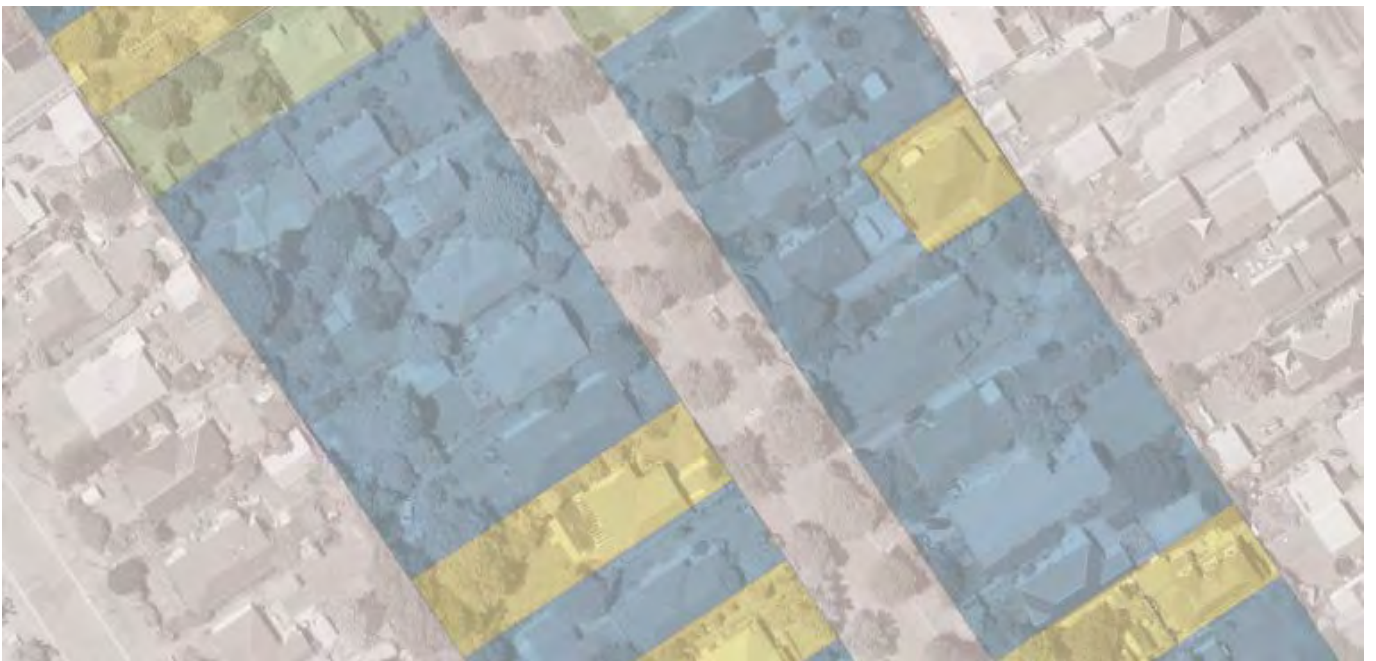


# Investigation of Qualifying Matters

Ōtautahi Christchurch Suburban Character Areas  
Prepared for Christchurch City Council





17 October  
2022





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## Document Quality Assurance

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## 1.0 Introduction

In line with the National Policy Statement – Urban Development (NPS-UD), Christchurch City Council (the Council) is reviewing and investigating potential Qualifying Matters, including Character Areas.

The suburban Character Area Overlays identified through the District Plan Review became operative in 2016. These Character Areas are areas in residential neighbourhoods that are distinctive from their wider surroundings and are considered to have a character, in the whole, worthy of retention. There are several provisions in the District Plan that apply to these Overlays in order to maintain and enhance their identified special character values.

This report has been prepared on behalf of the Council to ascertain the potential of the Character Areas as a Qualifying Matter by reviewing the integrity of the existing Character Areas and updating, including retaining, reducing or removing, their boundaries, and then analysing their capacity for intensification. Development scenarios have been considered in alignment with the medium density (MDRS) provisions notated in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill, adopted by Government in December 2021.

This report has been prepared in two stages, as follows:

### **Stage 1: Desktop Evaluation and Investigation of Development Opportunities (February 2022)**

- A high level, (primarily) desktop evaluation to identify substantial changes to the integrity of the existing Character Areas and review the boundaries.
- Use the 2015 Beca assessment criteria to identify whether a Character Area has sufficient primary and contributory sites to remain with a reduced boundary, or to recommend removal of a Character Area.
- For the revised Character Areas, identify what level of, and where, intensification may be possible to achieve the greatest heights and densities directed by the NPS-UD, while retaining Character Area-specific values.
- Recommend design parameters that could lead to development of a set of District Plan standards.

The outcomes of Stage 1 have been utilised as the basis of the pre-notification consultation of the Plan Change proposal. This included the proposed removal of two Character Areas (Clifton and the Spur), the reduction in the size of seven Character Areas, with the remaining six retaining the original boundaries.

### **Stage 2: Site Visit and Further Investigation of Development Opportunities (May 2022)**

- Assessment that builds on the work undertaken at Stage 1, with additional site-by-site and area-wide evaluation to confirm that the initial analysis was correct in terms of the status of the site (primary, contributory, neutral or intrusive), and the overall intactness of each Character Area proposed to be retained.
- The additional site-by-site and area-wide evaluation was undertaken via a drive by of sites and by utilising Google Streetview.
- Character Area boundaries were revised based on any updated rankings.



- The draft design parameters outlined at Stage 1 were reviewed. These could lead to development of a set of District Plan standards while retaining Character Area-specific values.

This report presents the findings of the Stage 1 and 2 assessments.

## 2.0 Background

### 2.1 Context

Character Areas (formerly known as Special Amenity Areas or SAMs) were originally established in the mid-1990's with the development of the operative Christchurch City Plan. At that time, 41 areas within Christchurch were considered to embody special characteristics worthy of protection. Over time, there was some erosion of the characteristics of these areas due to redevelopment. The Canterbury earthquakes of 2010 and 2011 further exacerbated this, with whole areas red zoned or significantly damaged and rebuilt.

Character Areas were reassessed as part of the District Plan Review in 2015/2016, to identify whether they remained distinctive with a residential character worthy of retention. An assessment methodology was developed, and evidence was prepared to justify their inclusion in the District Plan at that time. This included categorising Character Areas as Category 1 or 2, with Category 1 having the most integrity. This resulted in the inclusion of 15 Suburban Character Areas as well as Akaroa and Lyttelton Character Areas in the Christchurch District Plan.

### 2.2 Qualifying Matters

The NPS-UD outlines government policy directing councils to allow for more housing and businesses with greater height and density, in places close to jobs, services, public transport and infrastructure. Clause 3.32 of the NPS allows for 'qualifying matters', characteristics under which these building height and density requirements may be modified.

The Council considers Residential Heritage Areas (RHA's) and Character Areas are Qualifying Matters.

The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act sets out the specific requirements necessary to achieve Qualifying Matter status:

*77L Further requirement about application of section 77I(j)*

*A matter is not a qualifying matter under section 77I(j) in relation to an area unless the evaluation report referred to in section 32 also—*

- (a) identifies the specific characteristic that makes the level of development provided by the MDRS (as specified in Schedule 3A or as provided for by policy 3) inappropriate in the area; and*
- (b) justifies why that characteristic makes that level of development inappropriate in light of the national significance of urban development and the objectives of the NPS-UD; and*
- (c) includes a site-specific analysis that—*

- (i) identifies the site to which the matter relates; and
- (ii) evaluates the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter; and
- (iii) evaluates an appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics.

### 3.0 Scope of Study

The scope of the investigation included the existing District Plan Character Areas. Sites and areas beyond the District Plan Character Areas were not assessed.

The Christchurch Character Area Overlays included in this study were:

*Table 1 Character Areas*

Current District Plan #	Character Area
CA1	Esplanade
CA2	Clifton
CA3	Cashmere
CA4	Beckenham Loop
CA5	Tainui
CA6	Piko
CA7	Heaton
CA8	Beverley
CA9	Ranfurlly
CA10	Massey
CA11	Malvern
CA12	Severn
CA13	Francis
CA14	Dudley
CA15	Englefield

### 4.0 Methodology and Assumptions

The methodology incorporates two key tasks: the evaluation of change to the Character Areas; and identifying development potential. Specific background to the GIS approach applied to the project is set out in **Appendix 3**.

#### 4.1 Methodology for Evaluating Change within Character Areas

There are 15 existing suburban Character Areas identified in the Christchurch District Plan that require reassessment. They range in size from a minimum of 20 sites to more than 800 sites per

Character Area. The review was undertaken during Stages 1 and 2 within the limitations of the time and resource available.

#### 4.1.1 Stage 1

Stage 1 undertaken in February 2022 comprised the following key steps:

1. Confirm the methodology<sup>1</sup> utilised for the 2015 Character Area Study was still appropriate in the current context, with particular regard to the requirement that 80% of properties within Character Areas must be Primary (50%) or Contributory (30%). The following classification system was applied to the sites:
  - *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.<sup>2</sup>*
2. A (primarily) desktop evaluation of each Character Area to determine their remaining level of integrity, using:
  - Conversion of the 2015 spreadsheets and maps into GIS files (see **Appendix 3** for further details).
  - Comparison of 2015 assessment against building (over \$200k value) and resource consent data (including demolitions) from 2015 to 2021, to indicate where significant change is most likely to have occurred.
  - Broad scale comparative analysis of 2015 and 2021 aerials to clarify the extent of change and identify where further significant change may have occurred in the area.
  - Use of Google Street View (and historical Street View options) for initial observations.
  - A drive-by of each area to observe properties and what impact any redevelopment has had on the Character Area, utilising and recording observations in the GIS files.
  - Recording of any other significant changes observed during the drive by.
3. Where change was observed, draft site classifications (primary, contributory etc.) were updated and mapped based on the following methods and assumptions:
  - Where no change was identified during Step 2 above, properties retained their 2015 classification.

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<sup>1</sup> The broad methodology was considered fit for the purposes of this high-level investigation and in particular, the 80% (and 50/30) criteria was discussed and considered appropriate for Character Area selection. A full review of the 2015 methodology was not undertaken.

<sup>2</sup> Christchurch Suburban Character Areas Assessment, 2015, prepared for Christchurch City council, prepared by Beca, p4

- Where a resource consent had been issued but not implemented, properties were assessed as 'No Change' i.e., retained their 2015 classification.
  - Streetscapes that had changed since 2015 were not assessed.
  - Where there was an obvious discrepancy between the 2015 Beca maps and working spreadsheets, the map has been considered the baseline. For example, there were many instances where data had not been provided in the 2015 spreadsheets, but a final classification was displayed in the maps.
  - Some properties within the Clifton Character Area District Plan boundary did not have any data attributed to them in 2015 – either in the spreadsheet or on the map. As a result, a draft assessment/classification was made in order to complete the gap, however it did not change our recommendation regarding this Character Area.
4. Character Area boundaries were confirmed using an iterative process involving creating a sensible grouping of an area which demonstrated both cohesiveness and consistency.
  5. A check was then made as to whether the grouping generally met the 80% and 50/30 (or 50%+) thresholds as described earlier. Where the tests were not satisfactorily met, the boundary was modified.
  6. Updated Character Areas were mapped and pie charts used to communicate the comparative split between each of the classifications and demonstrate how the Character Area aligned with the 50/30% test – for 2015 and using the revised 2022 classifications. These are attached as **Appendix 4**.

#### 4.1.2 Stage 2

Stage 2 undertaken in May 2022 comprised the following key steps:

1. A site visit evaluation of each Character Area to determine their remaining level of integrity, using:
  - The GIS tool developed during Stage 1 (see **Appendix 3** for further details).
  - A drive-by and/or walk-by of each street within each Character Area.
  - Recording of any changes observed and updating the GIS tool with appropriate ranking of each site (that was visible from the street) based on the following methods and assumptions:
    - Rear sites were often not visible from the street and therefore defaulted to a Neutral status. If rear sites were visible, these were ranked accordingly.
    - Primary sites include a representative character dwelling. Completely new buildings (not the original dwelling) that were representative of the Character Area were rated as Contributory.
    - In Character Areas where the attribute was for single storey dwellings, double storey dwellings were not penalised if they were a dwelling of the representative era.
    - Even though some properties beyond the study area were visible from within the Character Area and represented primary rankings, they were not included in the mapping exercise as they were outside the existing study area extent.

- Primary sites with a garage in the front yard were not penalised if the garage was sympathetic and the main dwelling was still clearly contributing and visible from the street.
  - Poor maintenance of properties did not detract from the classification status.
  - Where vegetation was so dense that dwellings were not clearly visible from the street, they were typically rated as Neutral (unless the dwelling was known to be of Primary status, then it would be rated as Contributory).
  - The attributes adopted from the 2015 Beca study were applied with a 'judgement call' on their weighting. For example, they were not applied in a numbers sense (i.e. 4 out of 8 attributes are met so it is Neutral). Rather, more weight was given to the dwelling being of the representative era, than the landscape attributes.
  - Roof lines or garages of infill dwellings on rear sites were usually visible down driveways. Rear sites were generally rated as Neutral, unless they contributed exceptionally to the character (either by being more visible due to elevation, or exemplary primary dwellings which were then rated as Contributory).
  - In most instances where an original era dwelling had unsympathetic alterations such as replaced windows or extensions, they were given a lower classification rating.
2. Character Area boundaries were confirmed based on any changes from the classification of sites based on the following methods and assumptions:
- In order to be considered a Character Area, at least 80% of sites must be either Primary or Contributory. The 80% generally comprises a 50/30 split where at least 50% are Primary sites and at least 30% Contributory sites.
  - However, **in some cases when the Primary sites exceed 50% but the Area does not meet 80% overall, a judgement call has been made to retain the Character Area.** This has been based on consideration of the greater 'value' of the Primary sites and the key elements they retain in terms of defining the Area's character.
  - Where there were large clusters of rear sections that could not be seen (and classified as Neutral), many of these were removed from the Character Area unless they could be considered part of a consistent, coherent streetscape or sensible grouping overall.
  - There were errors in the existing data where a property made up of multiple parcels was not rated the same for each parcel. This defaulted to a Neutral rating which misrepresented the categories. These sites were amalgamated to show as one site with one ranking.
  - As a general rule, the Character Area boundaries have been adopted on both sides of a street (unless on the external extent of the Area). This also means for properties which may be intrusive or neutral, they have not been excluded from a Character Area if they front a Character Area street.
  - Where a site contains two dwellings, but is on one title, the entire site has been given the same ranking.

