single or two-storey predominantly detached or semi-detached houses, with garage, ancillary buildings and provision for gardens and landscaping. Future infill and redevelopment is provided for at a scale and intensity that does not affect the character of the existing Port Hills neighbourhoods. Existing houses are able to be converted into two residential units. Also minor (small) residential units are able to build on a site containing a residential unit (which is the main and larger house).
- e. Built Form Standards have been largely retained as per the current provisions as they are considered to be effective for residential development on the Port Hills. Built Form Standards relating to outdoor living space for a single residential unit have been removed due to the large site size and it is more efficient rely on density and site coverage provisions. The provisions in Stage 1 relating to allowing garages in the road boundary setback have

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been applied to the Residential Port Hills. They will be effective for the Port Hills to recognise the limitations imposed by topography and provide flexibility for a more efficient use of a site.

9. Rules – Residential Hill Zone

- c. *Site density standards* for the Residential Hills Zone permit residential buildings to be established on sites with a minimum area of 650m<sup>2</sup>. Subdivision is a restricted discretionary activity (to ensure a variety of subdivision matters are addressed) for allotments of 650m<sup>2</sup> or greater in area. The minimum area is necessary to maintain the anticipated built and neighbourhood outcome for a low density residential hills environment.
- c. *Removal of prohibited activity status for the current Living Hills A Zone.* The current City Plan has a prohibited activity status for establishing a dwelling on sites that do not meet the minimum site size in LHA with a grandparent provision for existing sites at June 1995. This activity status is considered overly restrictive and unnecessarily sterilises sites less than 1500m<sup>2</sup> from being used efficiently. The removal of the prohibited activity status means that non-compliance with site density will default to discretionary or where within 10% of the site density a restricted discretionary activity status will apply.
- d. *Recession planes* – As per Stage 1, the proposed rule allows for intrusions of 0.2m into the recession plane, mainly providing for intrusions of gutters and eaves. Provision is also provided for solar panels to intrude as the benefits of solar energy are considered to outweigh the minor intrusion that may be required to accommodate these panels. The current application of the height plane using the mid-point of the building has been retained for the Port Hills to recognise the topographical constraints and enable flexibility.
- e. *Maximum height* – The current lower height limit (7m) has been retained in the Residential Hills to ensure development is not visually dominant within the hill environment. Non compliance with the

height limit will be considered as a restricted discretionary activity.

10. Residential Large Lot

- a. The proposed approach to the current Living Hills B, part of Living Hills A, Akaroa Hillslopes and Rural Residential Zones is to combine these zones and rename as Residential Large Lot Zone. This approach recognises the similarities in residential character of these zones and the provisions.
- b. The proposed Residential Large Lot Zone provides for detached housing in a very low density environment on sites over 1500m<sup>2</sup> in size up to 2ha. The large lots recognise: restrictions related to topography, infrastructure or hazards; the existence of landscape values, indigenous vegetation, waterways; or their function on the urban rural edge. Additional dwellings are limited to minor residential units where site density is met to protect the overall density and character of the zone.
- c. The range of activities permitted is more restrictive than the Residential Suburban Zone to retain character and amenity of the zone and its function of being a residential area on the rural urban edge where accessibility is limited.
- d. The deferrals on Living Hills B Zoned land have been removed. The subdivision provisions will be relied on to ensure servicing and reserves are provided. This approach will be effective in enabling the residentially zoned land to be developed.

11. Rules – Residential Large Lot Zone

- a. *Site density standards* for the Residential Large Lot Zone permit residential buildings to be established on sites with a minimum area of 1500m<sup>2</sup> up to 2ha depending on location. Density overlays have been used to identify areas with different site density. Subdivision is a restricted discretionary activity (to ensure a variety of subdivision matters are addressed) for allotments. The minimum area is necessary to maintain the anticipated built and neighbourhood outcome for a very low density residential environment.



b. *Removal of prohibited activity status for the current Living Hills B Zone.* The current City Plan has a prohibited activity status for establishing a dwelling on sites that do not meet the minimum site size in LHB with no exception or grandparent provision like LHA. This activity status is considered overly restrictive and unnecessarily sterilises sites less than 3000m<sup>2</sup> from being used efficiently. The removal of the prohibited activity status means that non-compliance with site density will default to discretionary or where within 10% of the site density restricted discretionary activity status will apply.

6. Efficiency  
 Benefits

- i. Policy 1(f), Policy 14.1.5.7, Policy 14.1.8.4 and the zoning approach for low density residential environments provides certainty for residents of the environmental outcomes anticipated for the Port Hills residential areas, large lot residential areas and the management approach. Greater certainty leads to more efficient administration and monitoring of the District Plan as the environmental outcomes of the area are well understood. Residential markets respond well and are also more stable when there is greater certainty and confidence in the long-term form and character of an area.
- j. Low density hill environments provide for and maintain larger areas for tree and garden planting, which have value in terms of providing shade, maintaining and enhancing biodiversity, and improving street and site amenity. It also contributes to the visual amenity of the Port Hills when viewed from the flat land areas of the district and beyond.
- k. Provision of a very low density residential environment on the urban edge allows residential development on areas that may have limitations that prevent it from being used for more intensive residential development e.g. landscape values, servicing, hazards, topography.
- l. Provides for housing choice on the Port Hills and on Banks Peninsula, with retention of a different living environment



	<p>on the Port Hills and on large lots.</p> <p>m. Removing deferred zonings enables sites to be developed where they can meet the relevant subdivision provisions. Provides certainty for landowners and developers.</p> <p>n. Removing prohibited activity status for existing and new sites less than the minimum site size in Living Hills A and B will allow the landowner to apply for resource consent to establish a dwelling and make effective use of the site.</p> <p>Costs</p> <p>e. May result in some existing infrastructure and services not being fully utilised to their available capacity in the short term.</p> <p>f. Development that is inconsistent with the character of hill environments and has visual impacts may still occur under the proposed provisions.</p> <p>g. Some parts of the Port Hills may be able to absorb a higher level of development than provided for and will need to go through the consent process.</p> <p>h. Relaxing some built form provisions may not maintain the character of the Port Hills or large lot areas.</p>
Options less or not as appropriate to achieve the objectives and policies:	
<p>7. Option 1 (Status quo – Current approach to Low Density Residential Areas)</p> <p>Retain existing Living Hills, Living Hills A, Living Hills B, Akaroa Hillslopes and Rural Residential Zones</p>	<p>d. Appropriateness</p> <p>This approach is not significantly different to Option 2, except that Option 2 is an activities-based approach, as opposed to the effects-based approach under the operative District Plan.</p>
Risk of Acting or Not Acting	
<p>Changes under the LURP to the operative Christchurch City Plan have also resulted from consideration of housing needs for the recovery and the level of development appropriate within low density residential environments. Community research (namely through the Christchurch Central City Living Research 2013 Report) provides sufficient direction that the communities strongly value low density residential environments. The Response Planning 2011 Reports (refer to Bibliography) that evaluated the effectiveness and efficiency of the Christchurch City Plan and Banks Peninsula District Plan provide an adequate level of assessment of the existing provisions and where improvements should be considered. Further technical reports and assessments have been prepared to assess the effectiveness and efficiency of existing provisions. On this basis it is considered that sufficient information exists about the proposed provisions without the need to take account of the risk of acting or not acting (RMA s32(4)(b)).</p>	

## 5.15 Residential development in Banks Peninsula

- Policy 14.1.8.1 Policy – Character, amenity and identity of Banks Peninsula;
- Policy 14.1.8.2 Policy – Residential townships in Banks Peninsula
- Policy 14.1.8.3 Policy – Small Settlements in Banks Peninsula
- Policy 14.1.8.4 Policy – Residential Large Lot development in Banks Peninsula
- Residential Banks Peninsula Zone and the Activity and Built Form Standards – Stage 1
- Residential Conservation Zone and the Activity and Built Form Standards – Stage 1
- Residential Small Settlement Zone and the Activity and Built Form Standards
- Residential Large Lot Zone and the Activity and Built Form Standards – refer to section 5.15 of this report

### 5.15.1 Identification of options

- a. The higher order documents that provide the direction for residential development in Banks Peninsula stems from the Strategic Directions under Stage 1 of the replacement District Plan and preceding that the Regional Policy Statement Chapters 5 and 6 (refer to Appendix 2). The CRPS Chapter 5 Objective 5.2.1 – Location, design and function of development requires that development achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the regions growth. A large proportion of other objectives and policies in this chapter are related to Greater Christchurch, which only the settlements from Lyttelton to Diamond Harbour are included within. Whilst regard has been given to the relevance of the other Greater Christchurch related objectives and policies, in consideration of the broader options for residential development in Banks Peninsula, closer consideration has been given to achieving Objective 5.2.1. One particular CRPS policy, namely Policy 6.2.3 – Development form and urban design, has also been given close consideration as all the matters referred to in this policy provide good direction for residential development in Banks Peninsula. In particular to give effect to the principles of Tūrangawaewae (sense of place and belonging); integration; connectivity; safety; choice and diversity; and creativity and innovation.
- b. Banks Peninsula has a unique environment and settlement pattern that is derived from its topography and settlement history. It is very different to the Christchurch flat lands and was less affected by the recent earthquakes. Significant growth is not a major issue for the area however changes to settlement areas can have a significant affect on the local community and environment if not well managed. Changes to settlements may however still be required and appropriate, to support the long term sustainability of communities and to enable settlements to adapt to changing environmental conditions. Land development is very challenging in many locations due to land constraints and often the many high natural and cultural values associated with an area. Each residential settlement is unique in its setting and function. Areas such as Lyttelton Akaroa and Diamond Harbour, are larger and provide for a greater range of business and community activities. There are a number of small settlements that are located on the main transport routes to these townships, where most provide for a mix of permanent resident housing and holiday homes. The more isolated settlements are typically smaller in scale than those on the main transport route.

- c. In regard to the policy framework, consideration has been given as to whether those policies proposed in Stage 1 of the DPR provided adequate direction and clarity to the outcomes sought for Banks Peninsula. The options are to rely on the Stage 1 policies and/or provide some additional sub-clauses to potentially address matters, or alternatively develop a new set of policies for Banks Peninsula.
- d. Whilst the Residential Banks Peninsula Zone and Residential Conservation Zone has been referred to in the title of provisions above, it is noted that these zones were proposed as part of Stage 1 to the DPR. These two zones have not been further reviewed under Stage 2 except in regard to matters of character (refer to section 5.11 of this report). Two policies proposed in Stage 1 have been reconsidered as to whether they provide adequate and clear guidance, namely 14.1.5.5 Policy – neighbourhood character and residential amenity in residential areas of Banks Peninsula and 14.1.5.6 Policy – Heritage values in residential areas of Lyttelton and Akaroa. As the policy direction for small settlements and rural–residential areas, and matters relating to character areas, has been assessed, it was necessary to consider these in the context of the wider approach to land management in Banks Peninsula. Matters of particular concern have been as to whether guidance on heritage matters has been appropriately distinguished from guidance on character (refer to the Background Report on Character Areas in Appendix 19 of this report).
- e. Options have also been considered in relation to the Activity and Built Form Standards for the Residential Small Settlement Zone. Specific consideration has been given as to what level of regulatory control is appropriate and whether the operative District Plan rules can be more permissive and enabling.

5.15.2 Policy and rule evaluation

PROVISIONS (POLICY, RULE, METHOD) <u>MOST APPROPRIATE WAY</u> TO ACHIEVE THE OBJECTIVES	
Relevant objectives:	
<p><b>OBJECTIVE 8 – RESIDENTIAL DEVELOPMENT IN BANKS PENINSULA</b></p> <ul style="list-style-type: none"> <li>a. Growth of and changes to residential townships and settlements:                             <ul style="list-style-type: none"> <li>v. improves the long term sustainability and viability of the township, settlement and their communities;</li> <li>vi. are compatible with, capture and reflect the unique rural identity, coastal and settlement character of Banks Peninsula;</li> <li>vii. improves the areas’ resilience to future risks to life-safety and property damage from natural hazards; and</li> </ul> </li> </ul> <p>is innovative and enhances environmental values.</p>	
Provision(s) most appropriate	Effectiveness and Efficiency
Option 2 (Focused set of policies for Banks Peninsula and management approach to Residential Small Settlements)	Effectiveness
1. Establishment of a series of policies that give recognition to the key elements that make Banks Peninsula unique, and the different	1. As a group of inter-related policies (including 14.1.8.1, 14.1.8.2, 14.1.8.3 and 14.1.8.4) these are considered to provide clear direction on what is appropriate land development and what the desired outcomes are for different

<p>functions and settings between townships, small settlements and rural-residential areas in Banks Peninsula.</p> <p>2. Establishment of a Residential Small Settlement Zone and associated Activity and Built Form Standards.</p> <p><i>14.1.8.1 Policy - Character, amenity and identity of Banks Peninsula</i></p> <p>a. <i>Require residential development within townships, settlements and residential large lot developments to:</i></p> <ul style="list-style-type: none"> <li>i. <i>Complement, not detract from, the surrounding cultural, landscape, historic, coastal and rural values, character and views</i></li> <li>ii. <i>respect the existing townscape character through compatible street, subdivision and site layout and design;</i></li> <li>iii. <i>maintain and enhance the particular character of the township through buildings of a scale, size and height, placement on their site, form, materials and colour compatible with the wider townscape;</i></li> <li>iv. <i>incorporate visual and physical links to features and character elements;</i></li> <li>v. <i>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;</i></li> <li>vi. <i>be set within and not dominate natural landforms and vegetation;</i></li> <li>vii. <i>provide ample opportunity for tree and garden planting; and</i></li> <li>viii. <i>where possible provide access to mahinga kai and places of cultural significance.</i></li> </ul> <p><i>14.1.8.2 Policy - Residential townships in Banks Peninsula</i></p> <p>a. <i>Encourage residential development within and adjacent to the residential townships of Lyttelton, Diamond Harbour, Akaroa, Duvauchelle, and Wainui that promotes consolidation and;</i></p>	<p>settlement areas within Banks Peninsula. More generic policies or no such set of policies will be less effective in achieving the proposed objective for Banks Peninsula. Those policies developed for the Christchurch flat lands in Stage 1, whilst may in some circumstances be applicable, they do not adequately reflect the unique characteristics of Banks Peninsula areas, nor the area specific challenges that face Banks Peninsula communities.</p> <p>2. 14.1.8.1 Policy – Character, amenity and identity of Banks Peninsula – the focus of this policy is to state clearly what the principle matters are that contribute to Banks Peninsulas unique identity and value. The clear statement of these matters and direction that they be appropriate assessed and considered in any future development is vital to maintaining the areas character and value.</p> <p>3. 14.1.8.2 Policy – Residential townships in Banks Peninsula – this policy provides direction that growth should occur adjacent to existing residential areas and should involve small incremental changes in line with estimated population projections (refer to Appendix 24) . The expansion of the existing townships is very restricted due to infrastructure constraints and the policy direction to promote only small incremental changes addresses this issue. The proposed guidance does however support changes to settlements that improves a community’s resilience to hazards. Townships may need to change in the future to address changing environmental conditions such as sea level rise. Meeting community needs through a range of non-residential activities is also important in townships, and townships are considered to be the best location for such activities to support the wider urban and rural communities. Promoting innovative design and sustainable land use development practices is considered to be important particularly for land development in Banks Peninsula where the land development conditions can be challenging.</p> <p>4. 14.1.8.3 Policy – Small settlements in Banks Peninsula – this policy reinforces the direction that land development should be consolidated around existing settlements, but also provides further direction on where development should not occur, the latter reinforcing other policy direction on outstanding and significant</p>
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- 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; and*
- iv. *results in innovative design and sustainable land-use development.*

**14.1.8.3 Policy – Small settlements in Banks Peninsula**

- a. *Encourage innovative design and sustainable land-use and subdivision development within and directly adjacent to existing residential small settlements by:*
  - i. *consolidating development around an existing small settlement to achieve a compact settlement form to avoid ribbon residential building development along the coastline, buildings and structures on important skylines, and to protect the rural resource;*
  - ii. *providing new housing opportunities avoiding locations with significant risks to life-safety and property damage from natural hazards;*
  - iii. *providing for non-residential activities that support the local settlement and surrounding rural community needs, whilst remaining compatible with the small settlement environment;*
  - iv. *ensuring new development can be efficiently serviced by public infrastructure or private infrastructure that where possible improves environmental conditions; and*
  - v. *ensuring new development maintains and enhances those rural and/or coastal character elements that are distinct and unique to each small settlement, such as:*
    - a. *the setting of buildings within a highly vegetated hillside landscape in Governors Bay, Robinsons Bay, and the hillslopes of Little Akaroa and Takamatua;*

landscapes (refer to Chapter 9 Natural and Cultural Heritage). This policy recognises that land development can be provided for by both public and private infrastructure, and again may be required to enable a community to adapt to changing environmental conditions. This policy highlights those character elements that are prominent in each settlement (refer to the Small Settlement Areas Summary Assessments – Appendix 25).

5. 14.1.8.3 Policy Large Lot development in Banks Peninsula – this policy requires that further rural-residential development is only provided for adjacent to existing residential settlements and that it meets particular criteria. This is a change in management approach to the operative Banks Peninsula which did not clearly direct that further rural-residential development achieve a consolidated urban form. The operative Plan was less directive on where rural-residential development could occur. This change is however considered to better align with the direction for growth under the CRPS and will better support existing communities whilst protecting areas of high environmental value and rural land from unnecessary land fragmentation.

6. Residential Small Settlements Zone and associated Activity and Built Form Standards

- a. The proposed approach to this zone does not differ in any significant way to that under the operative District Plan. A number of non-residential activities are provided for as restricted discretionary activities. This level of regulatory status recognises the appropriateness of such activities in a residential zone however still enables the Council to control potential effects on local neighbours, in particular with regard to the scale of the activity and traffic effects. For those activities, such as preschools, that are considered most appropriate in a residential area, the general approach has been to ensure the resource consenting process is as streamlined as possible by not requiring written approvals nor notification of the application. Therefore whilst the number of resource consents for non-residential activities may not be significantly reduced (given the restricted discretionary activity status), application costs and timeframes



<p>b. in Purau and Pigeon Bay the absence of buildings on the surrounding hillsides and along the coastline;</p> <p>c. the predominantly open space and rural character of Little River, Cooptown, Kukupa, Barrys Bay, French Farm, Takamatua Valley, Okains Bay;</p> <p>d. the dominance of bach-styled buildings within a coastal landscape setting in Birdlings Flat, Tikao Bay, Wainui, Little Akaloa, Le Bons Bay, and along the foreshore of Takamatua.</p> <p><b>14.1.8.4 Policy – Residential Large Lot development in Banks Peninsula</b></p> <p>a. Ensure new large lot development is located adjacent to existing residential townships and small settlements and that it:</p> <p>i. integrates well with the existing residential area providing where possible recreational, open space and ecological connections to the small settlement;</p> <p>ii. achieves a compact settlement form to avoid ribbon residential building development along the coastline and buildings and structures on important skylines, and to protect the rural resource;</p> <p>iii. is able to be efficiently serviced by public infrastructure or private infrastructure that where possible improves environmental conditions; and</p> <p>iv. maintains and enhances those rural and/or coastal character elements that are distinct and unique to the local area.</p> <p>Residential Small Settlement Zone and Rules Activity standards providing for residential</p>	<p>should be reduced.</p> <p>b. In regard to the Built Form Standards, no changes to the operative standards are proposed. There are no known administrative issues with the operative standards. Furthermore, the matters proposed to be managed under the replacement District Plan, are considered necessary to maintain street amenity and reduce the visual dominance of buildings on adjoining neighbours.</p> <p>Refer to section 5.14 in relation to the Residential Large Lot Zone.</p>
<p>Options less or not as appropriate to achieve the objectives and policies:</p>	
<p>Option 1 (Status quo – Operative District Plan policy approach)</p>	<p>These set of policies are out of date and do not fit within the policy framework proposed under the replacement District Plan, principally set by Stage 1. Notwithstanding this, much of the underlying policy direction is carried through under option 2 above. The operative District Plan however does not provide adequate policy direction in regard to appropriately managing</p>

	<p>the effects of rural-residential development to achieve the overarching policy direction of consolidation. Furthermore, the current policy direction is not as explicit as to what character elements are of the most importance to maintain for each different spatial area.</p>
<p>Risk of Acting or Not Acting</p>	
<p>The level of analysis undertaken in the review of the key issues impacting Banks Peninsula and in particular the Small Settlement Zone, is reflective of the condensed review timeframe. Nonetheless, the analysis undertaken has revealed no major issues with the management approach currently undertaken in the Operative District Plan. This is aside from providing greater clarity on achieving a consolidated urban form particularly with regard to rural-residential development. The risk on acting on the information and analysis provided is considered to be low.</p>	

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5.16 Residential baches in Taylors Mistake, Hobsons Bay and Boulder Bay

- o Policy 14.1.5.9 Policy – Residential Baches;
- o Residential Bach Zone and the Activity and Built Form Standards
- o Appendix x: Taylors Mistake Bach Development Plan
- o Appendix X: Scheduling of Baches in Taylors Mistake, Hobsons Bay and Boulder Bay

5.16.1 Identification of options

- a. The issue of retention and/or removal of the existing baches at Taylors Mistake, Hobsons Bay and Boulder Bay, has had a long and complex history. For many years the Council has been trying to balance the interests of bach owners who want their baches to remain where they are, those people who want them removed, and the public's right of access to the land. The matter was near resolution in July 2010 when the Council decided to give effect to the District Plan provisions introduced under the Environment Courts 2003 decision, that manages the retention and removal of baches. The Environment Court ruled that 14 of the baches should be removed and the affected bachowners were given the opportunity to build new ones on land at Taylors Mistake owned by the bachowners and zoned for that purpose. Council also supported the creation of licences to enable some baches to remain on Council road reserve. The directions given in Council's July 2010 decision were however never implemented due to the Canterbury earthquakes.
- b. The recent earthquakes have meant that a number of baches are at risk from rockfall or cliff collapse. Hazard assessments were undertaken in respect of all baches and the Environment Court 2003 decision requires review in light of this new hazard information. A further matter that has required consideration is the legal effect of an Existing Use Rights certificate that was obtained by those bach owners in relation to the baches that were required to be removed (i.e. not scheduled). An existing use rights certificate enables the land to be used in a manner that contravenes a rule in a District Plan (for example the prohibited activity status for an unscheduled bach).
- c. Options have not been considered in relation to proposed policy 14.1.5.9 Policy Residential Baches. The operative policy is considered to provide adequate direction for the new bach area, although the wording has been made clearer as to what the sole purpose of the new zone is (i.e. to only provide for new or relocated baches to replace those being removed).

5.1 Rule evaluation

PROVISIONS (POLICY, RULE, METHOD)	MOST APPROPRIATE WAY TO ACHIEVE THE OBJECTIVES
Coastal Environment Objectives	
19.1.1	Adverse effects of activities within the coastal environment are generally avoided except in urban areas.
19.1.2	Public access to and along the coastal marine area is maintained and enhanced while preserving the natural character of the Coastal Environment.
Residential Chapter Objectives and policies	

- 14.1.5 Objective - High quality residential environments
- a. High quality, sustainable, residential neighbourhoods which are well designed, have a high level of amenity, and enhance local character.
- 14.1.5.9 Policy: Residential Baches
- a. Provide for a new bach area at Taylors Mistake to enable the relocation and/or replacement of a limited number of baches for temporary occupation, that are required to be removed from their existing location due to risks from hazards, their impediment to public access and/or adverse effect on the outstanding natural landscape.

Provision(s) most appropriate	Effectiveness and Efficiency
<p><i>Option 3</i> – Remove some baches previously scheduled under the Coastal Zone due to presence of a geotechnical hazard but include some baches previously unscheduled (to be removed). Retain the current boundary of the Residential Bach Zone (LTMB Zone) but align the number of baches permitted to establish in the Residential Bach Zone to the number to be removed/unscheduled. Those baches previously unscheduled but now proposed to be scheduled are not subject to any geotechnical or other major hazard and have been reassessed as not impeding public access nor recreational use of the area.</p> <p>Under this option 31 baches will be scheduled and 15 will be removed.</p>	<p>12 baches previously scheduled to remain will need to be removed due to geotechnical hazards.</p> <p>11 baches previously required to be removed/unscheduled will be retained. In total the number of baches to be removed will be 15 (although these are a combination of different baches than those to be removed under the EC decision).</p> <p>Some areas, specifically the Taylors Hobson point (Moki point) will not be naturalised, but conversely other areas, namely Hobsons Bay will be naturalised due to the removal of baches. Residential development is however more extensive on the Taylors Mistake side and therefore the overall benefit gained from a ‘naturalisation’ perspective is seen as being greater with the removal of the Hobsons Bay baches.</p> <p>This option is the most effective in regard to protecting and maintaining heritage values with the retention of more existing baches than under Option 2.</p> <p>Limiting the New Bach Zone to 15 baches will provide sufficient room for all of those 15 baches scheduled to be removed, but will ensure the total number of baches in the Taylors Mistake Bay area is not increased.</p> <p>The retention of more existing baches in placement of providing for a greater number of new baches to be constructed in the Residential Bach Zone, is considered overall to be a better option having less impact on character values.</p>

Options less or not as appropriate to achieve the objectives and policies:	
<p><i>Option 1</i> - Status quo: Retain/rollover the current schedule of Baches under the Coastal Zone (previously known as Conservation 1A Zone) and retain the current boundary of the Residential Bach Zone (previously known as the Living Taylors Mistake Bach Zone) and provision for 18 new baches to be established in this zone.</p> <p>Under this option 32 baches are scheduled and 14 are to be removed/unscheduled</p>	<p>This option will not appropriately address the known geotechnical hazards.</p> <p>It is also noted that the Residential Bach Zone provided for 18 new baches which is a greater number than those required to be removed. It is considered that this option is not consistent with the proposed Policy 14.1.5.9 which only provided for baches that are to be removed (i.e. unscheduled baches).</p>
<p><i>Option 2</i> – Reduce the number of baches scheduled under the Coastal Zone (due to presence of a geotechnical hazard) and retain the current boundary of the Residential Bach Zone.</p> <p>Under this option 20 baches will be scheduled 26 removed</p>	<p>12 baches previously scheduled to remain will need to be removed due to geotechnical hazards. In total under this option 26 baches will be removed/unscheduled.</p> <p>Existing bach zone not recommended to be extended and can continue to only accommodate 18 baches.</p> <p>The removal of the 26 baches will have the benefit of naturalisation of the area.</p> <p>The removal of some of the baches may have a potential negative effect by destabilising dune areas and encouraging the public to occupy potentially unsafe rocky areas. Unlikely to significantly improve public access from bay to bay as public tracks already manoeuvre through the bach areas and with better signage could resolve any perceived access issues (refer to public access assessment in Appendix 30). Will result in a loss of heritage.</p>
<p><i>Option 4</i> – Remove those baches previously scheduled under the Coastal Zone due to presence of a geotechnical hazard and extend the boundary of the Residential Bach Zone to provide for more baches to be rebuilt and/or relocated.</p>	<p>Extension of the Residential Bach Zone not supported on landscape grounds – refer to landscape assessment in Appendix 31.</p>
<p>Risk of Acting or Not Acting</p> <p>The hazard review of the baches has been peer reviewed by a suitably qualified geotechnical engineer and the findings are supported. The advice therefore can be confidently relied upon and risk of acting on the information provided is considered to be low.</p>	

## 5.17 Rezoning of Greenfield Priority Areas under the Canterbury Regional Policy Statement, Chapter 6

### 5.17.1 Background

- a. The Council, through the district plan, is tasked with staging the release of this land to meet demands for residential Greenfield land over time. Some “Greenfield Priority Areas – Residential” have been identified as appropriate short-medium term development areas and have either been zoned Residential or are being rezoned for residential use in the Residential chapter, making provision for residential growth within the Christchurch city urban area over the next 10-15 years. There are a number of remaining Greenfield Priority Areas that have not yet been rezoned either through the operative City Plan’s Living G Zone or proposed through Stage 1 of the District Plan Review. These remaining areas are predominantly located in Halswell but also includes an area in the Upper Styx catchment and south-east part of Belfast.
- b. In considering the potential rezoning of the remaining greenfield areas, the Council has had regard to the considerable research and commissioned technical advice and assistance from various internal and external experts. This work together with internal workshops and community feedback, has been used to inform the proposed approach. While many of the key research documents listed below were prepared prior to the 2010-2011 Canterbury earthquakes, these documents have been reviewed to ensure they are still relevant following the earthquake events and continue to provide the overall direction for urban development growth within the City. New geotechnical information has been obtained to assist with assessing whether the subject areas are suitable for rezoning for future urban development.

Table 1: Key technical reports

	Title	Author	Description of Report
a	Geotechnical Desk Study Report – CCC Halswell ODP 2013	Beca Ltd	These technical reports are desktop studies reviewing existing information about land contamination and liquefaction potential of the land.
b	Land Contamination Desk Study Review Report – CCC Halswell ODP 2013	Beca Ltd	
c	Interpretative Report of Preliminary Geotechnical Investigation – CCC Halswell ODP 2014	Beca Ltd	This technical report builds on the desktop study and uses ground testing to determine the geotechnical nature of the land for rezoning purposes.
d	Geotechnical Preliminary Site Evaluation R6 – East Belfast, Christchurch 2013	Coffey Geotechnics (NZ) Ltd	These technical reports are desktop studies reviewing existing information about land contamination and liquefaction potential of the land.
e	Preliminary Site Investigation R6 – East Belfast, Christchurch 2013	Coffey Geotechnics (NZ) Ltd	

f	Geotechnical Assessment Report: Review of the District Plan for R6 Belfast, Christchurch 2014	Coffey Geotechnics (NZ) Ltd	This technical report builds on the desktop study and uses ground testing to determine the geotechnical nature of the land for rezoning purposes.
g	Urban Development Strategy 2007	Environment Canterbury, et al.	Provides the strategy to manage growth and development in the Greater Christchurch area, including the location of future housing, development of social and retail activity centres, areas for new employment and integration with transport networks.
h	South-West Christchurch Area Plan (SWAP) 2009 and its associated technical reports	Christchurch City Council	The objectives in SWAP are of particular relevance to new Greenfield development, both for residential and business development. SWAP provides direction for comprehensive and integrated development of some 8000ha of land in the south-west of Christchurch. SWAP contains goals, objectives and policies, including detailed plans for new growth areas, to support the development of residential land to accommodate some 12,000 new households and over 300 hectares of new business land.
i	Belfast Area Plan (BAP) 2010 and its associated technical reports	Christchurch City Council	The objectives in BAP are of particular relevance to new Greenfield development, both for residential and business development. BAP provides direction for the comprehensive and integrated development of some 1350 hectares of land in northern Christchurch. BAP contains goals, objectives and policies, including detailed plans for new growth areas, to support the development of residential land to accommodate some 2,500 new households and 98 hectares of new business land.
j	New Subdivision Resident's Survey 2006	Christchurch City Council	The survey was undertaken to provide information about households living in new

			greenfield subdivisions. Most of the greenfield subdivisions surveyed are on rural land rezoned for residential purposes since 1995. This research provides information such as satisfaction of residents with the location of new subdivisions relative to facilities and services, and reasons for choosing to live in new subdivisions rather than in existing residential areas.
K	Section 35 Report 2011	Response Planning	Report on the efficiency and effectiveness of the provisions of both the operative Christchurch City Plan and Banks Peninsula District Plan.
I	Plan Change 61 General Objective and Policy Framework for Greenfield Residential Growth (2010)	Christchurch City Council	A summary of decisions requested in submissions and further submissions for PC 61 identified several issues. Those issues relevant to the Future Urban Development Area Chapter relate to retail, reverse sensitivity, rural use and amenity, adverse environmental effects associated with construction, deferred development until area can be serviced by the Council's infrastructure and services, and the role of area plans. The submissions helped inform this chapter.
m	Residential land availability in Christchurch City (July 2014)	Christchurch City Council	This report is one in a series of quarterly reports providing the Council with an updated overview of the availability of land for housing, particularly in greenfield priority areas identified in the Land Use Recovery Plan, to meet demand in the Christchurch City area.

- c. In addition to the above reports and advice, the Council has also compiled, reviewed and developed a collection of material on urban development issues (refer to Bibliography). This information has been used to inform the District Plan Review and this Section 32 report.

### 5.17.2 Identification of options

The higher order objectives and documents clearly direct that the subject is to be developed for residential purposes. The options to facilitate its development centre predominantly on when should the land be rezoned and what is the most appropriate zoning.

#### SPECIFIC PROVISIONS (POLICY, RULE, METHOD) MOST APPROPRIATE WAY TO ACHIEVE THE OBJECTIVES

##### *Strategic Directions*

- 3.3.1 Objective - Enabling recovery and facilitating the future enhancement of the district  
The expedited recovery and future enhancement of Christchurch as a dynamic, prosperous and internationally competitive city, in a manner that:
- (a) Meets the community's immediate and longer term needs for housing, economic development, community facilities, infrastructure, transport, and social and cultural wellbeing; and
  - (b) Fosters investment certainty; and
  - (c) Sustains the important qualities and values of the natural environment.
- 3.3.4 Objective - Housing capacity and choice
- (a) For the period 2012 to 2028, an additional 23,700 dwellings are enabled through a combination of residential intensification, brownfield and greenfield development; and
  - (b) There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including:
    - (i) a choice in housing types, densities and locations; and
    - (ii) affordable, community and social housing and papakāinga.
- 3.3.7 Objective - Urban growth, form and design  
A well-integrated pattern of development and infrastructure, a consolidated urban form, and a high quality urban environment that:
- (a) Is attractive to residents, business and visitors; and
  - (b) Has its areas of special character and amenity value identified and their specifically recognised values appropriately managed; and
  - (c) Provides for urban activities only:
    - (i) within the existing urban areas; and
    - (ii) on greenfield land on the periphery of Christchurch's urban area identified in accordance with the Greenfield Priority Areas in the Canterbury Regional Policy Statement Chapter 6, Map A; and
  - (d) Increases the housing development opportunities in the urban area to meet the intensification targets specified in the Canterbury Regional Policy Statement, Chapter 6, Objective 6.2.2 (1); particularly:
    - (i) in and around the Central City, Key Activity Centres (as identified in the Canterbury Regional Policy Statement), larger neighbourhood centres, and nodes of core public transport routes; and
    - (ii) in those parts of Residential Greenfield Priority Areas identified in Map A, Chapter 6 of the Canterbury Regional Policy Statement; and
    - (iii) in suitable brownfield areas; and
  - (e) Maintains and enhances the Central City, Key Activity Centres and Neighbourhood Centres



- as community focal points; and
- (f) Identifies opportunities for, and supports, the redevelopment of brownfield sites for residential, business or mixed use activities; and
  - (g) Promotes the re-use and re-development of buildings and land; and
  - (h) Improves overall accessibility and connectivity for people, transport (including opportunities for walking, cycling and public transport) and services; and
  - (i) Promotes the safe, efficient and effective provision and use of infrastructure, including the optimisation of the use of existing infrastructure; and
  - (j) Co-ordinates the nature, timing and sequencing of new development with the funding, implementation and operation of necessary transport and other infrastructure.

Provision(s) most appropriate	Effectiveness and Efficiency
<p>Option 2: Rezone all remaining Greenfield Priority Areas to provide for their residential development in a staged manner.</p> <p>1. Rezone all of the following remaining Greenfield Priority Areas to Residential New Neighbourhood Zone. This include those greenfield blocks known as South-East Belfast, South Halswell, South-East Halswell, South-West Halswell and Hendersons</p> <p>2. Introduce a policy to clearly articulate how the land development process works, and must work in practice to achieve the efficiency and effectiveness objectives and policies. An addition to the Stage 1 Policy 14.1.6.1 is proposed as follows where the proposed text is <u>underlined</u>:</p> <p><i>"14.1.6.1 Policy- Comprehensive development</i>  <i>a. Promote comprehensive planning and design of new neighbourhoods to give effect to, an overarching vision that...v. achieves an efficient and effective staging of the provision and use of infrastructure, stormwater management networks, parks and open space networks that is integrated with land use development.</i>  <i>b. Rezone all Greenfield Priority Areas to:</i></p> <ul style="list-style-type: none"> <li>i. <u>enable land-use development and subdivision to occur to the required densities and in accordance with Outline Development Plans; and</u></li> <li>ii. <u>provide direction for the development and review of Councils Long Term Plan and supporting Capital Works Programme to include new and required improvements to public infrastructure that facilitates the staged development of Greenfield</u></li> </ul>	<p>Effectiveness:</p> <p>Following the 2010-11 earthquakes the Council is under considerable financial pressure to repair and upgrade existing infrastructure and to provide new infrastructure to service newly established Residential zones and areas where rezoning was underway prior to the District Plan Review. Analysis being undertaken at that time by the Council indicated there should be sufficient land zoned or being zoned for residential use without the immediate addition of the remaining greenfield areas.</p> <p>However, the City Council's vacant land register currently has 1990 hectares shown as vacant zoned residential land. This is made up of land in the greenfields priority areas, greenfield land rezoned in the Operative City Plan but not yet developed out (e.g. Masham) and ad hoc pieces of land that are currently vacant in residential areas. It also includes areas on the Port Hills and Banks Peninsula. The vacant land register does not include all Greenfield Priority Areas, but if it did include all areas would increase the vacant land on the 'flat' to 1500ha (refer to Appendix 37). Vacant land on the 'flat' is most likely to be developed and contribute to achieving the required household targets. The average rate of take up of vacant residential land over the past 10 years has been a take up rate of between 60-80ha per annum. So assuming an average take up rate of 70ha/annum there is approximately 21 years supply of vacant land on the flat, notably this is with the remaining Greenfield Priority Areas made available for residential development.</p> <p>A 20yr supply of vacant residential land may be considered sufficient at this stage and certainly is enough to meet the Strategic Directions household targets. However it does support the need to rezone all Greenfield Priority Areas to ensure there is adequate opportunity in the market for land to be developed. Over the last 10 years the Council has supported and at times itself facilitated the rezoning of Greenfield land when landowners and developers have promoted it. For a</p>

*Priority Areas to meet the household targets under 3.3.4 Objective Housing capacity and choice."*

3. Include Outline Development Plans as Appendices under the Residential Chapter 14 for each of the remaining Greenfield Priority Areas, including those areas known as South-East Belfast, South Halswell, South-East Halswell, South-West Halswell and Hendersons .

range of reasons, this has not always led to the land being developed in the original timeframes promoted. The Council has very little control in the market and financial conditions that dictate actual housing supply and where within the rezoned areas it is actually delivered.

Council's past approach has also been to focus on rezoning greenfield land when:

- Landowners (generally Large Block developers) have advanced the rezoning proposal and indicated they are committed to developing the land;
- Adequate technical assessments have been undertaken to support the rezoning and meet section 32 requirements;
- There is certainty that the land is able to be serviced by public infrastructure in the short to medium term (generally within a 20yr timeframe).
- There is an identified and quantified need to meet Greenfield targets under the RPS.

It has in the past often been the decision of Council to rezone land that can only be delivered and serviced within a 20-30yr period. The rezoning of land for residential purposes that is unlikely to be delivered and serviced in the very long term has not been the Council's approach. In most cases this is because there is insufficient technical assessments and no public infrastructure available to support the rezoning, or as this would lead to an inefficient use of existing and future planned and funded infrastructure.

However it is not the actual 'act' of rezoning land that has the potential to result in the inefficient use, maintenance and delivery of public infrastructure. Infrastructure programmes under the Council's Long Term Plan and the decisions that determine these, address and manage that particular issue. Good alignment between the Long Term Plan and District Plan, has long been a driving goal for Council. To this end the 'act' of rezoning particular areas of land and the timeframes in LTP Capital Works Programmes have been aligned and regularly realigned.

For this reason Council officers consider that rezoning all longer term Greenfield Priority Areas to be an appropriate approach, provided:

1. An adequate level of technical assessments are available but of greatest importance include:

- a. Geotechnical assessment indicating that the land is suitable for residential development.
- b. Transport assessment to identify what transport improvements are required to accommodate the additional traffic demands; and
- c. Water supply and wastewater assessments to identify what infrastructure improvements are required to service the land.

Council officer assessment: *It is considered that an adequate level of technical assessments have been undertaken for all of the remaining Greenfield Priority Areas - refer to the background information above.*

2. An Outline Development Plan is prepared which includes:
  - a. the most critical key structuring elements to achieve the comprehensive development objective and supporting policies; and
  - b. together with any relevant Area Plan or structure plan, meets the policy criteria under the RPS Chapter 6, Policy 6.3.3).

Council officer assessment: *Draft concept plans have been prepared for all of the remaining GPA's. These concept plans are considered to meet the attributes required under Policy 6.3.3 in CRPS for ODPs with the exception of business and community facilities. However for both the Halswell and Belfast areas, there are already major expansions proposed and provided for within the existing Key Activity Centres. Furthermore, through future subdivision and land-use consents, a local centre (all that may be required based under retail assessments) can be established within these blocks.*

3. The land is still able to be used for a range of rural purposes until such time as it is to be subdivided.

Council officer assessment: *This is not likely to be an issue as all current farming practises (and those similar in effects) will have existing use rights.*

4. The land does not become further fragmented through subdivision at rural and rural-residential densities, thereby compromising the achievement of 14.1.6 Objective - Comprehensive

	<p>planning for new neighbourhoods and its associated policies.</p> <p><u>Council officer assessment:</u> <i>The rezoning of the land to RNN may encourage and facilitate rural land holdings, 4ha and larger, to subdivide into small land holdings. This may become attractive to some rural landowners in the interim until the full ODP area is able to serviced, developed and sort for development in the market (i.e. sufficient housing demand). However the Council will have sufficient control and ability to decline such a subdivision consent under the restricted discretionary activity status (and consideration of the proposed matters of discretion and objectives and policies).</i></p> <p>5. There is clear policy direction within the District Plan that the development of Greenfield Priority Areas has to be staged over potentially the next 40yrs. Not all of the Greenfield Priority Areas can be serviced by public infrastructure by 2028.</p> <p><u>Council officer assessment:</u> <i>The staging of land is typically largely driven by the required staging of public infrastructure needed to service Greenfield areas. The staging of public infrastructure occurs under Council's Long Term Plan, as does the task of ensuring the efficient and effective provision of public infrastructure occurs. Much of the current policy direction on infrastructure is outcome focused by identifying what is to be achieved. It is however silent on how exactly this is to be achieved. In practice, neither the Council's District Plan nor the Long Term Plan alone determine how infrastructure is to be delivered and staged. The two documents inform each other and what emerges is an aligned and staged land development and infrastructure programme. Therefore provided this is made clear through the policies under the District Plan, any issues can be managed.</i></p>
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	<p>For the reasons and assessments above, it is considered that the most efficient and effective approach to the remaining Greenfield Priority Areas, is to rezone them now a suitable residential zone.</p> <p>The Residential New Neighbourhood Zone is considered to be the most appropriate zone, as it reflects the most modern approach to greenfield development.</p>
<p>Options less or not as appropriate to achieve the Objectives and policies:</p>	
<p>Option 3: Create a Future Urban Development zone with Concept Plans and supporting rules.</p> <p>Under this option the land would essentially be held in a transition zone with:</p> <ul style="list-style-type: none"> <li>i. Concept plans to guide future development</li> <li>ii. Subdivision would be restricted to minimum area of 4 hectares as a Discretionary Activity and requires provision of an Outline Development Plan and that the application provide for a comprehensive subdivision and land use development.</li> </ul>	<p>Appropriateness</p> <p>Rezoning the Greenfield Priority Areas – Residential at South Halswell and East Belfast to a Future Urban Development Zone would recognise these areas are in transition from rural to urban use. This zoning could indicate these areas are intended for future urban development and act as a staging mechanism by signalling a clear preference for development of residential zoned land, thereby exercising greater control over un-coordinated and unplanned development.</p> <p>Applications to rezone or subdivide and develop land can be assessed against policies that anticipate future residential zoning, which in turn can ensure proposed development is coordinated and integrated with existing and planned development and infrastructure.</p> <p>This option has the benefit of signalling that the subject land is in transition from rural to urban use, but recognises that it is not (at this stage) required to meet the 2028 household targets. It will also</p> <ul style="list-style-type: none"> <li>i. give owners and occupiers certainty and the ability to plan for social and economic well-being together with some flexibility in the short to medium term prior to rezoning for residential growth;</li> <li>ii. maintains the rural, low density character compatible with a rural setting and productive uses on the land until such time the future urban potential of the land is realised through rezoning or resource consent approval.</li> </ul> <p>However there are costs with this approach. There will be a further rezoning of the land required to facilitate the land development. As all of the key technical assessments have been undertaken to support the rezoning, this is considered to be an unnecessary and efficient approach. Whilst much of this land is not currently positioned for redevelopment, nor is it</p>

	<p>immediately required, situations do change. Therefore, all planning obstacles to its development should be removed where appropriate. This option will also limit opportunities for those landowners who have identified their preference for a residential zoning. In summary, the costs of this approach are considered to outweigh the benefits.</p>
<p>Option 1: Status quo – retain existing City and District Plan provisions</p> <p>Rely on Rural 2 zoning, Rural 3 zoning and and/or Special Purpose (South Halswell) zoning</p>	<p>Appropriateness</p> <ul style="list-style-type: none"> <li>i. The operative Rural or deferred Rural zoning of land at south Halswell and east Belfast does not reflect the recent identification of these areas as “Greenfield Priority Areas – Residential” in the LURP and the CRPS and creates a high policy threshold against which development proposals are to be assessed.</li> <li>ii. With increasing housing demand across Greater Christchurch and developer interest in these areas, applications to subdivide and/or rezone this land are anticipated before 2028, by which time these areas need to be rezoned to enable urban residential growth.</li> <li>iii. Given the statutory direction to provide for residential development of these Greenfield Priority Areas before 2028, the option of maintaining the operative provisions is not the most appropriate way to achieve the purpose of the RMA.</li> </ul>
<p>Risk of Acting or Not Acting</p>	
<p>The risk of not acting is that the Council fails to reflect the statutory direction provided in the LURP and the CRPS to provide for urban residential zoned land before 2028. Given this statutory direction the risk of not acting outweighs the risk of acting.</p>	



The following land is to be rezoned to provide for residential development.

- 6.3ha of land at Hawthorden Road, Avonhead from rural to Residential Suburban Zone – refer to Appendix 34 for the detailed section 32 analysis
- Rural 3 Zoned land at Highsted – refer to section 32 assessments undertaken as part of Plan Changes 71 and 72
- All remaining Greenfield Priority Areas under the Canterbury Regional Policy Statement Chapter 6, that have not already been rezoned for residential purposes. This include those greenfield blocks known as South-East Belfast, South Halswell, South-East Halswell, South-West Halswell and Hendersons.
- Rezoning of the remaining part of the Halswell West Outline Development Plan area to a mix of Residential Suburban Zone and Residential Medium Density Zone.
- Rezoning of 0.5ha of land at the corner of Murphys Road and Halswell Junction Road from rural to Residential Suburban Zone
- Rezoning of Special Purpose Hospital zoned sites to the adjoining residential zoned land including where applicable the Residential Suburban Zone, Residential Suburban Density Transition Zone and the Residential Medium Density Zone – refer to section 32 analysis for the Specific Purpose Hospital Zone.

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## 6. SUMMARY OF CONSULTATION

1. At the outset of the District Plan Review project an engagement, communications and marketing programme was developed to:
  - a. Increase the level of awareness and understanding of the role of the District Plan
  - b. Invite stakeholders and the community to be involved in the review
  - c. Listen to and consider their views in the drafting of and decision-making on the plan
  - d. Build confidence in the review process, and the final new District Plan.
2. A campaign - Finding the Balance - was created to help engage the community by informing them and encouraging their involvement in the review. An online conversation was run through the Future Christchurch website, alongside information on the District Plan Review on the Council's site [www.ccc.govt.nz](http://www.ccc.govt.nz). Designed to engender a continuous conversation with the community, the first stage ran in August / September 2013.
3. To introduce the District Plan Review, an eight page booklet was delivered to 147,000 households across the city and Banks Peninsula, and made available in libraries, service centres and cafes.
4. At the end of August we held two general stakeholder presentations at Civic Offices which were attended by 120 people. Invitees included community representatives, government agencies and NGOs, developers, lawyers and planners. We also held community drop-in sessions in eight locations, including Akaroa.
5. Promotion of the campaign during this time included extensive advertising in the Press, Star and community papers, plus radio to let people know about the community sessions.
6. The *Finding the Balance* site had more than 4700 page views, and more than 500 comments on the District Plan Review were received.
7. A second round of consultation was held from 24 February to 30 March with the community and other stakeholder groups and organisations, as part of the preparation of the priority draft chapters.
8. The comprehensive, five week programme of community engagement built on the *Finding the Balance* branding introduced in the earlier round.
9. The Section 32 for the Strategic Directions chapter provides an overall summary of the consultation undertaken for the first phase of the DPR. In addition, s 1.4 of this report provides a summary of the feedback received specifically related to the draft Residential chapter provisions. Appendix 13 provides a more detailed summary of the feedback and recommended responses to the feedback, including recommendations to change the draft provisions.

### Channels and information

1. Information about options being considered in drafting the first set of chapters, and how people could participate in the development of the District Plan at this stage, was made available through the following channels:
  - a. The Council website [www.ccc.govt.nz/districtplanreview](http://www.ccc.govt.nz/districtplanreview), including chapter drafts and associated maps
  - b. Letters to potentially affected property owners around commercial centres (14,860 plus 1101 following postponement for Riccarton due to flooding); around industrial areas (Hornby – 57, Cookie Time Templeton – 41 and Memorial Ave / Russley Road –

- 153) and to applicants and agents of District Plan changes underway – 212. Total letters: 16424.
- c. Info sheets on the District Plan Review in summary, for each of the eight draft chapters and 13 specific commercial or industrial locations
  - d. Public and stakeholder meetings (see details following) including customised Powerpoint presentations
  - e. Online surveys (see details following)
  - f. A Natural Hazards forum (see details following)
  - g. Print advertising in Press, Star and community papers, Akaroa Mail (outlining the District Plan Review and chapters, and promoting meetings and feedback)
  - h. Online advertising in Facebook, TradeMe Property, Press online (directing to the surveys)
  - i. Radio advertising on More FM and Radio Live placements on breakfast, drive and primetime (promoting meetings)
  - j. Media release and briefings (see details following)
  - k. Ongoing Facebook and Twitter updates
  - l. District Plan Review e-newsletter, and stakeholder and community emails ( four messages inviting to upcoming meetings)
  - m. Posters at libraries and service centres (two sets, promoting meetings and feedback)
2. More than thirty presentations and public meetings were held across the city and Banks Peninsula to inform people about the chapters being developed, and for planners to hear their concerns and get local input. More than a thousand people attended these meetings. Areas of focus included:
- a. Ward-based community meetings covering all eight chapters of Stage 1
  - b. Residential properties around the commercial centres of Barrington, Church Corner, Papanui, Hornby, Linwood, Bishopdale, Shirley, Merivale and Riccarton, and the Sparks Road development in Halswell
  - c. Properties around industrial areas of Hornby, Memorial Ave/ Russley Road, and Cookie Time Templeton.
  - d. General stakeholder presentations to community groups, sector interests, government and non-government agencies
3. Three online surveys were also carried out:
- a. One for Affected Areas Survey (for property owners living in defined areas directly affected by changes - key commercial centre locations)
  - b. One was a Public Survey (self-selected sample, open to the public living in any location)
  - c. One focussing on the Natural Hazards chapter (self-selected sample; open to the public living in any location).
4. The first two were open from late February until 30 March 2014. The Natural Hazards one started in the third week of March and is still open.
5. A forum focussing on natural hazards was also held on Saturday 15 March. Titled “Our Changing Environment – the risks and challenges of living with natural hazards”, the event was attended by over 150 people. Topics covered included hazards and risks, the science behind measuring risk and probabilities, land instability and flooding and how the District Plan Review might help address these issues.

6. Media activities included an interview by The Press on the topics of land instability in the Port Hills and Flooding, and with the Sunday Star Times on climate change and rules in the District Plan Review. A radio interview was held with Radio NZ on the topic of restricting commercial and retail in industrial zones, and a TV interview was done with CTV on the topic of parking. Lastly a combined media briefing was undertaken on natural hazards.

#### Feedback

1. Engagement feedback has been recorded through comments and notes at the public meetings, email and telephone, and via Survey Monkey.
2. To date, more than 900 comments had been received through the first two surveys (i.e. not including the Natural Hazards questions). A similar number have come through the meetings, email and telephone.

#### Stage 2 of the District Plan Review

- No consultation has been undertaken on Stage 2 proposed provisions, except with the Council's statutory partners.

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- Appendix 1: Linkages Between Provisions
- Appendix 2: Key Strategic Documents
- Appendix 3: Overview Of Household Demand, Household Targets, And Household Capacity
- Appendix 4: DPR Of Medium Density Residential Zones Around Key Activity And Neighbourhood Centres
- Appendix 5: District Plan Design Controls Review Of Built Form, Character And Amenity Provisions – Existing Flat Land Residential Zones
- Appendix 6: Economic Impact Assessment Of Proposed District Plan Residential Chapter Changes To Provisions
- Appendix 7: Proposed District Planning Map Overview of Residential Zones
- Appendix 8: Urban Edge Analysis Report
- Appendix 9: Quantity Survey And Built Costs Report
- Appendix 10: Comparative Costs Of Traditional And Comprehensive Subdivision
- Appendix 11: Energy Efficiency Building Standards Cost Scoring Report
- Appendix 12: Report On Minimum Area For Neighbourhood Parks
- Appendix 13: Overview Of Consultation
- Appendix 14: New Neighbourhood Comprehensive and Subdivide first subdivision process
- Appendix 15: New Neighbourhood Comprehensive and Subdivide
- Appendix 16: Context Urban Design



Appendix 17: Extracts from the Canterbury Sustainable Homes Working Party Submission on Draft LURP



# Christchurch City Council

LIVING G AND NEW NEIGHBOURHOOD  
CONSULTATION – DISTRICT PLAN REVIEW



April 2014

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**APPENDIX 1: CONSULTATION SUMMARY**



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**LIVING G AND NEW NEIGHBOURHOOD CONSULTATION - DPR**

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## Introduction

The Christchurch City Council is currently reviewing the City Plan. This is the first comprehensive review of the Plan since it was made operative in 1995. The review has been broken into two stages, with the first stage incorporating the strategic policy direction, and residential, business, transport, subdivision, and natural hazards chapters. The balance of the City Plan is to be reviewed in the second stage.

As part of the review of the Residential Chapter, the Council is proposing a new zone to manage greenfield residential subdivision and development. This zone is to be called the 'New Neighbourhoods Zone' and is to apply to blocks of land that are currently zoned rural, but that have been identified in Chapter 6 of the Canterbury Regional Policy Statement ('CRPS') as being appropriate to develop for residential purposes.

The role of the proposed New Neighbourhoods Zone is primarily focused on managing the development phase of urban growth. In this sense it serves a similar purpose to the Living G Zones in the operative City Plan. The Living G Zone has been introduced progressively to the City Plan over the last decade or so as a method for rezoning specific blocks of land around the urban edge of the City. Living G Zones currently exist in west and east Belfast, Masham, Halswell, Awatea, Wigram, Prestons, and Highfield. As each block has been rezoned, a separate Living G 'sub-chapter' has been added to the City Plan, with the result that broadly similar provisions are duplicated for each block (along with area-specific provisions). The degree to which the Living G zones have been built-out (or at least had subdivision consents approved) varies from block to block.

In addition to proposing the New Neighbourhood Zone for blocks that are currently rural, the Council is keen to explore with Living G landowners their willingness for built-out Living G areas to be rezoned to the standard Residential Suburban and Medium Density Zones (matching on-the-ground built densities), and for the yet-to-be developed parts of Living G to be rezoned to the generic New Neighbourhood Zone. If there was widespread support for the change in zoning, the City Plan could be significantly streamlined through the removal of the multiple Living G 'sub-chapters'.

## 1.0 Consultation

In developing the draft City Plan, the Council released a draft of the entire Stage 1 changes for an informal round of public feedback in March. It is understood that the draft version will be revised in the light of the feedback received, and will then be released for a more formal round of submissions in late May 2014, with hearings following later in the year. In addition to the City-wide consultation programme on the Stage 1 draft, Council has also engaged in a more focussed round of consultation with Living G landowners. Letters were sent out to some 150 Living G landowners, with the letters including a hardcopy of the proposed New Neighbourhood subdivision and

residential chapters. Planz Consultants Limited were engaged to receive the feedback and consolidate it into a single report.

The consultation timeframes were extremely tight, with landowners given a little over one week to respond (although timeframes were less for some owners depending on the speed of mail delivery). The condensed timeframe for review and comment was a concern raised by a number of landowners.

A similar concern regarding timeframes was raised in relation to the draft Plan being notified at the end of May, which meant that in order to give time for being considered by Councillors pre-notification, the draft Plan text would have to be resolved mid-April which would only allow a couple of weeks at best for Council Officers to consider consultation feedback. This timeframe for meaningfully considering feedback was regarded as being too short for robust analysis and text drafting to occur. There was a general consensus that it would be better to push back notification by a month or two in order to enable a more robust and considered Plan to be released than to rush things and notify a Plan that did not adequately reflect consultation feedback. An alternative would be for the Living G and New Neighbourhood provisions to form part of the Second Stage review.

Combined with the constrained timeframes, there was concern that the draft provisions had been released without the benefit of a s.32 assessment, thereby forcing landowners to try and 'second guess' the intent of some provisions. A number of respondents likewise noted that the text appeared to be very much a working draft, with inconsistent clause numbering and references. The lack of a s.32 report and uncertain clause numbering was seen as a hindrance to providing robust and informed feedback on the proposed provisions.

## 2.0 Landowner situations

The circumstances of landowners, and therefore the relevance of the proposed zone changes, fell into three broad categories.

**Suburban owners:** The first category was landowners who had a 'typical' suburban sized house and section of between 700-1,000m<sup>2</sup>. These landowners were either located in small strips of housing adjacent to an undeveloped Living G Zoned block e.g. a strip of housing along Whincops Road and backing onto a Fulton Hogan development, or were relatively isolated stand-alone lots surrounded by large undeveloped Living G properties. As their sections were already at a suburban residential size, and as such contained very limited potential for further development, the key changes in terms of subdivision process proposed in the New Neighbourhood Zoning did not have a material impact either way. Landowner concerns were focussed on the quality and timing of development 'over the back fence' and ensuring that adequate regulatory safeguards were in place in terms of boundary setbacks and recession plane rules.

**Summary:** Ensure that recession plane and boundary setback controls remain in place under both the comprehensive and subdivision-only approaches where adjacent to existing internal boundaries.



**Lifestyle Block owners:** The second category was owners of rural small holdings that ranged in size between approximately 1-10 hectares. These holdings had a Living G zoning, but had yet to be developed for urban purposes and typically contained a single dwelling and associated farm utility buildings and paddocks. The consistent feedback from these owners was that they did not plan to subdivide and develop their properties themselves, but instead intended to sell to a developer in due course. As such, they generally did not consider themselves to be directly affected by a change from Living G to New Neighbourhood Zoning as it would not be them that was having to progress a subdivision under the City Plan rules (whatever the zone package happened to be).

Whilst not being overly concerned with proposed changes to the subdivision process, there was a general concern expressed that the proposed rules should not make subdivision so difficult or unattractive that developers would not be interested in buying their land at a future point.

The second key concern was around the difficulty in undertaking development of individual 4ha blocks under a broad ODP. There was general agreement that ODPs were necessary and that road, stormwater, and park networks needed to be integrated. The concern was that just leaving it to multiple individual landowners to either all agree, or all get bought out by the one developer was extremely problematic and as a consequence urban growth was unlikely to actually occur. Owners were keen on Council taking a more proactive approach in leading the development of network infrastructure which would then enable blocks to be developed (or on-sold) on an individual basis, whilst still achieving an overall coordinated urban outcome. The proposed rule package did not appear to address this significant hurdle to enabling development to occur.

It was also noted that the minimum sizes required to undertake a comprehensive development was 8 Hectares which meant that all but the largest lifestyle block landowners would not be able to use this process route.

**Summary:** Council was seen as being able to add real value to enabling development of Living G (or New Neighbourhood) zones by actively facilitating and coordinating the provision of network infrastructure where landholdings are in multiple ownership.

**Large Block developers:** The third category of owners were the owners of large development blocks and who were generally experienced land development companies. The majority of the detailed feedback received was from these companies (and their planners/ surveyors), and has been broken down into common themes in the section below.

### 3.0 Replacement of 'built-out' Living G with Residential Suburban & Medium Density Zones

Where blocks had been completely subdivided, on-sold, and built-out, the developers generally had no objection in principle to such areas being rezoned to the proposed

Residential Suburban provisions. The primary reason for this view was that once a development block had been completely sold-down, the developer no longer had an ongoing interest in the development. It was noted that the built form of medium density areas (often short terraces or strips of adjacent lots) would not sit comfortably with the outcomes anticipated by the proposed Residential Suburban Zone ('RSZ'), and that such areas would more appropriately be rezoned to Residential Medium Density ('RMD'). It was noted that to not rezone such pockets would create a 'precedent' where further subdivision of adjacent low density blocks could be argued through the precedent for high density outcomes having been set nearby in the same zone. Zoning medium density sections as RMD would avoid this issue and would ensure that the zone outcomes closely aligned with the 'on the ground' built outcomes.

It was also noted that often the higher density sections ('Density A') in the LG zones have covenants in favour of the Council registered on the titles indicating that the lots are able to be developed to medium densities. To have a low density zoning would lead to confusion between the zone and the covenant and would result in regulation of an appropriate built outcome being split (and confused) between the two processes. Alternatively rezoning to RMD would enable the covenants to be uplifted with ongoing control of building additions and alterations controlled by the RMD rule package.

There was the potential for 'Density B' areas to fall through the cracks where they are generally smaller than the proposed RS site standards, but concurrently are not as dense as the outcomes permitted in the RMD zoning. The Density B built outcomes were seen as being roughly analogous with the Living 2 zone provisions in the operative Plan, although the L2 zone is to be deleted. Whilst the L2 areas are being replaced by a 'density overlay' in the proposed Plan, the application of very small overlay areas to pockets in the LG zones may be problematic. It may therefore be that either some Density B areas are zoned to RMD and have added development potential, or are zoned RS and are somewhat undersized for their new zone.

It was observed that discrete pockets of RMD zoning will generally be possible for the LG zones developed to date, as higher density areas have tended to be clustered in appropriate locations such as overlooking a park or reserve. The proposed New Neighbourhood Zone instead requires higher density lots to be 'pepper potted' (as each subdivision stage must achieve 15hh/ha in itself), and therefore future rezoning from NNZ to RSZ and RMD will not be easily possible.

Overall, it was considered that built-out areas will all have new houses, that such houses are often built close to the development potential of the site, and that therefore in practice there are unlikely to be large numbers of applications for new additions, further subdivision of back yards, or complete site redevelopment in the short-medium term.

**Summary:**

- General support (or indifference) to rezoning built out LG to RS and RMD;
- Care needs to be taken to accurately locate RMD over the 'Density A' areas rather than blanket RS zoning;
- Density B areas may not fit easily into either RS or RMD zones;
- Density A covenants on titles should be uplifted if control shifts to the RMD zoning.



#### 4.0 Replacement of consented but undeveloped Living G with Residential Suburban & Medium Density Zones

It was noted that there is a marked difference between LG Zones that had been fully developed, and those where subdivision consent had been granted but the lots had yet to be formed, or if formed had not yet had dwellings constructed. Changing zoning from Living G (Density A, B or C) to RS would result in changes to the permitted building envelope which could impact on the ease with which sections could be developed. This was especially the case where the section dimensions had been based on the LG rule package and building envelope rather than the RS provisions.

There was concern that where blocks have been partially developed i.e. sections have been sold but only half have been built on, that if the RS provisions are more restrictive than the LG rules, dwellings that had been built would be reliant on existing use rights as they would no longer be compliant with the underlying zone provisions. Conversely, if the RS package was more liberal than the LG rules, the owners of undeveloped lots would be able to build as of right to a higher density than neighbours would reasonably have anticipated. In short, the concern centres around changing the 'ground rules' regarding the anticipated scale of development, with the existing ground rules having set the framework for owners' expectations of what they (and their neighbours) could do with their land.

**Summary:** Where subdivisions have been consented but not built-out the LG zoning was sought to be retained. This matter could however be revisited in several years when development has been completed and the on-the-ground scenario is the same as that set out in section 3.0 above. As with any change in zoning/ rule framework, robust consultation with the affected community would be expected.

#### 5.0 Consolidate and simplify the Living G provisions

In discussing the broad zoning approach for residential greenfield areas, there was general acceptance that the operative City Plan approach of each greenfield block having its own separate Living G Zone and associated set of provisions had resulted in a lot of unnecessary duplication and repetition in the City Plan. There was general support for the Living G provisions to be consolidated where the existing provisions were similar across all blocks (especially at the objective and policy level). Where site-specific policies and rules were in place (generally as a result of substantial debate through the plan change hearing and Environment Court processes), then these specific provisions should be retained.

**Summary:** Simplification and consolidation of the existing Living G provisions, with the retention of any key site-specific rules, was seen as an easier and more certain method of streamlining the City Plan than changing to the proposed New Neighbourhood Zone, especially for those Living G blocks where development is actively underway and is yet to be completed.

## 6.0 Replace undeveloped Living G with New Neighbourhood Zones

A consistent view expressed at the outset was that developers generally believed that the current Living G provisions and subdivision process worked well and achieved generally good outcomes. A number of developers commented that all large subdivisions are subject to detailed discussions with Council's parks, roading, asset and subdivision officers, and that agreement with officers was reached through the current subdivision process. The current system therefore appeared to be achieving outcomes that both Council officers and the development community were happy with. Developers believed that greenfield urban growth areas that have been developed in recent times are well laid out and are certainly attractive to the market/ future communities that will be occupying them, as evidenced by strong sales. The lack of a s.32 report meant that it was difficult to understand what the significant resource management issues were that Council was trying to address through the proposed provisions, as from the land development industry perspective the current system appeared to be working well, had an appropriate level of checks and balances, and was generally producing good quality built outcomes.

The consistent feedback was that Developers and landowners wished to retain the existing Living G provisions, noting the acceptance in section 5.0 above that there was scope for common provisions to be consolidated. This view was especially strong from landowners in Prestons and Highfield, but was also consistently presented across the Living G zones. The reasons given were that the Living G areas were undergoing active consenting and development and that shifting to a completely new approach would introduce considerable uncertainty into the development process. There was also a common concern that Living G zones had been developed to date in general accordance with ODPs and with varying densities already allocated according to site constraints and amenity areas e.g. higher density centred around parks or commercial centres. To shift to an approach where every subsequent subdivision stage had to include a mix of densities and achieve 15 households/ hectare in itself was seen as being incompatible with the on-the-ground outcomes already achieved i.e. a logical distribution of density across the entire ODP area would not be possible if the approach to density distribution was fundamentally changed mid-development.

The other consistent reason for not wanting to shift was that the proposed Comprehensive Development route was seen as being unworkable in terms of how the development industry is structured in Christchurch, and the proposed subdivision-only route was seen as being too prescriptive. The proposed shift in activity status from controlled under Living G to non-complying due to inevitable breaches with the multitude of directive rules proposed was another significant reason for not wanting the zoning changed. These aspects are discussed in more detail below.

### Summary:

- There was consistent feedback that the existing Living G provisions (subject to some consolidation) should be retained, especially for ODP areas that were partially developed.
- The land development industry felt that the current system for gaining subdivision consent generally worked well and was delivering good quality outcomes that were attractive to the market. There did not therefore appear to be any significant resource management drivers for a significant change in process.

## 7.0 New Neighbourhood Zones – Comprehensive Development route

### 7.1 Developer interest

From the developers who provided feedback, with one exception there was no interest at all in using the proposed Comprehensive Development route. The consistent feedback was that the land development industry in Christchurch was comprised of subdividers, and house builders, with two very different roles and business models. There was scepticism that house builders would want to buy lots where the building typology, footprint, and massing was fixed, as it was felt that most builders would want the flexibility to develop their own plans in response to market demand and specific customer requests.

There was some acknowledgement that for relatively small sites of up to approximately 25 dwellings there may be house-building companies who would subdivide and build i.e. undertake the entire development themselves, but that such firms were limited to a small handful of companies. In any event, it was noted that to do a comprehensive development, the area had to be 8 ha in size, and that the minimum development block was 7,000m<sup>2</sup> (which equated to approximately 20-25 houses depending on density), and as such it was not considered that the housebuilding industry in Christchurch was geared up to undertake substantial subdivide and build projects.

The only exception to this viewpoint was from the developers of Yaldhurst west and northwest Belfast. These developers were supportive of a 'design and build' model and were of the view that especially for lots smaller than 400m<sup>2</sup> a comprehensive approach was the only effective way of delivering a good quality built outcome. Whilst interested in a potential change from the Living G zoning to the proposed New Neighbourhood comprehensive framework, they wanted to have more certainty of the final New Neighbourhood rule package before committing to such a change. A key concern was that whilst appreciating the flexibility that the proposed subdivision standards delivered, this flexibility was not reflected in the residential chapter where higher density dwellings would remain subject to an extensive number of bulk and location controls. The feedback was that the comprehensive subdivision and landuse route should instead be subject to an outcomes-focussed set of assessment matters, rather than also being subject to an extensive list of bulk and location controls.

A related concern to the ability to undertake comprehensive development was the need for all parts of Council to be integrated into the process so that the street treatment and dimensions could be integrated with the urban design outcomes being sought through the subdivision and landuse process.

#### Summary:

- There was general acceptance of having the comprehensive development route as an option, provided the more 'traditional' route of applying for subdivision consent only was retained. There was however no interest in making use of the comprehensive process, and therefore its usefulness and application was considered to be extremely limited.
- The one exception in the feedback was the developers of Yaldhurst west and northwest Belfast where there was interest in the comprehensive approach, provided there was better integration with the residential chapter and the Council's IDS to enable a truly comprehensive package of lot sizes, dwelling design, and street treatment to be considered by Council against outcome-





focussed assessment matters rather than the proposed prescriptive rule package.

## 7.2 Commercial zoning and rule packages

There was concern regarding the treatment of non-residential (or mixed residential and commercial) areas that are currently shown on ODPs and that have an underlying Living G zoning, but where there is a clear intent that they be developed for commercial purposes. Some Living G areas (part of Prestons, Wigram, and Longhurst) are proposed to have the business areas shown on the ODPs zoned commercial core or local (according to size and function) in the draft City Plan, whilst the business areas on other Living G ODPs have retained their Living G Zoning. A consistent treatment of such areas in terms of zoning was sought, with the proposed rule package silent on how smaller areas of 'local shops' shown on the ODPs but zoned Living G or New Neighbourhood would be treated.

## 7.3 Minimum 'Neighbourhood Context' plan size

RD1(e) requires all comprehensive applications to be accompanied by a 'Neighbourhood Context Plan', with a minimum area of 8 hectares. It was noted that LG blocks are often less than 8 hectares in size when they come to be subdivided, and that likewise the undeveloped balance areas of some LG zoned blocks are likely to be less than 8ha by the time the proposed Plan is made operative at the end of 2014. It would not therefore be possible to develop a 'Neighbourhood Plan' covering 8ha minimum. Where the Neighbourhood Plan is for less than 8ha, then any application is automatically a non-complying activity. As proposed, it is not therefore possible to undertake a comprehensive development for any blocks that are under 8ha in size.

A related concern was that owners of blocks of less than 8 ha (that were a subset of a larger ODP area) would be forced to develop a 'Neighbourhood Context Plan' for an area outside of their control, as a means to getting consent for the smaller portion that was under their control. In a context of multiple owners of a large block, there was the potential for multiple overlapping (and inconsistent) Neighbourhood Plans. The resultant scenario would be broadly analogous with the issues Council has experienced with the Central City retail precinct where development has to be subject to an ODP covering an area of 7,000m<sup>2</sup>, which has resulted in multiple competing ODPs, with no one ODP taking precedence, and development in theory able to occur in an ad hoc manner on small sites, with each being consistent with a different Neighbourhood Plan. The comprehensive process route therefore appears to have been drafted on the implicit basis of a large block under single ownership, with the rule package not effectively managing alternative scenarios of either smaller greenfield areas or large blocks under multiple ownership.

### Summary:

- Enable comprehensive development for blocks that are less than 8 ha in size when the lesser amount is under single ownership, or where the entire development area is less than 8 ha in size.
- There is no control to prevent multiple contrasting Neighbourhood Plans to be developed for a large block containing multiple owners, with such plans potentially working against the stated aim of a comprehensive development.

#### 7.4 Pepper-potting vrs grouping density

RD1(g) requires comprehensive development to be in accordance with an Outline Development Plan. These plans show where medium density housing is to be located, with these locations often the subject of considerable urban design analysis and discussion through the Plan Change process. Medium density areas tend to be located adjacent to either local retail centres, or adjacent to parks and stormwater basins where there is a high level of amenity to compensate for a reduced amount of on-site outdoor living space.

RD1(h) requires all subdivision applications to include at least two medium density housing typologies for each stage. Compliance with (h) is therefore likely to conflict with (g), as it will require the placement of higher density housing in locations other than those shown on the ODPs. Alternatively, the ODPs will need to be amended to remove any reference to where different housing densities are to be located.

It was noted that under the alternative 'traditional' subdivision-only route, that pepper-potting density is also required under D1(c) and rule 8.2.1. There was consistent feedback that whilst pepper-potting can work in some situations, there are also well-established and proven urban design reasons for grouping higher density housing adjacent to amenity features such as parks or commercial centres. The proposed rule approach was seen as preventing this from happening as it would require those parts of large blocks that are more appropriate for low density housing to also contain high density typologies in inappropriate locations.

The proposed approach was considered to be especially problematic were the undeveloped balance parts of LG zones to be rezoned to the New Neighbourhood Zone. The partially developed Living G blocks have been developed in general accordance with their respective ODPs. It was considered that it would be contrary to the stated aims of integrated development to then depart from the ODP mid-development and move to a pepper-potting approach to density rather than continue to locate density in accordance with the locations shown in a carefully considered ODP.

Rule RD1(h) and D1(b) both require that all subdivision stages include "two or more New Neighbourhood housing types". There was general confusion as to whether this meant that all house designs had to be a 'New Neighbourhood Housing Type' i.e. everything had to be medium density, or whether the rule required two medium density types, in addition to low density detached homes.

A further area of confusion was what constituted a 'New Neighbourhood Housing Type', where Plan readers had to refer from the rule to the term's definition in the definition section of the Plan, and then from there refer to the "Exploring New Housing Choices for Changing Lifestyles 2011" document that sits outside the City Plan. Feedback from those who had located and read the 'Exploring Choices' document noted that it had been developed as a design guide to inform infill redevelopment in the inner city Living 3 and Living 4 Zones and as such had not been developed for a Greenfield context.

#### Summary:

- The proposed rules for both comprehensive and traditional routes require every subdivision stage to include medium density typologies. Whilst pepper-potting may be appropriate for some sites, there is equally valid urban design reasons for grouping medium density housing adjacent to amenity areas, with corresponding areas of low density housing elsewhere. There was therefore





general opposition to the proposed requirement that every subdivision stage include medium density housing.

- If the pepper-potting requirement is retained, rule RD1(h) and D1(b) need to be amended to remove ambiguity and to clearly state that the two or more new neighbourhood types are in addition to low density housing, rather than being the only housing choice.
- Reference to the 'Exploring Choices' document needs to be incorporated into the rule itself. The applicability of this guide to Greenfield development contexts also needs to be carefully considered.

## 7.5 Activity Status

Whilst the activity status for Comprehensive Development was Restricted Discretionary, several respondents observed that the assessment matters were so extensive and wide-ranging that in practice there appeared to be little difference between Restricted Discretion and Full Discretion.

It was also consistently noted that RD1(c) required compliance with the comprehensive set of bulk and location rules set out in proposed Chapter 14. Should one of the proposed units create a minor non-compliance with what are restricted discretionary rules and where all effects are internal to the wider development site, then the entire Comprehensive Development becomes non-complying under NC1 as it will not comply with all the requirements of RD1. The provisions under 8.2.2-8.2.15 were likewise considered to be so prescriptive that the majority of subdivision applications would breach one of these standards, again making the entire Comprehensive Development a non-complying activity. Whilst comprehensive development was being presented as a restricted discretionary route, the feedback was that the way the rules were structured in effect would mean that the vast majority of comprehensive applications would trigger non-complying activity status. Given that the principle of these blocks being urbanised for residential purposes has already been established through having a residential zoning, non-complying status for what would be relatively minor matters was felt to be contrary to the intent of the RMA and would represent the incorrect application of that activity status. The issue of activity status is discussed in further detail in section 8.0 below.

Clarity was sought regarding whether all the other standard subdivision controls in the Plan relating to servicing, road widths, geotechnical and contamination matters etc also applied, as the proposed Plan appeared to be silent on this matter. If the need to comply with standard subdivision controls relating to the provision of servicing is not made explicit, then as a 'restricted discretionary' activity, Council will not have the legal ability to examine what are fundamental subdivision matters.

## 7.6 Ongoing consenting issues after the initial development phase

A number of respondents observed that the proposed Comprehensive method would result in large numbers of dwellings being consented under a single landuse and subdivision consent. There was general agreement that when sites were subsequently on-sold and housebuilders engaged, that minor changes to dwelling plans and footprints were inevitable. Once houses were built, over the following decade or so it was also likely that homeowners would seek to undertake alterations to their homes, build sleepouts and garden sheds etc.

As the footprint, typology, scale, site coverage etc for all dwellings are subject to the one 'parent' resource consent, any building alterations or additions over time would

require an application for a change of condition under s.127 RMA to the parent consent. Council (and home owners) would therefore be faced with multiple, cumulative s.127 applications to the one parent consent that are likely to become increasingly difficult to administer over time. Reference was made to similar issues with this approach having arisen at 'The Lakes' development in Tauranga, and as such there would be merit in discussing this development and process with planners at Tauranga City Council.

## **8.0 New Neighbourhood zones – 'Subdivision-only' route**

### **8.1 Activity and notification status**

The majority of subdivision consents are currently processed as Controlled Activities and in a non-notified manner. There was consistent feedback that Full Discretionary status was unjustifiable in terms of s.32. The current operative approach was seen to be working well without generating significant resource management issues. It was noted that the Comprehensive Development route was proposed to be Restricted Discretionary, and also explicitly non-notified. There was a general view that the difference in activity status and notification seemed to be driven from an apparent desire by Council to create procedural 'carrots and sticks' to promote the comprehensive approach, rather than any robust resource management rationale for the appropriateness of Fully Discretionary status to undertake the subdivision of an area that has already been explicitly identified as being suitable for urban growth and where the key contextual elements had been identified on an ODP.

The retention of the current Controlled Activity status with the existing 'non-notified' clause for subdivision was the clear preference of developers. If a robust s.32 analysis could identify significant resource management issues that justified the need for Council to be able to decline an application, then Restricted Discretionary status at most was felt to be appropriate. It was noted that the assessment matters proposed under the Comprehensive Development route were extremely extensive and covered all urban design issues that could possibly be of relevance when considering a subdivision application. Given that the proposed assessment matters covered all relevant issues, it was felt that there was no clear rationale as to why Restricted Discretionary and non-notified status could not also be applied to the subdivision-only route.

### **8.2 Extent and ease with which non-complying status is triggered**

There was consistent feedback that the rules proposed under section 8.2, which apply to both Comprehensive (via RD1(b)) and subdivision-only routes (via D1(a)) were collectively overly prescriptive, with any breach triggering non-complying status. A number of respondents had reviewed earlier LG zone subdivision consents that had been processed as Controlled Activities. These consents had all been negotiated with Council Officers and Officers appeared to be accepting of the negotiated outcomes. All these previously 'controlled' consents would now be non-complying under the proposed 8.2 standards. There was consistent feedback that the proposed rule package made developments that had acceptable on-the-ground outcomes shift from being controlled activities to non-complying activities and therefore the proposed provisions under section 8.2 were both unjustifiable in terms of s.32, and were also directly counter to the stated District Plan Review purpose of simplifying, streamlining, and providing certainty.

**Summary:**

- Reconsider the activity and notification status of both the Comprehensive and subdivision-only routes and amend to both routes being controlled (or at most restricted discretionary) and non-notified.
- Consider deleting section 8.2 and instead rely on the proposed assessment matters for controlling design outcomes. If the 8.2 provisions are retained, then breaches of these standards should be restricted discretionary rather than non-complying.

**8.3 Achieving 15 households per hectare**

Rule D1(c) requires each application in itself to achieve 15 hh/ha (D1(c)). Rule RD1(i) for the comprehensive development route likewise requires that the application demonstrates the delivery of 15 households per hectare. There was general acknowledgement of the CRPS requirement for greenfield growth areas to achieve a minimum density of 15hh/ha. At the same time there was also concern that for some sites (or parts of sites), the 15hh/ha target would prove extremely difficult to achieve. Individual site constraints, geotechnical conditions, retention of existing large homesteads, setbacks from infrastructure etc could all lead to a reduced density. This was especially the case if the subdivision-only route was followed where each subdivision stage was required to achieve 15hh/ha in itself. Across a large block there were often areas that suited higher densities of up to 30hh/ha, and conversely there were often constrained or peripheral areas where a density closer to 10hh/ha was appropriate. Typically this density allocation was shown broadly on the ODP (but would no longer be possible under the pepper-potting requirement discussed above). There was a desire to see provision made for some flexibility in the density standard so that site-specific factors could be considered. Discretionary rather than Non-complying activity status was therefore felt to be more appropriate, whilst still signalling that the CRPS density requirement was an important matter.

**8.4 Feedback on the detailed provisions**

**D1 activity description:** the activity description was felt to be ambiguous as to what was actually subject to the rule. The rule does not explicitly refer to subdivision, rather the rule covers “an application” that is not comprehensive and is not non-complying. In theory this could apply to any landuse application at all.

**8.2.1 Minimum site sizes:** There was general agreement that it was appropriate in principle to have controls on minimum site sizes. As discussed above, the approach to requiring pepper-potting was opposed as being directly contrary to achieving good urban design outcomes across a large development block, as there would often be a clear design rational why some parts of a large site were appropriate for low density or high density sections. Breach of the proposed rule results in non-complying status which was considered to largely preclude an ‘on the merits’ assessment of why areas of high and low density might be located more appropriately on a site, as non-complying status implies that the outcome is not contemplated by the City Plan at a strategic level.

Clause 8.2.1(3) requires allotments in three different size bands for every subdivision application containing 20 or more lots. A breach of this standard makes the application non-complying. The concerns regarding mandatory pepper-potting, and the associated inability to group higher and lower density lots where such grouping has a strong urban design justification, have been set out above. Feedback was also received

questioning how the rule will be applied for subdivision applications of fewer than 20 lots. In particular, whether the requirement pro-ratas downwards.

**8.2.2 Future Development Allotments:** Several respondents were unsure what a 'future development allotment' referred to, in particular whether it was similar to the 'Density A' areas that are typically sold as a single development parcel, or balance lots. Under either scenario the need for a size limit was questioned. It was felt that a minimum size of 7,000m<sup>2</sup> was too large and that often subdivisions were developed in smaller stages, or large lots (often in higher density areas) sold to a single house builder, with such lots being in the 1,500-3,000m<sup>2</sup> size. These lots were small enough for a house building firm to 'bite off', but were still large enough to enable considerable design flexibility. It was also noted that the design of units in the high density A areas was in most Living G Zones a restricted discretionary activity, with this status providing appropriate checks and balances that the end built outcome would be appropriately designed.

**8.2.3 Minimum allotment lengths:** There was general agreement that minimum allotment lengths were appropriate, although it was noted that for high density typologies such as terraces, the individual unit title width would be less than 10m. Again this was seen as being less of an issue if the matter could be considered on a case-by-case basis without triggering non-complying status for the entire subdivision application.

**8.2.4 Maximum cul-de-sac length:** There was general acknowledgement that cul-de-sacs should be no longer than 150m without an access, with this length aligning with Council's Infrastructure Design Standard. It was noted that at times a lack of pedestrian access from the head may be appropriate, for instance where the cul-de-sac terminates adjacent to a railway line, motorway, river, back of an industrial area etc. Non-complying status was again seen as being excessive for a matter that may well be acceptable in a wide range of circumstances.

The limit of 70m for cul-de-sacs with no pedestrian access at the head was seen as being far too short (70m being equivalent to only four dwellings). There was also confusion as to how the distance would be measured for a cul-de-sac with a T-shaped head with two 'arms'.

It was also noted that subdivisions are developed in stages. Most roads will be cul-de-sacs for the first few stages until the network is completed. The rule therefore makes most subdivision consents non-complying if they are assessed as if the first stage/incomplete road is the final outcome.

**8.2.5 Maximum percentage of road frontage for a reserve:** Whilst the principle of parks having road frontage was generally accepted, the requirement that 25% should be to a local road was strongly opposed as it effectively prevents reserves from being located adjacent to collector or arterial roads. It was also seen as being problematic for linear parks or esplanade reserves that often incorporate a stormwater management function and that run between residential properties (with properties having outlook over the public space). Reserves were likewise often incorporated into ODPs to serve a buffer function between industry or major arterial roads and



dwellings, or beneath electricity transmission corridors. All these legitimate functions and locations would result in non-complying subdivision applications.

Staging of subdivision consents was again seen as being an issue with the application of this rule, where if a park was located on the edge of a stage, it would not meet the required percentage of road frontage until later stages had been consented.

**8.2.6 Minimum size for a recreational reserve:** There was consistent feedback and numerous examples provided of reserves below 3,000m<sup>2</sup> that were well located and provided a useful local amenity function. It was noted that the size and location of reserves is negotiated with the Council's Parks Officers who have to agree to the location and size if Council is to accept it against reserve contributions.

**8.2.7 Minimum sight lines:** This rule was felt to be uncertain and ambiguous, with respondents unsure of how the rule was meant to be interpreted or the outcome sought. Generally pedestrian links (for example at the head of cul-de-sacs) are vested as legal road. Pedestrian routes through parks and reserves are inherently located through the middle of park. Sight lines of 5m dimension that were not on land vested as road, and were not in parks, were a scenario that was considered to be unlikely to arise.

**8.2.8 Minimum dimension of open space containing a pedestrian walkway:** The rule heading appears to limit the rule to only land where a walkway is provided, yet the rule itself does not have this qualification and instead requires all land vested in Council for utilities, walkways, or stormwater to have a minimum width of 8m. Numerous examples were provided where Council receives land for utility or stormwater purposes where the dimension is less than 8m for the simple reason that the utility or stormwater system only needs say 4m and anything extra is functionally unnecessary. If the rule is amended to clarify that the 8m dimension only applies to land where public access is to be provided, it was noted that stormwater swales are frequently located adjacent to road reserves where the public access is partially on road reserve and partially on the stormwater reserve, and that a stormwater reserve dimension of less than 8m is adequate for providing stormwater function and pedestrian access due to being adjacent to the road reserve. A number of developers also questioned whether this rule had the agreement of Council's asset teams as such teams generally were resistant to accepting land that was in excess of what was needed to deliver a utility function.

**8.2.9 Maximum block size:** The general feedback was that this rule was ambiguous and its application and outcome sought were uncertain. It was generally assumed that this rule was seeking to control overall block size. If that was the case, the 600m limit was seen as being too small, with many blocks in established suburbs being well in excess of this limit with no adverse effects.

**8.2.10 and 8.2.13 Maximum number of units off an access:** Rule 8.2.10 precludes good urban design outcomes for higher density housing forms where such typologies are often accessed via a rear service lane or service courtyard. It was noted that many of the typologies and examples set out in the 'Housing Choices' guide would not comply with this requirement. Subdivision applications would therefore be non-

complying if they did not include 'Housing Choice' typologies, but would also be non-complying under this clause if they did include such choices.

There was general agreement that having large numbers of more traditional detached family homes accessing of a private right of way was generally undesirable, however such access arrangements were at times necessary to provide efficient access to 'landlocked' corners of subdivisions. The non-complying status was again seen as an inappropriate threshold for considering what were often legitimate design responses to site-specific constraints.

Rule 8.2.13 that limits the number of 'rear' allotments was also seen as being contrary to a number of the Housing Choices typologies, depending on how a 'rear allotment' was assessed. The wording of this rule was seen as being ambiguous in that it could be interpreted as only applying where 10% of lots of an entire subdivision were served off the same, single access. If the intent is to control the percentage of rear lots across the entire subdivision then the words "served off an access" could be deleted, as rear lots are a well understood concept.

**8.2.11 and 8.2.12 Entry area dimensions:** No definition of a 'New Neighbourhood Entry Area' was included in the proposed Plan, making feedback on these rules difficult.

**8.2.14 Walking distances to bus routes and reserves:** The rule requires 90% of all dwellings to be located within 400m of a bus route-capable collector or arterial road. There was uncertainty as to how 'capable of being a bus route' would be interpreted i.e. was this simply a function of road width? Given that a breach of the rule triggered non-complying status, the degree of uncertainty in rule application was seen as being inappropriate.

A more fundamental concern however was that the location of collector roads was established at the time of Plan Changes via the ODP. If pockets of a development block were further than 400m from a collector road, then this was a matter that should be resolved at the time of the Plan Change and ODP development. Depending on the shape of the development area, if more than 10% of the area was more than 400m from a collector road, then the only compliant solution at time of subdivision was to either introduce additional collector roads (which presumably were not needed in terms of traffic function), or not develop parts of the greenfield growth area which was contrary to achieving 15 households per hectare or the provision of housing. In short, the distance of a house from a collector road was not seen as being a matter that could be resolved at the time of subdivision and therefore the rule was seen as being meaningless in practice.

## 9.0 Area-Specific matters

### 9.1 Masham

Eliot Sinclair on behalf of Enterprise Homes have sought that the current rule restricting the number of dwellings that can be erected prior to a through-road being constructed be removed.

Cardno on behalf of Noble Investments have sought that the proposed 80m building setback from the State Highway (without a bund) or 40m setback with a bund be amended to clarify that this restriction only applies to residential and not commercial

development (Chapter 14, NC9). They also noted that the proposed Commercial Core zoning and associated rule package for the business area shown on the ODP was a significant matter for their development, however they did not provide specific feedback regarding the proposed Commercial provisions.

Several landowners in and adjacent to the Yaldhurst block expressed concerns regarding ensuring future road links were of adequate and safe dimensions and that the ODP should be updated to better reflect the on-the-ground built linkages.

## 9.2 Northwest Belfast

The developers of the Northwest Belfast block sought the deletion of rule 8.3.7.3.5 restricting development of 'Area 4' until direct road access is provided to either Main North Rd or Darroch Street. This area is the most suitable to develop due to favourable geotechnical conditions, and no functional reason was seen as to why access could not be provided to Main North Road via a proposed access point to the south opposite Belfast Road.

## 9.3 Prestons

The owners of 396-400 Prestons Road sought recognition in the rule package that their land could be developed for mixed commercial activities in accordance with the ODP. They noted that the consented supermarket on the corner of Prestons and Marshlands Road was proposed to have a 'Commercial Core' zoning and that if the approach adopted in the City Plan was to place commercial zones over the existing Living G areas shown on ODPs as commercial areas, then this approach should be consistently applied to their land. In short, they wanted the rule package to recognise and provide for the ability to develop their land for commercial purposes as shown on the ODP.

Foodstuffs South Island Ltd sought that the Prestons ODP be amended to delete the secondary road shown adjacent to the consented supermarket, as the detailed site examination through the supermarket resource consent process had shown the road as no longer being appropriate or necessary.

## 9.4 Highsted

Proposed rule 8.3.8.1 is a transposition of existing rule 14.32.4 relating to future subdivision of 266 Highsted Rd. Paul Thompson, planner at Eliot Sinclair has advised that a subdivision meeting the rule's purpose has now been undertaken and that accordingly the rule is no longer relevant.

## 9.5 Highfield

It was noted that the proposed restricted discretionary rules under 8.3.9.1 – 8.3.9.3.5 related primarily to transportation and intersection capacity, yet the associated assessment matters covered a wide range of issues that extended well beyond transportation, and therefore were *ultra vires* for a set of restricted discretionary standards.

## 9.6 Awatea

The Awatea Resident's Association sought two specific changes to the proposed rule package. The first amendment was that the current limit on residential development not being permitted until the kart club relocated be amended to permit residential once an alternative Kart Club track (to the same standard or better standard as the existing track) was operational (Chapter 14, NC17(b) & (d)). The reason for this amendment



was that in the event that an alternative facility was made available, there was the potential for the Kart Club to simply operate from both the existing and new tracks i.e. the creation of a new track does not automatically mean that the existing track must close.

The second amendment concerned the introduction of a rule and timeframe requiring the Council to develop Owaka Road into the proposed 'waka trail' cycling and walking route, with the road closed to heavy vehicles. As part of such works the access to Owaka Pit would need to connect more directly with the motorway rather than the current access from Owaka Road.

The ownership of the Awatea area appears to be fragmented relative to most of the other Living G areas. There was consistent feedback from landowners that where ownership is fragmented, Council needs to adopt a much more proactive approach at establishing the key network infrastructure and greenspace to enable development to occur as it is unrealistic to expect a single developer to buy out multiple adjacent property owners. The current 'hands off' approach by Council was seen as being contrary to the stated aims of the Council (and CERA) to facilitate housing to address current housing supply constraints.

### 9.7 Halswell West

The owners of 68 Whincops Road sought that the ODP be amended to reflect a revised access route into their landholding from the adjacent 'Longhurst' development.

The developers of Longhurst also sought that the ODP and Zoning be aligned to reflect recent zone boundary adjustments that have recently been agreed with Council.

## 10.0 Chapter 14 Landuse Provisions

In general, feedback was focussed on the subdivision rather than residential chapters. This prioritisation reflected the interest of the majority of respondents as land developers/ subdividers rather than house builders. Several respondents considered that the rules controlling non-residential activities, especially community facilities such as health and day care, and small corner shops/ dairies were too restrictive for a greenfield context and that the provisions could be relaxed in order to facilitate the establishment of such facilities in greenfield neighbourhoods as a key component in creating high quality neighbourhoods. In particular the building size and hours of operation controls were felt to be overly restrictive.

The other consistent feedback was that the bulk and location controls were overly prescriptive, especially concerning the location of front doors and windows, ground floor habitable rooms, garaging, fencing and landscaping (14.6.3.8- 14.6.3.14). It was noted that many of the medium density typologies that Council was requiring through the 'Housing Choices' guide would not comply with these provisions, with the effect that comprehensive subdivision applications would be non-complying. There was consistent feedback that these rules were not necessary for achieving good design outcomes and that they conversely prevented perfectly acceptable design solutions from being implemented. These rules were therefore sought to be deleted.

In particular, if the 'comprehensive' route was followed, it was felt that this approach could be exempt from a greater number of provisions as the house and site 'package' for adjacent sites would be assessed as a single bundle and therefore the issues that

the prescriptive rule package was trying to address would be considered through the comprehensive framework.

## 11.0 Conclusion

- 1) There was a consistent desire for the Council to provide adequate timeframes for the proposed changes to be robustly considered by affected landowners. There was a view that it would be far preferable to take a bit longer and develop an effective package than proceed with haste on a package that was seen as benefiting from considerable revision.
- 2) There was a consistent preference to retain the existing Living G package, especially for blocks that were partially developed or where subdivision consents had been granted for part of the block.
- 3) Where blocks have been completely built out there was general acceptance of these areas shifting to a similar zone package to the suburban balance of the City, noting specific issues with aligning the suburban rule package with mixed density contexts.
- 4) There was very little interest in pursuing the proposed Comprehensive Development route, however there was general acceptance of having this route as an option.
- 5) The activity and notification status of both the Comprehensive and Subdivision-only routes was seen as being well in excess of what was justifiable in terms of a robust s.32 assessment, with the proposed rule package shifting the majority of subdivision plans from being controlled at present to non-complying. Given the perceived absence of significant resource management issues with the current City Plan approach to land development, and the fact that Living G areas had all been carefully considered through plan change processes and had reasonably detailed ODPs, the current activity status of controlled was sought to be retained. The proposed rule package was seen as being directly contrary to the stated aims of the District Plan Review of simplifying and streamlining.
- 6) The prescriptive rules under section 8.2 were seen as being excessive, ambiguous (in some cases) and unnecessary for achieving good design outcomes. These matters were all seen as being capable of being addressed through the normal controlled activity process with appropriate assessment matters.
- 7) The mandatory requirement to pepper-pot density for subdivision-only applications was seen as being contrary to good urban design practice and would result in outcomes that were contrary to many of the operative ODPs, as was the requirement for every subdivision stage to in itself achieve 15 households/ hectare.
- 8) For areas with a large number of landowners, the key development constraint was the difficulty in establishing coordinated network infrastructure. The proposed rule package did not address this issue, and Council was seen as needing to play a much more proactive role in facilitating the delivery of this infrastructure to enable the coherent development of smaller adjacent landholdings.
- 9) The prescriptive land-use rules in Chapter 14 were seen as being excessive and unnecessary for achieving good quality built outcomes, with the rules in some cases directly working against medium density typologies.
- 10) The Chapter 14 rules for non-residential activities were seen as being excessive for a greenfield context, especially for community facilities such as healthcare, day

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care, and small scale corner shops. Enabling such facilities to easily establish was seen as a key method for developing high quality neighbourhoods.

## Appendix 1: Consultation Summary

1. Greg Dewe, Fulton Hogan - (Longhurst & Knights Stream) – e-mailed 18/3 and 24/3 and phoned 24/3
2. Darryl Millar, RMG - Ngai Tahu (Prestons & Wigram) -phoned & e-mailed 18/3. Talked to Jason Jones, RMG 27/3 and e-mailed feedback received 31/3.
3. Shane Dixon, Harrison Grierson - East Belfast & part of Highfield – phoned & e-mailed 19/3
4. Bruce Sinclair, Elliot Sinclair - Enterprise Homes (Masham), Ngai Tahu (Wigram), other clients in Awatea and Highfield – (phoned & e-mailed 18/3). Met 25/3 with Bruce Sinclair, Trudi Burney, and planning team.
5. Kim Seaton, Novo Group & Hamish Wheelans, Gilman Wheelans – phoned & e-mailed 18/3; meeting 21/3.
6. Patricia Harte, Davie Lovell-Smith - phoned & e-mailed 19/3; e-mailed feedback received 27/3.
7. Rachel McClung, Davis Ogilvie - clients in part of Highfield - phoned & e-mailed 19/3.
8. John Fergerson, Baseline Planning – clients in part of Prestons (as surveyor) - phoned & e-mailed 19/3)
9. Janette Dovey, Bellbird Consulting - clients in part of Highfield - phoned & e-mailed 19/3; phoned 1/4
10. Nicola Rykers, Boffa Miskell – no known clients -phoned & e-mailed 19/3.
11. Kim McKracken - clients in Yaldhurst and Belfast -phoned 21/3.
12. Clive Dawe, 396 Wigram Rd (2.2ha block behind Carrs Rd Speedway) – telephoned 21/3 – questions around whether CCC would be designating a stormwater corridor shown under pylons on his land (as shown on the existing ODP)
13. Peter Lewys, 62 Whincops Rd (one of a narrow suburban strip of houses fronting Whincops adjacent to Longhurst subdivision) – telephoned 21/3
14. Gill Newman, 44 Carrs Rd – 6 acres – telephoned 21/3

15. Peter Hide, 19 Cashmere Rd (but owning 502 Halswell Rd – suburban sized section) – telephoned 21/3
16. Deborah Lynch, 2479a West Coast Rd – 2 acre block behind McKenzie Residential School in Masham – telephone 21/3
17. Julie Silcock – 47 Pensicola Cres (Masham), but owns a 1.5 acre block in Halswell/Whincops area
18. Amanda Foster – 396- 400 Prestons – 1.6ha total. In Prestons ‘village commercial’ ODP area. Called 24/3
19. Kay Styler, Awatea Residential Association – phoned 24/3 and 31/3.
20. Andre Cargill – 302 Wigram Rd – 800m<sup>2</sup> residential section - phoned and e-mailed 24/3
21. Graham Riddel – 140 Awatea Rd (8ha in two titles) – phoned 24/3
22. Charlotte Gibbon – Devondale Estate, NW Belfast – phoned and e-mail 24/3
23. Mark Hutching, 366 Halswell Junction Rd – e-mail feedback received 24/3
24. Mark Henare, Pegasus Health – phoned 25/3
25. Jeffrey & Susan Gibson, 479A Yaldhurst Rd –e-mail feedback received 24/3
26. David Shepherd, 82 Whincops Rd (suburban size section) – e-mail and phoned 25/3
27. Kevin Smith, practice manager for Halswell Health. E-mailed and phoned 25/3.
28. Foodstuffs SI Ltd – C/- Sarah Eveleigh, Anderson Lloyd – amend Prestons ODP to remove secondary road adjacent to the consented supermarket. E-mail feedback 25/3
29. Colin Stokes, 475c Yaldhurst Rd –E-mail feedback 25/3
30. Jenny Howard, 68 Whincops Rd – approx. 6ha adjacent to Fulton Hogan. Would like to amend the ODP as it relates to her block and will e-mail changes through. Would also like densities of around 750-800m<sup>2</sup> size. phoned 26/3.

