

Christchurch City Character Areas

(formerly special amenity areas)

Character Areas, which used to be known as special amenity areas (or SAMs) will be changed as a result of proposals in stage two of the district plan review. Character Areas are residential parts of the city that contain a set of qualities (eg building style/type/age) that make the area distinctive and of value to the district.

There will be two types of Character Areas:

Category 1 Character Areas have the highest character value.

Rules in the plan seek to retain qualities including the design and look of the house and the type of building that can happen between the house and the street boundary (eg garage location and design).

Category 1 has only one rule. A resource consent will be required for any change proposed to a building or within the front yard of a site that is visible from the street. Things that will be taken into account when considering an application for resource consent are outlined in the proposal that can be seen in the Proposed District Plan Chapter 14 under 14.9.39. As Category 1 Character Areas have a high character value, all of these issues will be considered for each application.



Category 2 Character Areas have moderate character value and the rules mainly seek to retain the streetscape character between the house and the street boundary.

Category 2 has a number of rules (built form standards) that development must comply with. Where a proposed development doesn't meet the rules then a resource consent will be required. The Category 2 rules aim to maintain the quality of the streetscape and open space in the area. There is more detail in the table about the proposed new rules.

The table over the page lists each character area and shows the existing and proposed provisions.

To see whether your property is currently in a special amenity area, please refer to www.ccc.govt.nz/sams

To see what Character Area and category your property will become, please refer to www.proposeddistrictplan.ccc.govt.nz

Aerial maps illustrating those properties located in a Category 1 or 2 Character Area are included in Appendix 38 of the Residential Chapter 14 Section 32 - on www.proposeddistrictplan.ccc.govt.nz or [click here](#) to view the maps

Current and future provisions for character areas (formerly known as special amenity areas or SAMs)