- Boundaries were either removed, reduced, or retained.
3. A review was then undertaken as to whether the grouping generally met the 80% and 50/30 (or 50%+) thresholds as described. Where the threshold was not satisfactorily met, the boundary was updated.
  4. Final Character Areas were mapped, and pie charts used to communicate the comparative split between each of the classifications and demonstrate how the Area aligned with the 50/30% test.

## 4.2 Methodology for Identifying Development Potential

Following the above process, investigations turned to identifying where and what potential development opportunities within the 13 Character Areas may be possible using the following steps.

1. Group the Character Areas into six 'types' based on shared characteristics.
2. Identify a number of likely development scenarios. The following assumptions were noted:
  - The level of development directed by Policy 3 of the NPS-UD would be inappropriate in the Character Areas, but some level of development may be appropriate.
  - The special characteristics and values attributed to these Character Areas are maintained or enhanced.
  - The value of the Character Area as a whole is retained.
  - 'Heritage Items / Heritage Setting' properties will restrict the development opportunity, with these properties being excluded for assessment purposes.
  - Unit title arrangements were factored into the development opportunities identified. Unit title arrangements could enable internal subdivision of existing large scale dwellings (hidden density).
  - The most practical development scenarios are outlined, that will retain the character attributes of the Area.
  - The following development scenarios would enable intensification within the Character Areas to varying degrees, with these options considered the most likely to occur. They comprise practical alternative developments that could maintain the attributes of the Areas.
    - (1) Scenario 1: Redevelopment (demolition and rebuild) of the existing house into a multi-unit, larger footprint 2 storey development with single vehicle access.
    - (2) Scenario 2: Conversion (renovation) of the existing dwelling to a multi-unit development to enable an additional unit.
    - (3) Scenario 3: Retain the existing dwelling and infill to the rear, utilising the existing vehicle crossing and driveway.
    - (4) Scenario 4: Combination of Scenarios 2 and 3 with incorporation of/redevelopment of a garage to the rear with a residential unit above.

- (5) Scenario 5: Site amalgamation that would enable multiple units depending on site size.
- It was identified that some additional capacity for housing is appropriate within the Character Areas. However, it is anticipated that more than two units per site would adversely affect the attributes and qualities that have been identified through this study.
3. Identify the potential impacts of intensification on the attributes of the Character Areas, including (but not limited to) the following:
- Loss of the original dwelling.
  - Scale/dominance of new/additional building.
  - Garage/manoeuvring area/parking located within the front yard and the associated visual impact, effects on vegetation and loss of connection to the dwelling.
  - Increase to 50% site coverage from around 30-40% or less, with an associated loss in space and vegetation, including a sense of openness and spaciousness.
  - Loss of sight lines and view lines to the rear.
  - Loss of large-scale vegetation.
  - Front yard open space/privacy conflict and loss of visual connection with the street, with an increase in the height of fencing.
  - Multiple vehicle accessways from the street impacting on the continuity of the streetscape.
4. Identify a set of 'design parameters' that would provide increased development opportunity whilst minimising impacts and retaining Character Area values within the existing development framework. The following assumptions were noted:
- Consideration of the MDRS provisions, and where possible these are incorporated into the parameters. The outcomes anticipated under the MDRS provisions are outlined in **Appendix 1**.
  - Consideration of the existing District Plan provisions where relevant. To enable development some changes are anticipated to the existing District Plan provisions in order to maintain the attributes of the various Character Areas.
  - The design parameters will inform the suite of potential District Plan provisions to be included in the Plan Change proposal, with 3D modelling of the potential design outcomes being undertaken by the Council.
  - Each Character Area is currently accompanied by a non-statutory Design Guide. The parameters have been recommended assuming development for alterations or new development would require a resource consent and would be considered based on assessment matters and updated design guides.

## 5.0 Evaluation of Character Areas and Recommended Design Parameters

### 5.1 Overview

Findings following the Stage 1 review process can be seen in the summary table provided in **Appendix 2** while the Stage 1 maps can also be referred to for more detail in **Appendix 4**.

Overall, the final findings recommend:

- 5 Character Areas being retained as they are - Beverley, Ranfurly, Massey, Malvern and Severn;
- 8 Character Areas remain but with reduced boundaries recommended - Cashmere, Beckenham, Tainui, Piko, Heaton, Francis, Dudley and Englefield;
- 2 Character Areas be removed - The Esplanade, and Clifton.

The maps and graphs clearly show Character Area 1 (The Esplanade and Character Area 2 (Clifton) fell well short of the 80% threshold and the 50/30 Primary/Contributory split. The Primary ranked properties within The Esplanade for example, fell from 48% to 28% while those in Clifton reduced from 82% to 36%.

The following section provides a summary of each of the Character Areas recommended to be considered as a Qualifying Matter. As the Clifton and Esplanade Character Areas did not meet the threshold to be considered Character Areas and were recommended for removal in Stage 1, they were not reviewed in Stage 2 and have not been evaluated for development potential.

The summaries of the remaining Character Areas include:

- An overview of the Character Area.
- A list of the key characteristics that make the area distinctive from their surroundings. This includes photographs of both representative dwellings and the streetscape.
- A map outlining the boundary of the Character Area, the categorisation of each property within it and a graph showing the percentage of Primary, Contributory, Neutral and Intrusive ranking of properties.
- Specific assumptions and analysis pertaining to the Character Area.
- Recommended design parameters to inform future development standards within the District Plan.

To avoid duplication of information the Character Areas have been grouped into six types given a number of the Character Areas include some commonalities.

The key attributes for each Area were developed using information from the 2015 Character Area Assessment and (where there was missing data) the Christchurch City Council Design Guides for the relevant Character Areas. These attributes were also used as a basis to consider potential impacts on the special characteristics to be retained.

It is important to note that the Character Areas have evolved over time through the development of various District Plan reviews. It was noted by the Council staff that the existing Character



Areas are not representative of a wide range of development eras but have largely been identified for evaluation by the subject community. At the time of writing, pre-notification engagement commentary was being collated, noting potential further Character Areas for review, that include a wider range of development eras.

When evaluating the Character Areas, the following observations were made:

- Dwellings of the original era made the strongest contribution to the streetscape and Character Area and should be encouraged to be retained. Provisions which allow the original dwelling to be moved to the front of a site could encourage the retention of original dwellings.
- The use of materials plays a critical role in influencing the character of a dwelling – particularly if it is a new development. Dwellings that had a similar material selection are much more sympathetic to the Character Area than others.
- Landscaping and vegetation are important contributing attributes of the Character Areas. Further development should encourage the retention or replacement of vegetation.
- The sense of enclosure from multi-storey developments adjoining Character Areas may reduce the quality of the Area (i.e. creates visual dominance).

#### 5.1.1 Confirmation of Character Areas and their Boundaries

The above process for evaluating change to the existing Character Areas created a revised list of Character Areas, some with new boundaries, and this is set out in Table 2. A full table showing the percentage of ranking categories within each Character Area is provided as **Appendix 2**.

Table 2 Revised boundaries for Character Areas

Current DP #	Character Area	Stage 1 Action	Stage 2 Action (in comparison to District Plan)
CA1	Esplanade	Remove	Remove*
CA2	Clifton	Remove	Remove*
CA3	Cashmere	Reduce	Reduce
CA4	Beckenham Loop	Reduce	Reduce
CA5	Tainui	Retain	Retain
CA6	Piko	Reduce	Reduce
CA7	Heaton	Reduce	Reduce
CA8	Beverley	Retain	Retain
CA9	Ranfurlly	Retain	Retain
CA10	Massey	Retain	Retain
CA11	Malvern	Retain	Reduce
CA12	Severn	Retain	Retain
CA13	Francis	Reduce	Reduce
CA14	Dudley	Reduce	Reduce
CA15	Englefield	Reduce	Reduce

\*These Characters Areas were not re-assessed during Stage 2.

## 5.2 Character Type 1: Beverley, Heaton

### 5.2.1 Overview

Character Type 1 comprises the Heaton (CA7) and Beverley (CA8) Character Areas, located northwest of the central city. These two areas largely consist of original early 20th century homes representing Georgian Revival, English Domestic Revival and Arts and Craft styles. The distinctiveness of these Areas is created through the grouping of dwellings that are primarily large in scale, wooden two-storey buildings on generous, intact lots with mature vegetation. Discretely located garaging to the rear or side of the houses and low to medium fencing also means there is generally a good visual relationship with the streetscape in these Areas.

While these two Character Areas are broadly similar, the Heaton Character Area only consists of properties on the south side of the street, where the houses are consistently located well set back with large front gardens. The Beverley Character Area incorporates properties on both sides of Beverley Street, creating a strong sense of neighbourliness. As with Heaton, front gardens on the south side are typically generous but setbacks are generally small on the north side of the street.

### 5.2.2 Key Characteristics of Character Area Type 1

It is the combination of the following key elements that contribute to the distinctiveness and sense of place of the Heaton and Beverley Character Areas:

- Consistent double-storey generally detached dwellings with large footprints located on sections that are largely intact.
- Architectural detailing that primarily reflects the Georgian Revival, English Domestic Revival and Arts and Craft styles.
- Building form and detailing which includes steep pitched roofs, timber weatherboard cladding, iron or slate tile roofing, bay and box windows, a mixture of small and medium sized windowpanes within overall large frames, various styled dormer windows, window shutters, exposed rafter ends to extended eaves and occasional shingle detailing on gable ends. Entrance canopies, a variety of detailed entry features, verandas and porches also feature throughout the Area.
- A feature of Heaton in particular, is the consistent balance between house and garden size and both Character Areas have a general spaciousness when viewed from the street, including generous separation between houses and gardens with substantial vegetation. This means a typical site coverage of approximately 30% and an average setback from the street of around 8.5m for Heaton. Beverley has consistently smaller setbacks of approximately 4m on the north side of the street and deeper setbacks varying between 6-14m on the south side.
- Both Areas are characterised by mature boundary and on-site vegetation.
- Low fencing of approximately 1m to 1.5m in height with some stone walls a feature of the Beverley Character Area.
- Visual connectivity between dwellings and the street – through low fencing, placement of windows and dwelling entrances and porches.
- Garages which are generally excluded from the street.



Heaton



Beverley



Beverley Streetscape, Beverley Street



Heaton Streetscape, Heaton Street

### 5.2.3 Character Area Boundaries and Categorisation of Properties

Maps 1 and 2 identify the boundary of the Beverley and Heaton Character Areas along with the categorisation of each property within it. The graph identifies the percentage of each ranking category within the Character Area boundary.

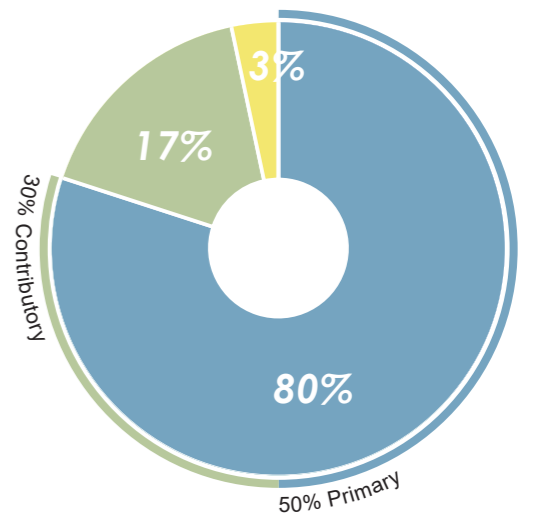


# CHARACTER AREA 7 - HEATON

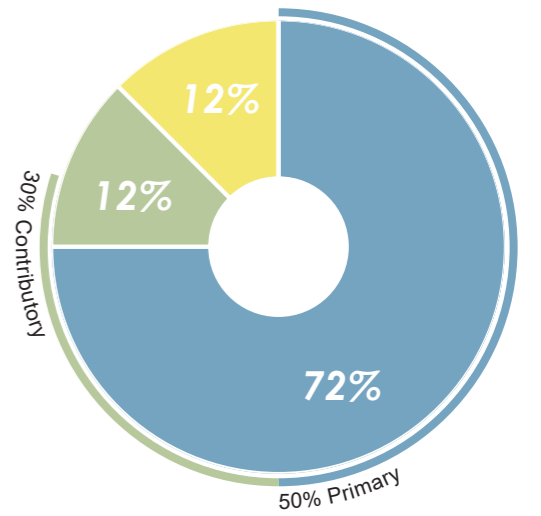


## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

Scale: NTS





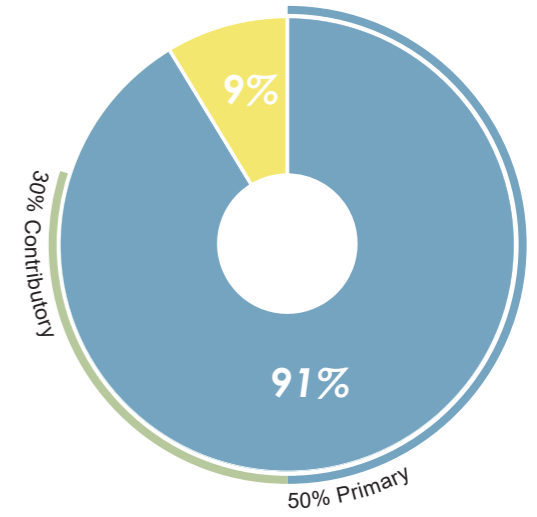
# CHARACTER AREA 8 - BEVERLEY



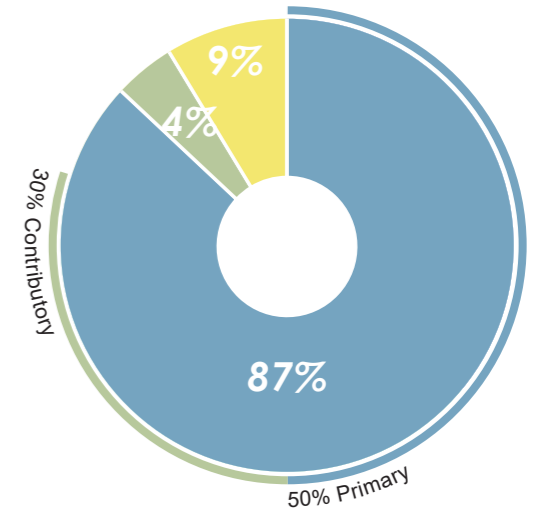
**RECOMMENDATION:**  
Retain Character Area

## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

Scale: NTS



#### 5.2.4 Specific Assumptions and Analysis

##### **Heaton**

- Properties west of Allister Avenue have a slightly different character from the rest of Heaton Street due to the streetscape contribution of Elmwood Park and the large, mature trees along the park edge.
- Planted gardens and large trees on private properties are an important feature across the Character Area.
- Houses with historic significance have a Primary contribution.
- One property was revised from Contributory to Neutral at Stage 2 due to its inconsistent built form – particularly the roof form, design details and materiality, including large areas of glazing.
- The eastern end of Heaton Street has undergone considerable change with several buildings being demolished and being developed by St Georges Hospital. With the loss of attributes on this cluster of properties, they no longer contribute to the Character Area and therefore the boundary has been moved to exclude them.
- New developments in contemporary style with different layout patterns at the western end of Heaton Street has also eroded the character and these have also been excluded from the final boundary.