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31. Greg Smith, 477D Yaldhurst Rd – e-mailed feedback 25/3.
  
  32. David Wilson, Justin Prain, (developers) and Kate McKenzie, Richard Graham (Cardno) – north west Yaldhurst and northwest Belfast – e-mail 21/3, meeting on 31 March

Appendix 19: Background Report on Character Areas



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

Prepared by: Josie Schroder and Sarah Oliver, Strategy and Planning Group

## 1. INTRODUCTION

Many features and places, areas and landscapes are important to the District for their natural and cultural values. These 'special places'<sup>5</sup> contribute to the District's identity, sense of place and social and cultural well being. Such places, particularly when they have a high collective or shared significance, can also contribute positively to the economy of the District, for example encouraging tourism. They can have a wider significance and appreciation beyond their immediately locality, or neighbourhood and indeed the District. Those places of very special value or significance demand particular recognition, management and protection in the District Plan, or through other methods.

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

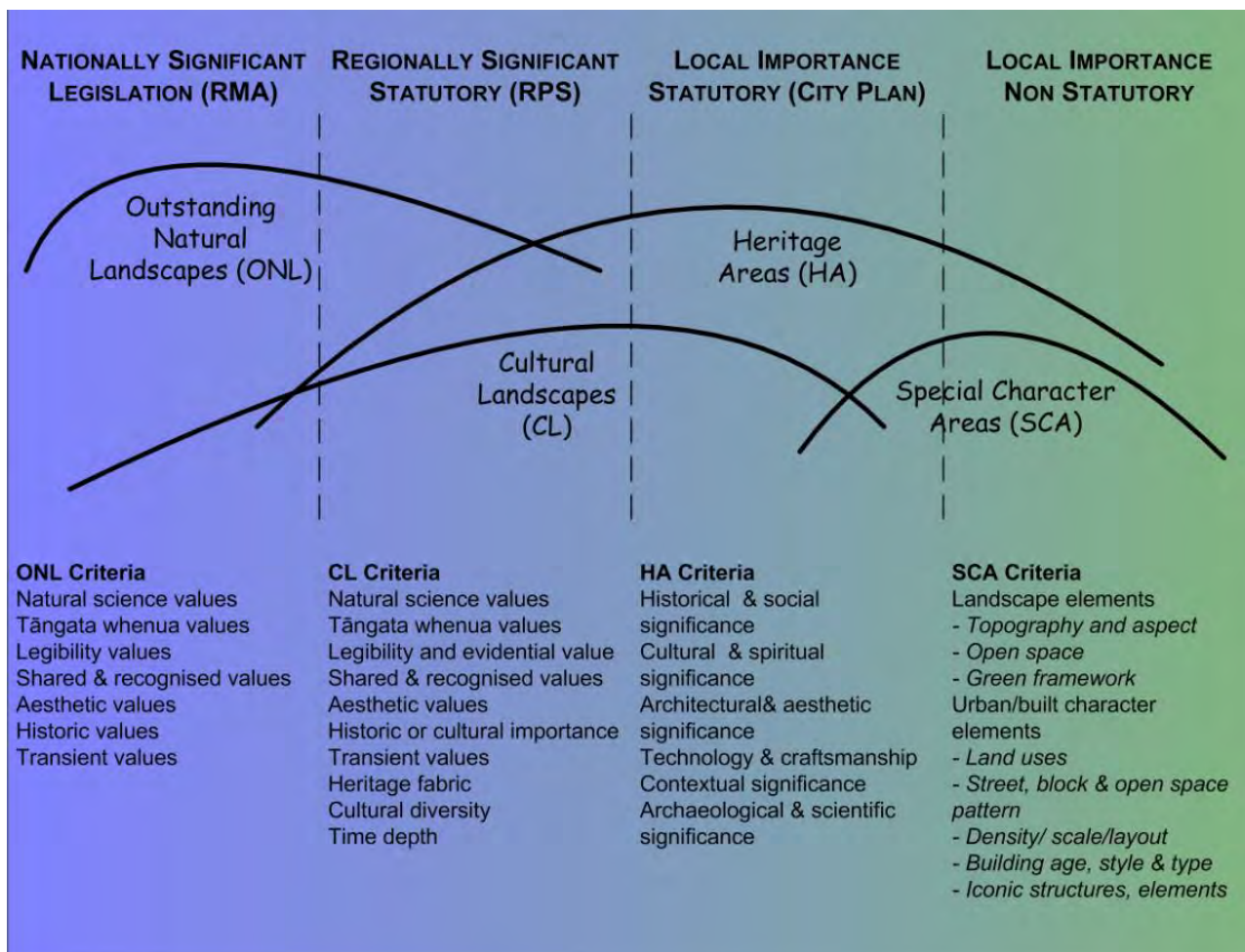
### 1.1 WHAT IS CHARACTER?

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

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<sup>5</sup> A term used for the purpose of this report to help define these special places collectively

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



1.2 WHY IS CHARACTER IMPORTANT?

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



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

In addition to the positive social and environmental benefits that the retention of these special areas of character can bring, there are often positive economic benefits to individuals and the community. Town centres with a special character, for example Arrowtown, can attract tourism, with a consequent increase in economic investment and activity. On an individual level, special character may increase property values.

Peninsula and Banks Peninsula, is a clear example of how buildings, in combination with street layout and topography impacts on the perceived attractiveness of an area creating a positive special character.

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

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

There are some areas of Christchurch and Banks Peninsula that do not have the same qualities as heritage areas, but do contribute in terms of their character. Character is generally regarded as derived from physical, tangible elements and other more detailed aspects such as aesthetic qualities, a consistency of building scale, form and materials – which collectively communities identify with.<sup>6</sup> A special character generally has less tangible historical, social or cultural values than those identified with heritage areas. Areas of special character will often be characterised by coherency and homogeneity, rather than diversity and heterogeneity that arises out of historic patterns of use and development.<sup>7</sup>

### 1.3 POLICY AND LEGISLATIVE FRAMEWORK

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

#### 1.3.1 Resource Management Act

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<sup>6</sup> Natural or built elements that may not meet the criteria or threshold for heritage listing may still be valued by the community. The value of an element or an area can lie in its 'commonality' that allows individuals to identify the area in which they live and the community which surrounds them. Amenity is one factor in defining character

<sup>7</sup> *Stepping Forward to Look Back: heritage conservation areas and the recognition of the heritage values of place*, Josie Schroder and Dr Ann McEwan.

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

Section 32(1)(a) refers to the maintenance and enhancement of amenity values which are defined in Section 5 as “those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes” to special character areas.

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

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

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

### 1.3.3 Canterbury Regional Policy Statement (2013)

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

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

### 1.3.4 Proposed Replacement District Plan

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

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

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

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

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

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

- v. “...ensure individual developments achieve high quality residential environments in all residential areas by: i. reflecting the context, character, and scale of building anticipated in the neighbourhood;

*ii contributing to a high quality street scene; iii providing a high level of internal and external amenity" (refer to Residential Chapter 14 14.1.5.5 Neighbourhood character, amenity and safety).*



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

## 2.1 Landscape Elements

### 2.1.1 Topography and Aspect

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

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

### 2.1.2 Open Space

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

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

### 2.1.3 Green Framework

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

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

## 2.2 Urban/Built Character Elements

### 2.2.1 Land Uses

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

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

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

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

### 2.2.3 *Density/ Scale/Layout*

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

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

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

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

### 2.2.5 *Iconic Structures and Elements*

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

- Iconic buildings
- Iconic elements
- Landmark elements



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

To establish whether the District does have areas of special character and how best to manage such areas, it is useful to review the current City Plan approach. The operative City Plan identifies Special Amenity Areas (SAMs) as being areas within the Living Zones that are distinctive from the surrounding neighbourhoods. Initiated in 1995 through the development of the Christchurch City Plan, they were well documented areas or neighbourhoods considered to have a character<sup>8</sup> worth retaining. As such objectives and policies and a range of regulatory provisions were sought through the City Plan development to protect the character of the SAMs. However, during the progression of the City Plan to it becoming operative, quite a number of these proposed provisions were removed or weakened.

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

The current SAM provisions include specific rules to maintain "special amenity" or key character elements and guide development within the SAM. These provisions include larger (or smaller) building setbacks from the street, external appearance, height, density and section size, for example. In addition each SAM has a character guide that has been produced to assist developers and planners understand the elements that gives each SAM its special character. The intent of SAMs is not for heritage protection or heritage conservation purposes. As such they are not intended to prevent building demolition for example. But rather, the SAM provisions are to guide redevelopment of sites/buildings such that they reflect the local character. There are no SAM controls over demolition or removal of character buildings<sup>9</sup>, although the objectives and policies of the City Plan identify heritage values as being a key element in the special amenity of the SAMs.

### 3.2 Effectiveness of the current regulatory approach

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

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

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

<sup>8</sup> Character may be described as collation of physical elements, i.e. buildings, topography, landscape etc developed by people, in a place, over time, that contribute to the identity of that place and the people who inhabit it.

<sup>9</sup> Some buildings may be protected as heritage buildings by other provisions in the City Plan.

The key issues include:

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

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

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



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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



Within the proposed Residential Chapter 14 to the Replacement District Plan (Stage 1) under the Residential Suburban Zone control has been sought over a number of the elements noted above. This includes controls in garaging, glazing, fencing, building setbacks and planting. If these are to be retained through the DPR process they will enable to some extent the outcomes sought through Option 2. If these were to be removed, there would be likely minimal control in respect to urban landscape character, with the exception of the standard building setback rule. Currently there is control in the proposed Residential Medium Density Zone over quite a number of the elements discussed above, although they do not reflect a particular character as such, but provide a generic response to amenity.

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

This option involves non-regulatory techniques such as:

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

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

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

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

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

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

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

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

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

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


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


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



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

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

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


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

SAM	Area size	Zone	Characteristics identified with existing SAMs (identified in 2001/02)	Existing character/heritage assessment information	Characteristics of existing SAM's currently managed through specific rules.	Recommendation for further more detailed assessment
<a href="#">SAM 12 - Massey Crescent</a>	Small	Living 2	<ul style="list-style-type: none"> <li>• Distinctive curve, with mature street trees on both sides.</li> <li>• One-storey wooden Californian-style bungalows of the 1920s and 1930s.</li> <li>• Common architectural elements of the existing housing include low-pitched hip roofs, gable ends with shingles, bay or bow windows, and weatherboard cladding.</li> <li>• Significant feature is the open flow of space from the houses to the street, largely uninterrupted by fencing or tall boundary vegetation.</li> <li>• Well landscaped gardens</li> <li>• Very interactive and sheltered street scene.</li> </ul>	Character Study	Road setback - 6m Site density - 450m2	
<a href="#">SAM 13 - Francis Avenue</a>	Small	Living 1	<ul style="list-style-type: none"> <li>• Mature street trees on both sides of the streets, large grass berms and the significant distance that the houses are set back from the street.</li> <li>• Well landscaped gardens.</li> <li>• One storey wooden Californian-style bungalows of the 1920s and 1930s, of very similar sizes.</li> <li>• Common architectural elements of the existing housing include low-pitched hip roofs, gable ends with shingles, bay or bow windows, and weatherboard cladding.</li> <li>• Large windows and porches or verandas addressing the street.</li> </ul>		Road setback - 8m External appearance	
<a href="#">SAM 14 - North St Albans</a>	Large	Living 2	<ul style="list-style-type: none"> <li>• Timber Californian-style bungalows of the 1920s and 1930s.</li> <li>• Consistent housing pattern.</li> <li>• Common architectural elements include low-pitched gable roofs, with the gable wall often shingled, and bay or bow windows at the front of the house. Various sized leadlight windows, weatherboard cladding, arched porches, and the houses facing the street.</li> <li>• Boundary vegetation, mature trees, well kept gardens and street tree planting</li> <li>• Regular building set backs.</li> </ul>	Character Study	Road setback - 8m Site size - 420m2 External appearance	
<a href="#">SAM 15 - Severn/Mersey</a>	Small	Living 1	<ul style="list-style-type: none"> <li>• Mature street trees on both sides of the streets, large grass berms</li> <li>• Well landscaped sites.</li> <li>• Substantial and regular distance that the houses are set back from the street</li> <li>• One storey wooden Californian-style bungalows of very similar size.</li> <li>• Common architectural elements of the existing housing include low-pitched hip roofs, gable ends with shingles, bay or bow windows, and weatherboard cladding.</li> </ul>	Character Study	Road setback - 8m	
<a href="#">SAM 16 - St James Avenue</a>	Small	Living 1	<ul style="list-style-type: none"> <li>• Pre WWII timber bungalows or villas that were built before.</li> <li>• Consistent housing pattern.</li> <li>• Low-pitched hip roofs, gable ends with shingles, bay or bow windows, and weatherboard cladding.</li> <li>• The houses generally have large windows and porches or verandas addressing the street.</li> <li>• Mature trees, large grass berms, and well vegetated front yards.</li> <li>• Substantial and regular distance that the houses are set back from the street.</li> </ul>	Character Study	Road setback - 6m	
<a href="#">SAM 17 - Hackthorne / MacMillan / Dyers Pass</a>	Large	Living Hills	<ul style="list-style-type: none"> <li>• Mix of housing, majority built prior to 1920.</li> </ul>		Road setback - 4.5m	



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




SAM	Area size	Zone	 Characteristics identified with existing SAMs (identified in 2001/02)	Existing character/heritage assessment information	Characteristics of existing SAM's currently managed through specific rules.	Recommendation for further more detailed assessment
<a href="#">SAM 20 - Rastrick/Tonbridge</a>	Small	Living 3	<p>cultural significance. The village green concept has been enhanced further by narrowing the streets and increasing the amount of planting around the Square, encouraging a visual flow from the houses and their gardens into the square.</p> <ul style="list-style-type: none"> <li>The ages of the houses in SAM 19 range from the 1870s to the 1970s, with some contemporary townhouses on the fringes of the Square. The houses are an eclectic mixture of styles, from cottages to 1970s unit blocks, reflecting the eras in which they were built.</li> </ul> <p>similar architectural elements are used extensively throughout the SAM including gabled roofs, hipped roofs, dormer windows, verandas, balconies, bay windows, and entrance porches. The original building materials in the SAM were corrugated metal roofs, brick chimneys, timber windows with patterned lead lights and painted horizontal timber weatherboard and shingles to bay windows and gable ends. Red brick was also used for walls in a series of red brick villas on Tonbridge Street. More recent modern materials used include plastered and painted concrete blocks, painted stucco, and tiled roofs. Some of the original buildings have been replaced with new structures while some have evolved over the years with additions and alterations. Recent developments have seen the subdivision of some of the larger sections and the creation of new compact townhouses and apartments.</p> <ul style="list-style-type: none"> <li>Front fences and pedestrian entrances were generally designed to match the overall appearance of the dwelling. Provision was generally not made for off street car parking in the smaller dwellings, an important factor which led to the strong relationship between house and street across small private front gardens.</li> </ul>	Character Study	Road setback - 4m (Community-based Management Plan - not initiated)	
<a href="#">SAM 21 - Gilby/Englefield</a>	Medium	Living 3	<ul style="list-style-type: none"> <li>The majority of houses in SAM 21 are single storey workers' cottages dating from the 1870s. Interspersed with these are a few villas from the turn of the century, 1920s–1930s wooden bungalows and brick and block housing, which have to some extent broken up the consistent building pattern along the street.</li> <li>The workers' cottages are generally very simple in style and construction. They are clad in weatherboards with corrugated iron roofs, and have two front windows, an entry porch, or a veranda running the length of the front of the house. The cottages have a simple rectangular plan with gable roofs and lean-tos and are a key element in this area.</li> <li>The proximity of the houses to the street remains a feature of SAM 21. This closeness, in combination with the narrow streets, predominantly one storey houses, abundant vegetation, and low front fencing, creates an intimate street scale and identity which is unique to this area.</li> </ul>	Character Study/ HCA Report	Building height - 11m for no more than 20% of site, otherwise 8m	
<a href="#">SAM 28 - Beverley Street</a>	Small	Living 3	<ul style="list-style-type: none"> <li>This area is considered to be very notable because of the high degree of enclosure created by a number of substantial two storey dwellings set forward on their sections fronting a narrow street as well as the abundance of mature soft landscaping at the boundaries to the properties.</li> <li>The dwellings to the north of the street are built close up to the southern boundaries in order to maximise north facing private gardens. Many of the buildings on the south side of the street are located well back from the northern boundary. They have front walls or fences with large shrubs and mature trees behind that adds to the sense of enclosure in the street.</li> </ul>	Character Study	Road setback - 4m (0.5m less than CP rules) Building height - 8m Section size (equivalent to Living 2 zone)	





SAM	Area size	Zone	Characteristics identified with existing SAMs (identified in 2001/02)	Existing character/heritage assessment information	Characteristics of existing SAM's currently managed through specific rules.	Recommendation for further more detailed assessment
			<ul style="list-style-type: none"> <li>Most of the dwellings were constructed in the early part of the last century, from 1920 to 1930. Different architectural styles are used throughout the SAM including English Domestic Revival, American Colonial and Cape Cod. The large scale of the properties is consistent and so is the degree of formality in the designs and the overall pale colour schemes. Architectural features used include gabled roofs, hipped roofs, dormer windows, verandas, balconies, bay windows, and entrance porches. The original building materials in the SAM were corrugated metal and tiled roofs, brick chimneys, timber windows with patterned lead lights and painted horizontal timber weatherboard and shingles to bay windows and gable ends.</li> </ul>			
<a href="#">SAM 29 - Ranfurly Street</a>	Small	Living 2	<ul style="list-style-type: none"> <li>This area is considered to be very notable because of the general consistency in scale, form, and style of the buildings as well as the abundance of mature soft landscaping both at the boundaries to the properties and on the road margin.</li> <li>Most of the dwellings were constructed in the early part of the last century, from 1910 to 1920. Similar architectural elements are used extensively throughout the SAM including gabled roofs, hipped roofs, verandas, bay windows, and entrance porches. The original building materials in the SAM were corrugated metal and tiled roofs, brick chimneys, timber windows with patterned lead lights and painted horizontal timber weatherboard and shingles to bay windows and gable ends.</li> <li>Many of the properties have low boundary walls with hedges above. The hedges are often dense enough to only offer glimpses from the footpath of the dwelling behind. Other properties have timber fences with large gateways for vehicular access to garages towards the rear of the section.</li> <li>The canopy formed from the trees planted in the road margin casts extensive shadows in the summer creating a distinct, cooler climate for this section of the street. There is also a slight curve in the middle of this section of Ranfurly Street that reinforces the enclosing effect of the tree canopy by restricting the view of the sky down the street.</li> </ul>	Character Study	External appearance	
<a href="#">SAM 34 - Auburn Avenue</a>	Small	Living 2	<ul style="list-style-type: none"> <li>The area was developed as an early State-housing scheme. The layout reflects the key elements of State-housing during the 1940s and 1950s. It includes curved streets, reduced road widths, direct access to a communal park, and large front gardens that are open to the street or have low fencing/hedges. The regular distance that the houses are set back from the street is also notable.</li> <li>The appearance of the houses is very important as they reflect a very distinctive, consistent style. Their predominant features are one storey with hip or gable tile roofs; weatherboard, or a combination of red brick and weatherboard cladding and; little or no external ornamentation. Another important element is the larger windows. Earlier State-housing schemes had fewer and smaller windows.</li> </ul>		Road setback - 6m External appearance	
<a href="#">SAM 35 - The Spur</a>	Small	Living 1	<ul style="list-style-type: none"> <li>The group value of the cottages is not immediately apparent as The Spur features a combination of hillside topography and mature planting, visually separating each cottage. However, the cohesiveness of the group is derived from its overall garden suburb design taking special account of orientation; setting, including the topography; and boundary details.</li> </ul>	HCA Report	Road setback - 8m External Appearance	

SAM	Area size	Zone	 Characteristics identified with existing SAMs (identified in 2001/02)	Existing character/heritage assessment information	Characteristics of existing SAM's currently managed through specific rules.	Recommendation for further more detailed assessment
<a href="#">SAM 36 - St Andrews Square</a>	Small	Living Hills	<ul style="list-style-type: none"> <li>The eight original timber bungalows, designed in the arts and crafts style, were built between 1902 and 1906. They have a number of features in common including low pitched roofs; wide eaves, small paned windows; recessed entrances, verandas and fine architectural detailing.</li> <li>The majority of houses in SAM 36 are wooden bungalows or villas that were built before World War II. The houses have a number of common elements that create a consistent housing pattern throughout the SAM. These include low-pitched hip roofs, gable ends with shingles, bay or bow windows, and weatherboard cladding. The houses generally have large windows and porches or verandas addressing the street. The original pattern and layout remains largely intact today. The presence of mature trees, large grass berms, and well vegetated front yards add to the character of the area. The substantial and regular distance that the houses are set back from the street ensures the openness and the adequate landscaping and is the determinant of the high level of amenity in this area</li> </ul>		Road setback - 4.5m External appearance	
<a href="#">SAM 37 - Emmett Street</a>	Medium	Living 1	<ul style="list-style-type: none"> <li>The area was developed as an early State-housing scheme. The layout reflects the key elements of State-housing during the 1940s and 1950s. It includes curved streets, reduced road widths, street tree planting, direct access to a communal park and large front gardens with low fencing. The regular distance that the houses are set back from the street is also notable.</li> <li>There are groupings of quite variable housing styles along Emmett Street. The houses are one and two storeyed with hip, gable or monopitch roofs, weatherboard, fibrolite, or a combination of red brick and weatherboard cladding, with little or no external ornamentation.</li> </ul>		Road setback - 6m	
<a href="#">SAM 38 - Clissold Street</a>	Small	Living 1	<ul style="list-style-type: none"> <li>The character of this street is created by three elements: mature street trees on both sides of the streets, large grass berms and the regular distance that the houses are set back from the street. The deciduous street trees form a green canopy for the street in summer while allowing penetration of sunlight during the winter. There is a strong relationship between the street and the housing, and in combination with the well landscaped sites, this results in a very interactive and sheltered streetscape. However, the character has to some extent been eroded by the addition of high fences and garages in front yards, reducing the interaction between the houses and gardens to the street.</li> </ul>		Road setback - 6m	
<a href="#">SAM 39 - Mays / Chapter / Weston / Knowles</a>	Large	Living 3	<ul style="list-style-type: none"> <li>The character of this SAM is created by three elements: mature street trees on both sides of the streets, large grass berms and the substantial distance that the houses are set back from the street. The area is also notable for its well landscaped gardens, incorporating both large trees and shrub planting. There are various housing styles in this SAM, from traditional wooden villas and bungalows to brick and tile townhouses. They are one or two storeys in height. However, the character of this area has to some extent been eroded by the addition of high fences and garages, reducing the interaction between the houses and gardens and the street.</li> </ul>	Character Study	Road setback - 6m	
<a href="#">SAM 40 - Hawkesbury Avenue</a>	Small	Living 1	<ul style="list-style-type: none"> <li>This area is considered to be notable because of the strong relationship between the buildings and the street, the general consistency in scale, form, and style of</li> </ul>	Character Study	Road setback - 8m	



SAM	Area size	Zone	Characteristics identified with existing SAMs (identified in 2001/02)	Existing character/heritage assessment information	Characteristics of existing SAM's currently managed through specific rules.	Recommendation for further more detailed assessment
<a href="#">SAM 41 - Naseby Street</a>	Small	Living 2	<p>the buildings and the abundance of mature soft landscaping both within and at the boundaries to the properties.</p> <ul style="list-style-type: none"> <li>• Most of the dwellings are single storey and were constructed in the early part of the last century, from 1900 to 1920. Similar architectural elements are used extensively throughout the SAM including gabled roofs, hipped roofs, and decorated verandas doubling as entrance porches. In particular a relatively large bay window beneath a gable or turret in each house is the most prominent feature to the street elevation.</li> <li>• The original building materials in the SAM were corrugated metal roofs, brick chimneys, timber windows and painted horizontal timber weatherboards. Many of the dwellings have bold colour schemes with architectural features being highlighted in the darker reds, blues and greens to stand out against the paler weatherboards.</li> <li>• Many of the properties have low boundary walls or timber fences with hedges above. The hedges and the site plantings are often mature and dense enough to offer only glimpses from the footpath of the dwelling behind.</li> </ul>	Character Study	Road setback - 6m	



# Christchurch Suburban Character Areas Assessment

Prepared for Christchurch City Council

Prepared by Beca Ltd (Beca)

09 January 2015

Revision N <sup>o</sup>	Prepared By	Description	Date
1	Sarah Johnson		
2			
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### Document Acceptance

Action	Name	Signed	Date
Prepared by	Sarah Johnson		18/12/14
Reviewed by	Wade Robertson		19/12/14
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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 environments<sup>1</sup>

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<sup>1</sup> 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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Appendix 6: Character Area 11: Site Classification and Boundary Map

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

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

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

Appendix 15: Character Area 36: Site Classification and Boundary Map

Appendix 16: Character Area 37: Site Classification and Boundary Map

# 1 Scope and Process

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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 density<sup>2</sup>.

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

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

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



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 / narrow<sup>3</sup>
- 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

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<sup>3</sup> 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.

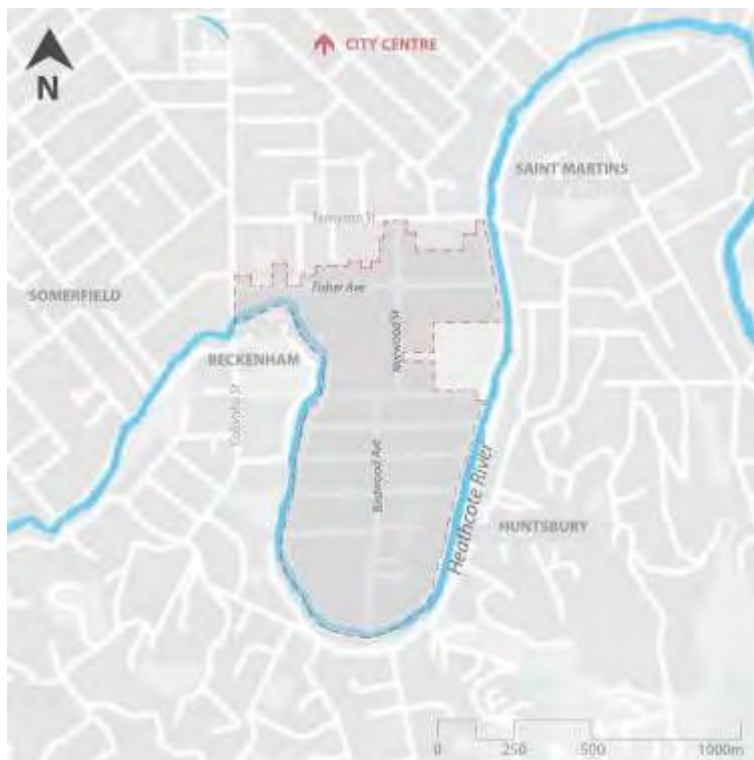
## 3 Character Area 2: Beckenham Loop Assessment

### 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



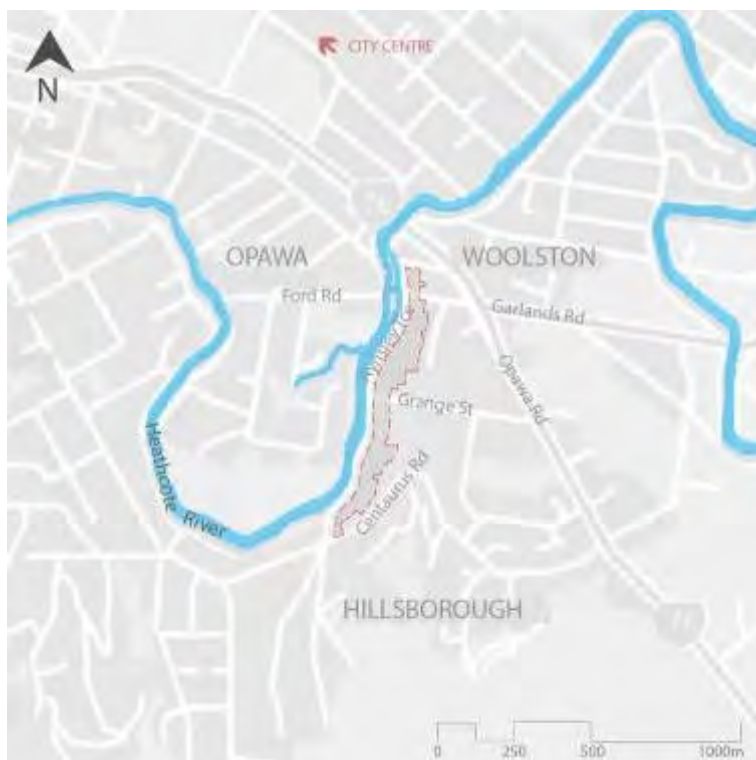
## 4 Character Area 4: Aynsley Terrace Assessment

### 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 street's 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 Wairapa Terrace) and part of Fendalton Road (between Waiwetu 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 800m<sup>2</sup>
- 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 Wairapa Terrace).



Garden Road Streetscape



72 Garden Road



67 Garden Road



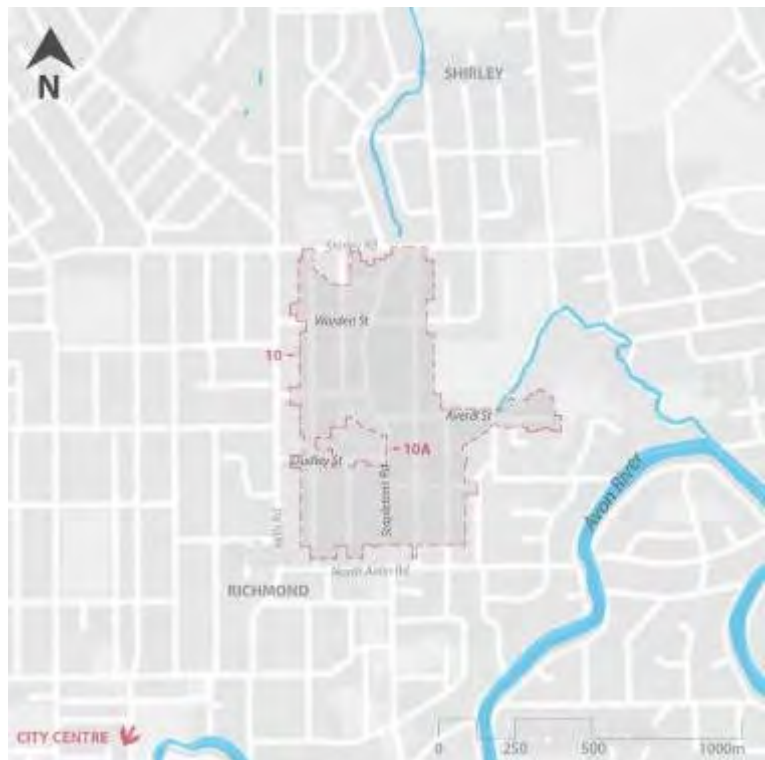
68 Garden Road

## 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.



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:

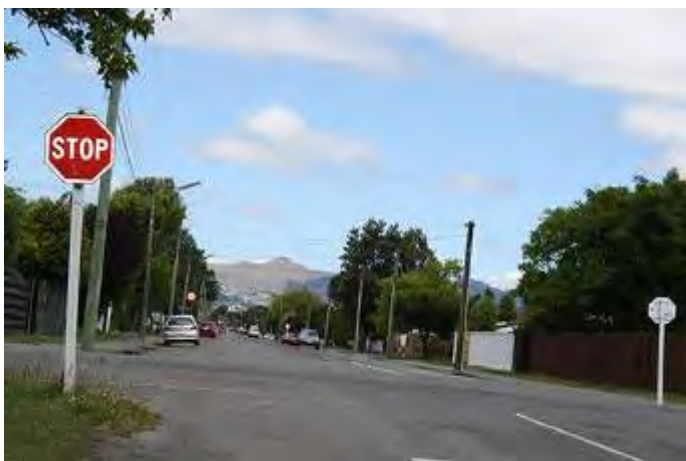
- Building height – generally single storey
- Building scale – generally moderate-scale, individual bungalows and villas
- Building and roof form, - simple to more complex forms with projections, porches and verandas and hip and gable roofs

- 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



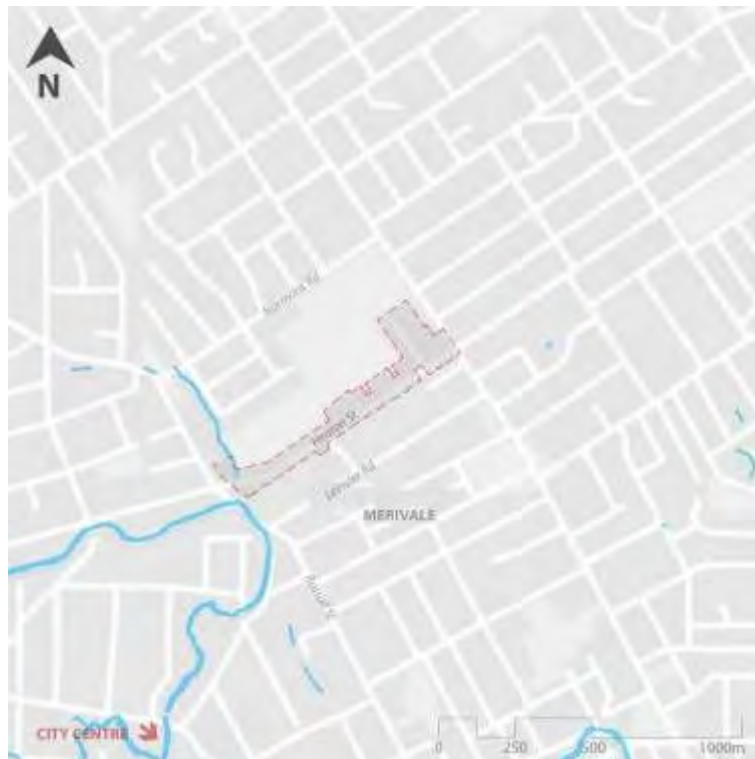
51 Chrystal Street

## 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 Gilby 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.

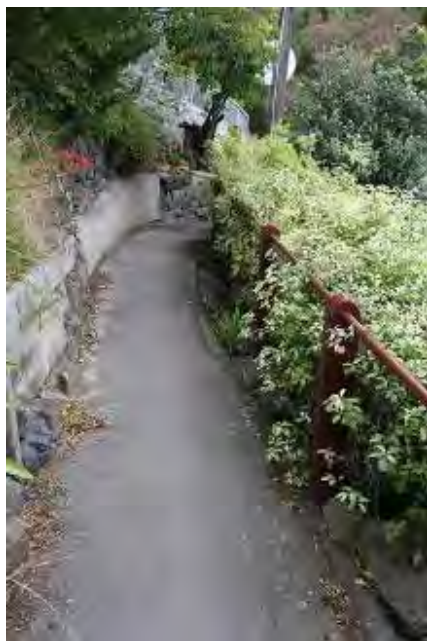
##### Boundary Treatment – Planting / Fencing

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.

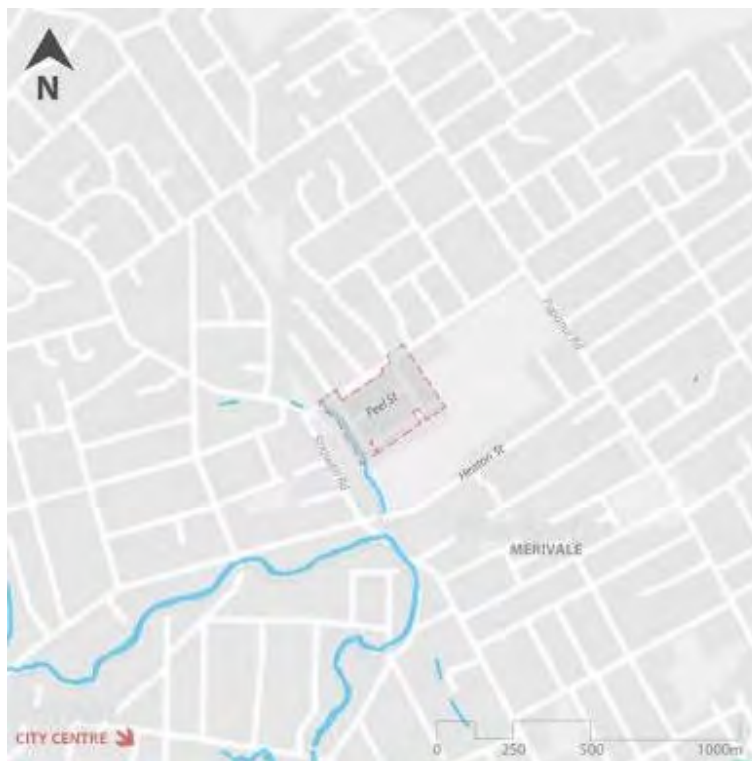


## 17 Character Area 36: St Andrews Square Assessment

### 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

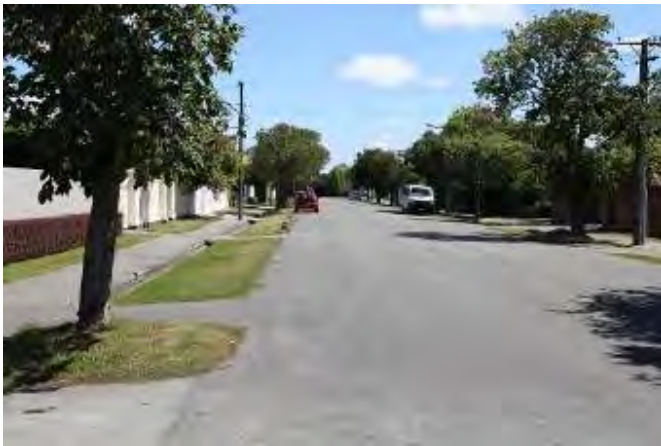
It is recommended that due to the inconsistencies in the continuity and coherence of the underlying character of Character Area 36, that this area no longer be classified as a Character Area in the District Plan. See Site Classification and Boundary Map, Appendix 15.



## 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



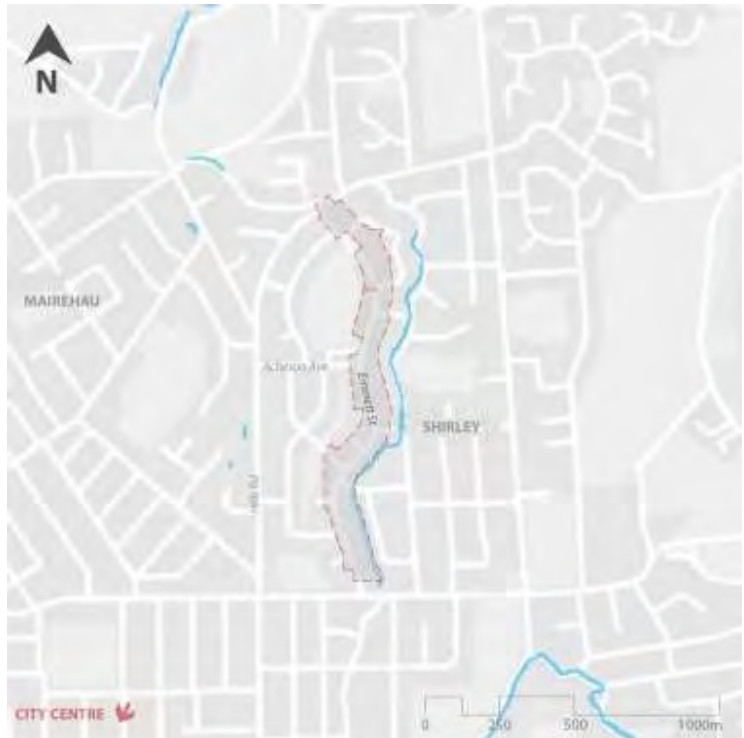
18 St Andrews Square

## 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>	<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).</p>
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>	<p>It is recommended that Character Area 4 – Aynsley Terrace, is not retained as a Character</p>
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>	<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</p>
8	Fendalton	Built Form	<p><u>Character Area 8:</u></p> <p>Site size - Minimum 800m<sup>2</sup></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>	<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.</p>
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>	<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),</p>

#	Name	Predominant Underlying Character (Landscape / Built Form)	Elements to Retain / Protect	Recommendations
			<p>Architectural detailing – including materials, bay and bow windows, shingle gable ends, weatherboard cladding</p> <p>Setback from street – generally 7-9m</p> <p>Low- moderate fencing – 1 to 1.5m</p> <p>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</p> <p>Landscape – boundary vegetation and specimen tree planting, more substantive planting on stream edges</p>	<p>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.</p>
11	Heaton / Circuit	Built Form	<p>Building height –double- storey</p> <p>Building scale – generally large, detached dwellings</p> <p>Building and roof form – complex forms including projections, steep gable roofs and dormer windows</p> <p>Architectural detailing – reflecting the English Revival style</p> <p>Site coverage – approximately 30%</p> <p>Setback from street – average of 8.5m</p> <p>Mature boundary and on-site vegetation – large trees / shrubs located within the front-yard boundary</p> <p>Low fencing – 1 to 1.5m</p> <p>Visual connectivity between dwellings and the street – through low fencing, placement of windows and dwelling entrances and porches</p>	<p>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).</p>
12	Massey Crescent	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 the additions of small projections, hip and gable roofs</p> <p>Architectural detailing – porches and entries, weatherboard, bay and bow windows, lead lights, shingle gable ends</p> <p>Site coverage – approximately 35%</p> <p>Setback from street – generally 6-13m with an average of approximately 10m</p> <p>Low fencing or no fencing – 1 to 1.5m</p> <p>Visual connectivity between dwellings and the street – through low or no fencing, placement of windows and dwelling entrances</p> <p>Vegetated gardens including front lawns, side and rear yard vegetation including specimen trees</p> <p>Exclusion of garages within the streetscene</p>	<p>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).</p>
13	Francis Avenue	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 the additions of small projections, hip and gable roofs</p> <p>Setback from street – generally 5-10m with an average of approximately 8m</p> <p>Low fencing or no fencing – 1 to 1.5m</p> <p>Visual connectivity between dwellings and the street – through low or no fencing, placement of windows and dwelling entrances and sympathetic on-site landscaping</p> <p>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.</p> <p>Vegetated gardens including front lawns, side and rear yard vegetation</p> <p>Exclusion of garages within the streetscene</p>	<p>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).</p>
14	North St Albans	Built Form	<p>Building height – generally single storey, with some two storey</p> <p>Building scale – generally moderate-scale, individual bungalows</p> <p>Building and roof form – simple to more complex forms, gable and hip roofs, small projections including porches, verandas</p> <p>Site coverage – approximately 45%</p> <p>Setback from street – an average of approximately 8m</p> <p>Low fencing or no fencing – 1 to 1.5m</p> <p>Visual connectivity between dwellings and the street – through low or no fencing, placement of windows and dwelling</p>	<p>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).</p>



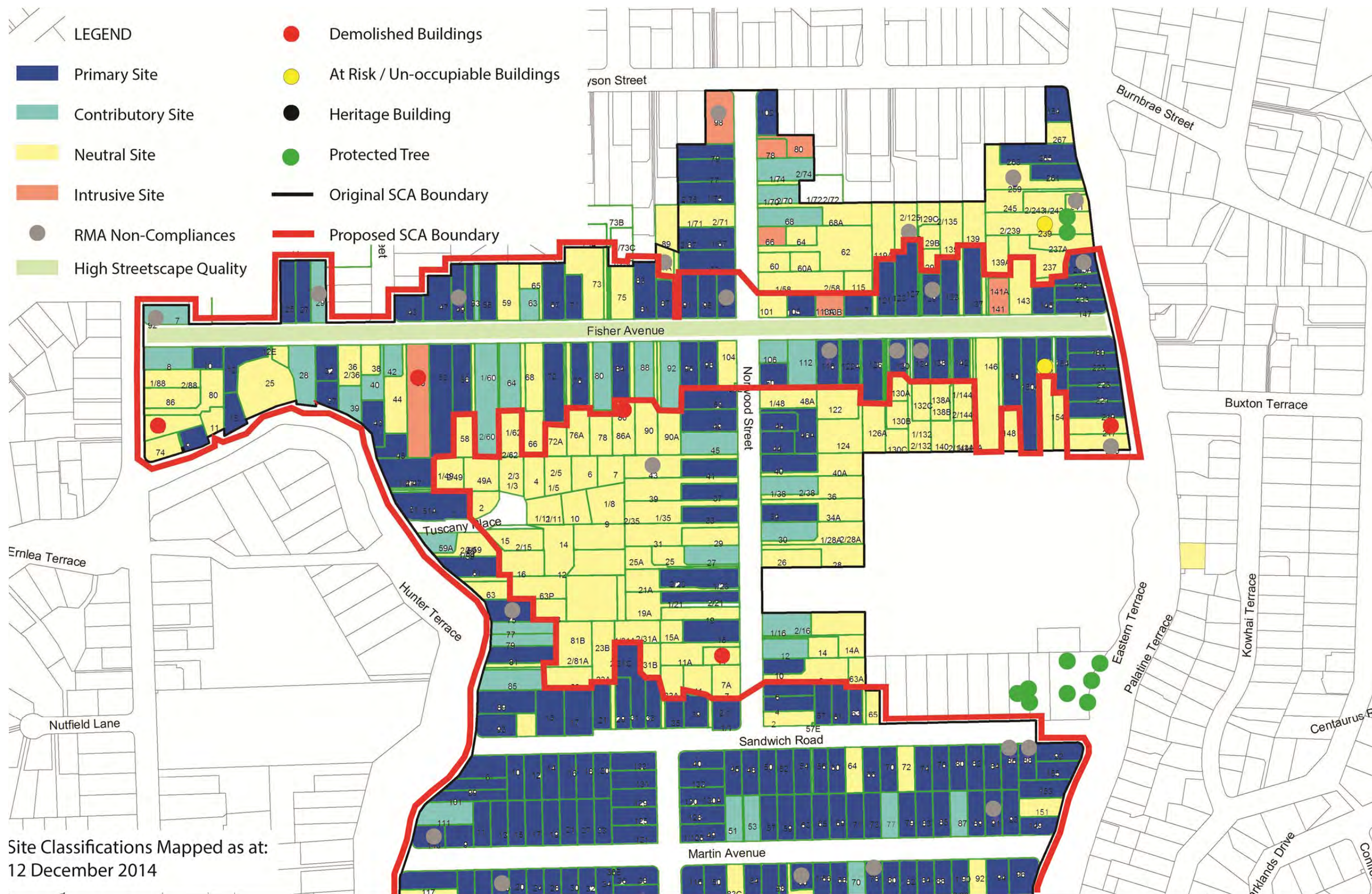
#	Name	Predominant Underlying Character (Landscape / Built Form)	Elements to Retain / Protect	Recommendations
			<p>entrances and sympathetic on-site landscaping</p> <p>Vegetated gardens including front lawns, side and rear yard vegetation including specimen trees</p> <p>Exclusion of garages within the streetscene</p>	
17 and 17a	Hackthorne / MacMillan / Dyers Pass	Built Form / Landscape	<p>Building height – single or double-storey, or recognition of topography</p> <p>Building scale – generally medium-scale, individual dwellings or duplexes</p> <p>Building and roof form – complex forms including projections, pitched roofs</p> <p>Site coverage – approximately 40%</p> <p>Setback from street – 5m minimum to allow for boundary vegetation</p> <p>Mature boundary vegetation – large trees / shrubs located within the front-yard boundary</p> <p>Low to moderate scale fencing – 1 to 1.5m, rock and masonry retaining walls</p> <p>Visual connectivity between dwellings and the street – through fencing, placement and scale of windows and dwelling entrances</p> <p>Architectural detailing – timber cladding, simple but decorative detailing, well defined, large windows, dormer and decorative windows</p> <p>Vegetated boundaries gardens and tree and shrub planting across the site</p> <p>Exclusion of garages within the streetscene where not integrated within the topography</p>	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	<p>Building height – single or double storey</p> <p>Building scale – moderate scale, individual homes</p> <p>Building and roof form – simple and complex forms, pitched roofs</p> <p>Setback from street – narrow (approximately 5m)</p> <p>Low-moderate fencing – 1-1.5m, timber and stone</p> <p>Visual connectivity between dwellings and the street – through low fencing, placement of windows and dwelling entrances</p> <p>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</p> <p>Front and side boundary vegetation</p>	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	<p>Building height – generally single storey</p> <p>Building scale – generally small-scale, individual cottages</p> <p>Building and roof form – simple rectangular with small projections for porches, low angled gable and hip roofs</p> <p>Site coverage – approximately 40%</p> <p>Setback from street – generally 3-7m with an average of 4.5m</p> <p>Mature boundary vegetation – large trees / shrubs located within the front-yard boundary</p> <p>Low fencing – 1 to 1.5m, timber/picket</p> <p>Visual connectivity between dwellings and the street – through low fencing, placement of windows and dwelling entrances</p> <p>Architectural detail – weatherboard cladding, symmetrical frontage, clearly defined entrance, verandas, porches, windows to the street</p>	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	<p>Building height – generally single or double-storey</p> <p>Building and roof form – simple forms and hip and gable roofs</p> <p>Building scale – generally moderate-scale, individual dwellings</p> <p>Site coverage – approximately 35-30%</p> <p>Setback from street – approximately 10m for Auburn Avenue / Riccarton Road. Approximately 5m for Middleton Road</p> <p>Low or no fencing – Less than 1m</p> <p>Visual connectivity between dwellings and the street – through low fencing, placement of windows and dwelling entrances</p> <p>Architectural detailing – brick and weatherboard cladding, defined windows to the street, simple detailing</p>	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	<p>Building height – generally single or double storey</p>	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
			<p>Building scale – moderate scale, individual bungalows / cottages</p> <p>Building and roof form – simple with small projections and low pitched hip and gable roofs</p> <p>Site coverage – approximately 30%</p> <p>On-site vegetation – dense mature trees and vegetation surrounding the dwellings</p> <p>Landscape materials – use of stone for boundary fencing and retaining walls</p> <p>Network of pathways throughout the area</p> <p>Minimal interference of on-site vehicle access and manoeuvring</p> <p>Architectural detailing – arts and crafts styling, use of timber and stone, porches and verandas, detailing in windows, projecting rafter ends</p>	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	<p>Building height – generally single storey</p> <p>Building scale – generally moderate-scale, individual bungalows</p> <p>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</p> <p>Site coverage – approximately 35%</p> <p>Setback from street – generally 6-13m with an average of approximately 10m</p> <p>Low fencing or no fencing – 1 to 1.5m</p> <p>Visual connectivity between dwellings and the street – through low or no fencing, placement of windows and dwelling entrances and sympathetic on-site landscaping</p>	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







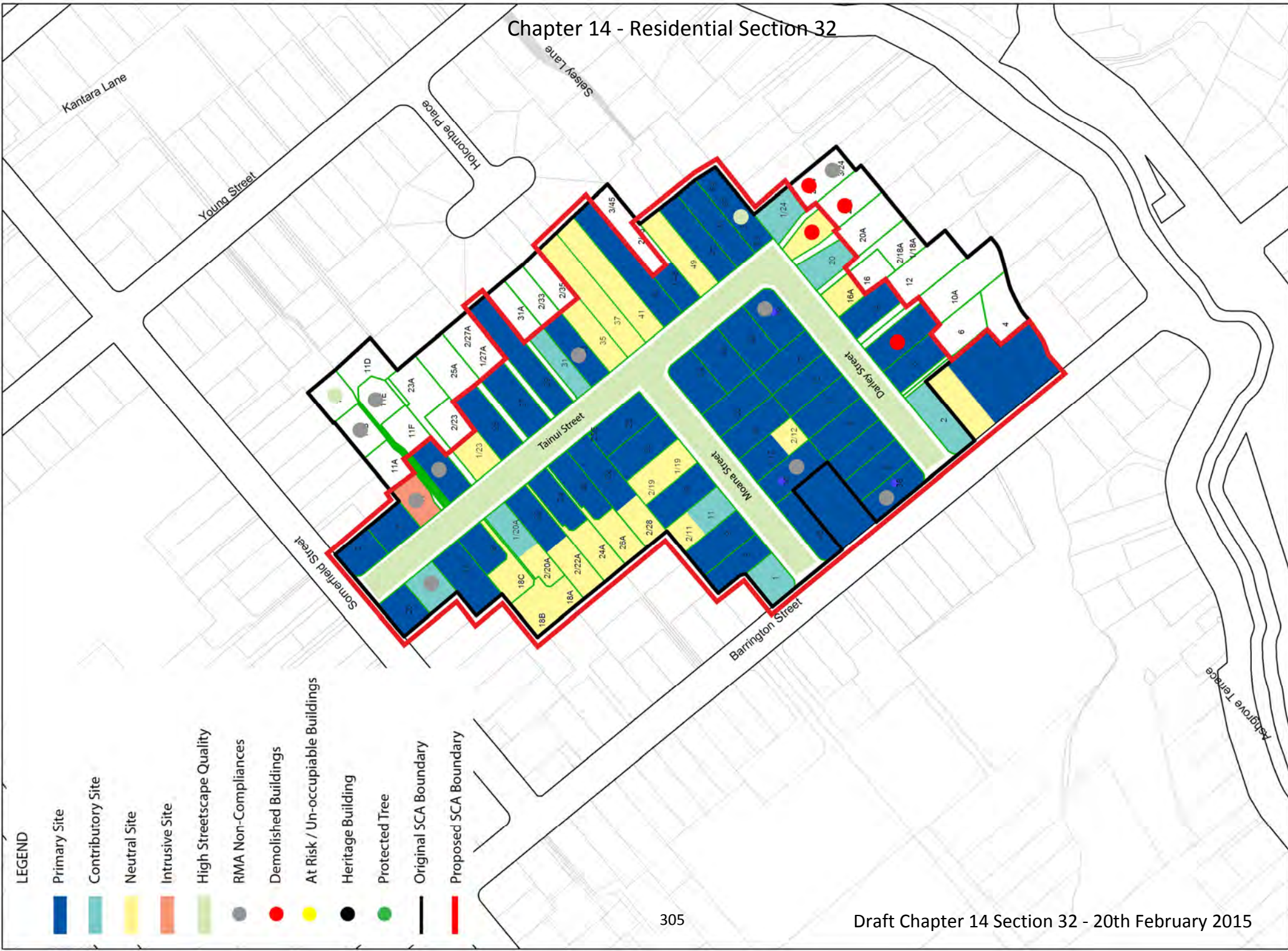




Site Classifications Mapped as at:  
12 December 2014



Chapter 14 - Residential Section 32



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

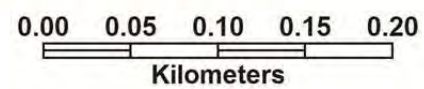




Character Area Removal Recommended



The proposed Christchurch Replacement District



Special Amenity 4:  
AYNSLEY TCE

Site Classifications Mapped as at:  
12 December 2014

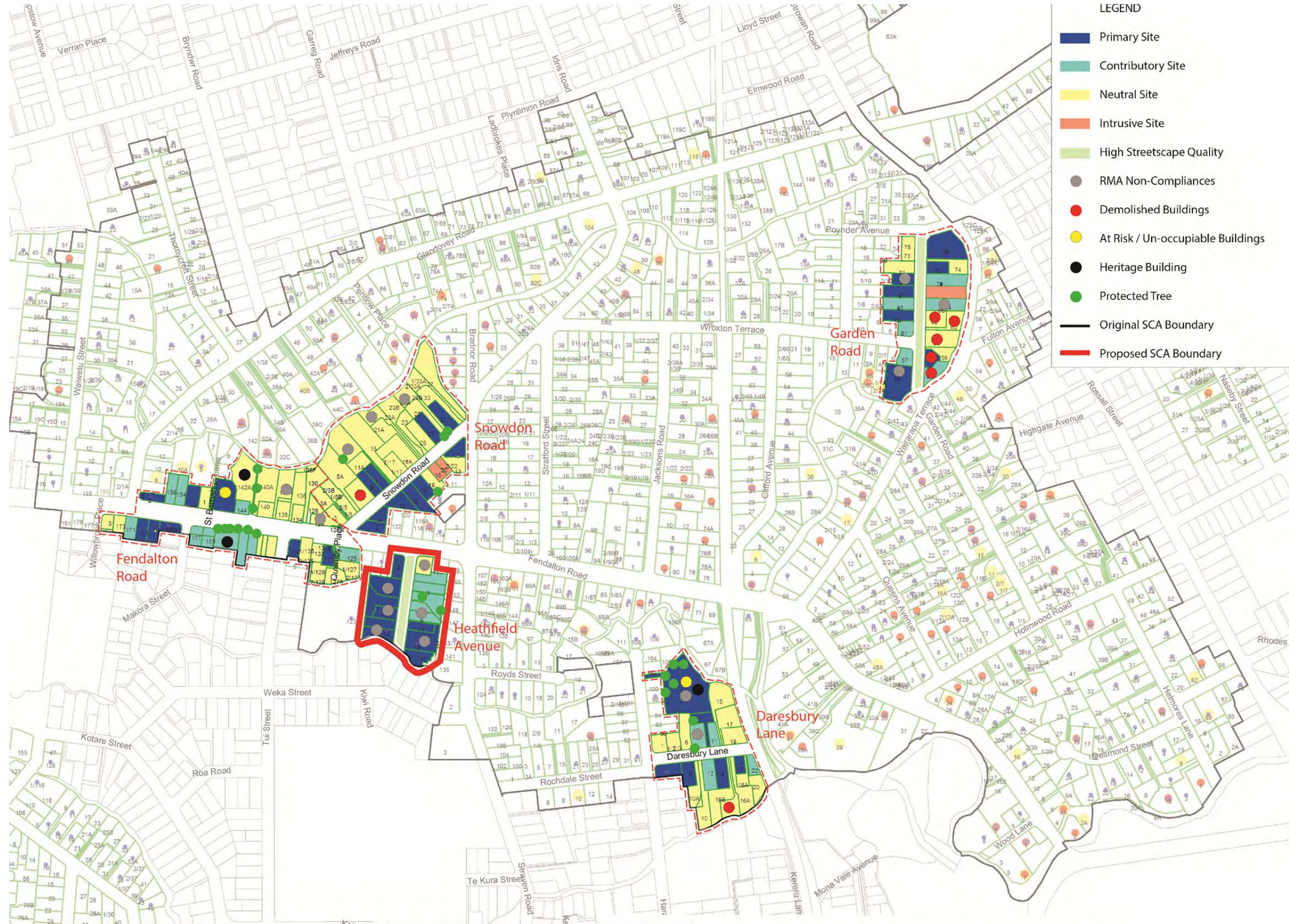


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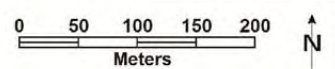






Christchurch City Council  
The proposed Christchurch Replacement District Plan

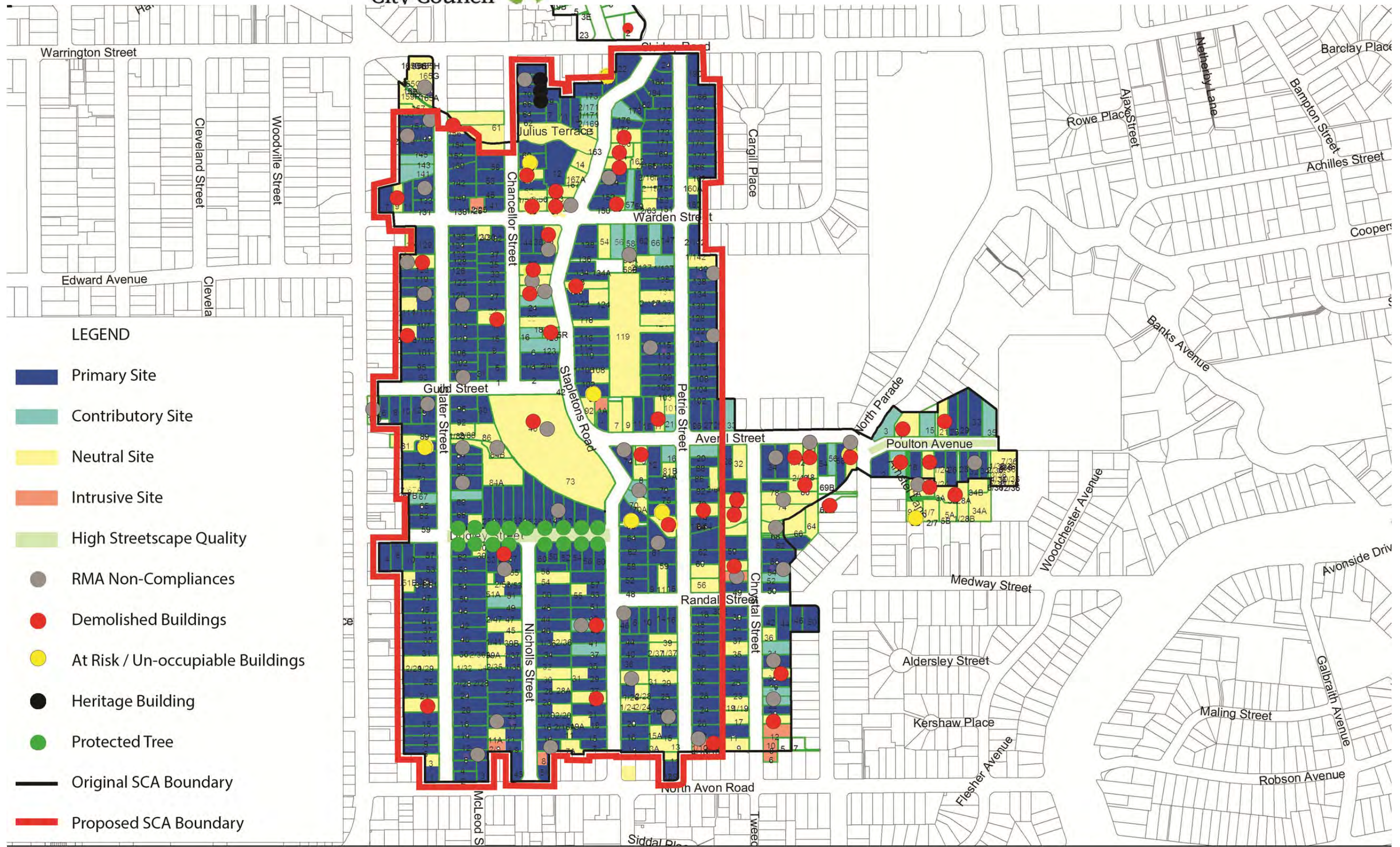
Special Amenity 8 Map 1:  
FENDALTON (GENERAL),  
HEATHFIELD ST, BRADNOR ST



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Site Classifications Mapped as at: 12 December 2014













LEGEND

- Primary Site
- Contributory Site
- Neutral Site
- Intrusive Site
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- Demolished Buildings
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- Heritage Building
- Protected Tree
- Original SCA Boundary
- Proposed SCA Boundary





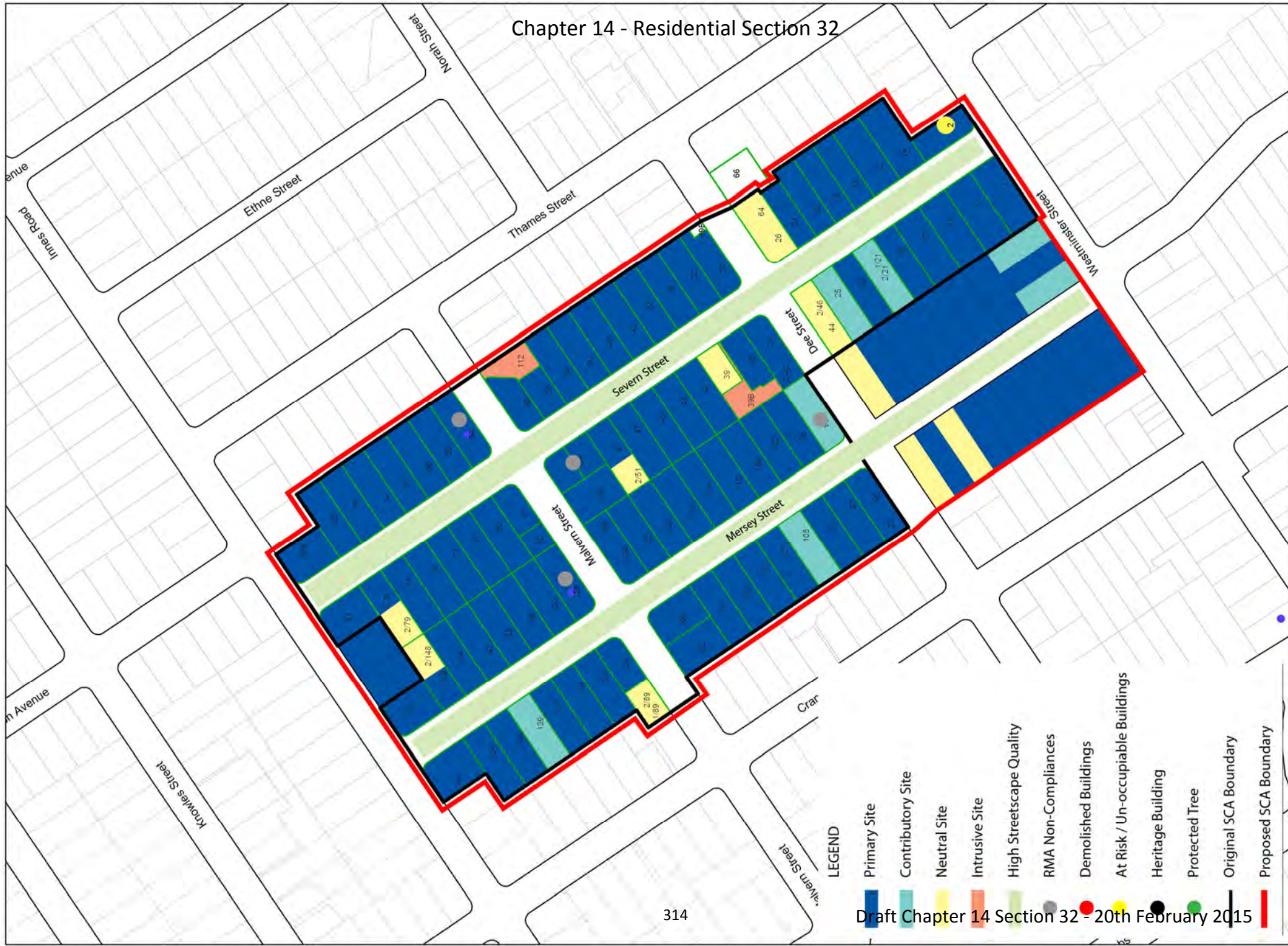




- LEGEND**
- Primary Site
  - Contributory Site
  - Neutral Site
  - Intrusive Site
  - RMA Non-Compliances
  - Demolished Buildings
  - At Risk / Un-occupiable Buildings
  - Heritage Building
  - Protected Tree
  - Original SCA Boundary
  - Proposed SCA Boundary



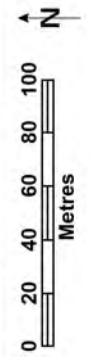
# Chapter 14 - Residential Section 32



## 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

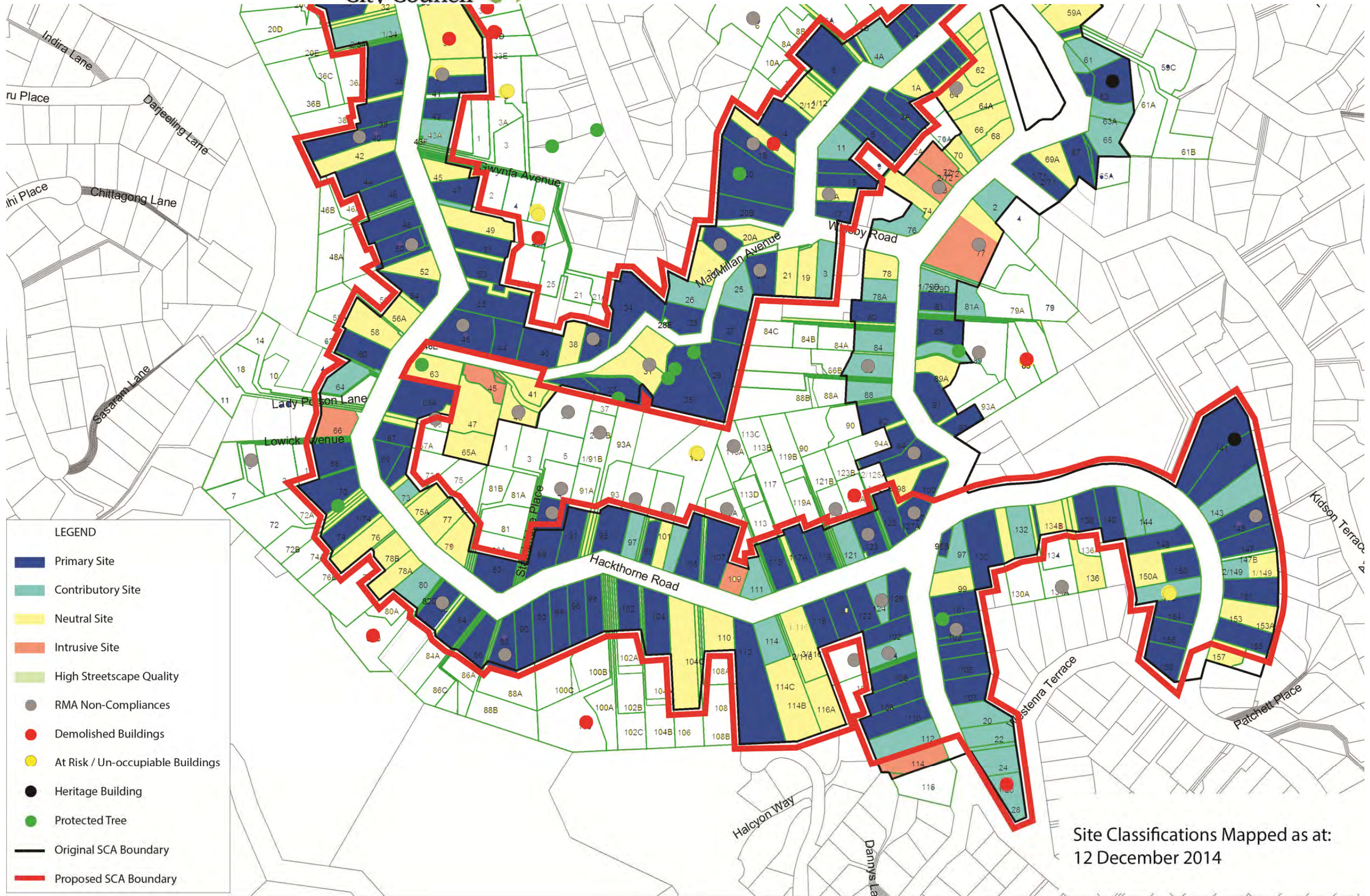
The proposed  
**Christchurch**  
 Replacement District Plan





Site Classifications Mapped as at:  
12 December 2014









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







Chapter 14 - Residential Section 32



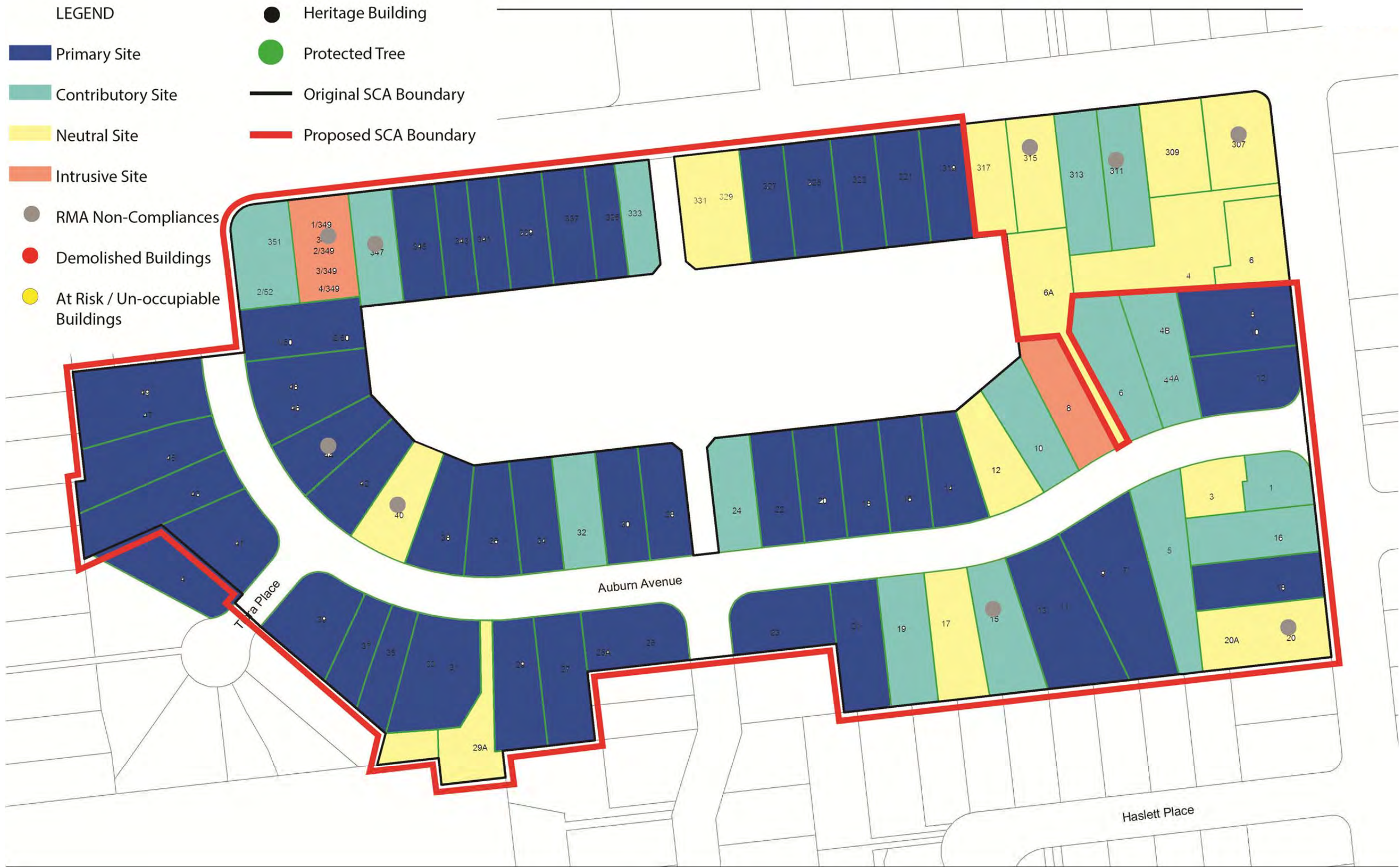
# Chapter 14 - Residential Section 32



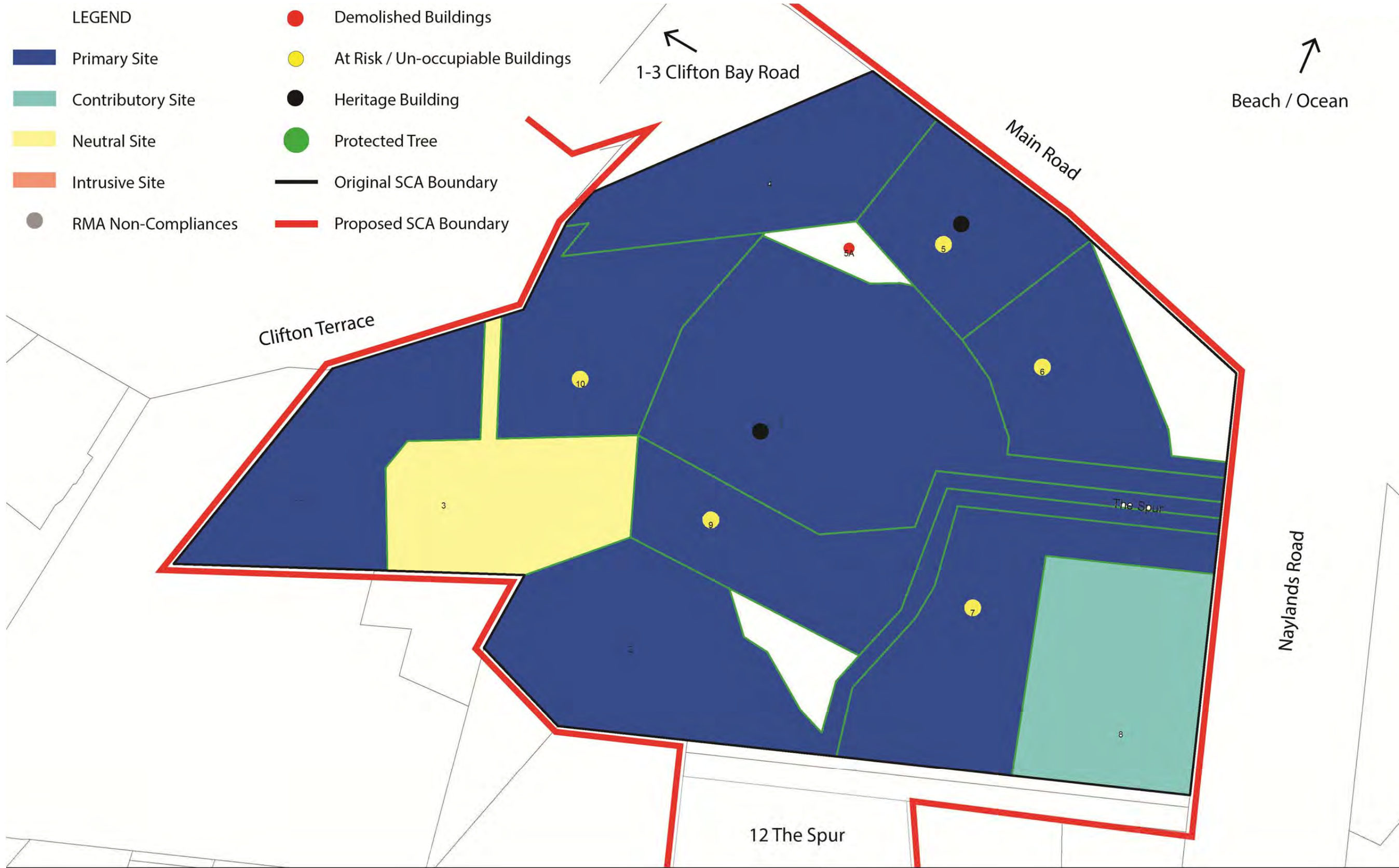
## LEGEND

- 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





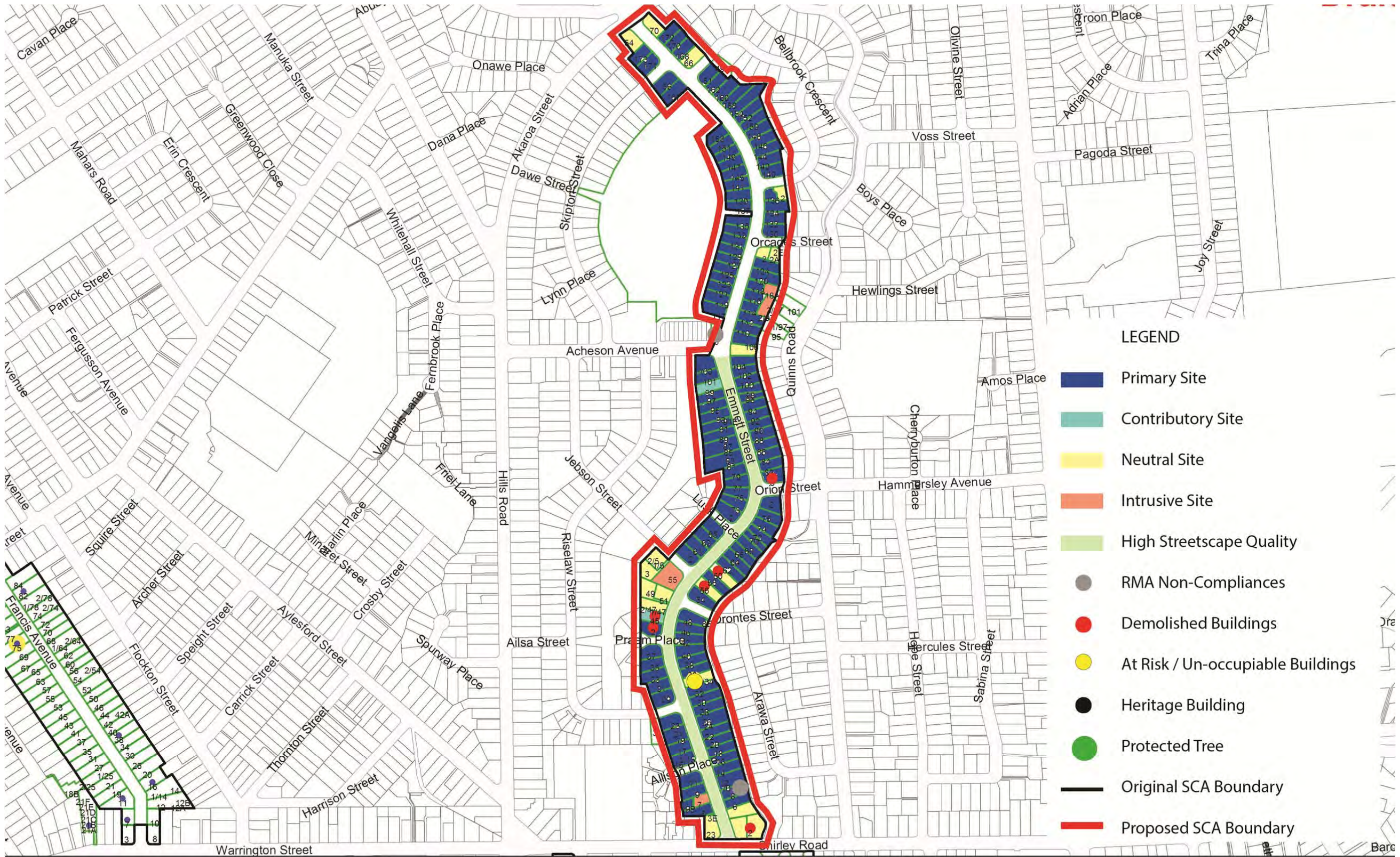












- LEGEND**
- Primary Site
  - Contributory Site
  - Neutral Site
  - Intrusive Site
  - High Streetscape Quality
  - RMA Non-Compliances
  - Demolished Buildings
  - At Risk / Un-occupiable Buildings
  - Heritage Building
  - Protected Tree
  - Original SCA Boundary
  - Proposed SCA Boundary



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





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

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.

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.

- 7.1. 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 <sup>2</sup>	400m <sup>2</sup>	5000m <sup>2</sup>
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.

As discussed above, 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.



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

that the special character values of the residential area, defined through the following physical attributes or combination thereof, are maintained and enhanced;

- ix. the form and pattern of subdivision, open space, buildings and streetscape;
- x. the topographic qualities and distinctive landforms or features that contributed to the development of the landscape and built form;
- xi. 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;
- xii. 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;
- xiii. 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;
- xiv. avoidance of vehicle access, car parking and garaging that conflicts with the context and traditional streetscape of the area;
- xv. avoidance of fencing that reduces the quality of the interface between public and private space and the quality of the streetscape; and
- xvi. 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;

- considered 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
- b. Encourage residential development within and adjacent to existing residential townships that promotes consolidation and;
    - v. 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;
    - vi. provides new housing opportunities in locations that are not subject to significant risks to life-safety and property damage from natural hazards;
    - vii. provides for a range of non-residential activities that meet local community needs that is compatible with the surrounding residential environment;
    - viii. 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.

## 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.

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.

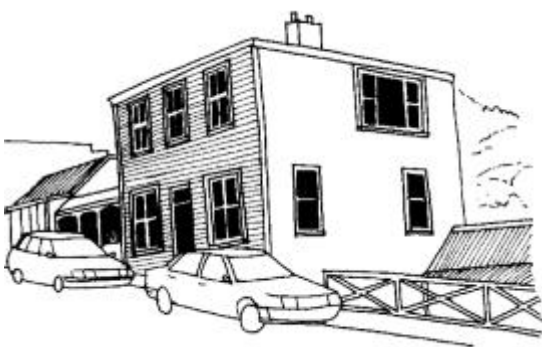
## Scale

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**

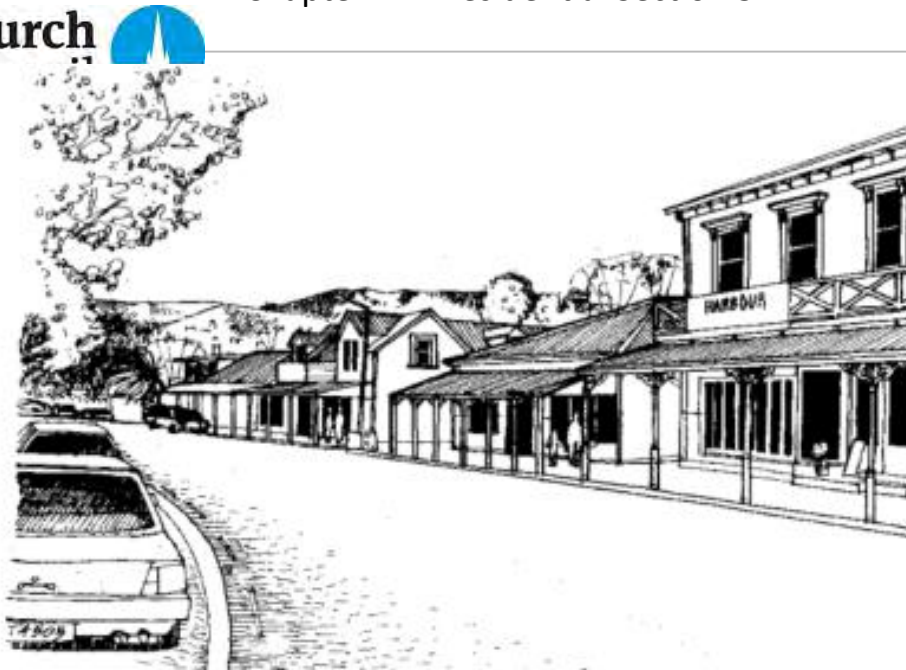
Attention should be paid to the sizes, symmetry and proportions of window openings and their placement, or grouping, in relation to neighbouring buildings. Any departure from the vertical orientation of windows is not encouraged. Timber windows are preferable to aluminium but if aluminium windows are 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**

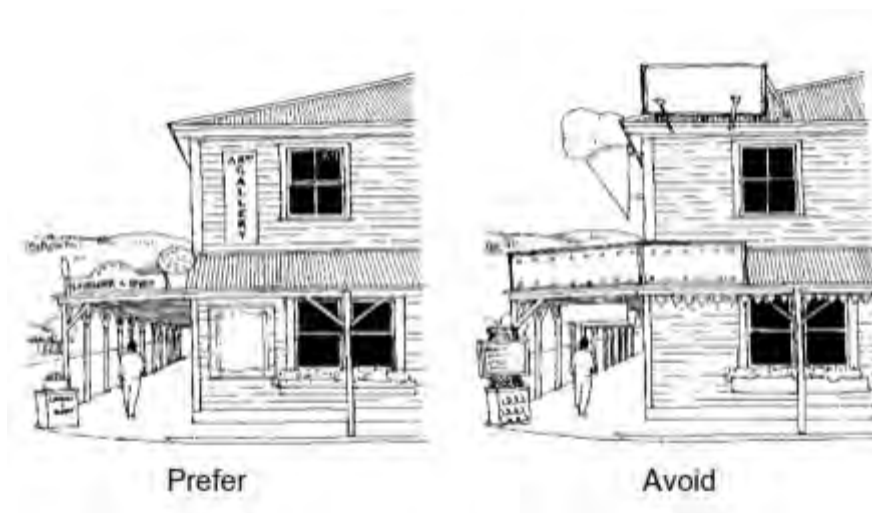
In order to minimise the visual impact on the character and amenity of the streetscape, car parking, should be concealed behind the main buildings, with minimal access points. Where this is not practical or possible, attention should be given to screening parking areas from view from adjoining streets.



**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.

## 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.

### 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.

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.

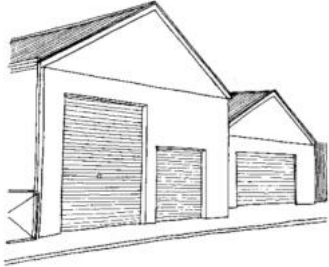
## Setbacks and Fences

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.

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.

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:**

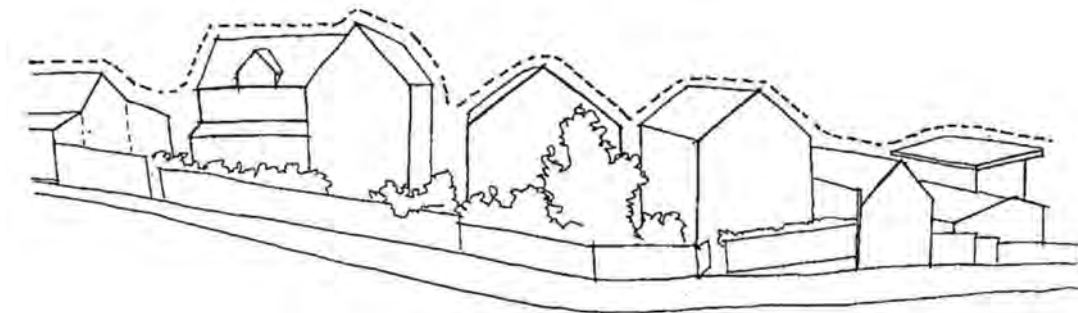
A typical street in the Residential Character Area.

*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.

## 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.



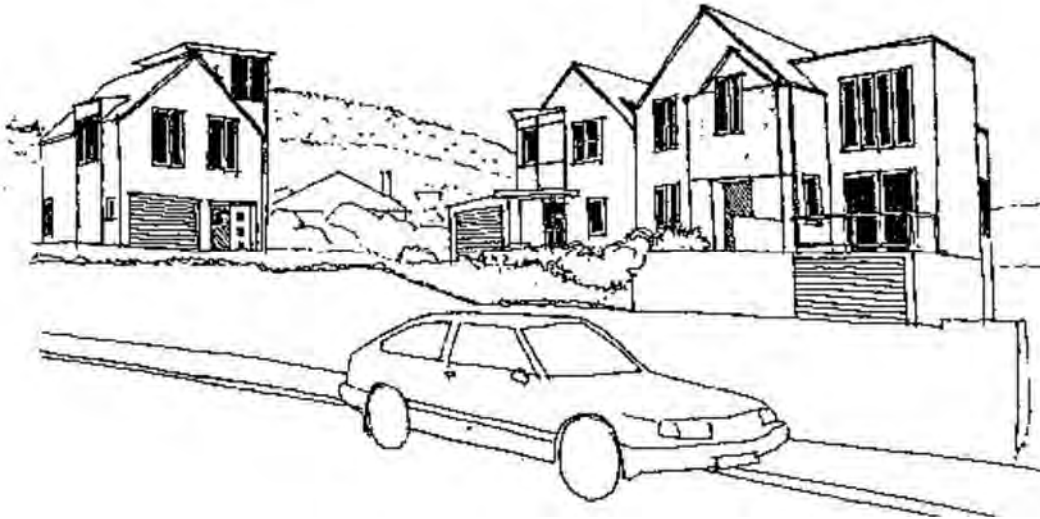
**Drawing 2:** Building outlines

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.

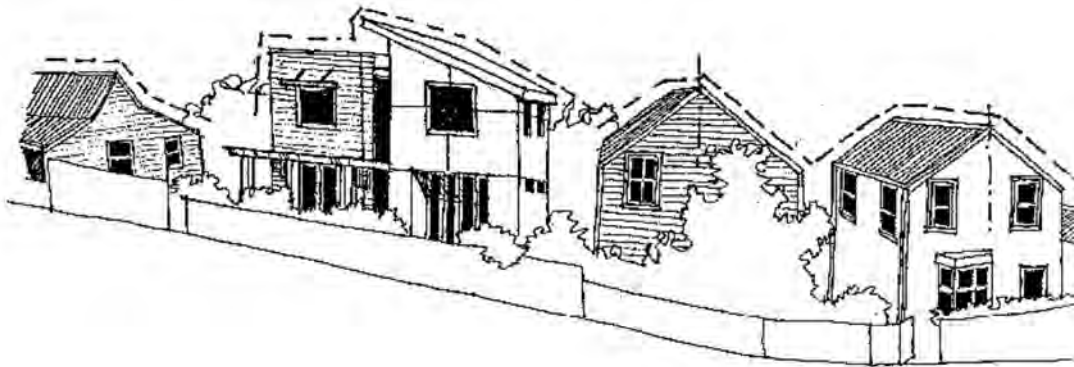
*Drawing 3* (below) shows a group of houses. Although the overall size is large and high in proportion, the techniques noted above have been used to reduce the apparent scale and give a lot of visual interest to these houses.



**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

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.

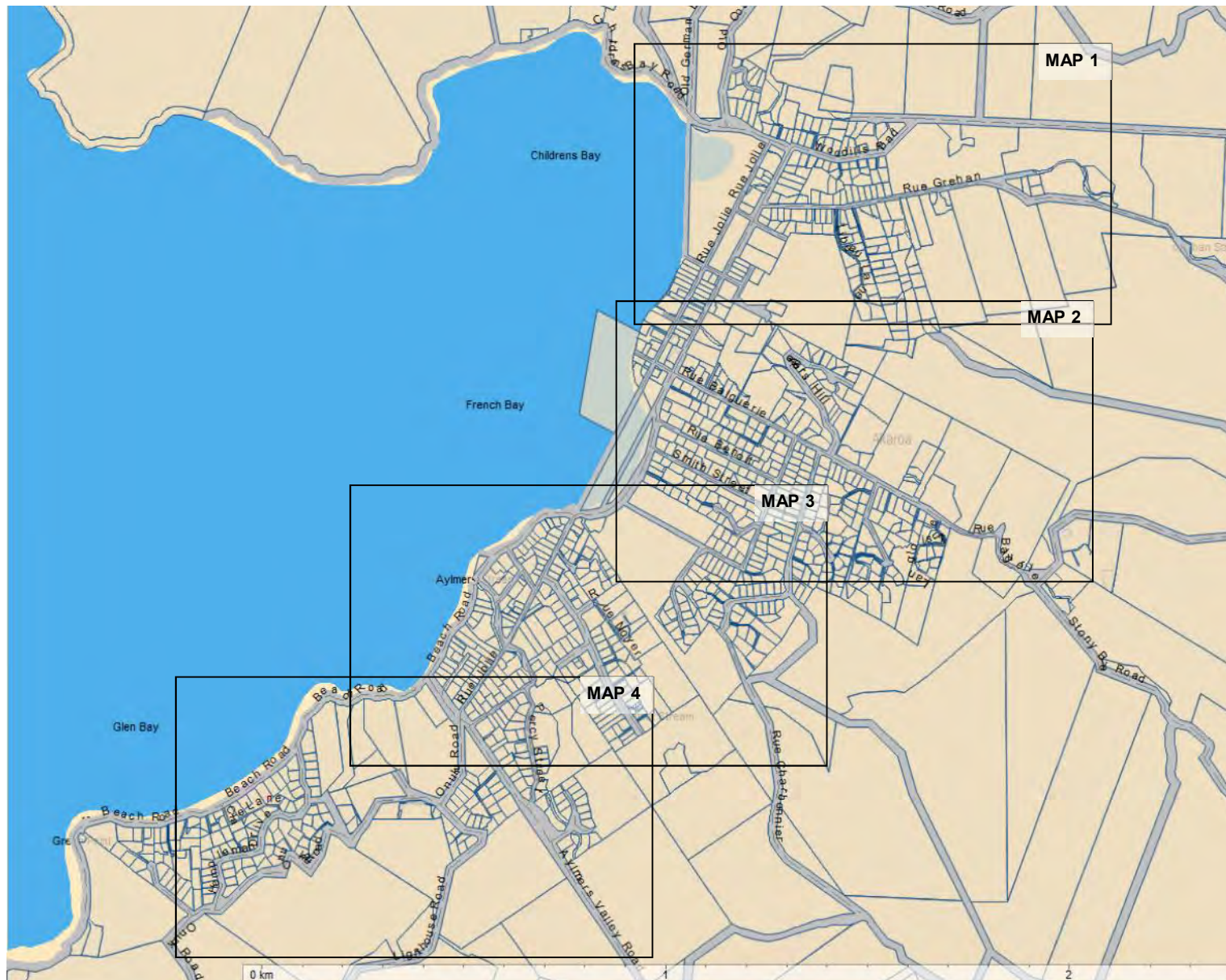
## Colour









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.