Proposed Character Area number and name	Operative City Plan Special Amenity Areas (SAMs)	Category 1 or 2 Character Area	Proposed Rules - with reference to where further details can be seen in the proposed plan
CA 1 - Heathcote	SAM 1 - Heathcote Valley	Category 2	Road boundary building setback - rule 14.2.3.9 Street scene amenity and safety - rule 14.2.3.10
CA 2 - Beckenham Loop	SAM 2 - Beckenham Loop	Category 1	Restricted Discretionary Activity - rule 14.2.2.3.22 RD22
CA 4 - Tainui	SAM 3 - Moana/Darley/Tainui	Category 1	Restricted Discretionary Activity rule - 14.2.2.3.22 RD22
CA 5 - Aynsley	SAM 4 - Aynsley Terrace	Category 2	Site density - rule 14.2.3.1 Road boundary setback - rule 14.2.3.9 Street scene amenity - rule 14.2.3.10
CA 6 - Cholmondeley	SAM 5 - Cholmondeley/Ford	Category 2	Site density - rule 14.2.3.1 Road boundary setback - rule 14.2.3.9 Street scene amenity - rule 14.2.3.10
CA 8 - Tika	SAM 6 - Tiko/Pika/Shand	Category 2	Site density - rule 14.2.3.1 Road boundary setback - rule 14.2.3.9 Street scene amenity - rule 14.2.3.10
CA 9 - Totara	SAM 7 - Totara/Hinau/Puriri	Category 2	Site density - rule 14.2.3.1 Road boundary setback - rule 14.2.3.9 Street scene amenity - rule 14.2.3.10
CA 10 - Fendalton	SAM 8 - Fendalton	Category 2	Site density - rule 14.2.3.1 Road boundary setback - rule 14.2.3.9 Street scene amenity - rule 14.2.3.10
CA 10 - Fendalton	SAM 8a - Bradnor	Category 2	Site density - rule 14.2.3.1 Road boundary setback - rule 14.2.3.9 Street scene amenity - rule 14.2.3.10
CA 10 - Fendalton	SAM 8b - Heathfield	Category 2	Site density - rule 14.2.3.1 Road boundary setback - rule 14.2.3.9 Street scene amenity - rule 14.2.3.10
No longer proposed as a Character Area	SAM 9 - River Road		
CA 11 - Dudley	SAM 10 - Slater/Poulton	Category 1	Restricted Discretionary Activity - rule 14.2.2.3.22 RD22
CA 12 - Chrystal	SAM 10a - Dudley	Category 2	Site density - rule 14.2.3.1 Road boundary setback - rule 14.2.3.9 Street scene amenity - rule 14.2.3.10
CA 14 - Circuit	SAM 11 - Heaton/Circuit	Category 2	Site density - rule 14.2.3.1 Road boundary setback - rule 14.2.3.9 Street scene amenity - rule 14.2.3.10
CA 16 - Francis	SAM 13 - Francis Avenue	Category 1	Restricted Discretionary Activity - rule 14.2.2.3.22RD22
CA 17 - Malvern	SAM 14 - North St Albans	Category 1	Restricted Discretionary Activity - rule 14.2.2.3.22 RD22
CA 18 - Dee	SAM 15 - Severn/Mersey	Category 1	Restricted Discretionary Activity - rule 14.2.2.3.22RD22
CA 19 - St James	SAM 16 - St James Avenue	Category 2	Road boundary setback - rule 14.2.3.9 Street scene amenity - rule 14.2.3.10
CA 20 - Cashmere	SAM 17 - Hackthorne / MacMillan / Dyers Pass	Category 1	Restricted Discretionary Activities - rule 14.11.2.3 RD19
CA 21 - Hackthorne	SAM 17a - Hackthorne Road	Category 2	Street scene amenity - rule 14.11.3.10
CA 22 - The Esplanade East	SAM 18 - The Esplanade	Category 1	Restricted Discretionary Activity - rule 14.2.2.3.22 RD22
CA 23 - The Esplanade West	SAM 18 - The Esplanade	Category 2	Tree and garden planting - rule 14.3.3.1 Road boundary garage and building setback - rule 14.3.3.8
CA 24 - Church Square	SAM 19 - Church Square	Category 2	Tree and garden planting - rule 14.3.3.1 Road boundary garage and building setback - rule 14.3.3.8 Fences and screening structures - rule 14.3.3.9
CA 26 - Haast	SAM 21 - Gilby/Englefield	Category 2	Tree and garden planting - rule 14.3.3.1 Road boundary garage and building setback - rule 14.3.3.8 Fences and screening structures - rule 14.3.3.9
CA 27 - Beverley	SAM 28 - Beverley Street	Category 1	Restricted Discretionary Activity - rule 14.2.2.3.22RD22
CA 28 - Ranfurly	SAM 29 - Ranfurly Street	Category 1	Restricted Discretionary Activity - rule 14.2.2.3.22 RD22
CA 29 - Auburn	SAM 34 - Auburn Avenue	Category 1	Restricted Discretionary Activity - rule 14.2.2.3.22 RD22
CA 30 - Clifton	SAM 35 - The Spur	Category 1	Restricted Discretionary Activity - rule 14.3.2.3 RD19
CA 31 - St Andrews Square	SAM 36 - St Andrews Square	Category 2	Site density - rule 14.2.3.1 Road boundary setback - rule 14.2.3.9 Street scene amenity - rule 14.2.3.10
CA 32 - Emmett	SAM 37 - Emmett Street	Category 1	Restricted Discretionary Activity - rule 14.2.2.3.22 RD22
CA 33 - Clissold	SAM 38 - Clissold Street	Category 2	Tree and garden planting - rule 14.3.3.1 Road boundary garage and building setback - rule 14.3.3.8
CA 34 - Knowles	SAM 39 - Mays / Chapter / Weston / Knowles	Category 2	Site density - rule 14.2.3.1 Road boundary setback - rule 14.2.3.9 Street scene amenity - rule 14.2.3.10
CA 35 - Hawkesbury	SAM 40 - Hawkesbury Avenue	Category 2	Site density- rule 14.2.3.1 Road boundary setback - rule 14.2.3.9 Street scene amenity - rule 14.2.3.10
CA 36 - Naseby	SAM 41 - Naseby Street	Category 2	Road boundary setback - rule 14.2.3.9 Street scene amenity - rule 14.2.3.10
CA 37 - Rastrick	SAM 20 - Rastrick/Tonbridge	Category 2	Tree and garden planting - rule 14.3.3.1 Road boundary garage and building setback - rule 14.3.3.8 Fences and screening structures - rule 14.3.3.9