##### **Beverley**

- Primary properties located on corner sites in Beverley assist with creating an intimate character and a highly cohesive Character Area.
- There is very limited change apparent from the street. Low stone walls and fences remain an important characteristic in Beverley however, this is one of the few aspects that is changing with taller fences being erected. Avoiding garages from being located along the street boundary has generally been successful.
- The Character Area boundary has not been revised.

#### 5.2.5 Character Area Type 1 Recommended Design Parameters

##### **Landscape and Vegetation**

The consistent setbacks and sense of separation between houses as well as the presence of mature boundary and garden vegetation are key features of Type 1 Areas. To maintain consistency with these characteristics:

- Houses should be aligned with dominant setbacks of existing adjacent houses. Therefore, in Heaton, deep minimum boundary setbacks are recommended consistent with the existing average of around 8.5m while in Beverley, smaller minimum setbacks on the north side are appropriate of no more than 4m on the north side and approximately 7m on the south side.
- Buildings should be setback sufficiently from the side boundaries to maintain the sense of openness and a consistent development pattern. Side setbacks of between approximately 2-3m and 5m are recommended.



- Due to the importance of large scale established trees in contributing to the character of Type 1 Areas, for Beverley, a minimum landscape strip should be required at the front boundary of no less than 2m and a minimum landscaped area of approximately 20% is recommended. For Heaton at least 3 large specimen trees should be planted in the front setback as well as a 20% landscape area across the site.
- To further ensure a sense of spaciousness, setting a minimum outdoor space is recommended and should be at least 80m<sup>2</sup> with a minimum dimension of around 7m.

### **Streetscape and Connectivity**

Type 1 Areas are characterised by good visual connectivity between dwellings and the street primarily through low fencing, placement of windows and dwelling entrances and porches and the location of garages and parking generally to the rear or at least not dominating the front of the house. To maintain consistency with these characteristics:

- Entries and windows should be oriented to face the street and with similar proportions to existing adjacent houses with glazing at least 20% of the front façade.
- Fencing should be a maximum 1.8m in Heaton and 1.2m in Beverley and consider using fencing materials sympathetic with those of the house.
- Garages and parking should ideally be located at the rear to avoid diluting the character of the house and reducing the front garden area and vegetation. If they are at the side, these should be set back from the front face of the dwelling.

### **Built Form**

As Type 1 Areas are characterised by Georgian Revival, English Domestic Revival and Arts and Craft styles, alterations or new dwellings should use materials and an architectural style sympathetic to houses from this era.

It is recommended that new dwellings should be two-storeys with a maximum height of approximately 9m to ensure the height is in keeping with the existing original houses on these streets. Height in relation to boundary rules should also encourage a two-storey form with pitched gable or hip roofs that are consistent with the adjacent primary dwellings.

Buildings within the same site should be separated by 5m to remain in keeping with the detached form of the Character Area.

Buildings can be relatively large in size but no greater than 35% of the site coverage.

For sites with long frontages, long buildings would be inconsistent with the Character Area, therefore a 60% maximum building frontage to the street is recommended.

### **Subdivision Pattern**

The original subdivision pattern remains largely intact in Type 1. Sections vary in size and are typically large, ranging generally between 780-1300m<sup>2</sup>. While the design parameters have been recommended to allow for two units per site, a subdivision minimum rule would limit the density allowed and assist in retaining large section sizes and maintaining a consistent pattern.

Vehicle crossing access widths should be kept as narrow as possible to allow for safe access, without dominating the streetscape of the Character Area. Double-access widths, where adjacent access points adjoin each other, should be avoided.

## 5.3 Character Area Type 2: Englefield

### 5.3.1 Overview

Type 2 is made up solely of the Englefield Character Area, located immediately northeast of the city centre and just to the south of the Ōtākaro Avon River. This Area comprises distinctive house types that date to early settlement of Christchurch, including a high proportion of Victorian worker's cottages dating to 1870s that are not represented in other Character Areas. The streets are narrow and the sections are small with narrow street frontages creating a distinctively intimate scale and relationship between the houses, gardens and streets.

### 5.3.2 Key Characteristics of Character Area Type 2

It is the combination of the following key elements that contribute to the distinctiveness and sense of place of the Englefield Character Area:

- Consistent single-storey, detached buildings with small footprints.
- Architectural detailing that primarily reflects workers cottages from the 1870s and several wooden bungalows from the 1920's and 1930's.
- Building form and detailing is simple and includes small projections for porches, low angled gable and hip roofs, weatherboard cladding, symmetrical frontage, clearly defined entrance, verandas, porches, windows to the street.
- A feature of Englefield is the consistently small scale layout, with narrow streets, small sections and small setbacks. This means a typical site coverage of approximately 40% and setbacks from streets varying between approximately 3m and 7m with an average of 4.5m.
- Most properties are characterised by mature boundary and on-site vegetation.
- Low fencing of approximately 1m to 1.5m in height with some timber/picket fencing a feature of the Area.
- Good visual connectivity between dwellings and the street through low fencing, narrow street setbacks and the placement of large windows at the front of the dwellings.
- Properties with garages have generally placed these at the rear.



Englefield



Englefield





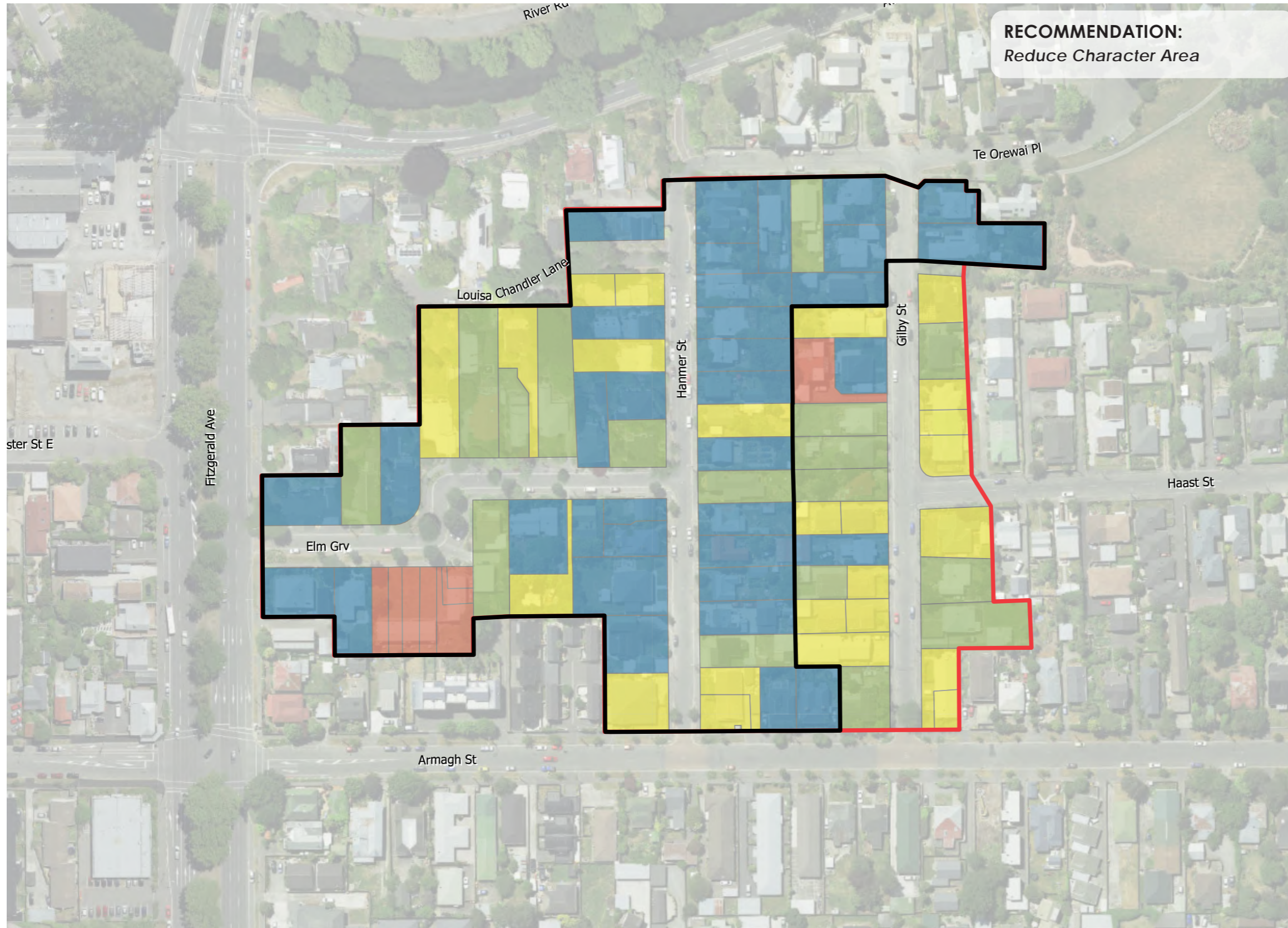
Englefield Streetscape, Hanmer Street

### 5.3.3 Character Area Boundaries and Categorisation of Properties

Map 3 identifies the boundary of the Englefield Character Area along with the categorisation of each property within it. The graph identifies the percentage of each ranking category within the Character Area boundary.

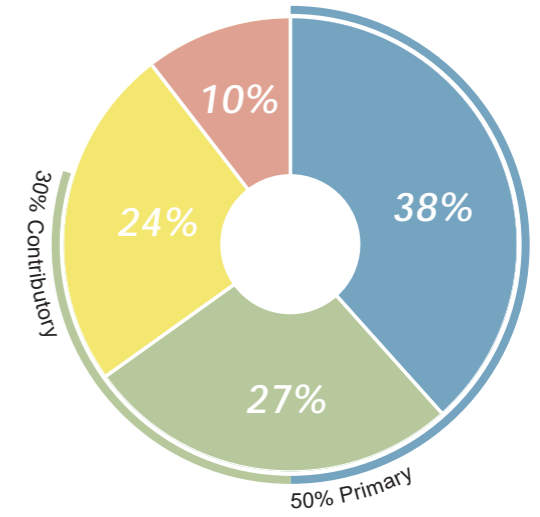


# CHARACTER AREA 15 - ENGLEFIELD\*

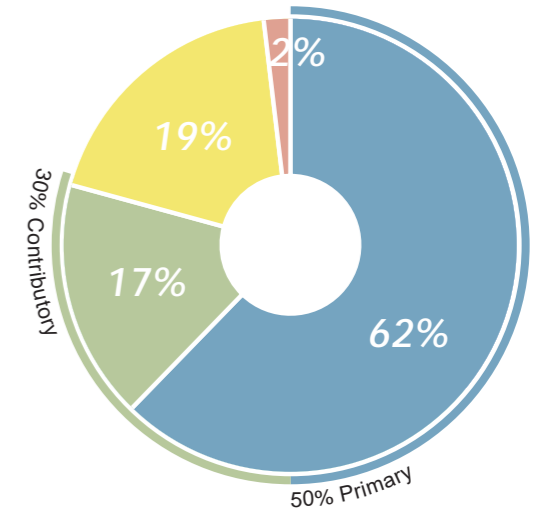


## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

\*Further refinement of the boundary would enable full compliance with the 80% Primary and Contributory threshold. In addition, 22 Elm Grove includes seven 'intrusive' address points which in this case has been manually changed to identify as one property.



#### 5.3.4 Specific Assumptions and Analysis

- The streetscape has minimal landscaping and narrow footpaths however the planting in the front gardens is a consistent feature in this Area and contributes considerably to the character of the streetscape.
- The categorisation of a number of properties on Elm Grove and Hanmer Street were revised upwards, either to Primary or Contributory ratings, while properties on Gilby Street were revised down to Contributory or Neutral. While the Gilby streetscape retains consistent small scale elements with the narrow street and setbacks, there are few Primary properties remaining and as such the built form attributes of this area are no longer represented in a consistent or cohesive way. Therefore, most of Gilby Street has been excluded from the revised Character Area boundary.

#### 5.3.5 Chapter Area Type 2 Recommended Design Parameters

##### **Landscape and Vegetation**

The consistent narrow spacing and pattern of street frontages and the well planted gardens are key features of the Type 2 Area. To maintain consistency with these characteristics:

- Houses should be aligned with dominant setbacks of existing adjacent houses. Therefore, in Englefield, where the small front yards are a key feature, small minimum boundary setbacks are recommended of around 3-5m to be in keeping with the current average of around 4.5m.
- Given the existing close pattern of development, it is recommended that small building setbacks from side boundaries be encouraged, with a minimum of approximately 1.5m and no more than 5m.
- Front gardens in Englefield are small but are a key contributor to the character of the streetscape, so a minimum landscape strip should be required at the front boundary of no less than 2m and a minimum landscaped area of approximately 20% is recommended.
- Similarly, a minimum outdoor space is recommended which should maintain the consistent balance between the size of house and gardens. Given the smaller scale of properties this could be around 50m<sup>2</sup> with a minimum dimension of at least 5m.

##### **Streetscape and Connectivity**

There is good visual connectivity creating a strong neighbourhood environment primarily through low fencing, porches and verandas and close, clear views to the street. To maintain consistency with these characteristics:

- House entrances, windows and porches should be oriented to face the street and with similar proportions to existing adjacent houses with glazing at least 20% of the front façade.
- Fencing should be low (a maximum of 1-1.2m is recommended) and consider using fencing materials and style sympathetic with the original houses such as timber/picket fencing.
- Given the proximity to the Central City, garages and carports are discouraged. If new garages or carports are proposed, they should be small-scale, detached from the dwelling and located to the side of the dwelling to avoid dominating the dwelling.

## **Built Form**

As the Englefield Character Area is characterised by Victorian workers cottages and wooden bungalows, alterations or new dwellings should use materials and an architectural style sympathetic to houses from this era.

It is recommended that new dwellings be single storey and similarly scaled with similar sized footprints to existing houses. Therefore, a maximum building height of approximately 5m is recommended, together with height in relation to boundary rules that encourage a single storey form with pitched gable or hip roofs that are consistent in form with the adjacent primary dwellings. Buildings should be modest in size and no greater than 35% of the site coverage.