REVIEW OF AKAROA CHARACTER AREAS : MAPS 1 –9

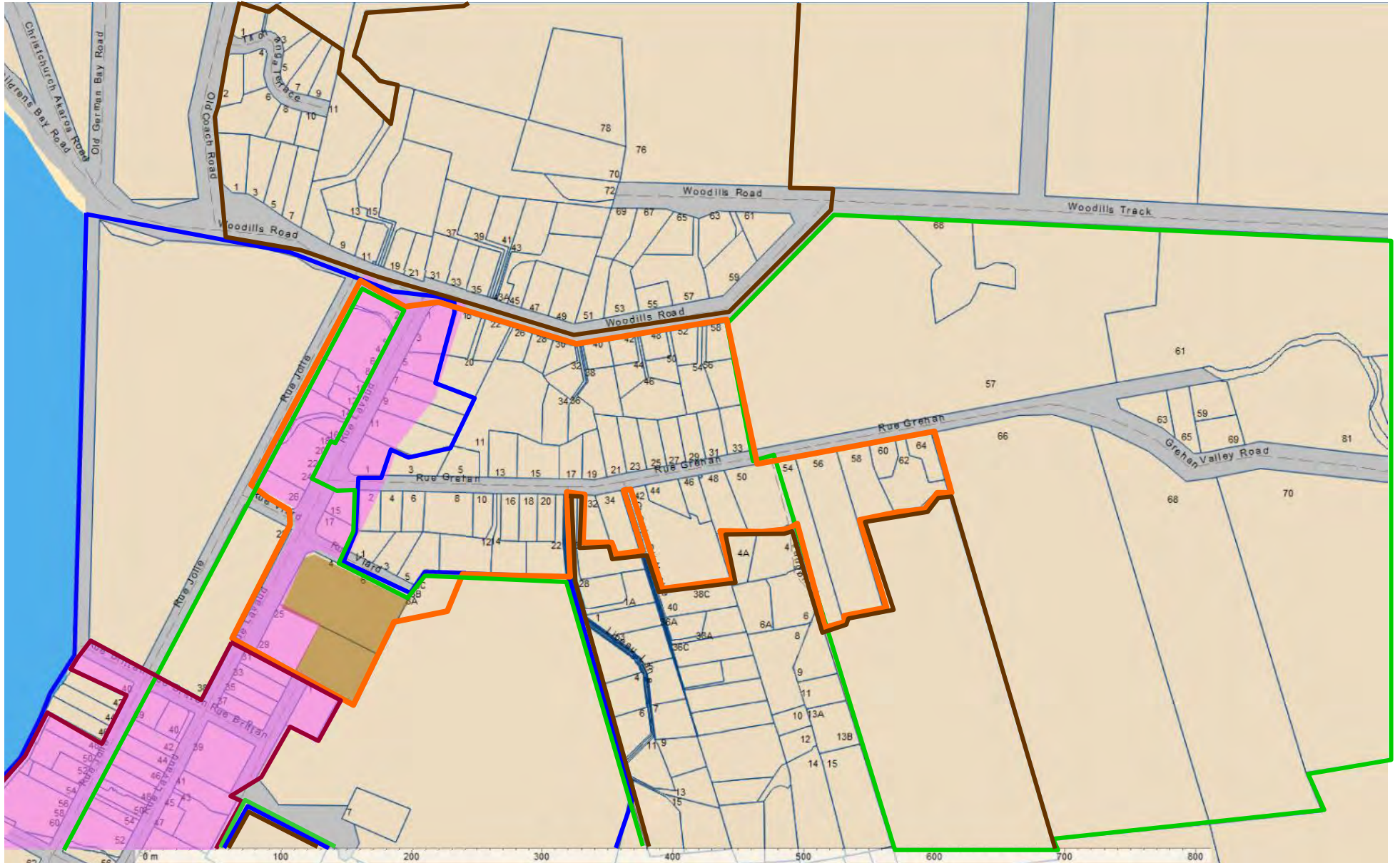
KEY



- 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





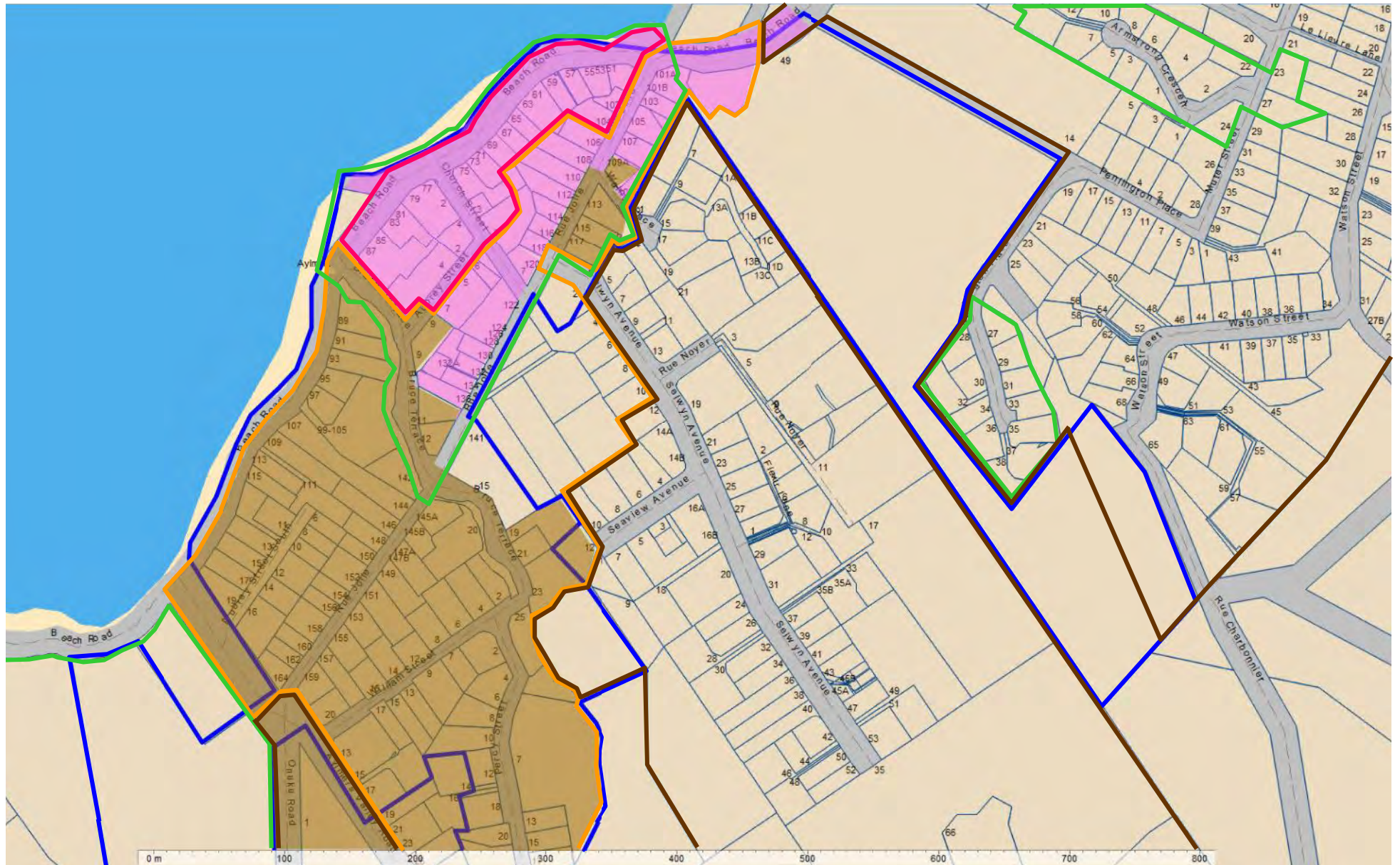






EXISTING DISTRICT PLAN ZONES, NZHT HISTORIC AREA, BM PROPOSED CHARACTER AREAS, HG PROPOSED HISTORIC CONSERVATION AREAS

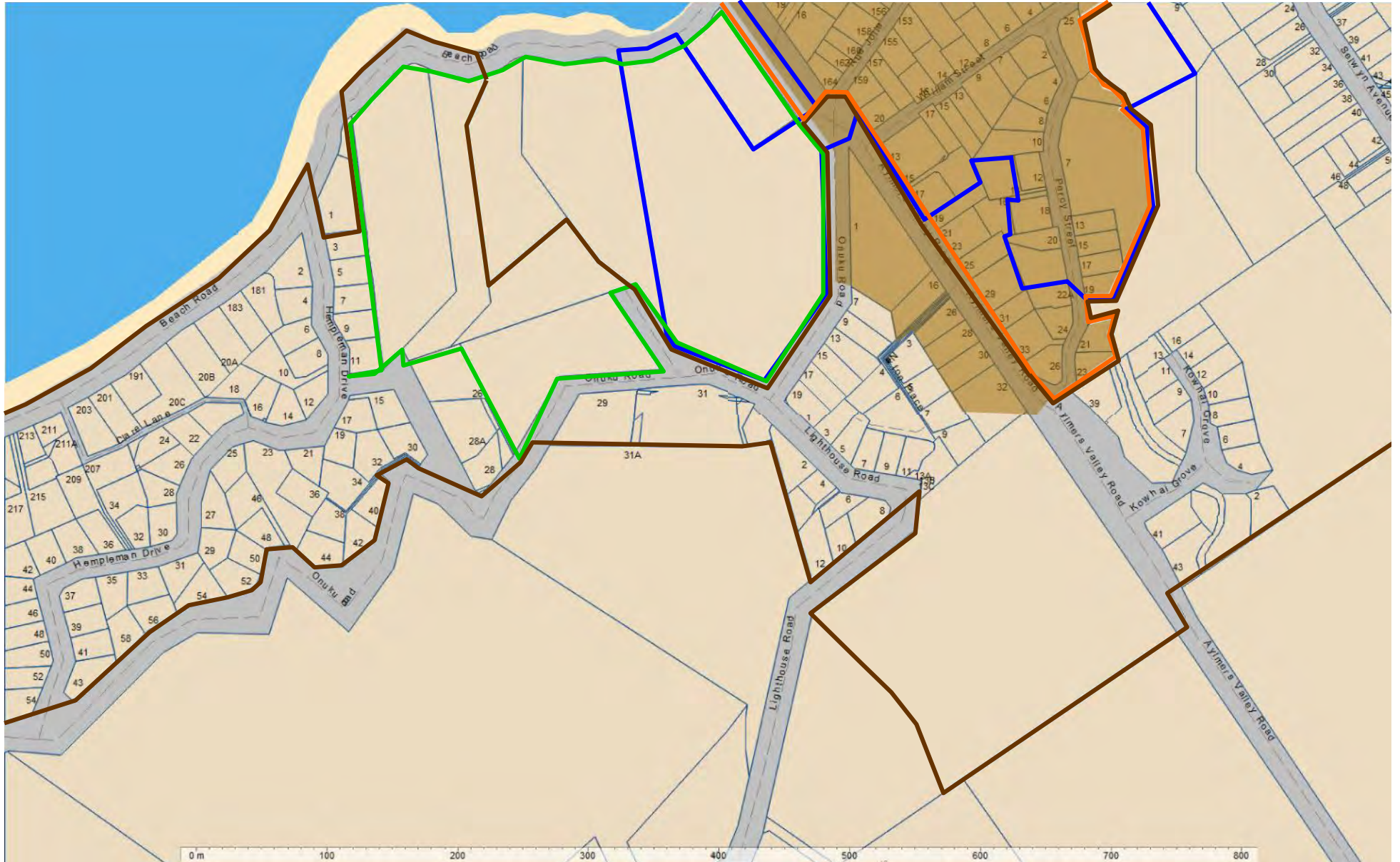
MAP 3



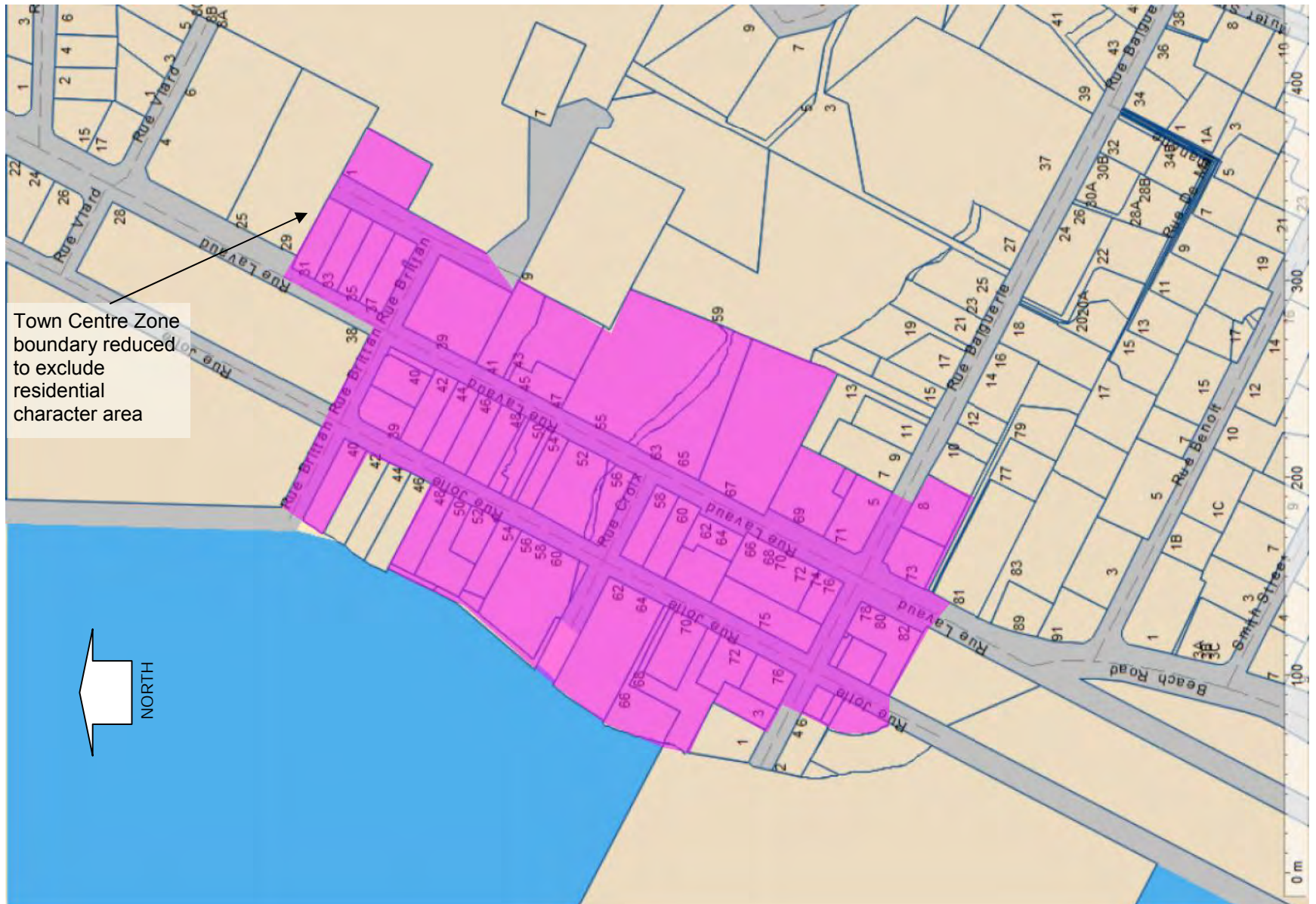


EXISTING DISTRICT PLAN ZONES, NZHT HISTORIC AREA, BM PROPOSED CHARACTER AREAS, HG PROPOSED HISTORIC CONSERVATION AREAS

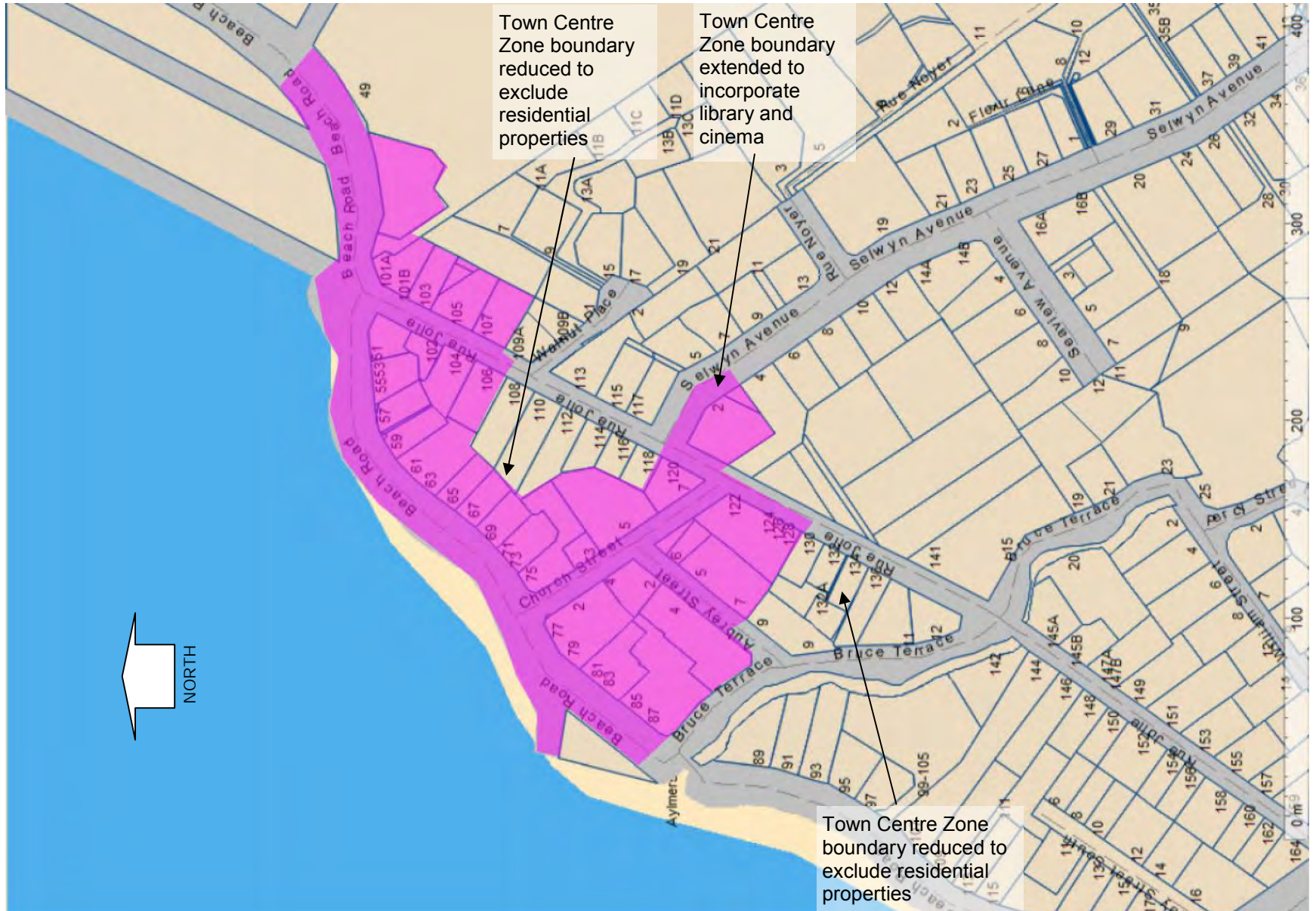
MAP 4



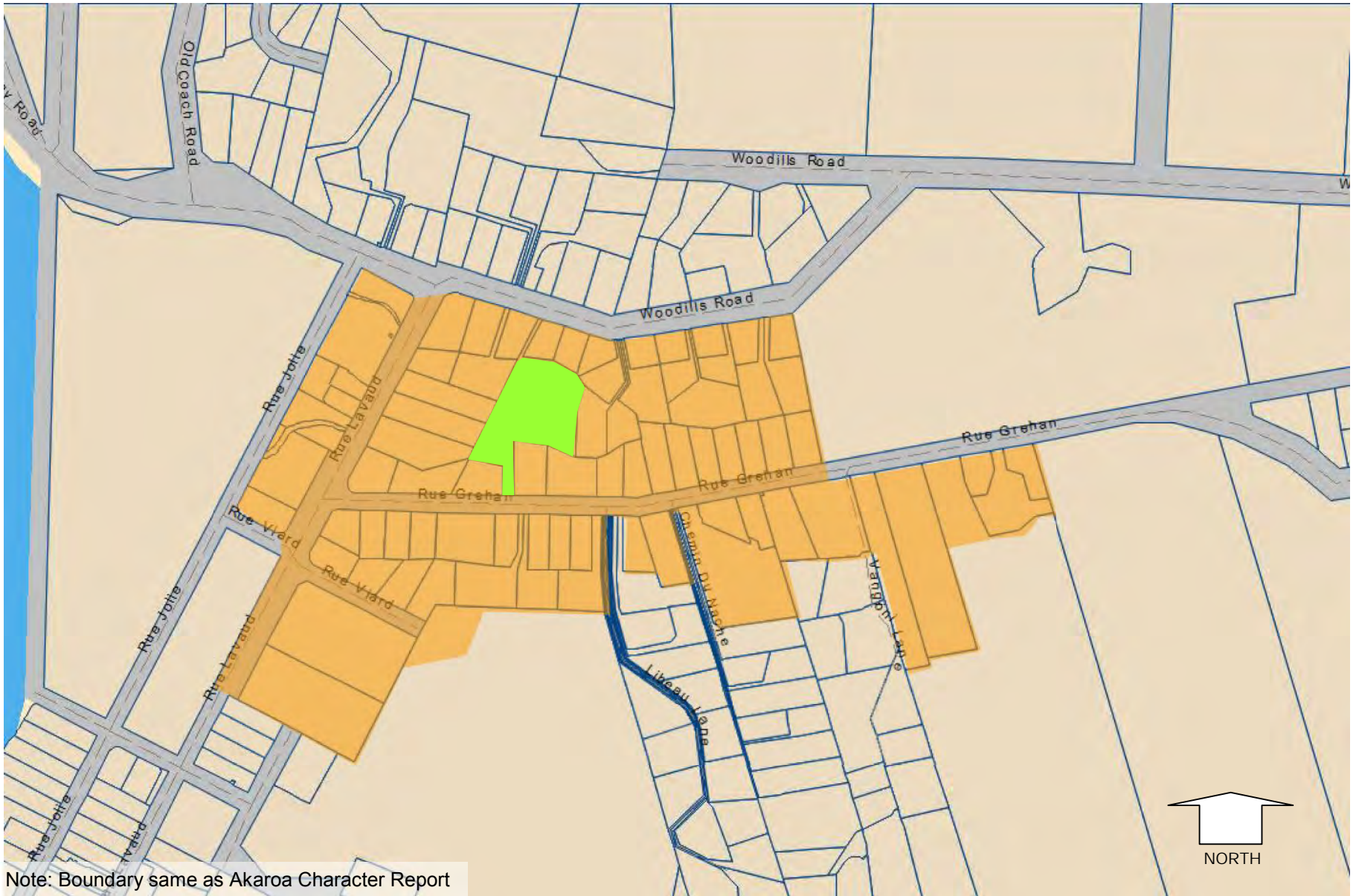






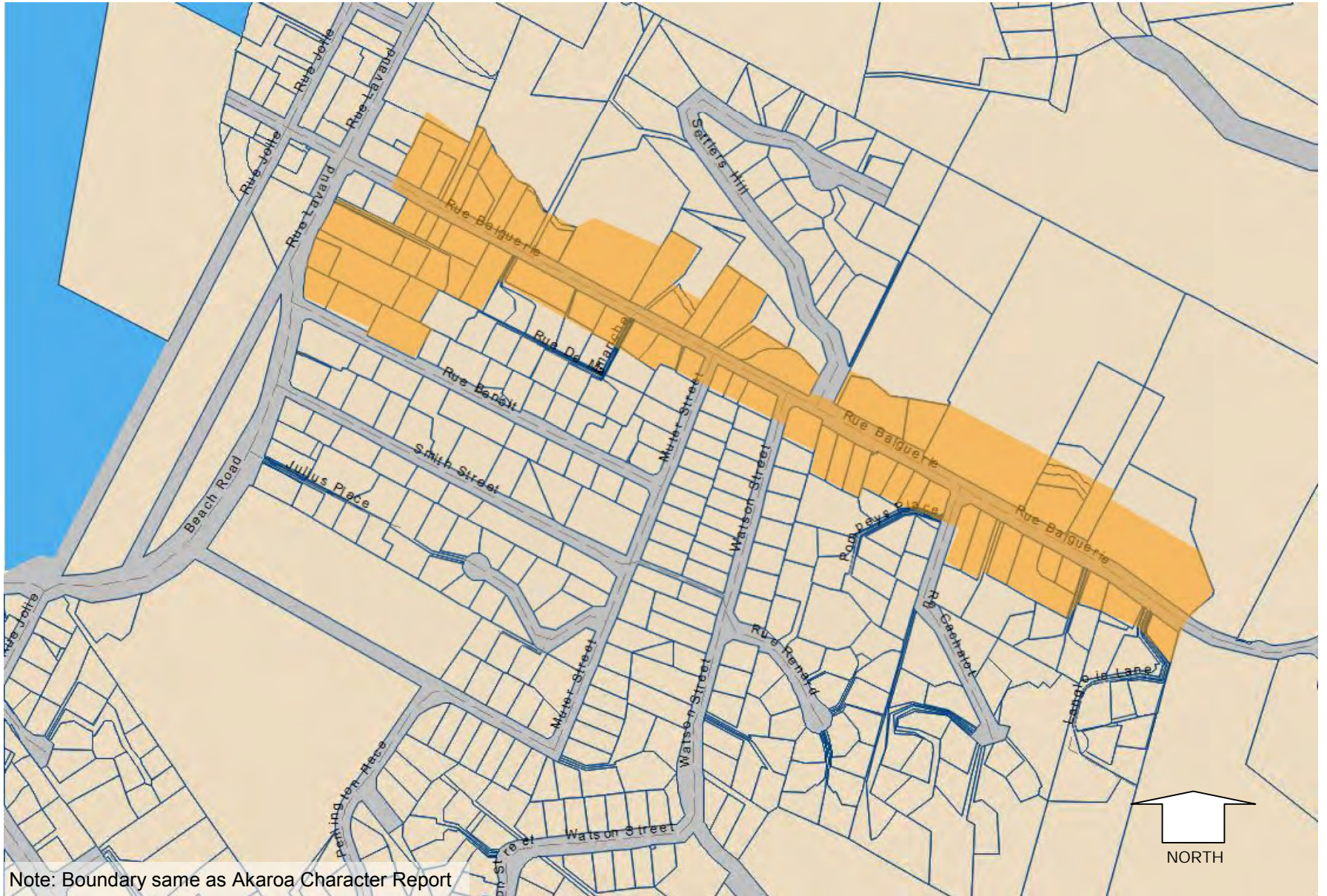






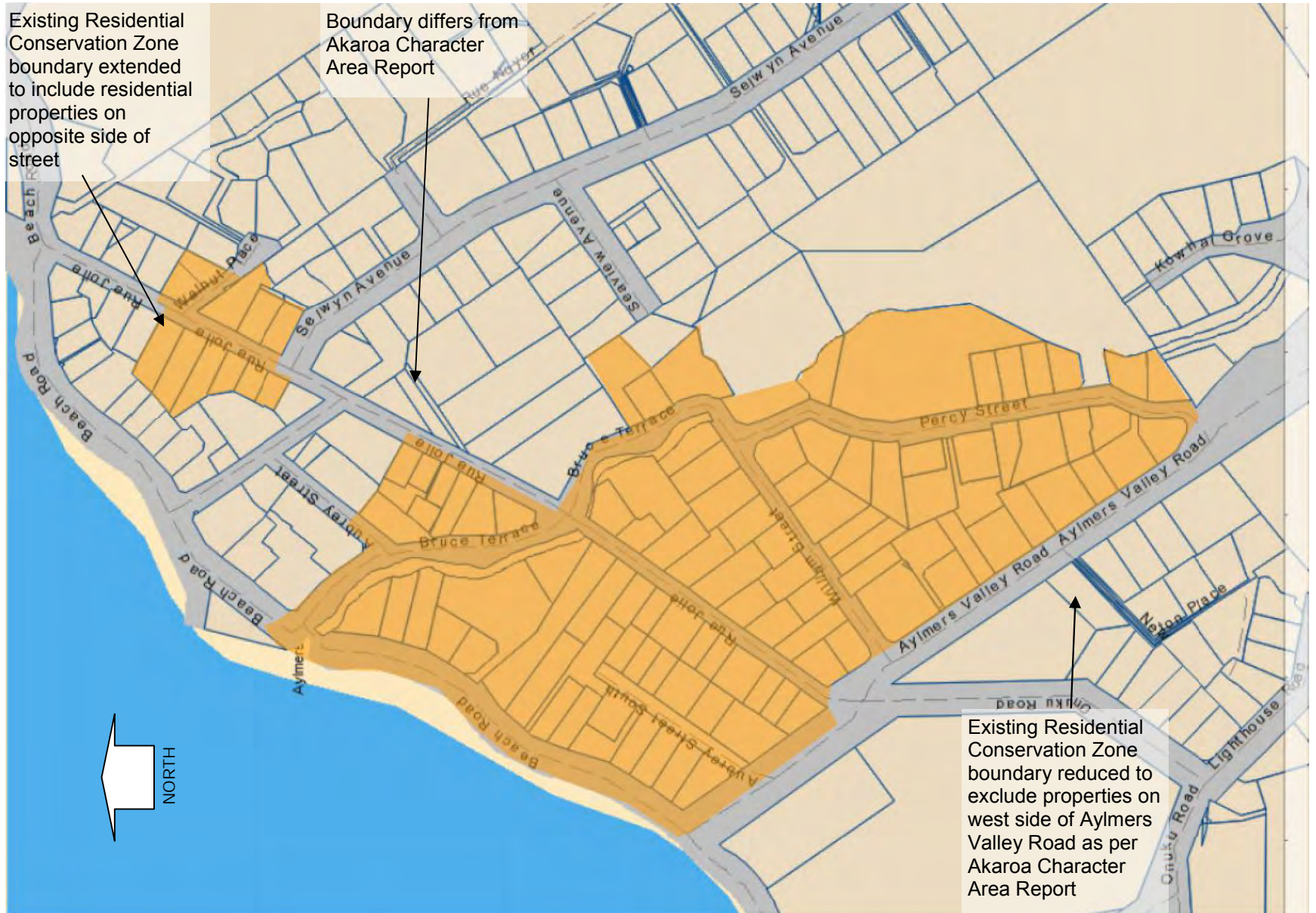
Note: Boundary same as Akaroa Character Report





Note: Boundary same as Akaroa Character Report







## Appendix 22: Options assessment for consolidation of Living Hills Zones

1. The overall aim for the Living Hills Zones is to simplify the number of zones and provisions in a manner that does not compromise the intent or outcomes for the residential environment on the Port Hills.
2. General environment of the Port Hills  
The Port Hills provide an important landscape feature forming the backdrop to the city, as viewed by the main urban area and beyond onto the Canterbury Plains. The Port Hills also provides an important low density residential environment. One of the key characteristics of the Port Hills is the lack of development on the upper slopes. This is reinforced with a distinct visual boundary and contrast between urban residential development on the lower Port Hills and the open rural character of the land further up towards the summit. The current City Plan policy approach is to maintain a distinct separation or boundary between urban and rural areas and to prevent development taking place on the upper slopes of the Port Hills.
3. Residential development on the Port Hills  
The urban part of the Port Hills has developed into a well established residential environment. All the living environments on the Port Hills are zoned Living Hills under current City Plan, which describes the zone and its purpose as follows:

*The Living Hills Zone covers all the living environments of the city which are located on the slopes of the Port Hills, extending from Westmorland in the west to Scarborough in the east. It provides principally for low density permanent residential accommodation.*

*It is anticipated that the zone provisions will maintain open space and landscape plantings as an essential feature of the environment with dwellings at low building densities. A range of types and styles of permanent residential accommodation is expected to establish in the zone, limited only in terms of building density and environmental effects on the neighbourhood.*

*The zone includes areas in, and between, the Cashmere and Worsleys Valleys. The urban development of this area has only been permitted on the basis of the environmental compensation that has been offered and is deferred until that compensation has been provided and flood mitigation and other works are completed or committed to.*

The environmental results anticipated by the zone are:

- (a) an environment on the hills within which buildings are surrounded by, and balanced with, areas of open space with ample opportunities for tree and garden plantings. Future development to be at a scale and intensity appropriate to this predominant character.
- (b) Residential buildings at low densities of building coverage and low heights (generally 1-2 storeys), with only limited scope for infill and redevelopment, in keeping with the location of the zone on the visually prominent hill slopes fringing the outer edge of the city, but without limiting opportunities for variety in building design and style.
- (c) Maintenance of opportunities for views consistent with enabling reasonable levels of development of low density, low height buildings, but with some flexibility for slightly higher buildings to be erected in areas containing existing higher buildings and consequently reduced opportunities for views in such circumstances.
- (d) Maintenance and enhancement of an open street scene which reflects the garden city image.
- (e) Maintenance and enhancement of special amenity areas with any future development appropriate to the predominant character of the special amenity area.

- A low density, hill slope living environment that is pleasant with a high level of on-site amenity in terms of good access to sunlight and daylight, outlook not dominated by bulky buildings, levels of privacy consistent with suburban living and ample outdoor living space, whilst still providing the opportunity for individual and community expression.
- (g) Maintenance of the residential coherence of an area, except where non-residential activities serve a local need for community or recreational facilities and including scheduled activities in Part 9 of the Plan.
  - (h) Non-residential activities limited to those which are of a scale compatible with the low density, hill slope suburban living environment of the zone.
  - (i) The exclusion or mitigation of activities which cause adverse environmental effects, such as excessive noise, glare, odour, visual detracting, traffic and on-street parking congestion, traffic safety and other hazards.

The Living Hills Zones consists of the Living Hills, Living Hills A (Boundary) and Living Hills B (Very Low Density) Zones. The three Hills sub-zones are differentiated by the density of development permitted; with the variance primarily based on landscape grounds and in the case of the Living Hills B Zone to form a transition between urban and rural areas. A general description of the areas is as follows:

- a. *Living Hills* – the general zone covers the majority of the Living Hills Zone extent, based around the lower hill slopes adjoining the flat land urban area. Density is 650m<sup>2</sup> with critical standard of 550m<sup>2</sup>.
- b. *Living HA* – include areas where there is an existing residential settlement that has a predominantly low density or semi-rural character. Used in Kennedys Bush Road and Corgwyn Avenue / Cashmere Road. Characterised by low density (1500m<sup>2</sup>) although there are exceptions and variations in density depending upon different areas, scope for planting and avoiding visually obtrusive housing. Includes a number of deferred areas dependent upon servicing, vesting of land and planting of land with variable standards. Failure to meet the minimum site size is a prohibited activity.
- c. *Living HB* – is described as a very low density development forming a transition between urban and rural with scope for planting and avoidance of visually obtrusive housing. It is generally located on spurs or provides a buffer between LHA and Rural Hills, although there is some inconsistent use of it. The minimum site size is 3000m<sup>2</sup> however there are variations in this minimum based upon site specific provisions. There are also a number of deferred HB zoned areas. Failure to meet the minimum site size is a prohibited activity.

#### 4. Existing residential environment - analysis of sites and capacity

The Living Hills zones covers an extensive area of the lower slopes of the Port Hills, consisting of a total of approximately 8883 sites and 6605 dwellings distributed across the zones in Table 1 below:

*Table 1. Distribution of sites and dwellings in the Living Hills Zone*

Zone	Number of sites	Number of dwellings
Living H (Hills)	8331	6266
Living HA (Hills – Boundary)	401	257
Living HA (Hills – boundary) Deferred	21	11
Living HB (Hills Hoon Hay Valley – Very low density)	130	71
Total number of sites	8883	6605

Source: CCC Monitoring Team – parcel and title data from CCC rating database

Within each zone the distribution of sites based upon site size is shown in Table 2 below. The majority of sites in Living H are 650m<sup>2</sup> to 1500m<sup>2</sup>, which is generally consistent with the zone intent. There is still potential for some additional development within the Living H zone. The ability to achieve this is limited in terms of topographical, access and servicing constraints.



For Living HA the majority of sites are 850-1500m<sup>2</sup>, which is slightly lower than intended by the zone with its minimum site size of 1500m<sup>2</sup>.

*Table 2. Distribution of site sizes in Living Hills*

Area (m <sup>2</sup> )	Living H		Living HA		Living HB	
	No. Sites	No. Dwellings	Sites	Dwellings	Sites	Dwellings
0-550	522	330	12	1	2	
550-650	736	617	9	6	1	
650-850	2601	2117	39	26	1	
850-1000	1618	1251	103	61	2	
1000-1500	1910	1432	176	133	5	6
1500-3000	671	384	55	27	20	8
3000-10000	226	118	7	3	81	47
> 10000	47	17	0	0	18	10
<i>Totals</i>	<i>8331</i>	<i>6266</i>	<i>401</i>	<i>257</i>	<i>130</i>	<i>71</i>

There is no overall pattern to the distribution of site sizes. In the older established areas there tends to be more of a mix of site sizes, catering for topographical variations. The more recent subdivisions in LHA and LHB tend to have a more homogenous site size along with the pattern of development along spurs.

5. Deferred zoning of LHA and LHB

The Living Hills Zones contain a number of deferred zones which restrict residential development until matters such as a sewer outfall is available; rules and outline development plans have been prepared; and/or subdivision has been approved or subdivision matters resolved. The direction for the DPR is to remove any deferred zonings. A number of these conditions to development have been removed, resolved or are no longer applicable.

6. Proposed zoning approach for the Port Hills residential areas

It is proposed to reduce the number of zones in the Port Hills to two, Residential Hills and Residential Large Lot Zone. Residential Large Lot Zone is based on the definition of a Large Lot which starts at 1000m<sup>2</sup> up to 4ha. Generally they will be applied as follows:

LH – Residential Hills

LHA – Residential Large Lot or Residential Hills

LHB – Residential Large Lot

The following table evaluates the options for zoning of each sub-area within the Living Hills Zone based on the subdivision requirements.



Area number	Current Zoning	Current Minimum net area	Minimum average net area	Other minimum standards	Issues (including removal of deferral)	Options	Proposed DPR Zone
	LIVING H ZONE						
	Living H, except in the areas specified separately below	650m <sup>2</sup>	750m <sup>2</sup> The average area provisions shall only apply to subdivisions of more than three resultant allotments. In the LH Zone, any allotment greater than 1200m <sup>2</sup> in area shall be deemed to be 1200m <sup>2</sup> in area for averaging purposes.	In those parts of the Living H Zone on Montgomery Spur identified in Part 2, Appendix 9, an allotment containing land within which no building shall be erected (see Part 2, Appx 9), will require a net area capable of containing a complying dwelling in the area not subject to the building restriction.	The current minimum works well. The majority of sites across most of Living H are well above the current minimum which adds to the variety of sites on the Port Hills and enables the ability to take account of topography.	<ol style="list-style-type: none"> <li>1. Rollover of zone with name change. Retain zoning and rename as Residential Hills</li> <li>2. Retain existing Appendix 9 relating to Montgomery Spur</li> </ol>	Residential Hills  Include existing area in Appendix 9 into land use and subdivision rules
1	Living H on Planning Map 55A for Lots 4 -8 DP19524, Lot 1 DP 16527 and Lots 1-6 DP 82040 (Moncks Spur Road)	800m <sup>2</sup>	1000m <sup>2</sup>	The average area provisions shall only apply to subdivisions of more than three resultant allotments.	Most of these legal descriptions have been superseded. The only ones left are DP 82040 which have been developed with large dwellings.  Relates to sites on the corner of Moncks Spur Rd and Glenstrae Rd as this is where DP 82040 is located	<ol style="list-style-type: none"> <li>1. Remove the provision and default to the same provisions as the remainder of the zone</li> <li>2. Retain the current different standard as an overlay or area differentiated through an appendix</li> </ol>	Residential Hills
	LIVING H DEFERRED						
2	Living H Deferred on Planning Map 53A and defined in Appendix 3i, Part 2 (Cashmere and Worsleys)	100ha Refer to (F) (e)	Living 1, Living 1A, Living HA, Living H	<ul style="list-style-type: none"> <li>- Max number of residential units is limited to 380</li> <li>- land to vest</li> <li>- walking and cycling tracks to be constructed</li> </ul>	No development has occurred as yet. Deferral could be removed. Also covered by standard subdivision and development requirements for servicing etc.	<ol style="list-style-type: none"> <li>1. Remove the deferred zoning</li> <li>2. Include provisions for minimum standards and other development plan requirements into subdivision provisions with a match for land use provisions if appropriate.</li> </ol>	Residential Suburban (Living 1), Residential Hills (Living H) and Residential Large Lot (Living 1A, LHA)
	LIVING HA ZONE						
	Living HA, except in the areas specified separately below	1500m <sup>2</sup>			Minimum site size consistent with proposed Residential Large Lot Zone approach.	<ol style="list-style-type: none"> <li>1. Retain and include within the Residential Large Lot Zone as meets the definition of 'large lot'</li> </ol>	Residential Large Lot
3	Living HA on Planning Map 53A (Cashmere - Shalamar Drive)	850m <sup>2</sup>	1500m <sup>2</sup> The minimum average shall be calculated by excluding all lots with a net area of 3,000m <sup>2</sup> or greater.		Site size lower than standard for Living HA. Still some potential for subdivision within the area. The average is the only similarity to LHA, the minimum results in areas similar to LH.	<ol style="list-style-type: none"> <li>1. Include in Residential Hills and defer to 650m<sup>2</sup> minimum</li> <li>2. Include in Residential Large Lot with an area specific exception for a lower density</li> <li>3. Include in Residential Hills with area specific density</li> </ol>	Residential Hills with a density overlay
4	Living HA on Planning Map 55A in the Low Density Subzone near Bridle Path Road	2500m <sup>2</sup>			All sites are created and most had dwellings prior to earthquake. Potential for further development is minimal. Average site size in the area is consistent with a Large Lot Zone with lots along Morgans Valley Road all 1500m <sup>2</sup> or greater. Area has been red-zoned.	<ol style="list-style-type: none"> <li>1. Include in Residential Large Lot with density overlay</li> <li>2. Include in Residential Large Lot and defer to higher minimum of 3000m<sup>2</sup> as unlikely to be subdivision in future.</li> </ol>	Residential Large Lot

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Area number	Current Zoning	Current Minimum net area	Minimum average net area	Other minimum standards	Issues (including removal of deferral)	Options	Proposed DPR Zone
5	Living HA on Planning Map 55A fronting Bridle Path Road where an allotment adjoins any part of the Rural 7 Zone except Pt Lot 1 DP 5026, Lot 1 DP 56503 and Lot 1 DP 61783	3000m <sup>2</sup>			This rule not applicable as there are no sites adjoining Ru7 along Bridle Path Road. Named lots are in the deferred zone. Unclear from reading rule if the 3000m <sup>2</sup> applies to all of that area or only those sites adjoining Rural 7. If the later then does the minimum default to 1500m <sup>2</sup> . Setting a minimum similar to LHB in character.	1. Delete Rule	
6	Living HA on Planning Map 55A and defined in Appendix 3j, Part 2 (Bridle Path Road just south of the intersection with Port Hills Road) allotments within 90m of Bridle Path Road (1) and all of Lot 2 DP 19560	850m <sup>2</sup>		The 90m from Bridle Path Road shall be measured at right angles to that road.	The named allotment no longer exists. Mix of existing site sizes from 550m <sup>2</sup> and over. Development potential still exists within the site but it is noted there are rockfall hazard constraints which need to be addressed on subdivision and will limit the development potential. The risk is that the back part of the site has a minimum site size of 2500m <sup>2</sup> and reducing minimum may result in more dwellings on the site. However a trade-off between the two areas could be achieved.	1. Residential Hills with an area specific overlay 2. Residential Hills 3. Split zone with Residential Hills up to the 90m line and Residential Large Lot above	Split zone with Residential Hills up to the 90m line and Residential Large Lot above
7	Living HA on Planning Map 56A (Richmond Hill)	750m <sup>2</sup>	1000m <sup>2</sup>	The minimum average shall be calculated by excluding lots with a net area of 2,000m <sup>2</sup> or greater.	Only slightly larger site size than standard Living Hills. There is still existing development potential in the area however the minimum site size difference not significant.	1. Residential Hills zone with density overlay 2. Residential Hills	Residential Hills
8	Living HA on Planning Map 59A and defined in Appendix 3d, Part 2 (Upper Kennedys Bush)	850m <sup>2</sup>	1500m <sup>2</sup>	100 allotment limit	Subdivision has been completed in accordance with the ODP Appendix 3d in City Plan. Most sites also have a dwelling established. Landowner covenants exist.  Appendix 3d is no longer required. Additional subdivision potential is nil due to large buildings on each site and overall allotment limit.  Existing sites are a mix of 850 to 3000m <sup>2</sup> . These sites have some similarity to sites along Kennedys Bush Road which are a mix of LHA and LHB.  The 100 allotment limit has been registered on the title	1. Residential Hills with density overlay 2. Residential Large Lot with density overlay or retain overall 100 lot limit (if not on titles) 3. Residential Large Lot	Residential Hills with density overlay  Delete appendix
<b>LIVING HA DEFERRED ZONE</b>							
9	Living HA Deferred on Planning Map 59A (Kennedys Bush/Cashmere Road)	100ha Refer (F) (a)	Refer (F)(a)	shall apply from 1 January 2004 or from when a sewer outfall is available for the area, whichever is the later	Deferral removed in 2004. First stage of subdivision currently underway RMA 92026695. Infrastructure works to be part of Halswell improvements.	1. Remove deferral and zone Residential Large Lot with 1500m <sup>2</sup> density overlay	Residential Large Lot with 1500m <sup>2</sup> density overlay
10	Living HA Deferred 2008 Zone on Planning Map 59A (Kennedys Bush/Cashmere Road)	100ha Refer (F) (b)	Refer (F)(b)			1. Remove deferral and zone Residential Large Lot with 1500m <sup>2</sup> density overlay	Residential Large Lot with 1500m <sup>2</sup> density overlay

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Area number	Current Zoning	Current Minimum net area	Minimum average net area	Other minimum standards	Issues (including removal of deferral)	Options	Proposed DPR Zone
11	Living HA Deferred on Planning Map 55A (Heathcote Valley)	2ha Refer (F)(d)	Refer (F)(d)	Shall be as for the Rural 7 Zone until new standards are incorporated via a variation or plan change in accordance with Part 2 Clause 3.1.3 to be publicly notified prior to or on 8 May 2002.	Draft plan change 42 withdrawn 2013 for inclusion within DPR. An ODP was prepared but would need to be redone for inclusion in DPR  Subject to a number of hazards on large parts of the site, which will limit development and subdivision will be considered as non-complying in respect to hazards. Due to red zoning in the adjoining area and in Morgans Valley there is capacity within the infrastructure.	Remove deferral and either: 1. Zone as Residential Large Lot with minimum density of 1500m <sup>2</sup> 2. Zone as Residential Large Lot with ODP 3. Remove from urban limit and zone as Rural Urban Fringe (which has a 4ha minimum )	Residential Large Lot
2	Living HA Deferred on Planning Maps 53A and defined in Appendix 3i, Part 2 (Cashmere and Worsleys)	100ha Refer to (F)(e)	If (i) to (iii) above have been compiled with, the allotment size rules shall be as follows; Living 1 Deferred - as for the Living 1 Zone Living 1A Deferred - minimum net area of 1,000m <sup>2</sup> Living H Deferred - as for the Living H zone (as applies to areas that are not specified separately) Living HA Deferred - as for the Living HA zone (as applies to areas that are no specified separately).	Maximum number of residential lots and units is 380	No development has occurred as yet. Deferral could be removed. Also covered by standard subdivision and development requirements for servicing etc.	1. Remove the deferred zoning 2. Include provisions for minimum standards and other development plan requirements into subdivision provisions with a match for land use provisions if appropriate.	Residential Suburban (Living 1), Residential Hills (Living H) and Residential Large Lot (Living 1A)
13	Living HA Deferred on Planning Map 55A (Moncks Spur/Mt Pleasant)	100ha Refer (F)(f)	minimum net area of 850m <sup>2</sup> and a minimum average net area of 1500m <sup>2</sup> (to be calculated by excluding all lots with a net area of 3,000m <sup>2</sup> or greater)		Remove deferred zoning and include site specific subdivision provisions that need to be satisfied as part of any subdivision. If not met then assessed as non-complying.	1. Rezone as Residential Hills with a density overlay on the area and a default to non-complying where criteria cannot be met.	Residential Hills with density overlay
	LIVING HB ZONE						
	Living HB, except in the area specified separately below	3000m <sup>2</sup>			Remove prohibited activity status for sites below minimum site size for both subdivision and residential unit. To be more enabling of the ability to use existing sites for a dwelling.  Retain as consistent with the intent of large lot residential development and will retain overall character of areas	Residential Large Lot	Residential Large Lot with density overlay



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Area number	Current Zoning	Current Minimum net area	Minimum average net area	Other minimum standards	Issues (including removal of deferral)	Options	Proposed DPR Zone
14	Living HB Zone on Planning Map 60A (Worsleys Road) any subdivision of Lots 5, 6, 7 and Part Lot 8 DP 6658; Lot 1 DP 5468; Lots 24 & 25 DP 5567; and Part Lot 2 DP 2905	3000m <sup>2</sup>	the that does not comply with the standards for the Rural H Zone, unless a legal instrument has been entered into, and is registered against the title of Part Lot 2 DP 2905, ensuring that the vegetation within the Conservation 1 Zone on Part Lot 2 DP 2905 is to be protected, preserved and maintained in perpetuity according to good conservation management practice, including the exclusion of grazing animals from all parts of the Conservation 1 Zone that do not have a vegetation cover that is predominantly tussock		Majority of area is undeveloped.  The area has specific provisions relating to bulk and location which will be retained.	Residential Large Lot	Residential Large Lot with density overlay
15	Living HB fronting Hyndhope Road on Planning Map 59A	1500m <sup>2</sup>	3000m <sup>2</sup>	The minimum average shall be calculated by excluding all lots with a net area of 6,000m <sup>2</sup> or greater.	Area still has some development potential. Although it would be difficult to achieve the averaging as most lots have a dwelling on them.	Residential Large Lot Zone	Residential Large Lot Zone

Summary of proposed zoning

Proposed Zoning	Consisting of Current Zoning	Proposed minimum allotment area
	LIVING H ZONE	
Residential Hills	Living H, except in the areas specified separately below	650m <sup>2</sup>
	Living H on Planning Map 55A for Lots 4 -8 DP19524, Lot 1 DP 16527 and Lots 1-6 DP 82040 (Moncks Spur Road)	650m <sup>2</sup>
	Living H Deferred on Planning Map 53A and defined in Appendix 3i, Part 2 (Cashmere and Worsleys) – includes Living 1, 1A, HA and H	650m <sup>2</sup> with Maximum number of residential units limited to 380 for overall development area
	Living HA on Planning Map 53A (Cashmere - Shalamar Drive)	Density overlay area for 850m <sup>2</sup>
	Living HA on Planning Map 55A and defined in Appendix 3j, Part 2 (Bridle Path Road just south of the intersection with Port Hills Road) allotments 90m or more from Bridle Path Road (1)	650m <sup>2</sup>
	Living HA on Planning Map 56A (Richmond Hill)	650m <sup>2</sup>
	Living HA Deferred on Planning Map 55A (Moncks Spur/Mt Pleasant)	Density overlay for 850m <sup>2</sup>
	Living HA on Planning Map 59A and defined in Appendix 3d, Part 2 (Upper Kennedys Bush)	Density overlay for 850m <sup>2</sup>
Residential Large Lot	Living HA, except in the areas specified separately below	1500m <sup>2</sup>

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Proposed Zoning	Consisting of Current Zoning	Proposed minimum allotment area
	Living HA on Planning Map 55A in the Low Density Subzone near Bridle Path Road	1500m <sup>2</sup>
	Living H Deferred on Planning Map 53A and defined in Appendix 3i, Part 2 (Cashmere and Worsleys) – included Living 1, 1A, HA and H	1500m <sup>2</sup>
	Living HA Deferred on Planning Map 59A (Kennedys Bush/Cashmere Road)	1500m <sup>2</sup>
	Living HA Deferred 2008 Zone on Planning Map 59A (Kennedys Bush/Cashmere Road)	1500m <sup>2</sup>
	Living HA Deferred on Planning Map 55A (Heathcote Valley)	1500m <sup>2</sup>
	Living HA Deferred on Planning Maps 53A and defined in Appendix 3i, Part 2 (Cashmere and Worsleys)	1500m <sup>2</sup>
	Living HB fronting Hyndhope Road on Planning Map 59A	1500m <sup>2</sup>
	Living HB, except in the area specified separately below	3000m <sup>2</sup> density overlay
	Living HB Zone on Planning Map 60A (Worsleys Road) any subdivision of Lots 5, 6, 7 and Part Lot 8 DP 6658; Lot 1 DP 5468; Lots 24 & 25 DP 5567; and Part Lot 2 DP 2905	3000m <sup>2</sup> density overlay as above
	Akaroa Hillslopes	5000m <sup>2</sup> density overlay
	Rural Residential – Allandale and Samarang Bay	As per ODP density overlay

Appendix 23: Issues Report: Expansion of Visitor Accommodation  
outside the L5 Zone, June 2014

**DPR Residential Chapter 14: Appendix 23**

**Issues Report: Expansion of Guest Accommodation outside the L5 zone, June 2014**

**Background**

*Current Policy*

The Living 5 zone currently covers 14 sites across the City (see Appendix 1). These range from small individual parcels (Wigram) to larger aggregated groups of sites along key arterial roads (Papanui Road). Of the 14 sites, 2 are in the central city and 8 are on key arterials.

The current policy intent is to, “enable the accommodation needs of travellers and visitors to the City to be met in defined locations usually on arterial or collector roads, while ensuring that the amenity values of adjoining living areas are not adversely affected.”

The rationale for the original policy was that new Living 5 zones would be most appropriately located on arterial or collector roads because of the ease of access and the desirability of keeping tourist traffic out of residential streets. Where travellers accommodation was proposed in other living zones it was required to meet the standards for other activities.

**Issues**

*Location of Visitor Accommodation*

Whilst the majority of Living 5 sites are used for visitor accommodation (some have been redeveloped for other purposes), there has been extensive development of visitor accommodation, especially motels, outside of the Living 5 sites. Ratings data has enabled property which is categorised as ‘visitor accommodation’ to be mapped (see Map 1). This identifies the current ‘spread’ of hotels, motels and backpackers and notably illustrates that less than 20% of visitor accommodation is located within the Living 5 zone.

Consents for visitor accommodation have also been mapped (Map 2). This shows that since 2004 there have been 134 applications for hotels, motels and backpackers, many of which have been along corridor or central city locations. Of these 134 applications, 87% were for development outside of the Living 5 zone.

*Recovery Requirements*

There was a significant loss of hotels and backpackers accommodation in the 2011 earthquake. Not surprisingly, the Central City was most affected with a 90% reduction in total hotel bedspaces and a 78% reduction in backpacker spaces. Whilst there are some new developments coming on stream, there will clearly be future pressure for visitor accommodation development as the tourism sector continues to recover.

*Direction from Higher Order Documents*

Neither the Recovery Plan or LURP have any direct references to the provision of land for visitor accommodation. The Recovery Plan does however note that visitor accommodation would be a permitted use within both the Convention Centre and Performing Arts precincts.

Visitor accommodation could however be one element of mixed use development and as such would be permitted within commercially zoned centres. LURP recognises the important role of centres as a focus for commercial and service activities and their accessibility by public transport. It is notable that much of the visitor accommodation has been developed within easy reach of the Merivale and Riccarton (Westfield) centres.



The draft Liveable City document has been proposed (June 2014) establishing a new Central City Living Zone and also addressing the two City Centre Living 5 zones. It is proposed that the current Peterborough site is split into three sections, one of which is proposed to be rezoned as City Centre Living. The remaining parts of the site are proposed as two separate Living 5 zones –Peterborough and Montreal. It is proposed that the Avon Living 5 zone is retained.

#### *Arterial Corridor Environment*

There has been significant pressure for a range of activities along a number of transport corridors over many years, especially post earthquake. As visitor accommodation and commercial development has developed in a piecemeal manner along the corridors, the original intent of zoning patterns has been gradually eroded. This was described in a 2005 hearing<sup>1</sup> as ‘leading to somewhat of a tension between the ‘environment’ as it exists and that seemingly contemplated by the Plan’.

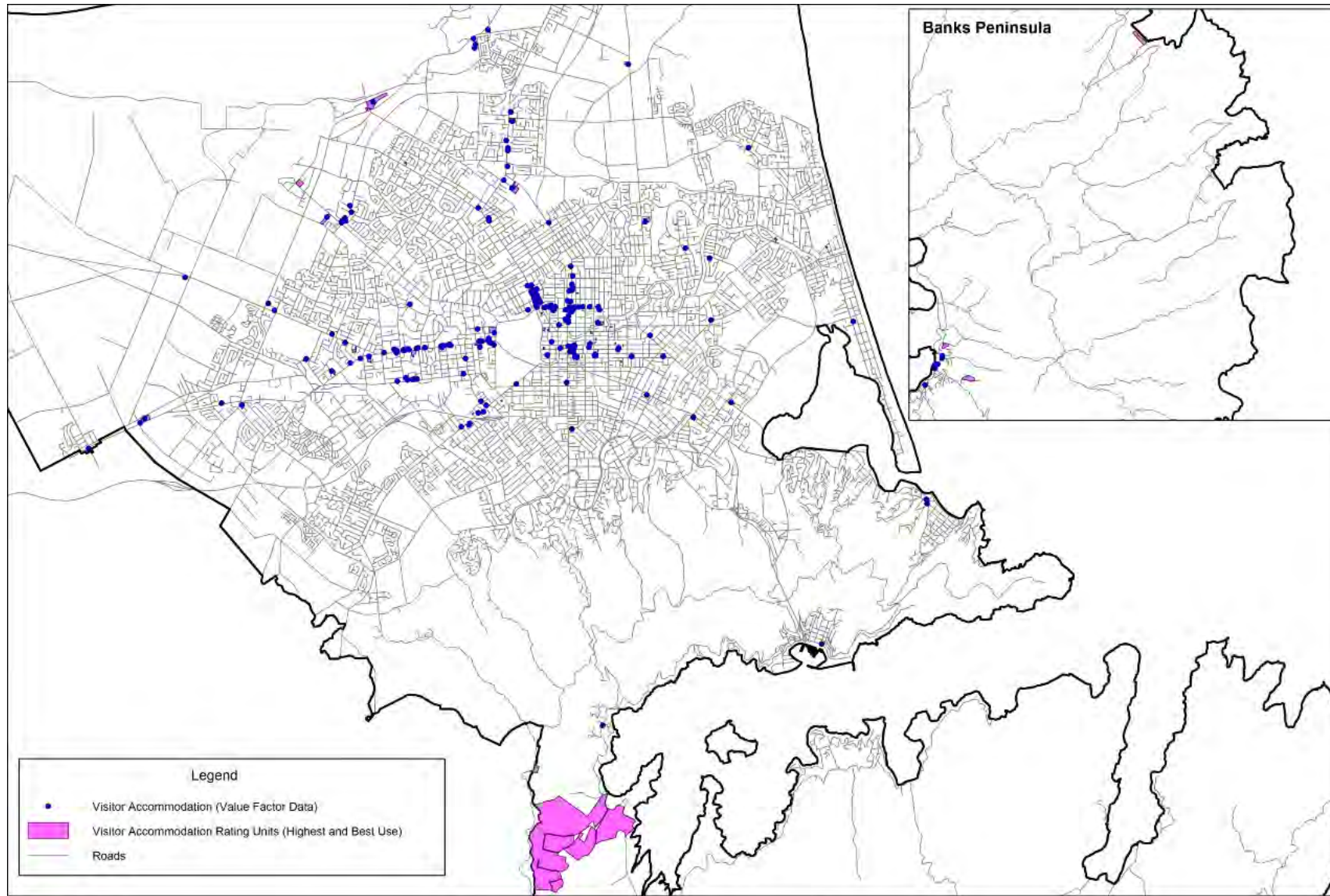
In effect the environment within these corridors has changed significantly from the last plan review. A review of the current land uses is therefore required in order to determine more effective policies around the future zoning patterns going forward.

#### **Summary of Issues**

- Visitor accommodation has spread widely outside the Living 5 zone.
- There has been a considerable loss of accommodation within the City Centre (90% reduction in capacity). Outside the Four Avenues there has been less of an impact.
- There has been consistent demand for visitor accommodation along arterial corridor locations. This includes Riccarton Avenue, Bealey Avenue and parts of Cranford Street.
- Looking to the future, the existing Business and Mixed Use zones in the Central City allow for visitor accommodation. It is likely to be resisted in the proposed Central City Living Zone.
- The environment of arterial corridors has changed significantly over the last 10 years despite no change in the zoning patterns.

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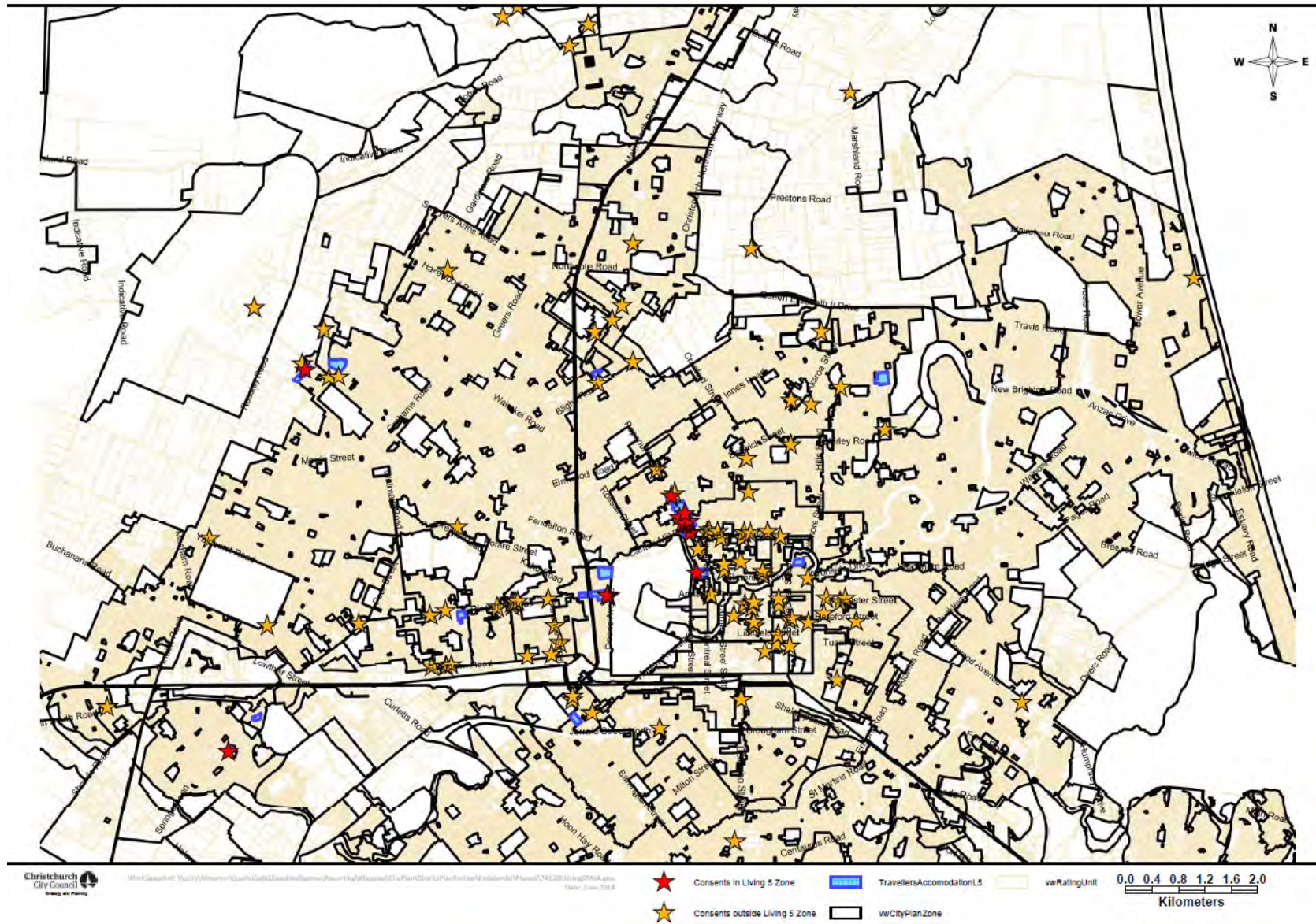
<sup>1</sup> Proposed motel development in a Living 1 zone (168-170 Riccarton Road)





Map 2

Resource Consents for Travellers' Accommodation



Appendix 24: Economic Impact Assessment of the proposed Accommodation and Community Facilities Zone & changes to provisions

Zone changes

Current Plan requirement	Proposed Plan requirements	Community group impacted	Costs	\$cost	Benefits	\$benefits
Rezoning of properties which are currently zoned either residential or Living 5.						
<p>The Visitor Accommodation and Community Facilities Zone is proposed along three defined arterial corridors – Bealey and parts of both Papanui and Riccarton Roads.</p> <p>Sites in these corridor locations are zoned either proposed residential (Phase 1 DPR), Living 5, commercial, open space or cultural.</p>	<p>Rezone those sites which are zoned residential or Living 5 (current Travellers Accommodation Zone) to Visitor Accommodation and Community Facilities Zone.</p>	Neighbouring property owners	<p>The pepper potting approach to these facilities may be a preferable approach to some residents eg. day care facilities within residential areas.</p> <p>In all likelihood it is however considered that most residents would favour a more consolidated residential form within their neighbourhoods with fewer effects from non residential developments.</p>	Minor	<p>Promotion of visitor accommodation and larger community facilities in this area rather than the surrounding residential area, supports the ability to restrict further non residential uses in the residential areas. This will help support continued residential coherence, character and community feel in these areas.</p>	Minor
			<p>Intensified use of the corridor for visitor accommodation and community facilities may ‘spill into’ adjacent residential areas. This includes things such as car parking, noise etc. In reality the corridors are already dominated by these uses and some of these issues are already prevalent. The new zone provisions will seek to control these matters to ensure potential impacts of these developments on surrounding areas are mitigated.</p>	Minor - Moderate	<p>Improved accessibility to access goods and services. A greater range of larger community facilities and visitor accommodation in these corridor locations means that more facilities are locally available in easy to access locations.</p>	Minor
		Existing landowners subject to rezoning	<p>Increased rates as a result of a more commercial zoning.</p>	Minor - moderate	<p>Increase in property values – as a result of being located in a zone with increased use potential: residential, visitor accommodation and community facilities.</p>	Minor - moderate
			<p>For those properties which are still residential there is an increased likelihood of being located in an area used for a mix of activities. This may mean more noise, traffic, further loss of residential coherence and community feel. Many of these effects are already happening under the existing zoning – whilst accepting a greater range of activities within the zone the provisions will actually try and seek an improved built form and controls around matter such as noise etc.</p>	Minor	<p>These areas may be in greater demand by the market as the potential for these sites is broadened.</p>	Minor - moderate
					<p>As recognised nodes of demand with significant accessibility requirements, there is likely to be improvements in transport projects in these areas, especially opportunities for public transport.</p>	Minor



Current Plan requirement	Proposed Plan requirements	Community group impacted	Costs	\$cost	Benefits	\$benefits
		New businesses/community providers	<p>Increasing the range of permitted activities within these areas (by rezoning) will increase the land values in these locations which may mean these sites are no longer affordable by some users (community facilities). In reality land in these corridors is already been used for a range of activities outside the currently zoned purposes (via consent). In effect the proposed zoning is just legitimising the use of these corridors for a range of uses. The additional value of the new zoning may therefore be limited.</p>	Minor	<p>Increased opportunity to establish businesses in high profile, accessible locations. Provides opportunities to locate outside commercial centres (where rents may be too high, centre layout not compatible with business etc) but not in locations where plan provisions resist larger facilities i.e. above 200sqm in residential areas.</p>	Minor
			<p>Zone provisions seek to ensure that there is good landscaping and presence onto the street. There may be more controls around the type of built form sought in these locations – this may mean additional costs are incurred by the developer to ensure quality outcomes eventuate.</p>	Minor	<p>Defined corridor locations are close to centres which means that compatible goods and services for both staff and customers are in close proximity.</p>	Minor
			<p>Some businesses e.g. pre schools may prefer the quieter, more traditional residential environment. By virtue of being more strongly resisted in residential areas and being ‘directed’ to corridor locations, some businesses may need to consider locations which are not ideal for them for a number of reasons (greater traffic levels, noise etc). The fact that this zone helps support greater restrictions in residential areas for this type of use may not be preferable for some businesses.</p>	Minor	<p>The zone provisions provide a balance between meeting the needs of these businesses (e.g. on site car parking) and encouraging a more pedestrian friendly, active street frontage.</p>	Minor
		Existing businesses in adjacent centres	<p>The zone supports a more defined concentration of non residential uses which essentially increases the demand for goods and services in these locations. Greater numbers of people visiting these areas may support additional use of existing shops and services.</p>	Minor	<p>Some businesses which may have considered locating within centres may be attracted into this zone outside of centres therefore reducing demand in the centre – trade diversion In reality this is unlikely – the businesses which will seek to locate in this zone have not located in centres and have merely sought to locate in residential areas by consent.</p>	N/A – Trade diversion
			<p>Greater demand for good access to these areas will support further improvement of roads and public transport options in these areas. This will benefit both existing businesses and those who develop within the new zone.</p>	Minor	<p>Greater numbers of people accessing these locations means higher traffic levels which may cause congestion and potentially discourage use of shops/facilities in these areas. Transport improvements are targeted towards areas recognised as key public transport corridors. These</p>	Minor

Current Plan requirement	Proposed Plan requirements	Community group impacted	Costs	\$cost	Benefits	\$benefits
					will help control potential transport problems.	
		Wider community	There is less pepper potting of such facilities across the city which may mean people living in the east or south of the city are further from these types of facilities.	Minor	Larger scale community facilities and visitor accommodation will develop in accessible, identifiable locations. This will mean residents will be able to reach the facilities better by a variety of means (public and private transport), have the ability to make trips multi purpose (given that the locations are close to commercial centres) and visitors will be able to benefit from the fact they are follow main routes into the central city.	Minor
			Greater numbers of people accessing these locations means higher traffic levels which may cause congestion and potentially discourage people from visiting the shops/facilities in these areas. Transport improvements are targeted towards areas recognised as key public transport corridors. These will help control potential transport problems.	Minor	Greater demand for good access to these areas will support further improvement of roads and public transport options in these areas. This will benefit people accessing these new businesses/facilities.	Minor

## Appendix 25 – Banks Peninsula - Population Projections

### Draft Residential Chapter 14 Section 32 – Appendix 25

#### Population and Household Projections Main Summary Points

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Monitoring and Research Team  
August 2014

#### Population Projections

The following commentary is based on Statistics New Zealand Area Unit population projections, 2006(base)-2031 (December 2012 update). Figures should therefore be used as guideline and not as absolute numbers. The census information base will be updated by mid 2015. Attachments A to D include resident population, population and household projections information. Summary points from this information are as follows:

- The total population for Banks Peninsula is projected to reach around 9,500 by 2031 based on medium population projections (refer to Attachment A). This is an increase of 9% (approximately 800 people) for the whole of Banks Peninsula between 2011 and 2031.<sup>10</sup>
- Almost three quarters of the increased population is expected to occur in three area units: Diamond Harbour (250 people), Little River (160 people) and Lyttelton (160 people).
- Akaroa and Port Levy are projected to experience little or negative population growth, with only plus and minus 10 people respectively.
- It is expected that any growth in the Akaroa and Akaroa Harbour area units will happen outside of Akaroa and in the other townships in the Harbour.
- Statistics New Zealand: Area unit population projections by age and sex, for selected territorial authority areas, 2006(base)-2031 (December 2012 update). Medium Projections
- These projections have as a base the estimated resident population of each area at 30 June 2006 (refer to Attachment B). This population was based on the census usually resident population count of each area at 7 March 2006 and adjusted for:
  - a. net census undercount
  - b. residents temporarily overseas on census night
  - c. births, deaths and net migration between census night (7 March 2006) and 30 June 2006.

It is noted that population projections used for the 2015 LTP and the LURP use adjusted population projections based on the above SNZ medium projection. While doing this work we found a problem with the Market Economics Christchurch growth model in the Banks Peninsula area, which we are trying to get fixed. This appears to have affected the 2013 base figures rather than the growth after 2013. It is generally considered that in Banks Peninsula the Market Economics Household growth model should be consistent with the SNZ population projections.

#### Household Projections

- Statistics New Zealand does not produce household projections at Area unit level. For household projections at this spatial scale we are currently using the Market Economics Christchurch Household

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<sup>10</sup> Note if you look at the range from the low and high projections it is possible that the population could change between -400 and 2000 people over this period.

growth model which was developed for the UDS partners post earthquake, which as mentioned above has some problems with the 2013 base numbers. However the growth seems reasonable.

- Attachment C provides a summary of the number of Occupied and Unoccupied dwelling in the Banks Peninsula area units from the 2013 census data.
- At 2013 there were 3642 occupied dwellings (equivalent to households) and 2100 unoccupied dwellings in Banks Peninsula. Generally unoccupied dwellings on the peninsula are holiday homes, however in 2013 there was an increase in unoccupied dwellings in Lyttelton presumably due to earthquake damaged properties.
- In 2001 and 2006 censuses unoccupied dwellings made up 34% of all dwellings. But in area units in the Akaroa Harbour this has been consistently around 60%.
- The total number of households for Banks Peninsula is projected increase by around 580 by 2031. This is an approximate growth rate of 14% (refer to Attachment D – refer to green highlighted figures taken from Household Projections Market Economics table).
- By 2031, the main areas of growth are projected to be in Diamond Harbour, Lyttelton and Little River (Attachment D Market Economic figures need to be updated for Little River).

### **Holiday Homes**

- Data regarding holiday homes is to be updated in September 2014.
- The 2009 LTCCP holiday home projections showed that between 2013 and 2041 there would be an increase of around 200 holiday homes in the Banks Peninsula. Most of this was evenly shared between Akaroa and the Akaroa Harbour area units with the Diamond Harbour area unit losing holiday homes to permanent dwellings over time. Between now and 2031 this growth is likely to be around 140 additional holiday homes. However these projections may be on the high side as they were produced in the early to mid 2000s before the global economic crisis. The economic crisis and should a long term economic downturn continue, the growth in holiday homes is likely to be significantly affected.



## Attachment A:

## 1. Area unit population projections by age and sex, for selected territorial authority areas, 2006(base)-2031 (December 2012 update). Medium projections.

**Area unit population projections by age and sex, for selected territorial authority areas, 2006(base)-2031 (December 2012 update).  
Medium Projections**  
Source: Statistics New Zealand  
<http://nzdotstat.stats.govt.nz/wbos/Index.aspx>

	2006	2011	2016	2021	2026	2031	2011- 2031 # Growth	2011- 2031 % Growth
Akaroa	590	590	590	600	600	600	10	2%
Akaroa Harbour	760	860	880	910	930	940	80	9%
Banks Peninsula Eastern Bays	410	440	450	470	490	510	70	16%
Diamond Harbour	1,440	1,510	1,570	1,630	1,700	1,760	250	17%
Governors Bay	900	940	960	980	1,000	1,010	70	7%
Inlet-Port Lyttelton	10	10	10	10	10	10	0	0%
Little River	1,060	1,130	1,170	1,210	1,250	1,290	160	14%
Lyttelton	3,190	3,080	3,090	3,130	3,190	3,240	160	5%
Port Levy	100	90	90	90	80	80	-10	-11%
<b>Total</b>	<b>8,460</b>	<b>8,650</b>	<b>8,810</b>	<b>9,030</b>	<b>9,250</b>	<b>9,440</b>	<b>790</b>	<b>9%</b>
Population Change Between Periods		190	160	220	220	190		

2. Area unit population projections by age and sex, for selected territorial authority areas, 2006(base)-2031 (December 2012 update). Low and High projections (as a comparison to medium projections)

Series - Low

	2006	2011	2016	2021	2026	2031		
Akaroa	590	580	570	550	540	520	-60	-10%
Akaroa Harbour	760	850	850	840	830	810	-40	-5%
Banks Peninsula Eastern Bays	410	430	440	440	450	460	30	7%
Diamond Harbour	1,440	1,490	1,510	1,520	1,540	1,540	50	3%
Governors Bay	900	930	920	910	890	880	-50	-5%
Inlet-Port Lyttelton	10	10	10	10	10	10	0	0%
Little River	1,060	1,120	1,120	1,120	1,120	1,100	-20	-2%
Lyttelton	3,190	3,040	2,950	2,890	2,820	2,740	-300	-10%
Port Levy	100	90	80	70	60	60	-30	-33%
<b>Total</b>	<b>8,460</b>	<b>8,540</b>	<b>8,450</b>	<b>8,350</b>	<b>8,260</b>	<b>8,120</b>	<b>-420</b>	<b>-5%</b>

Series - High

	2006	2011	2016	2021	2026	2031		
Akaroa	590	600	620	640	660	680	80	13%
Akaroa Harbour	760	870	920	980	1,030	1,080	210	24%
Banks Peninsula Eastern Bays	410	440	470	500	530	560	120	27%
Diamond Harbour	1,440	1,530	1,620	1,730	1,860	1,990	460	30%
Governors Bay	900	960	1,000	1,040	1,100	1,150	190	20%
Inlet-Port Lyttelton	10	10	10	10	10	10	0	0%
Little River	1,060	1,140	1,210	1,300	1,390	1,490	350	31%
Lyttelton	3,190	3,130	3,230	3,380	3,560	3,770	640	20%
Port Levy	100	100	100	100	100	110	10	10%
<b>Total</b>	<b>8,460</b>	<b>8,780</b>	<b>9,180</b>	<b>9,680</b>	<b>10,240</b>	<b>10,840</b>	<b>2,060</b>	<b>23%</b>

### Usually Resident Population by Area Unit

Source: Statistics New Zealand, Census of Population and Dwellings 2001, 2006 and 2013

Area Unit Name	2001 Pop	2006 Pop	2013 Pop	2001 to 2006 #	2001 to 2013 #	2006 to 2013 #	2001 to 2006 %	2001 to 2013 %	2006 to 2013 %
Akaroa	576	567	624	-9	48	57	-2%	8%	10%
Akaroa Harbour	681	735	777	54	96	42	8%	14%	6%
Banks Peninsula Eastern Bays	411	396	459	-15	48	63	-4%	12%	16%
Diamond Harbour	1,266	1,389	1,467	123	201	78	10%	16%	6%
Governors Bay	795	870	870	75	75	0	9%	9%	0%
Little River	957	1,026	1,101	69	144	75	7%	15%	7%
Lyttelton	3,042	3,072	2,859	30	-183	-213	1%	-6%	-7%
Port Levy	84	93	78	9	-6	-15	11%	-7%	-16%
<b>Total</b>	<b>7,812</b>	<b>8,148</b>	<b>8,235</b>	<b>336</b>	<b>423</b>	<b>87</b>	<b>4%</b>	<b>5%</b>	<b>1%</b>

**Unoccupied Dwellings**

Area Unit Name	2001	2006	2013	2001 to 2006 #	2001 to 2013 #	2006 to 2013 #	2001 to 2006 %	2001 to 2013 %	2006 to 2013 %
Akaroa	516	564	567	48	51	3	9%	10%	1%
Akaroa Harbour	465	459	531	-6	66	72	-1%	14%	16%
Banks Peninsula Eastern Bays	207	147	183	-60	-24	36	-29%	-12%	24%
Diamond Harbour	294	366	333	72	39	-33	24%	13%	-9%
Governors Bay	39	36	57	-3	18	21	-8%	46%	58%
Little River	84	105	114	21	30	9	25%	36%	9%
Lyttelton	123	114	258	-9	135	144	-7%	110%	126%
Port Levy	33	42	57	9	24	15	27%	73%	36%
<b>Total Banks Peninsula</b>	<b>1,761</b>	<b>1,833</b>	<b>2,100</b>	<b>72</b>	<b>339</b>	<b>267</b>	<b>4%</b>	<b>19%</b>	<b>15%</b>

**Unoccupied as percentage of total occupied and unoccupied**

Area Unit Name	2001	2006	2013
Akaroa	61%	64%	62%
Akaroa Harbour	60%	57%	59%
Banks Peninsula Eastern Bays	56%	47%	48%
Diamond Harbour	35%	38%	33%
Governors Bay	12%	10%	15%
Little River	18%	20%	20%
Lyttelton	9%	8%	17%
Port Levy	46%	50%	58%
<b>Total Banks Peninsula</b>	<b>34%</b>	<b>34%</b>	<b>37%</b>

**Occupied Dwellings**

Area Unit Name	2001	2006	2013	2001 to 2006 #	2001 to 2013 #	2006 to 2013 #	2001 to 2006 %	2001 to 2013 %	2006 to 2013 %
Akaroa	324	315	342	-9	18	27	-3%	6%	9%
Akaroa Harbour	315	342	372	27	57	30	9%	18%	9%
Banks Peninsula Eastern Bays	162	168	198	6	36	30	4%	22%	18%
Diamond Harbour	555	603	669	48	114	66	9%	21%	11%
Governors Bay	294	321	336	27	42	15	9%	14%	5%
Little River	384	420	465	36	81	45	9%	21%	11%
Lyttelton	1,275	1,326	1,218	51	-57	-108	4%	-4%	-8%
Port Levy	39	42	42	3	3	0	8%	8%	0%
<b>Total Banks Peninsula</b>	<b>3,348</b>	<b>3,537</b>	<b>3,642</b>	<b>189</b>	<b>294</b>	<b>105</b>	<b>6%</b>	<b>9%</b>	<b>3%</b>

2013 CensusCount Households	Difference Occupied dwellings and HHS
294	48
333	39
183	15
648	21
333	3
456	9
1191	27
36	6

**Total Occupied and Unoccupied**

Area Unit Name	2001	2006	2013	2001 to 2006 #	2001 to 2013 #	2006 to 2013 #	2001 to 2006 %	2001 to 2013 %	2006 to 2013 %
Akaroa	840	879	909	39	69	30	5%	8%	3%
Akaroa Harbour	780	801	903	21	123	102	3%	16%	13%
Banks Peninsula Eastern Bays	369	315	381	-54	12	66	-15%	3%	21%
Diamond Harbour	849	969	1,002	120	153	33	14%	18%	3%
Governors Bay	333	357	393	24	60	36	7%	18%	10%
Little River	468	525	579	57	111	54	12%	24%	10%
Lyttelton	1,398	1,440	1,476	42	78	36	3%	6%	3%
Port Levy	72	84	99	12	27	15	17%	38%	18%
<b>Total Banks Peninsula</b>	<b>5,109</b>	<b>5,370</b>	<b>5,742</b>	<b>261</b>	<b>633</b>	<b>372</b>	<b>5%</b>	<b>12%</b>	<b>7%</b>



Attachment D: Christchurch City Council 2009-2019 LTCCP Population Growth Model 6 August 2008 based on Market Economics Model

Household Projections Growth Model																			basis of 2028 population count	
Source: Christchurch City Council, 2009-2019 LTCCP Population Growth Model 6th August 2008																				
\\ccity.biz\fileserver\sharedresources\SPG - STRATEGY AND PLANNING\Data and Analysis\5_Projections\2012 Post Earthquake Scenarios\Christchurch2012 Post Earthquake Area Unit Household Quick Scenario.xls																				
Area Unit Description	2006	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2026	2028	2031	2036	2041			
Akaroa	303	311	312	313	314	315	316	316	316	316	316	316	317	318	319	321	322	6	0	
Akaroa Harbour	349	377	381	385	389	393	397	400	402	405	408	411	426	431	440	454	468	55	3	
Banks Peninsula Eastern Bays	173	173	173	173	172	172	172	172	171	171	171	171	172	172	172	173	173	-1	0	
Diamond Harbour	635	699	704	709	716	722	726	740	754	768	782	794	862	876	897	934	965	188	7	
Governors Bay	340	363	365	366	368	369	369	374	379	385	390	395	421	426	434	448	459	68	3	
Little River	450	482	490	498	506	514	522	527	533	540	546	552	582	594	612	643	673	114	6	
Lyttelton	1,409	1,498	1,499	1,503	1,506	1,509	1,512	1,522	1,532	1,542	1,552	1,560	1,616	1,627	1,644	1,679	1,702	141	6	
Port Levy	46	45	45	45	45	47	47	47	46	46	46	46	46	47	47	47	48	2	0	
<b>Total</b>	<b>3,705</b>	<b>3,948</b>	<b>###</b>	<b>3,992</b>	<b>4,016</b>	<b>4,041</b>	<b>4,061</b>	<b>4,097</b>	<b>4,134</b>	<b>4,173</b>	<b>4,211</b>	<b>4,244</b>	<b>4,442</b>	<b>4,491</b>	<b>###</b>	<b>###</b>	<b>4,810</b>	<b>573</b>	<b>25</b>	

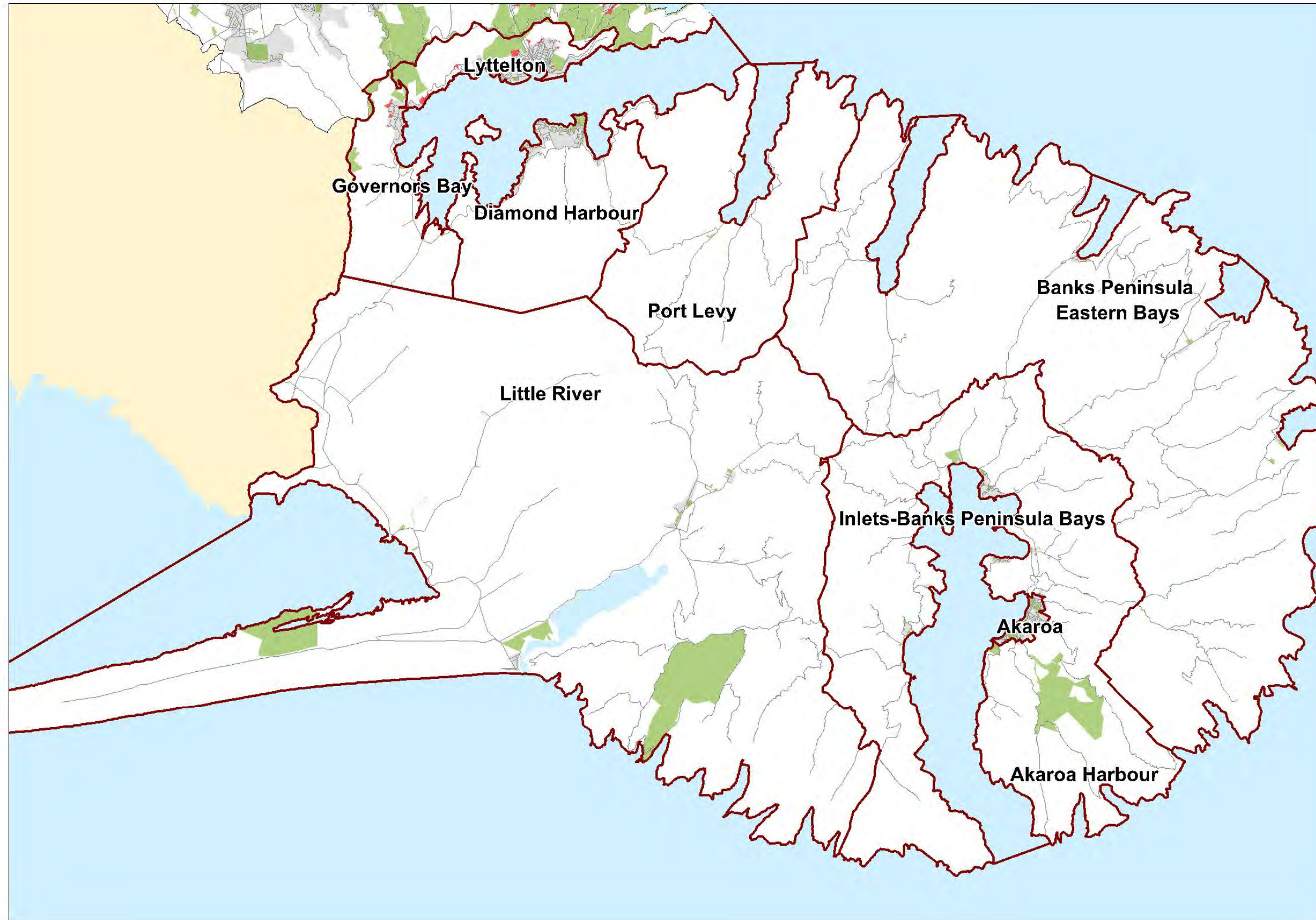
Note: figures in red are taken from MapInfo Table  
 \\ccity.biz\fileserver\SharedResources\1\SPG - STRATEGY AND PLANNING\Data and Analysis\5\_Projections\CCC Projections for 2009 LTCCP\HH\_Pop\_Projections\_AU\_06082008\_U pdated\_120109.TAB

Household Projections Market Economics																			basis of 2026 population count			basis of 2031 population count			basis of 2036 population count		
Source: Market Economics: Christchurch Household Growth Model - 26 March 2014 LURP based Version.																											
\\ccity.biz\fileserver\SharedResources\1\SPG - STRATEGY AND PLANNING\Data and Analysis\5_Projections\2013 LURP Projections\26March2014 LURP Scenarios\Christchurch\Waimakariri\Selwyn\2006 AU Households_26March2014 LURP.xls																											
2006 Area Units Name	2006HH	2011 Pre-Quake	2013H H	2014H H	2015H H	2016H H	2017H H	2018H H	2019H H	2020 HH	2021H H	2022 HH	2026	2028 HH	2031	2036	2041H H	change 2013 to 2031	% change 2013 to 2031								
Akaroa	280	262	418	413	411	410	410	410	410	410	410	410	414	416	422	433	444	4	1%	1	2	2					
Akaroa Harbour	330	329	421	421	420	419	417	417	417	417	417	418	432	439	475	534	594	54	13%	4	12	12					
Banks Peninsula Eastern Bays	160	154	176	176	175	174	175	175	176	179	182	182	191	195	179	153	126	3	2%	2	-5	-5					
Diamond Harbour	635	679	958	964	965	971	995	1,013	1,032	1,051	1,068	1,086	1,143	1,172	1,197	1,240	1,282	239	25%	14	8	8					
Governors Bay	340	353	396	393	390	389	397	404	411	418	424	432	453	464	473	487	501	77	19%	5	3	3					
Little River	440	430	280	280	280	278	278	278	278	278	278	278	308	323	342	373	405	62	22%	8	6	6					
Lyttelton	1,409	1,453	1,452	1,456	1,458	1,453	1,461	1,472	1,485	1,495	1,507	1,520	1,556	1,574	1,594	1,628	1,662	142	10%	9	7	7					
Port Levy	50	46	42	42	42	41	41	41	42	42	42	42	42	42	42	43	43	0	1%	0	0	0					
<b>Total</b>	<b>3,644</b>	<b>3,706</b>	<b>-</b>	<b>4,143</b>	<b>4,145</b>	<b>4,141</b>	<b>4,135</b>	<b>4,174</b>	<b>4,210</b>	<b>4,251</b>	<b>4,290</b>	<b>4,328</b>	<b>4,539</b>	<b>4,625</b>	<b>###</b>	<b>4,891</b>	<b>5,057</b>	<b>582</b>	<b>14%</b>	<b>43</b>	<b>33</b>	<b>33</b>					

Difference between Market Economics and Growth model projections																			582 14%	
2006 Area Units Name	2006HH	2011 Pre-Quake	2013H H	2014H H	2015H H	2016H H	2017H H	2018H H	2019H H	2020 HH	2021H H	2022 HH	2026	2028 HH	2031	2036	2041H H			
Akaroa	23	49	-105	-99	-96	-94	-94	-94	-94	-94	-94	-94	-97	-98	-104	-113	-122			
Akaroa Harbour	19	48	-36	-32	-27	-22	-17	-15	-12	-9	-6	-6	-6	-8	-35	-81	-126			
Banks Peninsula Eastern Bays	13	19	-3	-4	-3	-2	-3	-4	-5	-8	-11	-11	-19	-23	-7	20	47			
Diamond Harbour	0	20	-249	-248	-243	-245	-255	-259	-264	-269	-274	-274	-281	-296	-300	-306	-317			
Governors Bay	-	10	-30	-25	-21	-20	-23	-25	-26	-28	-29	-29	-	32	-38	-39	-42			
Little River	10	52	218	226	234	244	249	255	262	268	274	274	274	271	270	269	268			
Lyttelton	0	45	51	50	51	59	61	60	57	57	53	53	60	53	50	51	40			
Port Levy	-4	-1	3	3	5	6	6	5	4	4	4	4	4	5	5	5	5			
<b>Total</b>	<b>60</b>	<b>242</b>	<b>-151</b>	<b>-129</b>	<b>-100</b>	<b>-74</b>	<b>-77</b>	<b>-76</b>	<b>-78</b>	<b>-79</b>	<b>-84</b>	<b>-84</b>	<b>-97</b>	<b>-134</b>	<b>160</b>	<b>-193</b>	<b>-247</b>			



Appendix 26 – Banks Peninsula Small Settlement Area Summary  
Assessments



Phase 2 Residential Chapter 14 – Banks Peninsula Residential Settlement Analysis - Capacity, Constraints and Opportunities for Lyttelton

	Key Information
Settlement area:	Lyttelton Attachment A – Lyttelton Plan
Household demand and supply:	Refer to Attachment B – Vacant land assessment and preliminary assessment of land development potential.
Summary of growth potential and future need for change.	There is limited growth potential in Lyttelton, beyond that already zoned for residential purposes, due to significant geotechnical and land access constraints.
Transportation:	Norwich Quay is a major arterial, state highway and strategic freight route from the tunnel to Oxford Street, Simeon Quay, Brittan Terrace, Sumner Road and part of Oxford St are all Minor Arterials. Factors to consider with possible future development include its effect on existing issues with demand for on street parking and access on steep, narrow, winding hill streets and terraces, typically with relatively low speed and low volume. The level of service for pedestrians is variable, and in many cases limited and may not be linked. Irregular intersection layouts with varying levels of service and capacity. Property / legal road boundaries may differ than what appears on the ground to be the case. Existing properties may have no or limited off street parking. Limited visibility/sightlines can be a constraint in places depending on conditions. Ongoing SCIRT / maintenance work, earthquake repairs which impacts on traffic operations, including vegetation control which has an effect on many of the aspects above. Closure of Lyttelton West School site will result in increased walking / travel for some children and parents. Port Operations and the subsequent level of heavy vehicle traffic. Linkages with off-road recreational walking tracks.
Wastewater Management:	There is a wastewater network for Lyttelton, Cass Bay and Rapaki. A series of pump stations pump wastewater from Rapaki, Cass Bay and Corsair Bay to the Lyttelton Wastewater Treatment Plant. The plan is to decommission the Lyttelton, Diamond Harbour and Governors Bay Wastewater Treatment Plants, and pump all wastewater from these settlements through the tunnel to the Christchurch Wastewater Treatment Plant for treatment and disposal. There is no readily available information about the capacities of the pump stations; pump tests would need to be carried out to establish these.
Water Supply Management:	A full water supply network and reservoirs are provided in Lyttelton, fed from the city side of the Port Hills through pipelines in both the road tunnel and the rail tunnel. From Lyttelton water is supplied in under the harbour pipelines to Diamond Harbour, Church Bay and Charteris Bay, and through a pipeline along the north side of the harbour to Corsair Bay, Cass Bay, Rapaki and Governors Bay. There is capacity in the system to accommodate predicted household increases to 2041 in the harbour basin.



Stormwater Management:	<p>The basis of the Lyttelton drainage system is the network of brick barrel drains running from the catchments above the developed area to the harbour. A network of smaller pipes collect water in from the roads and surrounding areas feeding it into the barrels. The brick barrels were constructed circa 1885 and now require work to restore them to a sustainable state. There is a repair project scheduled for the next four to five years.</p> <p>The inlets to the brick barrel drains also require improvements to improve safety and reduce the risk of blockages occurring. The steep catchment is not served well with secondary flow paths. Many natural secondary flow paths have been now been obstructed by development. The Canterbury Creek inlet above Somes Rd is planned to be upgraded during 2014/2015. Following the earthquakes a number of places have been experiencing seepage issues. These may be caused by natural events or breakages in small private stormwater drainage pipes. Due to the age of the Lyttelton area a large proportion of the pipes are clay or earthenware and many are likely to have been damaged. Fine sediment washes out of areas of tunnel gully erosion and this leads to some blockages of the system and also discharges into the harbour. The road sumps inlets are not well designed for the steep hills. Inlets do not capture high speed flows well and also block quickly with debris. This can lead overloading of downhill intakes and cause damage due to uncontrolled overflows onto properties below the road.</p>
Inundation from sea level rise and tsunami risk	Significant risk from tsunami inundation and will be affected by sea level rise.
Land instability risks:	Slope instability is a significant issue, in particular around the periphery of the settlement.
Settlement Character:	Lyttelton is a well established township that provides for a range of housing types and low to medium density development. Areas within the township have heritage value and the Port of Lyttelton is an anchoring activity and feature of the area.
Areas of significant environmental value:	<p><i>Ecological/biodiversity</i> – No sites of ecological significance have been identified in the Lyttelton residential zones. See planning maps 52 and R1.</p> <p><i>Landscape</i>- The Operative BDPD includes areas of high coastal natural character. Refer also to the Draft Natural and Cultural Heritage Chapter 9 for the identification of outstanding and significant landscapes.</p>
Areas of significance to tangata whenua:	<p>Ōhinehou was an ancient pā, probably situated on a golden beach near to the Lyttelton tunnel mouth. The pā dates back to the time of Ngāti Māmoē. The name Ōhinehou refers to a young girl (hine) who was abducted by the Patupaiarehe (fairies) and changed into a new person. For more information see:</p> <p><a href="http://my.christchurchcitylibraries.com/ti-kouka-whenua/ohinehou/">http://my.christchurchcitylibraries.com/ti-kouka-whenua/ohinehou/</a></p>





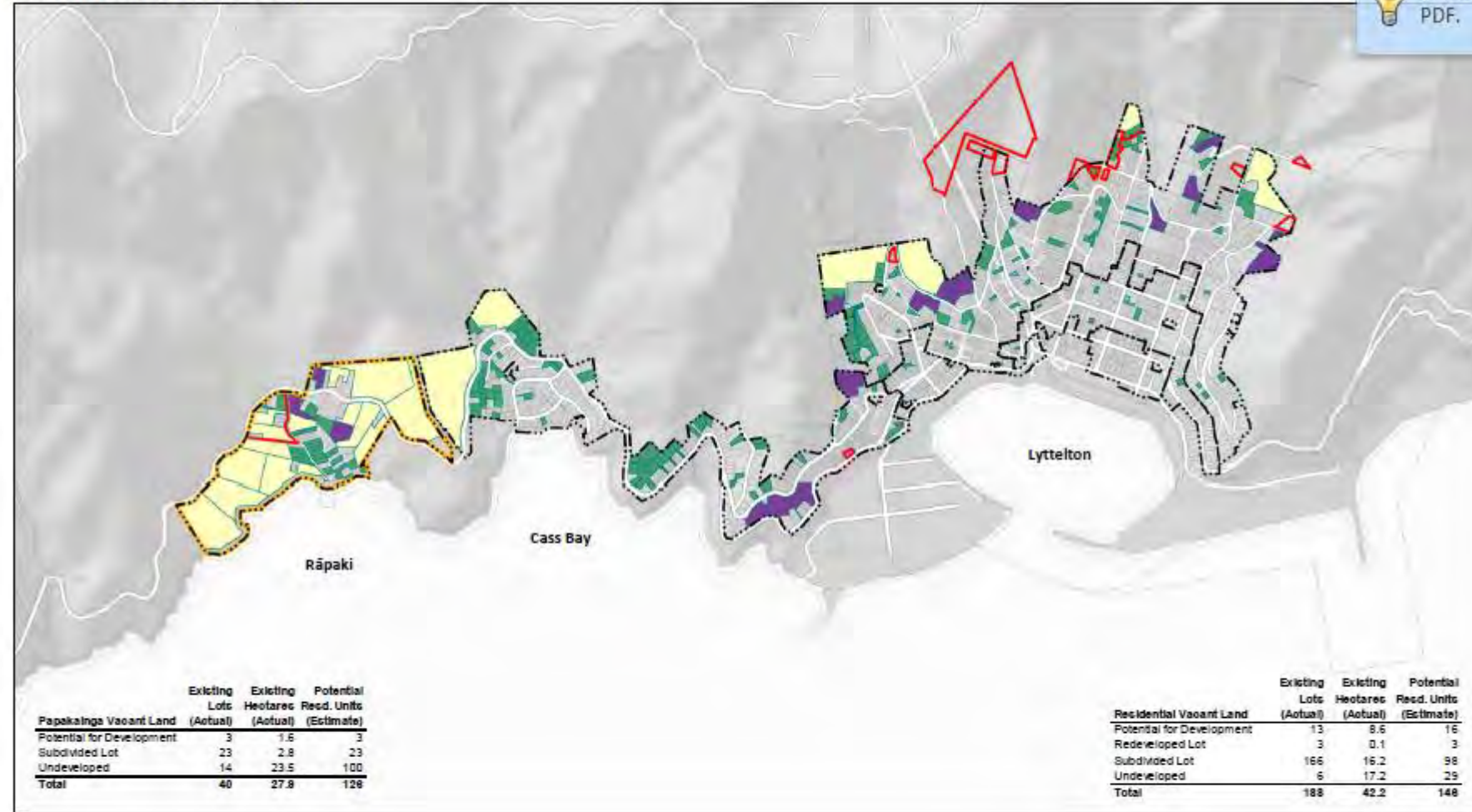


**Vacant Land Type descriptions:**

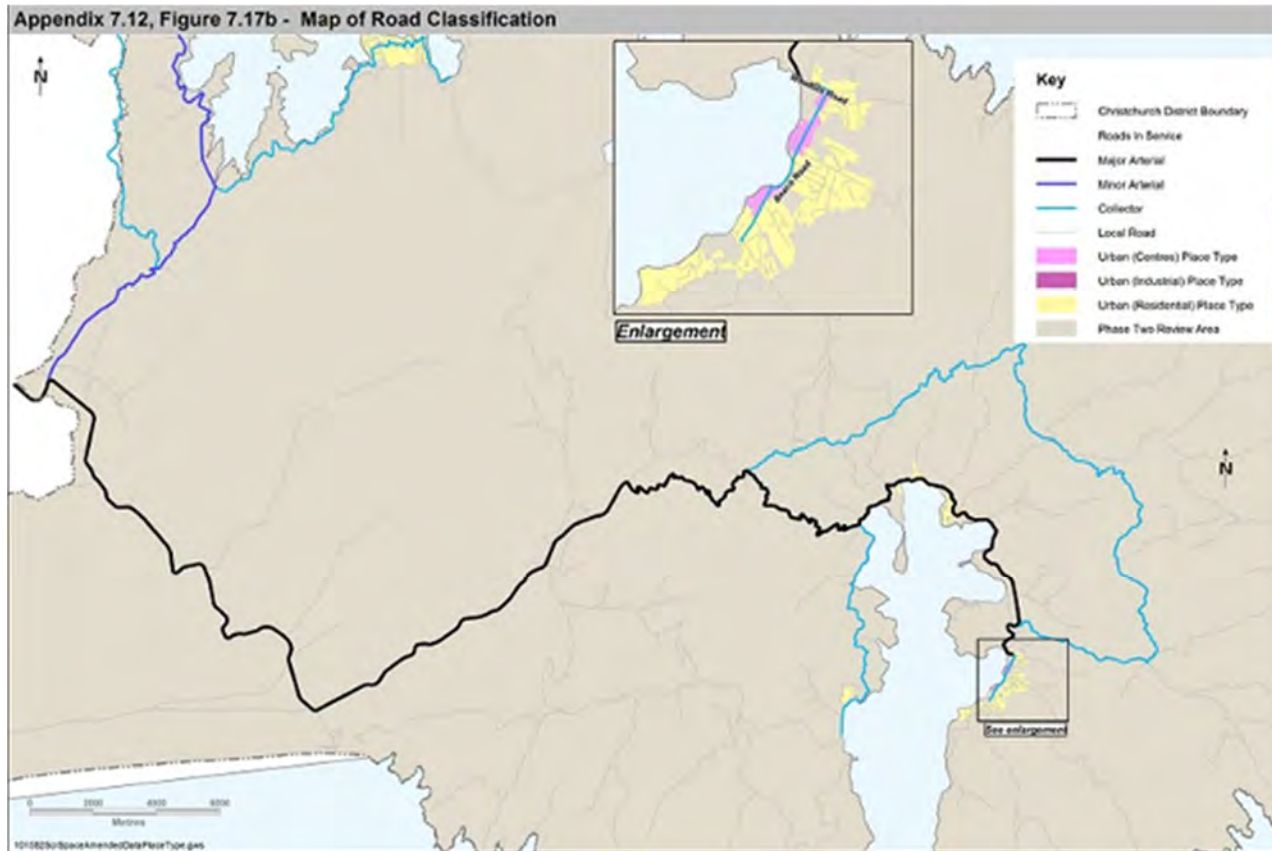
- 1) *Vacant Lot* - Vacant land under 4000m<sup>2</sup>. In 2005 this was split into 'Redeveloped lot' and 'Subdivision lot.'
- 2) *Redeveloped Lot* - Existing vacant land parcels under 4000m<sup>2</sup> that have had a dwelling demolished and the land has not been rebuilt on (not previously in the Vacant Land Register).
- 3) *Subdivided Lot* - Vacant parcels under 4000m<sup>2</sup> that have not previously been built on (resulted from the subdivision of a previous piece of Vacant Land).
- 4) *Undeveloped* - Vacant parcels over 4000m<sup>2</sup> with no dwelling or over one hectare with a dwelling.
- 5) *Potential for development* - Vacant parcels with a dwelling that are over 4000m<sup>2</sup> and less than one hectare.
- 6) *Deferred Zoning* - Vacant parcels that cannot be developed until something has occurred eg Infrastructure or Development Plan.
- 7) *Under Appeal* - Vacant parcels that are currently zoned residential but are under appeal/reference to the Environment Court.

Residential Vacant Land at June 2012

Click on PDF.



Attachment C: Transport





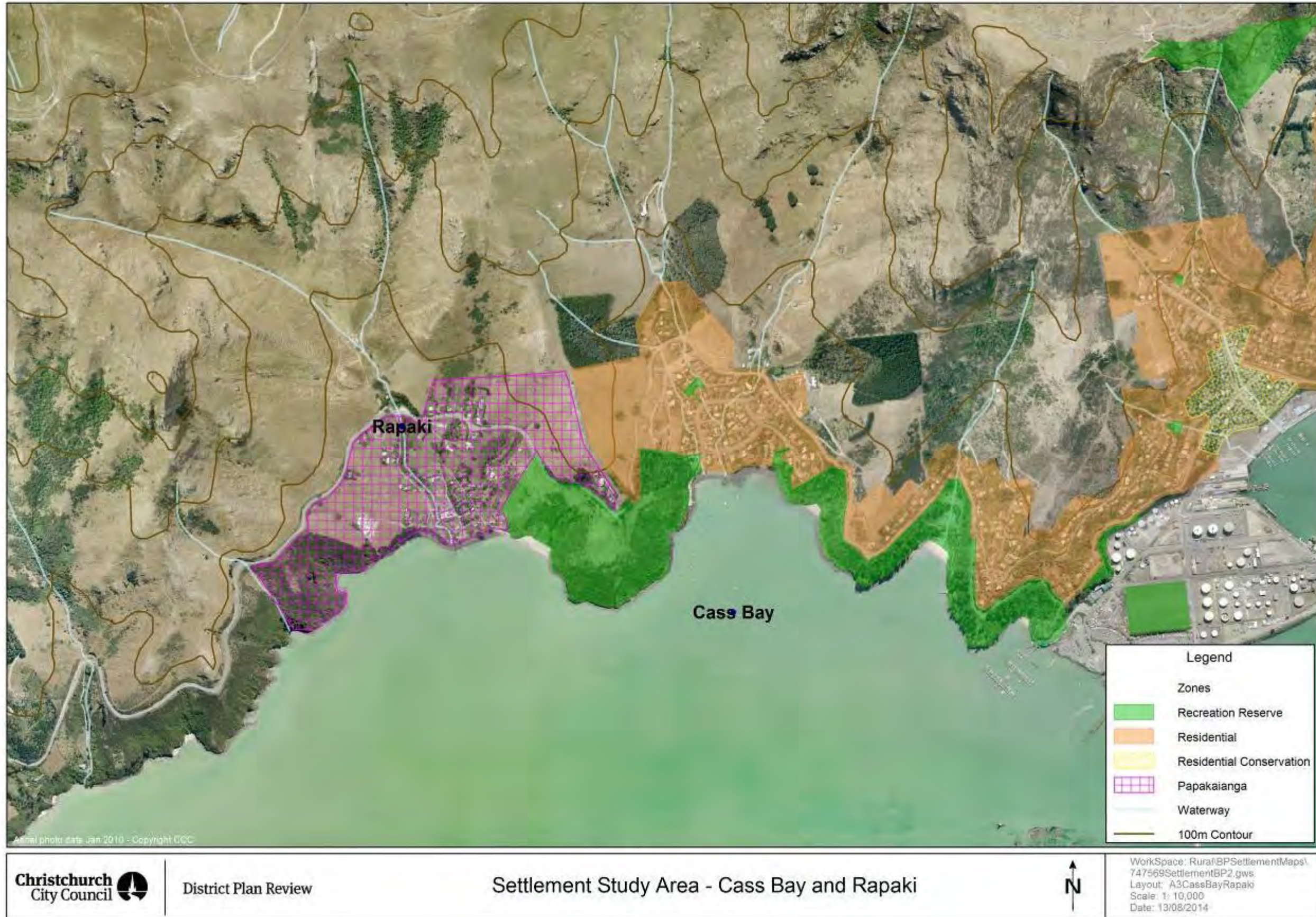
Phase 2 – Residential Chapter 14 – Banks Peninsula Residential Settlement Analysis -  
Capacity, Constraints and Opportunities for Cass Bay and Rapaki

	Key Information
Settlement area:	Cass Bay and Rapaki. Attachment A – Cass Bay and Rapaki Plan.
Household demand and supply:	Refer to Attachment B – Vacant land assessment and preliminary assessment of land development potential.
Summary of growth potential and future need for change:	Whilst there is some land area zoned for residential and/or papakaianga housing, there are significant land development constraints, specifically land instability constraints.
Transportation:	Capacity and visibility constraints at intersections. Minor arterial and over dimension route operating on the main road through the settlements. Difficulties may exist at times for vehicle and pedestrian access across the main road. On street parking demands in both Cass Bay and Rapaki high at times, in particular in summer and when events take place. Existing carriageway widths in Rapaki narrow and constrained. Variable level of service for pedestrians. Vehicle speeds past Rapaki tend to be higher as limited frontage development, and hence a higher speed limit.
Wastewater Management:	<p>There is a wastewater network for Lyttelton, Cass Bay and Rapaki. A series of pump stations pump wastewater from Rapaki, Cass Bay and Corsair Bay to the Lyttelton Wastewater Treatment Plant. If the land development potential in Rapaki and Cass Bay was fully realised, upgrades to the wastewater trunk main and pump stations at Rapaki, Cass Bay and Park Terrace may be required.</p> <p>The plan is to decommission the Lyttelton, Diamond Harbour and Governors Bay Wastewater Treatment Plants, and pump all wastewater from these settlements through the tunnel to the Christchurch Wastewater Treatment Plant for treatment and disposal. If this project does not proceed, then an upgrade to the Lyttelton Wastewater Treatment Plant would be required to accommodate the extra load if the land development potential was fully realised.</p> <p>There is no readily available information about the capacities of the pump stations; pump tests would need to be carried out to establish these.</p>
Water Supply Management:	A full water supply service is available in Cass Bay and Rapaki; the supply is fed from the Lyttelton system.
Stormwater Management:	<p><i>Cass Bay</i></p> <p>The main drainage system consists of a series of waterways made up of open and piped sections. Some portions of the open waterways are concrete or rock lined; others are natural. The waterway have been heavily scoured in recent storms causing damage to linings and undermining structures close to the waterway.</p>

	<p><i>Rapaki</i></p> <p>The main drainage for Rapaki is through the open waterways. In general these are natural, i.e. unlined. Road drainage has very limited capacity and is ineffective at controlling run-off in heavy rain events. The upper catchments in these areas are prone to tunnel gully erosion and this feeds a large quantity of fine sediment into the drainage system. The sediment either settles in slow flowing areas of drain such as behind debris and in flat sections or passes through the system into the harbour.</p>
Inundation from sea level rise and tsunami risk:	Significant risk from tsunami inundation and will be affected by sea level rise.
Land instability risks:	Slope instability is a significant issue, in particular around the upper slopes.
Settlement Character:	Very small coastal settlement with a mix of older and new housing.
Areas of significant environmental value:	<p><i>Ecological/biodiversity</i> – No sites of ecological significance have been identified in the Cass Bay or Rāpaki residential zones. See planning map R1.</p> <p><i>Landscape</i>- The Operative BDP includes areas of high coastal natural character. Refer also to the Draft Natural and Cultural Heritage Chapter 9 for the identification of outstanding and significant landscapes</p>
Areas of significance to tangata whenua:	<p><i>Cass Bay</i> – The Māori name for Cass Bay is Motu-kauati-rahi, which means great fire-making tree grove. This bay was home to many kaikōmako trees that were used for fire-making through wood friction. The story of the myth behind the naming of the bay evolved from the legendary Mahuika, who threw fire from his finger tips into the kaikōmako tree. There are no longer any of these ancient fire making trees growing on the shores of either bay. For more information see: <a href="http://my.christchurchcitylibraries.com/ti-kouka-whenua/tapoa-motu-kauati-iti/">http://my.christchurchcitylibraries.com/ti-kouka-whenua/tapoa-motu-kauati-iti/</a></p> <p><i>Rapaki</i> – The name Rāpaki recalls the actions of the chief Te Rakiwhakaputa who threw down his rāpaki (waist mat) on the shores of Whakaraupō thus claiming the land for Ngāi Tahu.</p> <p>Kai moana and the gathering of it have always played an important role at Rāpaki. Manuhiri visiting Rāpaki would have looked forward to a hākari of local kai moana which was once abundant in the area. The traditional fish associated with the area is pioke (dried rig). Today the stocks of kai moana are greatly reduced but Te Hapū o Ngāti Wheke Inc. is working to re establish traditional fisheries. Rāpaki became the site of the world's first Mātaitai reserve in 1998. Mātaitai reserve status means that Te Hapū o Ngāti Wheke Inc. has the mandate to manage customary fishing resources at Rāpaki.</p>

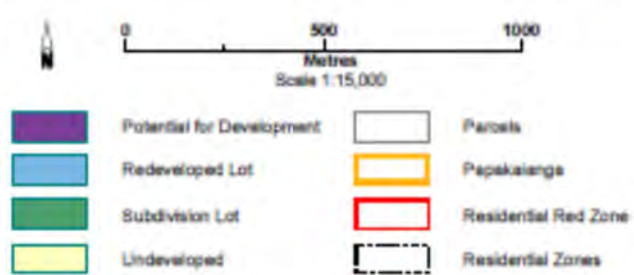
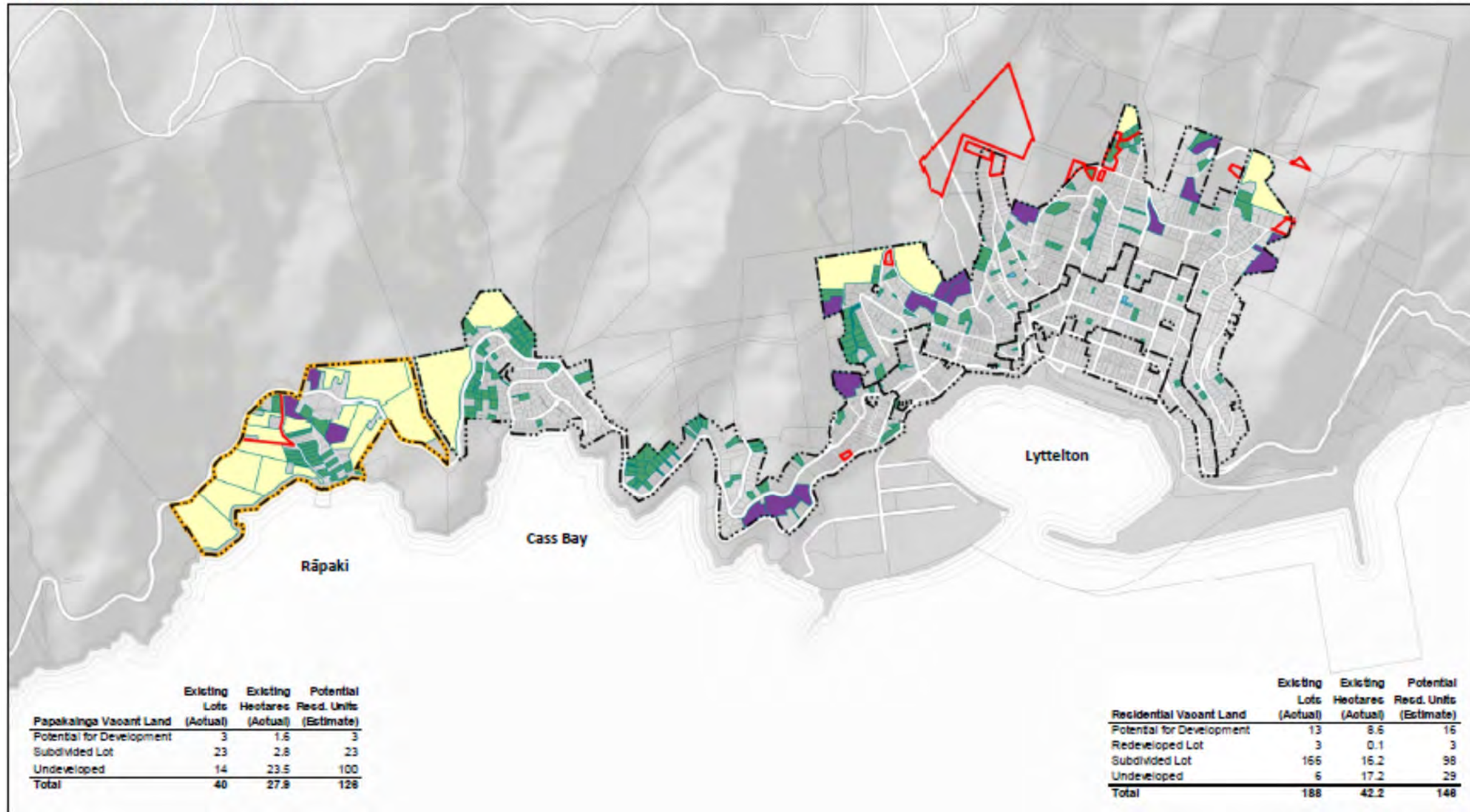
	<p>Other significant landmarks in Rāpaki include the Whare Karakia (church), the schoolhouse, and the Jetty that was named Gallipoli in remembrance of local men who fought and died there in WW1. For more information see: <a href="http://my.christchurchcitylibraries.com/ti-kouka-whenua/rapaki-marae/">http://my.christchurchcitylibraries.com/ti-kouka-whenua/rapaki-marae/</a></p>
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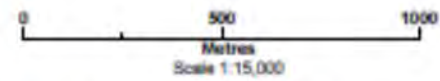




Residential Vacant Land at June 2012



Lyttelton, Cass Bay and Rāpaki

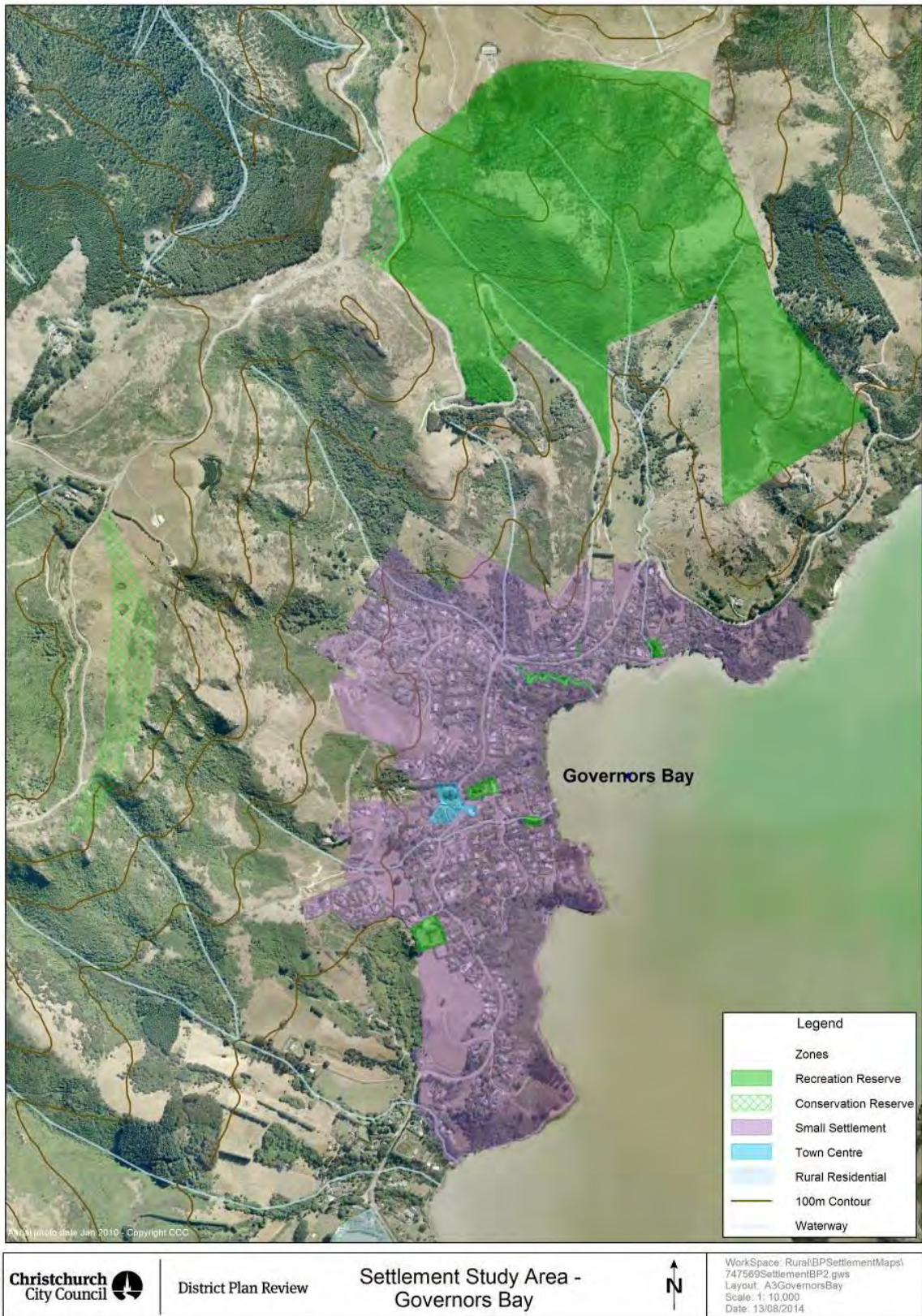


Phase 2 – Residential Chapter 14 – Banks Peninsula Residential Settlement Analysis -  
Capacity, Constraints and Opportunities for Governors Bay

	Key Information
Settlement area:	Governors Bay Attachment A – Governors Bay Plan
Household demand and supply:	There are currently 107 existing vacant lots in Governors Bay with a total area of 47hectares. It has been estimated that this land has the potential to provide an additional 165 residential units (based on approximately 2,500m <sup>2</sup> sections). Refer to Attachment B – Vacant land assessment and preliminary assessment of land development potential.
Summary of growth potential and future need for change:	The landscape character assessment (TRIM14/1386937) recommends that new development both allows and requires space for generous private planting, restricts building size along a contour and sites buildings carefully to reduce prominence. Risks identified include repetitive development detracting from the existing creative character and the risk of development occurring in prominent, low vegetated areas being particularly visible. Further expansion beyond that already zoned for residential purposes will be dependant on planned infrastructure upgrades and the funding and timing of these.
Transportation:	Main road through the settlement is a Minor Arterial and is utilised as part of the Over Dimension Route. Main road is narrow in places with varying demands for on street parking. Localised carriageway widening to be considered to assist pinch points. High demand for recreational cyclists. Provision of pedestrian facilities and linkages variable. Visibility and layout of intersections a consideration- in particular when coming out onto the main road. Some access roads steep. Speed of vehicles through Governors Bay a concern for some residents. Strong desire lines for vehicles to link to city via Dyers Pass Road, which is also a Minor Arterial. Poor condition of the historic foreshore road ('Old Waterfront Road') linking Governors Bay to Allandale currently walking and cycling only. Likely to be mixed community views on any changes to this. Pavement Maintenance Team input as per Lyttelton summary.
Wastewater Management:	There is a wastewater network for Governors Bay. A combination of pump stations and gravity convey wastewater to the Governors Bay Wastewater Treatment Plant. The plan is to decommission the Lyttelton, Diamond Harbour and Governors Bay Wastewater Treatment Plants, and pump all wastewater from these settlements through the tunnel to the Christchurch Wastewater Treatment Plant for treatment and disposal. If this project does not proceed, some upgrades to the trunk wastewater pipeline, pump stations may be required, and a capacity upgrade to the treatment plant would be required, if the land development potential is fully realised. The treatment plant's flow rate consent limit is sometimes exceeded during storm events, due to high inflow and infiltration. A programme to reduce inflow and infiltration in Governors Bay will be undertaken in the

	next few years. There is no readily available information about the capacities of the pump stations; pump tests would need to be carried out to establish these.
Water Supply Management:	There is a full water supply system of pipes and reservoirs provided in Governors Bay that is fed from the Lyttelton system from a pipeline around the coast that also serves Corsair Bay, Cass Bay and Rapaki.
Stormwater Management:	Stormwater collects into natural waterways that start in the upper catchment above the developed areas and flow down to the harbour. There are a number of networks consisting of a combination of open channels and pipes collecting stormwater and conveying it to the natural waterways.
Inundation from sea level rise and Tsunami risk:	This embayment has extensive tidal mudflats and being at the head of the harbour, experiences a low energy wave environment. Governors Bay has the second steepest of the upper harbour mudflats in the Lyttelton Harbour mudflat embayments. This settlement is not particularly susceptible to contemporary storm surge inundation, nor is the majority of Governors Bay particularly susceptible to inundation due to future elevated sea levels due to the higher elevation of the settlement. Governors Bay is not expected to be at risk for future tsunami inundation.
Land instability risks:	Refer to the Draft Natural Hazards Chapter 5 and Operative Banks Peninsula District Plan maps – slope instability is likely to be an issue and may require more detailed geotechnical assessments to better identify the hazards.
Settlement Character:	Dwellings nestled in densely vegetated landscape with framed water outlooks; gives a sense of discovery. Existing settlement is proudly informal whereas new areas of development are yet to integrate. Passive relationship with the water, primarily permanent residents as opposed to holiday homes. Refer to 14/1386937 for further details.
Areas of significant environmental value:	<i>Ecological/biodiversity</i> – No sites of ecological significance have been identified in the Governors Bay residential zones. See planning maps 57 & R1. <i>Landscape</i> - The Operative BPDP includes areas of high coastal natural character. Refer also to Draft Chapter 9 Natural and Cultural Heritage.
Areas of significance to tangata whenua:	Nothing in the residential zone. But nearby is the Ōhinetahi valley at the head of Whakaraupō (Lyttelton) harbour. This was once the site of a heavily stockaded Ngāti Māmoe pā that was stormed by Te Rakiwhakaputa of Ngāi Tahu around 300 years ago. After its capture, Te Rakiwhakaputa's son Manuhiri occupied the pā with a party of Ngāi Tahu. He named the pā after his daughter; Ōhinetahi means The Place of One Daughter. It is also from this area that the whole of the harbour derives its name. Whakaraupō means Harbour of the Raupō Reed, and at the head of the harbour at Ōhinetahi there was once a swamp filled with a thick and high growth of raupō. For more information see: <a href="http://my.christchurchcitylibraries.com/ti-kouka-whenua/ohinetahi/">http://my.christchurchcitylibraries.com/ti-kouka-whenua/ohinetahi/</a>

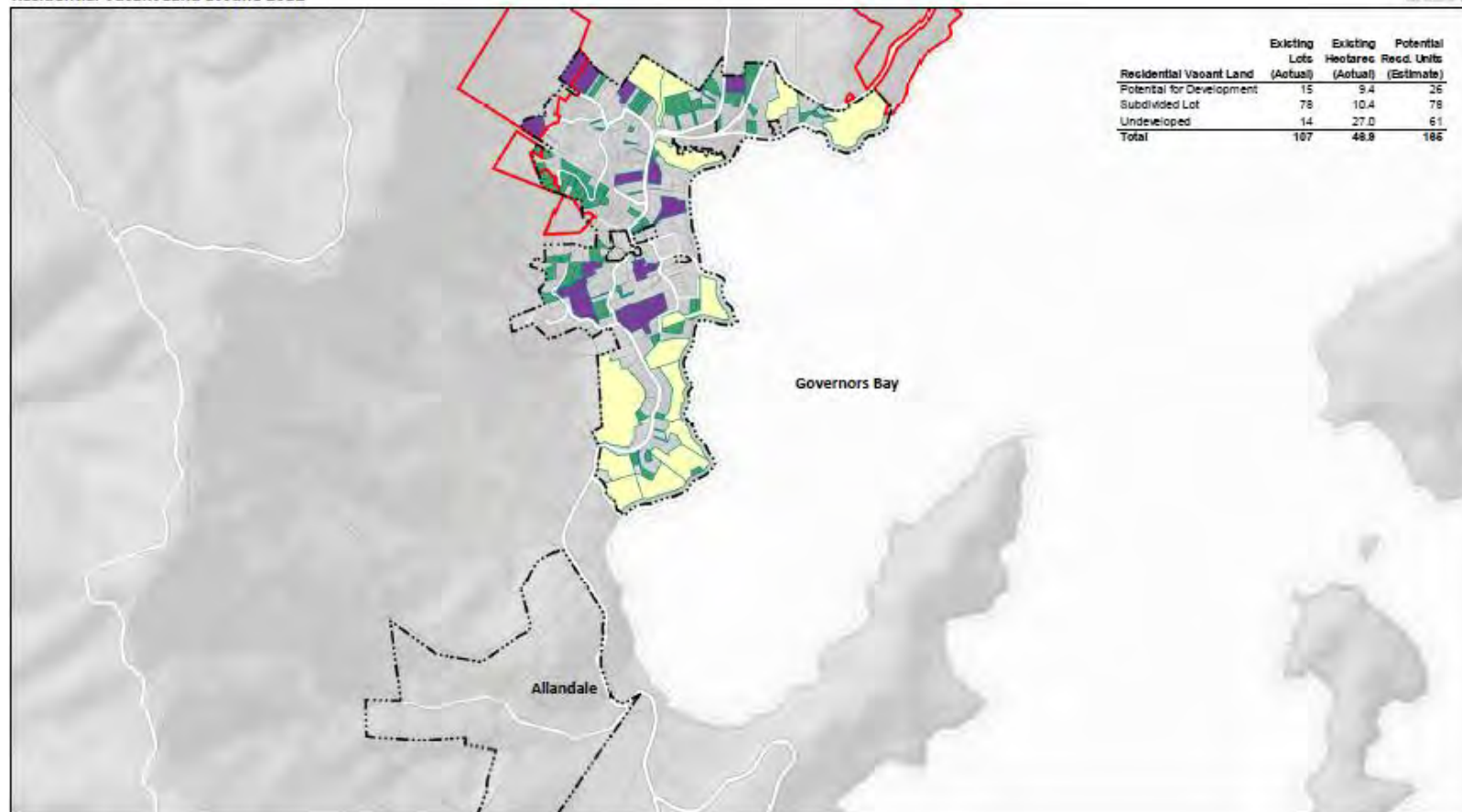




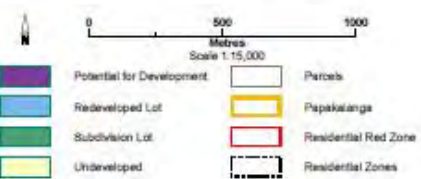


Attachment B: Vacant Land Overview of Governors Bay

Residential Vacant Land at June 2012



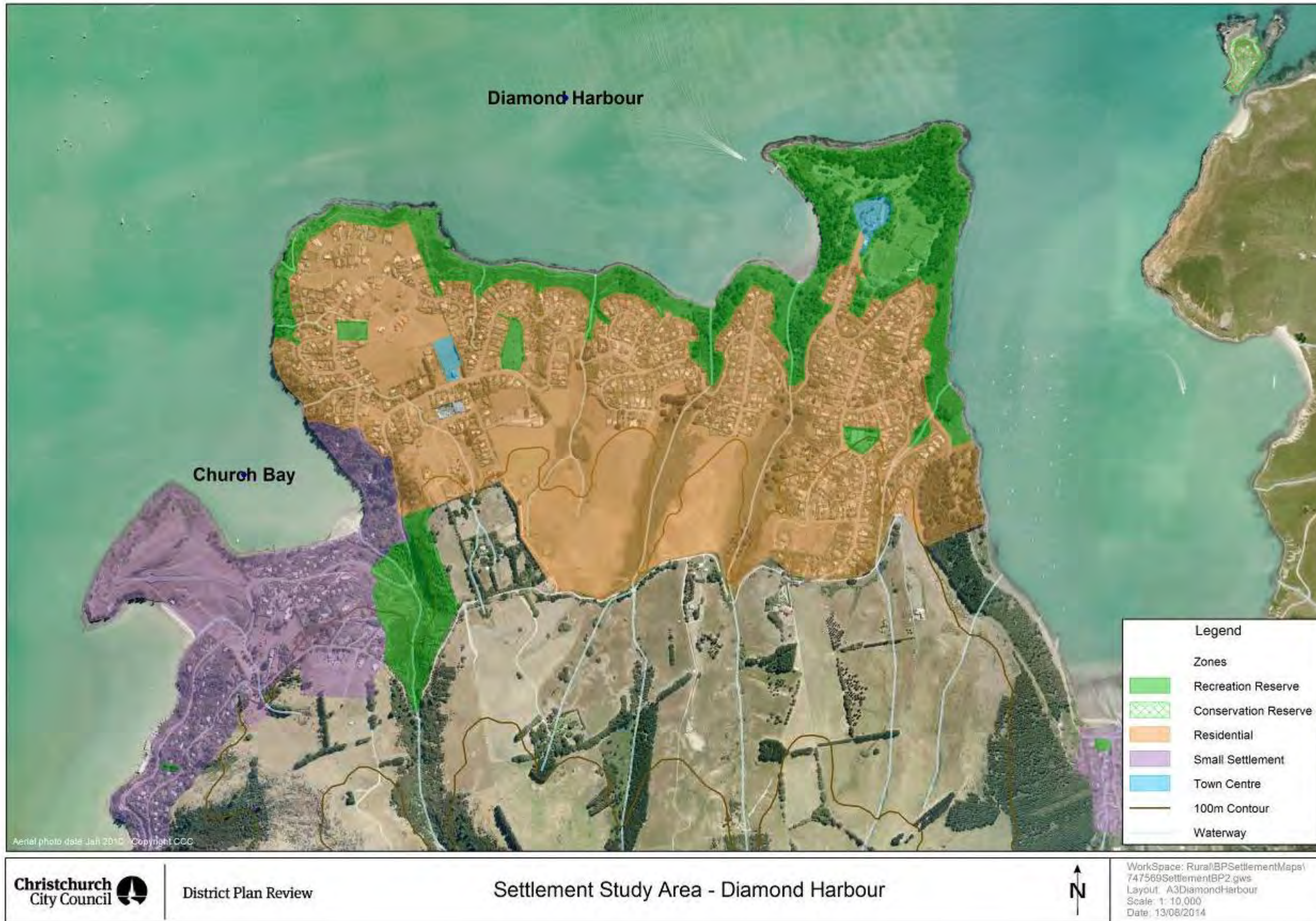
Residential Vacant Land	Existing Lots (Actual)	Existing Hectares (Actual)	Potential Resid. Units (Estimate)
Potential for Development	15	9.4	26
Subdivided Lot	78	10.4	78
Undeveloped	14	27.0	61
<b>Total</b>	<b>107</b>	<b>46.8</b>	<b>166</b>



	Key Information
Settlement area:	Diamond Harbour. Attachment A – Diamond Harbour Plan.
Household demand and supply:	There over 50ha of undeveloped residential land in Diamond Harbour, which is estimated could provided significant additional residential allotments. Refer to Attachment B – Vacant land assessment and preliminary assessment of land development potential.
Summary of growth potential and future need for change:	Diamond Harbour has a significant amount of undeveloped residential land. Further investigation is required to ascertain whether this land can be developed in the immediate future and whether any land development constraints can be resolved.
Transportation:	Main road, Marine Drive to Purau Ave, is a Collector. Pedestrian facilities / level of service limited in places. Constraints and visibility at intersections, in particular due to winding nature of Marine Drive, topography, banks, retaining walls, vegetation etc. Parking improvements possible to service commercial area / Stoddart Point / Wharf. Limited options in terms of access roads in and out of Diamond Harbour. Pavement maintenance input as per Lyttelton comments.
Wastewater Management:	There is a wastewater network for Diamond Harbour. A combination of pump stations and gravity convey wastewater to the Diamond Harbour Wastewater Treatment Plant. The plan is to decommission the Lyttelton, Diamond Harbour and Governors Bay Wastewater Treatment Plants, and pump all wastewater from these settlements through the tunnel to the Christchurch Wastewater Treatment Plant for treatment and disposal. If this project does not proceed, some upgrades to the trunk wastewater pipeline and pump stations may be required if the land development potential is fully realised. While there is sufficient capacity at the treatment plant, its flow rate consent limit is sometimes exceeded during storm events, due to high inflow and infiltration. A programme is underway to reduce inflow and infiltration in Diamond Harbour.  There is no readily available information about the capacities of the pump stations; pump tests would need to be carried out to establish these
Water Supply Management:	A full on demand water supply of pipes and reservoirs is provided in Diamond Harbour from Lyttelton through twin pipelines under the harbour. There is capacity to increase the number of properties receiving a water supply. This has recently been done by connecting Charteris Bay to the Diamond Harbour system.
Stormwater Management:	Many properties in the area have redundant roof water collection tanks which are still receiving stormwater. The water in these is not being used as much since the water was reticulated and this is causing a lot of overflow issues. There is an opportunity for better management of stormwater using the existing tanks by using

	controlled outflows to buffer peak channel flows in storm events. A number of properties drain through private pipelines to the roadside channels which then drain to natural waterways. Other properties discharge to ground either through soakage or direct surface outlets. The Black Point subdivision has a reticulated stormwater system discharging through filter tanks to the harbour.
Inundation from sea level rise and tsunami risk.	Diamond Harbour is a rocky cliff backed embayment with a steep rocky foreshore and no intertidal mudflats. The settlement will at low risk from tsunami and sea level rise.
Land instability risks:	Refer to the Draft Natural Hazards Chapter 5 and Operative Banks Peninsula District Plan maps – slope instability is likely to be an issue and may require more detailed geotechnical assessments to better identify the hazards, in particular regarding tunnel gully erosion and small scale loess instability.
Settlement Character:	Diamond Harbour is a well developed north facing residential area that has developed along the coastline and up onto the lower parts of the spurs. It provides for a range of housing types and is well supported with community facilities and services.
Areas of significant environmental value:	<i>Ecological/biodiversity</i> – No sites of ecological significance have been identified in the Diamond Harbour residential zones. See planning maps 59, 61, 62 and R1. <i>Landscape</i> - The Operative BPDP includes areas of high coastal natural character. Refer also to the Draft Natural and Cultural Heritage Chapter 9 for the identification of outstanding and significant landscapes.
Areas of significance to tangata whenua:	Requires further assessment and consultation with local runanga.



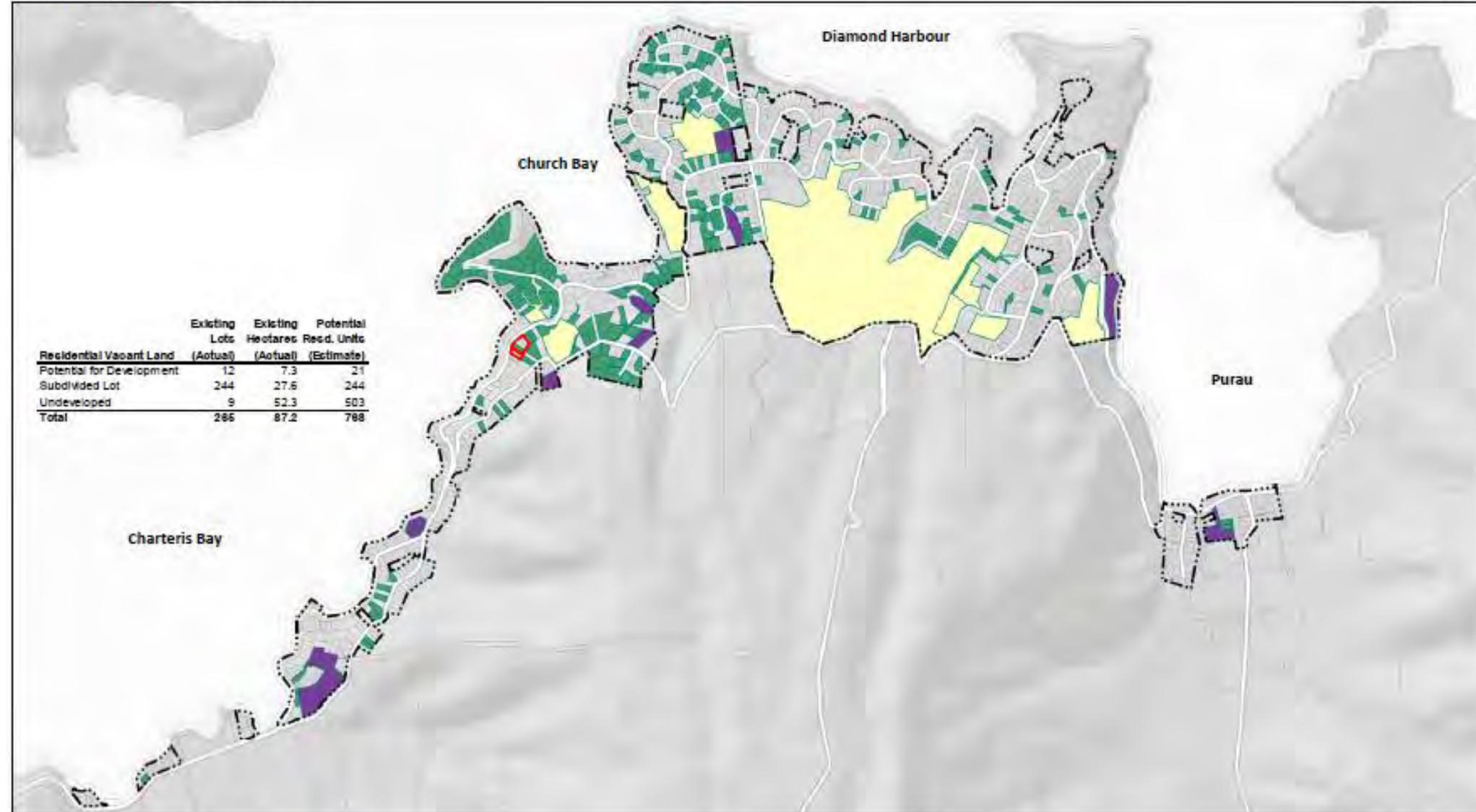




**Vacant Land Type descriptions:**

- 1) *Vacant Lot* - Vacant land under 4000m<sup>2</sup>. In 2005 this was split into 'Redeveloped lot' and 'Subdivision lot.'
- 2) *Redeveloped Lot* - Existing vacant land parcels under 4000m<sup>2</sup> that have had a dwelling demolished and the land has not been rebuilt on (not previously in the Vacant Land Register).
- 3) *Subdivided Lot* - Vacant parcels under 4000m<sup>2</sup> that have not previously been built on (resulted from the subdivision of a previous piece of Vacant Land).
- 4) *Undeveloped* - Vacant parcels over 4000m<sup>2</sup> with no dwelling or over one hectare with a dwelling.
- 5) *Potential for development* - Vacant parcels with a dwelling that are over 4000m<sup>2</sup> and less than one hectare.
- 6) *Deferred Zoning* - Vacant parcels that cannot be developed until something has occurred eg Infrastructure or Development Plan.
- 7) *Under Appeal* - Vacant parcels that are currently zoned residential but are under appeal/reference to the Environment Court.

Residential Vacant Land at June 2012



Residential Vacant Land	Existing Lots (Actual)	Existing Hectares (Actual)	Potential Resd. Units (Estimate)
Potential for Development	12	7.3	21
Subdivided Lot	244	27.6	244
Undeveloped	9	52.3	503
<b>Total</b>	<b>265</b>	<b>87.2</b>	<b>768</b>



Chapter 14 – Banks Peninsula Residential Settlement Analysis - Capacity, Constraints and Opportunities for Allandale and Samarang Bay

	Key Information
Settlement area:	Allandale and Samarang Bay Attachment A – Allandale and Samarang Bay Plan
Household demand and supply:	Refer to Attachment B – Vacant land assessment and preliminary assessment of land development potential.
Summary of growth potential and future need for change:	Allandale 24 lots (7 developed) and Samarang 8 (1 developed). Further development adjoining these areas is unlikely to meet the consolidation of growth objectives.
Transportation:	As per Governors Bay regarding historic 'Old waterfront Road'. Main road Minor Arterial and part of Over Dimension Route. Vehicle speeds higher. Popular with recreational cyclists. Visibility and capacity constraints at intersections a consideration.
Wastewater Management:	There is onsite wastewater treatment and disposal in Allandale as there is no public wastewater network in Allandale. Council has no plans to extend the wastewater network from Governors Bay to service Allandale.
Water Supply Management:	There is no Council water supply in Allandale and Council has no plans to extend the water network from Governors Bay to service Allandale.
Stormwater Management:	The area has some road related drainage channels and culvert pipes. The rest of the area makes use of the natural waterways and shallow surface flow paths.
Inundation from sea level rise and tsunami risk:	The Allandale embayment has extensive tidal mudflats and being at the head of the harbour, experiences a low energy wave environment. This settlement is not particularly susceptible to contemporary storm surge inundation; however it will be especially vulnerable to future sea level rise effects. Historic tsunamis have inundated Allandale so it is considered at risk for future tsunami inundation.
Land instability risks:	Land instability risks were assessed as part of the zone changes to provide for the rural-residential development. More detailed land instability assessments would be required should any further development of the area be contemplated.
Settlement Character:	Rural –residential areas.
Areas of significant environmental value:	<i>Ecological/biodiversity</i> – No sites of ecological significance have been identified in the Allandale or Samarang Bay residential zones. See planning maps 60 & R1. <i>Landscape</i> - The Operative BDP includes areas of high coastal natural character. Refer also to the Draft Natural and Cultural Heritage Chapter 9 for the identification of outstanding and significant landscapes



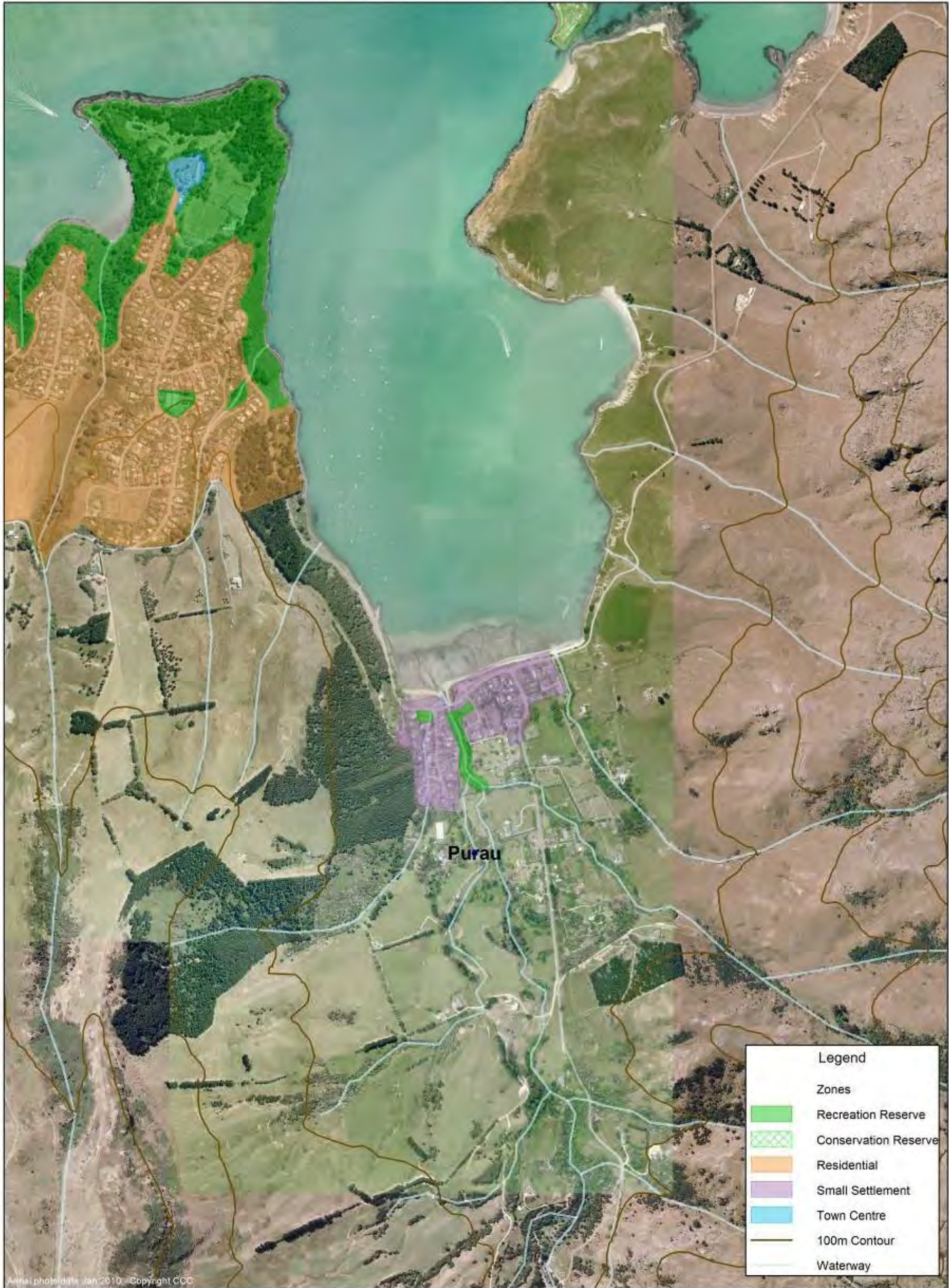


	Key Information
Settlement area:	Purau Attachment A – Purau Plan
Household demand and supply:	Refer to Attachment B – Vacant land assessment and preliminary assessment of land development potential.
Summary of growth potential and future need for change:	Whilst there is not immediate ability for Purau to expand due to wastewater constraints, Purau may have some potential to provide for additional household growth in the valley area. A mix of low density to large lot development could be considered, particularly to encourage land development to remain compatible with the natural landscape and to avoid high hazard areas. Development along the coastline is not considered to be appropriate as it will not achieve consolidation and will potential adversely effect the natural and coastal character of the bay (refer to the landscape character assessment TRIM 14/1386937).
Transportation:	Main road (Purau Ave) is a Collector until Port Levy Rd. Pedestrian links between Purau and Diamond Harbour may need to be improved (Head To Head Walkway Project may be an opportunity to enhance current level of service). Recreational usage of Camp Bay Road and surrounding area. Pavement maintenance input- as per Lyttelton comments.
Wastewater Management:	There is onsite wastewater treatment and disposal in Purau as there is no public wastewater network in Purau. Council has no immediate plans to extend the wastewater network from Diamond Harbour to service Purau, but this could be considered in approximately 10 years' time.
Water Supply Management:	There is no public water supply in Purau and Council has no immediate plans to extend the water network from Diamond Harbour to service Purau, but this could be considered in approximately 10 years' time.
Stormwater Management:	The flat low lying ground along the sea front area of Purau creates difficulties effectively draining these properties. The lower portions of the drains around Purau Ave and Camp Bay Rd are tidal and often become restricted by build ups of beach material. The properties between the old camp ground and Purau Port Levy Rd are drained through a network of drains in private drainage easements. These have been poorly maintained and filled in places causing surface flooding for much of the winter period. Properties are generally either drained to the roadside channels or to the natural waterways. Some rain water is collected for residential use.
Inundation from sea level rise and Tsunami risk:	Purau has a narrow intertidal mudflat with a gravelly/sand beach and sandy upper foreshore with a low lying hinterland. Purau is not particularly susceptible to contemporary storm surge inundation; however it will be especially vulnerable to future sea level rise effects and tsunami risk.



Land instability risks:	Refer to the Draft Natural Hazards Chapter 5 and Operative Banks Peninsula District Plan maps – slope instability is likely to be an issue and may require more detailed geotechnical assessments to better identify the hazards.
Settlement Character:	Small scale, older development addresses the beach front with newer, more suburban development discreetly located behind these. Road arrival around coastline affords open view directly to settlement and enclosing landform. Farmlet/lifestyle character behind settlement is also “quaint”. Refer to 14/1386937 for further details.
Areas of significant environmental value:	<i>Ecological/biodiversity</i> – No sites of ecological significance have been identified in the Purau residential zones. See planning maps 62 and R1. <i>Landscape</i> - The Operative BPDP includes areas of high coastal natural character. Refer also to the Draft Natural and Cultural Heritage Chapter 9 for the identification of outstanding and significant landscapes.
Areas of significance to tangata whenua:	Purau Bay is one of the oldest Māori sites of settlement on Horomaka (Banks Peninsula). Moa hunting ancestors probably lived here as is evidenced by the remains of moa ovens. Ngāti Māmoe lived at Purau more recently and had their fortified pā site on the dominant peak Te Ahu Pātiki (Mt Herbert). In later years after Ngāi Tahu took over, the pā site moved to the Western side of the bay where it was occupied by Ngāi Tūāhuriri and Te Rakiwhakaputa hāpu. The name Purau refers to a traditional mussel basket. The bay has many urupā (tapu burial sites) due to its long history of occupation and was once said to be the home of a monstrous taniwha called Tuna Tuoro. Te Pōhue, home to the legendary Patupaiarehe (fairies) also looks down from the ridge directly above the bay. For more information see: <a href="http://my.christchurchcitylibraries.com/ti-kouka-whenua/purau/">http://my.christchurchcitylibraries.com/ti-kouka-whenua/purau/</a> .





	District Plan Review	Settlement Study Area - Purau		Workspace: RuralBPSettlementMaps\747589SettlementBP2.gws Layout: A3Purau Scale: 1: 10,000 Date: 13/08/2014
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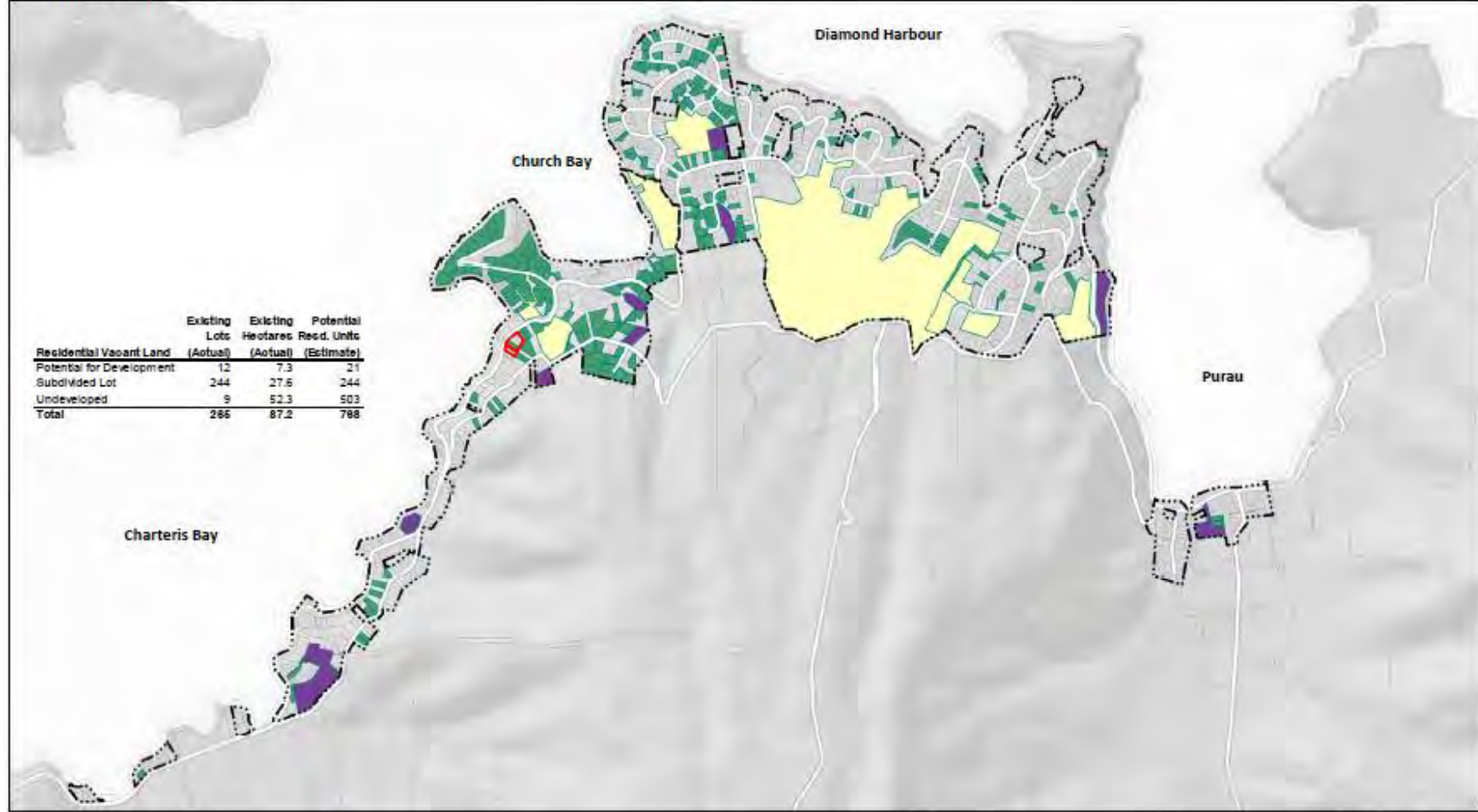


**Christchurch City Council**  
 Attachment 3: Vacant Land Overview of Purau

Vacant Land Type descriptions:

- 1) *Vacant Lot* - Vacant land under 4000m<sup>2</sup>. In 2005 this was split into 'Redeveloped lot' and 'Subdivision lot.'
- 2) *Redeveloped Lot* - Existing vacant land parcels under 4000m<sup>2</sup> that have had a dwelling demolished and the land has not been rebuilt on (not previously in the Vacant Land Register).
- 3) *Subdivided Lot* - Vacant parcels under 4000m<sup>2</sup> that have not previously been built on (resulted from the subdivision of a previous piece of Vacant Land).
- 4) *Undeveloped* - Vacant parcels over 4000m<sup>2</sup> with no dwelling or over one hectare with a dwelling.
- 5) *Potential for development* - Vacant parcels with a dwelling that are over 4000m<sup>2</sup> and less than one hectare.
- 6) *Deferred Zoning* - Vacant parcels that cannot be developed until something has occurred eg Infrastructure or Development Plan.
- 7) *Under Appeal* - Vacant parcels that are currently zoned residential but are under appeal/reference to the Environment Court.

Residential Vacant Land at June 2012

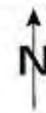
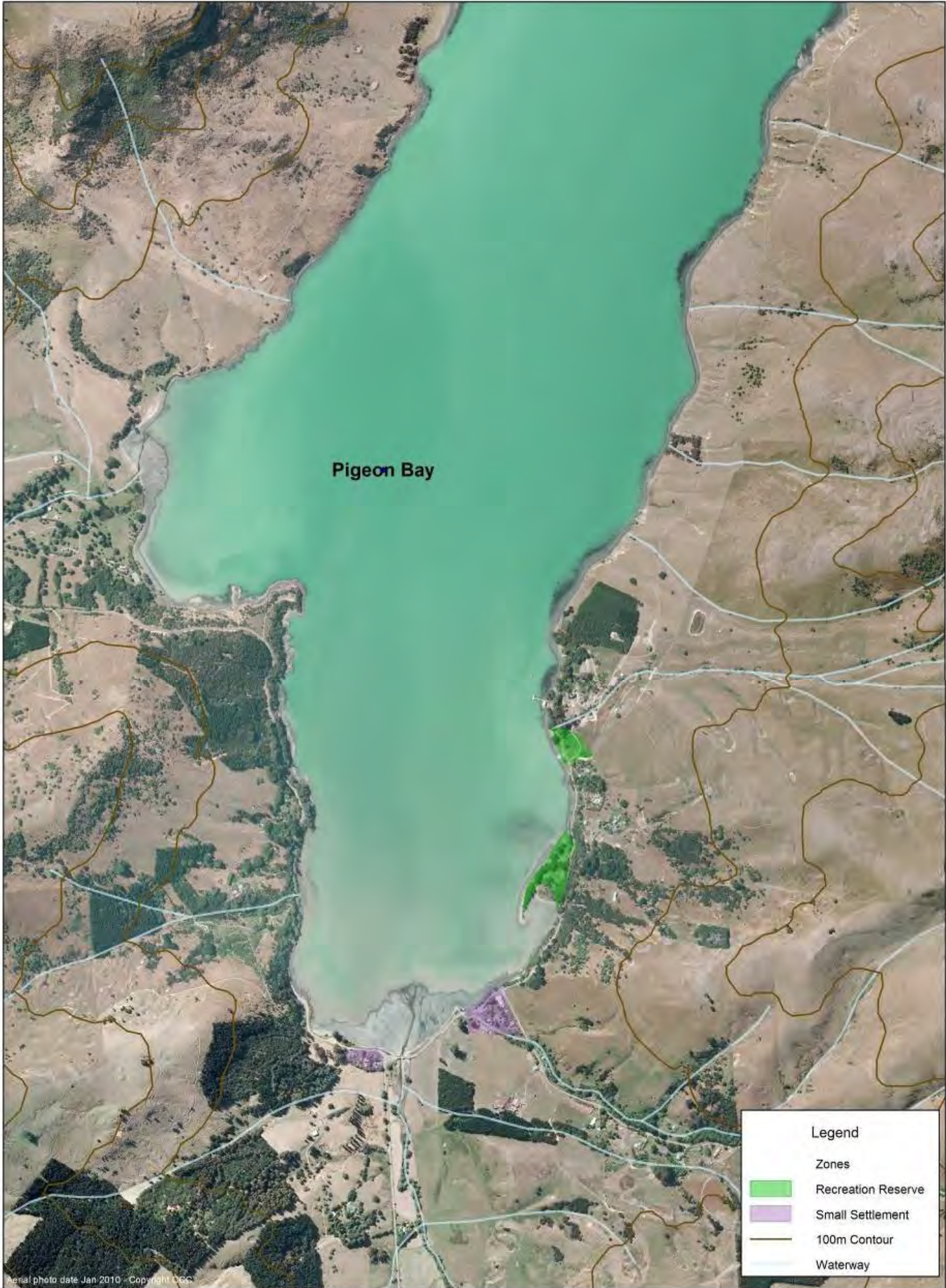


	Key Information
Settlement area:	Pigeon Bay Attachment A – Pigeon Bay Plan
Household demand and supply:	There are currently 9 existing vacant lots in Pigeon Bay with a total area of 6 hectares. It has been estimated that this land has the potential to provide an additional 22 residential units (based on approx 2,500m <sup>2</sup> sections). Refer to Attachment B – Vacant land assessment and preliminary assessment of land development potential.
Summary of growth potential and future need for change:	The landscape character assessment (14/1386937) notes that further large scale development along the foreshore or up the sides of the valley may compromise the small, isolated feeling of the settlement. As such, it recommends that development be encouraged on the slope of Starvation Gully Road next to the existing settlement (to the east) rather than along the foreshore.
Transportation:	All roads are Local Roads. No specific comments given low potential residential units.
Wastewater Management:	There are no Council wastewater services provided in Pigeon Bay. All properties will be on their own septic tank systems.
Water Supply Management:	Council operates a small spring fed water supply and treatment system that serves 15 households. There is some capacity to add properties to this system however there is no current provision in the Long Term Plan to do so. The five properties at the corner of Holmes Bay Road have requested connection to this system to provide a secure treated supply, but this is unlikely to happen until funding is available.
Stormwater Management:	There is little in the way of a developed stormwater system. Properties are dispersed widely. Some drainage to roadside channels.
Inundation from sea level rise and tsunami risk:	Pigeon Bay is an elongated north to north-east facing, rock walled inlet. At the head of the inlet is a wide intertidal mudflat and a low lying backshore with an elevation of around 1m above high tide level. The extensive mudflats indicate a sheltered environment which is to be expected given the elongated nature of the bay. Storm surge inundation is not a major threat to the settlement however this threat may increase as sea level rise in the future. Pigeon Bay currently experiences some coastal erosion around the head of the bay which will only be exacerbated with higher sea levels. Tsunami entering the bay may potentially inundate low lying areas.
Land instability risks:	More detailed land instability assessments would be required should any further development of the area be contemplated.
Settlement Character:	Small number of dwellings in a semi-formal layout with a rural character. Older buildings (some heritage) which have retained a wooden, white colonial look to the materials. The settlement is on



	the flat topography of the valley floor with the sides of the valley rising behind. Refer to 14/1386937 for further details.
Areas of significant environmental value:	<p><i>Ecological/biodiversity</i> – No sites of ecological significance have been identified in the Pigeon Bay residential zones. See planning maps 65 and R2.</p> <p><i>Landscape</i>- The Operative BDP includes the following areas of high coastal natural character and under the draft Natural and Cultural Heritage Chapter 9 of the Replacement District Plan.</p>
Areas of significance to tangata whenua:	<p>Pigeon Bay was settled by members of Ngāi Tūāhuriri living in three settlements there who later established good relations with the European settlers. For more information see:</p> <p><a href="http://my.christchurchcitylibraries.com/ti-kouka-whenua/wakaroa/">http://my.christchurchcitylibraries.com/ti-kouka-whenua/wakaroa/</a></p>



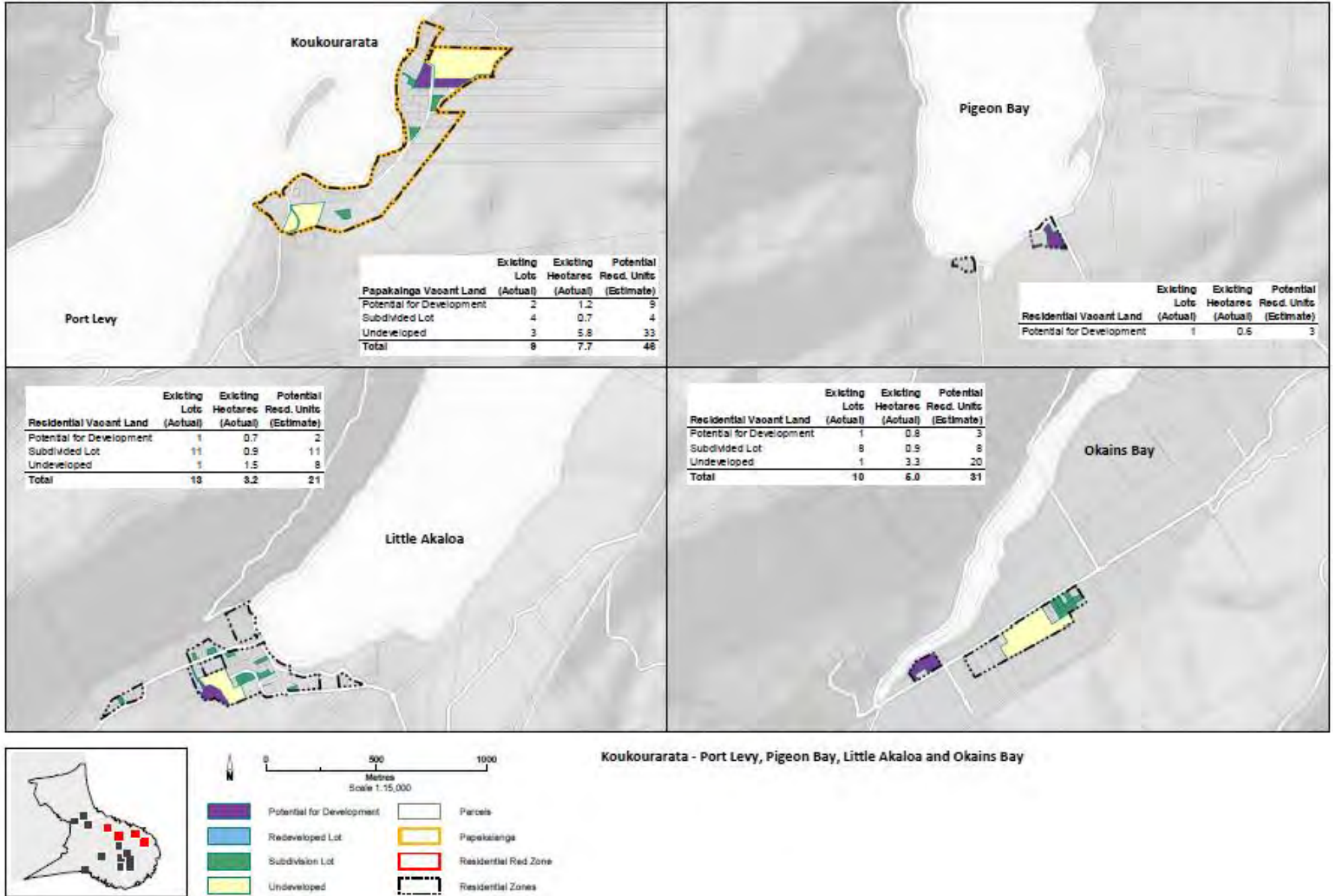




**Vacant Land Type Descriptions:**

- 1) *Vacant Lot* - Vacant land under 4000m<sup>2</sup>. In 2005 this was split into 'Redeveloped lot' and 'Subdivision lot.'
- 2) *Redeveloped Lot* - Existing vacant land parcels under 4000m<sup>2</sup> that have had a dwelling demolished and the land has not been rebuilt on (not previously in the Vacant Land Register).
- 3) *Subdivided Lot* - Vacant parcels under 4000m<sup>2</sup> that have not previously been built on (resulted from the subdivision of a previous piece of Vacant Land).
- 4) *Undeveloped* - Vacant parcels over 4000m<sup>2</sup> with no dwelling or over one hectare with a dwelling.
- 5) *Potential for development* - Vacant parcels with a dwelling that are over 4000m<sup>2</sup> and less than one hectare.
- 6) *Deferred Zoning* - Vacant parcels that cannot be developed until something has occurred eg Infrastructure or Development Plan.
- 7) *Under Appeal* - Vacant parcels that are currently zoned residential but are under appeal/reference to the Environment Court.

Residential Vacant Land at June 2012



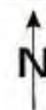
Phase 2 – Residential Chapter 14 – Banks Peninsula Residential Settlement Analysis - Capacity, Constraints and Opportunities for KuKupa

	Key Information
Settlement area:	Kukupa Attachment A – KuKupa Plan
Household demand and supply:	No assessment undertaken.
Summary of growth potential and future need for change:	The landscape character assessment (14/1386937) recommends that the current settlement size be retained to maintain the compact form of the settlement and maintain the dominance of open space and quaint rural character. Significant vegetation clearance or dense development would erode the isolated relaxed character of this settlement. No public infrastructure available nor planned to support any major development.
Transportation:	All roads are Local Roads. Limited level of service on Pettigrews Road and intersections. Narrow.
Wastewater Management:	No Council wastewater services are provided in Kukupa.
Water Supply Management:	No Council water supply services are provided in Kukupa.
Stormwater Management:	There is little formal drainage infrastructure. Mostly drainage to the stream via overland flow or private drainage pipes.
Land instability risks:	More detailed land instability assessments would be required should any further development of the area be contemplated.
Settlement Character:	Isolated and well-hidden from the main road, dwellings have a rural character, nestled within gardens on hill slopes. There is extensive vegetation surrounding properties and this along with the distance from the bay limits sea views. Evidence of quirky decorations with primarily seasonal residents. Refer to 14/1386937 for further details.
Areas of significant environmental value:	<i>Ecological/biodiversity</i> – A site of ecological significance has been identified in the gully above KuKupa. This is a large area of significant vegetation that has a small overlap into some undeveloped land in the south of the residential zone. See planning maps 67 and R4. <i>Landscape</i> - The Operative BPDP includes the following areas of high coastal natural character.





Aerial photo date Jan 2010 Copyright CCC





	Key Information
Settlement area:	Little Akaloa Attachment A – Little Akaloa Plan
Household demand and supply:	There are currently 13 existing vacant lots in Little Akaloa with a total area of 3 hectares. It has been estimated that this land has the potential to provide an additional 21 residential units (based on approx 1,500m <sup>2</sup> sections). Refer to Attachment B – Vacant land assessment and preliminary assessment of land development potential.
Summary of growth potential and future need for change:	The landscape character assessment (TRIM14/1386937) notes that some new dwellings are out of character with the small, bach-like existing dwellings. It is recommended that new developments include vegetation and contain size restrictions to retain character. Further development could occur along the valley floor however this could be vulnerable to sea level rise.
Transportation:	All roads are Local Roads. Consider formalising / utilising public land to enable improved pedestrian linkages to the waterfront. Lukes Road narrow. Consider intersection with Chorlton Road. Chorlton Road narrow, winding, limited level of service, some maintenance issues.
Wastewater Management:	No Council wastewater services are provide in Little Akaloa.
Water Supply Management:	No Council water supply services are provided in Little Akaloa.
Stormwater Management:	Properties on the river flats beside Little Akaloa Road (#577 to #589 Little Akaloa Road) are prone to flooding due to breakouts from Little Akaloa Stream. Undersized pipes used to form vehicle crossings in front of these properties also restricts the drainage away from this area. Little Akaloa Stream is silting up and these overflows may be more frequent in future unless some stream maintenance is done. The abutments to the private bridge on Factory Road PROW have been scoured behind in the recent storms. There is a culvert under Lukes Road at #50 which has been partially blocked for several years. During this time the waterway below the culvert has been restricted with sections of undersized pipe and other development meaning that the culvert can no longer be reinstated without major works to protect the properties and buildings below. Along the uphill side of Lukes Road there is a concrete lined channel that needs to be initially cleared and then regular maintenance to prevent overflows into properties below the road.
Inundation from sea level rise and tsunami risk:	Little Akaloa Bay is a north east facing bay with a mixed sand/cobble foreshore indicating less sand supply than Okains or Le Bons Bays. The beach is generally backed by a steep bank and therefore the settlement behind is protected from coastal inundation hazards

	<p>although the bank itself may be susceptible to slow erosion processes both contemporarily and in the future as sea levels rise. The beach is generally backed by a steep bank and therefore the settlement behind is protected from coastal inundation hazards.</p>
Land instability risks:	<p>More detailed land instability assessments would be required should any further development of the area be contemplated.</p>
Settlement Character:	<p>Primarily old small dwellings including an historic local church and early homestead enclosed in native vegetation and private gardens. Newer dwellings tend to be larger and in less vegetated areas, as such newer dwellings and those on the valley floor are much more visible.</p> <p>Refer to 14/1386937 for further details.</p>
Areas of significant environmental value:	<p><i>Ecological/biodiversity</i> – No sites of ecological significance (SES) have been identified in the Little Akaloa residential zones. However there is an SES on the slopes on the west side of the bay; this is close to the residential zone and overlaps with the coastal natural character area. See planning maps 66 &amp; R2.</p> <p><i>Landscape</i>- The Operative BPPD includes the following areas of high coastal natural character.</p>
Areas of significance to tangata whenua:	<p>Nothing in the residential zone, but on the north facing slopes of Long Lookout Point, Little Akaloa (Hakaroa) sits the coastal pā of Panau. Sited on a terrace edge overlooking the sea this long occupied pā is an excellent example of coastal pā established to take advantage of marine and forest resources and extensive gardens. For further information see:</p> <p><a href="http://my.christchurchcitylibraries.com/ti-kouka-whenua/panau-pa-hakaroa/">http://my.christchurchcitylibraries.com/ti-kouka-whenua/panau-pa-hakaroa/</a></p>



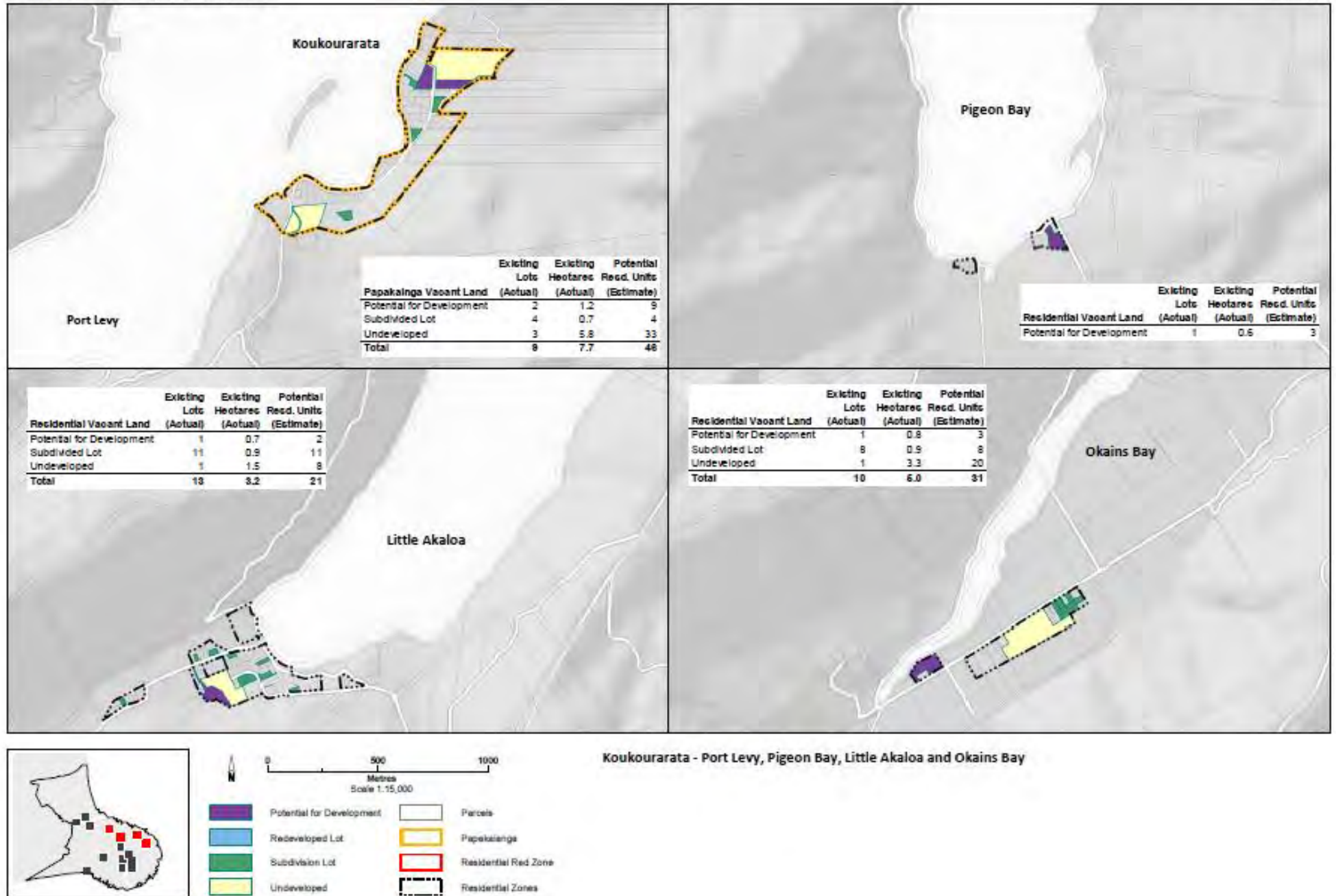




**Vacant Land Type descriptions:**

- 1) *Vacant Lot* - Vacant land under 4000m<sup>2</sup>. In 2005 this was split into 'Redeveloped lot' and 'Subdivision lot.'
- 2) *Redeveloped Lot* - Existing vacant land parcels under 4000m<sup>2</sup> that have had a dwelling demolished and the land has not been rebuilt on (not previously in the Vacant Land Register).
- 3) *Subdivided Lot* - Vacant parcels under 4000m<sup>2</sup> that have not previously been built on (resulted from the subdivision of a previous piece of Vacant Land).
- 4) *Undeveloped* - Vacant parcels over 4000m<sup>2</sup> with no dwelling or over one hectare with a dwelling.
- 5) *Potential for development* - Vacant parcels with a dwelling that are over 4000m<sup>2</sup> and less than one hectare.
- 6) *Deferred Zoning* - Vacant parcels that can not be developed until something has occurred eg Infrastructure or Development Plan.
- 7) *Under Appeal* - Vacant parcels that are currently zoned residential but are under appeal/reference to the Environment Court.

Residential Vacant Land at June 2012



Phase 2 – Residential Chapter 14 – Banks Peninsula Residential Settlement Analysis - Capacity, Constraints and Opportunities for Okains Bay

	Key Information
Settlement area:	Okains Bay Attachment A – Okains Bay Plan
Household demand and supply:	There are currently 10 existing vacant lots in Okains Bay with a total area of 5 hectares. It has been estimated that this land has the potential to provide an additional 31 residential units (based on approx 1,500m <sup>2</sup> sections). Refer to Attachment B – Vacant land assessment and preliminary assessment of land development potential.
Summary of growth potential and future need for change:	The landscape character assessment (14/1386937) notes that increasing the number of holiday homes could erode the existing community and affect the sense of residential coherence. High density development will change the open, spacious character of the settlement. As such, it is recommended to keep development on the south-east side of the main road to retain the rural outlook and open feel and keep density low by retaining reserves or larger section sizes to prevent a built-up look.
Transportation:	All roads are Local Roads. Consider upgrade of Back Road as providing an alternative to the main road in the event of being impassable to flooding etc. Some distance to walk between this part of Okains Bay and the Campground/Beach- pedestrians currently utilise grass road shoulder.
Wastewater Management:	No Council wastewater services are provided in Okains Bay. The camp ground which is on land owned by Ngai Tahu is managed by the Council and has a new septic tank system. All other properties will be on private septic tanks.
Water Supply Management:	No Council water supply services are provided to Okains Bay properties. The stream fed water supply system is a private system that is run by a water committee. The Water Committee is working with the Ministry of Health on how to bring the water supply up to meeting the NZ Drinking Water Standards.
Stormwater Management:	There is a series of open drains running across the lower river flat from the toe of the hills on the southeast side to Opara Stream on the northwest side. These are maintained by the Council due to a historic agreement. Large volumes of silt wash down from the hills above this area and deposit in the drains and roadside swales during rain events blocking them and causing overflows and flooding. The land on the river flat is very low lying and flat making drainage in storm events very difficult. The drains in this area are also affected by the tide. It is possible that at least some of the river flat area has dropped in the earthquakes worsening the existing drainage issues. Above the Rowandale Creek road crossing culvert there is a large

	debris screen that needs regular maintenance. This requires forming an access to facilitate operations.
Inundation from sea level rise and tsunami risk:	Okains Bay is an eastern-facing, gently sloping, fine sand grained beach backed by a substantial and well vegetated foredune system. It is protected somewhat from high energy southerly storm events by the headlands and the bulk of Banks Peninsula but can receive refracted southerly storm waves and rarer but often substantial swell waves from an easterly direction. As the bay has foredunes it is well protected from storm surge inundation but may be subject to tsunami inundation especially by way of the stream outlet. Sea level rise effects may be felt but probably not to the same extent as those Banks Peninsula bayhead beaches without dunes. May be subject to tsunami inundation especially by way of the stream outlet.
Land instability risks:	More detailed land instability assessments would be required should any further development of the area be contemplated.
Settlement Character:	The settlement is removed from the beach front. It has a very open character due to large tracts of land between small groups of houses and flat topography. It's primarily a permanent population with associated community facilities (including a school) and a popular campground nearby. It contains multiple historic buildings. Refer to TRIM14/1386937 for further details.
Areas of significant environmental value:	<i>Ecological/biodiversity</i> – No sites of ecological significance have been identified in the Okains Bay residential zones. See planning maps 68 and R2. <i>Landscape</i> - The Operative BPDP includes the following areas of high coastal natural character
Areas of significance to tangata whenua:	Nothing in the residential zone but situated in a quiet bay/headland and on an offshore island two kilometres southeast of Okains Bay is the Pā Bay/Pā Island settlement area. This combined site contains two Pā, two villages and a garden and is thought to have been occupied over a long period with the main occupation period being during the 1820s. The raiding expeditions of Te Rauparaha in 1830 marked the end of occupation of this extensive complex. For further information see: <a href="http://my.christchurchcitylibraries.com/ti-kouka-whenua/kawatea/">http://my.christchurchcitylibraries.com/ti-kouka-whenua/kawatea/</a>



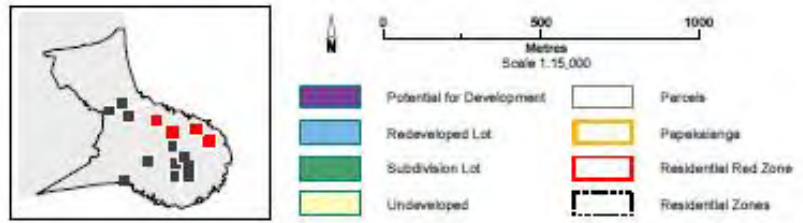
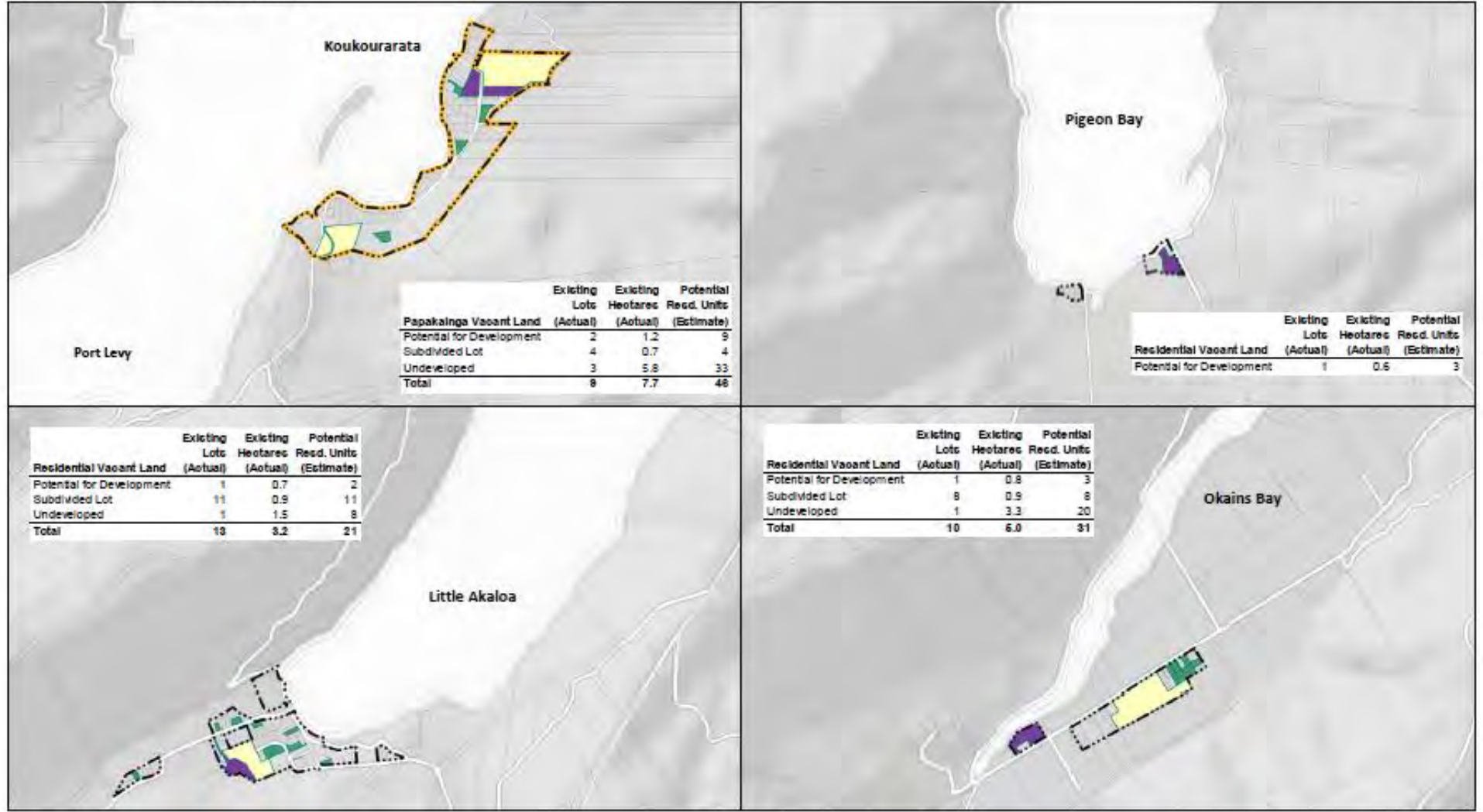




**Vacant Land Type descriptions:**

- 1) *Vacant Lot* - Vacant land under 4000m<sup>2</sup>. In 2005 this was split into 'Redeveloped lot' and 'Subdivision lot.'
- 2) *Redeveloped Lot* - Existing vacant land parcels under 4000m<sup>2</sup> that have had a dwelling demolished and the land has not been rebuilt on (not previously in the Vacant Land Register).
- 3) *Subdivided Lot* - Vacant parcels under 4000m<sup>2</sup> that have not previously been built on (resulted from the subdivision of a previous piece of Vacant Land).
- 4) *Undeveloped* - Vacant parcels over 4000m<sup>2</sup> with no dwelling or over one hectare with a dwelling.
- 5) *Potential for development* - Vacant parcels with a dwelling that are over 4000m<sup>2</sup> and less than one hectare.
- 6) *Deferred Zoning* - Vacant parcels that cannot be developed until something has occurred eg Infrastructure or Development Plan.
- 7) *Under Appeal* - Vacant parcels that are currently zoned residential but are under appeal/reference to the Environment Court.

Residential Vacant Land at June 2012



Koukourarata - Port Levy, Pigeon Bay, Little Akaloa and Okains Bay

## Phase 2 – Residential Chapter 14 – Banks Peninsula Residential Settlement Analysis - Capacity, Constraints and Opportunities for Birdlings Flat

	Key Information
Settlement area:	Birdlings Flat Attachment A – Birdlings Flat Plan
Household demand and supply:	There are currently 95 existing vacant lots in Birdlings Flat with a total area of 7.5 hectares. It has been estimated that this land has the potential to provide an additional 95 residential units (based on approx 700m <sup>2</sup> sections). Refer to Attachment B – Vacant land assessment and preliminary assessment of land development potential
Summary of growth potential and future need for change:	The landscape character assessment (14/1386937) notes that the harsh environment tends to slow development pressure. There are important indigenous vegetation and protected coastal areas that limit growth outside the existing zone. As such, it is recommended to encourage infill development rather than too much outward expansion.
Transportation:	All roads are Local Roads. Birdlings Flat- Delineation upgrades proposed on Poranui Beach Road. Western end of settlement has narrow roads, limited parking and pedestrian opportunities, narrow intersections. Consideration to improving pedestrian facilities. Link to Bossu Rd- access via beach and basic causeway over Lake Forsyth outlet a strategic link both recreationally and for local residents. Look to improve linkages with Rail Trail to Little River, school bus stop and shelter on SH75. NZTA to be consulted in regard to possible implications for the intersection of Poranui Beach Road / SH75.
Wastewater Management:	No Council wastewater services are provided in Birdlings flat. All properties make their own arrangements and this is usually through septic tank systems. There is an Memorandum of Understanding signed by the Council, Ecan and Wairewa Rununga to have a plan in place for wastewater for the area by 2022.
Water Supply Management:	A Council water supply is available to all properties in the settlement area on the basis of a restricted supply (1000 litres per day at low pressure to a tank at ground level). There is capacity to serve each lot currently identified in the settlement area.
Stormwater Management:	Ground material is very gravelly and the majority of drainage is by soakage to ground. Lake Forsyth is drained via a manmade outlet through the beach nearby. This is opened as necessary to manage the water level in the lake to mitigate flooding in the surrounding area. This affects access across the beach.
Inundation from sea level rise and tsunami risk:	
Land instability risks:	



Settlement character:	<p>The settlement responds to the harsh environment and wind exposure by keeping low to the ground. The dwellings are primarily old and battered by the elements; some are patched and potentially built out of recycled materials. There are some newer dwellings going in.</p> <p>Refer to TRIM14/1386937 for further details.</p>
Areas of significant environmental value:	<p><i>Ecological/biodiversity</i> – No sites of ecological significance (SES) have been identified in the Birdlings Flat residential zones. However Lake Forsyth and its immediate banks have been identified as an SES and the boundary of this area abuts with the residential zone in the east. See planning maps 78 and R4.</p> <p><i>Landscape</i>- The Operative BPDP includes the following areas of high coastal natural character</p>
Areas of significance to tangata whenua:	<p>Nothing in the residential zone. Nearby was a pā called Waikākahi situated under the foothills to the west of Poranui (Birdlings Flat) at the Horomaka (Banks Peninsula) end of Kaitōrete spit. Waikākahi means the place where kākahi (a fresh water shellfish) was found. Waikākahi pā was originally established by the chief Tūtekawa who was later killed in battles with incoming Ngāi Tahu. Today it is a farmland area of undulating paddocks that stretches from the Akaroa/Christchurch highway down to the shores of Te Waihora. It is a spiritually and culturally significant site for Ngāi Tahu hapū of the Horomaka (Banks Peninsula) area. Waikākahi is famous for being the starting place of the kai huanga dispute. For further information see: <a href="http://my.christchurchcitylibraries.com/ti-kouka-whenua/waikakahi/">http://my.christchurchcitylibraries.com/ti-kouka-whenua/waikakahi/</a></p>

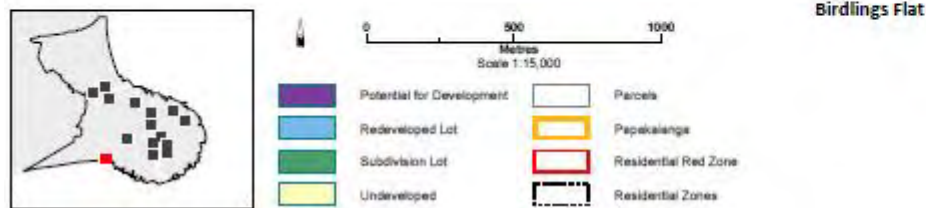




**Vacant Land Type descriptions:**

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- 2) *Redeveloped Lot* - Existing vacant land parcels under 4000m<sup>2</sup> that have had a dwelling demolished and the land has not been rebuilt on (not previously in the Vacant Land Register).
- 3) *Subdivided Lot* - Vacant parcels under 4000m<sup>2</sup> that have not previously been built on (resulted from the subdivision of a previous piece of Vacant Land).
- 4) *Undeveloped* - Vacant parcels over 4000m<sup>2</sup> with no dwelling or over one hectare with a dwelling.
- 5) *Potential for development* - Vacant parcels with a dwelling that are over 4000m<sup>2</sup> and less than one hectare.
- 6) *Deferred Zoning* - Vacant parcels that cannot be developed until something has occurred eg Infrastructure or Development Plan.
- 7) *Under Appeal* - Vacant parcels that are currently zoned residential but are under appeal/reference to the Environment Court.

Residential Vacant Land as at June 2012





	Key Information
Settlement area:	Little River and Cooptown Attachment A – Little River and Cooptown Plan
Household demand and supply:	There are currently 126 existing vacant lots in Little River and Cooptown with a total area of 31 hectares. It has been estimated that this land has the potential to provide an additional 151 residential units (based on approx 2,000m <sup>2</sup> sections). Refer to Attachment B – Vacant land assessment and preliminary assessment of land development potential.
Summary of growth potential and future need for change:	<p><i>Little River</i> - The landscape character assessment (14/1386937) notes that there is ample space for growth within the existing settlement zone. Recommendations are to avoid “cookie cutter/repetitive” development style which could detract from unique and more creative character and elements noted through settlement; and to apply assessment matters and design guidance referencing local character.</p> <p><i>Cooptown</i> - The landscape character assessment (14/1386937) notes that an overly urbanised development approach would compromise the existing character and as such, it is recommended that proposals are reviewed for landscape and visual effects in this setting. Currently there is ample space for future development within the settlement zone.</p>
Transportation:	Little River- pedestrian & cycle linkages with the Little River Rail Trail. School is situated in Western Valley Rd- consideration to pedestrian and cycle linkages to and from this site. On street parking provision may become an issue outside the School. Council Hill Road narrow / limited level of service. Cooptown- side roads narrow carriageway and limited level of service. Consider pedestrian links between Cooptown and Little River. Main Rd, SH75, is a Major Arterial. NZTA to be consulted about both areas.
Wastewater Management:	No Council reticulated wastewater services are provided in Little River or Cooptown. The Council does service the storage tank associated with the public toilet in Little River. All properties use septic tank systems which can be problematic in low lying areas when flooding occurs. The provision of wastewater reticulation and treatment is not in the current draft 10 year plan.
Water Supply Management:	The Council provides a treated water supply to Little River (restricted supply to on site storage). Reticulation has now been extended to Cooptown. This extension can be lived when the Water Supply Treatment Plant is upgraded. Expected completion of this upgrade is the end of 2015, and this will allow for some growth into the future and will be able to service a total of 216 properties in Little River and Cooptown.
Stormwater Management:	Refer Mayoral Flood Taskforce Final Report, Part C - Appendix B: Detailed Area Reports. Section B15. <a href="http://resources.ccc.govt.nz/files/CityLeisure/projectstoimprovechristchurch/landdrainage/MayoralTaskforcereportPartCAppendB.pdf">http://resources.ccc.govt.nz/files/CityLeisure/projectstoimprovechristchurch/landdrainage/MayoralTaskforcereportPartCAppendB.pdf</a>

	<p>Subsequent investigations are underway looking into locating the extent and assessing the condition of the piped drainage along the commercial area of Little River. There is a locally organised work party looking at flooding issues in the area. Refer to Issues and Options for Little River: A Scoping Document. Dr Suzanne Vallance. TRIM 14/1308971</p>
Land instability risks:	
Settlement Character:	<p><i>Little River</i> - Settlement primarily along one side of the main road with hidden residential areas behind. Character of the development is creative/semi-rural. Historic rail association and recent association with cycle recreation. An active local community with associated facilities such as a school and community centre.</p> <p><i>Cooptown</i> - Rural Avenue with widely spaced dwellings provides a rural, rather than a settlement character; the reserve area reads as a paddock. Currently open space dominates the zone given the rural character of undeveloped land.</p> <p>Refer to TRIM 14/1386937 for further details.</p>
Areas of significant environmental value:	<p><i>Ecological/biodiversity</i> – No sites of ecological significance have been identified in the Little River or Cooptown residential zones. See planning maps 69 &amp; R4.</p> <p><i>Landscape</i>- The Operative BPDP includes the following areas of high coastal natural character as shown in the Landscape Values Map in Attachment F (the light blue areas).</p>
Areas of significance to tangata whenua:	<p>Nothing in the residential zone. There is the Wairewa Marae situated in the Ōkana valley on the eastern side of Te Roto o Wairewa just past Little River on the Christchurch — Akaroa highway. It is home to the hapū of Ngāti Irakehu and Ngāti Makō. Wairewa is one of the five Ngāi Tahu Papatipu Rūnanga situated on Horomaka (Banks Peninsula). For further information see: <a href="http://my.christchurchcitylibraries.com/ti-kouka-whenua/wairewa-marae/">http://my.christchurchcitylibraries.com/ti-kouka-whenua/wairewa-marae/</a></p>



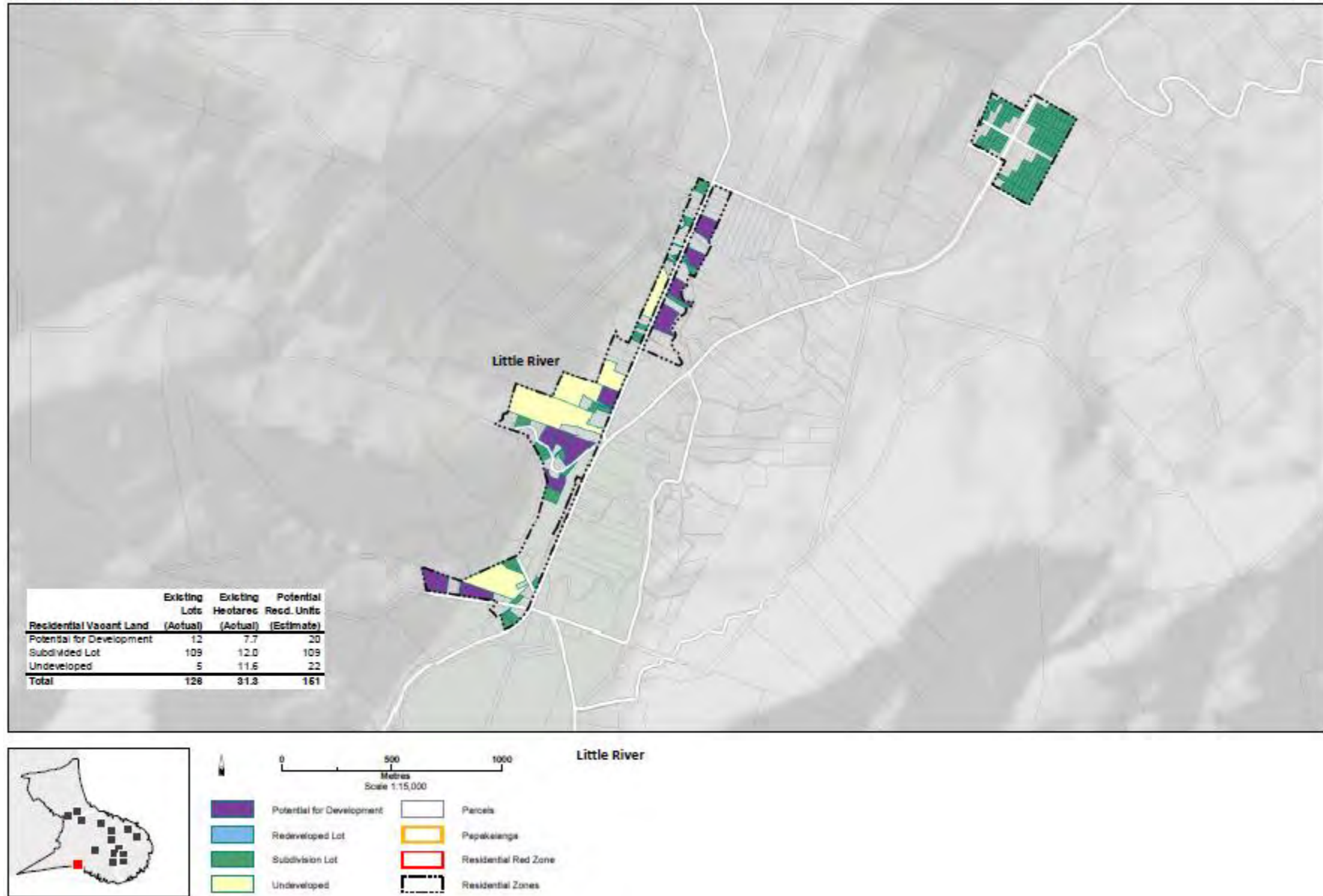




**Vacant Land Type Descriptions:**

- 1) *Vacant Lot* - Vacant land under 4000m<sup>2</sup>. In 2005 this was split into 'Redeveloped lot' and 'Subdivision lot.'
- 2) *Redeveloped Lot* - Existing vacant land parcels under 4000m<sup>2</sup> that have had a dwelling demolished and the land has not been rebuilt on (not previously in the Vacant Land Register).
- 3) *Subdivided Lot* - Vacant parcels under 4000m<sup>2</sup> that have not previously been built on (resulted from the subdivision of a previous piece of Vacant Land).
- 4) *Undeveloped* - Vacant parcels over 4000m<sup>2</sup> with no dwelling or over one hectare with a dwelling.
- 5) *Potential for development* - Vacant parcels with a dwelling that are over 4000m<sup>2</sup> and less than one hectare.
- 6) *Deferred Zoning* - Vacant parcels that can not be developed until something has occurred eg Infrastructure or Development Plan.
- 7) *Under Appeal* - Vacant parcels that are currently zoned residential but are under appeal/reference to the Environment Court.