Buildings within the same site should be separated by 5m to remain in keeping with the detached form of the Character Area.

For sites with long frontages, long buildings would be inconsistent with the Character Area, therefore a 60% maximum building frontage to the street is recommended.

## **Subdivision Pattern**

The original subdivision pattern remains largely intact in the Type 2 Area. Sections are generally larger on Elm Grove and smaller on Hanmer Street where sizes are typically around 450m<sup>2</sup>. While the design parameters have been recommended to allow for two units per site, a subdivision minimum rule would limit the density allowed and assist in maintaining a consistent layout.

Access widths should be kept as narrow as possible to allow for safe access, without dominating the streetscape of the Character Area. Double-access widths, where adjacent access points adjoin each other, should be avoided.



## 5.4 Character Area Type 3: Francis, Malvern, Massey, Ranfurly, Severn, Tainui

### 5.4.1 Overview

Type 3 represents the largest group, comprising the Francis, Malvern, Massey, Ranfurly, Severn, and Tainui Character Areas, located broadly to the north of the central city. These six areas largely comprise early to mid 20<sup>th</sup> century detached bungalows and villas with modest footprints. Some subdivision with infill housing has occurred over time however generally these areas have remained largely cohesive in character and sections remain relatively intact.

The vegetation and street amenity are also a distinctive feature that adds significantly to the cohesive character of these Areas. Large scale, mature street trees and grass berms as well as vegetated front gardens are characteristic of the Type 3 Areas, often helping to mark the 'gateways' of the Character Area.

### 5.4.2 Key Characteristics of Character Area Type 3

It is the combination of the following key elements that contribute to the distinctiveness and sense of place of these six Character Areas that make up Type 3:

- Generally single storey, moderate-scale, individual buildings with occasional 2-storey homes.
- Architectural detailing primarily reflecting the wooden Californian-style bungalows of the 1920s and 1930s and occasional villas. Tainui Character Area includes some dwellings of the English Domestic Revival (EDR) style.
- Building form and detailing includes simple forms with the addition of small projections, low-pitched hip roofs, gable ends with shingles, bay or bow windows and weatherboard cladding, leadlights and shingle gable ends. The dwellings generally have large windows and porches addressing the street.
- The original block layout in these Character Areas is generally intact. There is some infill in Tainui.
- A feature of many of these areas is the high amenity streetscape with mature street trees and well landscaped gardens with consistent, generous setbacks. Typical site coverage is between approximately 35%-45% with average setbacks of around 8-9m. The Massey Character Area is slightly deeper with an average of approximately 10m.
- All areas are characterised by mature boundary and on-site vegetation including specimen trees.
- No fencing or low fencing of approximately 1m to 1.5m in height with some picket and stone walls are a feature of the Severn Character Area.
- Visual connectivity between dwellings and the street through low or no fencing, placement of windows and dwelling entrances and sympathetic on-site landscaping.
- Garages generally excluded from the street.



Malvern



Massey



Francis



Ranfurlly



Severn



Tainui



Massey Streetscape, Massey Crescent

#### 5.4.3 Character Area Boundaries and Categorisation of Properties

Maps 4-9 identify the boundary of the Type 3 Areas along with the categorisation of each property within it. The graph identifies the percentage of each ranking category within the Character Area boundary.

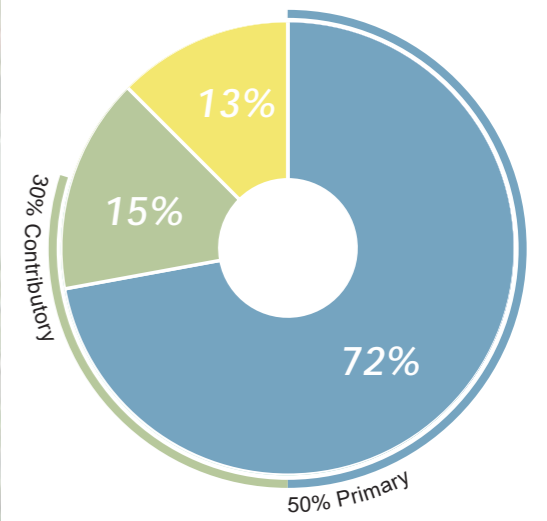


# CHARACTER AREA 13 - FRANCIS\*

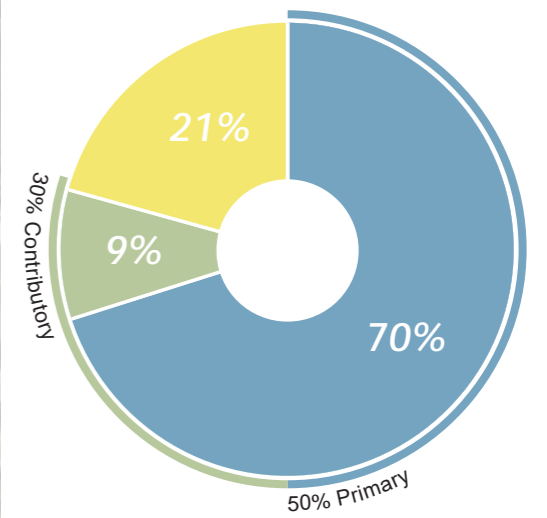


## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

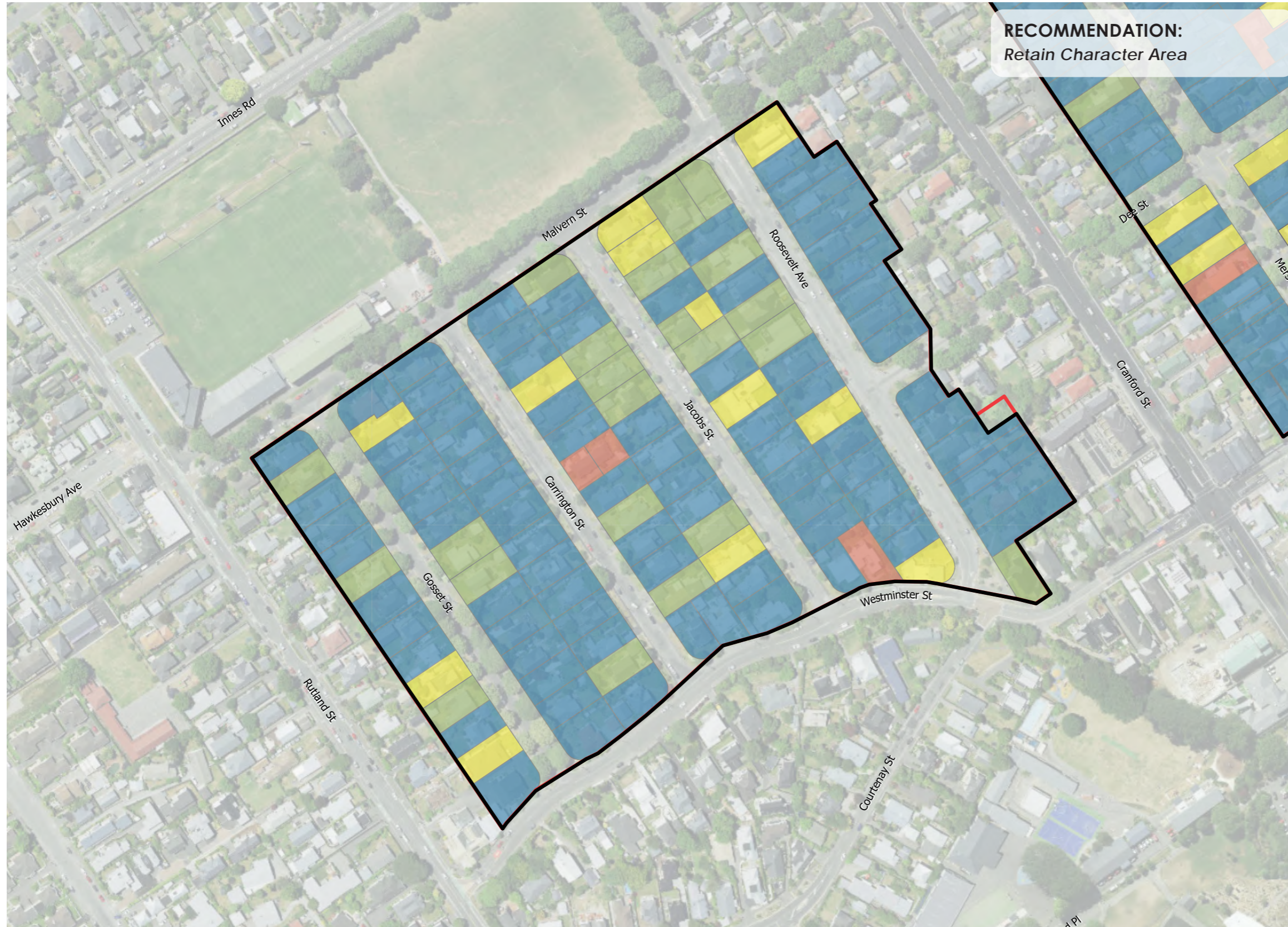
- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

\* This area does not meet the 80% requirement but does exceed the 50% Primary score. The boundary could be altered further to exclude "properties not visible from the street" to enhance the percentage scores overall and more accurately represent the Character Area.

Scale: NTS



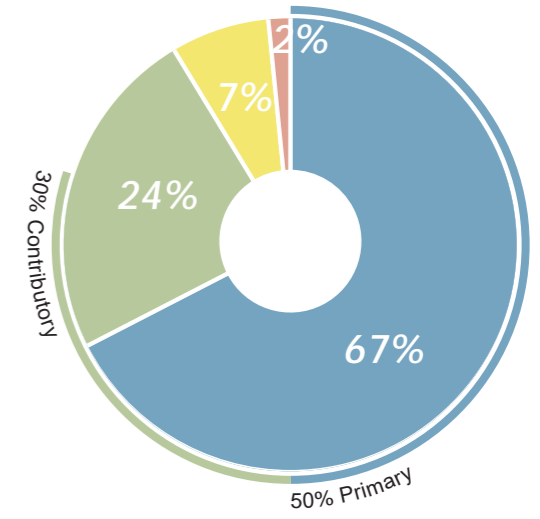
# CHARACTER AREA 11 - MALVERN



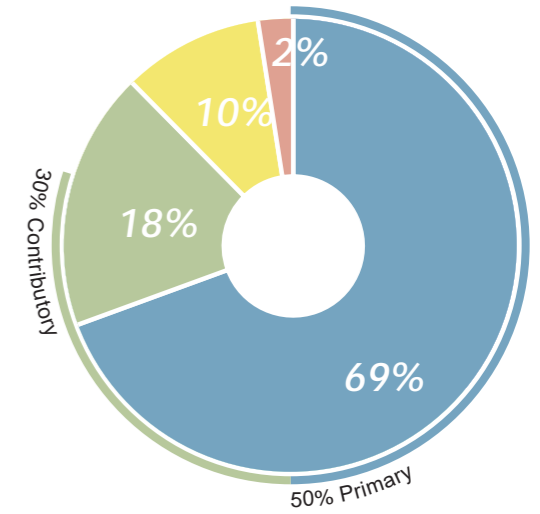
**RECOMMENDATION:**  
Retain Character Area

## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

Scale: NTS





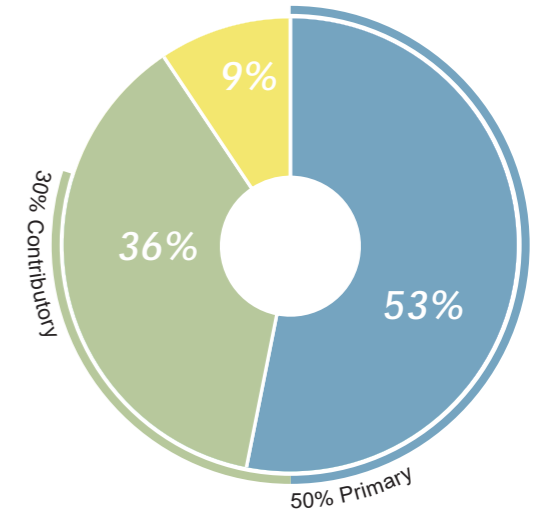
# CHARACTER AREA 10 - MASSEY



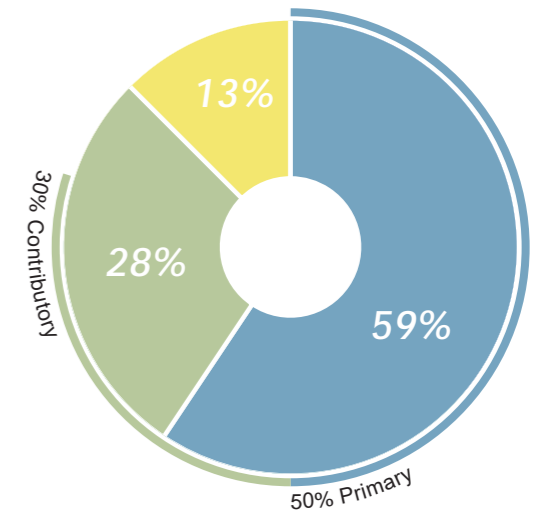
**RECOMMENDATION:**  
Retain Character Area

## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

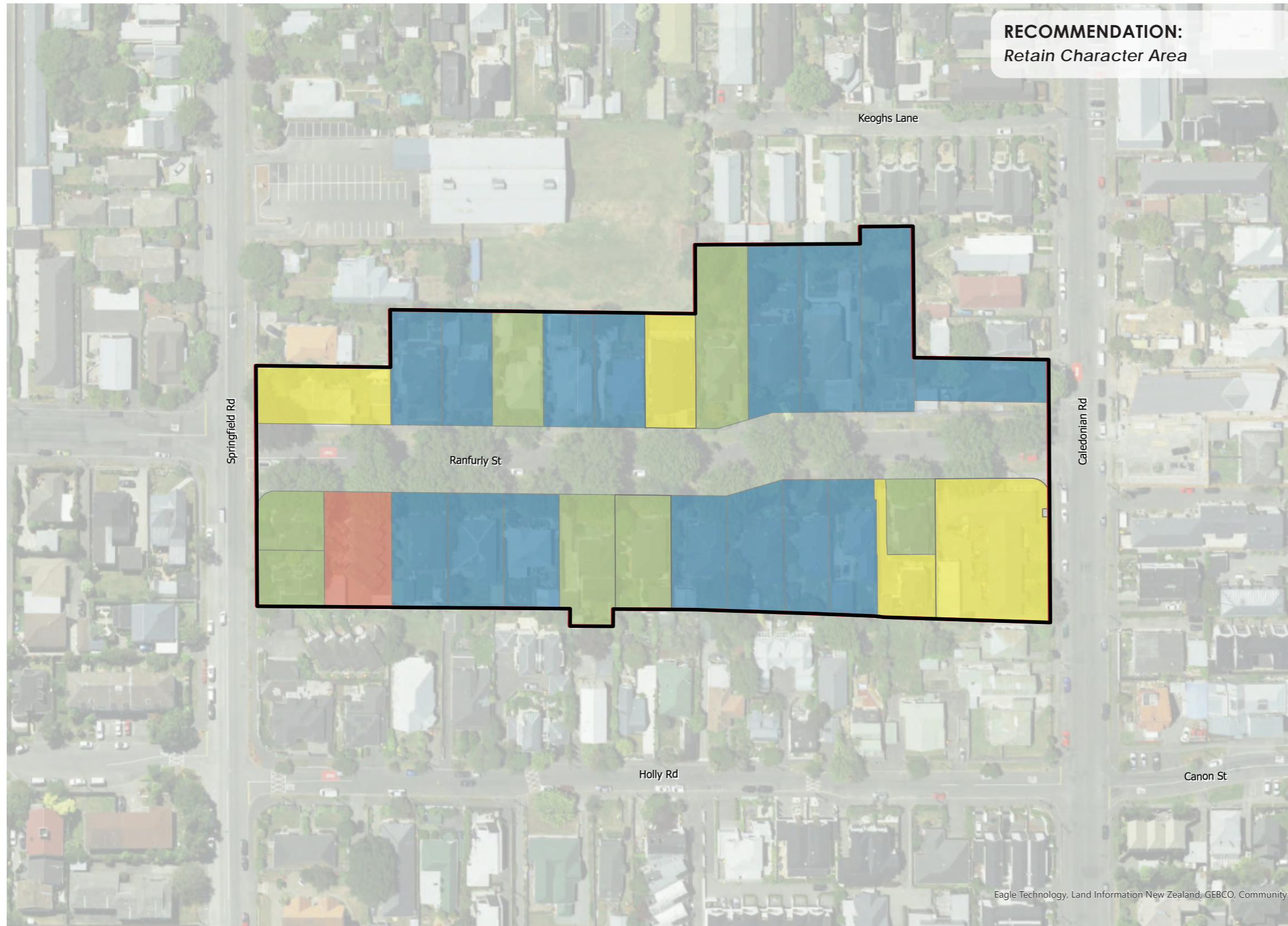
- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY



Scale: NTS



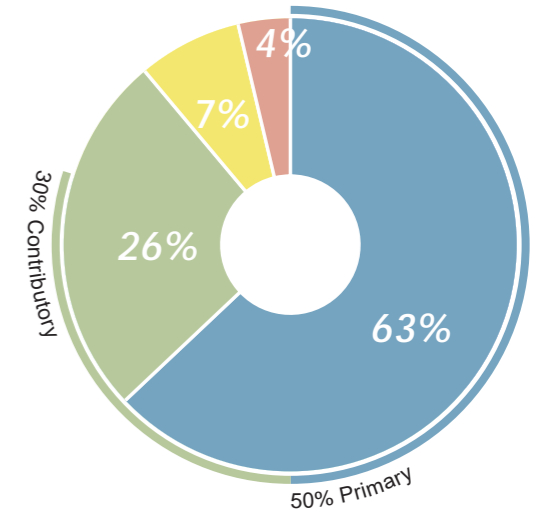
# CHARACTER AREA 9 - RANFURLY



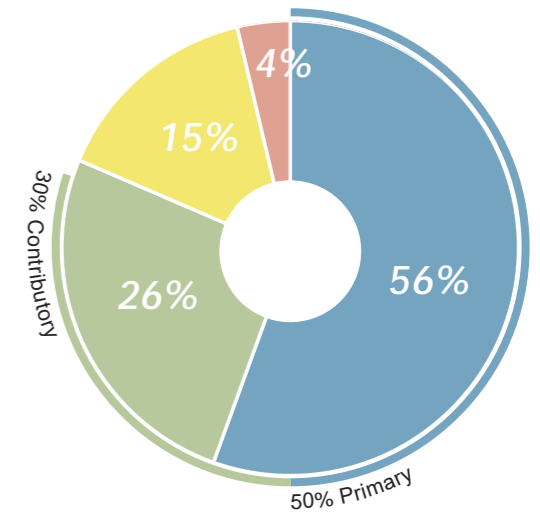
**RECOMMENDATION:**  
*Retain Character Area*

## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



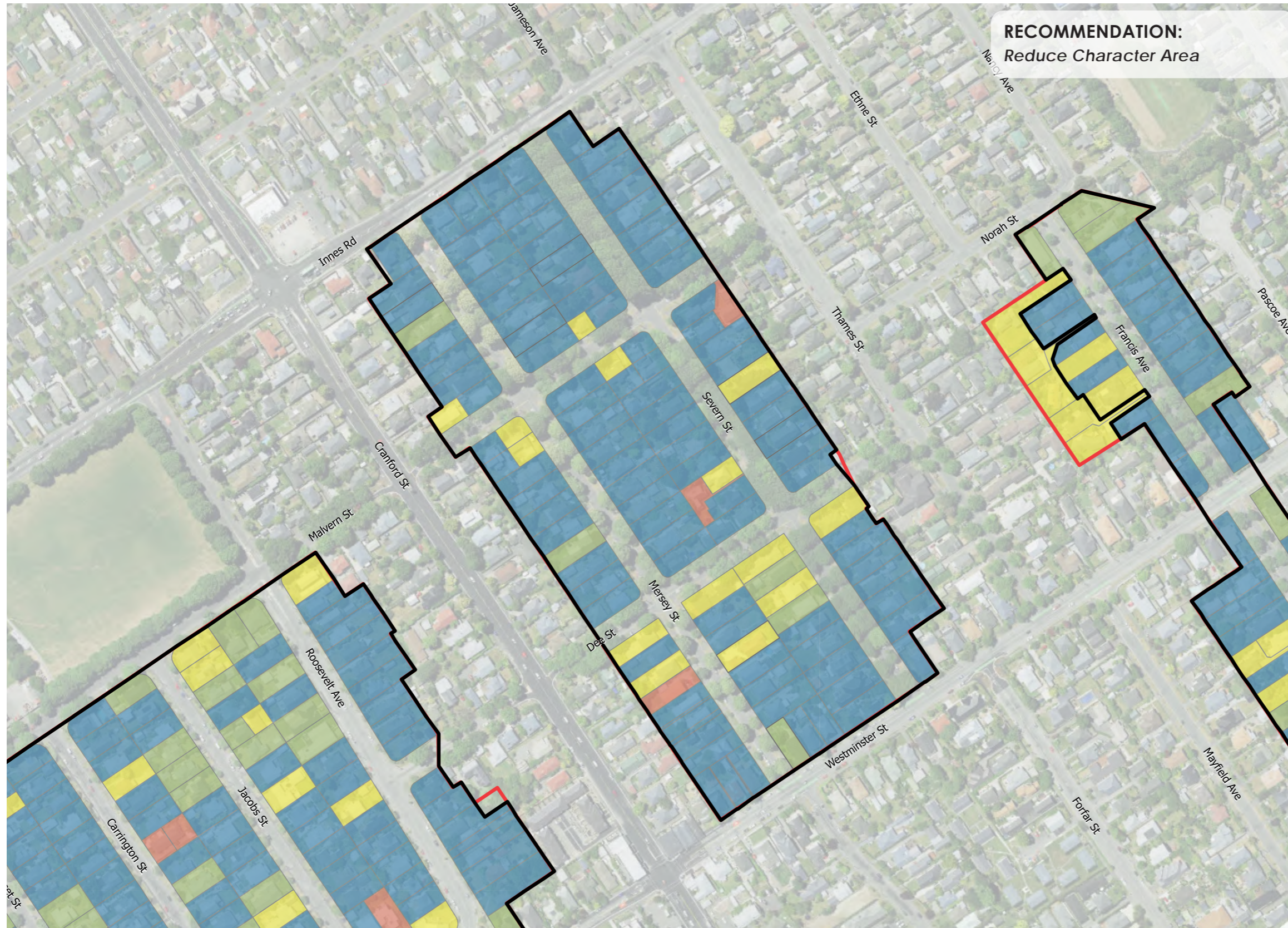
### LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

Scale: NTS



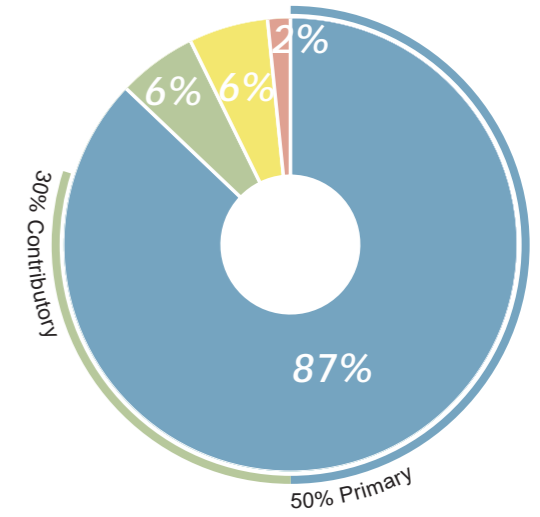
# CHARACTER AREA 12 - SEVERN



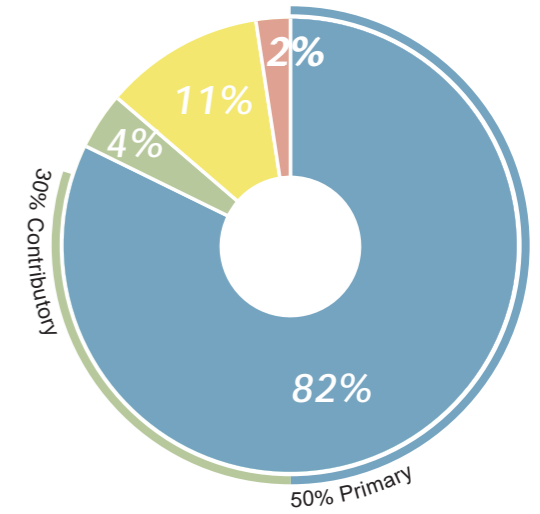
**RECOMMENDATION:**  
Reduce Character Area

## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

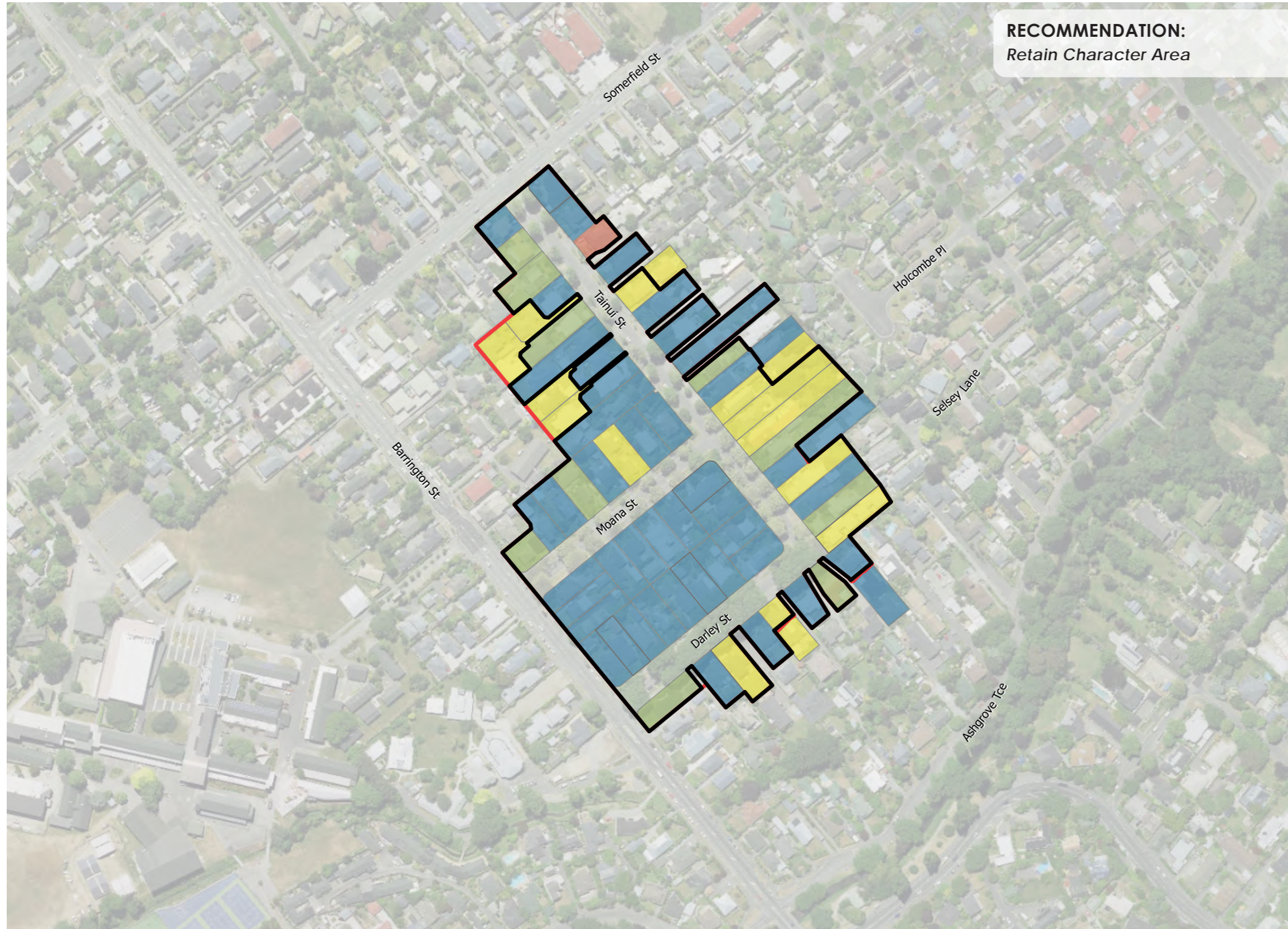
- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

Scale: NTS





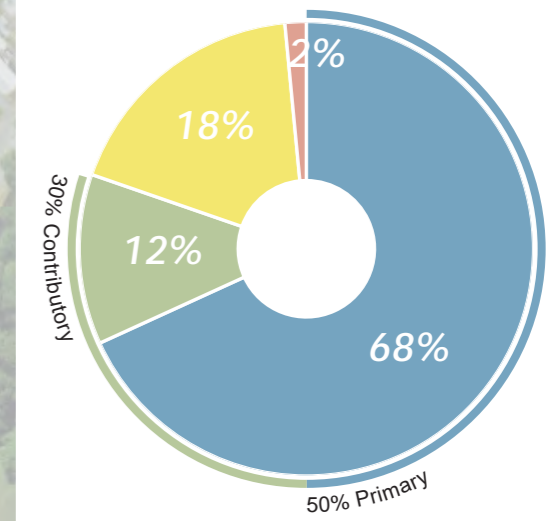
# CHARACTER AREA 5 - TAINUI



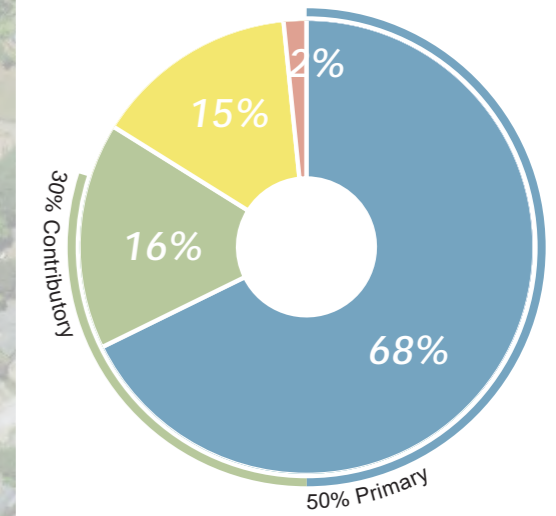
**RECOMMENDATION:**  
Retain Character Area

## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

Scale: NTS



#### 5.4.4 Specific Assumptions and Analysis

##### **Francis**

- The mature street trees and Primary and Contributory properties on the corner sites, assist with a sense of this as a tight, highly cohesive Character Area.
- The categorisation of a small number of properties have been revised upwards, for example, due to considering the strength of the original property outweighing the negative impact of a front garage.
- The Character Area boundary has had a minor reduction due to the decision to exclude a cluster of Neutral rear properties.