Residential Vacant Land at June 2012



Phase 2 – Residential Chapter 14 – Banks Peninsula Residential Settlement Analysis - Capacity, Constraints and Opportunities for Wainui

	Key Information
Settlement area:	<p>Wainui</p> <p>Attachment A – Wainui Settlement Area Plan</p> <p>Function of settlement and description of community, community services and facilities, Retail activities, key features.</p>
Household demand and supply:	<p>Refer to Attachment B – Vacant land assessment and preliminary assessment of land development potential.</p> <p>Eight vacant parcels as a result of historical subdivisions, with 4 of these being in the Residential Zone, while the remaining 4 are located in the Small Settlement Zone.</p> <p>Two large undeveloped vacant parcels (approximately 8 hectares in area) in the Residential Zone are likely to yield around 70 additional allotments based on the controlled activity standard for subdivision of a 400m<sup>2</sup> minimum net area under the operative Banks Peninsula Small Settlement Zone. Average lot size is likely to be larger than the minimum to accommodate topography, the drainage features on the site and the probable market demand for lots larger than 400m<sup>2</sup>.</p>
Summary of growth potential and future need for change:	<p>The landscape character assessment (14/1386937) notes that urban sprawl around the waterfront would change the character of the settlement and extensive developments on the higher slopes could become over-bearing to the lower settlement. It is recommended that the clustering pattern around the waterfront is retained by new development spreading backwards from existing clusters rather than sideways (where land suitability allows). Building sizes should also be limited to a maximum of a 140m<sup>2</sup> footprint and 2 storeys in height to retain the small bach feel of the existing settlement.</p> <p>High potential for infill and high potential for expansion. Opportunity to connect existing pockets of urban zoned land. In the very long term a section of land along Wainui Main Road (partly zoned Small Settlement) will be significantly impacted by sea level rise. The urban zoned area may therefore need to be reconsidered in the future to provide for replacement urban land to that which is at high inundation risk.</p>
Transportation:	<p>Main road is a Collector until Bossu/Jubilee intersection.</p> <p>The main access to the French Farm / Tikao Bay / Wainui area is via Wainui Main Road from SH75 at Barrys Bay. Wainui Main Road is a relatively low volume, narrow, winding, collector road. This road is subject to slips and drop-outs. Popular with tourists. Potential improvements could include delineation signage and markings, carriageway resurfacing, some sections of carriageway widening.</p>

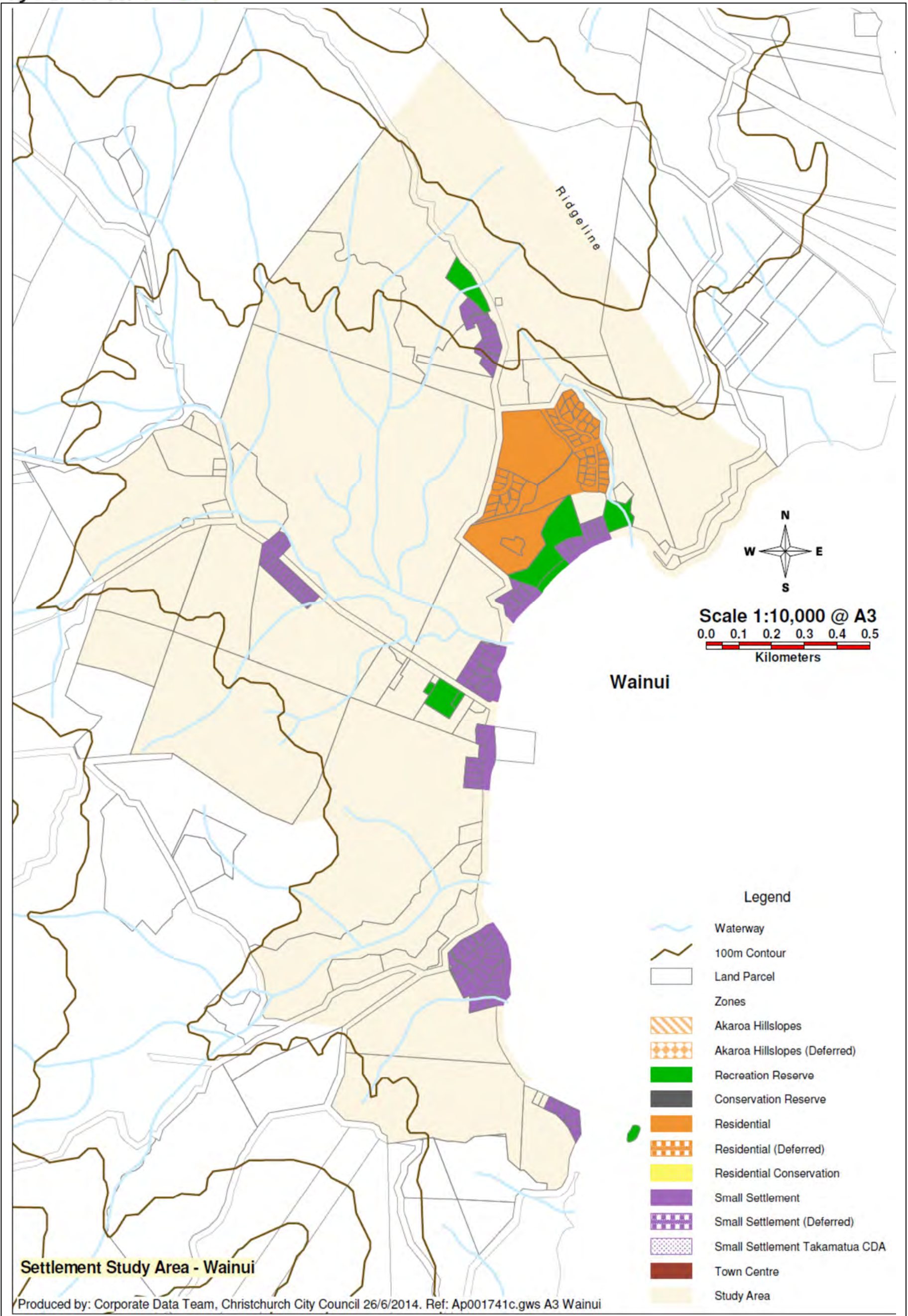
	<p>Challenges to existing and new developments may include limited sightlines at intersections and private properties- vegetation, alignment and topography. Alternative access is via a number options involving steep narrow sealed or unsealed roads- Jubilee, Bossu, Kinloch, Reynolds Valley, Okuti Valley- coming out at Little River. These roads have a limited level of service, carry low volumes, and currently would pose significant challenges and costs to upgrade. In weather events affecting Wainui Main Road, or if conditions poor, these alternative access roads may not always be open and available to regular traffic. Some tourist traffic. Four Wheel Drive of benefit in places. Potential improvements as per Wainui Main Road but with sealing roads as an addition. Additional information could be obtained regarding road conditions, natural hazard prone areas affecting transport, and the current demands and deficiencies from a maintenance perspective including culverts.</p>
Wastewater Management:	<p>Only Seaview Lane properties (37) serviced. All other existing properties on septic tanks/storage tanks/long drops. Required improvements to service existing zoned land (including full development of the zoned area – refer to Household demand and supply section above). Potential improvements required to support future extension of the zone and/or infill.</p> <p>New wastewater treatment system for Wainui. Refer to Attachment D for illustration of the scheme. Stage One of the Wainui Wastewater Scheme has diverted the treated wastewater from the Seaview Lane wastewater treatment plant that discharged into the harbour onto a land irrigation area above Warnerville Road. This work was completed in May 2013. Stage 2 involves providing the Wainui area with a reticulated wastewater system to the new treatment plant site off Warnerville Road. The design is for a low pressure sewer system using small pressure grinder pumps to pump wastewater from each property to a new treatment plant located near the top of Warnerville Road. Discharge from this new plant will also be irrigated on the forestry block as for Stage One. The commencement of Stage Two is dependant on funding decisions made under Council's Long Term Plan and Capital Works Programme.</p> <p>A small number of properties (7?) that are not in the “small settlements zone” have been offered a wastewater connection option to the new scheme (Stage Two) when it is built . The offer is made to those properties with existing legal dwellings, where the pipeline passes the property frontage and the dwelling is within 100m of the frontage. This was passed by Council in March 2014.</p>
Water Supply Management:	<p>Current capacity within reticulated scheme is a consented well take for 3.5L/sec and daily total of 302m<sup>3</sup>. This is estimated to enable supply to 250 properties (on a restricted basis – 1m<sup>3</sup>/day as is usual for Banks Peninsula) plus 50m<sup>3</sup> /day to the YMCA camp. There is an existing 90m<sup>3</sup> of storage in Wainui Valley Road, and a new set of tanks in Warnerville Road also with capacity of 90m<sup>3</sup>. At peak</p>



	<p>demand this volume of storage is marginal, however the 2000L on site tanks required at each property with the restricted supply status will ensure additional storage or water sources will not need to be developed for many years as there is effectively 3 days storage to cover outages of the well supply.</p>
Stormwater Management:	<p>Stormwater system is generally primitive and not well co-ordinated. It consists of soakage to ground from some properties which do not work very well. There is a some scouring of the roadside drains.</p> <p>There are also pipes to surface waterways and including roadside drains leading to pipes under the Wainui main Rd and on to the beach. Some pipes under the road have been recently re-laid. Further development would require increases to the capacity of the stormwater system with attention being paid to elimination of roadside scouring.</p>
Inundation from sea level rise and tsunami risk:	<p>Approximately 100m north of Wainui Valley Road (map ref N36 023102) which was the location of a former stream mouth that appears to have been blocked off between 1941 and 1975 and relocated about 70m further north to remove an ox-bow channel through the housing area. As a result the shoreline accreted in the order of 20m to cover the former mouth position. Predicted shoreline retreat rates and distances for sea level rise at Wainui south end (3.5m in 50yrs), middle (8.5m in 50yrs) and north end (6.0m in 50yrs). Additional details available. Storm wave heights and run-up elevations (water level at 1.7m about msl) south end (seawall 2-3.5m, road 2-3.5m) and north end (seawall 3.3m, road 2-3m). Additional details available.</p> <p>Coastal erosion with sea-level rise: North of Wainui Valley Road likely to erode, maximum amount less than 10m. Wainui Main Road likely to be affected within 50 year time frame. No other land likely to be affected. Set backs for road relocation advisable over next 50 years. Concrete seawall at end of Wainui Valley Road in very poor condition and will require replacement or major maintenance. For 400m section of coast south of boat ramp and rock groyne, erosion rate of 5 metres predicted which will affect sustainability of Wainui Main Road over next 50m years. Limited ability to reposition road, therefore coastal protection works required.</p> <p>Likely tsunami inundation limited to low lying area of former stream channel between Wainui Valley Road and Cemetery Road, area also subject to storm surge inundation. The area below the 2m contour is 1.33 hectares and are between 2 and 4m contour is about 4.3 hectares. Area below 2m contour is occupied by dwellings, are between 2 and 4m contour predominantly unoccupied as at 2008.</p>
Land instability risks:	<p>It is understood that there are large loess/ bedrock landslides in/around the Wainui settlement area. Exact location and characteristics unknown.</p> <p>Active gully erosion also likely given short steep catchments.</p>

Settlement character:	<p>There is a rhythm of settlement along the waterfront intersected by reserves and open space; dwellings are small with bach character. There is an open character with views out to the harbour and areas of housing are well vegetated. The atmosphere is relaxed, informal and cheerful eg. street and bach names of “Joy Street” and “Sanity pad”. Primarily seasonal population. Refer to TRIM14/1386937 for further details.</p>
Areas of significant environmental value:	<p><i>Ecological/biodiversity</i> – No sites of ecological significance have been identified in the Wainui residential zones. See planning maps 75 and R4.</p> <p><i>Landscape</i>- The Operative BDP includes the following areas of high coastal natural character. These are being reviewed at present with some areas where development has occurred likely to be removed (see Hannah for detailed map). There are existing objectives, policies and rules relating to these areas in the operative BDP. These are currently being reviewed as part of the coastal chapter.</p>
Areas of significance to tangata whenua:	<p>Nothing in the residential zone but rising above the bay is the imposing sight of Mt Bossu. In Ngāi Tahu legend, this maunga (mountain) is the resting place of the kō (digging stick) of the legendary explorer Rakaihautū. It was Rakaihautū who explored Te Waipounamu (South Island), and with his magic digging stick Tuhiraki dug out the lakes found there. In Ngāi Tahu times, this bay was claimed by the fighting chief Te Ruahikihiki when he landed at Wainui and dug for fern roots there. Te Maiharanui (Tamaiharanui) the paramount chief of Akaroa Ngāi Tahu from his base at Takapūneke (Red House Bay) on the other side of the harbour would use Wainui as a base to gather flax which he sold to Europeans. The flax found in New Zealand was of good quality and sought after for the making of ropes.</p> <p>Another special site closer to the residential zone is Ōtūtereinga (Ō Tū Te Reinga) which is the name of the point at the northern end of Wainui and means “the flitting place from which spirits pass to the underworld”.</p> <p>Just above the point is the ancient burial place of chief Tāngatahara who led the defenders of the pā at Ōnawe against the attack of Te Rauparaha in 1832. For further information see: <a href="http://my.christchurchcitylibraries.com/ti-kouka-whenua/wainui/">http://my.christchurchcitylibraries.com/ti-kouka-whenua/wainui/</a></p>



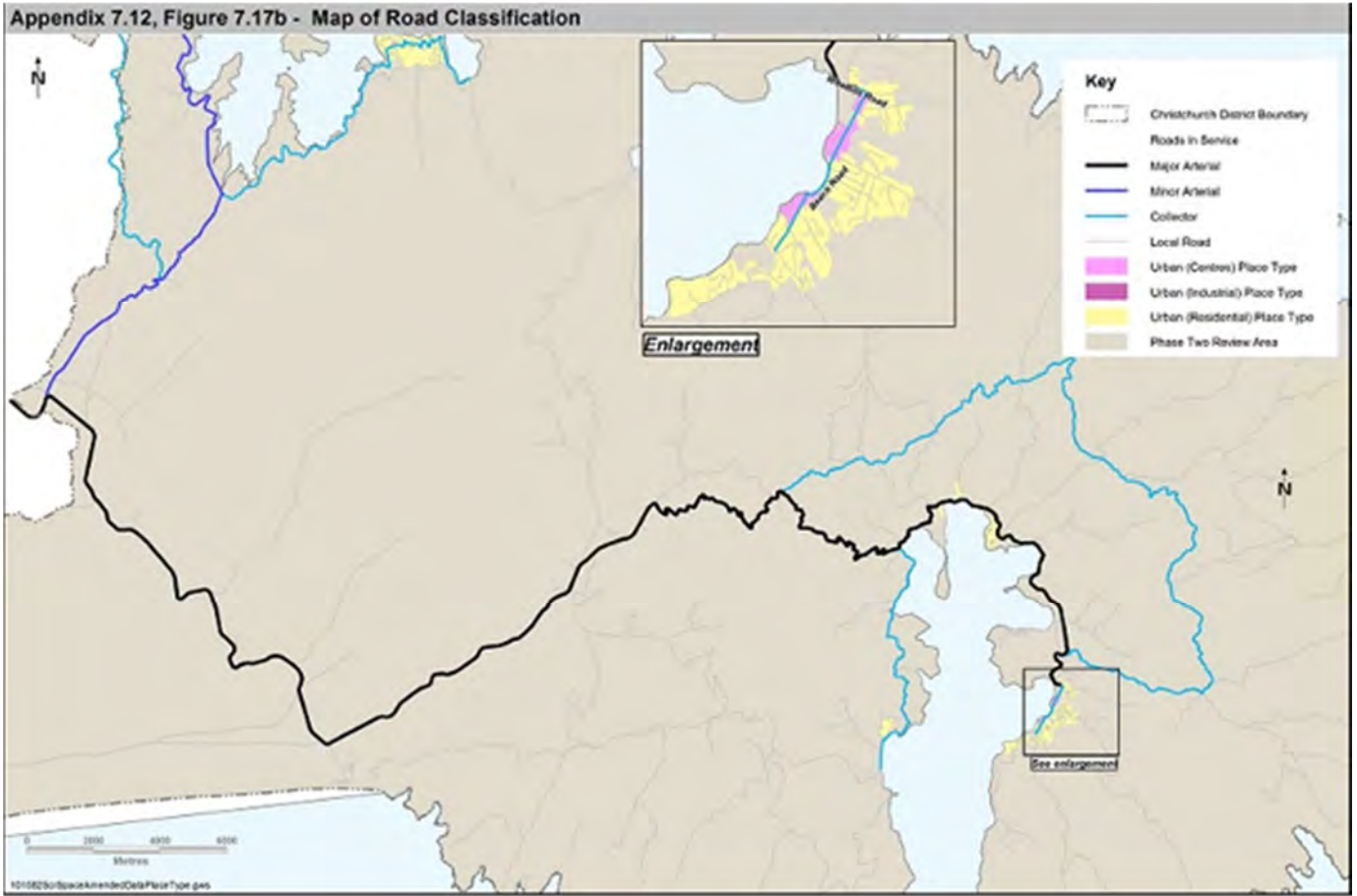




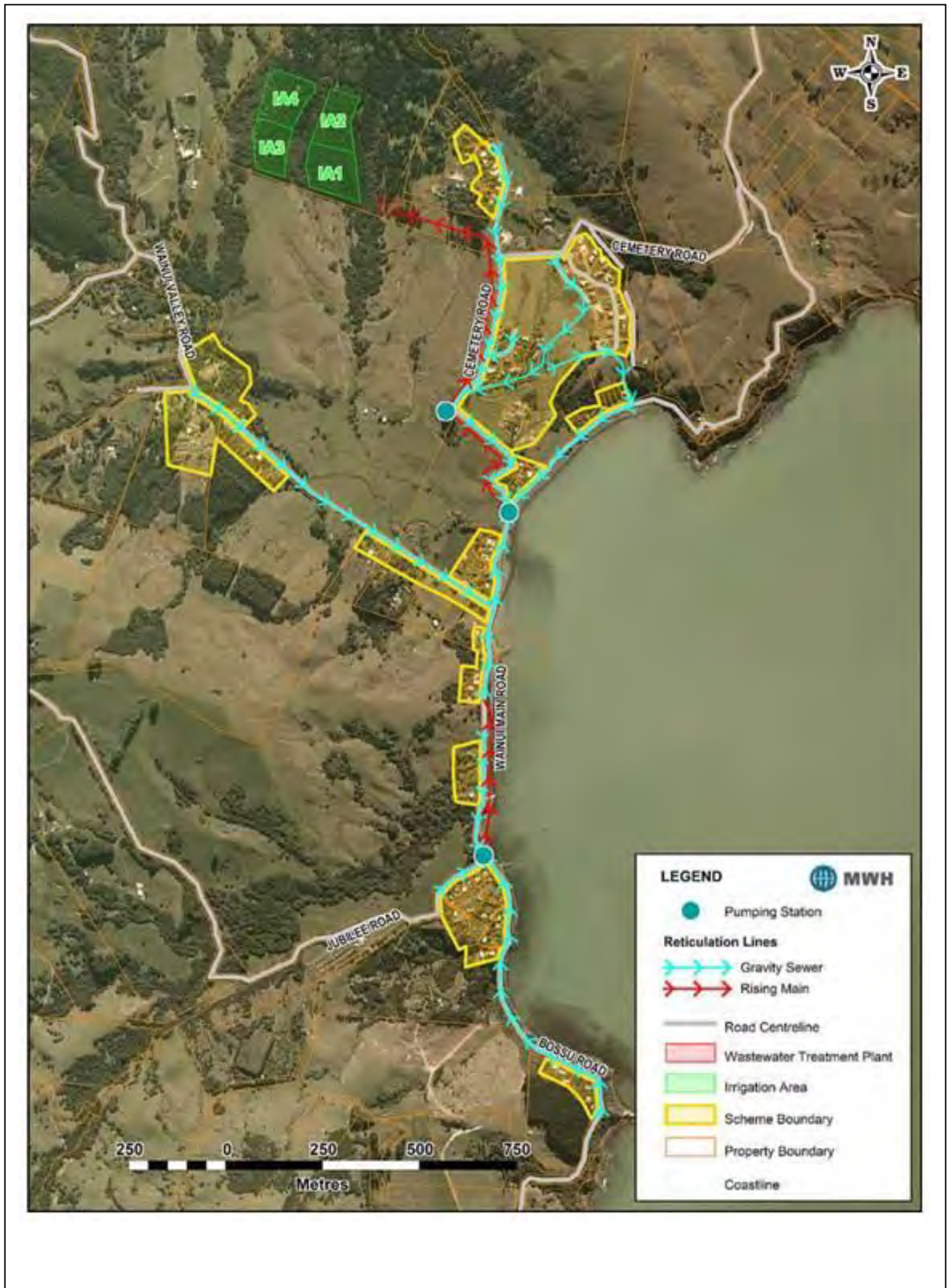
**Vacant Land Type Descriptions:**

- 1) *Vacant Lot* - Vacant land under 4000m<sup>2</sup>. In 2005 this was split into 'Redeveloped lot' and 'Subdivision lot.'
- 2) *Redeveloped Lot* - Existing vacant land parcels under 4000m<sup>2</sup> that have had a dwelling demolished and the land has not been rebuilt on (not previously in the Vacant Land Register).
- 3) *Subdivided Lot* - Vacant parcels under 4000m<sup>2</sup> that have not previously been built on (resulted from the subdivision of a previous piece of Vacant Land).
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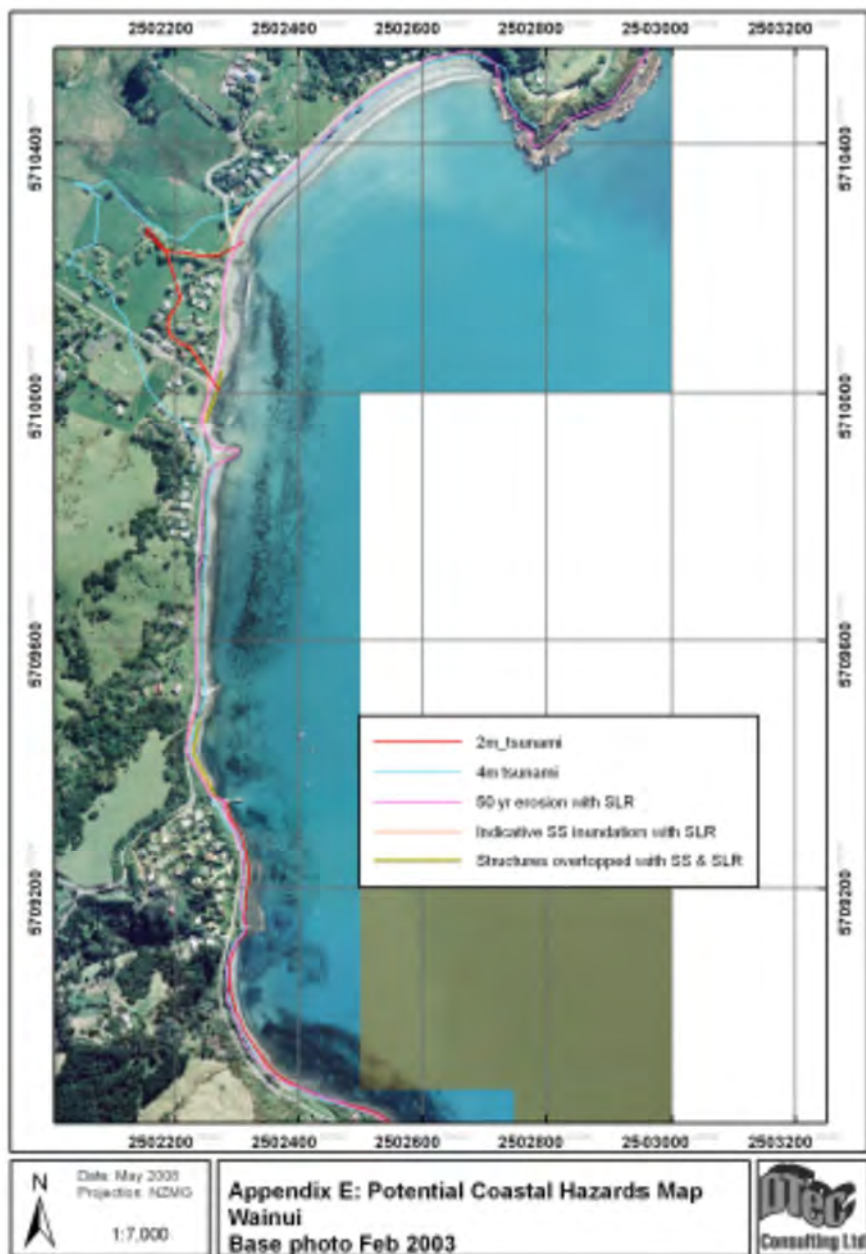














Landscape Values Map














Largely unmodified harbour landscape..  
Tangata Whenua importance.

Highly legible crater rim landscape of  
geological, ecological and aesthetic  
importance.

Highly legible and aesthetic coastal  
landscape.

LEGEND

-  Landscape Character Unit Boundary
-  Outstanding Natural Feature and Landscape (ONL)
-  250m buffer of Outstanding Natural Landscapes (ONL)
-  Coastal Natural Character Landscape (CNCL)
-  250m buffer of Coastal Natural Character Landscapes (CNCL)
-  HL and ONL overlap
-  Heritage Landscape (HL)
-  Visual Amenity Landscape (VAL)
-  Important Ridgeline within VAL
-  160m contour line
-  Excluded from study area

Landscape Values Table

Landscape Classification	Boundary Definition
ONL -	Crater rim, geological exposures and native vegetation
CNCL -	Landform, ridgeline, coastal road and landtype
HL -	
VAL -	All other Landscapes

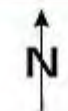
	Key Information
Settlement area:	Tikao Bay and French Farm Attachment A – Tikao Bay and French Farm Plan
Household demand and supply:	Refer to Attachment B – Vacant land assessment and preliminary assessment of land development potential
Summary of growth potential and future need for change:	<p><i>Tikao Bay</i> - The landscape character assessment (14/1386937) notes that large dwellings, removal of vegetation or large volumes of new dwellings could impact on the character and intimate nature of the setting. As such, it is recommended that new development is limited and expands up the valley on the farmland rather than sideways into the native vegetation. New developments should be well vegetated and buildings should be limited to a 140m<sup>2</sup> footprint and maximum height of 2 storeys to retain the small bach feel.</p> <p><i>French Farm</i> - The landscape character assessment (14/1386937) notes that sprawl around the waterfront would remove the small cluster pattern of development which is important to retain the predominantly open space/rural character of the wider French Farm area. As such, it is recommended that the cluster pattern is retained with some opportunity for small scale expansion in the westerly direction from the existing settlements. It is recommended that no further expansion occurs in the south facing cluster as vegetation removal would have adverse effects on the landscape setting.</p>
Transportation:	Main road is a Collector. Both popular locations for tourists. Tikao Bay Rd narrow and very steep in places. No significant traffic operations issues.
Wastewater Management:	No Services provided by CCC to French Farm. All existing properties are on their own septic tank system. Full reticulation and treatment of wastewater is provided at Tikao Bay for the 36 existing properties. The discharge of the treated wastewater is to land on a pine forest area (0.75 hectares) above Tikao Bay that is owned by the Council. There is some additional wastewater capacity available for wastewater treatment and disposal.
Water Supply Management:	No Council provided water supply services at French Farm or Tikao Bay. There is a private supply operating at Tikao Bay for the residential properties. The source is from a spring on a neighbouring farmer's land. It is expected that the water supply is unlikely to meet NZ Drinking Water Standards. It is understood that there is no formal agreement for the water supply from the farmers spring.
Stormwater Management:	Tikao Bay is a very steep catchment with natural waterways channelling water down to the bay. Properties drain into the waterway through private drainage and overland flows.

<p>Inundation from sea level rise:</p>	<p><i>Tikao Bay</i> – On the west side of the middle section of the harbour, Tikao Bay has narrow mudflats with intermediate foreshore and nearshore slopes that reflect its exposure to higher energy wave conditions than those bays further up the harbour. The Tikao Bay settlement is only at low risk from contemporary coastal hazards such as storm surge and tsunami but coastal inundation risks will increase with future sea level rise.</p> <p><i>French Farm Bay</i> – Occupies the sheltered west side of the harbour with more extensive mudflats than those occurring at Tikao Bay. French Farm Bay’s exposure to contemporary coastal inundation and erosion hazards is minimal. However coastal erosion and storm inundation risk will increase with future sea level rise and will likely undermine and overtop existing coastal protection structures.</p>
<p>Tsunami risk:</p>	<p><i>Tikao Bay</i> – The Tikao Bay settlement is only at low risk from contemporary coastal hazards such as tsunami.</p> <p><i>French Farm Bay</i> – The lower areas of French Farm Bay are at risk of inundation from a large tsunami event entering the harbour. Refer to Attachment E for maps illustrating sea level rise, tsunami, coastal protection works and shoreline changes.</p>
<p>Land instability risks:</p>	<p>More detailed geotechnical assessment is required should further development be contemplated.</p>
<p>Settlement Character:</p>	<p><i>Tikao Bay</i> – Hidden from the main road, it has a semi-private feel. The sounds are dominated by birdsong and the ocean giving a relaxed atmosphere. Dwellings have a bach-like character and are nestled into the dense vegetation and topography of the bay which is a key aspect to the character of the settlement.</p> <p><i>French Farm</i> – The south facing area is hidden by dense vegetation and its location above the road. Further along, small clusters of semi-formal development set within the rural landscape are visible; these are spaced widely along the main road and water front. Dwellings are set in urban style gardens on hill slopes with views of the harbour. Primarily a seasonal boating community. Refer to TRIM 14/1386937 for further details.</p>
<p>Areas of significant environmental value:</p>	<p><i>Ecological/biodiversity</i> – No sites of ecological significance have been identified in the Tikao Bay or French Farm residential zones. See planning maps 74 and R4.</p> <p><i>Landscape</i>- The Operative BPPD includes the following areas of high coastal natural character as shown in the Landscape Values Map in Attachment F (the light blue areas).</p>
<p>Areas of significance to tangata whenua:</p>	<p><i>Tikao Bay</i> – Nothing in the settlement area. The northern point of Tikao Bay is named Te Whatamako which means the storehouse of mako.</p> <p>Dried mako shark was a popular staple for those hapū living in the harbours of Whakaraupō (Lyttelton) and Akaroa, being plentiful and easily caught. When the time was right, large numbers of people in waka and in the water would herd the mako into the shallows of the tidal mudflats where they could be caught. For further information see: <a href="http://my.christchurchcitylibraries.com/ti-kouka-whenua/whatamako/">http://my.christchurchcitylibraries.com/ti-kouka-whenua/whatamako/</a></p>





Aerial photo date: Jan 2010 - Copyright CCC



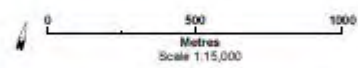
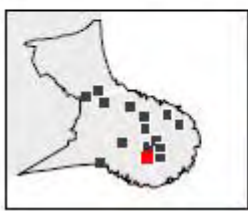
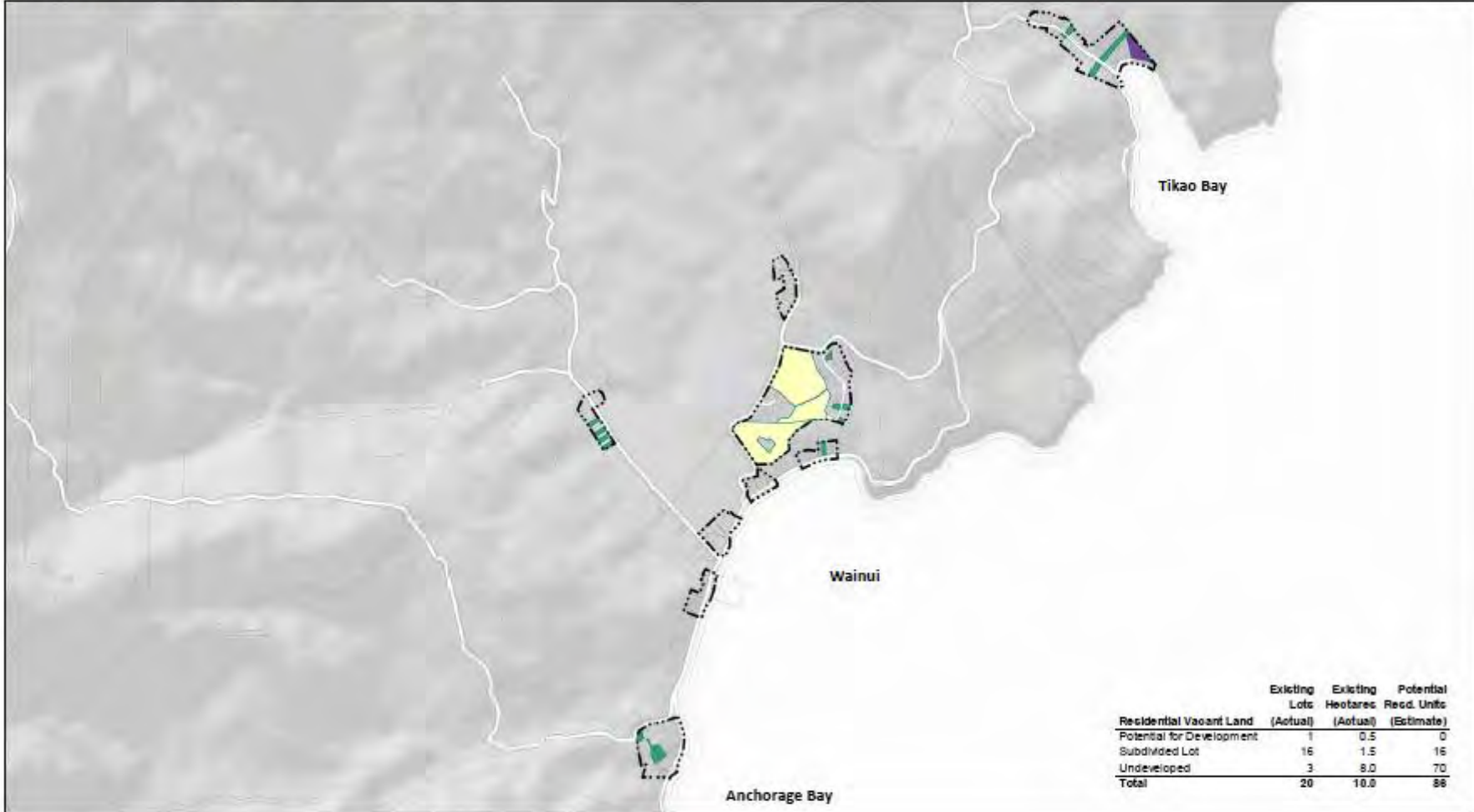
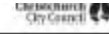


**Christchurch City Council**  
 Attachment 3: Vacant Land Overview of Tikao Bay and French Farm

**Vacant Land Type descriptions:**

- 1) *Vacant Lot* - Vacant land under 4000m<sup>2</sup>. In 2005 this was split into 'Redeveloped lot' and 'Subdivision lot.'
- 2) *Redeveloped Lot* - Existing vacant land parcels under 4000m<sup>2</sup> that have had a dwelling demolished and the land has not been rebuilt on (not previously in the Vacant Land Register).
- 3) *Subdivided Lot* - Vacant parcels under 4000m<sup>2</sup> that have not previously been built on (resulted from the subdivision of a previous piece of Vacant Land).
- 4) *Undeveloped* - Vacant parcels over 4000m<sup>2</sup> with no dwelling or over one hectare with a dwelling.
- 5) *Potential for development* - Vacant parcels with a dwelling that are over 4000m<sup>2</sup> and less than one hectare.
- 6) *Deferred Zoning* - Vacant parcels that cannot be developed until something has occurred eg Infrastructure or Development Plan.
- 7) *Under Appeal* - Vacant parcels that are currently zoned residential but are under appeal/reference to the Environment Court.

Residential Vacant Land at June 2012



- Potential for Development
- Redeveloped Lot
- Subdivision Lot
- Undeveloped
- Parcel
- Papakalanga
- ResidentialRedZone
- Residential Zones

	Key Information
Settlement area:	Barrys Bay and Duvauchelle Attachment A – Barrys Bay and Duvauchelle Plan
Household demand and supply:	Refer to Attachment B – Vacant land assessment and preliminary assessment of land development potential.
Summary of growth potential and future need for change:	<p><i>Barrys Bay Main Road</i> - The landscape character assessment (14/1386937) notes that the solid wall fronting the main road (presumably to buffer the effects of the main road) could become a problem for rural character if it is repeated as part of urban expansion. It is recommended that there is potential for some small scale expansion along the road towards the cheese factory subject to traffic and visibility etc.</p> <p><i>Barrys Bay Valley</i> – The landscape character assessment (14/1386937) notes that there is plenty of room to expand due to the surrounding rural landscape; however pressure for expansion towards the waterfront could be detrimental to the relaxed rural setting and small scale, quaint character. As such, it is recommended that only small pockets of expansion (similar in size to the existing settlements) should be allowed rather than continuous urban spread.</p> <p><i>Duvauchelle</i> – Some limited new development may be appropriate but requires further detailed assessments.</p>
Transportation:	Main road, Christchurch Akaroa Rd (SH75), is a State Highway and Major Arterial. NZTA as a key stakeholder due to relationship of development with SH75. Condition of pedestrian access alongside SH75 (Duvauchelle) has been raised previously- narrow gritted path subject to slips. This provides a link to the school and café/bar.
Wastewater Management:	No Council wastewater services are provided in Barrys Bay. Full wastewater reticulation and treatment is provided in Duvauchelle with the discharge of the treated wastewater into Akaroa Harbour via a 1600m long outfall. Laboratory scale trials have commenced for possible land application of some of the wastewater. There is some spare capacity for growth in wastewater flows to the Duvauchelle Treatment Plant.
Water Supply Management:	No Council water supply services are provided in Barrys Bay. A fully treated water supply is available to all properties in Duvauchelle including the new Ngaio Point area and also includes approximately 36 properties in Robinsons Bay on the south side of Ngaio Point. A portion of the properties (particularly the older properties) are on a full pressure supply, while the remaining properties (mainly the newer properties) are on restricted supplies. A restricted supply provides 1000 litres per day to a tank at ground level. The property owner provides a pressure pump for the house hold. Future growth in the Duvauchelle settlement may depend on more stringent control of water use. The stream fed sources of water



	supply for communities around Akaroa Harbour are limited in supply, particularly in dry summers at times of high demand. The anomaly that some properties on the Duvauchelle supply are provided water at high pressure needs to be addressed.
Stormwater Management:	<p><i>Barrys Bay</i>: has informal private drainage.</p> <p><i>Duvauchelles</i>: The Show Grounds and area around the lower Pawsons Valley are prone to flooding in heavy rain events. The channel of Pawsons Valley Stream has been scoured in recent storm events. The channel of Pipers Stream has also been scoured leading to encroachment into the Camp Ground.</p> <p>The silty soils in this area are easily eroded. Property drainage is either via roadside channels or natural waterways.</p>
Inundation from sea level rise and tsunami risk:	<p><i>Barrys Bay</i> – <i>Barrys Bay</i> has the gentlest sloping intertidal mudflats of the entire Akaroa Harbour reflecting the very low energy wave environment experienced in this embayment. Contemporary storm surge and storm wave run-up risk is not substantial due to the sheltered nature of the embayment and the elevation of the coastal hinterland. However this risk will increase with the predicted rise in future sea levels.</p> <p><i>Duvauchelle</i> – <i>Duvauchelle</i> is a south-facing embayment with mudflats which are the steepest of the harbour bays. This reflects the higher level of wave exposure at <i>Duvauchelle</i> from waves moving south to north up the harbour axis. The coastline at <i>Duvauchelle</i> currently already experiences overtopping events during coastal storms. These instances will increase as sea levels continue to rise. There is some risk to the lower lying land around <i>Duvauchelle</i> from inundation from a large tsunami event entering the harbour.</p>
Land instability risks:	More detailed geotechnical assessment is required should further development be considered.
Settlement Character:	<p><i>Barrys Bay Main Road</i> – Small urban enclave of 3 houses, urban frontage, busy main road and seasonal population. Visually obscured from views of traffic until in close proximity due to vegetation and the curving of the road. Enclosed within vegetation; pine forest opposite the development and private gardens and native vegetation behind.</p> <p><i>Barrys Bay Valley</i> – Visually open to the narrow farm road that it is on, but not visible to, the main road. Surrounded by farmland with an open outlook; has a tranquil “cottage feel”.</p> <p><i>Duvauchelle</i> -</p> <p>Refer to 14/1386937 for further details.</p>
Areas of significant environmental value:	<i>Ecological/biodiversity</i> – No sites of ecological significance have been identified in the <i>Barrys Bay</i> or <i>Duvauchelle</i> residential zones. See planning maps 70, 73 and R4.

	<p><i>Landscape</i>- The Operative BPDP includes the following areas of high coastal natural character</p>
<p>Areas of significance to tangata whenua:</p>	<p><i>Barrys Bay</i> – Several creeks run into the tidal mudflats there – Te Wairori is the largest and Kaituna a smaller one. Kaituna’s name, meaning kai (food) and tuna (eel), refers to the catching of eels in that locality. The mudflats were also known as a good source of pātiki (flounder), making this area a regular fishing spot for people from Wairewa just over the hill. For further information see: <a href="http://my.christchurchcitylibraries.com/ti-kouka-whenua/taraouta/">http://my.christchurchcitylibraries.com/ti-kouka-whenua/taraouta/</a></p> <p><i>Duvauchelle</i> – Oinako is the site of an ancient pā which was later the site of the Duvauchelle Hotel until it was demolished in 2012 due to earthquake damage. This was located in the residential zone of Duvauchelle.</p> <p>Te Wharau is the name of a creek running into the sea where on flat land nearby, a taua (war party) of Ngāti Awa warriors were camped during the Ōnawe battles led by Te Rauparaha. For further information see: <a href="http://my.christchurchcitylibraries.com/ti-kouka-whenua/kaitouna/">http://my.christchurchcitylibraries.com/ti-kouka-whenua/kaitouna/</a></p>



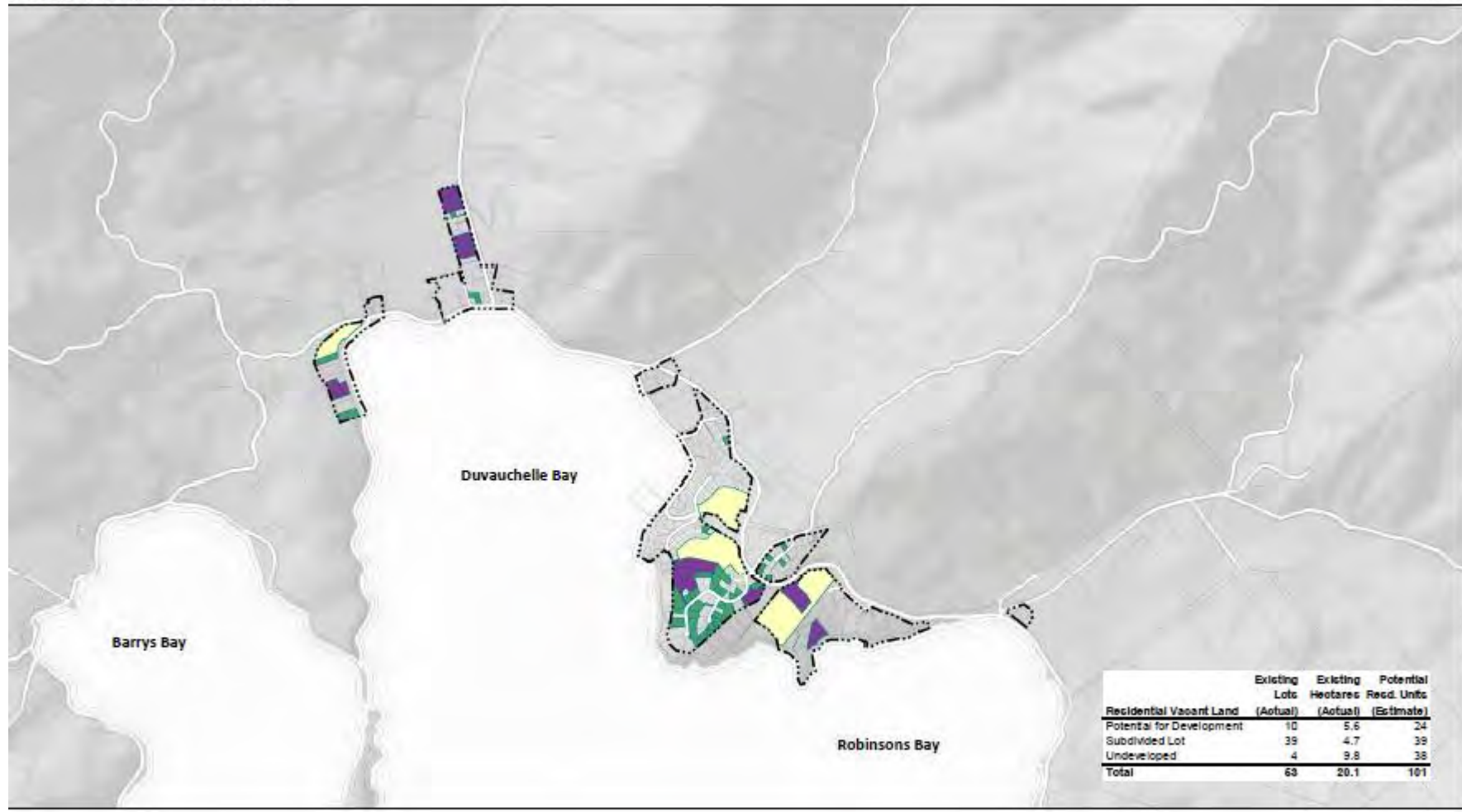




**Vacant Land Type descriptions:**

- 1) *Vacant Lot* - Vacant land under 4000m<sup>2</sup>. In 2005 this was split into 'Redeveloped lot' and 'Subdivision lot.'
- 2) *Redeveloped Lot* - Existing vacant land parcels under 4000m<sup>2</sup> that have had a dwelling demolished and the land has not been rebuilt on (not previously in the Vacant Land Register).
- 3) *Subdivided Lot* - Vacant parcels under 4000m<sup>2</sup> that have not previously been built on (resulted from the subdivision of a previous piece of Vacant Land).
- 4) *Undeveloped* - Vacant parcels over 4000m<sup>2</sup> with no dwelling or over one hectare with a dwelling.
- 5) *Potential for development* - Vacant parcels with a dwelling that are over 4000m<sup>2</sup> and less than one hectare.
- 6) *Deferred Zoning* - Vacant parcels that can not be developed until something has occurred eg Infrastructure or Development Plan.
- 7) *Under Appeal* - Vacant parcels that are currently zoned residential but are under appeal/reference to the Environment Court.

Residential Vacant Land at June 2012



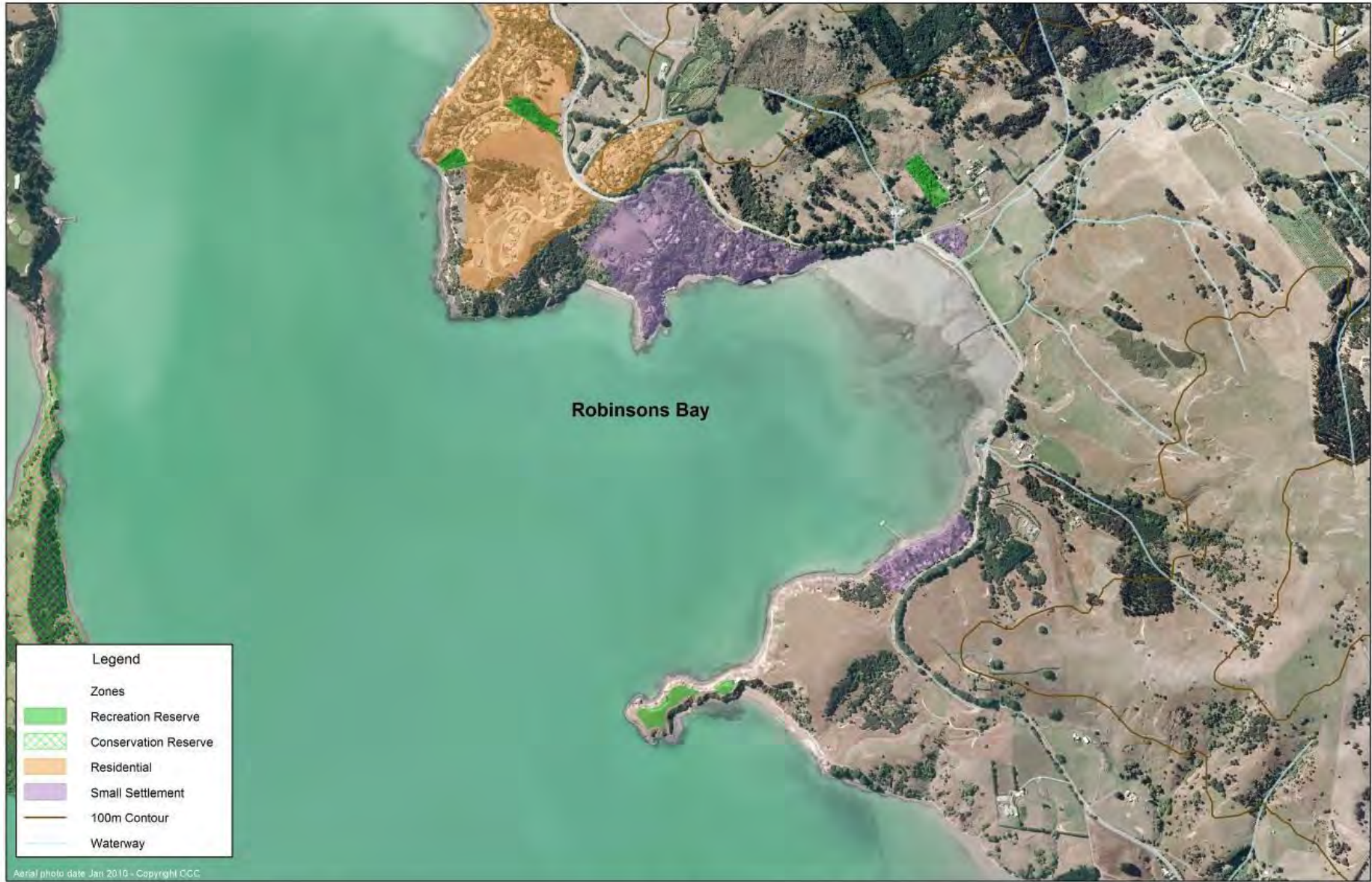
## Phase 2 – Residential Chapter 14 – Banks Peninsula Residential Settlement Analysis - Capacity, Constraints and Opportunities for Robinsons Bay

	Key Information
Settlement area:	Robinsons Bay Attachment A – Robinsons Bay Plan
Household demand and supply:	Refer to Attachment B – Vacant land assessment and preliminary assessment of land development potential.
Summary of growth potential and future need for change:	The landscape character assessment (14/1386937) notes that a small settlement on the valley floor could be at risk of sea level rise as well as being highly visible compared to the settlements on the hills. As such, it is recommended that further development on the valley floor be discouraged while further development could occur to the west in the north facing settlement and in the open space of the south facing settlement without expanding the zone. New development should be well vegetated to keep in character with the existing settlement.
Transportation:	Main road, Christchurch Akaroa Rd (SH75), is a State Highway and Major Arterial. Implications for NZTA intersection Monarch / Okains Bay / SH75)- NZTA as a stakeholder.
Wastewater Management:	Information to be provided
Water Supply Management:	Information to be provided
Stormwater Management:	Drainage from the road to the bay is impeded by the build up of sand and debris on the upper beach. This requires regular maintenance. Properties in the area are generally drained through informal private drainage.
Inundation from sea level rise:	Robinsons Bay faces west to south west and has wide intertidal mudflats slightly steeper than neighbouring Takamatua Bay. The elevation of the coastal hinterland at Robinsons Bay is sufficient to protect the settlement from contemporary coastal storm inundation. However future shoreline erosion and inundation is possible under future sea level rise scenarios. There is some risk from a large tsunami entering the harbour but Robinsons Bay is probably better protected by the nature of its higher elevated coastal hinterland.
Land instability risks:	Further assessment required.
Settlement Character:	Enclosed by topography and dense vegetation, it has a semi-private feel. Small buildings on large sections create a rural character with an outlook to the harbour. Primarily seasonal population. Refer to 14/1386937 for further details.

<p>Areas of significant environmental value:</p>	<p><i>Ecological/biodiversity</i> – No sites of ecological significance have been identified in the Robinsons Bay Residential Zones. See planning map R5. <i>Landscape</i>- The Operative BPDP includes the following areas of high coastal natural character</p>
<p>Areas of significance to tangata whenua:</p>	<p>The bay with its mudflats was one of the best bays in the harbour for catching flounders (pātiki). Once the fish were caught they were threaded with a bone needle to keep them together for transporting back to the pā. The bone needle used is called an “au” hence the original name for Robinson’s Bay – Ngā ka kai au. For more information see:</p>



Attachment A: Settlement Map of Robinsons Bay



**Legend**

Zones

- Recreation Reserve
- Conservation Reserve
- Residential
- Small Settlement
- 100m Contour
- Waterway

Aerial photo date Jan 2010 - Copyright CCC



Phase 2 – Residential Chapter 14 – Banks Peninsula Residential Settlement Analysis - Capacity, Constraints and Opportunities for Takamatua

	Key Information
Settlement area:	Takamatua Attachment A – Takamatua Plan
Household demand and supply: Current household capacity Expected population growth Vacant land	There are currently 34 existing vacant lots in Takamatua with a total area of 6 hectares. It has been estimated that this land has the potential to provide an additional 37 residential units (based on approx 1,500m <sup>2</sup> sections).  Refer to Attachment B – Vacant land assessment and preliminary assessment of land development potential
Summary of growth potential and future need for change.:	<i>Foreshore</i> – The landscape character assessment (14/1386937) notes that rebuilt baches are changing the character of the settlement through modern design and larger dwellings; expansion could increase the suburban feeling that is only slightly obvious at present. Sea level rise is also a concern as the settlement slopes downwards from the beach. As such it is recommended that expansion be kept to a minimum and that which does occur should be on the higher ground to the north of the settlement (subject to land suitability). Design guidelines should be provided to retain local character with footprints no larger than 200m <sup>2</sup> on the beach front, no larger than 140m <sup>2</sup> footprint behind the beach front (keeping with current patterns) and no higher than 2 storeys.  <i>North Facing</i> – The landscape character assessment (14/1386937) notes that removal of vegetation would increase visibility and change the nature of the settlement. As such, it is recommended that removal of trees be limited and new developments be well vegetated. New development could occur on the open areas of ground to the east

	<p>along the coast and to the south further up the hillside if well vegetated before development occurs.</p> <p><i>Valley</i> – The landscape character assessment (14/1386937) notes that too much development could remove the surrounding rural context which adds considerably to the character and increasing seasonal population may erode the local community. It is recommended that development be limited to the rear of the existing settlement and retain the rural outlook opposite the settlement.</p>
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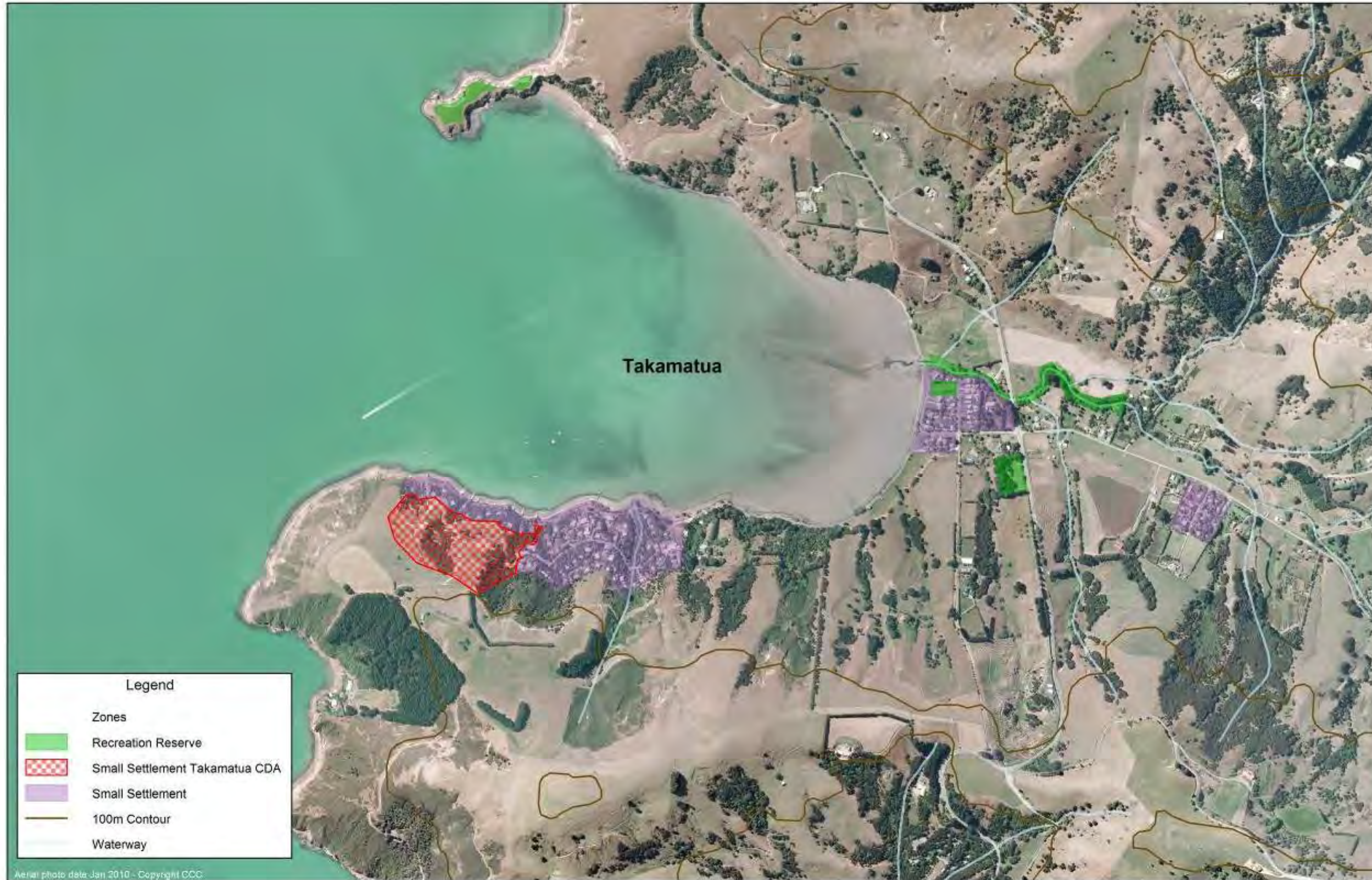
	Key Information	Information gaps and deficiencies
Transportation:	<p>Main road, Christchurch Akaroa Rd (SH75), is a State Highway and Major Arterial.</p> <p>Takamatua Bay tourist destination / boat ramp activity. Narrow winding hillside roads limited service and intersections. Old French Road to the east provides very limited access (pedestrians, bikes, off road / 4WD drive vehicles if conditions permit) between the eastern end of the settlement and SH75 at Long Bay Rd. NZTA as a stakeholder given the relationship to SH75.</p>	Pavement Maintenance input- as per Lyttelton comments.
Wastewater Management:	<p>All properties in Takamatua have their own on site treatment systems. These will mostly be septic tanks. Some property owners have issues with the operation of their field drains from the septic tanks due to a lack of soil permeability and site space which is typical for the Peninsula. Provision has been made in the proposed design of the new Akaroa Wastewater Treatment Plant for the inclusion of a reticulated waste water system from Takamatua, There is no provision yet in the proposed long term plan for the reticulating of Takamatua.</p>	
Water Supply Management:	<p>The Water Supply for Takamatua is being upgrade now and is due for completion in March 2015. A stream take from Takamatua Valley is to be pumped to the upgraded plant at L'Aube Hill in Akaroa and the treated</p>	



	<p>water pumped back to a new reservoir at the top of Old Coach Road to feed down to the Takamatua settlement. There will be no constraints on supplies to Takamatua. All properties in Takamatua are fully back flow prevented and metered.</p>	
Stormwater Management:	<p><b>Takamatua Beach area</b> This is a very low lying and flat area. Tide affects the ability of drains to operate in the area. Outlets to the sea require regular maintenance to keep them open due to build up of sand and debris blocking them.</p> <p><b>Takamatua Valley area</b> Drainage is mostly via private and roadside channels.</p> <p><b>Kotare Lane / Kingfisher Lane area</b> The older areas are drained either via the road channels or private pipes to the natural waterways. The newer subdivision at the western end is drained through a pipe and road channel system to detention pond that then drain out to the harbour via the natural streams. Commercial failure of the Kotare Lane subdivision development has left drainage works unfinished with sediment traps left in the streams forming waterfalls leading to erosion of the stream bed below them. Steep road batters which were not effectively stabilised are eroding and adding sediment to the drainage systems and waterways.</p>	
Inundation from sea level rise:	<p>Takamatua Bay faces west and has wide intertidal mudflats which are gentler sloping than Robinsons Bay due to the shelter provided to Takamatua by the Takamatua Hill promontory. The lower elevations of Takamatua Bay are currently at risk from contemporary storm surge events and higher elevated land will become exposed to this risk as sea levels rise particularly around the vicinity of the Takamatua Stream. The area around the Takamatua Stream is vulnerable to inundation should a large tsunami event enter the harbour.</p>	

Land instability risks:	More detailed geotechnical assessment is required should further land development is contemplated.	
Settlement Character:	<p><i>Foreshore</i> – Suburban grid layout with contrasting, small bach-like architecture and rural setting. Low volumes of vegetation, gardens suburban in nature, open character with flat topography. Seasonal population with easy access to the beach which is quite muddy due to extensive mudflats.</p> <p><i>North Facing</i> – In contrast to the foreshore settlement, the layout of this settlement generally has a rural feel with the exception of large houses in some areas which create a more suburban character. Well hidden due to topography and dense vegetation with expansive views out to the harbour. Primarily seasonal population, this is the newest of the three settlements.</p> <p><i>Valley</i> – Rural in character due to large set backs at the road frontage, farmhouse style buildings and letter box groupings. Outlook is to the surrounding rural landscape, the settlement is removed from the bay and from the main road. There is evidence of local business and in keeping with this, there is evidence of a much higher proportion of permanent residents than the other two settlements in Takamatua. This is the oldest of the three settlements.</p> <p>Refer to 14/1386937 for further details.</p>	
Areas of significant environmental value:	<p><i>Ecological/biodiversity</i> – No sites of ecological significance have been identified in the Okains Bay Residential Zones. See planning maps 76 and R5.</p> <p><i>Landscape</i>- The Operative BPDP includes the following areas of high coastal natural character</p>	





**Legend**

Zones

- Recreation Reserve
- Small Settlement Takamatua CDA
- Small Settlement
- 100m Contour
- Waterway

Aerial photo date: Jan 2010 - Copyright CCC

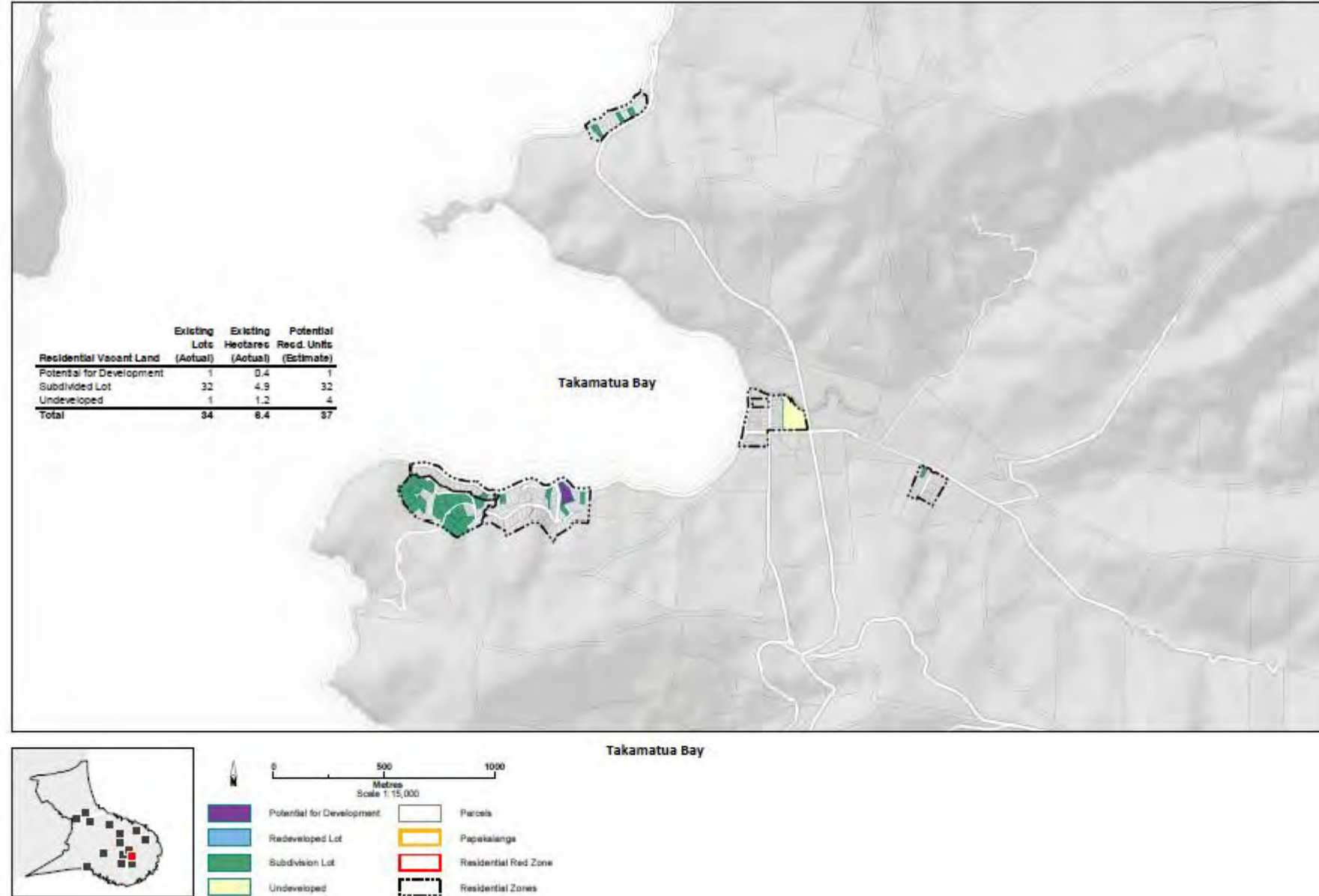




**Vacant Land Type descriptions:**

- 1) *Vacant Lot* - Vacant land under 4000m<sup>2</sup>. In 2005 this was split into 'Redeveloped lot' and 'Subdivision lot.'
- 2) *Redeveloped Lot* - Existing vacant land parcels under 4000m<sup>2</sup> that have had a dwelling demolished and the land has not been rebuilt on (not previously in the Vacant Land Register).
- 3) *Subdivided Lot* - Vacant parcels under 4000m<sup>2</sup> that have not previously been built on (resulted from the subdivision of a previous piece of Vacant Land).
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- 6) *Deferred Zoning* - Vacant parcels that cannot be developed until something has occurred eg Infrastructure or Development Plan.
- 7) *Under Appeal* - Vacant parcels that are currently zoned residential but are under appeal/reference to the Environment Court.

Residential Vacant Land at June 2012



Appendix 27 – Assessment of provisions relevant to Small Settlements

## Assessment of Activity and Built Form Standards – Small Settlement Zones

1. *Assessment of appropriate activities to give effect to objectives and policies*

The section 32 analysis for Phase 1 of the review of the Residential Chapter 14 has assessed the appropriateness, effectiveness and efficiency in providing for particular activities within residential areas. Of greatest relevance and applicability to the Small Settlement Zone are the following sections of the Phase 1 Section 32 analysis:

- 5.1 Low Residential Density
- 5.2 Residential Recovery Needs and Future Multi-Unit Residential Complexes
- 5.4 Policies to maintain residential character and amenity within Residential Suburban and Medium Density zones and Built Form Standards for these areas/zones
- 5.5 Policy and rules relating to best practice for health, building sustainability, energy and water efficiency.
- 5.6 Policy and Rules relating to Non-household Residential Accommodation and Non-Residential activities within Residential Zones.

The following assessment builds on the analysis undertaken in the above sections as much of the discussion is applicable to the Small Settlement Zone. The key issue however, is whether the environment and function of all small settlements are suited to providing the range of activities provided for in the Phase 1 residential zones (in particular the Residential Suburban Zone, Residential Banks Peninsula Zone, Residential Conservation Zone). Further whether the proposed built form standards for other similar residential zones are appropriate for the Small Settlement Zone.

Table 1 sets out all of the potential activities and built form standards that could apply to the Small Settlement Zone for areas located in Banks Peninsula. Table 2 sets out all of the potential activities and built form standards that could apply to the Small Settlement Zone for the existing settlements located at Kainga and Spencerville.

An assessment has been made in regard to each potential standard in terms of whether it is appropriate for the Small Settlement environment and necessary to achieve objectives and policies. It is noted that as part of Phase 2 a new objective for Banks Peninsula is proposed and a series of policies to give effect to this new objective (refer to Phase 2 section 32 analysis on Objectives and Policies). The assessment in Table 1 has been made having regard to the objectives and policies proposed under Phase 2. In relation to giving effect to objectives and policies for the small settlements in Christchurch City those proposed under Stage 1 of the Replacement District Plan apply.



Table 1:	Assessment provisions relevant to Small Settlements in Banks Peninsula		
Operative standard under the Banks Peninsula District Plan Small Settlement Zone	District Plan Review: Phase 1 standard for the Residential Suburban Zone and/or Residential Banks Peninsula Zone that may be applicable	Discussion on the most appropriate standard to apply in the Replacement District Plans Small Settlement Zone	Proposed standard under the Replacement District Plan 14.15 Residential Small Settlement Zone
1. Permitted Activities The following are permitted activities where they meet the conditions set out in Rule 3 (below):			Proposed Permitted Activities for the 14.15. Residential Small Settlement Zone – Banks Peninsula related provisions 14.15.2 Activity status tables
<p>1.a Permitted Activities</p> <p>a) The erection of dwellings</p> <p>Dwelling: Means any building, whether permanent or temporary, that is occupied, in whole or in part, as a residence; and includes the following:</p> <ul style="list-style-type: none"> <li>accommodation where lodging is provided, or intended to be provided for reward or payment, for not more than 6 guests on a site; and</li> <li>any structure or outdoor living area that is accessory to and used wholly or principally for the purposes of the residence.</li> </ul> <p>It also includes accessory buildings. Also refer to dwelling in the definition of Port Noise Sensitive Activity</p> <p><i>Residential unit: means a residential activity which consists of a single self contained household unit, whether of one or more persons, and includes accessory buildings and a family flat. Where more than one kitchen and/or laundry facility is provided on the site, other than a kitchen and/or laundry facility in a family flat, there shall be deemed to be more than one residential unit.</i></p>	<p>Residential Banks Peninsula Zone:</p> <p>P1 A residential unit <u>and/or</u> residential activities that occur within a <u>residential unit</u>.</p>	<p>Similar standard under the operative District Plan as proposed for the Replacement District Plan. No major change required.</p>	<p>Residential Small Settlement zone:</p> <p>14.15.2.1 Permitted Activities</p> <p>P1 A residential unit <u>and/or</u> residential activities that occur within a <u>residential unit</u>.</p>
<p>Family flats are not explicitly permitted under the operative Small Settlement Zone, however could be interpreted as being provided for under the definition of a “dwelling” which is a permitted activity. The definition of a dwelling includes an “accessory building” which can be a building detached from the permitted activity and its use is ancillary. The operative plan also includes a definition of a residential unit, however residential units are not listed as a permitted activity. Nonetheless a “residential unit” and “dwelling” are given to mean the same. The definition of a residential unit explicitly provides for family flats, although notably there are no controls on the built form of a family flat.</p> <p><i>Dwelling: Means any building, whether permanent or temporary, that is occupied, in whole or in part, as a residence; and includes the following:</i></p>	<p>Residential Suburban Zone</p> <p>Permitted Activities</p> <p>P19 Minor <u>residentialunit</u> where the minor unit is a detached <u>building</u> and the existing site it is to be built on contains only one <u>residentialunit</u>.</p> <ol style="list-style-type: none"> <li>a. The <u>site</u> containing both units shall have a minimum net site area of 450m<sup>2</sup>.</li> <li>b. The minor <u>residentialunit</u> shall have a minimum gross floor area of 35m<sup>2</sup> and a maximum gross <u>floorarea</u> of 70m<sup>2</sup>.</li> <li>c. The <u>parkingareas</u> of both units shall be accessed from the same <u>access</u>.</li> <li>d. Each <u>residentialunit</u> shall have a total <u>outdoor livingspace</u> on the <u>site</u> with a minimum area of 90m<sup>2</sup>. This total space can be provided as: <ol style="list-style-type: none"> <li>i. a single continuous area with a minimum dimension of 6m; or</li> </ol> </li> </ol>	<p>In terms of effects on the local area it is considered that there is only a minor difference between a family flat and a minor residential unit. In the case of a family flat the occupants need to be associated with the family occupying the main residence. The rules for the minor residential unit do not have this limitation. The number of occupants is unlikely to differ much between the two units. The greatest difference may be in regard to shared spaces. Where there is a family association there is likely to be some accepted sharing of outdoor space, car parking etc. This is however not considered to be a major issues in small settlements as a minimum site size requirement of 1000m<sup>2</sup> will provide ample room for outdoor areas for both the main and minor residential units. The proposed minor residential unit rule for the Residential Suburban Zone is considered to be appropriate with the exception of the net site area requirement.</p>	<p>Residential Small Settlement zone:</p> <p>14.15.2.1 Permitted Activities</p> <p>P2 Minor <u>residentialunit</u> where the minor unit is a detached <u>building</u> and the existing site it is to be built on contains only one <u>residentialunit</u>.</p> <ol style="list-style-type: none"> <li>a. The <u>site</u> containing both units shall have a minimum net site area of 1000m<sup>2</sup>.</li> <li>b. The minor <u>residentialunit</u> shall have a minimum gross floor area of 35m<sup>2</sup> and a maximum gross <u>floorarea</u> of 70m<sup>2</sup>.</li> <li>c. The <u>parkingareas</u> of both units shall be accessed from the same <u>access</u>.</li> <li>d. Each <u>residentialunit</u> shall have a total <u>outdoor livingspace</u> on the <u>site</u> with a minimum area of 90m<sup>2</sup>. This total space can be provided as: <ol style="list-style-type: none"> <li>i. a single continuous area with a minimum dimension of 6m; or</li> </ol> </li> </ol>

<p><i>accommodation where lodging is provided, or intended to be provided for reward or payment, for not more than 6 guests on a site; and any structure or outdoor living area that is accessory to and used wholly or principally for the purposes of the residence.</i></p> <p><i>It also includes accessory buildings. Also refer to dwelling in the definition of Port Noise Sensitive Activity</i></p> <p><i>Accessory building: Means any building or structure which is detached from, and the use of which is ancillary to a permitted activity or approved building on a site.</i></p> <p><i>Residential unit: means a residential activity which consists of a single self contained household unit, whether of one or more persons, and includes accessory buildings and a family flat. Where more than one kitchen and/or laundry facility is provided on the site, other than a kitchen and/or laundry facility in a family flat, there shall be deemed to be more than one residential unit.</i></p>	<ul style="list-style-type: none"> <li>ii. be in 2 connected spaces each with a minimum dimension of 6m;</li> <li>iii. be divided into two separate unconnected spaces, provided that each unit is provided with an <u>outdoorliving space</u> that is directly accessible from that unit and is a minimum of 30m<sup>2</sup> in area.</li> </ul>	<p>Given the increased flexibility regarding occupation proposed under the minor residential, there may be an increased demand for small detached units. This may in turn potentially change the character of the small settlement zone, increasing building density. It is however noted that family flats were provided for and the new proposed rule does impose controls on the minor residential to manage potential effects. Family flats had no such controls. On balance therefore, the likelihood that the introduction of the minor residential unit rule will lead to a significant change in building character and density, is considered to be low.</p> <p>There is however a potential infrastructure servicing issue that could arise in providing greater flexibility for minor residential units to establish. In most small settlement areas wastewater disposal and water supply is limited and in many bays there are no Council systems available. The capacity of Council's systems and/or private systems can be very limited. In the case of Council's systems priority for new connections should be given to servicing existing small settlement zoned land. For these reasons it is considered that at this stage the creation of a minor residential unit should be a restricted discretionary activity with the Council's discretion limited to infrastructure servicing.</p>	<ul style="list-style-type: none"> <li>ii. be in 2 connected spaces each with a minimum dimension of 6m;</li> <li>iii. be divided into two separate unconnected spaces, provided that each unit is provided with an <u>outdoorliving space</u> that is directly accessible from that unit and is a minimum of 30m<sup>2</sup> in area; and</li> <li>e. The minor <u>residentialunit</u> shall be able to provide a legal on-site treatment and disposal system; or</li> <li>f. The minor <u>residentialunit</u> shall be serviced by the Council's wastewater system whilst still ensuring there is adequate capacity within the Council's wastewater system to service the existing zoned land.</li> </ul>
<p>1.a Permitted Activities a) The erection of dwellings</p> <p>As a permitted activity dwellings included "... any building, whether permanent or temporary, that is occupied, in whole or in part, as a residence; and includes the following: <i>accommodation where lodging is provided, or intended to be provided for reward or payment, for not more than 6 guests on a site; and ..."</i></p>	<p>Residential Banks Peninsula Zone: P2 Accommodation of travellers for a tariff There shall be:</p> <ul style="list-style-type: none"> <li>a. a maximum of six travellers accommodated at any one time; and</li> <li>b. at least one owner of the <u>residentialunit</u> residing permanently on <u>site</u></li> </ul>	<p>Similar standard under the operative District Plan as proposed for the Replacement District Plan. No major change required.</p>	<p>Residential Small Settlement zone: 14.15.2.1 Permitted Activities P3 Guest accommodation There shall be:</p> <ul style="list-style-type: none"> <li>a. a maximum of six guests accommodated at any one time; and</li> <li>b. at least one owner of the <u>residentialunit</u> residing permanently on <u>site</u></li> </ul>
<p><i>Home enterprise: Means an occupation, craft or profession which is: established on the same site as a dwelling; and is carried out entirely within a building; and is carried out predominantly by persons living permanently on the site; and does not involve any exterior display or storage of material or give any other exterior indication that the building is used for other than normal domestic or farm purposes (except for signage as provided for in the Plan); and includes a health care service or industry or service which meets the criteria set out above.</i></p>	<p>Residential Banks Peninsula Zone: P3 Care of non-resident children within a <u>residentialunit</u> in return for monetary payment to the carer. There shall be:</p> <ul style="list-style-type: none"> <li>a. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and</li> <li>b. at least one carer residing permanently within the <u>residential unit</u>.</li> </ul>	<p>Care of non-resident children is likely to have fallen within the definition of a home occupation, therefore there is a similar standard under the operative District Plan as proposed for the Replacement District Plan. No major change required.</p>	<p>Residential Small Settlement Zone: 14.15.2.1 Permitted Activities P4 Care of non-resident children within a <u>residentialunit</u> in return for monetary payment to the carer. There shall be:</p> <ul style="list-style-type: none"> <li>a. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and</li> <li>b. at least one carer residing permanently within the <u>residentialunit</u>.</li> </ul>

<p>Elderly persons housing units are not provided for under the Small Settlement zone under the operative Banks Peninsula District Plan.</p>	<p>Residential Banks Peninsula Zone: P4 Conversion of an <u>elderly person's housing unit</u> existing at 6 December 2013, into a <u>residential unit</u> that may be occupied by any person(s) and without the need to be encumbered by a bond or other appropriate legal instrument.</p>	<p>The inclusion of this rule is not appropriate nor necessary for the Replacement District Plan. Refer to discussion on minor residential units below.</p>	
<p>1. c) Creation and maintenance of reserves.</p>	<p>Phase 1 relevant definitions: Reserve means a reserve within the meaning of the Reserves Act 1977</p>	<p>Reserves are an appropriate activity within a Small Settlement Zone.</p>	<p>Residential Small Settlement Zone: 14.15.2.1 Permitted Activities P5 Reserves</p>
<p>Permitted Activities. 1b) Home Enterprises.</p> <p><i>Home enterprise: Means an occupation, craft or profession which is: established on the same site as a dwelling; and is carried out entirely within a building; and is carried out predominantly by persons living permanently on the site; and does not involve any exterior display or storage of material or give any other exterior indication that the building is used for other than normal domestic or farm purposes (except for signage as provided for in the Plan); and includes a health care service or industry or service which meets the criteria set out above.</i></p>	<p>Residential Banks Peninsula Zone: P5 Home Occupation The home occupation shall limit:</p> <ol style="list-style-type: none"> <li>the <u>gross floor area</u> of the <u>building</u> plus the area used for <u>outdoor storage area</u> occupied by the occupation to less than 40m<sup>2</sup>;</li> <li>the number of <u>FTE</u> employed persons, who reside permanently elsewhere than on the <u>site</u>, to one;</li> <li>any <u>retailing</u> to the sale of goods grown or produced on the <u>site</u>, or internet-based sales where no customer visits occur;</li> <li>the hours of operation to 50 hours per week;</li> <li>the hours of operation when the <u>site</u> is open to visitors, clients, and deliveries to between the hours of: <ol style="list-style-type: none"> <li>0900 – 2100 Monday to Friday; and</li> <li>0900 – 1300 Saturday, Sunday and public holidays;</li> </ol> </li> <li>visitor or staff <u>parking area</u> to outside the <u>road boundary setback</u>;</li> <li>activity, where that activity is: <ol style="list-style-type: none"> <li>open to visitors and clients; and</li> <li>in a multiple level apartment complex;</li> </ol> </li> </ol> <p>to the ground floor.</p>	<p>Similar standard under the operative District Plan as proposed for the Replacement District Plan. No major change required.</p>	<p>Residential Small Settlement Zone: 14.15.2.1 Permitted Activities P6 Home Occupation The home occupation shall limit:</p> <ol style="list-style-type: none"> <li>the <u>gross floor area</u> of the <u>building</u> plus the area used for <u>outdoor storage area</u> occupied by the occupation to less than 40m<sup>2</sup>;</li> <li>the number of <u>FTE</u> employed persons, who reside permanently elsewhere than on the <u>site</u>, to one;</li> <li>any <u>retailing</u> to the sale of goods grown or produced on the <u>site</u>, or internet-based sales where no customer visits occur;</li> <li>the hours of operation to 50 hours per week;</li> <li>the hours of operation when the <u>site</u> is open to visitors, clients, and deliveries to between the hours of: <ol style="list-style-type: none"> <li>0900 – 2100 Monday to Friday; and</li> <li>0900 – 1300 Saturday, Sunday and public holidays;</li> </ol> </li> <li>visitor or staff <u>parking area</u> to outside the <u>road boundary setback</u>;</li> <li>activity, where that activity is: <ol style="list-style-type: none"> <li>open to visitors and clients; and</li> <li>in a multiple level apartment complex;</li> </ol> </li> </ol> <p>to the ground floor.</p>
<p>5. Discretionary activities The following are discretionary activities where they meet the standards set out in rule 6:</p> <p>a) Places of assembly</p> <p><i>Places of assembly: means the use of any building and/or structure principally for the public assembly of people for recreation, education, worship, culture or deliberation and includes churches and church halls, schools, day care facilities, sports clubrooms and facilities, pavilions, community halls and libraries. Also refer to the places of assembly in the definition of Port Noise Sensitive Activity.</i></p>	<p>Residential Banks Peninsula Zone: Permitted Activities P6 <u>Pre-schools</u> facility. The facility shall:</p> <ol style="list-style-type: none"> <li>only locate on <u>sites</u> with <u>frontage</u> and the primary entrance to a <u>minor arterial</u> or <u>collector road</u> where <u>right turn offset</u>, either informal or formal is available;</li> <li>only occupy a <u>gross floor area</u> of <u>building</u> of less than 200m<sup>2</sup>;</li> <li>limit outdoor play areas and facilities to those that comply with the Group 1 acoustic standard for residential zones;</li> <li>limit signage to a maximum area of 1m<sup>2</sup>;</li> <li>limit the hours of operation when the <u>site</u> is open to visitors, clients, and deliveries to between the hours of 0700 – 2100;</li> <li>only locate on <u>sites</u> where any <u>residential activity</u> on an adjoining front <u>site</u>, or front <u>site</u> separated by an <u>access</u>, with <u>frontage</u> to the same <u>road</u>, is left with at least one residential neighbour. That neighbour shall be on an</li> </ol>	<p>A pre-school facility is an acceptable and expected activity that locates within a residential area, including a small settlement area, subject to ensuring there are standards included to control the effects of pre-schools on the local environment and residents. Restricted discretionary activity status is considered to be the most appropriate level of regulatory control.</p>	<p>Residential Small Settlement Zone: Restricted discretionary activity status subject to matters of discretion relating to the scale of the activity, non-residential hours of operation, traffic generation, and hillside development and small settlement development.</p>



	<p>adjoining front <u>site</u>, or front <u>site</u> separated by an <u>access</u>, and have <u>frontage</u> to the same <u>road</u>; and</p> <p>g. only locate on residential blocks where there are no more than two non-<u>residentialactivities</u> already within that block.</p> <p>Note: See Figure 1.</p>		
<p>5. Discretionary activities The following are discretionary activities where they meet the standards set out in rule 6: c) Health care services</p> <p><i>Health care facilities means land and buildings used for the provision of services relating to the physical and mental health of people and/or animals and includes medical centres, hospitals, convalescent homes, clinics, gymnasia and veterinary hospitals. Also refer to health care services in the definition of Port Noise Sensitive Activity.</i></p>	<p>Residential Banks Peninsula Zone: Permitted Activities P7 <u>VeterinaryCareFacility</u>. The facility shall:</p> <p>a. only locate on <u>sites</u> with <u>frontage</u> and the primary entrance to a <u>minorarterial</u> or <u>collectorroad</u> where <u>rightturnoffset</u>, either informal or formal is available;</p> <p>b. only occupy a <u>grossfloorarea</u> of <u>building</u> of less than 200m<sup>2</sup>;</p> <p>c. limit signage to a maximum area of 1m<sup>2</sup>;</p> <p>d. limit the hours of operation when the <u>site</u> is open to patients, or clients, and deliveries to between the hours of 0700 – 2100;</p> <p>e. only locate on <u>sites</u> where any <u>residentialactivity</u> on an adjoining front <u>site</u>, or front <u>site</u> separated by an <u>access</u>, with <u>frontage</u> to the same <u>road</u>, is left with at least one residential neighbour. That neighbour shall be on an adjoining front <u>site</u>, or front <u>site</u> separated by an <u>access</u>, and have <u>frontage</u> to the same <u>road</u>;</p> <p>f. only locate on residential blocks where there are no more than two non-<u>residentialactivities</u> already within that block; and</p> <p>g. limit the boarding of animals on the <u>site</u> to four.</p>	<p>It appears that it may have been the intention of the operative district plan to provide for veterinaries under the definition of health care services (as a discretionary activity). However the operative plan only includes a definition of “health care facilities”. Nonetheless, it is considered that a veterinary is an appropriate activity to establish within a residential area provided standards are included to control potential adverse effects. Restricted discretionary activity status is considered to be the most appropriate level of regulatory control.</p>	<p>Residential Small Settlement Zone: Restricted discretionary activity status subject to matters of discretion relating to the scale of the activity, non-residential hours of operation, traffic generation, and hillside development and small settlement development.</p>
<p>Education activity of any scale is not provided for within the operative Small Settlement Zone</p>	<p>Residential Banks Peninsula Zone: Permitted Activities P8 <u>Educationactivity</u>. The activity shall:</p> <p>a. only locate on <u>sites</u> with <u>frontage</u> and the primary entrance to a <u>minorarterial</u> or <u>collectorroad</u> where <u>rightturnoffset</u>, either informal or formal is available;</p> <p>b. only occupy a <u>grossfloorarea</u> of <u>building</u> of less than 200m<sup>2</sup>;</p> <p>c. limit signage to a maximum area of 1m<sup>2</sup>;</p> <p>d. limit the hours of operation when the <u>site</u> is open to students, or clients, and deliveries to between the hours of:</p> <p>i. 0700 – 2100 Monday to Saturday; and ii. Closed Sunday and public holidays;</p> <p>e. only locate on <u>sites</u> where any <u>residentialactivity</u> on an adjoining front <u>site</u>, or front <u>site</u> separated by an <u>access</u>, with <u>frontage</u> to the same <u>road</u>, is left with at least one residential neighbour. That neighbour shall be on an adjoining front <u>site</u>, or front <u>site</u> separated by an <u>access</u>, and have <u>frontage</u> to the same <u>road</u>; and</p> <p>f. only locate on residential blocks where there are no more than two non-<u>residentialactivities</u> already within that block.</p> <p>Note: See Figure 1.</p>	<p>Education activity is an acceptable and expected activity that locates within a residential area, including a small settlement area subject to ensuring there are standards included to control the effects of an education facility (public or private) on the local environment and residents.</p> <p>Restricted discretionary activity status is considered to be the most appropriate level of regulatory control.</p>	<p>Residential Small Settlement Zone: Restricted discretionary activity status subject to matters of discretion relating to the scale of the activity, non-residential hours of operation, traffic generation, and hillside development and small settlement development.</p>

<p>Temporary military or emergency service training activities are not provided for under the Small Settlement Zone.</p>	<p>Residential Banks Peninsula Zone: Permitted Activities P9 Temporary military or emergency service training activities.</p>	<p>Whilst there is unlikely to be a high requirement to provide for these temporary activities, they are a very important community service. It is considered that as any potential effects of their activities will be temporary, on balance they should be provided for in a small settlement zone to promote community resilience.</p>	<p>Residential Small Settlement Zone: 14.15.2.1 Permitted Activities P10 Temporary military or emergency service training activities.</p>
<p>The storage of heavy vehicles is not provided for under the Small Settlement Zone.</p>	<p>Residential Banks Peninsula Zone: Permitted Activities P11 Storage of <u>heavyvehicles</u>. a. No more than one vehicle shall be stored on the <u>site</u>.</p>	<p>The definition of a heavy vehicle is proposed to mean (refer to Phase 1 proposed definitions):  “means a motor vehicle (other than a motor car that is not used, kept or available for the carriage of passengers for hire or reward), the gross laden weight of which exceeds 3,500kg, but does not include a traction engine or a vehicle designed solely or principally for the use of fire brigades in attendance at fires (refer Heavy Motor Vehicle Regulations 1974).”  The inclusion of this rule will allow for residents to store work or recreational vehicle that exceeds 3,500kg examples being a commercial delivery truck and large motorhome/bus.</p>	<p>Residential Small Settlement Zone: 14.15.2.1 Permitted Activities P11 Storage of <u>heavyvehicles</u>. a. No more than one vehicle shall be stored on the <u>site</u></p>
<p>The dismantling, repair, or storage of motor vehicles and boats owned by people who live on the same site was not provided for a permitted activity under the Small Settlement Zone.</p>	<p>Residential Banks Peninsula Zone: Permitted Activities P12 Dismantling, repair, or storage of motor vehicles and boats. a. The vehicles and/or boats shall be owned by people who live on the same <u>site</u>.</p>	<p>This activity is considered acceptable and appropriate activity associated with residential use of a site.</p>	<p>Residential Small Settlement Zone: 14.15.2.1 Permitted Activities P12 Dismantling, repair, or storage of motor vehicles and boats. a. The vehicles and/or boats shall be owned by people who live on the same <u>site</u>.</p>
<p>Controlled and/or Restricted Discretionary Activities</p>			<p>Proposed Restricted Discretionary Activities – Small Settlement Zone – Banks Peninsula</p>
	<p>Residential Banks Peninsula Zone: There are no controlled activities</p>		<p>Residential Small Settlement Zone 14.15.2.2 Controlled Activities There are no controlled activities</p>
	<p>Residential Banks Peninsula Zone: Restricted Discretionary Activities RD1 <u>Residentialunits</u> (including any <u>sleep-outs</u>) containing more than 6 bedrooms in total.</p>	<p>There is no difference between the standard nor status of the activity between the operative plan and what is considered appropriate for a residential zone under the Replacement District Plan.</p>	<p>Residential Small Settlement Zone 14.15.2.3 Restricted Discretionary Activities: RD1 <u>Residentialunits</u> (including any <u>sleep-outs</u>) containing more than 6 bedrooms in total.</p>
<p>Retirement villages are not provided for as a permitted, restricted discretionary or discretionary activity under the Small Settlement Zone. Unless the retirement village included a convalescent home therefore it may have in part been considered as a discretionary activity.  <i>Health Care Facilities</i> <i>Means land and buildings used for the provision of services relating to the physical and mental health of people and/or animals and includes medical centres, hospitals, convalescent homes, clinics, gymnasia and</i></p>	<p>Residential Banks Peninsula Zone: Restricted Discretionary Activities RD3 <u>Retirementvillages</u>.</p>	<p>Retirement villages are considered to be an appropriate and needed activity within small settlement areas to address housing needs for an ageing population. As a restricted discretionary activity the scale a built form of retirement villages can be managed so not to give rise to adverse effects.</p>	<p>Residential Small Settlement Zone 14.15.2.3 Restricted Discretionary Activities: RD2 Retirement villages The retirement village shall be able to: a. to provide a legal on-site treatment and disposal system; or b. be serviced by the Council's wastewater system whilst still ensuring there is adequate capacity within the Council's wastewater system to service the existing zoned land.</p>

<p><i>veterinary hospitals. Also refer to health care services in the definition of Port Noise Sensitive Activity.</i></p>			
<p>Controlled activities 2.1 Relocated Buildings For relocated building activity compliance with the following standards and terms is required for the activity to be a controlled activity. Compliance with all other relevant rules in this Plan.Resource Consent Conditions In considering an application for a controlled activity for a relocated building the Council may impose conditions in relation to the following matters: &gt; The likely appearance of the building upon restoration or alteration, and its compatibility with buildings on adjoining properties and in the vicinity. &gt; The exterior materials used, and their condition and quality. &gt;The period required for restoration work to be undertaken. &gt; Any requirements to impose a bond or other condition to ensure completion of restoration work to an acceptable standard.</p>	<p>Residential Banks Peninsula Zone: Restricted Discretionary Activities RD8 <a href="#">Relocation of a building</a>.</p>	<p>As a general principal there are no controlled activities under the Replacement District Plan.</p>	<p>Residential Small Settlement Zone 14.15.2.3 Restricted Discretionary Activities: RD3 Relocation of a building</p>
<p>The temporary lifting or moving of earthquake damaged buildings was not provided for a permitted activity under the Small Settlement Zone.</p>	<p>Residential Banks Peninsula Zone: Restricted Discretionary Activities RD4 Temporary lifting or moving of earthquake damaged <a href="#">buildings</a> that does not meet the standards in Permitted activity P13.</p>		<p>Residential Small Settlement Zone 14.15.2.3 Restricted Discretionary Activities: RD4 Temporary lifting or moving of earthquake damaged <a href="#">buildings</a> that does not meet the standards in Permitted activity P13</p>
<p>Under Chapter 21 clause 4 Restricted Discretionary Activities, an application must be made for a restricted discretionary activity for any activity included in the lists of permitted or controlled activities which does not comply with one or more of the conditions for permitted activities and standards for controlled activities. The conditions for permitted and controlled activities relate to: dwelling density, height, building height in relation to boundary (recession planes), yards (setbacks from front, side and rear boundaries), site coverage, earthworks, outdoor amenity space, light, and relocated buildings.</p>	<p>Residential Banks Peninsula Zone: Restricted Discretionary Activities RD5 Non compliance with one or more of the following Rules: <a href="#">14.4.3.6 building setbacks from road boundaries</a> , <a href="#">14.4.3.7 Life stage inclusive and adaptive design for new residential units</a>. Any application arising from non compliance with this rule will not require written approvals and shall not be publicly or limited notified.</p>	<p>There is not major change proposed in the status of activities where they do not comply with a built form standard.  Compliance/non-compliance with the proposed Built Form 'Life-stage' standard is discussed below.</p>	<p>Residential Small Settlement Zone 14.15.2.3 Restricted Discretionary Activities: RD5 Non compliance with one or more of the following Rules: 14. xxx building setbacks from road boundaries , Rules 14. xxxLife stage inclusive and adaptive design for new residential units. Any application arising from non compliance with this rule will not require written approvals and shall not be publicly or limited notified.</p>
<p>Under Chapter 21 clause 4 Restricted Discretionary Activities, an application must be made for a restricted discretionary activity for any activity included in the lists of permitted or controlled activities which does not comply with one or more of the conditions for permitted activities and standards for controlled activities. The conditions for permitted and controlled activities relate to: dwelling density, height, building height in relation to boundary (recession planes), yards (setbacks from front, side and rear boundaries), site coverage, earthworks, outdoor amenity space, light, and relocated buildings.</p>	<p>Residential Banks Peninsula Zone: Restricted Discretionary Activities RD6 Non compliance with one or more of the following Rules: <a href="#">14.4.3.1 site density</a> , <a href="#">14.4.3.2 building height</a> , <a href="#">14.4.3.3 site coverage</a> , <a href="#">14.4.3.4 minimum building setback from side and rear internal boundaries</a> , <a href="#">14.4.3.5 daylight recession planes</a>.</p>	<p>There is not major change proposed in the status of activities where they do not comply with a built form standard.</p>	<p>Residential Small Settlement Zone 14.15.2.3 Restricted Discretionary Activities: RD6 Non compliance with one or more of the following Rules: 14. xxx site density, 14. xxx building height , 14. xxx site coverage, 14. xxx minimum building setback from side and rear internal boundaries, 14. xxx daylight recession planes.</p>



<p>There were no rules requiring compliance with New Zealands Fire Service Fire Fighting Water Supplies Codes of Practice.</p>	<p>Residential Banks Peninsula Zone: Restricted Discretionary Activities RD7 Non compliance with <a href="#">Rule 14.4.3.9</a>. Water Supply for fire fighting.</p> <p>Any application arising from this rule will only require the written approval of the New Zealand Fire Service to not be limited notified and shall not be fully publicly notified.</p>	<p>Compliance/non-compliance with the proposed Built Form 'Water supply for fire fighting' standard is discussed below.</p>	<p>Residential Small Settlement Zone 14.15.2.3 Restricted Discretionary Activities: RD7 Non compliance with Rule 14. xxx Water Supply for fire fighting.</p>
<p>5. Discretionary Activities Refer to list of standards below: a) Places of assembly – 6.1, 6. 2, 6.3, 6.5 b) Visitor facilities – 6.1, 6.2, 6.5 6.1 Intensity Ratio - Minimum 50m2 of site area per person the activity is designed to accommodate. 6.2 Screening of Outdoor Areas - All outdoor areas associated with the activity shall be screened with a 1.8 metre high fence or solid planting which ensures privacy for adjoining sites. 6.3 Hours of Operation - 0700 to 2200 hours. 6.5 Use of Heavy Motor Vehicles - No use of heavy motor vehicles (as defined by the Traffic Regulations 1976, or any subsequent amendments) shall be associated with the activity.</p>	<p>Residential Banks Peninsula Zone: Restricted Discretionary Activities RD10 Non compliance with the permitted activity standards in 14.4.2.1 P5 Home Occupation , P6 Preschool facility,P7 Veterinary Care Facility, P8 Education activity</p> <p>Matter of discretion are in relation to: a. 14.9.14 Scale of activity b. 14.9.15 Traffic generation access and safety c. 14.9.16 Non residential hours of operation</p>	<p>Should there be a non-compliance in relation to the activity standards for home occupations, guest accommodation, preschools, veterinary and education activities, it is considered appropriate that the matters on which the activity standards manage, are addressed. The primary matters of concern relate to the design of the building and site, scale of the activity, traffic generation and hours of operation.</p> <p>Restricted discretionary activity status provides the Council with sufficient ability to consider an array of matters and actual and potential effects on the environment, including the proposed objectives and policies which adequately set out the desired outcomes and environmental standards to be met for the Small Settlement Zone.</p>	<p>Residential Banks Peninsula Zone: RD10 Non compliance with the permitted activity standards in 14.15.2.1 P2 Guest accommodation, P4 Care of non-resident children, P5 Home occupation, P7 Pre-school facility, P8 Veterinary Care Facility, P9 Education activity</p> <p>a. 14.9.14 Scale of activity b. 14.9.15 Traffic generation access and safety c. 14.9.16 Non residential hours of operation</p> <p>and in relation to non-compliance with permitted standards in 14.15.2.1 P7 Pre-school facility, P8 Veterinary Care Facility, and P9 Education activity:</p> <p>d. Urban design and Māori urban design principles – <a href="#">14.9.6</a>.</p>
<p>2.2 The erection of buildings on sites within the Takamatua Comprehensive Development Area or the Robinsons Bay Comprehensive Development Area is a controlled activity.</p> <p>Matters Over Which Control May be Exercised</p> <p>In considering any application for a controlled activity for the creation of buildings within the Takamatua Comprehensive Development Area or the Robinsons Bay Comprehensive Development Area, the Council may exercise control over the form, design, sitting and appearance of buildings in relation to impacts on areas of indigenous vegetation, ridgelines and other features in the natural landscape, and existing development. Development shall generally take place in accordance with the design, site controls and comprehensive Development Plans for the respective areas, as set out in Appendix XVII for the Takamatua Comprehensive Development Area and the Robinsons Bay Comprehensive Development Area.</p>		<p>As a general principle there is to be no controlled activities under the Replacement District Plan. If it is deemed that regulatory control is required then the matter (and effects being managed) must be at a level of importance that Council may be able to decline and application (that is not possible as a controlled activity) and/or impose conditions. Resource consent is required whether an activity is controlled or a restricted discretionary activity. As such changing the in status from controlled to restricted discretionary is not considered to result in any significant additional cost to the applicant.</p> <p>The subject areas in Takamatua and Robinsons Bay were assessed as being within sensitive environments that required careful management of the subdivision and building design. The conditions imposed however, in particular the matters set out under Appendix XVII of the operative District Plan, are considered to be very extensive and overly detailed. Under Stage 1 of the Replacement District Plan a number of</p>	<p>Residential Banks Peninsula Zone: 14.15.2.3 Restricted Discretionary Activities RD9 The erection of buildings on sites within the Takamatua Comprehensive Development Area or the Robinsons Bay Comprehensive Development Area.</p> <p>The Councils discretion shall be limited to the following matters:</p> <p>14.9.6 Urban deign and Maori urban design principles - refer to Residential Chapter 14, Matters of Discretion 14.9.6 and insert the following additional matters:</p> <p>Scale: City context and character "The development design..."</p> <p>e. aligns with natural land contours and utilises natural elements within a site such as natural building platforms, topography, ridges or terraces and/or vegetation to assist in integrating new development into the environment so that the natural</p>

		<p>activities are proposed to be restricted discretionary activities subject to urban design and Maori urban design principles (refer to Residential Chapter 14, Matters of Discretion 14.9.6). These matters are broader than those currently required to be considered under the operative plan, however when considered in the context of the Takamatua and Robinsons Bay surrounding environments, could potentially achieve the same or similar outcome sought for the area. Some additional matters are however considered to be necessary to ensure the Banks Peninsula sensitive coastal and rural environments are comprehensively assessed and conditions imposed on resource consent applications to ensure desired outcomes and policies are achieved.</p>	<p>vegetation patterns and legibility of the landscape is maintained.</p> <p>Scale: Built form and amenity of the site</p> <p>f. in residential small settlement, bach, hills and large lot zones uses exterior building tones and low reflective materials to ensure the development complements the rural and natural character elements of the local and surrounding area.</p> <p>g. in residential small settlement, bach, hills and large lot zones maximises the area for planting to:</p> <p>i. integrate buildings into the surrounding landscape and reduce their visual impact</p> <p>ii. provides sufficient room for plants in particular trees to mature and to avoid shading of buildings, access and roads.</p>
<p>5. Discretionary Activities Refer to list of standards below: d) Retailing – 6.2, 6.3, 6.4(b), 6.5, 6.2 Screening of Outdoor Areas - All outdoor areas associated with the activity shall be screened with a 1.8 metre high fence or solid planting which ensures privacy for adjoining sites. 6.3 Hours of Operation - 0700 to 2200 hours. 6.4 Floor Area - Maximum floor area used for Retailing activities on any site shall not exceed 50m<sup>2</sup>. 6.5 Use of Heavy Motor Vehicles - No use of heavy motor vehicles (as defined by the Traffic Regulations 1976, or any subsequent amendments) shall be associated with the activity.</p>	<p>Residential Suburban Zone 14.2.2.3 Restrict discretionary activity RD 10 <u>Convenienceactivities</u> where:</p> <ol style="list-style-type: none"> <li>the <u>site</u> is located on the corner of a <u>minorarterial</u> road that intersects with either a minor arterial road or collector road;</li> <li>the total area occupied by <u>retailing</u> on the <u>site</u> is no more than 50m<sup>2</sup> <u>publicfloorarea</u>;</li> <li>the activity does not include the sale of alcohol;</li> <li><u>outdoor advertising</u> is limited to no more than 1m<sup>2</sup> and shall be within the <u>roadboundary setback</u>;</li> <li>the hours of operation when the <u>site</u> is open to business visitors or clients are limited to between the hours of 0700 – 2200 Monday to Sunday and public holidays; and</li> <li>no on-site <u>parkingarea</u> for visitors or service purposes is to be provided.</li> </ol> <p>Residential Banks Peninsula Zone: Discretionary Activities D4 Retail where:</p> <ol style="list-style-type: none"> <li>all outdoor areas associated with the activity are screened with a 1.8m high fence or solid planting which ensures privacy for adjoining <u>sites</u>;</li> <li>the hours of operation are between 0700 – 2200 hours Monday to Sunday and public holidays;</li> <li>the maximum floor area used for <u>retailactivities</u> on any <u>site</u> does not exceed 50m<sup>2</sup>;</li> <li>the activity does not include trade or yard-based suppliers or <u>servicestations</u>; and</li> <li>there is no use of <u>heavyvehicles</u> associated with the activity</li> </ol>	<p>Small scale retail activities do not give rise to significant adverse effects on residential amenity and provide employment opportunities for the local community. Provided the scale of such activities is controlled it is considered that they should be provided for.</p>	<p>14.15.2.3 Restricted Discretionary Activities: RD5 <u>Convenienceactivities</u> where:</p> <ol style="list-style-type: none"> <li>the <u>site</u> is located on the corner of a <u>minorarterial</u> road that intersects with either a minor arterial road or collector road;</li> <li>the total area occupied by <u>retailing</u> on the <u>site</u> is no more than 50m<sup>2</sup> <u>publicfloorarea</u>;</li> <li>the activity does not include the sale of alcohol;</li> <li><u>outdoor advertising</u> is limited to no more than 1m<sup>2</sup> and shall be within the <u>roadboundary setback</u>;</li> <li>the hours of operation when the <u>site</u> is open to business visitors or clients are limited to between the hours of 0700 – 2200 Monday to Sunday and public holidays; and</li> <li>no on-site <u>parkingarea</u> for visitors or service purposes is to be provided.</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>Urban design and Māori urban design principles - <a href="#">14.9.6</a>.</li> <li>Scale of activity - <a href="#">14.9.14</a>.</li> <li>Non residential hours of operation - <a href="#">14.9.16</a>.</li> <li>Traffic generation and access safety - <a href="#">14.9.15</a>.</li> </ol>
<p>5. Discretionary Activities</p>	<p>Residential Banks Peninsula Zone: Discretionary Activities</p>	<p>Emergency service facilities such as ambulance stations and fire stations are appropriate and</p>	<p>14.15.2.3 Restricted Discretionary Activities: RD6 Emergency service facilities</p>

<p>Refer to list of standards below: e) Emergency Service Facilities – 6.2 6.2 Screening of Outdoor Areas - All outdoor areas associated with the activity shall be screened with a 1.8 metre high fence or solid planting which ensures privacy for adjoining sites.</p>	<p>D5 Emergency service facilities</p>	<p>needed services to ensure the health, safety and wellbeing of the community is supported. As such facilities can be large in scale it is considered appropriate that some specific matters are given consideration to ensure the facility integrates well with the local area and does not adversely impact on residential amenity.</p> <p>There is no major difference between the standard nor status of the activity between the operative plan and what is considered appropriate for a residential zone under the Replacement District Plan.</p> <p>The activity and built form standards that were associated with the discretionary activity rule under the operative District Plan are not considered to be necessary. Restricted discretionary activity status provides the Council with sufficient ability to consider an array of matters and actual and potential effects on the environment, including the proposed objectives and policies which adequately set out the desired outcomes and environmental standards to be met for the Small Settlement Zone.</p>	<p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>a. Urban design and Māori urban design principles - <a href="#">14.9.6.</a></li> <li>b. Scale of activity - <a href="#">14.9.14.</a></li> <li>c. Non residential hours of operation - <a href="#">14.9.16.</a></li> <li>d. Traffic generation and access safety - <a href="#">14.9.15.</a></li> </ul>
<p>Discretionary Activities</p>			<p>Proposed Discretionary Activities for the Small Settlement Zone – Banks Peninsula</p>
<p>5. Discretionary Activities Refer to list of standards below: a) Places of assembly – 6.1, 6. 2, 6.3, 6.5 b) Visitor facilities – 6.1, 6.2, 6.5 c) Health Care Services – 6.3, 6.4(a), 6.5, d) Retailing – 6.2, 6.3, 6.4(b), 6.5, e) Emergency Service Facilities – 6.2</p>	<p>Residential Banks Peninsula Zone: Discretionary Activities D1 Storage of heavy vehicles, camping grounds, show homes, and dismantling, repair or storage of motor vehicles and/or boats where it does not meet one or more of the permitted activity standards in Rule 14.4.2.1</p>		<p>Residential Small Settlement Zone: 14.15.2.4 Discretionary Activities D1 Storage of heavy vehicles, camping grounds, show homes, and dismantling, repair or storage of motor vehicles and/or boats where it does not meet one or more of the permitted activity standards in Rule 14.XXX</p>
<p>5. Discretionary Activities Refer to list of standards below: a) Places of assembly – 6.1, 6. 2, 6.3, 6.5 6.1 Intensity Ratio - Minimum 50m2 of site area per person the activity is designed to accommodate. 6.2 Screening of Outdoor Areas - All outdoor areas associated with the activity shall be screened with a 1.8 metre high fence or solid planting which ensures privacy for adjoining sites. 6.3 Hours of Operation - 0700 to 2200 hours. 6.5 Use of Heavy Motor Vehicles - No use of heavy motor vehicles (as defined by the Traffic Regulations 1976, or any subsequent amendments) shall be associated with the activity.</p>	<p>Residential Banks Peninsula Zone: Discretionary Activities D2 Place of assembly where:</p> <ol style="list-style-type: none"> <li>1. The minimum site area is not less than 30m2 per person;</li> <li>2. All outdoor areas associated with the activity are screened with a 1.8m high fence or solid planting which ensures privacy for adjoining sites;</li> <li>3. The hours of operation are between 0700 – 2200 hours Monday to Sunday and public holidays; and</li> <li>4. There is no use of heavy vehicles associated with the activity.</li> </ol>	<p>There is no major difference between the standard nor status of the activity between the operative plan and what is considered appropriate for a residential zone under the Replacement District Plan.</p> <p>The activity and built form standards that were associated with the discretionary activity rule under the operative District Plan are not considered to be necessary. Discretionary activity status provides the Council with sufficient ability to consider an array of matters and actual and potential effects on the environment, including the proposed objectives and policies which adequately set out the desired outcomes and environmental standards to be met for the Small Settlement Zone.</p>	<p>Residential Small Settlement Zone: 14.15.2.4 Discretionary Activities D2 <u>Place of assembly</u></p>



<p>5. Discretionary Activities Refer to list of standards below: Health Care Services – 6.3, 6.4(a), 6.5, 6.3 Hours of Operation - 0700 to 2200 hours. 6.4 Floor Area - Maximum floor area used for Health Care Services activities on any site shall not exceed 100m<sup>2</sup>. 6.5 Use of Heavy Motor Vehicles - No use of heavy motor vehicles (as defined by the Traffic Regulations 1976, or any subsequent amendments) shall be associated with the activity.</p>	<p>Residential Banks Peninsula Zone: Discretionary Activities D3 <u>Healthcarefacility</u> where: 1. The maximum floor area used for Health Care activities on any <u>site</u> does not exceed 100m<sup>2</sup>; and 2. There is no use of <u>heavyvehicles</u> associated with the activity.</p>	<p>There is no major difference between the standard nor status of the activity between the operative plan and what is considered appropriate for a residential zone under the Replacement District Plan.</p> <p>The activity and built form standards that were associated with the discretionary activity rule under the operative District Plan are not considered to be necessary. Discretionary activity status provides the Council with sufficient ability to consider an array of matters and actual and potential effects on the environment, including the proposed objectives and policies which adequately set out the desired outcomes and environmental standards to be met for the Small Settlement Zone.</p>	<p>Residential Small Settlement Zone: 14.15.2.4 Discretionary Activities D3 <u>Healthcarefacility</u></p>
<p>7. Non-Complying Activities 7.2 Heli-landing areas except that this rule shall not apply to heli-landing areas on sites greater than 3000m<sup>2</sup> where all of the following conditions are met: (g) The number of flights do not exceed 12 (24 movements) in any calendar year; (h) The flights (movements) do not take place on more than five days in any one month period; (i) The flights (movements) do not exceed three in any one week; (j) Any movements shall only occur between 8.00am and 6.00pm; (k) No movements shall take place within 25m of any dwelling unless that dwelling is owned or occupied by the applicant; (l) A log detailing the time and date of each helicopter movement shall be maintained and made available for inspection by the Christchurch City Council if requested.</p>		<p>The General Rules Chapter 6 Noise section will address and manage the majority of the matters controlled under the operative Small Settlement Zone. It is however considered appropriate for resource consent to be required within a Small Settlement Zone to ensure that the heli-landing area is appropriate for the area and will not give rise to other associated effects on adjoining properties from its operation. The Council may wish to control the site size and location to minimise impacts.</p>	<p>Residential Small Settlement Zone 14.15.2.5 Discretionary Activities D7 Heli-landing area</p>
<p>5. Discretionary Activities Refer to list of standards below: a) Places of assembly – 6.1, 6. 2, 6.3, 6.5 b) Visitor facilities – 6.1, 6.2, 6.5 c) Health Care Services – 6.3, 6.4(a), 6.5, d) Retailing – 6.2, 6.3, 6.4(b), 6.5, e) Emergency Service Facilities – 6.2</p>	<p>Residential Banks Peninsula Zone: Discretionary Activities D6 All other non-<u>residentialactivities</u> not otherwise listed in these tables.</p>		<p>Not carried across</p>
<p>7. Non-Complying Activities</p>			<p>Proposed Non-complying activities for the Small Settlement Zone</p>

7.1 Where properties adjoin the foreshore road between Governors Bay Jetty and Church Lane and also join another legal road, any vehicle access from the foreshore road is a non-complying activity.		No known issue with this rule thus is carried over into the Replacement District Plan.	Residential Small Settlement Zone 14.15.2.5 Non-complying Activities NC1 Where properties adjoin the foreshore road between Governors Bay Jetty and Church Lane and also join another legal road, any vehicle access from the foreshore road is a non-complying activity.
7.3 Activities listed in Rule 5 which do not comply with the relevant standards in Rule 6 are non-complying activities.		There is not major change proposed in the status of activities where they do not comply with a discretionary activity.	Residential Small Settlement Zone 14.15.2.5 Non-complying Activities NC2 Any activity not provided as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.
7.4 Any activity not otherwise specified as a permitted, controlled, restricted discretionary, or discretionary activity is a non-complying activity.	Residential Banks Peninsula Zone The activities listed below are a non complying activity. NC1 Any activity not provided as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.	There is no major change proposed in the status of activities where they do not comply with a permitted, controlled, restricted discretionary, discretionary or prohibited activity.	As above
		A proposed development could not be readily supported if it is not able to provide a legal system nor is able to be connected to Councils reticulated system whilst still ensuring there is sufficient capacity for other permitted activities in the zone. A proposal in this circumstance will need to be considered against the District Plans objectives and policies regarding servicing and should appropriately be considered as a non-complying activity.	Residential Small Settlement Zone 14.15.2.5 Non-complying Activities NC3 Any activity that does not comply with the following Activity specific standards for permitted and restricted discretionary activities is a non-complying activity: a. 14.15.2.1 P2 Minor residential unit clauses e and f b. 14.15.2.1 P7 Preschool facility clauses h and i. c. 14.15.2.1 P8 Veterinary Care Facility clauses h and i. d. 14.15.2.1 P9 Education activity clauses g and h.
Built Form Standards	Residential Banks Peninsula Zone 14.4.3 Built form standards		14.15.3 Built Form standards
			14.15.3.1 Residential Building Platforms Any residential unit located on a site created by subdivision occurring after the operative District Plan date shall be located on an identified building platform identified on an approved plan of subdivision.
Conditions for permitted and controlled activities 3.1 Dwelling Density No more than one dwelling on any site 1000m <sup>2</sup> or less in area. Or One dwelling per 1000m <sup>2</sup> on sites greater than 1000m <sup>2</sup> in area.	14.4.3.1 Site density Each <u>residentialunit</u> shall be contained within its own separate <u>site</u> . The <u>site</u> shall have a minimum <u>net sitearea</u> as follows:  Residential Banks Peninsula Zone. 400m <sup>2</sup>	No significant change proposed however it is considered that sites less than 600m <sup>2</sup> matters such as building size and open space should be considered to ensure the open space character of the Small Settlement Zone is maintained. A desktop analysis of existing parcel size and sites that already contain a residential unit has been undertaken. There are only 4 existing allotments located within the operative Banks Peninsula Small Settlement Zone that do not already contain a residential unit and are under 800m <sup>2</sup> in area. The inclusion of the proposed 500m <sup>2</sup> minimum net site area requirement is therefore unlikely to give rise to significant increase in resource consents being required. It will however should the Small Settlement Zone be extended,	14.15.3.2 Site density Each <u>residentialunit</u> shall be contained within its own separate <u>site</u> . The <u>site</u> shall have a minimum <u>net sitearea</u> as follows: Area/location: 1. Residential Small Settlement Zone: Standard 1000m <sup>2</sup> 2. Residential Small Settlement Zone on allotments created before October 2014 and less than 1000m <sup>2</sup> in area: Standard: less than 1000m <sup>2</sup> but greater than 500m <sup>2</sup> .

		provide a clear indication on the character and density sought to be maintained in the Small Settlement Zone.	
<p>Conditions for permitted and controlled activities</p> <p>3.1 Dwelling Density</p> <p>For that part of the Small Settlement Zone identified as SS Takamatua CDA on Planning Map S13 No more than one dwelling on any site</p>	No applicable rule.	As there is still the potential for the subject land to be subdivided this rule is still considered to be needed to manage site density.	<p>14.15.3.2 Site density</p> <p>Each <u>residentialunit</u> shall be contained within its own separate <u>site</u>. The <u>site</u> shall have a minimum <u>net site area</u> as follows:</p> <p>3. For that part of the Small Settlement Zone identified in Appendix X Takamatua Outline Development Plan – no more than one residential unit may be located on any site</p> <p>4. For that part of the Small Settlement Zone identified in Appendix X Takamatua Outline Development Plan on those properties located at 1 Lushingtons Road and 6 Kotare Lane - there shall be only one residential unit on each site</p>
<p>3.2 Height</p> <p>Maximum height of buildings and structures – 7.0 metres. Maximum height of accessory buildings and structures – 4.5 metres</p>	<p>14.4.3.2 Building height</p> <ol style="list-style-type: none"> <li>The maximum <u>height</u> of any <u>building</u> shall be seven metres.</li> <li>The maximum <u>height</u> of any <u>accessorybuildings</u> shall be 4.5 metres.</li> </ol> <p>Note: See the permitted height exceptions contained within the definition of <u>height</u>.</p>	No change proposed.	<p>14.15.3.3 Building height</p> <ol style="list-style-type: none"> <li>The maximum <u>height</u> of any <u>building</u> shall be seven metres.</li> <li>The maximum <u>height</u> of any <u>accessorybuildings</u> shall be 4.5 metres.</li> </ol> <p>Note: See the permitted height exceptions contained within the definition of <u>height</u>.</p>
<p>3.5 Site Coverage</p> <p>Maximum – 25% of net site area, or 250m2 whichever is the lesser.</p>	<p>14.4.3.3 Site coverage</p> <p>The maximum percentage of the <u>netsitearea</u> of any <u>site</u> covered by <u>buildings</u> excluding:</p> <ol style="list-style-type: none"> <li>fences, walls and retaining walls;</li> <li>eaves and roof overhangs up to 600 millimetres in width from the wall of a <u>building</u>;</li> <li>uncovered swimming pools up to 800 millimetres in <u>height</u> above <u>groundlevel</u>; and</li> <li>decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered)</li> </ol> <p>which:</p> <ol style="list-style-type: none"> <li>are no more than 800 millimetres above <u>groundlevel</u> and are uncovered or unroofed; or</li> <li>where greater than 800 millimetres above <u>groundlevel</u> and/or covered or roofed, are in total no more than 6m<sup>2</sup> in area for any one <u>site</u>;</li> </ol> <p>shall be 35 percent</p>	<p>The additional exemptions to this rule that are proposed may go some way to reducing the number of resource consent requirements.</p> <p>The site coverage rule of 25% or 250m2 whichever is the lesser is still considered to be appropriate given the minimum site area of 1000m2 is also proposed to be provided for, and the need to control building scale to ensure the existing open space character of small settlement areas is not compromised.</p> <p>Non-compliance with this rule is however likely to be triggered if an applicant proposed to develop a minor residential unit and the principal residential unit is larger than 180m2.</p>	<p>14.15.3.4 Site coverage</p> <p>The maximum percentage of the <u>netsitearea</u> of any <u>site</u> covered by <u>buildings</u> excluding:</p> <ol style="list-style-type: none"> <li>fences, walls and retaining walls;</li> <li>eaves and roof overhangs up to 600 millimetres in width from the wall of a <u>building</u>;</li> <li>uncovered swimming pools up to 800 millimetres in <u>height</u> above <u>groundlevel</u>; and</li> <li>decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered)</li> </ol> <p>which:</p> <ol style="list-style-type: none"> <li>are no more than 800 millimetres above <u>groundlevel</u> and are uncovered or unroofed; or</li> <li>where greater than 800 millimetres above <u>groundlevel</u> and/or covered or roofed, are in total no more than 6m<sup>2</sup> in area for any one <u>site</u>;</li> </ol> <p>shall be 25 percent or 250m2 whichever is the lesser.</p>
<p>3.4 Yards – Minimum</p> <p>No building or part of a building shall be erected within the following yards: Side – 3.0 metres. (Except that accessory buildings may be located within any of the side setbacks provided that no wall within the</p>	<p>14.4.3.4 Minimum building setback from side and rear internal boundaries</p> <ol style="list-style-type: none"> <li>The minimum <u>building</u> setback from side and rear internal</li> </ol>	The minimum site size of 1000m2 is sufficiently large for a building to easily achieve the 3m setback requirements.	<p>14.15.3.5 Minimum building setback from side and rear internal boundaries</p> <ol style="list-style-type: none"> <li>The minimum <u>building</u> setback from side and rear internal boundaries shall be:</li> </ol>



<p>required setback facing the boundary is longer than 6 metres).&gt;Rear – 3.0 metres.&gt;All buildings shall be at least 25 metres from the Mean High Water Spring Tide Mark.</p>	<p>boundaries shall be:</p> <ol style="list-style-type: none"> <li>Side internal <u>boundaries</u>. - One of 1.5m and one of 2m.</li> <li>Rear internal <u>boundaries</u>. - 2m</li> </ol> <p>2. There shall be no minimum <u>setback</u> from internal <u>boundaries</u> for <u>accessorybuildings</u> where the length of any wall within the <u>setbacks</u> specified in 1. is less than six metres.</p>		<ol style="list-style-type: none"> <li>Side internal <u>boundaries</u>. - 3m.</li> <li>Rear internal <u>boundaries</u>. - 3m</li> </ol> <p>2. There shall be no minimum <u>setback</u> from internal <u>boundaries</u> for <u>accessorybuildings</u> where the length of any wall within the <u>setbacks</u> specified in 1. is less than six metres.</p>
<p>3.3 Building Height in Relation to Boundary No part of any building shall project beyond a building envelope contained by a 45 degree recession plane from any point 2.0m above any adjoining site boundary.</p>	<p>14.4.3.5 Daylight recession planes</p> <p>No part of any <u>building</u> shall project beyond a <u>building</u> envelope contained by a 45 degree recession plane measured at any point 2.0 metres above any adjoining <u>siteboundary</u>, that is not a <u>road boundary</u>.</p>	<p>No change proposed.</p>	<p>14.15.3.6 Daylight recession planes</p> <p>No part of any <u>building</u> shall project beyond a <u>building</u> envelope contained by a 45 degree recession plane measured at any point 2.0 metres above any adjoining <u>siteboundary</u>, that is not a <u>road boundary</u>.</p>
<p>3.4 Yards – Minimum No building or part of a building shall be erected within the following yards: &gt;Front – 4.5 metres. Where a garage contains a vehicle entrance which generally faces the road, the garage shall be setback 6 metres.</p>	<p>14.4.3.6 Building setbacks from road boundaries</p> <p>Minimum <u>building</u> setback from <u>road boundaries</u> shall be as follows:</p> <p>Residential Banks Peninsula Zone where a <u>garage</u> contains a vehicle entrance way which generally faces a <u>road</u>. - 5m</p> <p>All other <u>buildings</u> in the Residential Banks Peninsula zone. - 3m</p>	<p>Reducing the operative 4.5 and 6m setback requirements may go some way to reducing the number of resource consent requirements whilst still providing sufficient setback from the road to maintain the existing street character.</p>	<p>14.15.3.7 Building setbacks from road boundaries</p> <p>Minimum <u>building</u> setback from <u>road boundaries</u> shall be as follows:</p> <p>Residential Small Settlement Zone where a <u>garage</u> contains a vehicle entrance way which generally faces a <u>road</u>. - 5m</p> <p>All other <u>buildings</u> in the Residential Banks Peninsula zone. - 4m</p>
<p>3.7 Outdoor Amenity Space An outdoor space of not less than 35m2 in area with a minimum dimension of 5 metres shall be provided for each residential unit on a site.</p>	<p>Not proposed to be regulated for under the Replacement District Plan.</p>	<p>The minimum site size being 1000m2 is large enough to assume there is sufficient area to provide for outdoor amenity space. The rule is considered unnecessary.</p>	<p>No outdoor amenity space rule proposed.</p>
	<p>14.4.3.7 Life-stage inclusive and adaptive design for new residential units</p> <p>All new <u>residential units</u>, with their primary pedestrian entrance and some <u>habitable space</u> at the ground floor, shall incorporate the following standards or features. <u>Residential unit</u> building projects that have been registered with Lifemark™ for a minimum 3-star rating shall be deemed to have complied with this rule.</p> <p>[Full text of rule not included]</p>	<p>The version of this rule proposed to be used for the Small Settlement Zone is slightly different as has taken into account recommended changes to the rule proposed under Stage 1 of the DPR by submitters.</p>	<p>14.15.3.8 Life-stage inclusive and adaptive design for new residential units</p> <p>All new <u>residential units</u>, with their primary pedestrian entrance and some <u>habitable space</u> at the ground floor, shall incorporate the following standards or features. <u>Residential unit</u> building projects that have been registered with Lifemark™ for a minimum 3-star rating shall be deemed to have complied with this rule. [Full text of rule not included – refer to attachment A below]</p>
	<p>14.4.3.8 Energy and water efficient standards for new residential units</p> <p>All new <u>residentialunits</u> shall incorporate the following minimum energy and water efficiency standards or features. <u>Residential unit</u> building projects that have been registered with Homestar™ for a minimum 6 Homestar™ rating shall be deemed to have complied with this rule.</p> <p>[Full text of rule not included]</p>	<p>The version of this rule proposed to be used for the Small Settlement Zone is slightly different as has taken into account recommended changes to the rule proposed under Stage 1 of the DPR by submitters.</p>	<p>14.15.3.9 Energy and water efficient standards for new residential units</p> <p>All new <u>residential units</u> shall incorporate the following minimum energy and water efficiency standards or features. <u>Residential unit</u> building projects that have been registered with Homestar™ for a minimum 6 Homestar™ rating shall be deemed to have complied with this rule.</p>
	<p>14.4.3.9 Water supply for fire fighting</p> <p>1. Provision shall be made for sufficient water supply and</p>	<p>Standard included at the request of the New Zealand Fire Service.</p>	<p>14.15.3.10 Water supply for fire fighting</p> <p>1. Provision shall be made for sufficient water</p>

	<p>access to water supplies for fire fighting consistent with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS: 4509:2008), whereby:</p> <ol style="list-style-type: none"> <li>a. All <u>residentialunits</u> must be connected to the <u>Council's</u> urban reticulated system that provides sufficient fire fighting water supply; or</li> <li>b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 ins not available to serve the <u>residentialunit</u>, or the only supply available is the controlled restricted rural type water supply which is not compliant with SNZ PAS:4509:2008 water supply and access to             <ul style="list-style-type: none"> <li>water supplies for fire fighting that is in compliance with the rule 2. below must be provided.</li> </ul> </li> </ol> <p>2. Each <u>residentialunit</u> shall have a sprinkler system <u>installed</u> (to an improved standard in accordance with SNZ PAS:4509:2008) in the <u>building</u> plumbed to ensure 7000 litres of water is always available to the sprinkler system in the event of a fire.</p>		<p>supply and access to water supplies for fire fighting consistent with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS: 4509:2008), whereby:</p> <ol style="list-style-type: none"> <li>a. All <u>residentialunits</u> must be connected to the <u>Council's</u> urban reticulated system that provides sufficient fire fighting water supply; or</li> <li>b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 ins not available to serve the <u>residentialunit</u>, or the only supply available is the controlled restricted rural type water supply which is not compliant with SNZ PAS:4509:2008 water supply and access to             <ul style="list-style-type: none"> <li>water supplies for fire fighting that is in compliance with the rule 2. below must be provided.</li> </ul> </li> </ol> <p>2. Each <u>residentialunit</u> shall have a sprinkler system <u>installed</u> (to an improved standard in accordance with SNZ PAS:4509:2008) in the <u>building</u> plumbed to ensure 7000 litres of water is always available to the sprinkler system in the event of a fire.</p>
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Kainga and Spencerville are very similar in nature as the small settlement areas in Banks Peninsula as far as they are both set within a rural and/or coastal environment and are detached from the main urban area. However the management of the built form in these areas has broadly followed the approach for other residential areas in the flat land in Christchurch City. Whilst the most streamlined approach to the Replacement District Plan is considered to be creating one Residential Small Settlement Zone encompassing all Christchurch and Banks Peninsula small settlement areas, especially in regard the types of activities provided for, there are likely to be area specific rules required. The assessment of appropriate activity and built form standards for Kainga and Spencerville has been based on considering the appropriateness and applicability of the standards proposed in Table 1 for the Residential Small Settlement Zone in relation to Banks Peninsula areas, as well as those standards proposed under Stage 1 of the DPR for the Residential Suburban Zone.

Table 2:		Assessment of provisions relevant to Small Settlements in Kainga and Spencerville	
Operative standard under the City Plan	Proposed standard under the Replacement District Plan 14.15 Residential Small Settlement Zone as it relates to Banks Peninsula Small Settlements (refer to Table 1 above)	Discussion on the most appropriate standard to apply in the Replacement District Plans Small Settlement Zone – Kainga and Spencerville	Proposed standard under the Replacement District Plan 14.15 Residential Small Settlement Zone
Living Rural Settlement Zone (Spencerville) Living Rural Village Zone (Kainga and Riverlea Estates)	Proposed Permitted Activities for the 14.15. Residential Small Settlement Zone – Banks Peninsula related provisions 14.15.2 Activity status tables		Proposed Permitted Activities for the 14.15. Residential Small Settlement Zone – Banks Peninsula related provisions 14.15.2 Activity status tables
Provided for – refer to Living Zone Development and Community standards, subject to standards	Residential Small Settlement zone: 14.15.2.1 Permitted Activities P1 A residential unit <u>and/or</u> residential activities that occur within a <u>residential unit</u> .	The minimum site density requirement for Spencerville/LRS zone is the same as proposed	Residential Small Settlement zone: 14.15.2.1 Permitted Activities P1 A residential unit <u>and/or</u> residential activities that occur within a <u>residential unit</u> .
2.2.11 Family flats - residential activities Family flats shall have a maximum gross floor area, excluding terraces, garages, sundecks and verandahs, of 65m <sup>2</sup> . Once the building is no longer being used as a family flat, and where the family flat does not comply with all the standards for a residential unit and/or where it is located on a site within the Living RV Zone at Riverlea Estates: (a) The family flat shall be relocated from the site; or (b) shall have the kitchen removed so that the family flat is no longer a self-contained residential unit.	Residential Small Settlement zone: 14.15.2.1 Permitted Activities P2 Minor <u>residentialunit</u> where the minor unit is a detached <u>building</u> and the existing site it is to be built on contains only one <u>residentialunit</u> .  a. The <u>site</u> containing both units shall have a minimum net site area of 1000m <sup>2</sup> . b. The minor <u>residentialunit</u> shall have a minimum gross floor area of 35m <sup>2</sup> and a maximum gross floorarea of 70m <sup>2</sup> . c. The <u>parkingareas</u> of both units shall be accessed from the same <u>access</u> . d. Each <u>residentialunit</u> shall have a total <u>outdoor livingspace</u> on the <u>site</u> with a minimum area of 90m <sup>2</sup> . This total space can be provided as: i. a single continuous area with a minimum dimension of 6m; or ii. be in 2 connected spaces each with a minimum dimension of 6m; iv. be divided into two separate unconnected spaces, provided that each unit is provided with an <u>outdoor livingspace</u> that is directly accessible from that unit and is a minimum of 30m <sup>2</sup> in area; and e. The minor <u>residentialunit</u> shall be able to provide a legal on-site treatment and disposal system; or f. The minor <u>residentialunit</u> shall be serviced by the Council's wastewater system whilst still ensuring there is adequate capacity within the Council's wastewater system to service the existing zoned land.	In terms of effects on the local area it is considered that there is only a minor difference between a family flat and a minor residential unit. In the case of a family flat the occupants need to be associated with the family occupying the main residence. The rules for the minor residential unit do not have this limitation. The number of occupants is unlikely to differ much between the two units. The greatest difference may be in regard to shared spaces. Where there is a family association there is likely to be some accepted sharing of outdoor space, car parking etc. This is however not considered to be a major issues in small settlements as a minimum site size requirement of 1000m <sup>2</sup> will provide ample room for outdoor areas for both the main and minor residential units. The proposed minor residential unit rule for the Residential Suburban Zone is considered to be appropriate with the exception of the net site area requirement.  There is unlikely to be much potential for minor residential units to be created on sites within in Riverlea Estates (proposed Kainga Overlay Area 2) as given the small site size it may difficult to comply with the activity specific standards.  Given the increased flexibility regarding occupation proposed under the minor residential, there may be an increased demand for small detached units. This may in turn potentially	Residential Small Settlement zone: 14.15.2.1 Permitted Activities P2 Minor <u>residentialunit</u> where the minor unit is a detached <u>building</u> and the existing site it is to be built on contains only one <u>residentialunit</u> .  a. The <u>site</u> containing both units shall have a minimum net site area of 1000m <sup>2</sup> . b. The minor <u>residentialunit</u> shall have a minimum gross floor area of 35m <sup>2</sup> and a maximum gross floorarea of 70m <sup>2</sup> . c. The <u>parkingareas</u> of both units shall be accessed from the same <u>access</u> . d. Each <u>residentialunit</u> shall have a total <u>outdoor livingspace</u> on the <u>site</u> with a minimum area of 90m <sup>2</sup> . This total space can be provided as: i. a single continuous area with a minimum dimension of 6m; or ii. be in 2 connected spaces each with a minimum dimension of 6m; v. be divided into two separate unconnected spaces, provided that each unit is provided with an <u>outdoorliving space</u> that is directly accessible from that unit and is a minimum of 30m <sup>2</sup> in area; and e. The minor <u>residentialunit</u> shall be able to provide a legal on-site treatment and disposal system; or



		<p>change the character of the small settlement zone, increasing building density. On balance therefore, the likelihood that the introduction of the minor residential unit rule will lead to a significant change in building character and density, is considered to be low.</p> <p>There is however a potential infrastructure servicing issue that could arise in providing greater flexibility for minor residential units to establish. In most small settlement areas wastewater disposal and water supply is limited and in many bays there are no Council systems available. The capacity of Council's systems and/or private systems can be very limited. In the case of Council's systems priority for new connections should be given to servicing existing small settlement zoned land. For these reasons it is considered that at this stage the creation of a minor residential unit should be a restricted discretionary activity with the Council's discretion limited to infrastructure servicing.</p>	<p>f. The minor <u>residentialunit</u> shall be serviced by the Council's wastewater system whilst still ensuring there is adequate capacity within the Council's wastewater system to service the existing zoned land.</p>
<p>Provided for – refer to Living Zone Development and Community standards, subject to standards</p>	<p>Residential Small Settlement zone: 14.15.2.1 Permitted Activities P3 Guest accommodation There shall be: a. a maximum of six guests accommodated at any one time; and b. at least one owner of the <u>residentialunit</u> residing permanently on <u>site</u></p>	<p>Similar standard under the operative District Plan as proposed for the Replacement District Plan. No major change required.</p>	<p>Residential Small Settlement zone: 14.15.2.1 Permitted Activities P3 Guest accommodation There shall be: a. a maximum of six guests accommodated at any one time; and b. at least one owner of the <u>residentialunit</u> residing permanently on <u>site</u></p>
	<p>Residential Small Settlement Zone: 14.15.2.1 Permitted Activities P4 Care of non-resident children within a <u>residentialunit</u> in return for monetary payment to the carer. There shall be: a. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and b. at least one carer residing permanently within the <u>residentialunit</u>.</p>	<p>Care of non-resident children is likely to have fallen within the definition of a home occupation, therefore there is a similar standard under the operative District Plan as proposed for the Replacement District Plan. No major change required.</p>	<p>Residential Small Settlement Zone: 14.15.2.1 Permitted Activities P4 Care of non-resident children within a <u>residentialunit</u> in return for monetary payment to the carer. There shall be: a. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and b. at least one carer residing permanently within the <u>residentialunit</u>.</p>
		<p>The inclusion of this rule is not appropriate nor necessary for the Replacement District Plan. Refer to discussion on minor residential units below.</p>	
	<p>Residential Small Settlement Zone: 14.15.2.1 Permitted Activities P5 Reserves</p>	<p>Reserves are an appropriate activity within a Small Settlement Zone.</p>	<p>Residential Small Settlement Zone: 14.15.2.1 Permitted Activities P5 Reserves</p>
	<p>Residential Small Settlement Zone: 14.15.2.1 Permitted Activities P6 Home Occupation The home occupation shall limit: a. the <u>grossfloorarea</u> of the <u>building</u> plus the area used for <u>outdoorstoragearea</u> occupied by the occupation to less</p>	<p>Similar standard under the operative District Plan as proposed for the Replacement District Plan. No major change required.</p>	<p>Residential Small Settlement Zone: 14.15.2.1 Permitted Activities P6 Home Occupation The home occupation shall limit: a. the <u>grossfloorarea</u> of the <u>building</u> plus the area used for <u>outdoorstoragearea</u> occupied by the</p>

	<p>than 40m<sup>2</sup>;</p> <ul style="list-style-type: none"> <li>b. the number of <u>FTE</u> employed persons, who reside permanently elsewhere than on the <u>site</u>, to one;</li> <li>c. any <u>retailing</u> to the sale of goods grown or produced on the <u>site</u>, or internet-based sales where no customer visits occur;</li> <li>d. the hours of operation to 50 hours per week;</li> <li>e. the hours of operation when the <u>site</u> is open to visitors, clients, and deliveries to between the hours of: <ul style="list-style-type: none"> <li>i. 0900 – 2100 Monday to Friday; and</li> <li>ii. 0900 – 1300 Saturday, Sunday and public holidays;</li> </ul> </li> <li>f. visitor or staff <u>parkingarea</u> to outside the <u>road boundary setback</u>;</li> <li>g. activity, where that activity is: <ul style="list-style-type: none"> <li>i. open to visitors and clients; and</li> <li>ii. in a multiple level apartment complex;</li> </ul> </li> </ul> <p>to the ground floor.</p>		<ul style="list-style-type: none"> <li>b. the number of <u>FTE</u> employed persons, who reside permanently elsewhere than on the <u>site</u>, to one;</li> <li>c. any <u>retailing</u> to the sale of goods grown or produced on the <u>site</u>, or internet-based sales where no customer visits occur;</li> <li>d. the hours of operation to 50 hours per week;</li> <li>e. the hours of operation when the <u>site</u> is open to visitors, clients, and deliveries to between the hours of: <ul style="list-style-type: none"> <li>i. 0900 – 2100 Monday to Friday; and</li> <li>ii. 0900 – 1300 Saturday, Sunday and public holidays;</li> </ul> </li> <li>f. visitor or staff <u>parkingarea</u> to outside the <u>road boundary setback</u>;</li> <li>g. activity, where that activity is: <ul style="list-style-type: none"> <li>i. open to visitors and clients; and</li> <li>ii. in a multiple level apartment complex;</li> </ul> </li> </ul> <p>to the ground floor.</p>
	<p>Residential Small Settlement Zone:  14.15.2.1 Permitted Activities  P7 <u>Pre-schools</u> facility.  The facility shall:</p> <ul style="list-style-type: none"> <li>a. only locate on <u>sites</u> with <u>frontage</u> and the primary entrance to a <u>minorarterial</u> or <u>collectorroad</u> where <u>rightturnoffset</u>, either informal or formal is available;</li> <li>b. only occupy a <u>grossfloorarea</u> of <u>building</u> of less than 200m<sup>2</sup>;</li> <li>c. limit outdoor play areas and facilities to those that comply with the Group 1 acoustic standard for residential zones;</li> <li>d. limit signage to a maximum area of 1m<sup>2</sup>;</li> <li>e. limit the hours of operation when the <u>site</u> is open to visitors, clients, and deliveries to between the hours of 0700 – 1900;</li> <li>f. only locate on <u>sites</u> where any <u>residentialactivity</u> on an adjoining front <u>site</u>, or front <u>site</u> separated by an <u>access</u>, with <u>frontage</u> to the same <u>road</u>, is left with at least one residential neighbour. That neighbour shall be on an adjoining front <u>site</u>, or front <u>site</u> separated by an <u>access</u>, and have <u>frontage</u> to the same <u>road</u>;</li> <li>g. only locate on residential blocks where there are no more than two non-<u>residentialactivities</u> already within that block;</li> <li>h. be able to provide a legal on-site treatment and disposal system; or</li> <li>i. be serviced by the Council's wastewater system whilst still ensuring there is adequate capacity within the Council's wastewater system to service the existing zoned land.</li> </ul>	<p>A pre-school facility is an acceptable and expected activity that locates within a residential area, including a small settlement area, subject to ensuring there are standards included to control the effects of pre-schools on the local environment and residents.</p>	<p>Residential Small Settlement Zone:  Restricted discretionary activity status subject to matters of discretion relating to the scale of the activity, non-residential hours of operation, traffic generation, and hillside development and small settlement development, and ensuring it is able to be serviced by the Council's wastewater system whilst still ensuring there is adequate capacity within the Council's wastewater system to service the existing zoned land.</p>
	<p>Residential Small Settlement Zone:  14.15.2.1 Permitted Activities  P8 <u>VeterinaryCareFacility</u>.  The facility shall:</p> <ul style="list-style-type: none"> <li>a. only locate on <u>sites</u> with <u>frontage</u> and the primary entrance</li> </ul>	<p>It appears that it may have been the intention of the operative district plan to provide for veterinaries under the definition of health care services (as a discretionary activity). However the operative plan only includes a definition of</p>	<p>Residential Small Settlement Zone:  Restricted discretionary activity status subject to matters of discretion relating to the scale of the activity, non-residential hours of operation, traffic generation, and hillside development and small settlement</p>

	<p>to a minor arterial or collector road where rightturnoffset, either informal or formal is available;</p> <ul style="list-style-type: none"> <li>b. only occupy a grossfloorarea of building of less than 200m<sup>2</sup>;</li> <li>c. limit signage to a maximum area of 1m<sup>2</sup>;</li> <li>d. limit the hours of operation when the site is open to patients, or clients, and deliveries to between the hours of 0700 – 2000;</li> <li>e. only locate on sites where any residentialactivity on an adjoining front site, or front site separated by an access, with frontage to the same road, is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road;</li> <li>f. only locate on residential blocks where there are no more than two non-residentialactivities already within that block;</li> <li>g. limit the boarding of animals on the site to four; and</li> <li>h. be able to provide a legal on-site treatment and disposal system; or</li> <li>i. be serviced by the Council's wasterwater system whilst still ensuring there is adequate capacity within the Council's wasterwater system to service the existing zoned land.</li> </ul>	<p>“health care facilities”. Nonetheless, it is considered that a veterinary is an appropriate activity to establish within a residential area provided standards are included to control potential adverse effects.</p>	<p>development, and ensuring it is able to be serviced by the Council's wasterwater system whilst still ensuring there is adequate capacity within the Council's wasterwater system to service the existing zoned land.</p>
	<p>Residential Small Settlement Zone: 14.15.2.1 Permitted Activities P9 Educationactivity. The activity shall:</p> <ul style="list-style-type: none"> <li>a. only locate on sites with frontage and the primary entrance to a minorarterial or collectorroad where rightturnoffset, either informal or formal is available;</li> <li>b. only occupy a grossfloorarea of building of less than 200m<sup>2</sup>;</li> <li>c. limit signage to a maximum area of 1m<sup>2</sup>;</li> <li>d. limit the hours of operation when the site is open to students, or clients, and deliveries to between the hours of: <ul style="list-style-type: none"> <li>i. 0700 – 1900 Monday to Saturday; and ii. Closed Sunday and public holidays;</li> </ul> </li> <li>e. only locate on sites where any residentialactivity on an adjoining front site, or front site separated by an access, with frontage to the same road, is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road;</li> <li>f. only locate on residential blocks where there are no more than two non-residentialactivities already within that block; ; and</li> <li>g. be able to provide a legal on-site treatment and disposal system; or</li> <li>h. be serviced by the Council's wasterwater system whilst still ensuring there is adequate capacity within the Council's wasterwater system to service the existing zoned land.</li> </ul> <p>Note: See Figure 1.</p>	<p>Education activity is an acceptable and expected activity that locates within a residential area, including a small settlement area, subject to ensuring there are standards included to control the effects of an education facility (public or private) on the local environment and residents,</p>	<p>Residential Small Settlement Zone: Restricted discretionary activity status subject to matters of discretion relating to the scale of the activity, non-residential hours of operation, traffic generation, and hillside development and small settlement development, and ensuring it is able to be serviced by the Council's wasterwater system whilst still ensuring there is adequate capacity within the Council's wasterwater system to service the existing zoned land.</p>
	<p>Residential Small Settlement Zone: 14.15.2.1 Permitted Activities P10 Temporary military or emergency service training activities.</p>	<p>Whilst there is unlikely to be a high requirement to provide for these temporary activities, they are a very important community service. It is</p>	<p>Residential Small Settlement Zone: 14.15.2.1 Permitted Activities</p>



	<p>considered that as any potential effects of their activities will be temporary, on balance they should be provided for in a small settlement zone to promote community resilience.</p>	<p>P10 Temporary military or emergency service training activities.</p>
<p>Residential Small Settlement Zone: 14.15.2.1 Permitted Activities P11 Storage of <u>heavyvehicles</u>. a. No more than one vehicle shall be stored on the <u>site</u></p>	<p>The definition of a heavy vehicle is proposed to mean (refer to Phase 1 proposed definitions):  “means a motor vehicle (other than a motor car that is not used, kept or available for the carriage of passengers for hire or reward), the gross laden weight of which exceeds 3,500kg, but does not include a traction engine or a vehicle designed solely or principally for the use of fire brigades in attendance at fires (refer Heavy Motor Vehicle Regulations 1974).”  The inclusion of this rule will allow for residents to store work or recreational vehicle that exceeds 3,500kg examples being a commercial delivery truck and large motorhome/bus.</p>	<p>Residential Small Settlement Zone: 14.15.2.1 Permitted Activities P11 Storage of <u>heavyvehicles</u>. a. No more than one vehicle shall be stored on the <u>site</u></p>
<p>Residential Small Settlement Zone: 14.15.2.1 Permitted Activities P12 Dismantling, repair, or storage of motor vehicles and boats. a. The vehicles and/or boats shall be owned by people who live on the same <u>site</u>.</p>	<p>This activity is considered acceptable and appropriate activity associated with residential use of a site.</p>	<p>Residential Small Settlement Zone: 14.15.2.1 Permitted Activities P12 Dismantling, repair, or storage of motor vehicles and boats. a. The vehicles and/or boats shall be owned by people who live on the same <u>site</u>.</p>
<p>Residential Small Settlement Zone: 14.15.2.1 Permitted Activities P13 Temporary lifting or moving of earthquake damaged <u>buildings</u> where there is non compliance with one or more of: Built form standards relating to building height, site coverage, minimum building setback and daylight recession planes (refer to provisions ...14.x.x.x. a. <u>Buildings</u> shall not be: i. moved to within 1m of an internal <u>boundary</u> and/or within 3m of any waterbody, scheduled tree, listed heritage item, natural resources and Council owned structure, archaeological <u>site</u>, or the coastal marine area; and ii. lifted to a <u>height</u> exceeding 2.5m above the applicable recession plane or <u>height</u> control. b. The <u>building</u> must be lowered back or moved back to its original position, or a position compliant with the <u>District Plan</u> or consistent with a resource consent, within eight weeks of the lifting or moving works having first commenced. c. In all cases of a <u>building</u> being moved or lifted, the owners/occupiers of land adjoining the <u>sites</u> shall be informed of the work at least seven days prior to the lift or move of the <u>building</u> occurring. The information provided shall include details of a contact person, details of the lift or</p>	<p>Providing for the temporary lifting or moving of earthquake damaged homes is considered to be a critical activity to aid recovery from the recent and/or future potential earthquakes.</p>	<p>Residential Small Settlement Zone: 14.15.2.1 Permitted Activities P13 Temporary lifting or moving of earthquake damaged <u>buildings</u> where there is non compliance with one or more of: Built form standards relating to building height, site coverage, minimum building setback and daylight recession planes (refer to provisions ...14.x.x.x. a. <u>Buildings</u> shall not be: i. moved to within 1m of an internal <u>boundary</u> and/or within 3m of any waterbody, scheduled tree, listed heritage item, natural resources and Council owned structure, archaeological <u>site</u>, or the coastal marine area; and ii. lifted to a <u>height</u> exceeding 2.5m above the applicable recession plane or <u>height</u> control. b. The <u>building</u> must be lowered back or moved back to its original position, or a position compliant with the <u>DistrictPlan</u> or consistent with a resource consent, within eight weeks of the lifting or moving works having first commenced.</p>

	<p>code and the duration of the lift or move.</p> <p>d. The Council shall be notified of the lifting or moving the <u>building</u> at least seven days prior to the lift or move of the <u>building</u> occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>		<p>c. In all cases of a <u>building</u> being moved or lifted, the owners/occupiers of land adjoining the <u>sites</u> shall be informed of the work at least seven days prior to the lift or move of the <u>building</u> occurring. The information provided shall include details of a contact person, details of the lift or move, and the duration of the lift or move.</p> <p>d. The Council shall be notified of the lifting or moving the <u>building</u> at least seven days prior to the lift or move of the <u>building</u> occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>
Living Rural Settlement Zone (Spencerville) Living Rural Village Zone (Kainoa and Riverlea Estates)	Proposed Restricted Discretionary Activities – Small Settlement Zone – Banks Peninsula		Proposed Restricted Discretionary Activities – Small Settlement Zone – Banks Peninsula
	Residential Small Settlement Zone 14.15.2.2 Controlled Activities There are no controlled activities		Residential Small Settlement Zone 14.15.2.2 Controlled Activities There are no controlled activities
	Residential Small Settlement Zone 14.15.2.3 Restricted Discretionary Activities: RD1 Residential units (including any <u>sleep-outs</u> ) containing more than 6 bedrooms in total.	There is no difference between the standard nor status of the activity between the operative plan and what is considered appropriate for a residential zone under the Replacement District Plan.	Residential Small Settlement Zone 14.15.2.3 Restricted Discretionary Activities: RD1 Residential units (including any <u>sleep-outs</u> ) containing more than 6 bedrooms in total.
	Residential Small Settlement Zone 14.15.2.3 Restricted Discretionary Activities: RD2 Retirement villages The retirement village shall be able to: a. to provide a legal on-site treatment and disposal system; or b. be serviced by the Council's wastewater system whilst still ensuring there is adequate capacity within the Council's wastewater system to service the existing zoned land.	Retirement villages are considered to be an appropriate and needed activity within small settlement areas to address housing needs for an ageing population. As a restricted discretionary activity the scale a built form of retirement villages can be managed so not to give rise to adverse effects.	Residential Small Settlement Zone 14.15.2.3 Restricted Discretionary Activities: RD2 Retirement villages The retirement village shall be able to: a. to provide a legal on-site treatment and disposal system; or b. be serviced by the Council's wastewater system whilst still ensuring there is adequate capacity within the Council's wastewater system to service the existing zoned land.
	Residential Small Settlement Zone 14.15.2.3 Restricted Discretionary Activities: RD3 Relocation of a building	As a general principal there are no controlled activities under the Replacement District Plan.	Residential Small Settlement Zone 14.15.2.3 Restricted Discretionary Activities: RD3 Relocation of a building
	Residential Small Settlement Zone 14.15.2.3 Restricted Discretionary Activities: RD4 Temporary lifting or moving of earthquake damaged <u>buildings</u> that does not meet the standards in Permitted activity P13	May be applicable in this area and of assistance to earthquake damaged homes.	Residential Small Settlement Zone 14.15.2.3 Restricted Discretionary Activities: RD4 Temporary lifting or moving of earthquake damaged <u>buildings</u> that does not meet the standards in Permitted activity P13
	Residential Small Settlement Zone 14.15.2.3 Restricted Discretionary Activities: RD5 Non compliance with one or more of the following Rules: 14. xxx building setbacks from road boundaries , Rules 14. xxxLife stage inclusive and adaptive design for new residential units. Any application arising from non compliance with this rule will not require written approvals and shall not be publicly or limited notified.	There is no major change proposed in the status of activities where they do not comply with a built form standard.  Compliance/non-compliance with the proposed Built Form 'Life-stage' standard is discussed below.	Residential Small Settlement Zone 14.15.2.3 Restricted Discretionary Activities: RD5 Non compliance with one or more of the following Rules: 14. xxx building setbacks from road boundaries , Rules 14. xxxLife stage inclusive and adaptive design for new residential units. Any application arising from non compliance with this rule will not require written approvals and shall not be publicly or limited notified.

	<p>Residential Small Settlement Zone                  14.15.2.3 Restricted Discretionary Activities:                  RD6 Non compliance with one or more of the following Rules: 14. xxx site density, 14. xxx building height , 14. xxx site coverage, 14. xxx minimum building setback from side and rear internal boundaries, 14. xxx daylight recession planes.</p>	<p>There is not major change proposed in the status of activities where they do not comply with a built form standard.</p>	<p>Residential Small Settlement Zone                  14.15.2.3 Restricted Discretionary Activities:                  RD6 Non compliance with one or more of the following Rules: 14. xxx site density, 14. xxx building height , 14. xxx site coverage, 14. xxx minimum building setback from side and rear internal boundaries, 14. xxx daylight recession planes.</p>
	<p>Residential Small Settlement Zone                  14.15.2.3 Restricted Discretionary Activities:                  RD7 Non compliance with Rule 14. xxx Water Supply for fire fighting.</p>	<p>Compliance/non-compliance with the proposed Built Form 'Water supply for fire fighting' standard is discussed below.</p>	<p>Residential Small Settlement Zone                  14.15.2.3 Restricted Discretionary Activities:                  RD7 Non compliance with Rule 14. xxx Water Supply for fire fighting.</p>
	<p>Residential Banks Peninsula Zone:                  14.15.2.3 Restricted Discretionary Activities                  RD8 Non compliance with the permitted activity standards in 14.XX P5 Home Occupation , P6 Preschool facility,P7 Veterinary Care Facility, P8 Education activity</p> <p>Matter of discretion are in relation to:                  a. 14.9.14 Scale of activity                  b. 14.9.15 Traffic generation access and safety                  c. 14.9.16 Non residential hours of operation                  d. 14.9.6 Urban design and Maori Urban Design Principles except that d does not apply to non compliance with the permitted activity standard 14.XX Home occupation.</p>	<p>Should there be a non-compliance in relation to the activity standards for home occupations, preschools, veterinary and education activities, it is considered appropriate that the matters on which the activity standards manage, are addressed. The primary matters of concern relate to the scale of the activity, traffic generation and hours of operation.</p>	<p>Residential Banks Peninsula Zone:                  14.15.2.3 Restricted Discretionary Activities                  RD8 Non compliance with the permitted activity standards in 14.XX P5 Home Occupation , P6 Preschool facility,P7 Veterinary Care Facility, P8 Education activity</p> <p>Matter of discretion are in relation to:                  a. 14.9.14 Scale of activity                  b. 14.9.15 Traffic generation access and safety                  c. 14.9.16 Non residential hours of operation                  d. 14.9.6 Urban design and Maori Urban Design Principles except that d does not apply to non compliance with the permitted activity standard 14.XX Home occupation.</p>
	<p>Residential Banks Peninsula Zone:                  14.15.2.3 Restricted Discretionary Activities                  RD9 The erection of buildings on sites within the Takamatua Comprehensive Development Area or the Robinsons Bay Comprehensive Development Area.</p> <p>The Councils discretion shall be limited to the following matters:</p> <p>14.9.6 Urban deign and Maori urban design principles                  - refer to Residential Chapter 14, Matters of Discretion 14.9.6 and insert the following additional matters:</p> <p>Scale: City context and character                  "The development design..."</p> <p>e. aligns with natural land contours and utilises natural elements within a site such as natural building platforms, topography, ridges or terraces and/or vegetation to assist in integrating new development into the environment so that the natural vegetation patterns and legibility of the landscape is maintained.</p>	<p>As a general principle there is to be no controlled activities under the Replacement District Plan. If it is deemed that regulatory control is required then the matter (and effects being managed) must be at a level of importance that Council may be able to decline and application (that is not possible as a controlled activity) and/or impose conditions. Resource consent is required whether an activity is controlled or a restricted discretionary activity. As such changing the in status from controlled to restricted discretionary is not considered to result in any significant additional cost to the applicant.</p> <p>The subject areas in Takamatua and Robinsons Bay were assessed as being within sensitive environments that required careful management of the subdivision and building design. The conditions imposed however, in particular the matters set out under Appendix XVII of the operative District Plan, are considered to be very extensive and overly detailed. Under Stage 1 of the Replacement District Plan a number of activities are proposed to be restricted</p>	<p>Residential Banks Peninsula Zone:                  14.15.2.3 Restricted Discretionary Activities                  RD9 The erection of buildings on sites within the Takamatua Comprehensive Development Area or the Robinsons Bay Comprehensive Development Area.</p> <p>The Councils discretion shall be limited to the following matters:</p> <p>14.9.6 Urban deign and Maori urban design principles                  - refer to Residential Chapter 14, Matters of Discretion 14.9.6 and insert the following additional matters:</p> <p>Scale: City context and character                  "The development design..."</p> <p>e. aligns with natural land contours and utilises natural elements within a site such as natural building platforms, topography, ridges or terraces and/or vegetation to assist in integrating new development into the environment so that the natural vegetation patterns and legibility of the</p>



	<p>Scale: Built form and amenity of the site</p> <p>f. in residential small settlement, bach, hills and large lot zones uses exterior building tones and low reflective materials to ensure the development complements the rural and natural character elements of the local and surrounding area.</p> <p>g. in residential small settlement, bach, hills and large lot zones maximises the area for planting to:</p> <ul style="list-style-type: none"> <li>i. integrate buildings into the surrounding landscape and reduce their visual impact</li> <li>ii. provides sufficient room for plants in particular trees to mature and to avoid shading of buildings, access and roads.</li> </ul>	<p>discretionary activities subject to urban design and Maori urban design principles (refer to Residential Chapter 14, Matters of Discretion 14.9.6). These matters are broader than those currently required to be considered under the operative plan, however when considered in the context of the Takamatua and Robinsons Bay surrounding environments, could potentially achieve the same or similar outcome sought for the area. Some additional matters are however considered to be necessary to ensure the Banks Peninsula sensitive coastal and rural environments are comprehensively assessed and conditions imposed on resource consent applications to ensure desired outcomes and policies are achieved.</p>	<p>landscape is maintained.</p> <p>Scale: Built form and amenity of the site</p> <p>f. in residential small settlement, bach, hills and large lot zones uses exterior building tones and low reflective materials to ensure the development complements the rural and natural character elements of the local and surrounding area.</p> <p>g. in residential small settlement, bach, hills and large lot zones maximises the area for planting to:</p> <ul style="list-style-type: none"> <li>i. integrate buildings into the surrounding landscape and reduce their visual impact</li> <li>ii. provides sufficient room for plants in particular trees to mature and to avoid shading of buildings, access and roads.</li> </ul>
	Proposed Discretionary Activities for the Small Settlement Zone – Banks Peninsula		Proposed Discretionary Activities for the Small Settlement Zone – Banks Peninsula
	<p>Residential Small Settlement Zone: 14.15.2.4 Discretionary Activities D1 Care of non- resident children within a residential unit, storage of heavy vehicles, camping grounds, show homes, and dismantling, repair or storage of motor vehicles and/or boats where it does not meet one or more of the permitted activity standards in Rule 14.XXX</p>		<p>Residential Small Settlement Zone: 14.15.2.4 Discretionary Activities D1 Care of non- resident children within a residential unit, storage of heavy vehicles, camping grounds, show homes, and dismantling, repair or storage of motor vehicles and/or boats where it does not meet one or more of the permitted activity standards in Rule 14.XXX</p>
	<p>Residential Small Settlement Zone: 14.15.2.4 Discretionary Activities D2 <u>Place of assembly</u></p>	<p>There is no major difference between the standard nor status of the activity between the operative plan and what is considered appropriate for a residential zone under the Replacement District Plan.</p> <p>The activity and built form standards that were associated with the discretionary activity rule under the operative District Plan are not considered to be necessary. Discretionary activity status provides the Council with sufficient ability to consider an array of matters and actual and potential effects on the environment, including the proposed objectives and policies which adequately set out the desired outcomes and environmental standards to be met for the Small Settlement Zone.</p>	<p>Residential Small Settlement Zone: 14.15.2.4 Discretionary Activities D2 <u>Place of assembly</u></p>
	<p>Residential Small Settlement Zone: 14.15.2.4 Discretionary Activities D3 <u>Healthcare facility</u></p>	<p>There is no major difference between the standard nor status of the activity between the operative plan and what is considered appropriate for a residential zone under the Replacement District Plan.</p>	<p>Residential Small Settlement Zone: 14.15.2.4 Discretionary Activities D3 <u>Healthcare facility</u></p>

		<p>The activity and built form standards that were associated with the discretionary activity rule under the operative District Plan are not considered to be necessary. Discretionary activity status provides the Council with sufficient ability to consider an array of matters and actual and potential effects on the environment, including the proposed objectives and policies which adequately set out the desired outcomes and environmental standards to be met for the Small Settlement Zone.</p>	
	<p>Residential Small Settlement Zone: 14.15.2.4 Discretionary Activities D4 Retail activity involving a gross floor area of 50m2 or less.</p>	<p>There is no major difference between the standard nor status of the activity between the operative plan and what is considered appropriate for a residential zone under the Replacement District Plan.</p> <p>The activity and built form standards that were associated with the discretionary activity rule under the operative District Plan are not considered to be necessary. Discretionary activity status provides the Council with sufficient ability to consider an array of matters and actual and potential effects on the environment, including the proposed objectives and policies which adequately set out the desired outcomes and environmental standards to be met for the Small Settlement Zone.</p>	<p>Residential Small Settlement Zone: 14.15.2.4 Discretionary Activities D4 Retail activity involving a gross floor area of 50m2 or less.</p>
	<p>Residential Small Settlement Zone: 14.15.2.4 Discretionary Activities D5 Emergency service facilities.</p>	<p>There is no major difference between the standard nor status of the activity between the operative plan and what is considered appropriate for a residential zone under the Replacement District Plan.</p> <p>The activity and built form standards that were associated with the discretionary activity rule under the operative District Plan are not considered to be necessary. Discretionary activity status provides the Council with sufficient ability to consider an array of matters and actual and potential effects on the environment, including the proposed objectives and policies which adequately set out the desired outcomes and environmental standards to be met for the Small Settlement Zone.</p>	<p>Residential Small Settlement Zone: 14.15.2.4 Discretionary Activities D5 Emergency service facilities.</p>
	<p>Residential Small Settlement Zone: 14.15.2.4 Discretionary Activities D6 Guest Accommodation</p>	<p>The activity and built form standards that were associated with the discretionary activity rule under the operative District Plan are not considered to be necessary. Discretionary activity status provides the Council with sufficient ability</p>	<p>Residential Small Settlement Zone: 14.15.2.4 Discretionary Activities D6 Guest Accommodation</p>

		to consider an array of matters and actual and potential effects on the environment, including the proposed objectives and policies which adequately set out the desired outcomes and environmental standards to be met for the Small Settlement Zone.	
	Proposed Non-complying activities for the Small Settlement Zone		Proposed Non-complying activities for the Small Settlement Zone
	Residential Small Settlement Zone 14.15.2.5 Non-complying Activities NC1 Where properties adjoin the foreshore road between Governors Bay Jetty and Church Lane and also join another legal road, any vehicle access from the foreshore road is a non-complying activity.	No known issue with this rule thus is carried over into the Replacement District Plan.	Residential Small Settlement Zone 14.15.2.5 Non-complying Activities NC1 Where properties adjoin the foreshore road between Governors Bay Jetty and Church Lane and also join another legal road, any vehicle access from the foreshore road is a non-complying activity.
	Residential Small Settlement Zone 14.15.2.5 Non-complying Activities NC2 Any activity not provided as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.	There is not major change proposed in the status of activities where they do not comply with a discretionary activity.	Residential Small Settlement Zone 14.15.2.5 Non-complying Activities NC2 Any activity not provided as a permitted, controlled, restricted discretionary, discretionary or prohibited activity.
	As above	There is no major change proposed in the status of activities where they do not comply with a permitted, controlled, restricted discretionary, discretionary or prohibited activity.	As above
	Residential Small Settlement Zone 14.15.2.5 Non-complying Activities NC3 Any activity that does not comply with the following Activity specific standards for permitted and restricted discretionary activities is a non-complying activity: e. 14.15.2.1 P2 Minor residential unit clauses e and f f. 14.15.2.1 P7 Preschool facility clauses h and i. g. 14.15.2.1 P8 Veterinary Care Facility clauses h and i. h. 14.15.2.1 P9 Education activity clauses g and h.	A proposed development could not be readily supported if it is not able to provide a legal system nor is able to be connected to Councils reticulated system whilst still ensuring there is sufficient capacity for other permitted activities in the zone. A proposal in this circumstance will need to be considered against the District Plans objectives and policies regarding servicing and should appropriately be considered as a non-complying activity.	Residential Small Settlement Zone 14.15.2.5 Non-complying Activities NC3 Any activity that does not comply with the following Activity specific standards for permitted and restricted discretionary activities is a non-complying activity: i. 14.15.2.1 P2 Minor residential unit clauses e and f j. 14.15.2.1 P7 Preschool facility clauses h and i. k. 14.15.2.1 P8 Veterinary Care Facility clauses h and i. l. 14.15.2.1 P9 Education activity clauses g and h.
Living Rural Settlement Zone (Spencerville) Living Rural Village Zone (Kainga and Riverlea Estates)	Residential Small Settlement Zone – Banks Peninsula 14.15.3 Built Form standards  Residential Suburban Zone 14.2.3 Built Form Standards		14.15.3 Built Form standards
	Residential Small Settlement Zone – Banks Peninsula 14.15.3 Built Form standards 14.15.3.1 Residential Building Platforms Any residential unit located on a site created by subdivision occurring after the operative District Plan date shall be located on an identified building platform identified on an approved plan of subdivision.	This rule is more necessary on hillside areas which applies to most of the Banks Peninsula Small settlement areas. Its purpose is to achieve a number of policies and objectives relating to high quality residential environments, maintaining character, views and ensuring new development is sympathetic to the surrounding landscape. As this is less of an issue to land development on the flat plains, it has not been applied to the Kainga and Spencerville areas.	14.15.3.1 Residential Building Platforms 1. Any residential unit located on a site created by subdivision occurring after the operative District Plan date shall be located on an identified building platform identified on an approved plan of subdivision. 2. The identification of residential building platforms is not required in the Kainga Overlay Area 1 and 2 and the Spencerville Overlay Area.



<p>Operative City Plan Development standard 2.2.1 Site density Each residential unit shall be contained within its own separate site with a minimum net area as follows: Living RS Zone - 1000m<sup>2</sup>, except for sites existing at date of public notification Living RV Zone: - Kainga – 600m<sup>2</sup> - Riverlea Estates - 300m<sup>2</sup> for existing residential units at date of public notification or 500m<sup>2</sup> for residential units erected after date of public notification</p> <p>except that (a) for each residential unit on any fee simple title, or vacant parts of a fee simple title where there is/are existing cross-lease(s), or company leases over other parts of such titles, or for proposed units on a unit development plan, where the creation of such sites had obtained subdivision consent before the date of the notification of the District Plan (24 June 1995) or any fee simple title, cross lease, company lease or unit title which had its certificate of title issued before the date of the notification of the District Plan there shall be no minimum net area, provided that all other applicable critical standards in Clause 2.4 are complied with (refer also to subdivision rules in Part 14 for further cross-leases which require subdivision consent); (b) on any fee simple title, or vacant parts of a fee simple title where there is/are existing cross-lease(s) or company leases over other parts of such titles, or for proposed units on a unit development plan, where the creation of such sites had obtained subdivision consent after the date of the notification of the District Plan (24 June 1995) and before the date of the release of decisions on the District Plan (8 May 1999) or any fee simple title, cross lease, company lease or unit title which had its certificate of title issued between these dates, each residential unit shall be contained within its own separate site with a minimum net area as follows: Living RS Zone - 970m<sup>2</sup> except for sites existing at date of public notification Living RV Zone: - Kainga - 570m<sup>2</sup> Riverlea Estates: 270m<sup>2</sup> for existing residential units at date of public notification 470m<sup>2</sup> for residential units erected after date of public notification</p>	<p>Residential Small Settlement Zone – Banks Peninsula 14.15.3 Built Form standards 14.15.3.2 Site density Each residential unit shall be contained within its own separate site. The site shall have a minimum net site area as follows: Area/location: 1. Residential Small Settlement Zone: Standard 1000m<sup>2</sup> 2. Residential Small Settlement Zone on allotments created before October 2014 and less than 1000m<sup>2</sup> in area: Standard: 600m<sup>2</sup>.</p>	<p>The minimum site size requirement for Spencerville is the same as for Banks Peninsula Areas.</p> <p>There is a lesser requirement for minimum site size for Kainga and Riverlea Estates (located in Kainga). The site density rules for the Living Rural Village zone are complex and difficult to understand and apply in practise. The main basis for the rules is to provide for smaller section sizes that is compatible with the historic pattern of subdivision and which is able to be serviced by Councils reticulated system. The Riverlea Estate development has also been fully subdivided in accordance with the development plan contained in Living Zones section, Appendix 2 of the operative City Plan.</p> <p>There is very limited subdivision and land development potential left in Kainga at this stage due to wastewater infrastructure constraints. The majority of existing residential units that are located in Riverlea Estates and the wider Kainga area, are located within existing allotments greater than 300m<sup>2</sup> and 500m<sup>2</sup> in area. To maintain the overall site density and characteristics of the local area and taking into consideration infrastructure constraints, and to simplify the Replacement District Plan, it is proposed that a minimum site size be applied across all land located within the Living Rural Village Zone (i.e. existing Kainga area and Riverlea Estates). However the minimum site area requirement for the existing Kainga area has been reduced to potentially provide for some additional new housing potential on larger sized allotments (i.e. greater than 1000m<sup>2</sup>).</p>	<p>14.15.3.2 Site density Each residential unit shall be contained within its own separate site. The site shall have a minimum net site area as follows: Area/location: 1. Residential Small Settlement Zone: Standard 1000m<sup>2</sup> 2. Residential Small Settlement Zone a. Allotments created before October 2014 and less than 1000m<sup>2</sup> in area; and b. Within the Kainga Density Overlay Area 1 and 2 : Standard: 500m<sup>2</sup>.</p>
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<p>(c) in respect of the minimum site density for sites within the Living RS Zone (other than those existing at the date of public notification) and notwithstanding the definition of "site" in Volume 3, Part 1, "own separate site" means a physically contiguous area of land shown on a site plan with defined boundaries, whether legally or otherwise defined boundaries, and includes:</p> <ul style="list-style-type: none"> <li>• a single legally defined parcel of land that is held in a single certificate of title or for which a single certificate of title could be issued without further consent of the Council; or</li> <li>• a group of physically contiguous legally defined parcels of land that are held in a single certificate of title or for which a single certificate of title could be issued without further consent of the Council.</li> </ul>			
<p><i>Living RV Zone Critical standard</i>  <i>2.4.2 Settlement size and scale - residential activities</i>  (a) In the Living RV zone at Riverlea Estates, the maximum number of residential units shall be one per existing "lot" as identified in Appendix 2; except that additional residential units may be erected where appropriate legal arrangements have been made to ensure that an existing residential unit, in the area known as Western Stewarts Gully and zoned Rural 1, will be demolished and the land returned to the owner on or before the completion of the residential unit in the Living RV Zone.</p>		<p>This rule is no longer required as the area has been subdivided in accordance with the plan contained in Appendix 2.</p>	
<p>Operative City Plan  <i>Development standard 2.2.3 Building height - residential and other activities</i>  Living 1 &amp; RS Zones - 8m  Living RV Zone: - - Kainga – 8m, Riverlea Estates – 5m</p>	<p>Residential Small Settlement Zone – Banks Peninsula  14.15.3 Built Form standards  14.15.3.3 Building height</p> <ol style="list-style-type: none"> <li>1. The maximum <u>height</u> of any <u>building</u> shall be seven metres.</li> <li>2. The maximum <u>height</u> of any <u>accessorybuildings</u> shall be 4.5 metres.</li> </ol> <p>Note: See the permitted height exceptions contained within the definition of <u>height</u>.</p>	<p>The different height limits in the Living Rural Settlement Zone (Spencerville) and Living Rural Village Zone (Kainga) compared to those for Banks Peninsula Small Settlements Zones is still considered to be appropriate. The different height limits are reflective of the differences in topography and historical development trends in the area. To change the management approach to achieve simplification of the Replacement Plan could result in unintended and undesired consequences (i.e. more two storey buildings in a predominantly single storey environment, or an unnecessary limitation on 8m high buildings in a neighbourhood where this is the common built form). Height overlays are however required to distinguish the different height limits for specific areas.</p>	<p>14.15.3.3 Building height</p> <ol style="list-style-type: none"> <li>1. The maximum <u>height</u> of any <u>building</u> shall be seven metres on land.</li> <li>2. The maximum <u>height</u> of any <u>accessorybuildings</u> shall be 4.5 metres.</li> <li>3. The maximum height in the Kainga Overlay Area 1 and Spencerville Overlay Area. Standard: 8m</li> <li>4. The maximum height in the Kainga Overlay Area 2. Standard: 5m</li> </ol> <p>Note: See the permitted height exceptions contained within the definition of <u>height</u>.</p>
<p>Operative City Plan  <i>Development standard 2.4.3 Open space - residential and other activities</i>  The maximum percentage of the net area of any site covered by buildings shall be:</p>	<p>Residential Small Settlement Zone – Banks Peninsula  14.15.3 Built Form standards  14.15.3.4 Site coverage</p> <p>The maximum percentage of the <u>netsitearea</u> of any <u>site</u> covered by</p>	<p>The additional exemptions to this rule that are proposed may go some way to reducing the number of resource consent requirements.</p>	<p>14.15.3.4 Site coverage</p> <ol style="list-style-type: none"> <li>1. The maximum percentage of the <u>netsitearea</u> of any <u>site</u> covered by <u>buildings</u> excluding: <ol style="list-style-type: none"> <li>a. fences, walls and retaining walls;</li> </ol> </li> </ol>

<p>Living RS &amp; RV Zones – Kainga Other activities and residential activities with garage provided 25%, Residential activities without garage provided 25% less 18m<sup>2</sup></p> <p>Living RV Zone - Riverlea Estates Other activities and residential activities with garage provided 40%, Residential activities without garage provided 40% less 18m<sup>2</sup></p> <p>except (a) for nursery and market gardens; and (b) that in the Living 1, 2 and H Zones, for elderly persons housing complexes, the percentage coverage by buildings shall be calculated over the net area of the site of the entire complex, rather than over the net area of the site of any part of the complex.</p>	<p><u>building</u> including:</p> <ol style="list-style-type: none"> <li>fences, walls and retaining walls;</li> <li>eaves and roof overhangs up to 600 millimetres in width from the wall of a <u>building</u>;</li> <li>uncovered swimming pools up to 800 millimetres in <u>height</u> above <u>groundlevel</u>; and</li> <li>decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:                     <ol style="list-style-type: none"> <li>are no more than 800 millimetres above <u>groundlevel</u> and are uncovered or unroofed; or</li> <li>where greater than 800 millimetres above <u>groundlevel</u> and/or covered or roofed, are in total no more than 6m<sup>2</sup> in area for any one <u>site</u>;</li> </ol> </li> </ol> <p>shall be 25 percent or 250m<sup>2</sup> whichever is the lesser.</p>	<p>The site coverage rule of 25% or 250m<sup>2</sup> whichever is the lesser is still considered to be appropriate given the minimum site area of 1000m<sup>2</sup> is also proposed to be provided for, and the need to control building scale to ensure the existing open space character of small settlement areas is not compromised.</p> <p>The Riverlea Estates standard of 40% is still considered to be appropriate given the small site size provided for in this part of Kainga.</p> <p>The 18m<sup>2</sup> exemption for a garage is however not considered necessary</p>	<ol style="list-style-type: none"> <li>eaves and roof overhangs up to 600 millimetres in width from the wall of a <u>building</u>;</li> <li>uncovered swimming pools up to 800 millimetres in <u>height</u> above <u>groundlevel</u>; and</li> <li>decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:                     <ol style="list-style-type: none"> <li>are no more than 800 millimetres above <u>groundlevel</u> and are uncovered or unroofed; or</li> <li>where greater than 800 millimetres above <u>ground level</u> and/or covered or roofed, are in total no more than 6m<sup>2</sup> in area for any one <u>site</u>;</li> </ol> </li> </ol> <p>shall be 25 percent or 250m<sup>2</sup> whichever is the lesser; or within the Kainga Overlay Area 2 shall be 40%.</p>
<p>2.2.6 Separation from neighbours - residential and other activities Minimum building setback from internal boundaries shall be 1.8m, except that (a) accessory buildings may be located within 1.8m of internal boundaries where the total length of walls or parts of accessory buildings facing, and located within 1.8m of each internal boundary does not exceed 9m in length; (b) where an internal boundary of a site immediately adjoins an access or part of an access, the minimum building setback (except accessory buildings) from that internal boundary shall be 1m, except for Gwynfa Avenue where the minimum setback from the near side of the Gwynfa Avenue access shall be 4.5m; (c) where buildings on adjoining sites have a common wall along an internal boundary, no setback is required along that part of the boundary covered by such a wall; (d) for residential activities any part of any balcony or any window of a living area at first floor level or above shall not be located within 4m of any internal boundary, (e) for residential activities, where a window of a living area of a residential unit faces an internal boundary, the window shall be set back a minimum of 3m from the internal boundary. Where an internal boundary of a site immediately adjoins an access or part of an access, the setback shall be 1m measured from that internal boundary, except for Gwynfa Avenue where the setback measured from the near side of the Gwynfa Avenue access shall be 4.5m. This</p>	<p>Residential Small Settlement Zone – Banks Peninsula 14.15.3 Built Form standards 14.15.3.5 Minimum building setback from side and rear internal boundaries</p> <ol style="list-style-type: none"> <li>The minimum <u>building setback</u> from side and rear internal boundaries shall be:             <ol style="list-style-type: none"> <li>Side internal <u>boundaries</u>. - 3m.</li> <li>Rear internal <u>boundaries</u>. - 3m</li> </ol> </li> <li>There shall be no minimum <u>setback</u> from internal <u>boundaries</u> for <u>accessorybuildings</u> where the length of any wall within the <u>setbacks</u> specified in 1. is less than six metres.</li> </ol> <p>Residential Suburban Zone 14.2.3.7 Minimum building setbacks from internal boundaries</p> <p>The minimum <u>building setback</u> from internal boundaries shall be as follows:</p> <ol style="list-style-type: none"> <li>All <u>buildings</u> not listed in table below. 1.8m</li> <li><u>Accessorybuildings</u> where the total length of walls or parts of the <u>accessory building</u> within 1.8m of each internal boundary does not exceed 10.1m in length – no setback.</li> <li>Decks and terraces at or below ground floor level – no setback.</li> <li><u>Buildings</u> that share a common wall along an internal <u>boundary</u> - no setback</li> <li>All other <u>buildings</u> where the internal boundary of the site adjoins an access or part of an <u>access</u> – 1m</li> </ol>	<p>The minimum site size of 1000m<sup>2</sup> is sufficiently large for a building to easily achieve the 3m setback requirements.</p> <p>However for Spencerville and Kainga a change from a 1.8m setback to 3m setback requirement could potentially have a significant impact on the development potential on existing sites. The rule for the Residential Suburban Zone has been developed for the flat Christchurch Plains and typical Christchurch neighbourhood area. It is therefore considered to be more appropriate that the setback rules for the Residential Suburban Zone apply to Kainga Overlay Area 1 and Spencerville Overlay Area. Riverlea Estates being Kainga Overlay Area 2 under the operative City Plan had a greater setback requirement of 2m However given the minimum site size requirement of 1000m<sup>2</sup> for Spencerville and as a means to simplify the plan – it is considered a 2m setback can and should be easily achieved in Spencerville.</p>	<p>14.15.3.5 Minimum building setback from side and rear internal boundaries</p> <ol style="list-style-type: none"> <li>The minimum <u>building setback</u> from side and rear internal boundaries shall be:             <ol style="list-style-type: none"> <li>Side internal <u>boundaries</u>. - 3m.</li> <li>Side internal boundaries in the Kainga Overlay Areas 1 and 2 and the Spencerville Overlay Area – 2m</li> <li>Rear internal <u>boundaries</u>. - 3m</li> <li>Rear internal boundaries in the Kainga Overlay Areas 1 and 2 and the Spencerville Overlay Area – 2m</li> </ol> </li> <li>There shall be no minimum <u>setback</u> from internal <u>boundaries</u> for :             <ol style="list-style-type: none"> <li><u>accessorybuildings</u> where the length of any wall within the <u>setbacks</u> specified in 1. is less than six metres</li> <li>Decks and terraces at ground level</li> </ol> </li> </ol>

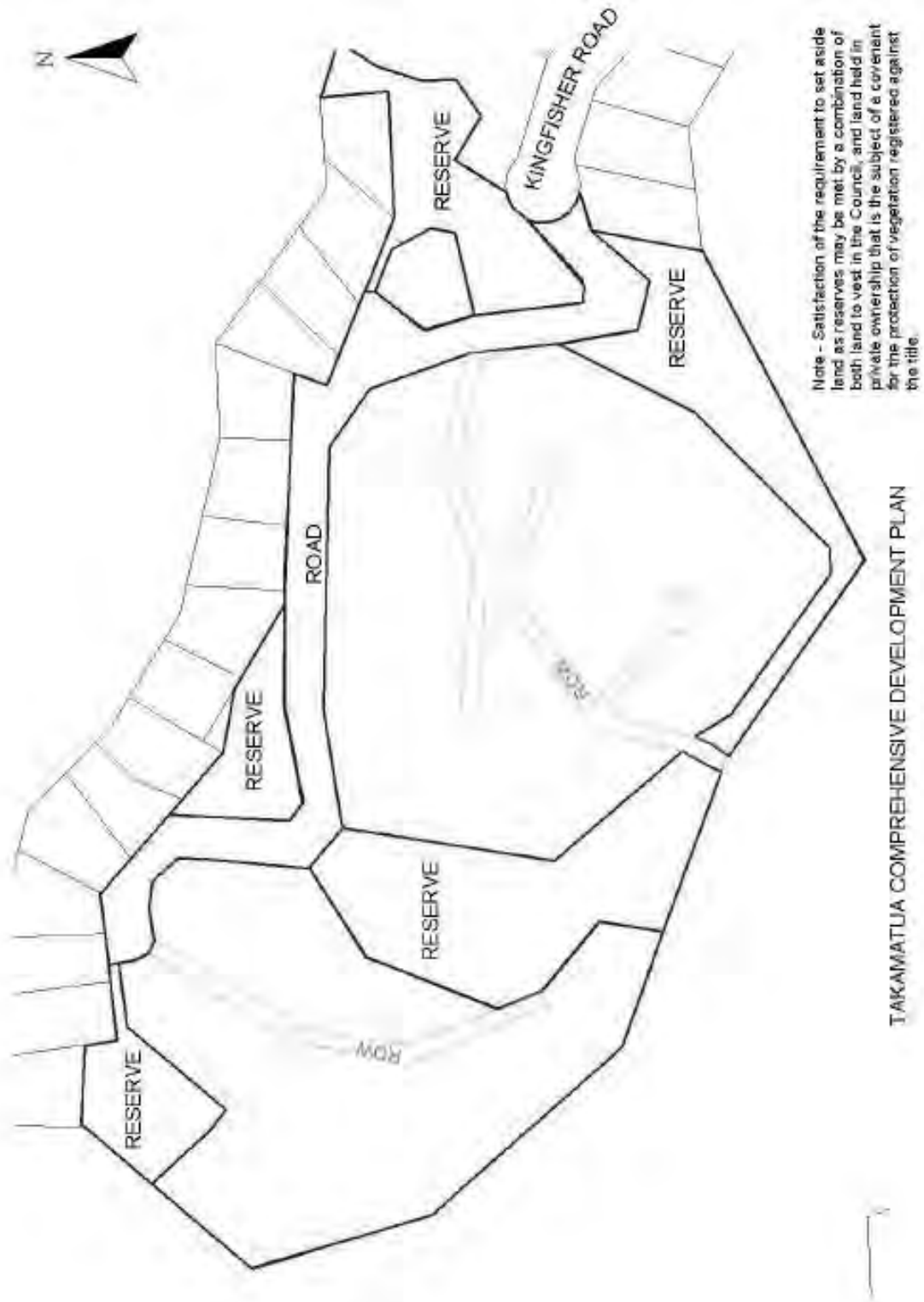


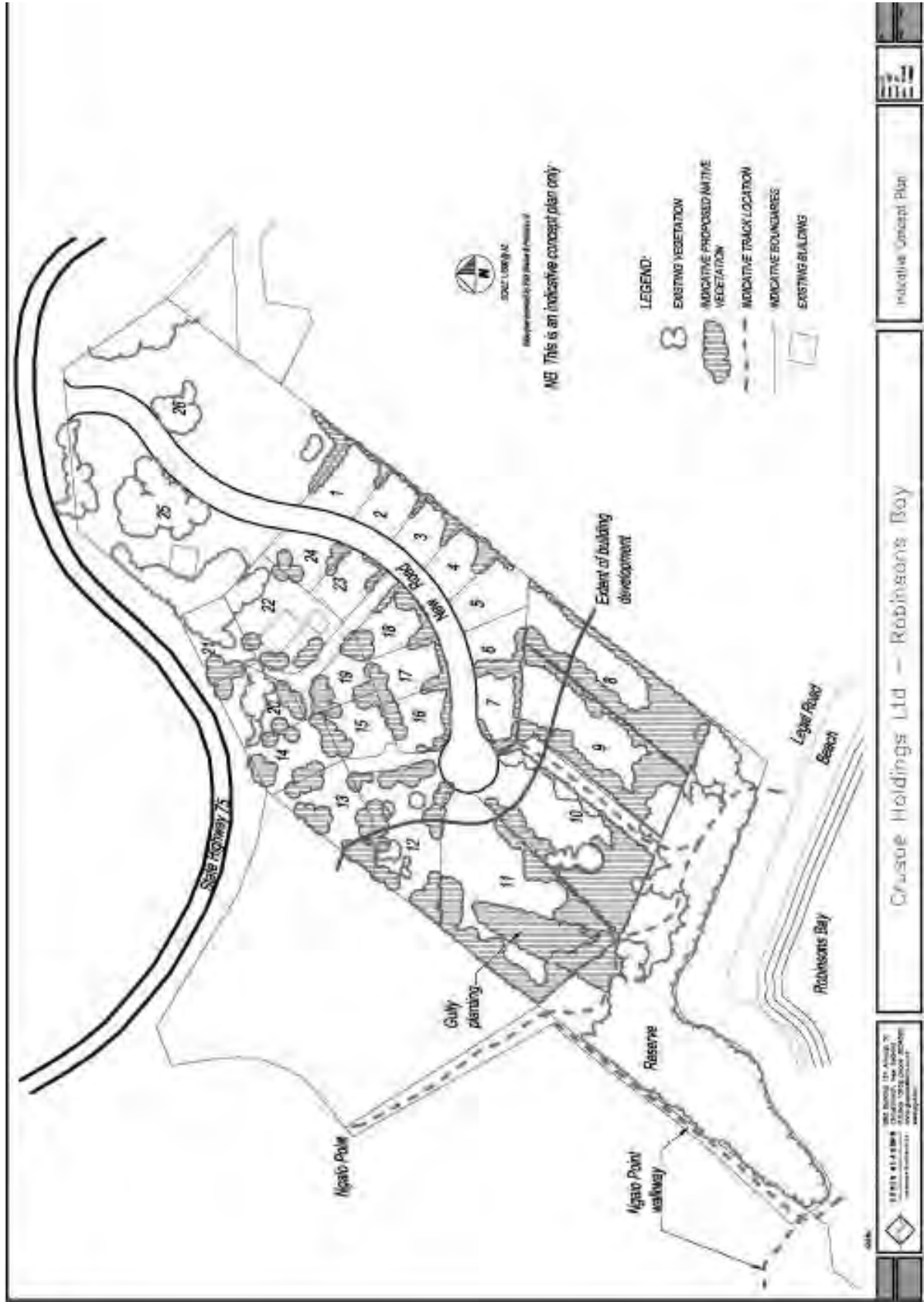
<p>shall not apply to a window at an angle of 90° or greater to the boundary;                  (f) in the Living RV Zone at Riverlea Estates, the minimum distance between buildings used for residential activities shall be 2m;</p>			
<p>Residential Suburban Zone                  14.2.3.6 Daylight recession planes                  a. <u>Buildings</u> shall not project beyond a building envelope constructed by recession planes, as shown in <a href="#">Appendix 14.10.2 Diagram A</a>, from points 2.3 metres above:                  i. internal <u>boundaries</u>; or                  ii. where an internal <u>boundary</u> of a <u>site</u> abuts an <u>access lot</u> or <u>access strip</u> the recession plane may be constructed from points 2.3 metres above the furthest <u>boundary</u> of the <u>access lot</u> or <u>access strip</u> or any combination of these areas; or                  iii. where <u>buildings</u> on adjoining <u>sites</u> have a common wall along an internal <u>boundary</u> the recession planes shall not apply along that part of the <u>boundary</u> covered by such a wall.                   Refer to <a href="#">Appendix 14.10.2</a> for permitted intrusions.</p>	<p>Residential Small Settlement Zone – Banks Peninsula                  14.15.3.6 Daylight recession planes                   No part of any <u>building</u> shall project beyond a building envelope contained by a 45 degree recession plane measured at any point 2.0 metres above any adjoining <u>siteboundary</u>, that is not a <u>road boundary</u>.</p>	<p>Not appropriate to match recession plane requirements of the rest of the banks peninsula small settlements and the three zones above.                   Flat lands have evolved with more refined approach to shading of neighbouring properties. Changing them to the more blunt 45° recession plane of the banks peninsula small settlement zones:   <ul style="list-style-type: none"> <li>▪ Will ignore the different amount of shading created depending on orientation (an object shadows its south boundary the most).</li> <li>▪ Will create unnecessary tension between new and existing development as the existing settlement is developed with orientation based recession planes and no significant intensification is anticipated to develop in a new way.</li> <li>▪ Will not necessarily make the rules more or less permissive. Orientation based recession planes are more permissive to the north boundaries (up to 55°) and less permissive to south boundaries (down to 30°) than the blanket 45° option.</li> </ul> </p>	<p>14.15.3.6 Daylight recession planes                   1. No part of any <u>building</u> shall project beyond a building envelope contained by a 45 degree recession plane measured at any point 2.0 metres above any adjoining <u>siteboundary</u>, that is not a <u>road boundary</u>.                  2. Within the Kainga Overlay Area 1 and 2 and the Spencerville Overlay Area <u>buildings</u> shall not project beyond a building envelope constructed by recession planes, as shown in <a href="#">Appendix 14.10.2 Diagram A</a>, from points 2.3 metres above:                  i. internal <u>boundaries</u>; or                  ii. where an internal <u>boundary</u> of a <u>site</u> abuts an <u>access lot</u> or <u>access strip</u> the recession plane may be constructed from points 2.3 metres above the furthest <u>boundary</u> of the <u>access lot</u> or <u>access strip</u> or any combination of these areas; or                  iii. where <u>buildings</u> on adjoining <u>sites</u> have a common wall along an internal <u>boundary</u> the recession planes shall not apply along that part of the <u>boundary</u> covered by such a wall.                   Refer to <a href="#">Appendix 14.10.2</a> for permitted intrusions.                  2.</p>
<p>2.2.5 Street scene - residential and other activities                  (a) All areas except special amenity areas                  Minimum building setback from road boundaries shall be 4.5m except that                  (i) in the Living RV Zone at Riverlea Estates, the minimum building setback shall be 3m from the common boundary of the leased land and the internal road;                  (ii) where a garage has the vehicle door generally facing a road or shared access the minimum garage setback shall be 5.5m from the road boundary or shared access, or from the internal road boundary in the case of the Living RV Zone at Riverlea Estates;                   (c) All areas                  Parking and outdoor storage areas shall be screened from adjoining road(s) by either landscaping, wall(s), fence(s) or a combination, except across those parts of the road boundary used as a vehicle crossing.</p>	<p>Residential Small Settlement – Banks Peninsula                  14.15.3.7 Building setbacks from road boundaries                   Minimum <u>building setback from road boundaries</u> shall be as follows:                  Residential Small Settlement Zone where a <u>garage</u> contains a vehicle entrance way which generally faces a <u>road</u>. - 5m                   All other <u>buildings</u> in the Residential Banks Peninsula zone. - 4m</p>	<p>The 5m setback requirement is considered to be adequate to maintain an open street environment and encourage landscaping and screening of parking and outdoor areas. It is not considered necessary to regulate the screening of parking and outdoor areas as residents typically do this to maintain privacy and improve on-site amenity and value of their property.                   In order to merge the Christchurch City Small Settlement areas with the Banks Peninsula Settlement areas and achieve a reduce the complexity of the plan, some compromise is required when setting built form standards. The 5m setback proposed to now apply to the LRV Zone is 0.5m more restrictive than the 4.5m setback permitted under the operative City Plan. However this is only required where a garage door faces a road and the minimum site size is</p>	<p>14.15.3.7 Building setbacks from road boundaries                   1. Minimum <u>building setback from road boundaries</u> shall be as follows:                  Residential Small Settlement Zone where a <u>garage</u> contains a vehicle entrance way which generally faces a <u>road</u>. - 5m                   2. All other <u>buildings</u> in the Residential Banks Peninsula zone. - 4m                   3. In the Kainga Overlay Area 2 the minimum building setback shall be 3m from the common boundary of the leased land and the internal road.</p>