##### **Malvern**

- Primary properties on corner sites in Malvern, together with the mature street trees, assist with a sense of this as a tight, highly cohesive Character Area.
- The categorisation of several properties in Malvern were revised upwards during the Stage 2 process reflecting the ground-truthing process.
- The Character Area essentially remains intact with exception of a rear property which has been excluded as it belonged to a property accessed off Dee Street, outside the Malvern Character Area.

##### **Massey**

- The mature street trees and Primary and Contributory properties on the corner sites, assist with a sense of this as a tight, highly cohesive Character Area.
- Very limited change is apparent from the street. As a result the boundary of the Area has not been revised.

##### **Ranfurly**

- The new development on the corners of the Ranfurly Character Area are eroding the consistency of the Character Area, however the mature street trees assist with its cohesion.
- Very limited change is apparent from the street and as a result the boundary has not been revised.

##### **Severn**

- Primary properties on corner sites, together with the mature street trees, assist with a sense of this as a tight, highly cohesive Character Area.
- There is very limited change apparent from the street and as such the boundary has not been revised.

##### **Tainui**

- Primary properties on corner sites, together with the mature street trees, assist with a sense of this as a cohesive Character Area.
- Some older infill has occurred however limited further change is apparent from the street. The boundary of the Area has not been revised.

#### 5.4.5 Character Area Type 3 Recommended Design Parameters

##### **Landscape and Vegetation**

Houses in the Type 3 Character Areas are characterised by their very consistent, deep street setbacks as well as the presence of mature boundary and garden vegetation and mature street trees. To maintain consistency with these characteristics:

- Houses should be aligned with dominant setbacks of existing adjacent houses. Therefore, deep minimum boundary setbacks are recommended consistent with the existing average in most Character Areas of around 8m.
- Buildings should be setback sufficiently from the side boundaries to maintain the sense of spaciousness and a consistent development pattern. Side setbacks of between approximately 2m and 5m are recommended.
- Due to the importance of established vegetation in contributing to the character of Type 3 Areas, a minimum landscape strip should be required at the front boundary of no less than 3m and a minimum landscaped area of approximately 20% is recommended.
- To further ensure a sense of spaciousness, setting a minimum outdoor space is recommended and should be at least 50m<sup>2</sup> with a minimum dimension of around 5m.

##### **Streetscape and Connectivity**

Good streetscape connectivity remains characteristic of the streets in the Type 3 Areas. This strong relationship is primarily due to low fencing, entrances, windows and porches facing the street, and the exclusion of garaging from the street front. To maintain consistency with these characteristics:

- House entrances, windows and porches should be oriented to face the street and with similar proportions to existing adjacent houses with glazing at least 30% of the front façade.
- Fencing should be low (a maximum of 1.2m is recommended) and consider using fencing materials and style sympathetic with the original houses such timber/picket fencing.
- New garages or carports in Type 3 Areas should be located to the rear of the house to avoid diluting the strong relationship between the street and the dwelling. If they are at the side, they should be set back from the front facade of the dwelling.

##### **Built Form**

The Type 3 Character Areas are characterised by single-storey wooden Californian-style bungalows of the 1920s and 1930s, therefore alterations or new dwellings should use materials and an architectural style sympathetic to houses from this era.

It is recommended that new dwellings be single storey and similarly scaled with similar sized footprints to existing houses. Therefore, a maximum building height of approximately 5.5m is recommended, together with height in relation to boundary rules that encourage a single storey form with low pitched gable or hip roofs that are consistent in form with the adjacent primary dwellings. Buildings should be modest in size and no greater than 35% of the site coverage.

Buildings within the same site should be separated by 5m to remain in keeping with the detached form of the Character Area.

For sites with long frontages, long buildings would be inconsistent with the Character Area, therefore a 60% maximum building frontage to the street is recommended.

### **Subdivision Pattern**

While sections remain largely intact in Type 3, there are examples within these Character Areas where subdivision is starting to erode the consistent division pattern. The pattern varies between Character Areas; however section sizes are most typically between approximately 550-750m<sup>2</sup> and are generally very consistent within Areas. While the design parameters have been recommended to allow for two units per site, a subdivision minimum rule would limit the density allowed and assist in maintaining a consistent layout.

Access widths should be kept as narrow as possible to allow for safe access, without dominating the streetscape of the Character Area. Double-access widths, where adjacent access points adjoin each other, should be avoided.

## 5.5 Character Area Type 4: Dudley, Beckenham

### 5.5.1 Overview

Type 4 comprises the Dudley and Beckenham Character Areas. These two larger Areas comprise a number of streets with homes predominantly dating between the 1920s and 1940s, with similar sized sections and street setbacks. Waimea Terrace and Eastern Terrace form Beckenham Loop which follows the river and encircles a grid like street pattern of Beckenham. Dudley has a linear grid street layout, aside from Stapletons Road and Julius Terrace which are dictated by the river.

### 5.5.2 Key Characteristics of Character Area Type 4

It is the combination of the following key elements that contribute to the distinctiveness and sense of place of the Type 4 Character Areas:

- Consistent style and era of dwellings (primarily consisting of single-storey wooden Californian-style bungalows of the 1920s - 1940s).
- Dwellings are typically single-storey, with some exceptions and are generally detached buildings of a moderate scale.
- Buildings and roofs are generally simple forms with projections, gable and hip roofs.
- Architectural detailing includes bay and bow windows, shingle gable ends and weatherboard cladding.
- Dwellings are setback between 6-9m from the street, with larger setbacks present bordering the river at Beckenham (Waimea Terrace and Eastern Terrace, Beckenham).
- Fencing is 1m to 1.5m, although evidence of non-compliance with this standard is eroding this consistency.
- Moderate street widths, consistent dwelling setbacks (more generous along the river edge).
- Visible boundary vegetation and landscaping in the front yard.
- Good visual connectivity between the dwellings and the street through low fencing, dwelling entrances, placement of windows.

- Mature deciduous trees lining Dudley Street, Dudley and Fisher Avenue and Norwood Street, Beckenham.



Dudley



Dudley



Dudley Streetscape, Dudley Street





Beckenham



Beckenham



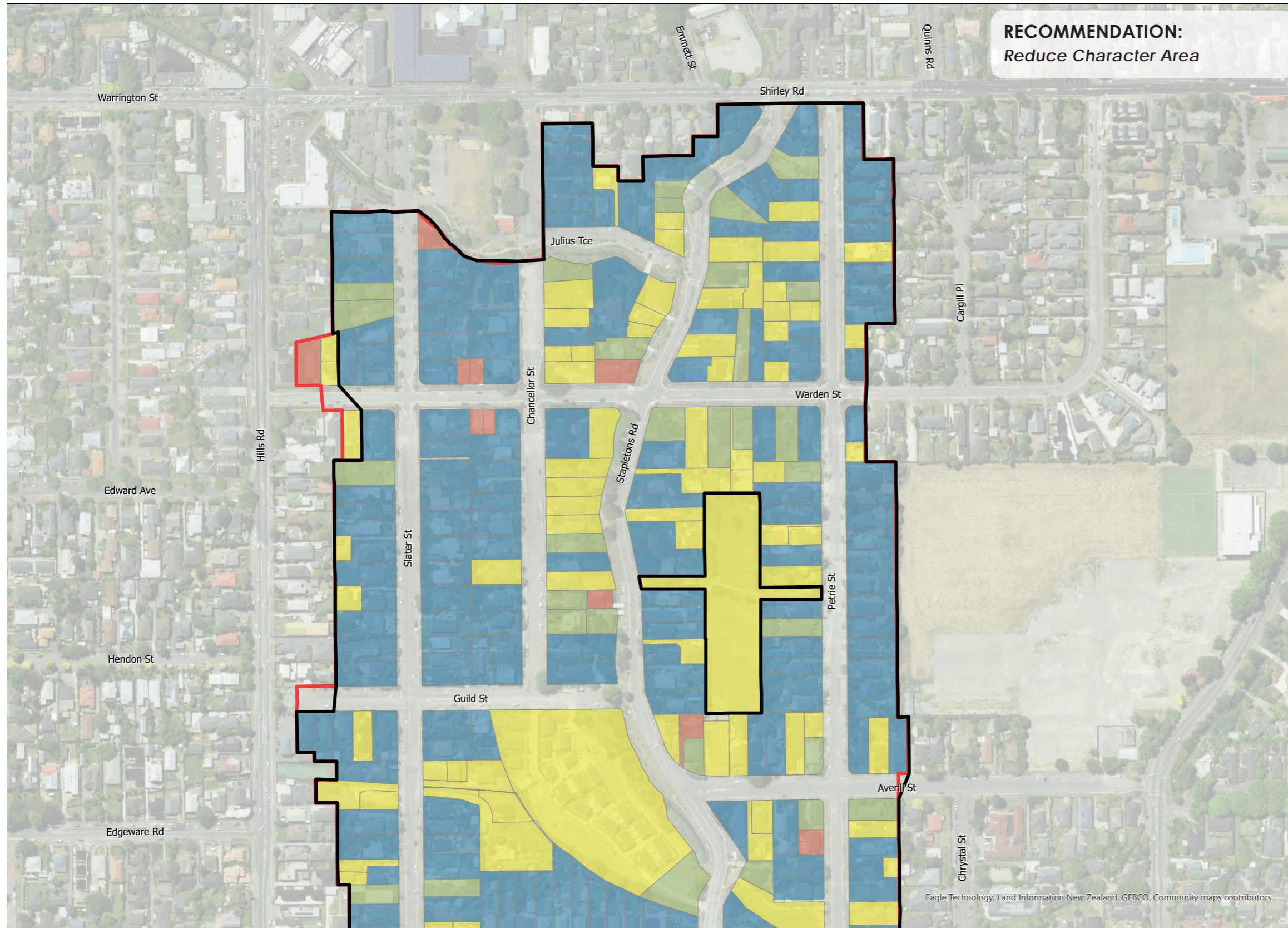
Beckenham Streetscape, Birdwood Avenue

### 5.5.3 Character Area Boundaries and Categorisation of Properties

Maps 10 and 11 identify the boundary of the Type 4 Areas along with the categorisation of each property within it. The graph identifies the percentage of each ranking category within the Character Area boundary.

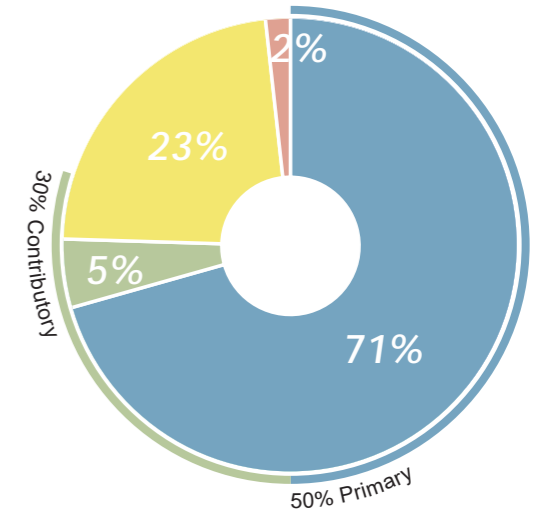


# CHARACTER AREA 14 - DUDLEY\*

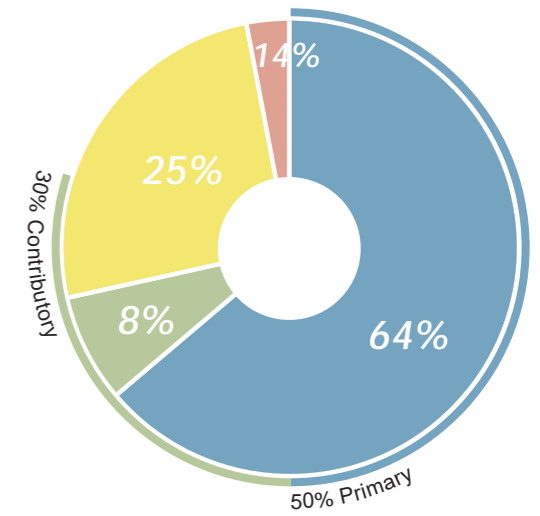


## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

\* This area does not meet the 80% requirement but does exceed the 50% Primary score. The boundary could be altered further to exclude "properties not visible from the street" to enhance the percentage scores overall and more accurately represent the Character Area.

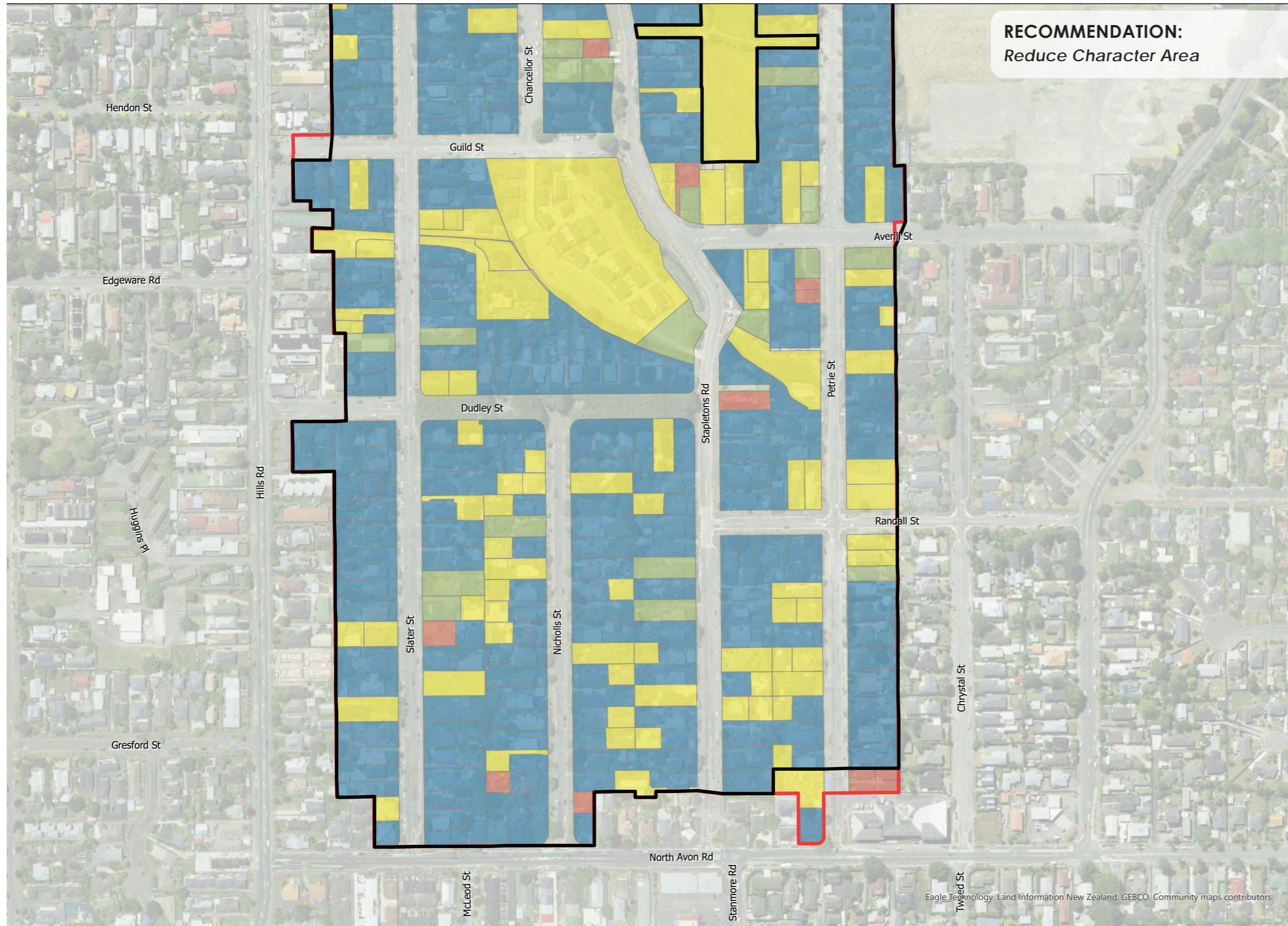
\*Petrie Park has been excluded from the revised character area boundary. Classified as neutral in 2015 assessment (as shown above).

Scale: NTS



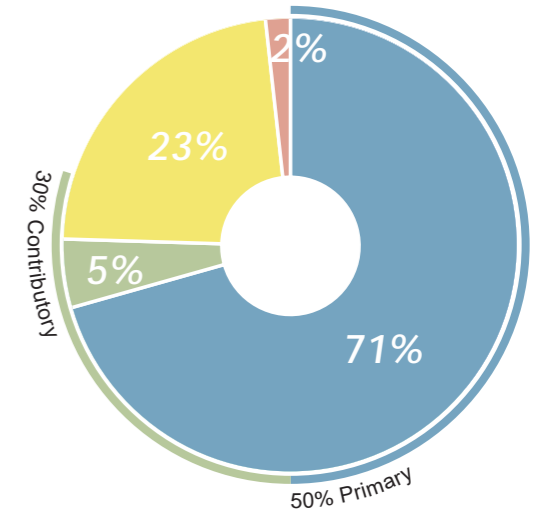


# CHARACTER AREA 14 - DUDLEY\*

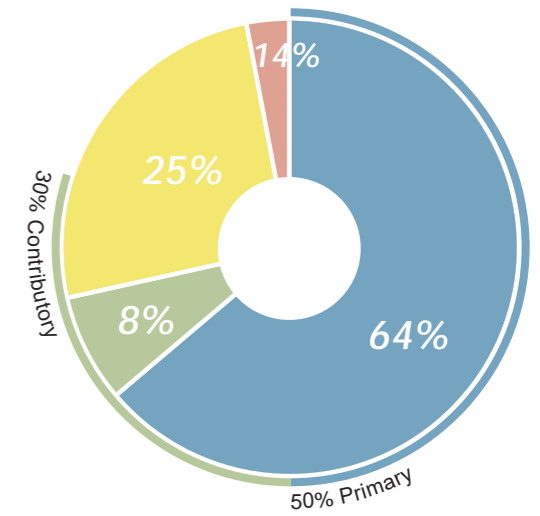


## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

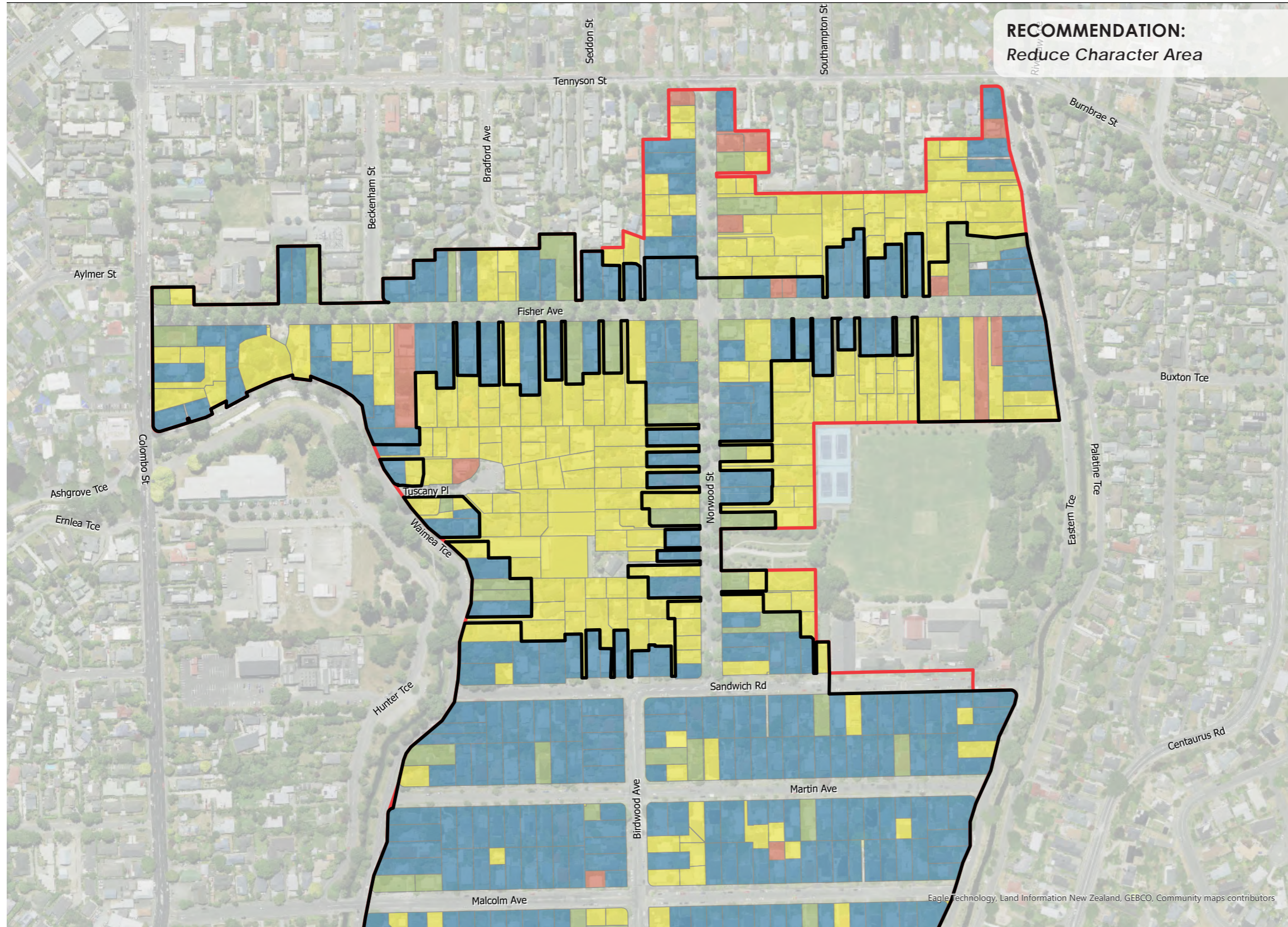
\* This area does not meet the 80% requirement but does exceed the 50% Primary score. The boundary could be altered further to exclude "properties not visible from the street" to enhance the percentage scores overall and more accurately represent the Character Area.

Scale: NTS



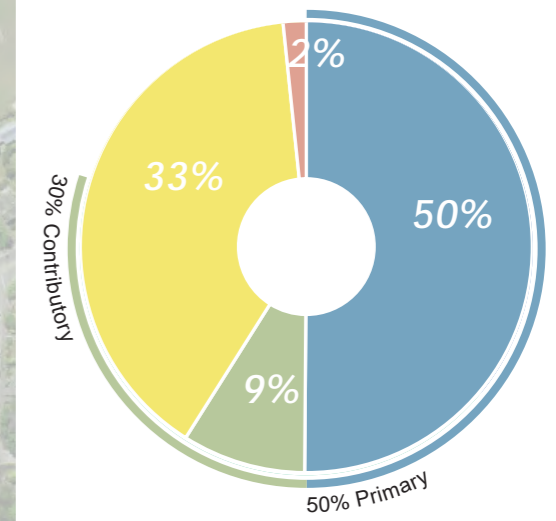


# CHARACTER AREA 4 - BECKENHAM LOOP \* (NORTH)

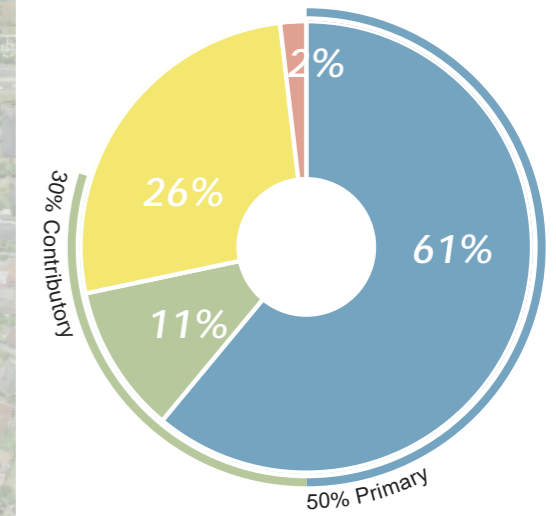


## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

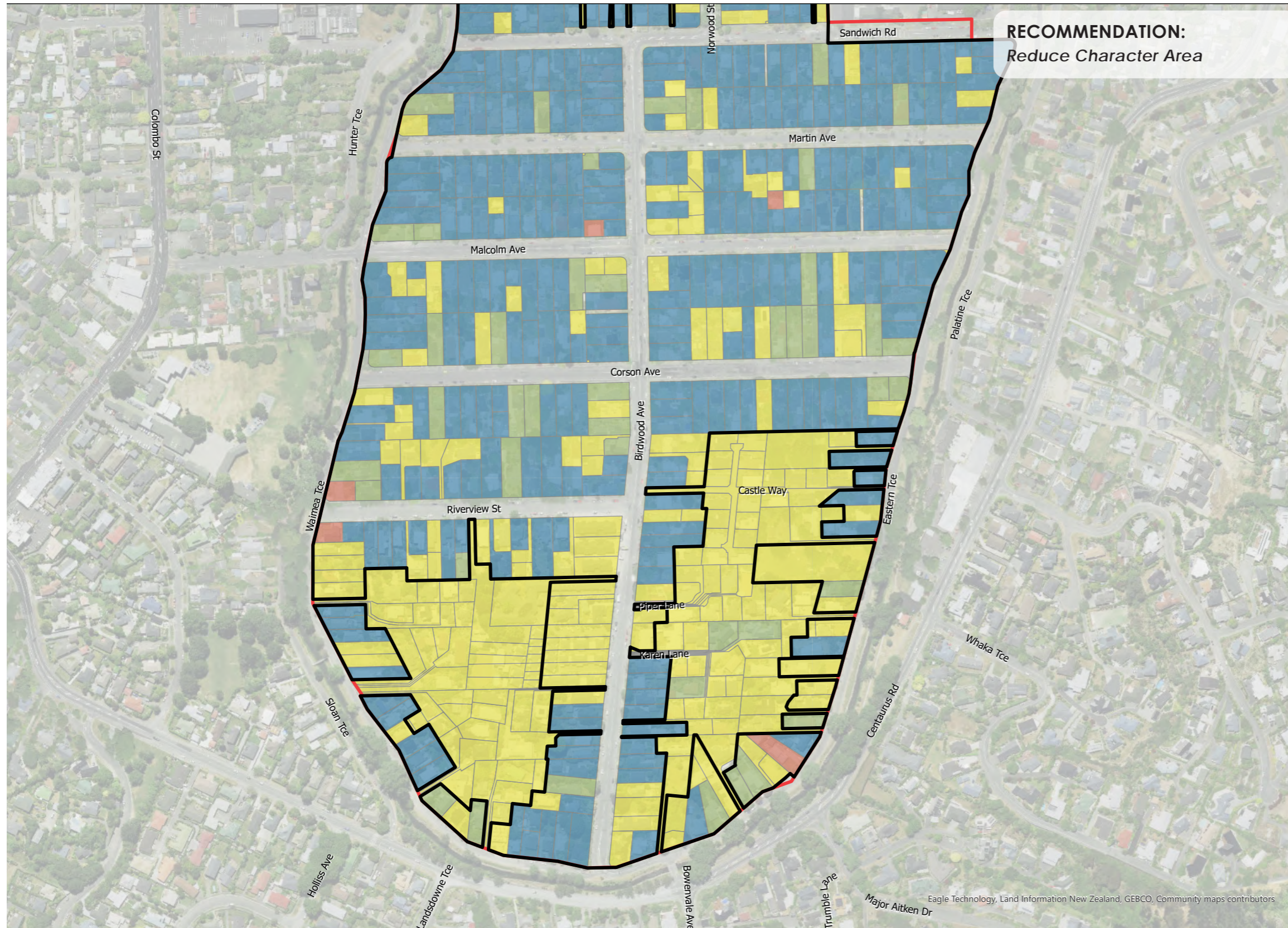
- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

\* This area does not meet the 80% requirement but does exceed the 50% Primary score. The boundary could be altered further to exclude "properties not visible from the street" to enhance the percentage scores overall and more accurately represent the Character Area.