<p>(i) The minimum height of screening shall be as follows: Residential activities 1.2m Other activities 1.8m</p> <p>(ii) Where the screening is by way of landscaping, the minimum height shall be the minimum height at the time of planting.</p> <p>(iii) Where screening is by way of landscaping it shall be for a minimum depth of 1.5m along the road frontage(s).</p>		<p>sufficiently large to easily achieve this standard. A preliminary analysis of the existing pattern of building setbacks indicates that for the most part buildings are typically setback 5m where a garage door faces a street (to provide for good useable space in front of the garage to manoeuvre), or 4m when the garage is parallel to the street.</p> <p>The setback rule for Riverlea estates is still considered necessary to maintain the pattern of built form that has been permitted over the years through the application of the 3m setback requirement.</p>	
	<p>No outdoor amenity space rule proposed.</p>	<p>The minimum site size being 1000m<sup>2</sup> is large enough to assume there is sufficient area to provide for outdoor amenity space. The rule is considered unnecessary.</p>	<p>No outdoor amenity space rule proposed.</p>
	<p>14.15.3.8 Life-stage inclusive and adaptive design for new residential units</p> <p>All new <a href="#">residential units</a>, with their primary pedestrian entrance and some <a href="#">habitable space</a> at the ground floor, shall incorporate the following standards or features. <a href="#">Residential unit</a> building projects that have been registered with Lifemark™ for a minimum 3-star rating shall be deemed to have complied with this rule. [Full text of rule not included – refer to attachment A below]</p>	<p>The version of this rule proposed to be used for the Small Settlement Zone is slightly different as has taken into account recommended changes to the rule proposed under Stage 1 of the DPR by submitters.</p>	<p>14.15.3.8 Life-stage inclusive and adaptive design for new residential units</p> <p>All new <a href="#">residential units</a>, with their primary pedestrian entrance and some <a href="#">habitable space</a> at the ground floor, shall incorporate the following standards or features. <a href="#">Residential unit</a> building projects that have been registered with Lifemark™ for a minimum 3-star rating shall be deemed to have complied with this rule. [Full text of rule not included – refer to attachment A below]</p>
	<p>14.15.3.9 Energy and water efficient standards for new residential units</p> <p>All new <a href="#">residential units</a> shall incorporate the following minimum energy and water efficiency standards or features. <a href="#">Residential unit</a> building projects that have been registered with Homestar™ for a minimum 6 Homestar™ rating shall be deemed to have complied with this rule.</p>	<p>The version of this rule proposed to be used for the Small Settlement Zone is slightly different as has taken into account recommended changes to the rule proposed under Stage 1 of the DPR by submitters.</p>	<p>14.15.3.9 Energy and water efficient standards for new residential units</p> <p>All new <a href="#">residential units</a> shall incorporate the following minimum energy and water efficiency standards or features. <a href="#">Residential unit</a> building projects that have been registered with Homestar™ for a minimum 6 Homestar™ rating shall be deemed to have complied with this rule.</p>
	<p>14.15.3.10 Water supply for fire fighting</p> <p>1. Provision shall be made for sufficient water supply and access to water supplies for fire fighting consistent with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS: 4509:2008), whereby:</p> <p>a. All <a href="#">residential units</a> must be connected to the <a href="#">Council's</a> urban reticulated system that provides sufficient fire fighting water supply; or</p> <p>b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available to serve the <a href="#">residential unit</a>, or the only supply available is the controlled restricted rural type water supply which is not compliant with SNZ PAS:4509:2008 water supply</p>	<p>Standard included at the request of the New Zealand Fire Service.</p>	<p>14.15.3.10 Water supply for fire fighting</p> <p>1. Provision shall be made for sufficient water supply and access to water supplies for fire fighting consistent with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS: 4509:2008), whereby:</p> <p>a. All <a href="#">residential units</a> must be connected to the <a href="#">Council's</a> urban reticulated system that provides sufficient fire fighting water supply; or</p> <p>b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available to serve the <a href="#">residential unit</a>,</p>

	<p>water supplies for fire fighting that is in compliance with the rule 2. below must be provided.</p> <p>2. Each <u>residentialunit</u> shall have a sprinkler system <u>installed</u> (to an improved standard in accordance with SNZ PAS:4509:2008) in the <u>building</u> plumbed to ensure 7000 litres of water is always available to the sprinkler system in the event of a fire.</p>		<p>or the only supply available is the controlled restricted rural type water supply which is not compliant with SNZ PAS:4509:2008 water supply and access to</p> <p>water supplies for fire fighting that is in compliance with the rule 2. below must be provided.</p> <p>2. Each <u>residentialunit</u> shall have a sprinkler system <u>installed</u> (to an improved standard in accordance with SNZ PAS:4509:2008) in the <u>building</u> plumbed to ensure 7000 litres of water is always available to the sprinkler system in the event of a fire.</p>
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Appendix 28 – Option Assessment of Scheduling and Un-scheduling of  
Taylors Mistake, Hobsons Bay and Boulder Bay Baches



Area Location	Bach Number	Scheduled/Removed under EC 2003	Existing Use Rights Certificate 2011	Geotechnical Hazard Assessment – October 2014	Coastal Hazard Assessments on Storm Inundation (100yr scale event, 1m sea level rise) and Coastal Erosion (100yr landward extent of coastal erosion, 1m sea level rise) - November 2014	Located within public road	Impedes public access – based on McMillian assessment 04-02-2015	Option 2 (Uphold EC position except for bachs to be unscheduled if a major geotechnical hazard is present)	Option 3 (Schedule those bachs that do not impede public access and no major hazards present)
Taylor's Mistake	28	Removed	Yes	On top of small cliff but judged not a risk from cliff collapse. No boulder roll hazard event.	Not located within storm inundation nor coastal erosion area.	Yes	No	Remove/unscheduled TM28	Change from removal to retain TM28
Taylor's Mistake	30	Removed	Yes	Hazard is from collapse of low cliff adjacent to the bach that would impact on site and could impact dwelling. Low rockfall hazard.	Not located within storm inundation nor coastal erosion area.	Yes	Not reassessed	Remove/unscheduled due to geotechnical hazards TM30	Remove/unscheduled TM30
Taylor's Mistake	31	Removed	Yes	Direct hazard from rockfall, viable source of rocks in outcrops above the bach.	Not located within storm inundation nor coastal erosion area.	Yes	Not reassessed	Remove/unscheduled due to geotechnical hazards TM31	Remove/unscheduled TM31
Taylor's Mistake	32	Removed	Yes	Direct hazard from rockfall, viable source of rocks in outcrops above the bach.	Not located within storm inundation nor coastal erosion area.	Yes	Not reassessed	Remove/unscheduled due to geotechnical hazards TM32	Remove/unscheduled TM32
Taylor's Mistake	33	Removed	Yes	Distance from minor areas of rock outcrop indicate limited hazard from rockfall. No major hazard present.	Not located within storm inundation nor coastal erosion area.	Yes	No	Remove/unscheduled TM33	Change from removal to retain TM33
Taylor's Mistake	34	Scheduled		Whilst a number of boulders have reached the flat area behind the bach during or before the earthquakes deemed to be a low hazard from rockfall.	Not located within storm inundation nor coastal erosion area.	Yes	No	Remain/schedule TM34	Remain/schedule TM34
Taylor's Mistake	35	Scheduled		Whilst a number of boulders have reached the flat area behind the bach during or before the earthquakes deemed to be a low hazard from rockfall.	Not located within storm inundation nor coastal erosion area.	Yes	No	Remain/schedule TM35	Remain/schedule TM35
Taylor's Mistake	36	Scheduled		Whilst a number of boulders have reached the flat area behind the bach during or before the earthquakes deemed to be a low hazard from rockfall.	Not located within storm inundation nor coastal erosion area.	Yes	No	Remain/schedule TM36	Remain/schedule TM36
Taylor's Mistake	37	Scheduled		Whilst a number of boulders have reached the flat area behind the bach during or before the earthquakes deemed to be a low hazard from rockfall.	Not located within storm inundation nor coastal erosion area.	Yes	No	Remain/schedule TM37	Remain/schedule TM37

Taylor's Mistake	38	Scheduled		Whilst a number of boulders have reached the flat area behind the bach during or before the earthquakes deemed to be a low hazard from rockfall.	Not located within storm inundation nor coastal erosion area.	Yes	No	Remain/schedule TM38	Remain/schedule TM38
Taylor's Mistake	39	Scheduled		Whilst a number of boulders have reached the flat area behind the bach during or before the earthquakes deemed to be a low hazard from rockfall.	Not located within storm inundation nor coastal erosion area.	Yes	No	Remain/schedule TM39	Remain/schedule TM39
Taylor's Mistake	40	Scheduled		Whilst a number of boulders have reached the flat area behind the bach during or before the earthquakes deemed to be a low hazard from rockfall.	Not located within storm inundation nor coastal erosion area.	Yes	No	Remain/schedule TM40	Remain/schedule TM40
Taylor's Mistake	41	Scheduled		Whilst a number of boulders have reached the flat area behind the bach during or before the earthquakes deemed to be a minor hazard from rockfall.	Not located within storm inundation nor coastal erosion area.	Yes	No	Remain/schedule TM41	Remain/schedule TM41
Taylor's Mistake	42	Scheduled		Whilst a number of boulders have reached the flat area behind the bach during or before the earthquakes deemed to be a low hazard from rockfall.	Not located within storm inundation nor coastal erosion area.	Yes	No	Remain/schedule TM42	Remain/schedule TM42
Taylor's Mistake	43	Scheduled		Whilst a number of boulders have reached the flat area behind the bach during or before the earthquakes deemed to be a low hazard from rockfall.	Not located within storm inundation nor coastal erosion area.	Yes	No	Remain/schedule TM43	Remain/schedule TM43
Taylor's Mistake	44	Scheduled		Outside hazard area.	Not located within storm inundation nor coastal erosion area.	Yes	No	Remain/schedule TM44	Remain/schedule TM44
Taylor's Mistake	45	Scheduled		Outside hazard area.	Not located within storm inundation nor coastal erosion area.	Yes	No	Remain/schedule TM45	Remain/schedule TM45
Taylor's Mistake	46	Scheduled		Outside hazard area.	Not located within storm inundation nor coastal erosion area.	Yes	No	Remain/schedule TM46	Remain/schedule TM46

Taylor's Mistake	47	Removed	Yes	Outside hazard area.	On the very edge of the storm inundation area – requires further analysis of the risk.	Yes	No	Remove/unscheduled TM47	Change from removal to retain TM47
Taylor's Mistake	48	Removed	Yes	Outside hazard area.	Only small area (corner of the building) is located within the coastal erosion area.	Yes	No	Remove/unscheduled TM48	Change from removal to retain TM48
Taylor's Mistake	49	Removed	Yes	Outside hazard area.	Only small area (frontage of the building) is located within the coastal erosion area.	Yes	No	Remove/unscheduled TM49	Change from removal to retain TM49
Taylor's Mistake	51	Removed	Yes	Outside hazard area.	Located within the coastal erosion area, however the hazard is not a life-safety risk, the potential impacts may only occur in the very long term, and the proposed rules will ensure if and when the bach is affected and uninhabitable no replacement bach can be built.	Yes	No	Remove/unscheduled TM51	Change from removal to retain TM51
Taylor's Mistake	52	Removed	Yes	Outside hazard area.	Not located within storm inundation nor coastal erosion area.	Yes	No	Remove/unscheduled TM52	Change from removal to retain TM52
Taylor's Hobsons Point	55	Removed	Yes	Outside hazard area.	Not located within storm inundation nor coastal erosion area.	Yes	No	Remove/unscheduled TM55	Change from removal to retain TH55
Taylor's Hobsons Point	56	Removed	Yes	Outside hazard area.	Only slightly within the coastal erosion area.	Yes	Partially impedes public access but Council signage can address issue.	Remove/unscheduled TM56	Change from removal to retain TH56
Taylor's Hobsons Point	57	Removed	Yes	Outside hazard area.	Not located within storm inundation nor coastal erosion area.	Yes	No	Remove/unscheduled TM57	Change from removal to retain TH57
Taylor's Hobsons Point	58	Removed	Yes	Outside hazard area.	Not located within storm inundation nor coastal erosion area.	Yes	No	Remove/unscheduled TM58	Change from removal to retain TH58
Hobson's Bay	59	Scheduled		No significant current hazard.	Not located within storm inundation nor coastal erosion area.	Yes		Remain/schedule HB59	Remain/schedule HB59



Hobson's Bay	60	Scheduled	No hazard from cliff collapse inundation. Failure has affected slope below bach but does not undermine the structure. Further undermining could affect stability of structure but could be remediated.	Not located within storm inundation nor coastal erosion area.	Yes	May be considered to impede public access	Remove/unscheduled HB60	Remove/unscheduled HB60
Hobson's Bay	62	Scheduled	Building is located under a cliff which shows evidence of instability. Direct hazard from cliff collapse. Some stabilisation work has been undertaken but its effectiveness in future events is uncertain.	Not located within storm inundation nor coastal erosion area.	Yes		Remove/unscheduled HB62	Remove/unscheduled HB62
Hobson's Bay	63	Scheduled	Bach immediately under overhanging cliff which shows signs of instability. Direct hazard from cliff collapse.	Not located within storm inundation nor coastal erosion area.	Yes		Remove/unscheduled HB63	Remove/unscheduled HB63
Hobson's Bay	64	Scheduled	Bach immediately under overhanging cliff which shows signs of instability. Direct hazard from cliff collapse.	Not located within storm inundation nor coastal erosion area.	Yes		Remove/unscheduled HB64	Remove/unscheduled HB64
Hobson's Bay	67	Scheduled	Bach immediately under overhanging cliff which shows signs of instability. Direct hazard from cliff collapse.	Not located within storm inundation nor coastal erosion area.	Yes		Remove/unscheduled HB67	Remove/unscheduled HB67
Hobson's Bay	68	Scheduled	Bach immediately under overhanging cliff which shows signs of instability. Direct hazard from cliff collapse.	Not located within storm inundation nor coastal erosion area.	Yes		Remove/unscheduled HB68	Remove/unscheduled HB68
Hobson's Bay	69	Scheduled	Not at risk from cliff collapse or rockfall but is located in the mouth of a steep gully which may be susceptible to mass movement. No current known hazard.	Not located within storm inundation nor coastal erosion area.	Yes		Retain/schedule HB69	Retain/schedule HB69
Hobson's Bay	70	Scheduled	Outside hazard area.	Not located within storm inundation nor coastal erosion area.	Yes		Retain/schedule HB70	Retain/schedule HB70
Boulder Bay	1	Scheduled	Location judged a very high hazard area for debris avalanche and/or individual boulders.	Not located within storm inundation nor coastal erosion area.	Awaiting survey		Remove/unscheduled BB1	Remove/unscheduled BB1
Boulder Bay	2	Scheduled	Location judged a very high hazard area for debris avalanche and/or individual boulders.	Not located within storm inundation nor coastal erosion area.	Awaiting survey		Remove/unscheduled BB2	Remove/unscheduled BB2

Boulder Bay	4	Scheduled		Damage to rock in small cliff behind bach indicates a cliff collapse hazard	Not located within storm inundation nor coastal erosion area.	Yes		Remove/unscheduled BB4	Remove/unscheduled BB4
Boulder Bay	5	Scheduled		Outside hazard area.	Not located within storm inundation nor coastal erosion area.	Yes		Retain/schedule BB5	Retain/schedule BB5
Boulder Bay	6	Scheduled		Outside hazard area.	Not located within storm inundation nor coastal erosion area.	Yes		Retain/schedule BB6	Retain/schedule BB6
Boulder Bay	7	Scheduled		Outside hazard area.	Not located within storm inundation nor coastal erosion area.	Yes		Retain/schedule BB7	Retain/schedule BB7
Boulder Bay	8	Scheduled		Small cliff behind baches may shed isolated boulders. Not deemed a cliff collapse hazard but moderate hazard from rockfall.	Not located within storm inundation nor coastal erosion area.	Yes		Remove/unscheduled BB8	Remove/unscheduled BB8
Boulder Bay	9	Scheduled		Small cliff behind baches may shed isolated boulders. Not deemed a cliff collapse hazard but moderate hazard from rockfall.	Not located within storm inundation nor coastal erosion area.	Yes		Remove/unscheduled BB9	Remove/unscheduled BB9
Boulder Bay	10	Scheduled		Direct risk from cliff collapse.	Not located within storm inundation nor coastal erosion area.	Yes		Remove/unscheduled BB10	Remove/unscheduled BB10
Boulder Bay	10A	Scheduled		Bach has been relocated to Godley Head.	Not located within storm inundation nor coastal erosion area.	Yes		Retain/schedule BB10A	Retain/schedule BB10A
Maori Gardens	1 – A	Not considered		High hazard site under steep slope	To be confirmed	Yes		N/A	Remove MG1
Maori Gardens	2 – B	Not considered		High hazard site under steep slope	To be confirmed	Yes		N/A	Remove MG2
Maori Gardens	3 – C	Not considered		High hazard site under steep slope	To be confirmed	Yes		N/A	Remove MG3
Maori Gardens	4 – D	Not considered		High hazard site under steep slope	To be confirmed	Yes		N/A	Remove MG4

Summary of options (excluding Maori Gardens)

	Option 1 EC Decision	Option 2	Option 3	Option 3 baches being reconsidered from removal to retention
Baches to remain	32	20	31	11
Baches to be removed	14	26	15	

Appendix 29 – Review of hazards at coastal baches



Date: 11 February 2015

To: Peter Doolin, Port Hills Programme Manager

Copy: Sarah Oliver

From: Don Macfarlane & Ian Wright

Subject: Review of hazard at coastal baches

This memorandum summarises our review of existing data and assessments of rockfall hazard sources that may affect coastal baches around Christchurch, specifically at Boulder Bay, Taylors Mistake, Hobson Bay and the area known as Maori Gardens near Governors Bay. The review was undertaken specifically to determine whether proposed hazard zones in these areas are justified and defensible.

It is important to understand that the area at risk from a hazard (for example from a cliff collapse) does not change with time even if the probability of a trigger event (such as earthquake) does change. Hence, for the purposes of this memorandum, we define hazardous locations (that could be zoned as Hazard Management Areas) as locations where naturally occurring upslope rock outcrops or cliffs might, by their nature, present a condition whereby downslope areas are or could become dangerous if the elements for failure are present. In this context, the elements for failure could be earthquake or other natural events (such as climatic incidents) but we also recognise that failures could occur with no known trigger event. Failure may be in the form of individual rockfall, cliff collapse (a rock debris avalanche) or soil slip (debris flow) or any combination of these. A hazardous location is thus any area that could be subject to rock or debris impacts as a result of individual rockfall, cliff collapse (a rock debris avalanche) or soil slip (debris flow) or any combination of these. Precise definition of such areas is difficult.

### Methodology

In undertaking this review we have considered the following information:

#### *S124 Notices*

S124 Notices were placed on dwellings deemed to be dangerous after the earthquakes, based on whether or not the dwelling met the criteria to be classed as a dangerous building under Section 121 of the Building Act 2004. These notices were placed in mid-2011, following the end of the Civil Defence Emergency.

The decision to place (or not place) a Section 124 (1)(b) notice prohibiting occupation of the building was based on recommendations made to Council by the Port Hills Geotechnical Group (PHGG), whose recommendations were based on a set of simple criteria. For boulder roll these included but were not limited to:

1. Did rocks fall on this or an adjacent property?
2. Did rocks reach or pass the dwelling?
3. Was the dwelling hit by rocks?
4. Is the slope above the dwelling steep enough for rocks to roll down it?
5. Are there obvious sources for further rockfall?

6. Is it deemed effective<sup>11</sup> natural or man-made protection for the dwelling? This may be one or more of vegetation (eg. shelter belts, plantations, dense scrub), house(s), rock fences, bunds or topographic controls.

The criteria for cliff collapse were:

1. Is there loose material (soil or rock) on a cliff above or adjacent to the property?
2. Are there tension cracks behind the cliff crest?
3. Is the house within the runout zone<sup>12</sup>?

The dwelling was required to meet condition No.3 to be recommended for an s124 Notice.

### *Hazard Verification Reports*

Brief 'Hazard Verification' reports were requested by Council in late 2011-early 2012. These resulted in a summary review of the nature of the hazard and photographs to show the dwelling in relation to the hazard source(s).

### *Ground Truthing Reports*

In early 2012, PHGG undertook ground truthing as a field check of the preliminary GNS life risk models. These checks involved measurements of S angle and/or F angle at each dwelling within the life risk model zones, assessment of the rockfall source and topography, proposed setback lines, ground cracking and any other factors that could affect the risk at a dwelling. These reviews were used to determine whether the model seemed reasonable or should be adjusted. The final decision was, in all cases, made by GNS considering all data, modelling results and any other factors they deemed relevant.

### *GNS Science Life-risk Model*

We have reviewed the GNS life risk models for each location and site. We note that these models are area-wide, not site specific, but were ground truthed by PHGG (in effect sanity checked). The PHGG assessment may differ from the GNS model as final decisions were based on all factors deemed relevant by GNS and, in addition to the nature of the hazard, the life-risk model incorporates other factors such as the probability of a person being present and the probability that the person will be hit by a rock.

### *Field Check*

On 22 October, we inspected all bach locations in Taylors Mistake and Hobson Bay, and checked the Boulder Bay bach sites from the cliff top. The objective was to reassess the site-specific hazard to determine whether the proposed Hazard Management Areas were appropriate and/or whether any changes had occurred to justify a change to the proposed Management Areas.

A similar inspection of the baches at Maori Gardens was undertaken on 4 November 2014.

### Results

In the following tables we summarise the key outcomes for each site area.

NOTE: Our assessment is based on the potential consequences of a cliff collapse or rockfall (or boulder roll), not on the life risk model. It does not consider possible benefits from trees as these are not permanent features, could be 'gone tomorrow' (eg. due to fire) and affect the RISK not presence or otherwise of a hazard.

<sup>11</sup> The protection is not deemed effective if it has been passed or penetrated by rockfall boulders (eg. if some rocks/boulders have passed right through a shelter belt or plantation it is not an effective barrier even if it stopped other rocks)

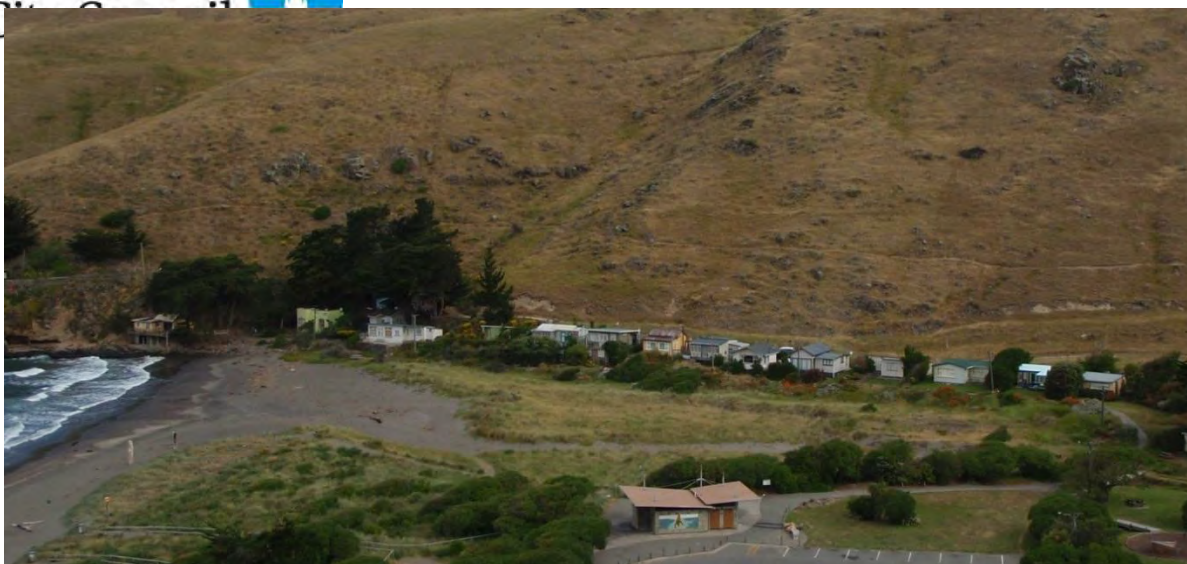
<sup>12</sup> The extent of the runout zone was defined by a 30-33 degree Fahrboeschung (F) angle from the cliff crest

Bach No.	Assessment	Conclusion and/or Recommendation
1	Significant tension cracking in rock mass above the bach. Generally the rock quality is very poor making it susceptible to failure as a debris avalanche. Rock mass above the property is also prone to debris avalanche as indicated by tension cracks.	Location judged a hazard area for debris avalanche and/or individual boulders.
2	Boulders have fallen within 10m of the property including two immediately to the west that went past the property. Marginal protection provided by mature trees. Rockfall modelling shows that most rocks originating from the slope above the bach will reach or pass the dwelling. If they hit the building, the impact energy will be substantial	Location judged a hazard area for debris avalanche and/or individual boulders.
4	Small cliff immediately behind bach has loose rock	Direct cliff collapse hazard
5 to 7	Not subject to cliff collapse hazard	Need not be included in Hazard Management Area
8, 9	Small cliff behind baches may shed isolated boulders. Not deemed a cliff collapse hazard but subject to hazard from rockfall.	
10	Bach sited in lee of an undercut cliff. Small amounts of debris fell off the cliff during the 2011 earthquakes	Direct cliff collapse hazard

*Taylor's Mistake*

Bach No.	Assessment	Conclusion and/or Recommendation
28	On top of small cliff. Judged not at risk from cliff collapse. No boulder roll hazard evident. Could be affected by future cliff erosion	Site is judged to be relatively 'safe'
30	Hazard is from collapse of low cliff adjacent the bach that could impact dwelling. Low rockfall (boulder roll) hazard.	Hazard at site is adjacent to rather than directly above bach
31-32	Direct hazard from rockfall, viable source of rocks in outcrops above these baches at the base of a gully that will focus boulders rolling down the slope.	Clear hazard area
33-43	Minor areas of rock outcrop indicate limited hazard from rockfall. A number of boulders have reached the flat area behind these baches during (and before) the earthquakes.	Sites are relatively safe

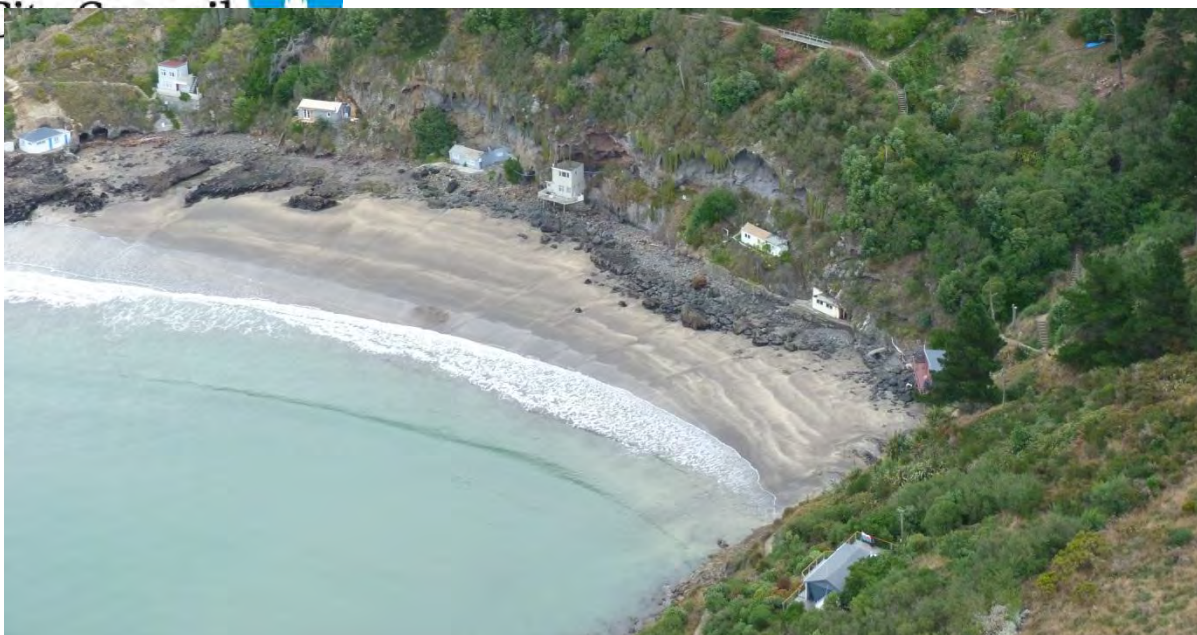




Overview, Taylor's Mistake baches. No.30 at left of photo; No.45 at right. No's 31-33 are in the trees at the end of the beach.

### Hobson Bay

Bach No.	Assessment	Conclusion and/or Recommendation
55-58	Judged not at risk from cliff collapse. No boulder roll hazard evident.	Outside hazardous area
59	Hazard is from collapse of low loess cliff adjacent the bach that previously impacted dwelling. Has been excavated and is currently stable. No rockfall (boulder roll) hazard.	No significant current hazard
60	No hazard from cliff collapse inundation. Failure has affected slope below bach but does not undermine the structure.	Further undermining could affect stability of structure but could be remediated
62	Limited stabilisation work has been completed (shotcrete and ineffective catch fence). Building is located under a cliff which shows evidence for instability.	Site is within hazardous area. Direct cliff collapse hazard.
63, 64, 67, 68	Baches immediately under overhanging cliff which shows signs of instability, full extent of which is hidden by vegetation. Direct hazard from cliff collapse (overhanging) at all 4 sites. No.63 has been hit and badly damaged by debris that has fallen from cliff since mid 2012.	All sites within hazardous area (cliff overhangs dwelling)
69	Not at risk from cliff collapse or rockfall but is located in the mouth of a steep gully which may be susceptible to mass movement or debris flows	No significant current hazard



Overview, Hobson Bay beaches, Feb 2011. Pale blue bach at centre left is No.63



Destruction caused by rockfall debris hitting rear of bach at No.63 Hobsons Bay



These four baches are located under a cliff face. Where exposed, the rock is weathered and of variable quality. The cliff shed some rocks in the earthquakes and is clearly capable of shedding rocks and debris at other times. One bach appears to have been struck by mud/earth flow debris quite recently.

Bach No.	Assessment	Conclusion and/or Recommendation
A	Exposed to hazard of rockfall from cliff behind the bach; loose rocks/open fractures evident. Some protection from vegetation. Small debris flow/slump immediately to N of dwelling	Clearly hazardous site.
B	Exposed to hazard of rockfall from cliff behind the bach; loose rocks/open fractures evident. Some protection from vegetation.	Clearly hazardous site.
C	Cliff face >15m high immediately behind bach.	Clearly hazardous site (cliff collapse or rockfall).
D	Cliff face is immediately behind bach which has been struck by recent small debris flow (approx. 0.5m deep at rear wall judging from soil marks).	Clearly hazardous site (cliff collapse or rockfall).



Baches at Maori Gardens with cliff behind (Bach A at right, D at left of photo)

#### Alternative Location

The draft District Plan currently out for public consultation designates an area on the SE side of the valley at Taylors Mistake for relocation of some of the baches in hazard locations. The draft plan shows that approximately half of the designated area is considered to be a Rockfall Hazard Management Area. On 13 November, the designated area was inspected and boulders on the ground surface were mapped. The mapping showed that:

1. A small number of earthquake-induced and older boulders are scattered across the area designated for relocation of baches;



2. These boulders are not restricted to the part of the area indicated to be a Rockfall Hazard Management Area; and
3. There are four unstable areas of outcrop above the designated area that have the potential to release further boulders that could impact relocated baches.

The inspection report recommends that these unstable outcrops be treated prior to relocating baches into the designated area.

#### Discussion

We believe that Hazard zoning should be based on the potential consequences of failure of the rock sources (cliffs or rock outcrops) rather than on the GNS life risk models. The life risk models provide an estimate of annual probability (risk) of death(s) on an area-wide rather than site-specific basis and changes through time occur as the likelihood of earthquake-induced failures is modelled to decrease. This is a model based on past experience of world-wide earthquakes and does not recognise that:

1. another earthquake large enough to induce cliff collapse or rockfall (boulder roll) could occur at any time and would 'reset the clock' – science cannot reliably predict the location, magnitude nor timing of the next damaging earthquake
2. in the event of failure (for any reason) the rockfall debris or boulders may travel just as far as occurred during the 2010/2011 earthquakes. This is supported by the geological and geomorphological evidence provided by old boulders, debris cones and large wedges of erosion debris containing rocks and boulders that flank slopes in areas such as Sumnervale, Bowenvale and Avoca Valley that show how far rocks have travelled in the past.

#### Comment on proposed Hazard Zones

This study has indicated that of the 38 baches investigated, 19 are located in clearly hazardous situations and 19 are in a low hazard location. Consequently, we suggest that the hazard zone boundaries be modified as shown on the attached drawings and summarised below:

*Boulder Bay* - No changes

*Taylor's Mistake* - Bach 28 should be removed Cliff Hazard Management Area 2

*Hobson Bay* - Baches 55 to 59 and bach 60 should be removed from Cliff Hazard Management Area 2

*Maori Gardens* - No changes. Cliff Hazard Management Area 2 is appropriate for all four baches.

Appendix 30 – Review of unscheduled baches and impact on public access

## Introduction

This brief review assesses the influence of baches 28 and 47, Taylors Mistake 'back dune' and cliff true right side and baches 48, 49, 51, 52, 55, 56, 57, 58 Taylors Mistake true left side on recreation access to and use of the beach and amenity.

## Conclusion and recommendations

Baches 48, 49, 51: Recommend that the three baches be retained. Removal of these baches would not significantly increase beach access space without compromising the integrity of the vegetated sand areas between the baches and the beach. There may also be health and safety issues if the clearings occupied by the three baches are available for public use as they would be somewhat secluded. The baches do not inhibit public use of any main access routes or use of the beach. In my opinion the baches have no greater affect on the visual amenity of the public use area than the broader backdrop of Taylors Mistake dwellings.

Bach 52: Recommend that it be retained as this bach does not impede recreation use or affect the amenity of the public use area.

Bach 55: Recommend that it be retained as this bach does not impede recreation use. However in my opinion the building's lower retaining wall structure detracts from the visual amenity of the beach area and it may be desirable to visually mitigate it.

Baches 56, 57 and 58: Recommend that all three be retained. On balance I consider that whilst the three baches do intrude onto the coastal rocky promontory the intrusion is not abrupt and can be considered a seamless extension of the Taylors Mistake settlement. They do not appear to reduce the utility of the tidal rock platform for users. The recreation route under the building overhang of bach 56 can be considered undesirable or desirable depending on a recreation user's perspective. Use of the steps over the rock outcrop is possibly a deterrent, especially if there are residents occupying the baches, however the route is clearly sign posted. Possibly some people may be intimidated by the close proximity of these baches 'overhanging' the beach, however on busy days I understand that this does not act as a deterrent to beach use.

Baches 47 and 28: Recommend that both be retained as they do not impede public access and in the case of bach 28 is in a position that the Council would not normally encourage use of for health and safety reasons. Potentially the space occupied by bach 47 could be used by the public. However in my opinion the character of the bach and plantings contribute to the amenity quality of the area and should be retained.

## 1.0 Planning Context

### 1.1 New Zealand Coastal Policy Statement

A primary recreation focus of the Coastal Policy Statement is recognition of the coastal marine area as a place that the public can use and enjoy and that meets the public expectation of and need for walking access to and along the coast that is practical, free of charge and safe for pedestrian use, and to maintain and enhance public walking access to, along and adjacent to the coastal marine area. (See Appendix 1 page 7 for the coastal policy statement objectives and policies relating to public access and use)

### 1.2 District Plan review – Chapter 19 Coastal Environment policy

#### 19.1.4 Ensure public access to and along coastal marine area:

- a. is maintained and enhanced including access to mahinga kai, waahi tapu and waahi taonga;
- b. does not adversely affect the relationship of manawhenua with their ancestral lands, water and sites;



concentrated where existing access is provided;

- d. does not give rise to the destruction of features of the coastal environment or detract from the amenity of the coastal environment; and
- e. does not compromise the safe and efficient operation of the Port of Lyttelton, the jetties at Diamond Harbour and Akaroa Harbour.

### 1.3 Environment Court Findings – recreation access

#### 1.3.1 Baches 48 – 58

In clause 118 pp 40-41 the Court found that “currently access to Hobsons Bay is significantly restricted by the baches on the headland. Because Taylors Mistake is the first point of contact between members of the public and this area, the access across the headland is critical if the plan is to enhance public access of members of the public to Hobsons Bay.”

The Court concluded (clause 119 p41) in respect to the baches on the rocky outcrop between Taylors Mistake and Hobsons Bay that:

1. “any step that will lead to an increase in access to the headland by members of the public not only meets the objectives and policies of the plan but also meets the objectives of section 6(d) of the Act and the objectives of the NZCPS;
2. We accept that the occupation of the headland by the non scheduled baches does interfere with public access to the area...”

In respect to baches 48- 58 their overall conclusion was that the baches do derogate form overall recreation attributes partially because of restriction of access to Hobsons Bay and partially because many of the baches occupy flat space that could otherwise be used for recreational activities. (Clause 119 p44).

#### 1.3.2 Baches 47 and 28

The unscheduled bach 47 was not part of the Courts consideration, though there was a comment that if the row (baches 34 – 45) did not exist, the area through to the area of bach 47 should be utilised for recreation purposes (clause 216 p69). There is no direct reference to bach 28.

## 2.0 Recreation Assessment of Unscheduled Baches 48 -58, 47 and 28.

### 2.1 Taylors Mistake recreation overview

Taylors Mistake is a popular recreation destination for Christchurch residents. It is used for a range of recreation activities including swimming and surfing. During high use days the formed car park and overflow car park are full with up to 4 – 500 cars. This occurs when the combination of favourable weather and holidays coincide, or there are special events. Generally the public use the beach area to the south of and near the surf club (Pers comm. Rodney Chambers, Area Head Ranger Coastal and Plains Rangers Team, 4 February 2015). Taylors Mistake is the only beach on the Christchurch side of the Port Hills with similar environmental qualities to headland enclosed outer Banks Peninsula beaches.

#### 2.1.1 Baches 48 – 58 context



*Photograph 1; Taylors Mistake Beach north of the surf club - looking toward baches 48-58.*

Subsequent to the Environment Court decision earthquake damage and rock fall risk has reduced the desirability (from a risk management perspective) of encouraging access to areas near the Hobsons Bay cliffs. The Council has placed a warning sign on the high tide track connecting Taylors Mistake beach with Hobsons Bay to dissuade people from using sites near cliffs in the Hobsons Bay area because of potential rock fall danger. The sign is near the exit onto Hobsons Bay beach.

There are currently three main access routes to Hobsons Bay from Taylors Mistake;

1. a high tide track above all the baches (except 52).
2. a set of concrete steps beside baches 56, 57 and 58 above the tidal rock platform and lastly
3. over the lower rock platform when the tide is out.

In contrast to the Environment Court findings Council Rangers who administer the beach park areas do not consider public access between the two bays to be an issue. (pers comm. Rodney Chambers). However lack of a sign at the surf club entrance to the high tide route negates the use of this route for people unfamiliar with Taylors Mistake. Route two is clearly signposted.

#### 2.1.1.1 Analysis - Baches 48, 49 and 51

These baches are situated between the beach and associated vegetated flat dunes and the base of the hill. All baches are linked to the beach by generally narrow pathways. From a management perspective these baches contribute to sand stability by dissuading public access over this area. The Council's aim is to actively discourage people from walking on dune areas and nearer the clubhouse a rope fence and keep off the dunes sign is installed. Opening up the areas occupied by the three baches is likely to make it more difficult to manage the dune area.

There are also potential health and safety issues in providing for public use of the clearings occupied by the baches. The baches do not appear to impede public access to any significant destinations. The affect of the baches on the visual amenity of the beach area is in my opinion negligible as they have a foreground of beach vegetation and merge into the wider built backdrop of Taylors Mistake settlement.





*Photograph 2; planted dune area in front of baches 48, 49 and 51*

#### 2.1.1.2 Analysis - Bach 52

Bach 52 is situated on the hillside immediately above the high tide access route. It does not impede public access and is nestled into the heavily vegetated hillside in a way that is characteristic of Taylors Mistake settlement buildings. In my opinion it does not detract from the amenity of the area and is not an impediment to recreation.

#### 2.1.1.3 Analysis - Bach 55, 56, 57, 58

These baches are situated on the rocky promontory between Taylors Mistake Beach and Hobsons Bay. Bach 55 (Shangri La) is sited higher on the promontory with concrete stairs connecting it to the beach. The location is not the sort of place that the Council would encourage recreation use on and does not impede recreation access. In my opinion the bulk of the building and especially the building's lower supporting structure detracts from the visual amenity of the beach area.

Bach 56 has a sign indicating that public access is permitted up steps from the beach and via the bach veranda to the track leading to Hobsons Bay. Whilst public access is clearly marked some recreational users may find an access route passing about one metre from the bach windows and within the building confines psychologically uncomfortable, or not, depending on the recreation users' personality and whether the bach is occupied. Others may find it interesting and quaint. Irrespective most users (not familiar with Taylors Mistake) would probably feel that the route traverses private space.

The recreation route also passes immediately past bach 57 and above bach 58. These baches do not impede public access.





*Photograph 3: baches 55, 56, 57 and 58 and rock platform to the right.*

In my opinion these four baches do have an affect on the naturalness of the rocky outcrop from a natural coastal character perspective, however visually they are a extension of the overall Taylors Mistake settlement including houses and plantings and form an interesting contrast to the natural coastal rock platform below. See photograph 1 page 3. I do not believe that they significantly detract from recreation use however. The main rock platform with its channels is easily accessible when the tide is lower.



*Photograph 4 & 5: Left, bach 56 steps, and right recreation path passing under the bach 56 upper story overhang.*

### 2.1.2 Baches 47 and 28

These baches are situated on the true right of Taylors Mistake Valley. Bach 47 is at the inland end of Rotten Row but separated from the main cluster of baches by about 20m distance. The main coastal path to Godley Head passes in front of bach 47. The route is clearly signposted and very obvious. Bach 28 is on the edge of the cliff above the beach at the seaward eastern most end of the Rotten Row baches. There is a distance of about 30m between the rock shelf edge bach 30 and bach 28.

Bach 47 does not impede public access and is partially screened by planting. The building and garden planting contributes to the area's seaside garden character and in my opinion contributes to the quality of the Taylors Mistake beach park experience. Unfortunately the old macrocarpa tree adjacent to the bach has been





removed from the Council also added to the amenity of the area as do the wild and planted flowers in the dunes and adjoining the baches.



*Photograph 6: bach 47 (white, centre right) with the Godley Head coastal path in the foreground.*

Bach 28 is also sited in a location that does not impede public access. Its cliff edge location is potentially hazardous for recreation users. The Godley Head recreation route above the bach has been fenced where it is near the cliff edge to protect users. The effect of the bach on the visual amenity of users is considered to be nominal. However it would be desirable if the bach roof was painted a recessive colour as it is very obvious and reflective when viewed from the Godley Head recreation route above.



*Photograph 7: Bach 28 sited above the beach and below the Godley Head Coastal path.*

Reference:

Environment Court Decision No. C50/ 2002  
 Appendix 1 New Zealand Coastal Policy Statement 2010

The coastal policy statement places very strong emphasis on provision of public open space qualities and recreational opportunities of the coastal environment. Key points in the coastal policy statement have been underlined. See my suggested changes to the draft on page 3.

Coastal Policy Statement "Objective 4

To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment by:

recognising that the coastal marine area is an extensive area of public space for the public to use and enjoy;

- maintaining and enhancing public walking access to and along the coastal marine area without charge, and where there are exceptional reasons that mean this is not practicable providing alternative linking access close to the coastal marine area; and
- recognising the potential for coastal processes, including those likely to be affected by climate change, to restrict access to the coastal environment and the need to ensure that public access is maintained even when the coastal marine area advances inland."

*Coastal Policy Statement "Policy 18: Public open space*

Recognise the need for public open space within and adjacent to the coastal marine area, for public use and appreciation including active and passive recreation, and provide for such public open space, including by:

- a. ensuring that the location and treatment of public open space is compatible with the natural character, natural features and landscapes, and amenity values of the coastal environment;
- b. taking account of future need for public open space within and adjacent to the coastal marine area, including in and close to cities, towns and other settlements;
- c. maintaining and enhancing walking access linkages between public open space areas in the coastal environment;
- d. considering the likely impact of coastal processes and climate change so as not to compromise the ability of future generations to have access to public open space; and
- e. recognising the important role that esplanade reserves and strips can have in contributing to meeting public open space needs."

*Coastal Policy Statement "Policy 19: Walking access*

1. Recognise the public expectation of and need for walking access to and along the coast that is practical, free of charge and safe for pedestrian use.
2. Maintain and enhance public walking access to, along and adjacent to the coastal marine area, including by:
  - a. identifying how information on where the public have walking access will be made publicly available;
  - b. avoiding, remedying or mitigating any loss of public walking access resulting from subdivision, use, or development; and
  - c. identifying opportunities to enhance or restore public walking access, for example where:
    - i. connections between existing public areas can be provided; or
    - ii. improving access would promote outdoor recreation; or
    - iii. physical access for people with disabilities is desirable; or
    - iv. the long-term availability of public access is threatened by erosion or sea level rise; or
    - v. access to areas or sites of historic or cultural significance is important; or
    - vi. subdivision, use, or development of land adjacent to the coastal marine area has reduced public access, or has the potential to do so.
3. Only impose a restriction on public walking access to, along or adjacent to the coastal marine area where such a restriction is necessary:
  - a. to protect threatened indigenous species; or
  - b. to protect dunes, estuaries and other sensitive natural areas or habitats; or
  - c. to protect sites and activities of cultural value to Māori; or
  - d. to protect historic heritage; or
  - e. to protect public health or safety; or
  - f. to avoid or reduce conflict between public uses of the coastal marine area and its margins; or



- 
- g. for temporary activities or special events; or
  - h. for defence purposes in accordance with the Defence Act 1990; or
  - i. to ensure a level of security consistent with the purpose of a resource consent; or
  - j. in other exceptional circumstances sufficient to justify the restriction.
4. Before imposing any restriction under (3), consider and where practicable provide for alternative routes that are available to the public free of charge at all times.”

## Appendix 31: Landscape Review of the Operative City Plan Living Taylors Mistake Bach Zone

TAYLORS MISTAKE BACHES – MEMORANDUM OF H LEWTHWAITE, CHRISTCHURCH CITY COUNCIL  
12-02-2015

### 1.0 INTRODUCTION

- 1.1 My full name is Hannah Lewthwaite and I am employed as Senior Landscape Planner in the Strategy and Planning Group of Christchurch City Council (the Council). My qualifications are Bachelor of Landscape Architecture (Hons), and I am a Registered Landscape Architect with the New Zealand Institute of Landscape Architects. I have over ten years experience as a Landscape Architect during which time I have been employed by the Council to provide a range of landscape planning and policy advice for Council strategies, area plans and various design guidelines. I have also regularly undertaken landscape and visual assessments and provided evidence as an expert witness for District and City Plan changes and resource consent applications for Council planning hearings and before the Environment Court.
- 1.2 The purpose of this memo is to provide comments regarding the potential to extend the Living Taylors Mistake Bach Zone under the Operative City Plan (refer to Appendix 2 for zoning map and development plan for Taylors Mistake). Any potential extension if assessed as being appropriate could provide for the relocation/rebuilding of additional scheduled baches that as a consequence of the recent earthquakes may have to be removed. The current Taylors Mistake Zone provides for up to 18 baches to be relocated/rebuilt. In particular I have been asked to comment what might constitute an appropriate extent or the capacity for new baches with regard to landscape character and visual amenity.
- 1.3 I have visited the site and surrounds on a number of occasions. I have also reviewed the Environment Court Decision No. C 50/2002 (including the accompanying landscape plan produced by Lucas Associates Landscape Architect), and the Environment Court Consent Order dated 20 October 2003.
- 1.4 I have also noted the findings of the Draft Christchurch Landscape Study 2014 which has been recently undertaken to assess the Outstanding Natural Landscapes and Coastal Natural areas for the purposes of the District Plan Review.
- 1.5 I have also reviewed the provisions of the Operative Christchurch City Plan in relation to the Taylors Mistake baches, and more specifically the Taylors Mistake Zone.
- 1.6 It is important to note that while I have read the Operative Christchurch City Plan and the Environment Court Decisions and Consent Order, I have not been influenced by these in coming to my conclusions in my assessment in terms of considering any potential batch zone extension and resulting effects on the landscape.
- 1.7 Appended to this memo are a number of graphic attachments comprising photographs which I have taken illustrating the site and surrounds including the wider landscape context and copies of relevant plans and aerial photographs (to be discussed).

- 2.1 Description of site and surrounds  
Taylors Mistake is situated where the peninsula known as Godley Head meets the mainland of the Christchurch coast and Port Hills. The bay has a north east facing aspect and includes a relatively wide open sandy beach of approximately 335m in length tapering to an enclosed valley bounded by steeply sloping hill sides which extend to approximately 255m in elevation.
- 2.2 Landcover varies from pasture grasses in the valley floor and most of the surrounding hillsides, to scrubby vegetation and grasses on the low dunes and foreshore, with shrubs and trees in the car park and recreation area (zoned Conservation 1) immediately inland. In terms of vegetation the wider valley has been considerably modified and denuded of pre-human vegetation however remnants of pre-European vegetation (Silver Tussock) are reported to exist within the upper gullies. In general the predominant vegetation within the wider valley consists of the introduced *Danthonia* Dry Grassland short grasses and exotic shrubs and herb species. An area of restoration planting of the native species *Spinifex* exists on the foreshore however which is notable for being the southernmost known location of this species.
- 2.3 In terms of landuse, residential properties are located on the northern side of the valley within a relatively narrow band which measures between 90 and 140m in width and 670m in length (measured from the peninsula known as the 'Giant's Nose'). Residential development/zoning occurs between elevations of approximately 10 and 40m amsl within the valley catchment.
- 2.4 Thirteen baches are located on the western side of the valley between elevations of 5 and 10m amsl (not including the 3 baches adjacent to the Taylors Mistake Bay walkway). These are generally of small size with an average footprint of between 80 and 100m<sup>2</sup> and single storied (see photographs in Appendix One. The baches are currently (mostly) located within the Conservation 1 Zone and have a generally north facing aspect.
- 2.5 The Surf Lifesaving Club, various footpaths and sealed car park are located south of the foreshore and adjoined by a grassed 'spill over' car parking area and grassed paddocks to the south west. Publically accessible walkways circulate through the site.
- 2.6 A number of different zones exist on the valley floor and surrounding hillsides which are as follows:
1. Conservation 1A (Coastal margins on the foreshore above MHWS and in the recreation area to the south);
  2. Living Hills (in the residential area to the north).
  3. The wider Port Hills are zoned Rural Hills in this vicinity – except for Godley Head Peninsula which is zoned Conservation 1.
- 2.7 Maps showing the various City Plan zones are attached in Appendix Two.
- 2.8 Landscape Character Analysis  
Landscape character is the distinctive combination of landscape attributes that give an area its identity.<sup>13</sup>

The landscape character in the vicinity of the Taylors Mistake Beach and wider valley varies considerably from the pastoral and relatively unmodified landforms of the southern extent of the valley to the built residential character on the north east hillside. One key observation is the contrast between the predominantly built and un-built parts of the valley with distinct differences in

<sup>13</sup> Landscape Character Definition, New Zealand Institute of Landscape Architects, Best practice note landscape assessment and sustainable management 10.1



landscape character between these areas. The other is that the south side of the valley (north facing side) is considerably less modified (and therefore higher in natural character) than the north side (south facing side) of the valley.

- 2.9 In between these contrasts is the relatively small scale and less intensive existing bach development which is less visually dominant than the residential living hills zone on the opposite side of the valley due to its relatively low elevation and extent and small scale buildings. At present these baches are located at a low elevation and located such that they are generally aligned with the foreshore and recreation tracks immediately to the south. The existing baches, while a noticeable land use, do not visually dominate the valley and their presence has over time become associated with the quirky character and cultural heritage of the Taylors Mistake foreshore.
- 2.10 It is noted that this area has been considered in the Draft Christchurch Landscape Study 2014. The findings of this report are that at a district level the unbuilt portions of the valley and those not modified by the car parking area qualify as part of the wider Outstanding Natural Landscape of the Coastal Port Hills.
- 3.0 POTENTIAL BACH EXTENSION TO THE LIVING TAYLORS MISTAKE ZONE BOUNDARY AND LANDSCAPE EFFECTS
- 3.1 Consideration of potential landscape effects is the examination of the way in which landscapes are likely to respond to change. This can be measured by considering:
- Landscape resilience, and capacity
  - Landscape sensitivity and vulnerability
  - Opportunities, risks and threats

These are considered in turn below:

- 3.2 Landscape resilience and capacity  
As previously discussed there is presently a distinct difference in landscape character between the various types of development within the valley. The residential Living Hills development, while highly visible from the foreshore and beach area, is on the whole a relatively minor landuse within the wider valley context.
- 3.3 The existing baches are at low elevations and are presently confined to the foreshore and the area immediately behind. While visible from the beach and surrounding area they do not dominate their setting at present given their existing location, low scale and the presence of surrounding vegetation. The buildings and hard surfacing associated with the car park and toilet block are also not a dominant visual component being of a small scale, at a low elevation, surrounded by vegetation and located adjacent to the Living Hills built up area to the north.
- 3.3 In terms of the capacity for an extension to the existing bach development it is my view that the area immediately to the south and south west of the existing baches could accommodate an extension of baches (assuming that any new baches were of the same size and scale as the existing baches). This area is demarcated in Appendix 3.
- 3.4 This area is considered to be suitable for the following reasons:
- its relatively low elevation (not above 20m amsl): meaning that a bach extension in this location will be less visible than at higher elevations;
  - in terms of orientation this area it is still generally aligned with the north facing aspect of the baches on the immediate foreshore and immediately adjoins the existing baches:

meaning that it would be perceived as an extension of the existing baches rather than an isolated new development;

- there is a natural low benched platform in this location which does not extend up the southern side of the valley and therefore does not intrude visually or physically further up the slope into the area of higher natural character on the hillside behind.

3.4 While this area is included within the Outstanding Natural landscape overlay at a district level, at a finer scale 'site by site' assessment the area immediately behind the existing baches is already reduced by the presence of the baches and the existing 4 wheel drive track (refer to photographs in Appendix One). It is noted that this area still has important values however as it is located at the foot of the undeveloped hillside and is on the boundary between the more modified valley floor and the relatively natural landform of the steeply sloping north facing hillside.

3.5 Landscape sensitivity and vulnerability, opportunities, risks and threats  
In terms of capacity there are some important parameters or boundaries which define what I would consider an appropriate extent of new bach development. These are defined by the existing characteristics of the site including the elevation, orientation and topography (contours). These are important because they define boundaries beyond which I would consider that the potential adverse effects on the natural character and amenity of the wider valley would be significantly adversely affected. These boundaries are defined at a broad scale on the graphic attachment in Appendix Three.

3.6 The potential effects of bach extension much beyond these boundaries are:

- significantly reduced natural character of the wider valley; and
- reduction in the present contrast which exists between the 'built' and 'un built' parts of the valley leading to a perception of 'urban sprawl.'

#### 4.0 CONCLUSION AND RECOMMENDATIONS

4.1 In summary this memo has outlined the existing landscape character of the Taylors Mistake beach, foreshore and wider valley and identified that there is a distinct variation in natural character within this area. It has identified areas which are higher in natural character than others i.e. the less modified parts of the valley which I note are also identified by the draft Christchurch Landscape Study.

4.2 A relatively small area has been identified for potential bach expansion following a detailed analysis of the local site characteristics. Beyond this area I would not be comfortable supporting any further bach development given the sensitive nature of the landscape setting of the wider valley. I would also recommend that any further bach development include a planting plan with appropriate vegetation provided to visually soften and assist with integrating further baches into the landscape.

4.3 In relation to the existing Taylors Mistake Bach Zone I note that the zone boundaries are very similar to the area beyond which I am not comfortable supporting any further bach expansion from a landscape point of view. I have reached this conclusion independently by considering the typography and elevation of the area surrounding the bach zone, the alignment of contours, and the proximity to the existing baches.

4.4 As a result of this analysis I can conclude that the Operative City Plan Taylors Mistake Bach Zone is still the most appropriate in terms of managing landscape effects.



Existing baches and foreshore (1)



Existing baches and foreshore (2)



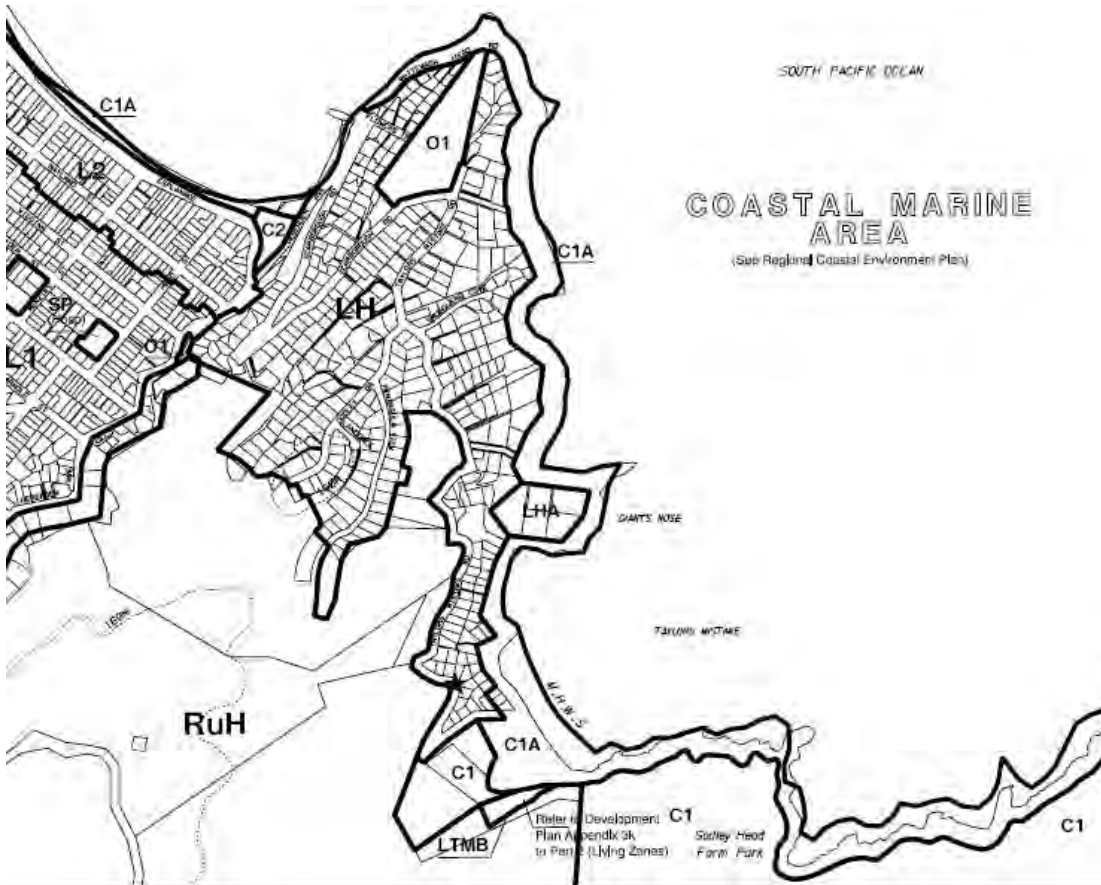


View of existing baches from the existing 4 wheel drive track to the south of the baches



View of the existing LH zone from the foreshore



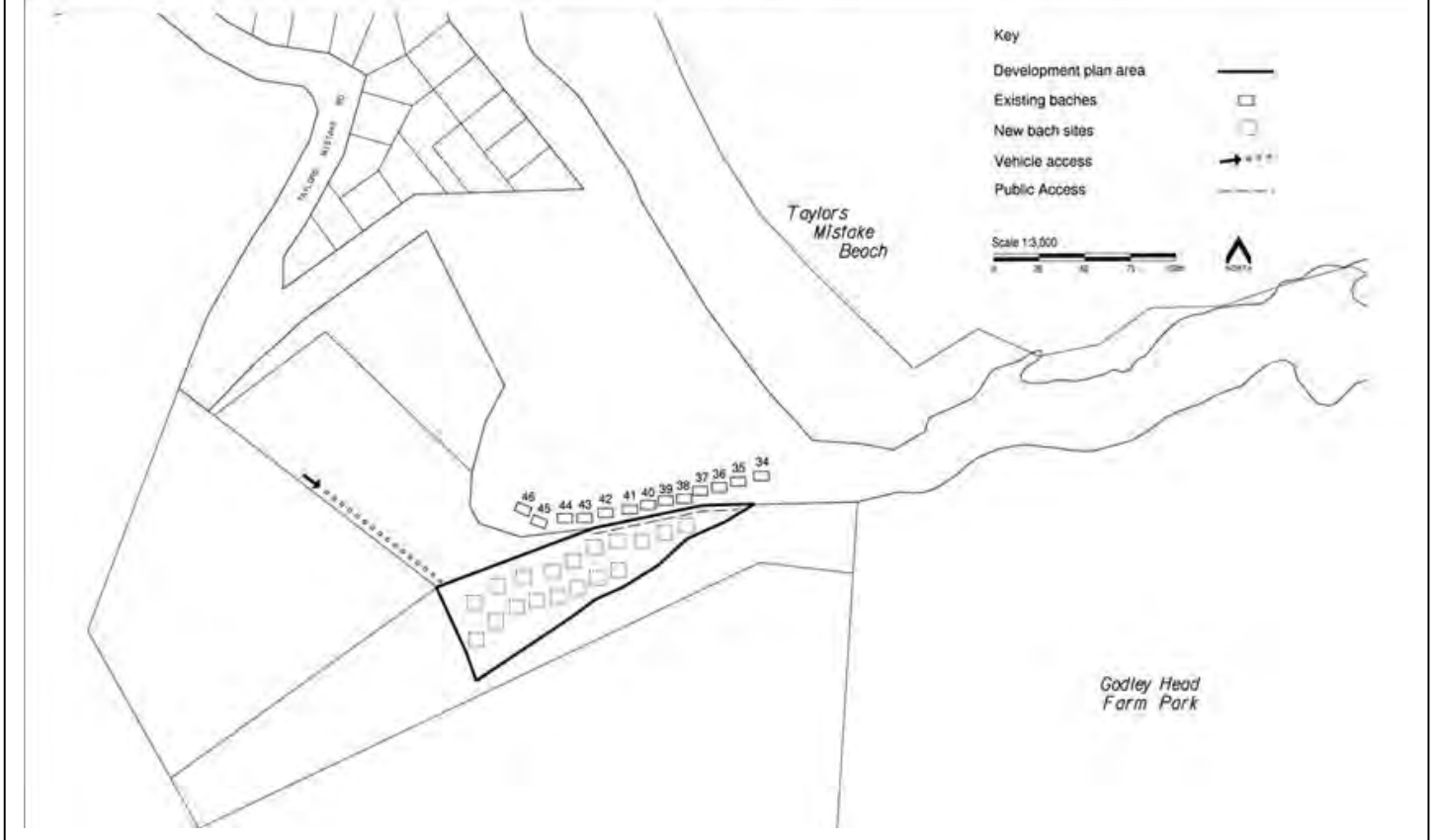


Christchurch City Plan Planning maps showing operative zones

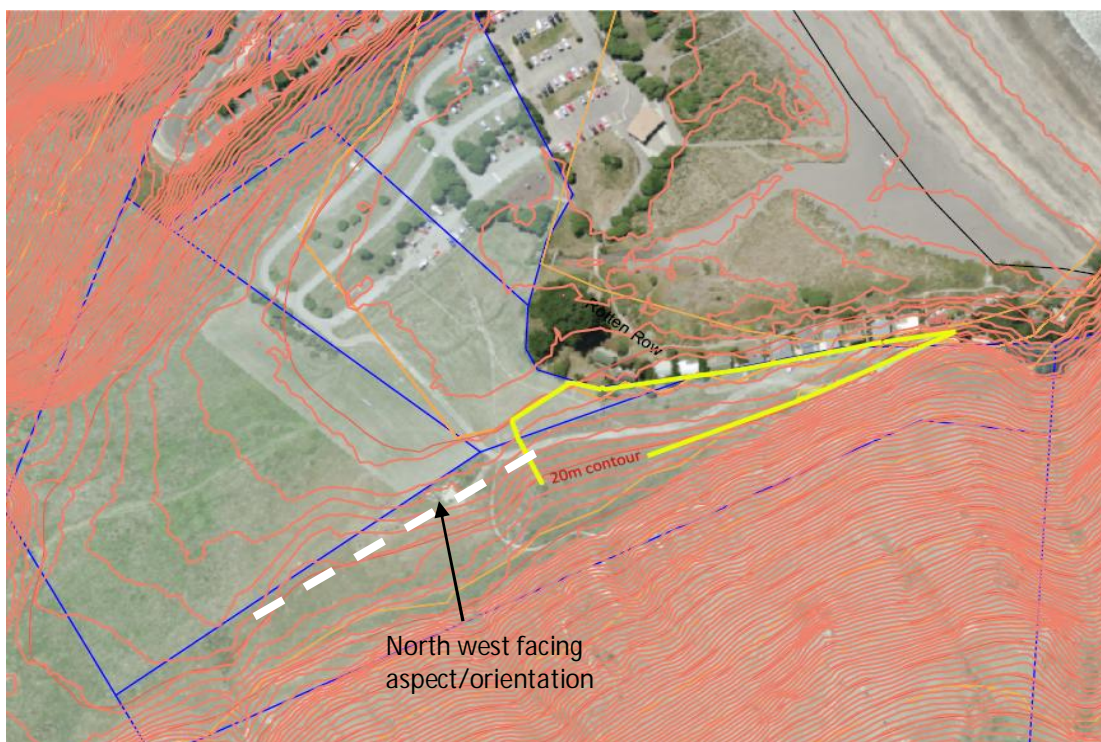


Snapshot from Google Earth showing the Outstanding Natural Landscape area from Draft Christchurch Landscape Study (in blue). Zone boundaries are shown in green.

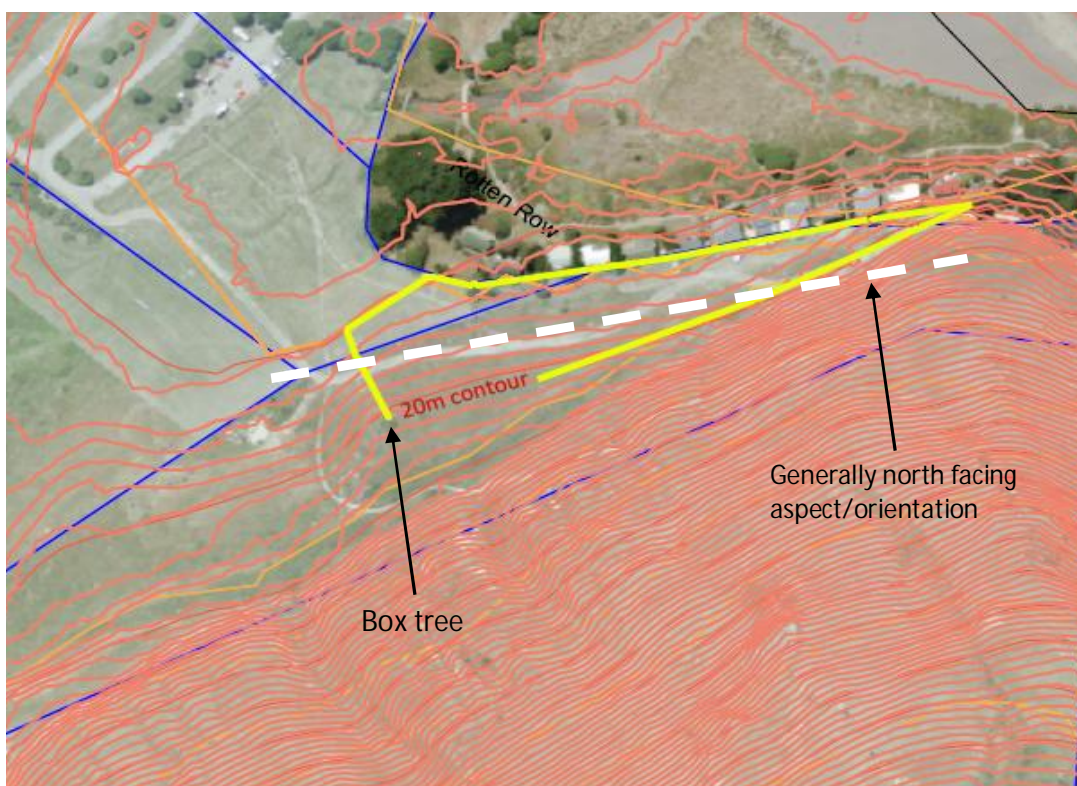
Appendix 3k. Development plan (Living Taylors Mistake Bach Zone)







Potential area for Bach expansion (in yellow).



Closer view of potential area for Bach expansion (in yellow).



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### 1.1. Lack of flexibility and usefulness over time

The more recent Outline Development Plans inserted into the Christchurch City Plan (CCP) have tended to be formulated by preparing a detailed Masterplan and then taking the framework of it to create the Outline Development Plan (ODP).

The Masterplan shows us one way in which the site could be developed. It demonstrates that the required residential density can be achieved. The Masterplan is likely to undergo many changes as the development proceeds. Reasons for change could include lack of demand or provision for certain housing sizes or forms; unforeseen ground conditions; wrongly located or sized stormwater retention/detention ponds; unsatisfactory siting of non-residential uses; minor adjustments in section sizes and shapes which can have a knock-on effect on the wider layout; different requirements of new developers/landowners; new land uses or activities emerging within or around the site. In addition, both the developers and the Council may well find better ways of doing things as the details of the development are considered.

If the ODP is drawn tightly around the Masterplan and the ODP is then embodied in the CCP the opportunity to make changes as development proceeds is severely curtailed. There is limited ability to respond to the market or specific wishes of existing property owners. In practice what happens as the development progresses is that changes are made and the integrity of the ODP is likely to be undermined, such that its ability to provide a framework for development is greatly diminished.

Recent Christchurch greenfield housing developments at Northwood, Aidanfield and Yaldhurst (Delamain) all differ considerably from their original ODP's which were drawn around their Masterplans. Outline Development Plans need to provide a framework and not a straitjacket.

A more responsive approach would be for only those aspects of a development site that are fixed, such as development constraints (ground conditions), existing trees, watercourses, landforms, views and access points to be drawn on the map. The location, size and configuration of new key components and structuring elements such as local shops, community facilities, schools, the route of walkways, cycleways and bus routes through the site and the distribution of different residential densities, could then be provided as criteria or diagrams, in order to remain useful throughout the entire development of the site. The criteria will depend on the particular circumstances of the site but examples of criteria are:

- a site for local shops will be required in a central position, within 15 minutes walk of all residents.
- Provision should be made for a bus route to run between points x and y.
- Only one access from SH1 will be permitted, this to be at least 400 metres from the eastern site boundary
- A new park of at least 2 hectares will be required within 50 metres of the existing school
- Higher density housing to front onto the new park

The requirements will need to be met by the scheme plan at the time of subdivision. Applicants will need to demonstrate how the overall requirements can still be met. The masterplan for the site will undergo many revisions as development progresses. Changes to some of the rules and assessment matters would be needed to ensure that they did not need to refer to a map base.

A fundamental requirement of successful place making is to take as much design inspiration from the existing site features and context as possible. This is supported by the first of the seven principles of the Urban Design Protocol, namely 'Context', which advises that, among other things, quality urban design:

- Recognizes and builds on landscape context and character
- Examines each project in relation to its setting and ensures that each development fits in with and enhances its surroundings

The first step in preparing an ODP should be to gain a thorough understanding of the site and its context. Existing on-site features, such as vegetation, landform, watercourses and properties as well as off-site aspects such as views, community facilities, walking, cycling and road connections all need to shape the ODP, alongside technical matters such as geotechnical conditions. Embracing existing features can provide a connection with the past, add interest and help to define a character for a new community.

The need to carry out widespread earthworks to remediate the ground would seem to mean that existing site features will be difficult to retain in some parts of the city. Existing trees and hedgerows are often not compatible with residential uses e.g. causing shading or have a tendency to drop limbs or debris. Furthermore the need to achieve a higher density of development means that there is often insufficient space to accommodate trees. An understanding of what is now possible in terms of retention of vegetation and landform is important.

### 1.3. Creating a place - character, community focus/focal points, facilities, pre-schools

The existing Living G zones are tending towards a similarity in design of a 'New Urbanist' nature. Development will inevitably be representative of its era, and this in itself helps to distinguish different parts of the city from each other. However, effort needs to be made to develop a particular character for each new community.

Some Masterplans such as those for Halswell West and Highfield tend towards text book concepts of new settlement forms, with a centrally located neighbourhood centre providing local shopping and community facilities. Unfortunately, while it is desirable for all residents to have a local centre within walking distance, just allowing for it on a plan does not mean that it will be viable. The concern therefore is that a community is focused around a node which may not eventuate or may struggle to survive. Neither the Northwood or Aidanfield developments, which are Christchurch's forerunners to Living G developments (albeit of a lower density) have managed to attract commercial developments to locate in the business zones within the development. Commercial developments will only stand a chance if they can draw customers from a wider catchment area. Prestons and Yaldhurst ODP's have been developed on this basis. Ngai Tahu's large development at Lincoln also has its commercial centre right out front, on the main road and close to Lincoln University. Where such a position of advantage is not possible other means of providing structure to a settlement must be employed.

Currently within ODP areas the only commercial facilities that have eventuated are pre-schools. Full advantage must be taken of these to provide a focus. Otherwise community or communal facilities, such as the country club facilities at Northwood, the tennis courts that are a feature of Gillman Wheelans subdivisions or public facilities such as a library, swimming pool or primary school must be used.

Pegasus New Town, north of Woodend promised a wide range of facilities. The general store in the centre of the development struggles to survive and is subsidised by the developer. The original developers have gone into liquidation and the new owners (the Todd family) have said that they will be concentrating on the build out of the residential properties. This leaves the shopping centre, hotel, leisure facilities, road connection to Woodend Domain etc. unlikely to proceed. Consideration of economic viability to counter idealism is essential if future residents are not to be disappointed.



Providing a range of socio-economic and age groups helps to establish a balanced community. Variety in allotment size allows for a range of house sizes, although small allotments do not seem to be equating with cheaper houses. ODP's need to allow for other forms of development such as retirement villages, co-housing (housing developed on a communal basis, often with some shared space and facilities and usually incorporating sustainable development principles) or groups of apartments. Generally it will not be possible or appropriate to identify particular locations for such multiple unit development, but the ODP needs to have the flexibility to enable them. Criteria about their location may also be needed.

#### 1.4 Staging of Development

In order to aid the formation of a sense of community and to assist in the provision of community facilities, such as a bus service and neighbourhood shops it will be important that development proceeds in a spreading rather than a sporadic fashion. Provision of infrastructure may determine how a development proceeds to some extent, but the ODP should give direction. Where the land is in multiple ownership it will be more problematic.

#### 1.5. Distribution of density

The Living G ODP's set out precisely where different densities of development should be located. This is a very inflexible approach and is likely to lead to problems as the development proceeds. Any deviation from the ODP will have knock-on effects. What happens if, for example, there is no market for the Density A size sections but that the density can still be achieved through a combination of more Density B size sections and some much higher density apartments or retirement units? It may be that some larger allotments may be appropriate in the Residential Density A areas, for example on corners. Conversely smaller allotments dispersed among larger ones could enable design variety and allow for a mix of residents. Section size provisions do make some allowance for this, but the scope for variation is limited. The challenge is to find a workable means of ensuring that the required density is achieved without being overly prescriptive. One method might be to require the developer to demonstrate that the overall density can still be met as each stage of the development is submitted for subdivision consent.

A blanket requirement to achieve 15 houses per hectare on all residential growth areas will not only lead to a homogeneity of development but also is not practical in some locations, particularly in the R18 (Hendersons Basin) ODP area. There appears to be limited take up to date of Density A sites in the Living G zones.

#### 1.6. Dimensions and orientation of density A areas

The masterplans which informed the Living G zones (apart from Yaldhurst) included higher density development in the form of long narrow allotments, i.e. only suitable for terraced housing. This form is carried through into the ODP's both through the precise identification of the density A areas (size and shape) and the spacing of the road network. Often the Density A units are on the east or south side of a road. The houses are likely to be two storey and therefore in this orientation their private gardens could be in shade for unacceptable periods. In some cases 'left over' shapes have been identified as Living A. It can be very difficult to produce a good and efficient design solution when the site parameters have been arbitrarily established. Both Proposed Plan Change 72 (Highsted) and Proposed Plan Change 80 (south of Masham) have Density A areas identified on the Masterplan/ODP for which it will be difficult to develop a good urban design solution (is it too late to do anything about it?).

#### 1.7. Road layout

There has been a move towards a more connected and permeable layout in the Northwood, Aidanfield and Living G zones which is generally a welcome aspect. However, the grid nature of a permeable layout is not without its issues.

City layouts are urban in nature and are not necessarily appropriate for the urban fringe locations of the urban growth areas.

Small street blocks have the following disadvantages: a larger proportion of the land area needs to be devoted to roads at the expense of private gardens (when there is a minimum density requirement); pedestrians must frequently cross roads; junction spacings are below recommended standards; there is likely to be a high number of crossroads, which are potential points of vehicle/vehicle and pedestrian/vehicle conflict; they can generate a very monotonous subdivision layout and they burden the Council with a large amount of public road and footpath space, which must be maintained.

The road network does not need to be as permeable as the walking and cycling network. In fact if the route is more direct on foot or by bicycle this could well encourage more walking and cycling. The idea of 'walkable blocks' could be more helpful than merely seeking maximum permeability. A walkable block is defined as one which can be walked or cycled around entirely on publicly accessible land, this may be along a road, on a walkway/cycleway or through a public open space. A walkable block size (i.e. perimeter distance) of 800m permits an average 10 minute walk around the block and combined with other walkable blocks will provide a settlement form conducive to walking and cycling. East Belfast Living G Zone has a walkable block rule (19.3.5) but at 250 metres the maximum block size is far too small, as it will limit the layout options to a regular grid of small blocks e.g. a block 85m x 40m containing 12 sections back to back each 14m x 20m (280m<sup>2</sup>).

Loop roads and cul-de-sacs provide pleasant quiet and safe living environments where children can play in the street and allow for variation in layouts.

#### 1.8. Roading detail

The Living G ODP's show the road pattern down to a detailed level. The establishment of an internal road pattern at this preliminary stage acts as a constraint on design at the subdivision stage. There is little scope for realignment or resizing of allotments to avoid poor design solutions when the road pattern is already determined by the ODP.

#### 1.9. Dimensions of commercial areas/neighbourhood centres

Neighbourhood centres may be indicated as a block on the ODP. Once the development of the block is considered in detail it can prove difficult to develop a good urban design solution for a number of reasons e.g.:

- The dimensions may be such that there is not sufficient space for an efficient car park layout
- The orientation of the block may mean that the shop fronts face south and is not a pleasant outdoor space for pedestrians or cafe tables
- The size and shape of the block may make it difficult to provide units of sizes and dimensions that are attractive to tenants or may create a need for an amount of active frontage that is not practical
- It may be difficult to achieve a good interface with adjacent residential properties

Also what will happen if there are no takers for the space allocated, are the dimensions suitable for development for residential use? Indicating a suitable location with a symbol (as in the SWAP) would avoid the need to pin down the dimensions.

#### 1.10. Addressing edges and interfaces

Lack of attention to interfaces at the ODP stage is a major concern. Sensitive interfaces between existing landscapes/townscapes and new development are important elements of place making.

##### Interface with existing roads

Loss of forethought and control at the ODP stage can result in properties backing onto roads with high fences and little space for landscaping. For example neither the Halswell West or the Awatea ODPs set out how the Halswell Junction Road frontage should be treated. As subdivision applications are proceeding a mish-mash of mostly unsatisfactory treatments are emerging. In cases where the adjacent road is a limited access road, individual accesses may be undesirable but solutions need to be established at the ODP stage. It may be that a landscape buffer should be established to create a green frontage, alternatively houses may face the road (particularly if they face south or east towards it) but be accessed via a slip road or access from the internal road network. The ODP needs to establish how the interface will be handled so that it is consistent along the whole frontage.

#### Interface with rural land

Where ODP areas have an interface with rural land a decision needs to be made about how it should interface, especially if the edge is visible across the landscape. It may be that the sections on the edge should be larger and have requirements about planting and fencing and a greater building set back from the rural edge, alternatively a harder edge may be appropriate with a roadway along the boundary and properties facing the rural land across it. The District Plan includes a rule for Milns Road regarding the interface with the rural land across the road, which has been reasonably successful.

#### Interface with open space

Again, a decision needs to be made at the ODP stage. Generally houses should front onto open space, but this may not always be possible or appropriate. Larger, more natural and informal spaces may have houses backing onto them - in which case planting and fencing conditions will be needed. Hendersons Basin is going to have a lot of interface with the wetlands/stormwater ponds, which needs to be carefully thought through and controlled.

#### Interface with existing residential areas

Where an ODP abuts the edge of an existing Living 1 residential area it should ensure that the new and the existing development is compatible. This may mean larger sections, restriction to single storey, larger building setbacks etc.

### 1.11. Multiple ownership and differing development aspirations

The ODP's are intended to co-ordinate development. This sounds reasonable in theory, but in practice it is extremely problematic when there are many landowners. Some landowners will be keen to develop, others will have no intention and could stymie the development of a much wider area. The ODP will need to be carefully drawn up so that owners can as much as possible work independently of each other. This may mean running the spine road along property boundaries, requiring roads to be built right to the edge of individual land holdings, allowing for temporary access off existing roads until an internal road network is established, locating large areas of open space where each land owner contributes or establishing some means of owners without open space on their land compensating those with open space etc.

In some areas large houses on lifestyle blocks exist which will need to remain. These will need to be identified at the outset and designed around. They may have established gardens which can become a feature of new development, for example by becoming a reserve. There may be a need to provide a buffer in the way of larger sections surrounding such properties and/or planting and fencing requirements. Highfield has a requirement (Rule 30.3.5) for boundary planting on a lot which is adjacent to a lot not in the applicants ownership.

### 1.12. Use of layers

A system of layers has been adopted for the Living G zones. Most of this information could be included on one ODP, especially if the amount of detail is reduced as recommended above. It is important to view all the



aspects together to see how they interrelate and separating them makes it more likely that the different disciplines will look at their 'own' layer only.

### 1.13. Regional Policy Statement requirements

The LURP proposes amendments to the Regional Policy Statement. Policies 6.3.2. Development Form and Urban Design and Policy 6.3.3. Development in Accordance with Outline Development Plans which reflect the provisions previously proposed as Policies 7 and 8 of Proposed Change 1 to the RPS.

Policy 6.3.2. provides sound urban design support which needs to be given effect to through the District Plan. However, it is weak on visual interest and amenity and scale and style, which have been omitted from the previous policy, the District Plan needs to address this too.

Policy 6.3.3. is very prescriptive and requires a relatively detailed land use plan. In order to provide the detail required it will be necessary to prepare a masterplan. A masterplan prepared by the Council or anyone not subsequently developing the site is doomed to failure. The problems raised by embodying a master plan in the District Plan are outlined in 1.1. above. The later ODP's for Living G zones follow the requirements of Policy 8, but have many shortcomings as outlined above. If the LURP is confirmed as proposed, it will be important for the District Plan to find a means to reconcile the words of this policy with an ODP that delivers good urban design outcomes.

The Methods for Policy 6.3.3. state that the Regional Council will establish a protocol and guidelines to assist all parties involved in the preparation of ODP's (it is my understanding that this has been in preparation for several years).

### PART 2. General Living G zone issues

There are currently seven operative Living G zones, plus one (Highfield) which is subject to appeal. They each have a separate section in Chapter 14 rules as follows:

18. Yaldhurst
19. East Belfast
20. Awatea
22. Wigram
24. Prestons
28. Halswell West
29. North West Belfast
30. Highfield

Some of the issues arising with the Living G zoning are due to the Outline Development Plans. This may be because the ODP has pinned down too much detail in some respects (e.g. location and dimensions of different densities) or conversely that it does not provide sufficient control (e.g. lack of requirement for dealing with interfaces).

Individual Living G zones have their own sets of policies. They occur in the Subdivision and the Living Sections of Volume 2. The policies that have been introduced deal with urban design matters. Some of them are more like rules or assessment matters and may need to be repositioned in the District Plan. They may be better attached to their Outline Development Plan. East Belfast has its own clause 11.8. Objective and Policies for Living G (East Belfast) which is very detailed and contains a lot of sound urban design criteria, which would be appropriate attached to the ODP and could be used as a model.

The rules and assessment matters contained in the District Plan are complex and repetitive. Each Living G zone has developed its own variation of the rules (see Table 1) first established for Yaldhurst, although the Halswell West provisions have been used as the model for the later Living G zones. The provisions are similar for each Living G Zone, with some variations, e.g. variation in section sizes in each density band and variation

ask to whether the rule for a particular matter is a development, community or critical standard. There are also some site specific provisions e.g. relating to access from specific roads. There may be some need for variation in the rules for different areas but largely one set of provisions should suffice. Many of the new provisions that have been introduced in the Living G zones are applicable to other zones and conversely many of the Living G provisions are already included for other Living zones so a merging of the provision would seem to be appropriate.

The North West Belfast provisions state Clause 29 Note: All other subdivision rules in Part 14 of Volume 3 of the City Plan apply to the Living G (North West Belfast) zone except where they conflict with the following rules. This doesn't seem to be stated explicitly for other Living G Zones but presume it also applies.

Most of the Living G zones have a neighbourhood centre or two indicated on the ODP. For these B1 subdivision rules are to be followed, except for Prestons which is B2.

There are shortcomings and omissions in the existing rules and assessment matters which could be rectified through this review of the District Plan but perhaps a more fundamental review is necessary. Selwyn District Council have reviewed their Subdivision and Living Zone provisions over the past few years culminating in changes to their District Plan being adopted last year. They have introduced a Living Z Zone, which is roughly the equivalent of the Living G Zone. They of course are only required to accommodate 10 houses per hectare on their greenfield sites, however, examination of their provisions is recommended. The City Council's Proposed Plan Change 61 needs to be considered, it currently appears in the District Plan (highlighted in grey) to confuse matters, even though the Plan Change has not progressed. The Infrastructure Design Standard also needs to be taken into account.

Living G Zone and Chapter 14 clause no.	18. Yaldhurst	19. East Belfast	20. Awatea	22. Wigram	24. Prestons	28. Halswell West	29. NW Belfast	30. Highfield
Subject								
Application of rules		19.1						
Deferment		19.2						
Development, Community & Critical Standards Special Area A			20.1					
Development Standards	18.1.	19.3	20.2	22.1	24.1	28.1	29.1	
Commercial activity area	18.1.1.		20.2.1	22.1.1	24.1.1	28.1.1	29.1.1	30.2.1
Residential site density	18.1.2.	19.3.1	20.2.2	22.1.2	24.1.2	28.1.2	29.1.2	
Density range consent notices	18.1.3	19.3.2		22.1.3	24.1.3		29.1.3	
Allotment sizes within buffer area		19.3.3						
Residential site limit	18.1.4.							
Stormwater drainage swales and water basins		19.3.4						
Creation of public open space					24.1.4			
Sites fronting Wigram Road				22.1.4				
Halswell Junction Rd roundabouts						28.1.3		
Development of land adjacent to Devondale Drive							29.1.4	

Additional residential and other activities	18.1.5.							
Walkable blocks		19.3.5						
Bypass corridor concept							29.1.5	
Community Standards	18.2.		20.3		24.2	28.2	29.2	30.3
Conformity with ODP Density A & associated land use development			20.3.1			28.2.1	29.2.2	
Conformity with Outline Development Plan	18.2.1.		20.3.2		24.2.1	28.2.2	29.2.1	30.3.1
Special interface area			20.3.3					
Staged development residential & other activities					24.2.2			
Linear park road frontage					24.2.3			
Intersection spacing - collector roads						28.2.3		
Roading design within & adjoining the Living G (Highfield) zone								30.3.2
Network effects- transportation								30.3.3
Boundary planting								30.3.5
Creation of stormwater drainage swales							29.2.3	
Site contamination							29.2.4	
Critical Standards	18.3.	19.4	20.4	22.2	24.3	28.3	29.3	30.4
Allotment sizes residential (dimensions)	18.3.1.	19.4.2	20.4.1	22.2.2	24.3.1	28.3.1	29.3.1	30.4.1
Allotment size and site density								30.4.2
Residential site numbers	18.3.2.							
Conformity with Outline Development Plan		19.4.1	20.4.2	22.2.1				
Residential allotment sizes (not met = non-complying)			20.4.3			28.3.2		
Residential site density							29.3.3	
Neighbourhood Reserves		19.4.3					29.3.9	
Open Space				22.2.5			29.3.10	
Staged development		19.4.4			24.3.4			
Sites fronting Wigram Rd & Awatea Rd			20.4.4					
Access to Mairehau Road					24.3.5			
Sites fronting Quaifes Rd & HJ Rd						28.3.3		
Sites fronting Johns Road							29.3.4	
Development of Area 4							29.3.5	
Site Access							29.3.6	
Control of stormwater			20.4.5	22.2.3	24.3.2	28.3.3	29.3.7	



Local purpose reserve (stormwater)							29.3.11	
Realignment of Horners Drain								30.4.3
Provision of public transport			20.4.6	22.2.4	24.3.3	28.3.5	29.3.8	
Sanitary sewer & potable water supply			20.4.7			28.3.6		
Sanitary sewer				22.2.6			29.3.2	
Carrs Road kart club			20.4.8					
Site contamination			20.4.9			28.3.7		
Heritage & archaeological matters					24.3.6			
Information to be supplied with subdivision consent	18.4.	19.4.5	20.4.10	22.3	24.4	28.4	29.3.12	30.5

Flat Bush and Addison Park in Auckland (formerly Manakau City Council) and Stonefields (Auckland City Isthmus Section) are large greenfield developments. The way in which they have been developed and controlled provides valuable insights.

Pegasus New Town (Waimakariri District Council) is a local model that is worthwhile examining. The Living G zone needs to deal with both site layout matters and building design matters.

### PART 3. Site layout issues

Despite the words contained in the policies, bad subdivisions layouts, in terms of urban design, are still coming forward and the ability to improve them is limited. Some of these issues apply generally to all subdivisions and others are confined to Living G. Changes to the District Plan rules are needed to resolve these issues. Some matters will need to be addressed through a design guide.

#### 3.1. Design rationale/Character/Context

There is no requirement to provide a site context analysis or a rationale for the development. In some cases the ODP may have established a framework but there needs to be a means of ensuring that good place making occurs with focal points, views, legibility, variety, amenity etc.

#### 3.2. Type, location and size of open spaces and pedestrian/cyclist links

Larger open spaces may be established by the ODP. Open spaces need to be located where they form part of a wider network and have maximum usability and visibility. They need to be of an appropriate shape and size. Means to avoid spaces which only benefit a limited number of users, run between or behind houses or will have poor casual surveillance are needed. They should not just be used to compensate for the small section size of Density A units.

Pedestrian/cyclist links should follow desire lines. They need to be wide enough, but not too wide (in order not to waste space), short and straight and not to be a maintenance burden for Council. Generally it is better to design the layout so that the need for pedestrian/cyclist links is minimised.

#### 3.3. Capitalising on design benefits of stormwater management features

Retention basins, swales, wetlands and watercourses need to be harnessed as positive features and interface appropriately with residential sections.

#### 3.4. Street layout and design

There is a need to ensure a logical and legible street pattern which provides a balance between movement, access and place. Walkable blocks as well as good linkages to off-site destinations need to be a requirement. Some of the detailed issues which arise are the liberal use of rights-of way, too many properties accessed off a cul-de-sac head, poor junction spacing, use of a rear access lane without a frontage road.

Has Council developed an agreed street hierarchy? Does the District Plan need to establish acceptable street widths and distribution of space across the corridor or should this be in the Infrastructure Design Standard? For Highfield road cross sections are to be included in the subdivision rules (30.3.2).

### 3.5. Section orientation and proportions

Section shapes and sizes need to vary according to their orientation, e.g small narrow sections are better located on the north side of a road. Layouts should be designed to avoid the need for private garden space to be located between the front of the house and the street. Sections should not have road frontage on three sides or excessively long road frontages. Stretches of road where all the sections are sideways on should be avoided. Generally houses should face each other across a road while backs should adjoin backs. Sections need to be wide enough to accommodate a garage which occupies less than half the frontage, unless they have a rear access lane. Larger blocks allocated for higher density housing (i.e. without being subdivided into allotments as part of the subdivision application) need to be of an appropriate size and shape.

Table 2 below shows that the required minimum allotment width and depth is consistent across the Living G zones for the Density A allotments at 6 metres x 8 metres. Density B allotments are mainly required to be at least 10 metres x 10 metres and Density C mainly at least 15 metres x 18 metres.

#### Comment

The consistency of dimensions is a little surprising given the variation in allotment size and it is not known how much thought went into the determination of these sizes. A lot 6m wide would need to be at least 25m deep to meet even the smallest allotment size of 150m<sup>2</sup>. It would not be possible to develop a 6m wide section on its own. A minimum section width of 10 metres would allow say combined width of 3m setback from side boundaries, 3m garage and 4m house frontage. For a 200m<sup>2</sup> section this would make the depth 20m, which would be an acceptable minimum. A minimum lot width for a house with double garage needs to be 15m.

While the width is the most important factor, it may be necessary to also have a minimum depth requirement, otherwise the width might only reach the minimum for a small part of the site. Perhaps the section width needs to correlate with the section size rather than the density band.

TABLE 2: Comparison of Allotment sizes (i.e. dimensions) rules applicable in each Living G Zone								
	18. Yaldhurst	19. East Belfast	20. Awatea	22. Wigram	24. Prestons	28. Halswell West	29. NW Belfast	30. Highfield
Density A	6m x 8m	6m x 8m	6m x 8m	6m x 8m	6m x 8m	6m x 8m	6m x 8m	6m x 8m
Density B	6m x 8m	10m x 10m	10m x 10m	10m x 10m	10m x 10m	10m x 10m	10m x 10m	10m x 10m
Density C	10m x 10m	15m x 18m	16m x 16m	15m x 18m	10m x 10m	16m x 16m	15m x 18m	16m x 16m
Density D	15m x 18m				15m x 18m			16m x 16m

Note: Living 2,3,4 = 13m x 16m Living 1= 16m x 18m



This may be caused by lots backing onto the road (often the case where a subdivision interfaces with an existing busy road) or because the lot orientation means that private outdoor space is located adjacent to the road.

### 3.7. Use of back sections

In some cases back sections will be appropriate, for example to provide a good interface with a limited access road or in awkward shaped corners, but their widespread use should be avoided.

### 3.8. Section size

The Living G zones have adopted bands of density i.e. A, B, C and sometimes D. Each density band has a minimum site size, some also have an average size and/or a maximum size. These vary between the different Living G zones (see Table 3).

The density bands are difficult to work with and start to dictate the lot size and therefore the site layout. Anomalies exist such as: In some cases (e.g. Prestons) the minimum size of Density C is larger than the maximum size of Density B so that some size sections are not catered for; even if the minimum and maximum lot sizes are adhered to and the 15 hh's/ha is achieved, the average section size in a band is not met. This may mean that the average is out of kilter with the minimum and maximum lot sizes but are averages, minimum and maximum all needed. What purpose do they serve?

#### Comment

While there is some rationale for different site sizes in different areas due to particular conditions or situation, having such variable parameters for each zone is confusing and probably unnecessary. Careful thought needs to be given to both the need to stipulate lot sizes so precisely and to what the sizes should be. Does there need to be a range and/or minimum and maximum. Do these rules actually deliver 15 hhs/ha?. How easy/helpful are they for applicants to work with?.

My thoughts are along the lines of 200m<sup>2</sup> minimum lot size for two storey house and a 300m<sup>2</sup> minimum lot size for single storey houses and corner sites. For comprehensive development smaller lot sizes would be possible where subdivision occurs at the same time or after land use consent. If Council is concerned that there will be too many small allotments then this might be controlled by a minimum average or a maximum number of households per hectare.

	18. Yaldhurst	19. East Belfast	20. Awatea	22. Wigram	24. Prestons	28. West Halswell	29. NW Belfast	30. Highfield
Density A								
Average lot size range m <sup>2</sup>	275 - 325	220 - 325	280 - 325			200 - 250	220 - 325	200 - 300
Minimum lot size m <sup>2</sup>	250	200	200	200	200	150	200	150
Maximum lot size m <sup>2</sup>			350	250	250	300		

Average lot size range m <sup>2</sup>	450 - 500	350 - 450	650 - 750			275 - 325	600 - 650	300 - 450
Minimum lot size m <sup>2</sup>	330	330	450	250	450	200	550	275
Maximum lot size m <sup>2</sup>			800	450	500	450		
Density C								
Average lot size range m <sup>2</sup>	600 - 650	550 - 700	800 - 850			525 - 575	2000 - 5000	450 - 750
Minimum lot size m <sup>2</sup>	550	450	750	450	600	450	2000	400
Maximum lot size m <sup>2</sup>			900	750	650	800		
Density D								
Average lot size range m <sup>2</sup>								
Minimum lot size m <sup>2</sup>	800				800			800
Maximum lot size m <sup>2</sup>					1000			

Note: Living 1: Minimum 450m<sup>2</sup>, minimum average 550m<sup>2</sup>  
 Living 2,3 & 4: Minimum 330m<sup>2</sup>, Minimum average 350m<sup>2</sup>

### 3.9. Local facilities

Where the ODP has indicated a need for local facilities they will need to be allowed for in the subdivision plan. If at the time of subdivision there is no potential investor then the same issue arises as with the comprehensive housing. One approach may be to nominate a group of sections for local shops, medical centre, pre-school etc., such that they can revert to residential use if there is no take-up with a certain period. The Delamain subdivision has a community footprint which was part of the ODP. The land is set aside but hasn't been developed yet.

## Part 4. Building design issues

### 4.1. Open space (site coverage)

The Living G zones include site coverage rather than plot ratio controls, which is appropriate and encourages two storey development. The permitted site coverage varies between density bands and between Living G zones. Smaller allotments have greater site coverage, up to 80% (Wigram). This allows a sizeable house to be built on a smaller allotment, rather than small allotments providing small (i.e. more affordable) houses. Even the smallest Density A site of 150m<sup>2</sup> with a footprint occupying 50% of the site could have a floor area (including garage) of 150m<sup>2</sup>. As the site coverage is expressed as a percentage, it is difficult to understand why smaller allotments should have a greater percentage site coverage.

Maximum permitted site coverage for smaller allotments (say those below 450m<sup>2</sup>) could be 40%. consistent with the Living 2 zones. This is also consistent with the Living 3 zone plot ratio of 0.8. (i.e. 2 storey house occupying 40% of the site). For larger allotments the site coverage could be 35%, as for the Living 1 zone.

The Living G zones allow for higher density development to be built to 3 storeys (11 metres). Incorporating three storey houses in such a way that they will not cause unacceptable loss of amenity and privacy to adjoining properties or be incongruous in their suburban setting is a difficult design challenge. It is recommended that provision should not be made for three storey buildings on standalone allotments, instead they should only be developed as part of a comprehensive package.

#### 4.3. Sunlight and outlook for neighbours

The Living G zones have adopted recession planes for the control of shading. It is questionable whether they are workable or appropriate for the Density A or Density B situations. In particular where terrace houses step back and forth non-compliances with the recession planes will occur. Two storey houses could be problematic on the narrower lots. For example a two storey house on a Density A or B allotment, would need to be setback around 4m from its southern boundary to fall within the recession plane. This could cause difficulties where lots aligned east-west are less than 12m wide. A simple solution would be for conventional allotments to comply with the recession plane Diagram A and there be no recession plane requirement for Density A allotments except where they adjoin conventional allotments. The degree to which houses on Density A allotments shade each other would be controlled both by the designers of the houses and by assessment matters. However, the whole issue of recession plane requirements for higher density housing really needs reviewing, including testing of various house types and orientations.

#### 4.4. Setback from road boundary

The Living G Zones permit smaller minimum setbacks than currently exist in the suburban living zones, a lesser setback will provide a closer connection with the street, help in achieving higher densities while still permitting a reasonable sized private garden space to the rear and help to diminish the impact of garage doors. However, the higher density setbacks are often only two metres which causes issues. The house is very close to the street and houses could potentially face each other across a lane (perhaps as little as 10m between opposing frontages) and there is little room for landscaping. 3m would be more appropriate. Also if densities are not so rigidly defined there could be instances where neighbouring sections have different setback requirements. Perhaps there should be a blanket minimum setback of 3 metres. Some Living G zones have a maximum setback, this could be problematic and is probably an unnecessary control. Also need to control setbacks from rights of way.

#### 4.5. Garages

The Living G rules have introduced controls over the setback of garage doors facing the street, but there is still an issue with them where the garage is at right angles to the street.

Garage doors should not dominate the street scene, but requiring the garage door to be setback further than the front of the house can be problematic, especially where an integral garage is provided. Requiring that the garage to be no further forward than the front of the house might be more workable.

Controlling the amount of frontage occupied by the garage is helping to reduce the impact of garage doors in the street scene, but where there is a double garage which occupies half of the frontage on a smaller single storey house, it still can be dominating.

#### 4.6. Fences

The rules generally require fences on the boundaries with roads or within the minimum setback to be a maximum height of 1 metre, unless 50% transparent. Open frontages are so much more attractive than those with fences of various heights. Master planned communities elsewhere tend to have consistent frontages (probably via covenants or body corporate rules). The need for higher fences for privacy is often due to poor subdivision layout. Ideally fences on street boundaries should be no more than 1metre (I would prefer 800mm) with no exception for a higher more transparent one. Corner properties are problematic with the



need to screen the side of the rear garden. If the fence is behind the setback this will lessen its impact on the street scene, but corner sites need to be large enough to allow for this. At Longhurst (Halswell West) there are already a number of non-compliances with the fencing rule occurring (have they got consent or is it an enforcement issue?).

Also need to control fences alongside rights-of-way.

#### 4.7. Service and storage areas

A rule is included which requires each outdoor service, rubbish, and recycling space not to be located between the road boundary and any habitable room. It would have an adverse effect on amenity if the storage area were located between the property and the road boundary, regardless of whether it is in front of a habitable room or not.

Generally there seems to be a bit of conflict in the rules between the need for screening of parking and outdoor storage areas and the desire to reduce the impact of fences.

#### 4.8. Ground floor habitable rooms

The rules for Density A areas require each residential building to have a habitable room located at the ground floor. Having a habitable room orientated towards the street is important for connecting residents to the outside world and to provide casual surveillance. It seeks to avoid the situation, common in Living 3 Zones, where the ground level is occupied by a garage and the living space is pushed up to first and second floor level causing overlooking issues. This rule should apply to all residential properties not just Density A.

The rule also requires each of the habitable rooms located at ground level to have a minimum floor area of 12m<sup>2</sup>, a minimum internal dimension of 3m and be internally accessible to the rest of the unit. The minimum floor area could be unnecessarily restrictive on a small allotment.

#### 4.9. Separation from neighbours

There needs to be a back to back and side to side distance control between windows at first floor (and above) level to insure adequate privacy. A setback from internal boundaries of 4m is required in some of the Living G zones. This would allow windows facing each other to be only 8m apart. This would not provide an acceptable level of privacy. This rule applies in the Living 3 and 4 zones, however in these zones development is usually of an infill nature where more acceptable privacy distances would be difficult to achieve. The recommended back to back distance is generally taken to be 20 metres in urban design circles, but as a 10m setback from the rear boundary may make it difficult to achieve the 15 dwellings per hectare density standard. Recommend that any balcony or window at first floor level (unless above eye level) or above shall not be located within 8m of any internal boundary, except where there is intervening space between residential units, e.g a rear access lane, this distance may be reduced providing the distance between balconies and windows at first floor level and above is a minimum of 16m. This provision will also help to ensure sunlight penetration in rear gardens of terraced units in the absence of recession plane controls.

#### 4.10. Interface between higher density & lower density housing

Uncomfortable juxtaposition between higher density and lower density housing can occur. In some cases two storey houses may cause undue overlooking and diminishing of outlook, particularly if developed as a terrace. Depending on the way in which density is to be controlled there may be a need for special provisions to control boundaries between different densities.

#### 5.1. The need for 15 households per hectare

For reasons of efficiency, sustainability and affordability a higher density of residential development in greenfield areas is required than has traditionally occurred. Traditionally greenfield subdivisions such as Northwood, have been developed at around 10 houses per hectare. Achieving a 50% increase in households in a given area brings design and market issues.

The urban growth areas are at, or towards, the city outskirts and adjacent to rural land or lower density residential development. Increasing the density at the outskirts is contrary to expectations and therefore there is a need to accommodate the urban form in a compatible way. What sort of model should we be aiming for? urban village, linear, suburban, some very high density and the rest more traditional?

In order to achieve the increased density a different product from the standard single storey standalone house built as a one-off is required. Unfortunately there is a reluctance among house buyers and builders to move away from this model. Reasons for this include the inability of small builders to build several houses speculatively, a concern about attached houses being noisy, concerns about privacy and shading, homeowners being used to plenty of space around them and for parking their cars, examples of visually unattractive higher density housing abounding in the city. Higher density developments often have shared parts of buildings and sites which need to be managed by body corporates, which is unappealing to many. The earthquakes have caused further aversion to higher density attached and multi-level models because of problems allocating responsibility for damage (particularly where there are shared walls between properties) and because of a perceived problem with higher buildings.

Some developers (e.g. Gillman Wheelans, R.D. Hughes, Suburban Estates) are favouring the Selwyn and Waimakariri Districts because of the lower density requirement (10 hh's per hectare). As there doesn't appear to be much take up of Density A lots in the Living G zones to date, consultation is needed with the larger developers such as those mentioned above and Ngai Tahu, H Developments, Enterprise Homes etc. as well as housebuilders such as Mike Greer, Stonewood Homes, Horncastle Homes to get a clear understanding of their issues and ideas.

The challenge is for the District Plan to facilitate development that achieves the density, meets the market and is attractive and appropriate to its context.

Section size is used to control density, but this is not necessarily the best approach. An exercise was undertaken during the progressing of the Highfield Living G zone which indicated that even if the ODP zoning into different density areas and the section sizes were adhered to a density of less than 15 hhs per hectare could occur (around 13 per hectare) if the higher end of the section sizes was adopted.

#### 5.2. Level of detail needed at subdivision stage - residual lot approach

There appears to be an understandable reluctance, on the part of developers, to go to the extent of preparing detailed plans for higher density and comprehensive housing in Living G Zones, since it can delay the subdivision consent process, add substantial upfront costs. Also, the developer doing the land subdivision is usually not the same as the developer building the houses. Comprehensive housing demands a different approach than that of conventional subdivision. Successful comprehensive development will start with the design and layout of the buildings so that they relate well to each other and to public space. They need to be arranged to achieve good standards of outlook, privacy and receipt of sunlight and daylight. Subdivision of the land will follow in accordance with the pattern of building layout. Resulting allotments are likely to vary in shape and size (and may well be irregularly shaped), alternatively there may be no need for subdivision, as in the case of a retirement village or apartments for example. If higher densities are to be achieved, the District Plan provisions need to encourage comprehensive development, rather than make it difficult. For

City areas that are proposed for comprehensive development the Council needs to be satisfied that the site is of an appropriate shape and size to accommodate development that will meet the District Plan provisions for higher density housing but comprehensive building and allotment design information is not necessary. Instead the subdivider should be required to provide a concept plan that details the housing layout (i.e. building footprints), and intended number of storeys, access and parking arrangements and any on-site open space.

### 5.3. Small lot subdivision or comprehensive housing.

There is a distinction to be made between small lot subdivision and comprehensive housing. Small lot subdivision follows the conventional process of preparing a subdivision first and then subsequent purchasers designing and building houses to suit allotments. Comprehensive housing enables buildings to be designed and arranged so that they suit the site context and relate well to each other. The highest densities can only be satisfactorily achieved by following the second method.

The density A sections of Living G zones have tended to be envisaged as blocks of small lots (terraces). These need to be developed as a group. But small lots around 300m<sup>2</sup> can be developed individually or in pairs with small houses. Section shapes will need to be squarer rather than long and narrow. The ability to achieve higher density through generally smaller lots across the board should be available to developers and would likely be more acceptable to the market. The proposed Oakvale subdivision at Glovers Road, Halswell (prepared as a non-complying subdivision ahead of an ODP) is an example of a more informal approach to achieving 15 hh's/ha.

Successful local comprehensive developments such as Tonbridge Mews (designed by the late Peter Beaven) and some of the City Council social housing complexes prove that there is a model other than long lines of terraces.

Selwyn District Council's Medium Density Design Guide and District Plan provisions deal with small lot subdivision and comprehensive developments.

### 5.4. Repetitive and monotonous housing forms

With higher density development there is a real danger that housing forms will be repetitive and monotonous. One house type can be repeated for a long stretch along the street. Some Density A areas are of a shape that can only be developed for long lines of terraces. Some way of avoiding excessive repetition is needed.



Appendix 33: Cranford Basins rezoning from rural to Residential Suburban – Section 32

Refer to Stage 3 of the DPR

Appendix 34: Hawthornden Road rezoning from rural to residential suburban zone



## SECTION 32

### REZONING OF LAND AT HAWTHORNDEN ROAD FROM RURAL TO RESIDENTIAL



## 1.0 EVALUATION OF POLICIES/ METHODS

Section 32 (1)(b) requires an evaluation of whether the provisions are the most appropriate way to achieve the objectives by identifying other reasonable practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions. The assessment must identify and assess the benefits and costs of environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must if practicable quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

### 1.1 RESOURCE MANAGEMENT ISSUE

There is a need to ensure an increased housing supply that will:

- a. enable a wide range of housing types, sizes, and densities;
- b. meet the diverse needs of the community in the immediate recovery period; and longer term, including social and temporary housing options; and
- c. assist in improving housing affordability.

The Land Use Recovery Plan (LURP) identifies greenfield priority areas for new residential subdivisions to meet anticipated demand through to 2028. Action 19 of LURP requires Council to include provisions for these areas through the District Plan Review.

An area identified as a greenfield priority area in the LURP is proposed for rezoning to residential in phase 2 of the District Plan Review, being the area located along Hawthornden Road, comprising approximately 6.3 hectares.

### 1.2 STRATEGIC CONTEXT

In a strategic context, the LURP identifies-

*... greenfield priority areas for new residential subdivisions to meet anticipated demand through to 2028. These areas link to existing communities and support efficient expansion of infrastructure networks and services. The need to avoid natural hazards and environmental constraints has also been considered in selecting the areas. Limits on the location and area of land made available for Greenfield housing development will ensure that recovery resources are managed effectively and efficiently and the vitality of the central city and existing suburban areas and centres is supported. (LURP, s 4.2.1 'Identify Greenfield Priority areas for residential development').*

Action 19 of the LURP specifically requires Council to enable the following in the review of the District Plan-

*... to provide for development of the greenfield priority areas shown on map A, appendix 2 that are not already zoned for development in accordance with Chapter 6 of the Regional Policy Statement*

### 1.3 CONSULTATION

The identification of this area for rezoning to residential was informed through the LURP where it is identified as a residential greenfield priority area shown on Map A. The area was identified as being required to provide sufficient land zoned for urban purposes to enable recovery and rebuilding through to 2028.

They and others have been consulted in relation to the re-zoning to residential and they are supportive of the proposal. They have also engaged consultants to prepare reports in relation to the feasibility of the site for residential zoning and have investigated options for development. This work supports some of the conclusions drawn within this report.

Feedback will be sought on the Outline Development Plan shortly. Consultation for Stage 2 of the District Plan Review is still to be completed.

## 1.4 PROPOSAL

The proposal is to rezone land at Hawthornden Road to residential, promoting its development for residential purposes as per the direction of Action 19 of the LURP.

Chapter 6 of the Regional Policy Statement requires Council to, in relation to the recovery and rebuilding of Greater Christchurch, give effect to the urban form identified on Map A, which identifies the location and extent of urban development that will support recovery, rebuilding and planning for future growth and infrastructure delivery.

The proposal area is located on Hawthornden Road and is defined by the 50dBA Ldn air noise contour for the Christchurch International Airport, within which new development of noise sensitive activities (residential development) must be avoided (Policy 6.3.5 of the RPS).

The land is zoned rural in the Operative Christchurch City Plan. The area is surrounded by Residential Suburban zoning in the Proposed Replacement District Plan (east of Hawthornden Road and Henridge Place to the south) and the Avonhead Cemetery is found to the south. The land to the north of the area is zoned rural and is identified as a Greenfield Priority Area – Business in the RPS.

Information in relation to the suitability of the land for residential development was sourced in relation to stormwater, wastewater, water supply, roading, parks and facilities and urban design. The outcome of the technical assessments is that given appropriate design the land is suitable for rezoning for residential purposes. A summary of this information is provided below:

### *Stormwater*

Stormwater servicing in the area is limited to two outlets in Hawthornden Road, These outlets contribute to the Avon River catchment which has a critical period of 9 hours for a 2% AEP event. As the current stormwater network within the vicinity of the proposed land for rezoning is limited it is considered that on-site soakage is a preferable means to deal with the disposal of stormwater.

The collection of stormwater within the proposed development will be in accordance with the current Christchurch City Council standards using kerb and channel and a piped network. The land generally falls to the north/ northwest towards areas that are unable to be rezoned residential due to the air noise contour.

It is anticipated that there will be a need to treat the first flush stormwater before being detained in a larger area. The size of this area will be dependent upon the means of disposal. There are three possibilities considered for stormwater disposal:

- i. Soakage to ground;
- ii. Detention with a retarded outlet to match the current discharge from the site in its undeveloped state for disposal within the existing network;
- iii. A combination of the above

The soakage capacity of the underlying ground will need to be determined for the actual proposed soakage site. Reports within the vicinity indicate that base soakage within basins may be limited but soakage galleries accessing deeper gravels may prove satisfactory.

The proposed development is at the head of the current sewer catchment reticulation. The reticulation for this catchment is currently under some capacity stress downstream and it is not considered that relief from this stress will be able to be resolved within the short to medium term.

As a result any additional development will need to be designed to ensure that increased stress on the downstream sewage system is avoided. Methods to reduce increased stress include the following:

- Detention storage to spread sewerage load throughout with a constant out flow to the capacity that is available within the system;
- Storage of effluent with disposal into the sewer main during 'quiet times' to balance out flows within the system.

Either solution will require the storage of sewerage for a period of time on site with a pump station controlling the quantity and timing of outlet flows. The volume of storage is to be confirmed with the Council and is dependent upon the impact of this proposed rezoning on the downstream network.

The storage system and pump station is ideally placed distant from residential homes for a number of reasons and it is considered that the location of a sewer pump station is able to be placed within the land not able to be considered for rezoning due to the air noise overlay. A facility placed in this area is at the lowest point in the network and enables the rezoned land to be serviced by gravity sewers or via a low pressure sewer network.

#### *Water supply*

There are two water supply pipes on Hawthornden Road that the development could connect into (a 300 mm diameter PVC pipe and a 150 mm diameter asbestos cement pipe). The best pipe to connect to would need to be confirmed through modelling at the design stage. There are no water supply issues.

#### *Roading*

The preliminary roading layout is based on all potential allotments feeding into a main feeder that is proposed to intersect with Hawthornden Road. The proposed connection with Hawthornden Road is distant from other road intersections with Hawthornden Road and is not considered to be adversely affected by any other potential traffic flows. As the proposal is within an already developed area the impact of future residential sections is considered minimal on the existing roading infrastructure.

#### *Land conditions*

A review of surrounding borelogs indicates that the site is founded on by layers of fine-grained sand and silts to approximately 2.0m – 3.0m depth. These silts are generally suitable for residential construction.

#### *Development density*

The proposed area for rezoning is approximately 6 ha. The surrounding zoning is Residential Suburban. Low and medium residential density development in greenfield neighbourhoods should achieve a net density of 15 households per hectare (Policy 6.3.7 of the RPS). The proposed development area is likely to yield around 85-90 lots with section sizes ranging from 500-700m<sup>2</sup> down to possibly 450m<sup>2</sup>.

#### *Urban design*

Residential development is to give effect to the principles of good urban design (as outlined in Chapter 6, Policy 6.3.2 of the RPS) and those of the NZ Urban Design Protocol 2005, to the extent appropriate to the context. The following urban design considerations were noted during preparation of the Outline Development Plan:





A legible road hierarchy should be established which includes primary road, secondary roads/lanes, cul-de-sacs. This may include utilising narrower lanes/shared access on appropriate secondary streets to create a clear street hierarchy and improve amenity and pedestrian cyclist safety/priority. In addition, the road layout should be efficient, with typically lots to both sides of road.

The use of cul-de-sacs should be minimised, and in particular their use avoided for back roads as they make lot access too indirect. Where cul-de-sacs are utilised, the hammerhead cul-de-sac design (as opposed to rounded) are a better urban design option as they prevent reduced road frontage issues for lots at road end.

A 10m wide pedestrian access link (pedestrian/cyclist) is recommended to provide a more direct connection through the south-east corner to Hawthornden Road.

#### Lot diversity and arrangement

There is the opportunity to provide options and variety with the lot sizes provided. Generally, larger lots are recommended to be located to the outer areas of development/ODP, closer to existing residential area to reduce effects as they are more consistent with surrounding density. Smaller lots should be more centrally located.

Where solar orientation is to road boundary wider lot frontage for these areas should be created allowing space for both outdoor living areas and access to the site frontage requirements to prevent garages and driveway space dominating front yards.

#### Green space

There is an opportunity to provide green space in the road reserve in association with the smaller lots, to afford a "borrowed landscape" creating shared amenity. The proposed stormwater basins will result in a blue/ green corridor extending along the northern boundary.

#### Open space

The area is located alongside Avonhead Cemetery. As cemeteries are places where families can go to grieve and contemplate, any loss of character, noise pollution and light pollution (if not mitigated adequately) could have a significant effect on cemetery character. It has been noted that the graves along the northern boundary of the cemetery are located very close to the boundary fence and existing driveway and there are concerns that future development of this area will impact on them.

Mitigation of effects can be managed in the form of building setback distances. A 5m landscape buffer strip is proposed along the Avonhead Cemetery boundary. In addition to this, to discourage two storey buildings locating along the cemetery boundary, special building setback rules will apply requiring additional setback distance, or which would be slightly reduced where windows are high-set.

Based on the technical evidence gathered, a statutory review and best practice planning analysis, the following changes are proposed through the District Plan review:

- Insertion of an Appendix to the Subdivision Chapter containing the Hawthornden Road Outline Development Plan;
- Amendments to the relevant planning maps, showing the area zoned as 'Residential Suburban'; and
- Amendments to the provisions of the Residential Suburban Chapter in relation to Building Setbacks.

#### Outline Development Plan

Development in Greenfield priority areas is to occur in accordance with the provisions set out in an outline development plan or other rules for the area as outlined in Policy 6.3.3 of the RPS. Subdivision must not proceed ahead of the incorporation of an outline development plan in a district plan. The ODPs must be prepared in accordance with Policy 6.3.3 of the RPS.

The use of the Outline Development Plan will assist with the efficient use of resources when planning land uses, provide for sustainable urban development, and ensure adequate housing supply and choice to facilitate earthquake recovery. The above background information provides the necessary evaluation work at the time of rezoning.

**1.5 EVALUATION**

The methods for including provisions in the District Plan are evaluated below while ensuring such options are not inconsistent with the LURP. Maintaining the existing zoning (Rural) would be inconsistent with the LURP.

PROVISIONS (POLICY, RULE, METHOD) <u>MOST APPROPRIATE WAY TO ACHIEVE THE OBJECTIVES</u>	
<p>Relevant objectives:</p> <p>Objective 1</p> <p>a. An increased supply that will:</p> <p>i. enable a wide range of housing types, sizes, and densities;</p> <p>ii. meet the diverse needs of the community in the immediate recovery period; and longer term, including social and temporary housing options; and</p> <p>iii. assist in improving housing affordability.</p> <p>Objective 2</p> <p>a. Short-term residential recovery needs are met by providing opportunities for:</p> <p>i. an increased supply throughout the lower and residential medium density areas;</p> <p>ii. higher density comprehensive redevelopment of sites within suitable lower and residential medium density areas;</p> <p>iii. medium density comprehensive redevelopment of community housing environments; and</p> <p>iv. new neighbourhood areas in greenfields priority areas</p> <p>Objective 3</p> <p>a. A distribution of different density areas with:</p> <p>i. increased density of residential development in and around the Central City and identified commercial centres where there is ready access to a wide range of facilities, services, public transport, parks and open spaces;</p> <p>ii. limited additional infill housing in other existing suburban areas to maintain a low density, open and landscaped environment;</p> <p>iii. a mix of housing densities in New Neighbourhood areas;</p> <p>iv. medium density residential development in suitable brownfield areas and on larger suburban residential sites where external impacts on the surrounding areas can be mitigated; and</p> <p>v. integrated provision of infrastructure.</p> <p>Objective 5</p> <p>a. High quality, sustainable, residential neighbourhoods which are well designed, have a high level of amenity, and enhance local character.</p>	
Provision(s) most appropriate	Effectiveness and Efficiency
<p>Option 1: Rezone the subject land 'Residential Suburban' with an Outline Development Plan to guide future development and inclusion of Special Building Setback provisions</p>	<p>1. EFFECTIVENESS</p> <p>By rezoning the land for residential activities, it will ensure there is an increased supply of land to accommodate future growth and assist in improving housing affordability, consistent with Objectives 1 and 2.</p> <p>The suburban zoning will maintain a low density, open and landscaped environment with integrated provision of infrastructure, consistent with the surrounding land use and Objective 3. Proposed stormwater,</p>

wastewater and roading infrastructure will be integrated with existing networks.

Many of the proposed plan provisions for the residential suburban zone are intended to deal with amenity based issues – building setbacks, landscaping, etc. It is intended that these rules would apply and be reinforced by the Outline Development Plan and proposed amendments to existing Residential Suburban provisions (where these relate to building setbacks along the Avonhead Cemetery). The use of the Outline Development Plan (ODP) will provide for sustainable urban development, and ensure adequate housing supply and choice to facilitate earthquake recovery. The ODP can help direct development so that it is of high quality, well designed, have a high level of amenity and will enhance local character, consistent with Objective 5.

Existing subdivision and residential suburban provisions can effectively guide development consistent with the intent and provisions of the Outline Development Plan.

## 2. EFFICIENCY

### Benefits

- Provides certainty for future use of the land at Hawthornden Road, identified as a greenfield priority area – residential.
- Supports a comprehensive approach to the development of greenfield areas that enables integration with existing networks including roads and other infrastructure.
- Enables alignment between the planning and funding of infrastructure with land use.
- The proposed development is likely to yield around 85-90 lots with section sizes ranging from 450m<sup>2</sup>-550m<sup>2</sup>. This will achieve a net density of approximately 15 households per hectare.
- An ODP enables the more efficient use of resources when planning land uses by integrating infrastructure requirements i.e. stormwater and wastewater facilities to serve the whole or a large part of the greenfield area, rather than each property have individual facilities.
- The rezoning provides for the economic and social well-being of landowners due to increased land values and opportunities for further development of their properties.
- Existing or planned infrastructure will enable development to proceed, with additional on-site capacity provided.
- Avoids landowners having to apply to rezone their land, removing unnecessary costs of a planning process.
- An ODP enables existing values to be identified, which can be protected and integrated as a part of a development and opportunities to incorporate reserves.

### Costs

- Residents/ property owners adjoining the greenfield areas lose a loss of rural outlook and level of amenity that currently exists on the rural-urban fringe.
- There are not considered to be additional costs borne by developers/ landowners from the proposed approach, except

	<p>where these relate to development contributions (provision of infrastructure services and reserves).</p>
<p>Options less or not as appropriate to achieve the objectives and policies:</p>	
<p>Option 2: Zone as a 'New Neighbourhood' Area with an Outline Development Plan</p>	<p><b>EFFECTIVENESS AND APPROPRIATENESS</b></p> <p>While this option also rezones the land for residential activities, ensuring there is an increased supply of land to accommodate future growth and assist in improving housing affordability, consistent with Objectives 1 and 2; New Neighbourhood provisions promote higher density housing which is not considered complementary to the scale and character of the wider area, which includes cemetery and rural environments.</p> <p>In addition, the comprehensive provisions associated with subdivision and development of New Neighbourhood areas is not considered appropriate for this area and the Neighbourhood Plan required to accompany subdivision and land use consent must address a minimum area of 8ha. The area of this proposed rezoning is approximately 6ha.</p> <p><b>EFFICIENCY</b></p> <p>Benefits</p> <ul style="list-style-type: none"> <li>• Provides certainty for future use of the land at Hawthornden Road, identified as a greenfield priority area – residential that the area is to be developed for residential activities;</li> <li>• An ODP enables an integrated approach to development and the delivery of infrastructure;</li> </ul> <p>Costs</p> <ul style="list-style-type: none"> <li>• May cause issues in terms of infrastructure capacity resulting from additional lots/ high density, and associated increase in costs.</li> <li>• Requires more comprehensive planning with variety of housing typologies that is not consistent with the surrounding residential context.</li> <li>• Residents/ property owners adjoining the greenfield areas lose a loss of rural outlook and level of amenity that currently exists on the rural-urban fringe.</li> <li>• Adverse effects on surrounding amenity (cemetery and rural area) through higher density development.</li> </ul>
<p>Option 3 – Zone as 'Residential Suburban Density Transition' with an Outline Development Plan</p>	<p><b>EFFECTIVENESS AND APPROPRIATENESS</b></p> <p>While this option also rezones the land for residential activities, ensuring there is an increased supply of land to accommodate future growth and assist in improving housing affordability, consistent with Objectives 1 and 2; the zoning is not as appropriate as the density can be achieved with a suburban zoning, consistent with the scale and character of the wider area.</p> <p>In addition, as the area is surrounded by a cemetery and a rural area, it is important that a low density, open and landscaped environment is maintained consistent with the surrounding land use and Objective 3.</p> <p><b>EFFICIENCY</b></p> <p>Benefits</p>



	<ul style="list-style-type: none"> <li>• Provides certainty for future use of the land at Hawthornden Road, identified as a greenfield priority area – residential that the area is to be developed for residential activities.</li> <li>• An ODP enables an integrated approach to development and the delivery of infrastructure.</li> </ul> <p>Costs</p> <ul style="list-style-type: none"> <li>• May cause issues in terms of infrastructure capacity resulting from additional lots/ high density, and associated increase in costs.</li> <li>• Residents/ property owners adjoining the greenfield areas lose a loss of rural outlook and level of amenity that currently exists on the rural-urban fringe.</li> <li>• Adverse effects on surrounding amenity (cemetery and rural area) through higher density development.</li> </ul>
<p>Risk of Acting or Not Acting</p>	
<p>It is considered that sufficient information exists about the proposed provisions without the need to take account of the risk of acting or not acting (RMA s 32(4)(b)).</p>	

**1.6 REFERENCES**

Site Solutions, 2014, *Hawthornden Road, Avonhead – Rezoning Engineering Report*, Prepared for Christchurch City Council

Christchurch City Council

**CHRISTCHURCH**

Attention: S Oliver

Dear Sarah,

hawthorden road, avonhead - rezoning engineering report

As part of the Christchurch City Council's planning review the land identified as Lot 1 DP10021 and Lots 3 & 4 DP378499 has been identified as being suitable for residential development pending supporting comments regarding such potential development.

1. **Introduction**

The land subject to rezoning consideration is currently owned by

L Franks  
J & M Hutton

Lot 1 DP10021  
Lot 3 & 4 DP378499

The property is located off Hawthornden Road to the north-west.

The Franks property is currently in grassed pasture and the Hutton property is also in grassed pasture but is occupied by a house within Lot 3 DP378499.

The Air Noise Contour (50dBa) overlies both properties are limiting the amount of land available for residential development.

2. **Development Layout**

A potential layout for residential development has been prepared in order to ascertain a potential section yield for a residential suburban development scenario. It is considered that there is a potential yield of approximately 95 allotments within the combined properties with the majority of the allotments based in the Franks property. The final section yield may differ in order to meet the market and in response to alternative layouts.

However the use of the Hutton property offers benefits in terms of access options and utility space for both sewer and stormwater. There is also potential for a portion of the Hutton property to contribute to reserve requirements for any residential development.

A linkage reserve strip to the Avonhead cemetery is considered to be a requirement from the Council and this would require a bridge crossing into Avonhead Park.

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### 3. Development Assessment

An assessment of the servicing requirements is provided as follows

#### 3.1 Roading

The preliminary roading layout is based on all potential allotments feeding into a main feeder that is proposed to intersect with Hawthornden Road. The proposed connection with Hawthornden Road is distant from other road intersections with Hawthornden Road and is not considered to be adversely affected by any other potential traffic flows. As the proposal is within an already developed area the impact of future residential sections is considered minimal on the existing roading infrastructure.

Discussions with the Christchurch City Council indicate that there is no significant concern with the impacts on the wider roading infrastructure.

#### 3.2 Water Supply

There is a 150mm dia watermain within Hawthornden Road. The water requirements for a development of this scale would be able to be met off such a supply.

It is considered that a water supply that meets with the requirements of both the Christchurch City Council and the requirements of NZS4509:2208 – NZ Fire Service Fire Fighting Water Supplies Code of Practice without additional requirements.

Initial discussions with the Christchurch City Council confirm this assessment.

#### 3.3 Wastewater

The proposed development is at the head of the current sewer catchment reticulation. The reticulation for this catchment is currently under some capacity stress downstream and it is not considered that relief from this stress will be able to be resolved within the short to medium term.

As a result any additional development will need to be designed to ensure that increased stress on the downstream sewage system is avoided.

Methods to reduce increased stress include the following

- Detention storage to spread sewerage load throughout with a constant out flow to the capacity that is available within the system;
- Storage of effluent with disposal into the sewer main during 'quiet times' to balance out flows within the system

Either solution will require the storage of sewerage for a period of time on site with a pump station controlling the quantity and timing of outlet flows. The volume of storage is to be confirmed with the Council and is dependent upon the impact of this proposed rezoning on the downstream network.

The storage system and pump station is ideally placed distant from residential homes for a number of reasons and it is considered that the placement of a sewer pump station is able to be placed within the land not able to be considered for rezoning due to the noise overlay. A facility placed in this area is at the lowest point in the network and enables the rezoned land to be serviced by gravity sewers or via a low pressure sewer network.

It is considered that the land proposed for rezoning is able to be serviced by reticulated sewer albeit with the need in the short to medium term to provide required storage capacity and pump

station. Whilst downstream network upgrades may improve capacity of this wastewater network, it is not considered prudent for any development to rely on this,

### 3.4 Stormwater

Stormwater servicing in the area is limited to two outlets in Hawthornden Road, These outlets contribute to the Avon River catchment which has a critical period of 9 hours for a 2% AEP event. As the current stormwater network within the vicinity of the proposed land for rezoning is limited it is considered that on-site soakage is a better means to deal with the disposal of stormwater.

The collection of stormwater within the proposed development will be in accordance with the current Christchurch City Council standards using kerb and channel and a piped network. As noted in the above section, the land generally falls to the area in Lot 4 that is unable to be rezoned residential due to the air noise contour.

It is anticipated that there will be a need to treat the first flush stormwater before being detained in a larger area. The size of this area is dependent upon the means of disposal. There are three possibilities considered for stormwater disposal

- i. Soakage to ground;
- ii. Detention with a retarded outlet to match the current discharge from the site in its undeveloped state for disposal within the existing network;
- iii. A combination of the above

The soakage capacity of the underlying ground will require more detailed geotechnical investigation of the actual proposed soakage site. Reports within the vicinity indicate that base soakage within basins may be limited but soakage galleries accessing deeper gravels may prove satisfactory.

Notwithstanding the uncertainties around the soakage capacity what is required is an area suitable for the treatment and storage of stormwater. The area within Lot 4 is unable to be developed for residential purposes (due to the air noise contour) and is at the lowest point in this catchment, and therefore is an obvious location. The fact that this area is also able to be made a suitable size offers both the land owner and the Council benefits in terms of being able to form any stormwater system in a more pleasing layout as opposed to layouts constrained by the need to balance development potential and storage requirements. The area available also lends its self to the formation of additional amenity in the possible creation of a wetland area.

It is considered that the land proposed for rezoning has the form and area to treat and dispose of stormwater without adversely affecting the existing stormwater network.

### 3.5 Earthworks

All residential developments require some reshaping of the land to ensure that the requirements for such developments are met. It is anticipated that any earthworks will be minimal as the land has a natural fall suitable for servicing. It is also anticipated that any earthworks will only require to source materials on-site as a result of any development.

It is considered that the land proposed for rezoning will require limited earthworks in order to meet residential requirements



A detailed geotechnical investigation of the land has not been carried out. It is noted that the land is surrounded on three sides by residential development.

A review of surrounding borelogs indicates that the site is founded on by layers of fine-grained sand and silts to approximately 2.0m – 3.0m depth. These silts offer limited soakage capacity but are generally suitable for residential construction.

Below these layers lie medium gravels and sand layers identified as the Springston Formation – Yaldhurst Member fluvial deposit. The groundwater is considered to be 5.0m – 6.0m below ground.

It is considered that the land proposed for rezoning is suitable for supporting residential development.

### 3.7 Reserves and Landscaping

The presence of the air noise contour means that a significant portion of the total property area is unable to be used for residential development. This offers an opportunity to incorporate reserves and utility requirements within a defined zone adjacent to the residential zone without the usual constraints of residential development or the abandonment of land that is unable to be developed due to its form.

It is considered that the land proposed for rezoning is able to offer suitable area for reserves.

We trust that the above is sufficient for your purpose. If you have any questions relating to this matter please contact the writer.

Yours faithfully

SITE SOLUTIONS LTD



A J Bannock

NZCE (Civil), BE (Hons) (Civil), MIPENZ, CPEng, IntPE(NZ)

Appendix 35: Spatial Assessment of Guest Accommodation and Community Facilities Zone

Table to Identify Locations Suitable for Visitor Accommodation and Community Facilities Zone

Criteria	Riccarton Road		Papanui Road		Bealey Avenue	
	Comments	Criteria Met	Comments	Criteria Met	Comments	Criteria Met
Existing concentration of non Residential Uses	Wide range of commercial services, visitor accommodation and community services.	√ The only place without is the area around Auburn Ave.	There are a significant range of community services, community facilities, visitor accommodation and retail uses between Bealey Ave and Heaton Street. Whilst there are some non residential uses between Heaton Street and Papanui commercial area, these are less concentrated than to the southern end of Papanui Street	√ Between Bealey Avenue and Heaton Street.	Many older residential properties have been converted for use as health facilities, visitor accommodation and commercial services. The concentrations are greatest between Barbadoes and Victoria Street but in general the whole road has a mix of uses.	√
Prevalence of existing medium density housing	Between Deans Ave and Matipo Street there is mainly visitor accommodation. Between Matipo Street and the Bush Inn centre apartments and visitor accommodation dominate although some traditional houses remain.	√ to the east of Westfield and to the west as far as Antonio Hall	Between Bealey Ave and Heaton Street there is a majority of visitor accommodation. There are some residential properties between Webb Street and St Albans Street – these are a mix of traditional housing and apartments. Whilst there are increasing numbers of higher density options along Papanui between Heaton Street and the Papanui commercial centre, there is still a majority of traditional housing.	√ Between Bealey Avenue and Heaton Street.	Majority of flats and visitor accommodation. Low proportion of standalone housing.	
Proposed residential medium density zoning	The dominant zoning from the Deans Ave to Matipo Street is commercial. Other zones are RMD and RSdT. On the northern side of Riccarton from Kauri Street up to the Bush Inn the dominant zone is RS.	√ to the east of Westfield	The area between Bealey and Heaton is primarily zoned RMD and RSdT. Existing L5 Zone dominates the southern end of Papanui Road. Between Heaton Street and Blighs Road the area is proposed as RS.	√ Between Bealey Avenue and Heaton Street.	The south side of Bealey is proposed as Central City Living which anticipates a greater scale and density of residential development. The northern side of Bealey is proposed as RMD.	√
Location on a higher order road (major or minor arterial)	Minor arterial road	√	Minor arterial road	√	Major arterial road	√
Good availability of public transport	Core high frequency PT corridor	√	Core high frequency PT corridor	√	Connecting public transport route	√
Close proximity to a larger commercial centre	Riccarton – District Centre (Westfield Mall) Bush Inn – Large Neighbourhood Centre	√	Merivale Mall – Neighbourhood Centre Northlands – District Centre	√	City Centre	√

Notes:

Riccarton Road

The built form and range of activities along Riccarton Road varies with a particular change just to the west of the Westfield Mall. From Hagley Park to the Mall there is a clear mix of uses with minimal residential activity other than visitor accommodation. Between the mall and the Bush Inn Centre it is more difficult to clearly ascertain where the residential coherence has been compromised. There are a significant number of visitor accommodation uses along the northern side of the road (from the mall west) and in addition an increasing number of community services and community facilities such as doctors, dentists and physios. The least comprised area is that around Auburn Avenue which is also a SAM area. Whilst it would be possible to identify that the area is suitable for this zone, the impact on this particular area of rezoning away from residential uses may be considered too significant.

Key issue – would forthcoming applications for mixed use be resisted if the zone retains residential zoning? If not, we should legitimise the opportunities in the area and retain control of those matters we deem most significant.

Papanui Road

The built form and range of activities along Papanui Road changes quite clearly at Heaton Street. The area between Heaton Street and Bealey Avenue is very mixed in terms of activities – retail, hospital, schools, motels, health facilities and some housing. Between Heaton Street and Papanui commercial centre there are some non residential uses (health facilities in particular) but in general the area retains much more of a residential coherence.

Bealey Avenue

There is a significant concentration of non residential uses along Bealey Avenue. Whilst the Living proposals for the Recovery Plan (Central City Living zone) identify the southern side of Bealey Avenue as residential, the rules relating to this area specifically note that a greater scale of non residential activity is acceptable. As such it is considered that the proposed Visitor Accommodation and Community Facilities Zone is not inconsistent with the Recovery Plan proposals (a mix of residential and non residential activities are envisaged under both).

Table to Identify Locations Suitable for Visitor Accommodation and Community Facilities

Criteria	Sherborne / Cranford Street		Lincoln Road, Addington		Airport	
	Comments	Criteria Met	Comments	Criteria Met	Comments	Criteria Met
Existing concentration of non Residential Uses	There is a mix of visitor accommodation and some community facilities and commercial services, particularly along Sherborne up to Edgeware Road. Residential uses are however still the predominant uses.	×	There is a mix of retail, office and commercial services in this area. Significant post earthquake development occurred in this location. This area is however zoned commercial already and is identified as a centre. Further to the south west the corridor does have some non residential uses but these are not dominant.	×	A mix of uses including visitor accommodation can establish in the Special Purpose Airport Zone with few restrictions, provided it is for Airport purposes consistent with the designation.	
Prevalence of existing medium density housing	Prevalence of visitor accommodation and flats/apartments along Sherborne Street up to Edgeware Road. From Edgeware Road north there is a gradual change to a dominance of traditional housing.	√ Between Bealey and Edgeware Road	There are some examples of md in the streets behind Addington’s commercial centre but along the corridor there are relatively few examples – some visitor accommodation and elderly persons housing.	×	Residential development is not encouraged within this area.	×
Proposed residential medium density zoning	RMD from Bealey to Edgeware Road RSDT from Edgeware to Innes Road.	√ Some	The majority of this corridor (as far as Barrington/Whiteleigh) is zoned commercial. The remaining sections are zoned residential medium density. As the corridor extends to the south west, the area becomes RSDT and then RS.	√ Some	No	×
Location on a higher order road (major or minor arterial)	Minor arterial	√	Minor arterial from Moorhouse to Whiteleigh Major arterial from Whiteleigh to Curletts	√	Major arterial – Memorial and Russley	
Good availability of public transport					Limited – public transport does access the airport. High frequency?	
Close proximity to a larger commercial centre	Edgeware – neighbourhood centre	×	Addington – neighbourhood centre	×	None Whilst some retail development is permitted within the airport, this is not considered a centre.	×

Sherborne / Cranford Street

This area was one of the potential corridors where extensive landuse surveying was undertaken. Whilst the area has definitely seen increasing levels of non residential use, surveys indicate that this is not to the point it could be described as a concentration of non residential. For this reason it is not considered that this should be promoted as a visitor accommodation and community facilities zone.

Lincoln Road, Addington

This area has seen significant change post earthquake with a dramatic increase in the amount of office and commercial development. The commercial zoning has been extended (Phase 1 of the review) and now follows the length of the corridor from Moorhouse almost as far as Whiteleigh Road. This area accommodates both small local retail, large office blocks, food and drink and some visitor accommodation. Further south west past the extent of the commercial zoning, the area quickly transitions to a more residential scale and whilst there are some non residential uses, these are very limited and not at the concentrations to suggest the Visitor Accommodation and Community Facilities Zone would be applicable.

The area is however on a busy arterial route and, as a result of greenfield residential growth further to the south west, will become busier in future years. In addition, another centre (Halswell KAC) and a key regional attraction (Ngai Puna Wai sporting complex) will develop along this corridor over the next 5-10 years and may change the form/demand within this corridor. At this point it will be appropriate to re-evaluate the scope of this area for zoning as Visitor Accommodation and Community Facilities Zone.

Airport

The airport does have a need for some visitor accommodation but it is not a residential area and therefore this zone (with anticipated uses such as residential medium density and community facilities) is incompatible with the outcomes anticipated for the airport. Visitor accommodation is enabled within the SPAZ but further development of this outside of the airport zone into either rural or residential areas is not encouraged. Whilst the airport therefore meets some of the same criteria as this zone, the broader aims of airport development and those for this zone are not aligned.

Table to Identify Locations Suitable for Visitor Accommodation and Community Facilities Zone

Criteria	Metro Centre, Health Precinct, Park Terrace, CPIT etc – City Centre		Ferry Road		University	
	Comments	Criteria Met	Comments	Criteria Met	Comments	Criteria Met
Existing concentration of non Residential Uses	Mix of retail, office and mixed uses.	√	Mix of retail and commercial services uses in some locations	√ Limited	There have been some consents for food and drink and visitor accommodation on roads adjacent to the University. These have however been limited. The bulk of these are along Riccarton Road (see entry under Riccarton Road)	x
Prevalence of existing medium density housing	There is limited residential development in the central city to the south of the city centre although residential pockets adjacent to Hagley Park along Hagley Ave do exist.	X	There are some pockets of medium density but the traditional residential areas still dominate.	x	Some evidence of higher density residential – within the University campus and on sought after residential roads within the Fendalton, Ilam areas.	√ Pockets
Proposed residential medium density zoning	Central City Living Zone enables residential development – concentrations of this zone are located adjacent to Hagley Park and to the north and east of the city. The Central City Mixed Use Zone also allows for residential development.	√	There are some areas of medium density along Ferry Road (between Nursery Road and Bordesley Road close to the city). A further area of RSDT is proposed between Bordesley and Woolston Park.	√ Limited	Proposed RSDT along Creyke Road and down Waimari Road	x
Location on a higher order road (major or minor arterial)		√	Major/minor	√	Creyke – Minor arterial Ilam – Collector Waimari – Collector/Minor arterial	√ Some
Good availability of public transport	Close to the main PT interchange the proposed Hospital superstop.	√	Public transport is available but this is not a high frequency corridor	x	Relatively good transport – no main PT interchange however	x
Close proximity to a larger commercial centre	City Centre	√ City Centre	Woolston Ferrymead neighbourhood centres	x	Bush Inn neighbourhood centre	√ Some areas of the campus

**Notes:****City Centre**

The City Centre is the focus of many existing tourist attractions (Botanic gardens, museum, art gallery) and proposed developments such as the Metro Centre, convention centre, Health precinct etc will draw further tourism and business visitors. Central City Zones (Mixed Use Zone, anchor projects designations etc) already allow for the development of visitor accommodation and this is entirely compatible with the objectives of the proposed District Plan in relation to visitor accommodation (to fully support it within the Central City). Other than the proposed Visitor Accommodation and Community Facilities Zone on the south side of Bealey Ave (part of the Central City) there is therefore no need to propose this zone in any part of the central city as the current/proposed zones allow for the same outcomes (medium density residential, visitor accommodation and community facilities).

**Ferry Road**

Ferry Road is the main road to Sumner and the industrial areas serving the Port. It passes through Woolston and older residential areas such as Philipstown, Linwood, Woolston and onto Ferrymead. As a result there are some parts of the road that do offer concentrations of non residential uses, namely the centres of Woolston and Ferrymead. The demand for non residential uses along the length of this road has not however been similar to that in Riccarton or Papanui where visitor accommodation and larger scale community facilities have sought to locate along the corridor. In addition there has been a much more limited take up of existing residential sites for medium density residential development. As such, this area is not considered appropriate for the proposed Visitor Accommodation and Community Facilities Zone.

**University**

Whilst it is appropriate that a range of non residential uses are enabled within the University campus, it is not considered that the Visitor Accommodation and Community Facilities Zone should be applied to the roads aligning the University. In some areas there have been consents for non residential uses but it remains appropriate that these be considered within the context of a residential zone rather than a more enabling Visitor Accommodation and Community Facilities Zone.





# TOWARDS A RATIONALISATION OF ZONING OF RESIDENTIAL GREENFIELD PRIORITY AREAS

CHRISTCHURCH REPLACEMENT DISTRICT PLAN - STAGE II,  
 Prepared for Christchurch City Council

16 April 2015

**Context** Urban Design



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## 1. INTRODUCTION

1.1. The Land Use Recovery Plan identifies a number of Residential Greenfield Priority Areas within the Christchurch City Council boundary. Some of these are currently zoned Living G, two are proposed as Residential New Neighbourhood in Stage 1 of the Christchurch Replacement District Plan (CRDP) and the remainder have been proposed as Future Urban Development Areas in the draft Stage 2 proposal. The Ministers for Canterbury Earthquake Recovery and the Minister for the Environment have provided comments on the draft proposals for the CRDP highlighting the “multiple and confusing residential zones, especially within the Greenfield priority areas identified by the LURP”.

1.2. Ideally all of the Residential Greenfield Priority Areas would have the same zoning. Given the difficulties experienced with the complex and prescriptive Living G Zones<sup>14</sup> and an objective in developing the Residential New Neighbourhood provisions to rectify these issues, it would be preferable, both in terms of simplicity and ease of use and in terms of achieving good urban design outcomes for all the Residential Greenfield Priority Areas to be rezoned RNN (or possibly other Residential Zones introduced through Stage 1) and for the Living G Zoning to cease to exist. This report considers the implication and practicality of effecting this change. Due to time constraints this is necessarily a somewhat cursory examination, however it is based on an in-depth knowledge of greenfield residential development in Christchurch over the past 18 years. The primary objective of this exercise is to ensure the development of those areas currently zoned Living G is not made more difficult nor their overall development capacity reduced by any rezoning.

1.3. There are currently nine operative Living G Zones namely: Yaldhurst/Masham; Belfast East; Awatea; Wigram; Prestons; Halswell West; North West Belfast; Highfield; Highsted. These are in varying stages of development from not yet commenced to nearing completion.

## 2. COMPARISON OF LIVING G ZONE AND RESIDENTIAL NEW NEIGHBOURHOOD ZONE PROVISIONS

### 2.1. Subdivision provisions

#### 1. Residential yield

Both the Living G zoning and the RNN zoning require a density of 15 households per hectare<sup>15</sup>.

#### 2. Lot size and mix of building typologies

The Living G zones provide for three or four density bands (Density A,B, C & D). The parameters of the bands vary between Living G zones. Each density band has a minimum lot size, Bands A,B & C also have an average lot size range. Awatea, Wigram, Prestons and Halswell West also have a maximum lot size for each band. The new neighbourhood zone provisions are much simpler, with minimum lot sizes specified for standard lots and corner lots and an allowance is made for 10% of the lots to be smaller, mid terrace lots. This provides more flexibility in design and reduces the need to meet quotas of different lot sizes. However, in order to ensure that the RPS requirement for variety is met, there is a requirement for no more than 80% of the lots to be for the same building typology. This means for example that 80% of the lots can be designed to accommodate standalone houses, with the remaining 20% being duplexes or terraces. There is no minimum lot size for lots formed within comprehensive developments or variable density areas.

<sup>14</sup>See Attachment 1: Draft Greenfield Residential Subdivision- Urban Design Issues and Recommendations Report. 16 August 2013

<sup>15</sup>Yaldhurst/Masham has a limit on the total number of lots provided in the Zone of 1100 for infrastructure reasons, this equates to a density of c. 13 hh's/ha. Prestons has a requirement for 2200 lots overall (c. 13 hh's/ha).

If the Living G zones were rezoned to RNN there should be little difficulty in meeting the new lot size or building typology requirement.

### 3. Distribution of density

The ODP's in the Living G zones locate different density bands across the site. This provides some certainty for residents in determining the type of housing that is intended to be located next to them (although, in Living G developments currently underway, changes have been made to the Masterplans such that the density blocks are no longer in identical locations to those shown on the ODP). However, it is a very inflexible approach and does not lend itself to changes in the market or improvements in, or necessary changes to, layouts at the subdivision stage. The RNN does not predetermine the location of different densities other than in a general manner through the ODP. This means there is greater ability to have a mix of densities throughout the neighbourhood and changes can be made due to off-site changes, such as changes in a bus route or location of school.

If the Living G zones were rezoned to RNN developers could maintain the distribution of density predetermined by the current ODP, if they wished, but would have the opportunity for making changes.

### 4. Lot dimensions

Each of the Living G density bands has a concomitant minimum lot width. This ranges from 6 metres to 16 metres. The RNN has minimum road boundary length widths ranging from 7m for mid terrace to 14m for corner lots, with a standard width of 10 metres.

While the minimum for terraces is slightly higher, overall there should be little difficulty in substituting the RNN minimum road boundary length for the Living G lot dimensions.

### 5. Other subdivision rules

The following rules are included in the RNN provisions which do not occur in the Living G provisions

- Maximum cul-de-sac length
- Minimum percentage of road frontage to public reserve
- Minimum size for a reserve
- Maximum residential block size (East Belfast and North West Belfast have walkable block requirements)
- Allotment frontage
- Minimum NN entry area widths

These are provisions introduced to ensure good urban design outcomes. Urban designers were involved in the development of the majority of the Masterplans for the existing Living G Zones and whilst there may need to be some minor adjustments at subdivision stage it is not anticipated that there would be any great difficulty in complying with these rules. In order to test this, subdivision proposals at Awatea and Prestons have been examined to determine whether they would comply with the new provisions and if not, what adjustments would need to be made (see Appendix 1). Difficulties in ensuring an integrated development which develops into a community, are more likely to arise in those Greenfield Areas where there are multiple owners and no overall developer such as Awatea. The existing Living G provisions are not generating good urban design outcomes in these areas and the introduction of these rules would provide a better framework with more guidance for subdivision layout designers, without restricting development capacity.

### 6. Minimum area for a comprehensive subdivision and land use application or a variable density area

This requirement in the RNN provisions is to ensure that a site is of sufficient size and dimensions to enable a comprehensive development as opposed to a small lot subdivision. The minimum dimension allows for 'back to back' development and the minimum size is sufficient to create a cluster of housing with



communal areas if necessary. Because the houses are designed as a collection, the relationships between them can be established at the outset, hence the more permissive built form standards.

To date there has been little or no take up of this opportunity in the Living G Zones other than for retirement complexes. This is for various reasons such as a perceived lack of a market for such a product (the aversion to party walls and shared ownership increasing since the earthquakes) and the capacity of builders/developers to undertake a project of this scale. Instead the Density A sites have either been developed as lines of terraces or have been left as future development lots, mostly one section deep.

Under the RNN provisions there is the opportunity for larger clusters of development, but no compulsion to utilise the provision. The incorporation of variable density areas enables more flexibility in lot size across the whole subdivision.

**RECOMMENDATION:** Replace the Living G subdivision provisions with the RNN provisions. However, there are a number of site specific provisions which need to be carried through to the CRDP.

## 2.2. Outline Development Plans

The existing Living G Zones have a plethora of Outline Development Plan diagrams due to the adoption of a system of 'layers' which separate out various aspects. These are generally repetitive and some of the layers are superfluous. The RNN provisions introduce a much simpler form of ODP as given for NorthHalswell in the Stage 1 Subdivision Chapter proposal. The RNN provisions allow for the more detailed consideration of the nature and form of a new neighbourhood to take place through the development of a neighbourhood plan. This process is designed to overcome the lack of flexibility of the current Living G ODP's as discussed in Attachment 1 part 1. It also means that decisions about the detailed design of a new neighbourhood can be made closer to the time of subdivision.

As the Living G Zones have been put together as a package reflecting the existing Outline Development Plans and some of the Living G Zone developments are well underway it will not be possible to merely replace the Living G ODP's with the new style RNN ODP, but instead some of the layers will need to be kept and some may be amalgamated or updated.

A cursory examination of the Prestons Living G Zone led to the conclusion that:

- Most of the information on the various layer diagrams is included on the Outline Development Plan layer.
- The location of density bands does not match those shown on the Density Layer diagram.
- In order to allow for the continuing co-ordinated development of the Prestons Greenfield Residential Priority area the Outline Development Plan Appendix 3W needs to be retained. The Density Diagram 3X needs to be updated to reflect the Masterplan. All other layers can be removed and not carried over to the CRDP.

**RECOMMENDATION:** The suggested revision of the Living G ODP's is included as Appendix 2, however, those dealing with the processing of the Living G Zones (subdivisions, land use consents, roading, reserves, stormwater etc.) would need to be consulted to ensure that they are comfortable with the reduction in ODP diagrams and confirm which text needs to be carried forward to the CRDP.

Through the submissions process there will be an opportunity for affected parties to request the replacement in some Living G Zones, such as Highfield, of existing ODP's with a new style ODP if they wish. If possible discussions should be held with affected land owners/developers to establish an agreed position.

A brief discussion of each standard is given below.

### 1. Site coverage

The RNN provides a blanket site coverage of 40% for all lots except where they are developed through a comprehensive process<sup>16</sup> or are a retirement village where the maximum percentage shall be 45%. The Living G Zones have a range of site coverage percentages with greater site coverage for smaller lots, this is complicated and somewhat illogical (see discussion 4.1. page 17 Attachment 1). In those Living G Zones where development is not yet underway the change from the variable site coverage provisions to a standard one should not cause too much difficulty and when designing a subdivision layout, lot sizes can be determined with this in mind. A problem will arise in those Living G Zones where properties are already built or underway such as Wigram, Prestons and Halswell West and the existing site coverage maximum is greater than 40%, since this would cause a reduction in expected development rights.

RECOMMENDATION: Adopt the RNN the standards for site coverage with exceptions for some Density A and/or Density B Areas of those Living G Zones already underway.

### 2. Height

The RNN provides for a standard maximum height of 8 metres and a higher maximum of 11 metres in sites created by a comprehensive process. In the Living G Zones, the limit is generally also 8 metres<sup>17</sup>, except for Density A areas, which have a maximum height of 11 metres. Therefore on the face of it there would be little difficulty in replacing the Living G provisions with the RNN provisions, except that those Density A properties already consented would need to be identified on the ODP in order to clarify which properties have a greater permitted height limit. In those Living G Zones which would be developed under the RNN rules, after the CRDP became operative the difference would be that the greater height limit would not apply to smaller groups (under 7000m<sup>2</sup>) of small lots. Given that development in Living G zones is predominantly single storey with some two storey development, this would not appear to be a cause for great concern. Furthermore if small groups of Density A lots were developed under the Living G standards, achieving a height of 11 metres would not be possible in many cases due to recession plane restrictions.

RECOMMENDATION: Adopt the RNN the standards for height with exceptions for Density A Areas for those Living G Zones already underway.

### 3. Recession planes

The RNN adopts one standard for recession planes. This is Diagram A which is the most restrictive of the recession plane diagrams i.e. with the shallowest recession plane angles. The Living G Zones adopt various recession plane diagrams. Densities C and D adopt Diagram A in all Living G Zones, therefore there is no difference between the two regimes. For Density B areas the choice of recession plane diagram varies with A, B, C or D all utilised and Density A is generally Diagram C, albeit with special conditions where density A lots adjoin other density areas. Adoption of the RNN standard would make it simpler for those working with the Plan, however there are implications for achieving the density of built form anticipated. Including steeper recession planes for Density A areas could be carried forward for some Living G Zones, but it would seem an unnecessary complication to carry through the various diagrams for different Density B areas

RECOMMENDATION: Adopt the RNN standard Diagram A with exceptions for Density A Areas for some of those Living G Zones already underway, which would be subject to Diagram C. Also include a

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<sup>16</sup> A comprehensive process may be a comprehensive subdivision and land use consent or a variable density area in a RNN Zone

<sup>17</sup> Yaldhurst/Masham and Prestons also have a 10m height limit. This is not recommended to be carried forward as it is a complication and a height of 10 metres does not coincide with either 2 storey or 3 storey development.

requirement for the more restrictive recession planes to apply on the boundary between a Density A lot and an adjoining lower density lot.

#### 4. Building setback from road boundary

The RNN provisions require a blanket 4 metre setback from the road except on the south side of a road orientated east-west where a 4.5 metre setback is required. The Living G Zones generally have a 3 metre setback requirement. Higher density parts of some Living G Zones have a 2 metre setback requirement and in some Density C and D Areas the required setback is 4.5 metres.

Where development is already underway and setbacks of less than 4 metres have been adopted it would be inconsistent and possibly incongruous to adopt a greater setback mid-way through the development process. However, where a development pattern has not yet been established a standardisation of the setback would not appear to be onerous, it would merely mean that in some cases buildings were set back a little further on their lot and will not affect the development capacity which is determined by site coverage.

Setbacks from specific roads: Some of the Living G Zones have a requirement for a greater setback from a road bounding the Zone e.g. Highfield, where a 10m setback is required from Hills and Hawkins Road, because it interfaces with a rural area.

RECOMMENDATION: Adopt the RNN standard 4 metre and 4.5 metre except for a blanket 3 metre setback requirement for those Living G Zones already underway. Carry forward any specific road setback requirements.

#### 5. Street frontage and street frontage landscaping and fencing

Frontage planting: The Living G Zones all include a requirement for a 2 metre planting strip along the road boundary as does the RNN Zone.

Garage doors: The requirement for a garage door not to comprise more than 50% of the ground floor elevation occurs in both the Living G and RNN Zone provisions. Some of the Living G Zones also have a maximum width of a garage of 6 metres.

Width of Driveways: Some of the Living G Zones have a standard relating to the width of domestic driveways at the street frontage. This is not included in the RNN provisions. To some extent this will be controlled by the maximum width of a garage.

Height of fences: The Living G Zones generally have a requirement for any fences within the road boundary setback to be a maximum height of 1m unless 50% visually transparent, in which case they can be 2m, whereas the RNN provision is for a maximum fence height of 1.2m. High fences can spoil the appearance of a street frontage as well as providing a disconnection between the street and the house. Also, due to a smaller setback requirement in some Living G Zones there is more need for an open frontage to avoid a 'hemmed in' feeling. The substitution of the RNN provision would not seem onerous and would be in the best interest of creating a community.

RECOMMENDATIONS: Adopt the RNN standards for frontage planting, garage door percentage of elevation and maximum width, and maximum fence height. Do not carry over driveway width requirement.

#### 6. Separation from neighbours

The Living G Zones generally adopt the longstanding 1.8m setback from internal boundaries (although Highfield has a 1.5m requirement). There are some complex explanations and special provisions. Standardising this rule should remove some complexity with little overall effect.

The Living G Zones include a requirement for windows to be setback from boundaries. This is generally a distance of 3 metres at ground floor and 4 metres at first floor. The RNN Zone has a requirement for windows of living areas to be a minimum of 4 metres from the boundary. However, in other proposed residential zones there is a lesser setback required at ground floor level and this may be a mistake in the current (26 March 2015) draft of the RNN provisions.

RECOMMENDATIONS: Adopt the RNN standards for minimum building setback internal boundaries and minimum setback for windows.

#### 7. Continuous building length ridgelines, parapets and external walls.

This rule is a standard one used in the Operative Residential Zones. It is a complex rule which does not necessarily give a good urban design outcome and is not included in the RNN provisions. Given the scale of residential properties in new neighbourhoods, long continuous stretches of walls or rooflines are not anticipated to occur except where a terraced building form is adopted, and in such cases it would be possible for long lengths of unmodulated building facades to occur. The RNN neighbourhood provisions do not carry this rule over, however there is limited provision for this aspect to be considered for Variable Density Areas through the Assessment Matters (8.5.4.).

RECOMMENDATION: Introduce a requirement to the RNN provisions for building facades over 20 metres in length (such as terraces on adjoining lots) to trigger an urban design assessment.

#### 8. Outdoor living space

The Living G Zones all have similar provisions which require a different amount of outdoor living space for each Density Band. The RNN has a standard requirement of 30m<sup>2</sup> for residential units with two or more bedrooms which is less restrictive and a standard minimum dimension of 4 m, which is generally comparable with the Living G Zones. A lesser amount of outdoor living space (16m<sup>2</sup>) is required for one bedroom units and studios.

There is some difference in the amount of outdoor living space and required dimensions between the two zonings for upper floor units. In fact it is difficult to understand how the required amount of outdoor living space required for upper floor units in RNN will be achieved, since in most cases some communal space will be required and this is not always achievable (especially in the case of small groups of apartments) or desirable.

RECOMMENDATION: Adopt the RNN standard for outdoor living space at ground floor. Review the RNN standard for units above ground floor level.

#### 9. Screening from neighbours

The Living G Zones require parking areas to be screened by fencing or landscaping to a height of 1.5 metres in some zones and 1.8 min others. The RNN provisions do not give a minimum height but where fencing is used it is to be a maximum height of 1.2 metres. The RNN standard is likely to give a better urban design outcome and is less onerous.

RECOMMENDATION: Adopt the RNN standard for parking areas.

#### 10. Fences on sites adjoining the green or blue network

Some of the Living G Zones have a requirement for fences adjacent to open spaces (and in some cases waterways too) to be restricted to a height of 1m unless 50% visually transparent in which case they can be 2 metres.



A restriction on the height/transparency of fencing adjacent to open spaces and waterways does not occur in the RNN standards. A good interface between residential properties and adjoining open spaces and waterways is an important urban design principle.

RECOMMENDATION: The current provision restricting the height of fences adjacent to open spaces and waterways should be carried forward for all RNN zones. To standardise fence requirements across the RNN Zone, fences should be restricted to a height of 1.2m.

#### 11. Ground floor habitable space

Most of the Living G Zones have a rule which requires each residential unit to have a habitable room at ground floor level which is internally accessible to the rest of the unit. Such habitable rooms are required to have a minimum floor area of 12m<sup>2</sup> and a minimum dimension of 3 metres. This rule is carried through to the RNN provisions but the minimum floor area required has been reduced to 9m<sup>2</sup> through the Hearings process. Therefore RNN version is less onerous. However, in both cases the standard does not appear to allow for units which are entirely above ground floor level such as apartments (except for loft units).

The Living G provisions require the ground floor habitable rooms to provide a total window area of at least 3m<sup>2</sup> that overlooks the setback from the road boundary. In the RNN provisions there is a requirement for a window of 2m<sup>2</sup> for each ground floor habitable space which overlooks the setback. The RNN is now (26 March 2015 version) drafted such that it does not require the ground floor habitable room to overlook the street. This defeats the object of the rule.

RECOMMENDATION: Adopt the RNN standard for habitable rooms except redraft to reinstate the window area requirement to 3m<sup>2</sup> and ensure that there is a requirement for a habitable room to overlook the street.

#### 12. Service, storage and waste management spaces

Currently the Living G Zones do not have a requirement for service, storage and waste management space. Such facilities could be expected in a residential development of this nature.

RECOMMENDATION: Adopt the RNN standard for service, storage and waste management spaces.

#### 13. Minimum unit size

Minimum unit sizes are not required in the Living G Zones. However, the required minimum sizes included in the RNN provisions would not appear to be onerous for a development in a new subdivision.

RECOMMENDATION: Adopt the RNN standard for minimum unit size.

### 2.4. Site specific requirements

There are special circumstances in Living G Zones which require site specific rules, such as setbacks from the Southern Motorway (Awatea), setbacks from the Rural boundary (Prestons and Highfield) geotechnical setbacks (Highsted), tangata whenua consultation requirement (Awatea), special planting and fencing requirements, staging conditions. These will all need to be picked up and carried through to the CRDP, unless they are requirements that have already been met.

Most of the Living G Zones include some sites for Commercial use. Where they are already consented, such as at Halswell West and Wigram, they can be rezoned commercial and the relevant provisions in the Living G Zone carried through to the Commercial Chapter of the CRDP. Elsewhere where it is not known whether a commercial/neighbourhood centre will eventuate or its exact location or precise boundaries it will be more difficult to make provision for. They need for such facilities could be identified as part of the new style ODP. However, it would need to be allowed for in the Activity Status Table.

### 3. CONCLUSION

The zoning of all the Greenfield Residential Priority Areas as Residential New Neighbourhoods would appear to be feasible and desirable. As a package the RNN provisions are more flexible and provide comparable development rights. RNN provisions would generally accommodate the subdivision layouts, distribution of densities and housing typologies currently underway in the Living G Zones with some minor amendments. Some more permissive development rights have been secured in some of the Living G Zones, particularly Wigram and Prestons. It is recommended that these are carried forward where development is already well advanced. In other cases advantage can be taken of more lenient RNN standards to compensate for those which are more restrictive.

There are site specific aspects of the Living G Zone provisions which need to be carried forward into the CRDP.

## APPENDIX 1:

Testing of compatibility of subdivisions prepared under the Living G Zone provisions with the RNN provisions

Test case 1 – Awatea Living G Zone

7.5 hectare block at the junction of Awatea Road and Owaka Road

This proposed subdivision comprises 72 conventional lots, including two incorporating existing houses and two future development lots which are shown to incorporate 27 narrow (terraced housing) lots, making 99 units in total. See Figure 1.

Living G provisions	Compatibility with RNN provisions	Comments
<u>Compliance with ODP</u>		
The ODP (see Figure 2) shows a band of Density A lots (one lot deep) along the northern boundary of the site, with the remainder of the site being Density B. The two future development lots and five lots fronting Awatea Road fall approximately within the Density A band.		The location of a single line of Density A allotments on the south side of a road is problematic and it is possible that a better design solution could have emerged if there were more flexibility in the location of smaller lots.
<u>Residential yield</u>		
The subdivision does not comply with the density requirement of 15 hh's/ha even if the lots incorporating existing houses are removed from the calculation. With these removed the density is 13.5 units per hectare	15/hh's/ha required	The conventional lots are all generous in size and could be reduced in width to accommodate more lots on this site.
<u>Lot size</u>		
Lots 3-72 all range in size from 450m <sup>2</sup> - 800m <sup>2</sup> (apart from the larger lots containing existing properties). They are intended for standalone houses.  Lot 200 is 4242 m <sup>2</sup> and indicates 19 allotments the smallest of which is c. 140m <sup>2</sup>	The standalone lots all exceed the minimum lot size of 300m <sup>2</sup> /400m <sup>2</sup>  The smaller lots exceed the 10% allowance for smaller lots and are below the minimum size of 180m <sup>2</sup>	In order for this subdivision to comply with the new provisions (and also with the Living G provisions) there would need to be some adjustment – see below.

<p>Lot 201 is 1700 m<sup>2</sup> and indicates 8 allotments the smallest of which is c. 170m<sup>2</sup>.</p> <p>The lot sizes do not comply with the minimum for Density A allotments in this Living G Zone, which is 200m<sup>2</sup>.</p>		
<u>Mix of building typologies</u>		
<p>70 units assumed to be for standalone house types. Future development lots appear to be terraces.</p>	<p>Some duplex or apartment units would need to be included.</p>	<p>If some of the standalone lots were made narrower, these could be used for duplexes.</p>
<u>Distribution of densities</u>		
<p>The higher density lots are concentrated in the northern area of the site</p>	<p>This distribution of densities could be accommodated within the RNN provisions.</p>	
<u>Lot dimensions</u>		
<p>Most lots have a road frontage of at least 15 metres.</p>	<p>All of the lots comply with the RNN (half the length of the splay on corner lots is included in the frontage length) except Lots 15 and 22 which are back lots and Lot 64.</p>	<p>Lot 64 could be easily adjusted to comply with the 10m minimum width.</p> <p>Lots 15 &amp; 22 are more difficult to adjust.</p>
<u>Maximum cul-de-sac length</u>		
<p>Lot 101 = 80 metres Lot 104 = 85 metres</p>	<p>Both culs-de-sac would comply with RNN requirement of 100m and 150 metres respectively</p>	
<u>Minimum percentage of road frontage to public reserve</u>		
<p>Lot 300: Perimeter length = 205. Road frontage = 36.33m. %age road frontage = 17.72%</p> <p>Lot 301: Perimeter length = 166m. Road frontage = 40m. %age road frontage = 24%</p> <p>Lot 302: Perimeter length = 158m. Road frontage = 43m. %age road frontage = 27%</p>	<p>Lot 300 would not meet the 25% road frontage requirement, however, part of the boundary is along a stormwater reserve.</p> <p>Lot 301 would meet the requirement with minor adjustment.</p>	<p>Although the arrangement of the reserves provides a view and a pedestrian link through the site, it might be more of a feature of the subdivision, more useable and in accordance with the CCC Open Space Strategy (which recommends a minimum size of 3000m<sup>2</sup>), if it were one larger squarer reserve.</p>



	Lot 302 would comply	
<u>Minimum width for a reserve</u>		
The reserves are 20m, 20m and 43m wide	Comply with the minimum width of a walkway reserve of 8m.	
<u>Maximum residential block size</u>		
The blocks in this subdivision are relatively small. For example the block in the north west corner is 696m.	Would comply with the maximum residential block size of 800m	
<u>Allotment frontage</u>		
Every standalone allotment which has a frontage to public open space has a frontage to it of at least 10 metres The higher density units have a frontage of 6m or 8m.	There would need to be some adjustment in some of the higher density lots to comply with the 10m/7m width requirement.	
<u>Minimum NN entry width</u>		
Lot 105 would appear to be a NN entry. It is 6m wide.	The access would need to be widened to 8m to comply.	

**CONCLUSION:**

In order for this subdivision to comply with the new provisions (and also with the Living G provisions) there would need to be some adjustment. This could be achieved by:

1. Readjusting the lot width throughout the subdivision (apart from the two future development lots) to create more lots and slightly smaller lots (since they are mostly of a generous size).

This would enable a reduction in the number of smaller lots to no more than 10% of the total and an increase in their size to a minimum of 180m<sup>2</sup>

If there were 97 lots then 9 of them could be between 300m<sup>2</sup> and 180m<sup>2</sup> and contain terrace units

A further 10 would need to be duplexes to comply with the mix of building typologies.

Or

2. Lots 65, 66, 200, 300 and 201 could be combined to form a Variable Density Area of 8420m<sup>2</sup>, complying with the requirement to accommodate a rectangle 50m x 50m and incorporating a pedestrian link if necessary.

This would enable a comprehensive development with no minimum lot sizes. To achieve the required number of units to meet the 15 hh's/ha requirement, and a good urban design outcome it would probably also be necessary for some lots to be readjusted elsewhere in the subdivision to reduce the number of lots required in the Variable Density Area.

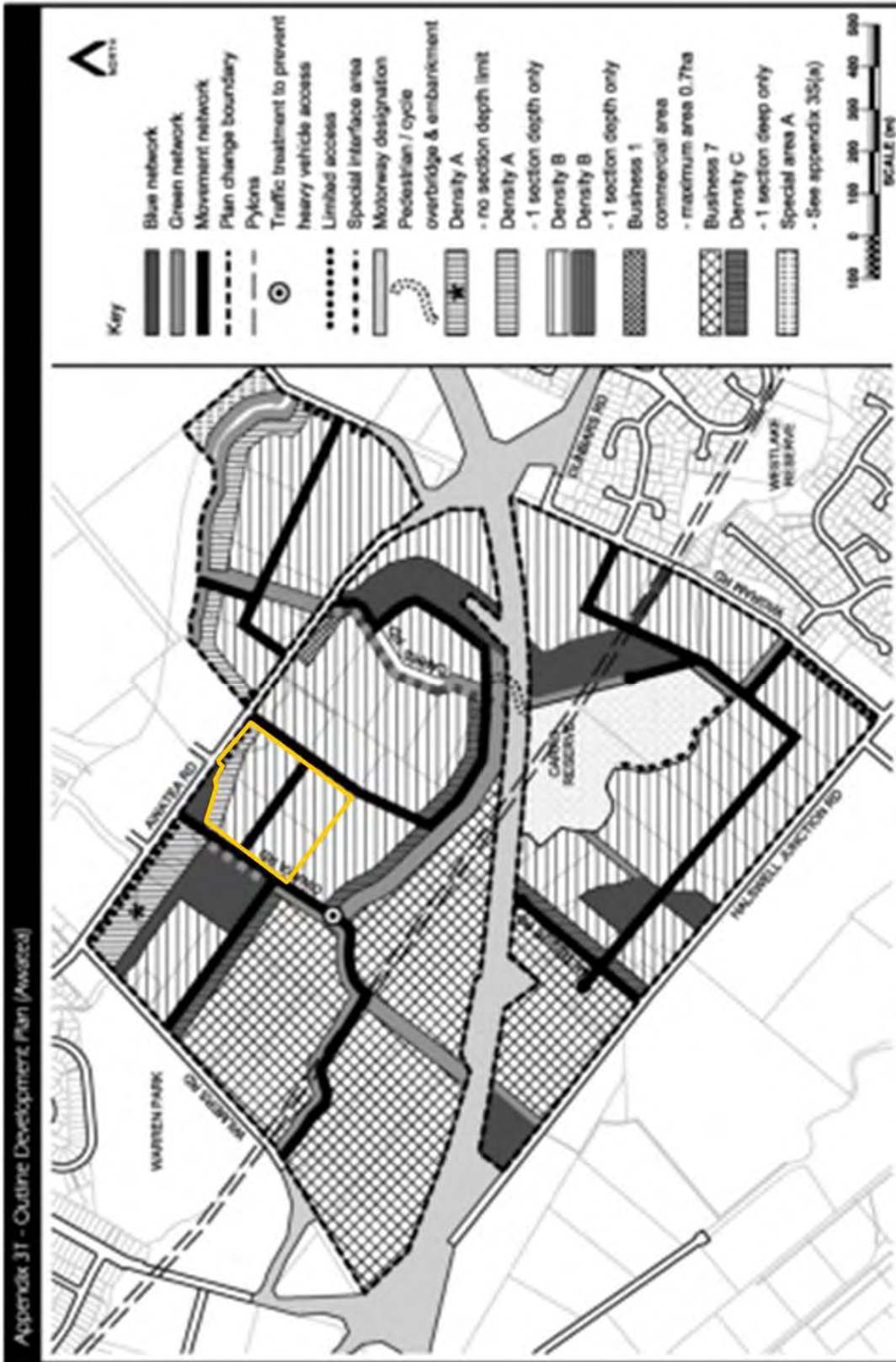
A slight adjustment in the width of lot 301 to comply with the minimum frontage of a reserve to a road

It would be less easy to eliminate the non-compliance of the 2 back lots with the minimum frontage width.

If a scheme plan were to be designed for this block of land using the RNN provisions from the outset a similar product could be produced if desired. Alternatively the RNN could be used to provide more scope in density distribution, avoid small lots backing onto Awatea Road and the stormwater basin and provide a single larger reserve. The RNN provisions would not appear to be difficult to work with.

FIGURE 1: Scheme plan, Awatea





Test case 2 – Prestons Living G Zone

Development area to the south of Prestons Road adjacent to the western site boundary

This proposed subdivision comprises 208 lots. These are split into different density bands as follows: Density A = 8 lots, (680-885m<sup>2</sup>) each capable of accommodating 3 or 4 units.

Density B= 49 lots (450-500m<sup>2</sup>)

Density C = 115 lots (600-650m<sup>2</sup>)

Density D = 36 lots (800+ m<sup>2</sup>)

See Figure 3.

Living G provisions	Compatibility with RNN provisions	Comments
<u>Compliance with ODP</u>		
The ODP Density Layer (see Figure 4) shows Density A lots adjacent to the linear park running along the eastern boundary. Density B lots along this boundary and also through the middle of the block. Density D along the western boundary and Density C elsewhere. The scheme plan generally follows this pattern although not precisely and a smaller area is devoted to Density A.		
<u>Residential yield</u>		
Information on the size of the development block is not available but given the generous size of most of the allotments it would appear that the subdivision does not meet the requirement for 15 hh's/ha. However, unlike the other Living G zones Prestons is required to yield 2200 lots overall, a density less than 15hh's/ha.	15hh's/ha required	Exception made for density of this development.
<u>Lot size</u>		
Density A lots range in size from 680 <sup>2</sup> – 885 <sup>2</sup> . They could be subdivided into lots of 200m <sup>2</sup> + (the minimum size for Density A lots in this Living G Zone) and produce 30 lots.	30 Density A lots represent more than 10% of the total lots and therefore would not comply with the RNN standards. Density B, C & D lots all exceed the minimum lot size of 300m <sup>2</sup> /400m <sup>2</sup>	In order for this subdivision to comply with the new provisions there would need to be some minor adjustment in the lot sizes such that only 20 lots were below 300m <sup>2</sup> .



Density B, C & D Lots range in size from 450m <sup>2</sup> - 880m <sup>2</sup>		
<u>Mix of building typologies</u>		
All of the lots, apart from the Density A lots, assumed to be for standalone house types.  Density A lots assumed to be terraces.	At least 42 of the units would need to be other than standalone houses.	If there were 30 Density A terraces, at least 12 of the Density B lots would need to be paired to accommodate duplexes to provide for 3 typologies. Zero lot boundaries would provide more useable space around the houses.
<u>Distribution of densities</u>		
The higher density lots are concentrated in the eastern area of the site.	This distribution of densities could be accommodated within the RNN provisions.	
<u>Lot dimensions</u>		
Corner lots have road frontages of 14m (when the curved corners are taken into account). All mid block lots have a frontage width of at least 10m except for lots 23,24, 186 & 187.	All of the lots comply with the RNN except Lots 23, 24 186 & 187, which are back lots.	It would be difficult to adjust these lots without changing the overall layout.
<u>Maximum cul-de-sac length</u>		
There are no culs-de-sac		
<u>Minimum percentage of road frontage to public reserve</u>		
Lot 3031 is a walkway.  Lot 3032 is a small reserve providing a link to the linear stormwater reserve. Its road frontage is 22% of the perimeter length.	Lot 3032 would not meet the 25% road frontage requirement, however, it is part of a much larger linear stormwater reserve, which does appear to have a road frontage of at least 25%.	
<u>Minimum width for a reserve</u>		
The walkway (Lot 3031) is 10 metres wide. The reserve (Lot 3032) is 18.9 metres wide.	Comply with the minimum width of a walkway of 8m.	
<u>Maximum residential block size</u>		
The blocks in this subdivision are relatively small. However, the	Would comply with the maximum residential	Provision for a mid-block road or pedestrian link (Lot 56) would

<p>block along the western boundary has a perimeter road frontage of 680m. If this were mirrored with development to the west in the long term, the perimeter of the whole block could be anticipated to be about twice this distance.</p>	<p>block size of 800m except block on western boundary.</p>	<p>provide better connection to land to the west if developed in the future and meet the RNN requirement.</p>
<p><u>Allotment frontage</u></p>		
<p>Every allotment which has a frontage to public open space has a frontage to it of at least 10 metres. However, the Density A lots will need to be further subdivided.</p>	<p>Density A lots would need to be re-subdivided such that each midblock unit has a frontage to the stormwater reserve of at least 7m and each end terrace 10m.</p>	<p>The Density A blocks would need to be subdivided differently – see below.</p>
<p><u>Minimum NN entry width</u></p>		
<p>Not applicable</p>		

#### CONCLUSION:

Only minor adjustment would be needed to largely comply with the RNN provisions i.e:

1. The safeguarding of Lot 56 for a future road or pedestrian link
2. The resubdivision of the density A blocks to accommodate no more than 20 lots less than 300m<sup>2</sup>. This could be achieved by resubdividing lots 52-54 to accommodate 4 end terrace lots of 300m<sup>2</sup> and 7 mid-terrace lots of 195m<sup>2</sup> and resubdividing lots 103-107 to accommodate 6 end terrace lots of 300m<sup>2</sup> and 12 mid-terrace lots of 185m<sup>2</sup>.

The loss of perhaps 2 units by these changes could be countered by the reduction in width of some of the Density B lots to accommodate duplexes or reductions in lot width elsewhere.

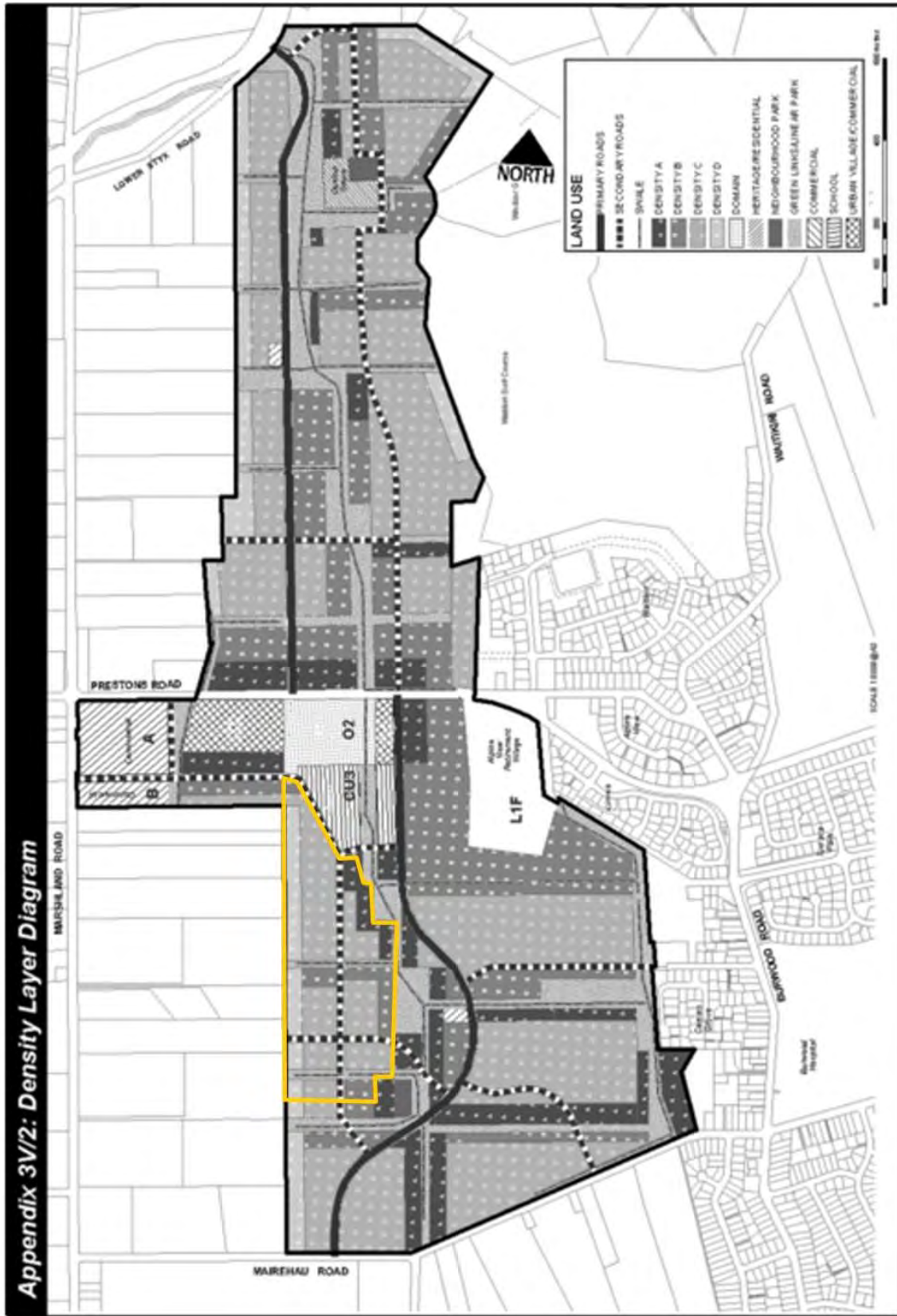
It would be less easy to eliminate the non-compliance of the 4 back lots with the minimum frontage width.

If a scheme plan were to be designed for this block of land using the RNN provisions from the outset a similar product could be produced if desired. Alternatively the RNN could be used to provide more scope in density distribution and a less regimented layout. The RNN provisions would not appear to be difficult to work with.

Frontage length of this block = 680m



FIGURE 4: ODP Prestons Density Layer



APPENDIX 2:



## Rationalisation of Outline Development Plans and accompanying layer diagrams for Living G Zones

There are currently nine operative Living G zones:

1. Yaldhurst/Masham
2. Belfast East
3. Awatea
4. Wigram
5. Prestons
6. Halswell West
7. North West Belfast
8. Highfield
9. Highsted

Each Living G Zone has its own suite of District Plan provisions and a set of Outline Development Plans. The nine Zones are in differing stages of completion. Each Living G Zone is discussed in turn below.

### 1. Yaldhurst /Masham

This Living G has three components:

1. Delamain to the south which is all built out.
2. Noble Village to the north which is all consented, however there has been little work on the ground due to legal challenges. The intention of this developer is to carry out a comprehensive development .
3. Masham to the east which largely complete

The set of Outline Development Plans in Volume 3, Part 2- Living Zones, of the Operative Christchurch City Plan are as follows:

#### Appendix 3n Outline Development Plan (Yaldhurst)

This plan shows the density bands. These are not in accordance with the 'as built' portion of Delamain, nor the consented portion of Noble Village.

#### Appendix 3n.1. Key structuring elements (Yaldhurst)

This plan is in similar vein to the RNN ODP. It includes a written explanation of the purpose and characteristics of the structuring elements – which is very useful.

#### Appendix 3o Layer Diagram Green Network and Key Principles (Yaldhurst)

#### Appendix 3p Layer Diagram Blue Network and Key Principles (Yaldhurst)

#### Appendix 3q Layer Diagram Movement Network (Yaldhurst)

These three appendices have diagrams and accompanying explanatory text, which is useful in understanding the rationale for design and components of the neighbourhood.

#### RECOMMENDATION:

Retain Appendix 3n Outline Development Plan but update to reflect current location of the density bands. Amalgamate the other four appendices into one in the same format as the RNN ODP. The explanatory text can be condensed but should not be lost.

### 2. Belfast East

No development has occurred on the ground in this Living G Zone. Council has had some pre-application discussion in relation to land to the west of Blakes Road.

The set of Outline Development Plans in Volume 3, Part 2- Living Zones, of the Operative Christchurch City Plan are as follows:

Appendix 3s Outline Development Plan (East Belfast)

This layer contains the density bands.

Appendix 3s/1 Layer diagram Green Network (East Belfast)

Appendix 3s/2 Layer Diagram Blue Network (East Belfast)

Appendix 3s/3a Layer Diagram Movement Network – Vehicle Network (East Belfast)

Appendix 3s/3b Layer Diagram Movement Network – Public Transport Network (East Belfast)

Appendix 3s/3c Layer Diagram Movement Network – Cycle Network (East Belfast)

Appendix 3s/3c Layer Diagram Movement Network – Pedestrian Network (East Belfast)

RECOMMENDATION: The information from all of the layers be used to prepare a new style RNN ODP. There would appear to be little need for the density bands to be retained. Additional information contained in the diagrams and accompanying text should be carried forward in some way.

### 3. Awatea

All of the land north of Awatea Road has been consented and is underway. To the south of Awatea Road, north of the Southern Motorway and west of Carrs Road there are proposals at various stages (from consented to pre-application discussion) for most of the land parcels. On either side of the motorway are parcels of land which are the subject of an affordable housing development proposal from the MBIE. The manner in which this is recognised is beyond the scope of this report, except to say that the development of the block as a comprehensive subdivision and land use scheme would appear to fit more comfortably into the RNN provisions rather than the complex density bands of the Living G Zone. There is a subdivision consent for part of the Living G Zone south of Carrs Road and north of Halswell Junction Road but for the remainder there has been no development interest to Council's knowledge.

The set of Outline Development Plans in Volume 3, Part 2- Living Zones, of the Operative Christchurch City Plan are as follows:

Appendix 3T Outline Development Plan (Awatea)

This layer contains the density bands.

Appendix 3T Outline Development Plan (A) (Awatea)

This layer only contain the required width of the Conservation Zone either side of the Heathcote River

Appendix 3T (a) Fixed Structural Elements (Awatea)

Appendix 3T (i) Layer Diagram Green Network (Awatea)

Appendix 3T (ii) Layer Diagram Blue Network (Awatea)

Appendix 3T (iii) Movement Network Layer Diagram (Awatea)

Appendix 3T(iv) Public Transport Network Diagram (Awatea)

Appendix 3T (v) Cycle Network Diagram (Awatea)

Appendix 3T (vi) Road Design Parameters (Awatea)

This is a table of road standards

Appendix 3T (vii) Tangata Whenua Layer (Awatea)

RECOMMENDATION: That the information from all of the layers be used to prepare a new style RNN ODP. There would appear to be little need for the density bands to be retained. Additional information contained in the diagrams and accompanying text should be carried forward in some way.

#### 4. Wigram

Development of this Living G zone is well advanced and it is expected to be completed by the time the CRDP is operative. The set of Outline Development Plans in Volume 3, Part 2- Living Zones, of the Operative Christchurch City Plan are as follows:

Appendix 3U/1 Outline Development Plan (Wigram)

This layer contains the density bands but they do not exactly match those in the Masterplan. There is a retirement village underway in an area zoned Density C.

Appendix 3U/2 Key Structuring Elements (Wigram)

Explanatory text

Appendix 3U/3 Layer Diagram – Green Network (Wigram)

Appendix 3U/4 Layer Diagram Movement Network (Wigram)

Appendix 3U/4 Figure 2 Road Hierarchy (Wigram)

Appendix 3U/4 Figure 3a Cross Section Reference (Wigram)

Appendix 3U/4 Figure 3b Typical Cross Sections (Wigram)

Appendix 3U/4 Figure 4 Public Transport Network (Wigram)

Appendix 3U/4 Figure 5 Cycle and Pedestrian Network (Wigram)

Appendix 3U/5 Layer Diagram- Blue Network (Wigram)

RECOMMENDATION: Redraw the Outline Development Plan to reflect the current position of the different density bands. The other layer diagrams are no longer needed.

#### 5. Prestons

Development of this Living G Zone is well underway with development on the north side of Prestons Road all consented and that on the south side of Prestons Road largely consented. The pace of development is such that the Prestons is expected to be substantially completed by the time the CRDP is operative.

The set of Outline Development Plans in Volume 3, Part 2- Living Zones, of the Operative Christchurch City Plan are as follows:

Appendix 3V Zoning (Prestons)

Appendix 3V/1 Outline Development Plan (Prestons)

This plan combines most of the information contained on the other diagrams except for the density bands

Appendix 3V/2 Density Layer Diagram (Prestons)

This layer contains the density bands.

Appendix 3V/3 (i) Movement Network Layer Diagram and associated key principles (Prestons)

Appendix 3V/3 (ii) Movement Network Layer Diagram - cycle(Prestons)

Appendix 3V/3 (iii) Movement Network Layer Diagram - pedestrians(Prestons)

Appendix 3V/3 (iv) Master Plan Road(Prestons)

Appendix 3V/4 Blue Network Layer Diagram (Prestons)

Appendix 3V/5 Green Network Layer Diagram (Prestons)Appendix

3V/6 Planting list

Appendix 3V/7 (i – v) Intersection upgrades

Appendix 3V/8 Accidental Discovery

RECOMMENDATION: Retain Appendix 3V/1 Outline Development Plan. Update Density Layer 3V/2 to reflect 'as built' or Masterplan. There may be a need for outstanding information such as intersection grades to be carried forward.

#### 6. Halswell West

This Living G Zone is well underway and is expected to be largely complete by the time the CRDP is operative.

The set of Outline Development Plans in Volume 3, Part 2- Living Zones, of the Operative Christchurch City Plan are as follows:

Appendix 3W Outline Development Plan (Halswell West)

This plan contains the density bands.

Appendix 3W/a Marker Buildings and Focal Points (Halswell West)

Appendix 3W/b Movement Network (Halswell West)

Appendix 3W/cBlue Network (Halswell West)

Appendix 3W/d Green Network (Halswell West)

Appendix 3W/e Reticulation Network (Halswell West)

Appendix 3W/f Tangata Whenua Layer Diagram (Halswell West)

RECOMMENDATION: Update Appendix 3W Outline Development Plan to reflect 'as built' or Masterplan. There may be a need for outstanding information to be carried forward.

7. North West Belfast

Development has been consented and has commenced on The Groynes subdivision on the north side of Johns Road, although development has currently stalled. There is also a consented development in the western corner of this zone. Elsewhere there have been some pre-application discussions with Council staff but there has been little progress in this Living G Zone since its approval.

The set of Outline Development Plans in Volume 3, Part 2- Living Zones, of the Operative Christchurch City Plan are as follows:

Appendix 3X (a) Densities and Key Infrastructure (North West Belfast)

This plan contains the density bands

Appendix 3X (b) Living G (North West Belfast) Zone

This is a diagram identifying the northern end of the block as Area 4

Appendix 3X 2(a) Green Network Layer Diagram (North West Belfast)

Appendix 3X 2(b) Protected trees (North West Belfast)

Appendix 3X 3Blue Network Layer Diagram (North West Belfast)

Appendix 3X 4Movement Network Layer Diagram (North West Belfast)

Appendix 3X 4 (a) Movement Network Layer Diagram (North West Belfast) –Spine Road 2

Appendix 3X 4(b) Movement Network Layer Diagram (North West Belfast)- Local Road

Appendix 3X 4 (c)Movement Network Layer Diagram (North West Belfast) Spine Road 1

Appendix 3X 4(d) Movement Network Layer Diagram (North West Belfast) – Public Transport

Appendix 3X 4(e)Movement Network Layer Diagram (North West Belfast) – Interim Public Transport

Appendix 3X 4(f) Movement Network Layer Diagram (North West Belfast) – Cycle Network

Appendix 3X 4(g) Movement Network Layer Diagram (North West Belfast – Pedestrian Network

RECOMMENDATION: That the information from all of the layers be used to prepare a new style RNN ODP for the whole of this Living G Zone. There would appear to be little need for the density bands to be retained. Additional information contained in the diagrams and accompanying text should be carried forward in some way.

8. Highfield

There has been no progress on this Living G Zone since it was made operative. There are multiple landowners and the developer promoting the zone as a comprehensive development has apparently run into difficulties.

The set of Outline Development Plans in Volume 3, Part 2- Living Zones, of the Operative Christchurch City Plan are as follows:

Appendices 3Y(a) and 3Y (b) Outline Development Plan (Highfield)

Appendix 3Y (c) Plants species for Living G (Highfield)



RECOMMENDATION: The ODP be converted to a new style RNN ODP and additional information contained in the other appendices be carried forward in some way.

#### 9. Highsted

This is the most recent Living G Zone and is a part of a larger Residential Greenfield Priority Zone known as Upper Styx. Unlike the other Living G Zones it is not one contiguous area but is separated into three blocks. Two of these have now been consented. The remainder of the Greenfield Residential Area remains as a Rural Zone. An ODP in a similar level of detail to those proposed in the RNN Zone has been prepared by Council for the whole of the Greenfield Residential Zone.

This Zone has only two Appendices in Volume 3, Part 2- Living Zones, of the Operative Christchurch City Plan which are:

Appendix 3Z Masterplan (Highsted)

Appendix 3ZA Movement Network (Highsted)

RECOMMENDATION: Convert the existing ODP for the Upper Styx area into the same format as the RNN ODP's

#### SUMMARY

The Living G Zones basically fall into two categories, Those that are well underway with many residential properties completed and those where development has not yet commenced or is in its very early stages.

Living G Zone	Retention and updating of existing ODP layers required	RNN ODP required
1. Yaldhurst/Masham	Update Appendix 3n Outline Development Plan	Use information from existing layers to create new style ODP
2. Belfast East		Use information from existing layers to create new style ODP
3. Awatea		Use information from existing layers to create new style ODP
4. Wigram	Update Appendix 3U/1 Outline Development Plan	
5. Prestons	Retain Appendix 3V/1 Outline Development Plan. Update Density Layer 3V/2	
6. Halswell West	Update Appendix 3W Outline Development Plan	
7. North West Belfast		Use information from existing layers to create new style ODP
8. Highfield		Convert existing ODP
9. Highsted		Convert existing Upper Styx ODP

All of the Living G Zones contain additional information and requirements which needs to be carried forward although this may be limited in areas such as Wigram which are a long way through the development process. This could be incorporated in the CRDP or provided in the form of a separate Greenfield Residential Priority Zones Development Manual (similar to the Infrastructure Design Standard but containing site specific as well as general information).

For those areas for which the density layer is not intended to be carried forward, there could be an issue if stakeholders consider their development rights have been downgraded from that which they would enjoy through the Living G Zoning.

Appendix 37: Residential Vacant Land Analysis

The land use needs for housing (recovery) are contained in Section 3.2.1 of the LURP. Strong demand for housing is anticipated in the future due to three drivers: temporary accommodation; accommodation for rebuild workers; and household growth from the existing population and migration. Projections for household growth in the Land Use Recovery Plan are for an additional 36150 households for Greater Christchurch by 2028 of these Christchurch is to provide 23,700<sup>18</sup>. These are severed Actions in the LURP that provided<sup>19</sup>, with a strong emphasis on intensification. Whether land is needed is largely a decision of the market but the Plan has a role in providing sufficient opportunities to enable market needs to be met. This involves a balancing exercise involving assessments of demand and supply of greenfields residential land, and an evaluation of location options against urban growth policies.

#### Demand for greenfields land.

Greenfields sections are one means of meeting projected housing demand. The key question is: how many (or what percentage) of the projected numbers of households will form in 'greenfield' sites, and how does this translate into amount of land? This can be matched to the projected supply of greenfields land and a judgment made as to when the Greenfield Priority Areas need to be made available for residential development and whether any additional residential land is needed to meet the household targets. Two main key variables in making this judgment are the percentage of household growth going to greenfields (as opposed to intensification); and the density at which greenfields development takes place. Table 1 below illustrates the sensitivity of land need to these key variables.

% of growth in Greenfields (total 23,700)	Density	HA needed
30 (70)	15	474
55 (45)	15	869
75 (25)	15	1185

(Numbers in brackets is the percentage of growth occurring through intensification)

The 70% is upper limit proposed by Mr Douglas Fairgray in his evidence to the Independent Hearings Panel<sup>1</sup>. The City Council's vacant land register currently has 1990 hectares shown as vacant zoned residential land. This is made up of land in the greenfields priority areas, greenfield land rezoned in the Operative City Plan but not yet developed out (e.g. Masham) and ad hoc pieces of land that are currently vacant in residential areas. It also includes areas on the Port Hills and Banks Peninsula. The vacant land register does not include all Greenfield Priority Areas. It is important in the Christchurch context to recognise four broad categories of vacant land (Table 1).

<sup>18</sup> Land Use Recovery Plan, Table 1 Page 13

<sup>19</sup> 1 bid: Actions 2, 7, 8, 9, 14, 19 for example



Table 1: Vacant Land Register 2015 (Rounded)

Christchurch 'flat' areas	970
Christchurch Port Hills	500
Banks Peninsula	340
Remainder	200
Rural but a priority area	100 (Highsted)
Future development	440

Stage 2 of the PRDP proposes to rezone the remainder of the Highsted blocks and the remaining Greenfield Priority Areas to Residential New Neighbourhood. This will, if they become operative increase the amount of vacant residential zoned land on the 'flat' to around 1500 hectares.

Take up rates

The average rate of take up of vacant residential land over the past 10 years has been 77 hectare / annum. However there are significant variances both over the period and within each residential zone. A closer examination of Table 1 reveals that for the various Living 1 and Living G Zones the rate of take up averages around 60 hectares per annum. Projecting this rate of take up out to 2028 the amount of vacant land taken up would be around 700 ha, providing for around 10500 houses of the 23 700 required (assuming 15 hh/ha). This is equivalent to 44% of projected growth being greenfields, and 56 intensification. Historically the percentage of new residential development has not exceeded this and given the amount of greenfields land available a 44/56 split seems reasonable. Under these assumptions, there would only be 200 ha of vacant flat land left in 2028 which is likely to create market pressures. This suggests that to be sufficient greenfields land to meet anticipated demand the remaining GPA's and rural land at Highsted would need to be rezoned ( as they are proposed to be).

Note: Greenfields for the former Christchurch City means land that was undeveloped and zoned as 'greenfields' land following the decision on the City Plan in 1999