Scale: NTS

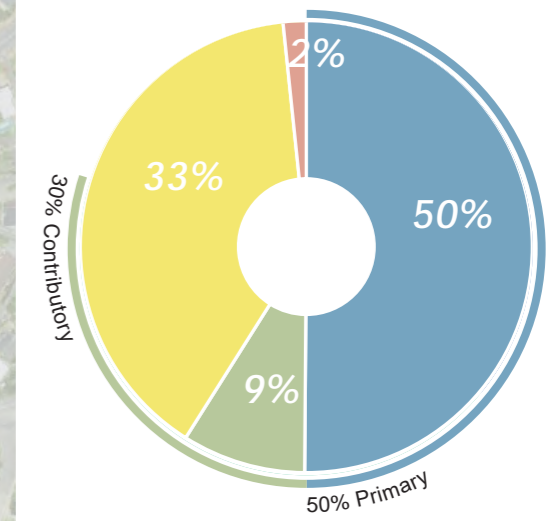


# CHARACTER AREA 4 - BECKENHAM LOOP \* (SOUTH)

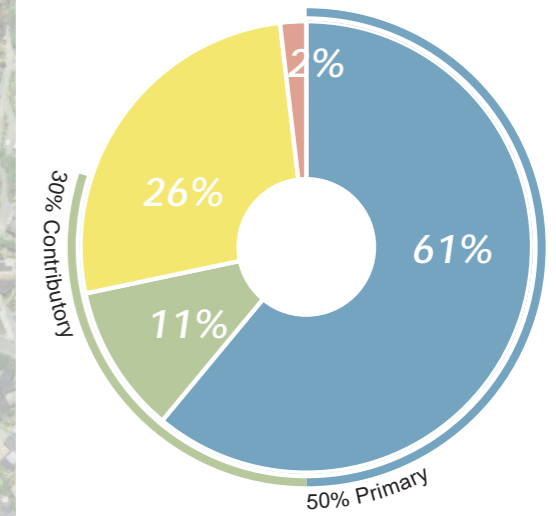


## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

\* This area does not meet the 80% requirement but does exceed the 50% Primary score. The boundary could be altered further to exclude "properties not visible from the street" to enhance the percentage scores overall and more accurately represent the Character Area.

Scale: NTS





#### 5.5.4 Specific Assumptions and Analysis

##### **Dudley**

- The Area is generally flat (exception noted below), therefore infill housing at the rear of properties is usually not visible from the street.
- A Kainga Ora development between Stapletons Road and Chancellor Street was changed from a Contributory rating in Stage 1 to a Neutral rating at Stage 2. The development does have vegetation and a modest built form consistent with the attributes of the Character Area. However, the layout and elevation of the site are inconsistent with the attributes of the Character Area.
- There are a number of small pedestrian and vehicle bridges which traverse the rivers running through the Character Area.
- Some street improvements have been made at the start of street entrances including extended curbs and planting and will contribute to the Character Area over time.
- The boundary of the Area was reduced at Stage 2 at the southern end of Petrie Street, where you enter the Character Area from North Avon Road. There are a number of new developed properties at this intersection which erode the consistency in character of the Area. The boundary has been realigned to reflect this.

##### **Beckenham**

- A retirement village development on Birdwood Avenue interrupts the consistency of the character along the southwestern part of the street.
- Infill development is resulting in the increased presence of accessways which interrupt the consistency along the streetscape (particularly where two access-ways are adjoining each other).
- Properties on Waimea Terrace and Eastern Terrace have a slightly different character to the remainder of Beckenham. These sloping sites tend to have an elevated dwelling with a single garage located on the front boundary.
- The recommended boundary of the Character Area creates “donuts” with centres which are not recommended to be included within the Character Area. These areas include rear lot infill subdivision. Beckenham School is also excluded from the Character Area.

#### 5.5.5 Character Area Type 4 Recommended Design Parameters

##### **Landscape and Vegetation**

The separation between houses and the landscape and vegetation on individual properties and within the public realm (street trees or river vegetation) contribute to the overall character of the Type 4 Areas. To maintain consistency with these characteristics:

- Dwellings should maintain a consistent setback from the front boundary of around 6-9m and have a landscape strip within this front yard setback.
- Require a larger than average outdoor space to assist with achieving openness across the site.
- Mature vegetation that contributes to the streetscape character should be retained where possible.

## **Streetscape and Connectivity**

To maintain Type 4's strong relationship to the street, new dwellings should have a clear front entrance that is visible from the street, along with windows facing the street.

To respect the connectivity to the street, garages and carports should ideally be at the rear, however if they are at the side, these should be setback from the front facade of the dwelling. In some instances, such as along Waimea Terrace and Eastern Terrace, single garages forward of the dwelling may be appropriate where the elevation allows the dwelling to still achieve connectivity with the street.

Fencing should allow connectivity with the street and visibility of the vegetation, and the dwellings glazing and entranceways.

## **Built Form**

Alterations or new dwellings should use similar materials and a sympathetic architectural style to the predominant bungalow of the 1920-40s era.

Dwelling height should be restricted to single storey to maintain consistency across the Character Area and prevent rear infill causing dominance effects over the primary front dwelling. Height in relation to boundary rules should encourage a single storey form with projections, gable and hip roofs.

Buildings should be setback from the side boundaries to maintain the sense of openness in the Character Area. Buildings within the same site should be separated to remain in keeping with the detached form of the Character Area.

Buildings should be modest in size and be no greater than 35% of the site coverage. For new developments, two individual dwellings is generally preferable than one duplex building.

For sites with long frontages, long buildings would be inconsistent with the Character Area, therefore a maximum building frontage to the street is recommended.

## **Subdivision Pattern**

There are examples within the Type 4 Character Areas where subdivision of sites is starting to erode the consistent division pattern of sites being between 650-850m<sup>2</sup>. While design parameters have been recommended to allow for two units per site, a subdivision minimum rule would limit the density allowed.

Vehicle access widths should be kept as narrow as possible to allow for safe access, without dominating the streetscape of the Character Area. Double-access widths, where adjacent access points adjoin each other, should be avoided.

## 5.6 Character Area Type 5: Piko

### 5.6.1 Overview

The Piko Character Area that makes up Type 5 is located between Blenheim Road and Riccarton Road, west of the central city. It is a distinctive, comprehensively designed State House subdivision with an intact and memorable layout including homes facing onto curving crescents and backing onto public open spaces.

The Area comprises two distinct parts with primarily two storey row and duplex houses on Shand Crescent and single standalone houses on Piko Crescent. The streetscape along Piko

Crescent has minimal landscaping which is 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.

### 5.6.2 Key Characteristics of Character Area Type 5

It is the combination of the following key elements that contribute to the distinctiveness and sense of place of the Piko Area:

- Unique street and subdivision pattern with relatively narrow streets.
- Consistent style and era of dwellings, primarily consisting of State Housing of the 1930s and 1940s.
- Generally single storey on Piko Crescent, and some double storey dwellings of a moderate scale on Shand Crescent.
- Simple rectangular buildings with small projections, and hip and gable roofs with ornamentation around doorways and windows, materials and use of porches, entranceways, brick or weatherboard.
- Generous front yards with low or no fencing.
- Strong relationship between dwellings and the street.
- Easy pedestrian access to nearby parks and reserves.



Piko



Piko





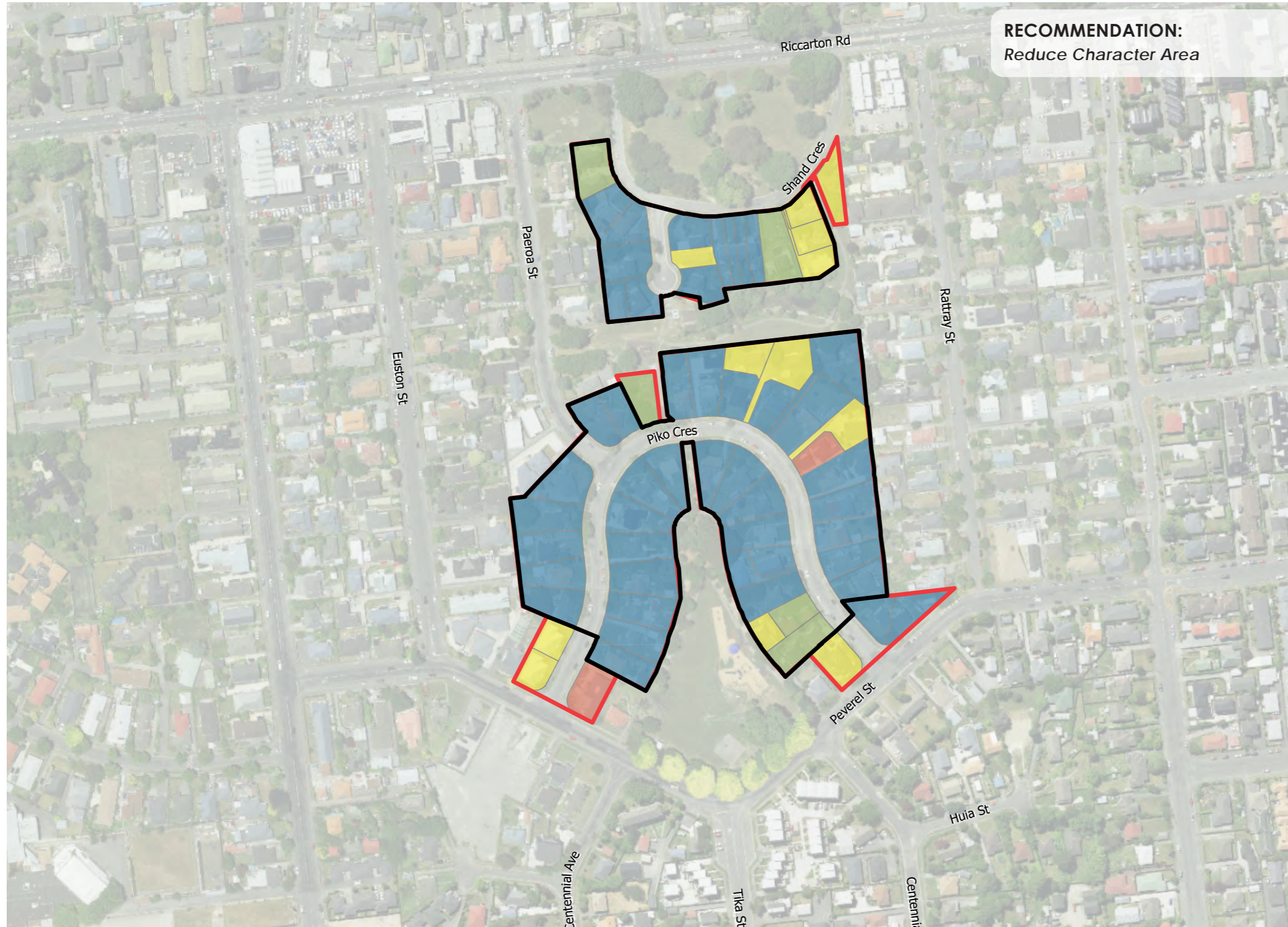
Piko Streetscape, Piko Crescent

### 5.6.3 Character Area Boundaries and Categorisation of Properties

Map 12 identifies the boundary of the Piko Character Area along with the categorisation of each property within it. The graph identifies the percentage of each ranking category within the Character Area boundary.

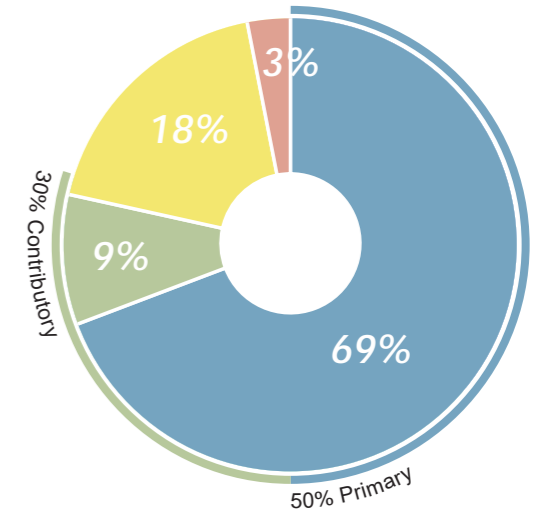


# CHARACTER AREA 6 - PIKO

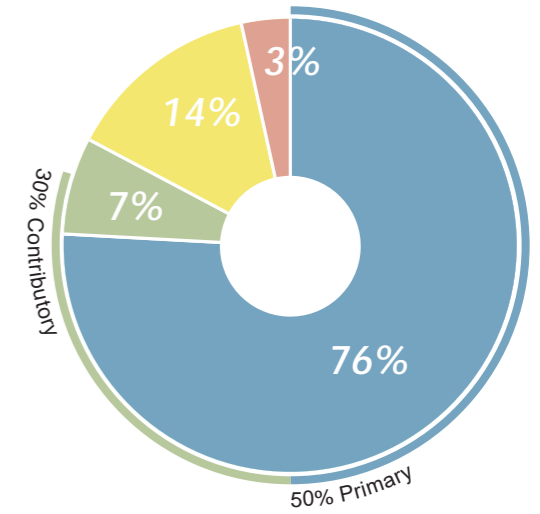


## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

Scale: NTS



#### 5.6.4 Specific Assumptions and Analysis

- The consistency of original dwellings is relatively intact. The dwellings are of a modest size and mostly detached. A few examples of large duplex dwellings are evident on Shard Crescent.
- Garages and car ports do not dominate the streetscape and are setback or at the rear of dwellings.
- The Kindergarten on Shand Crescent is recommended to be removed from the Character Area boundary as it is separated from the nearest Character Area property by a walkway to the reserve and only contains an outdoor play space, rather than a residential dwelling.
- At the south-eastern end of Piko Crescent at the intersection with Peverel Street, two properties are recommended to be removed from the Character Area boundary. One is a circa 1940s era Art Deco style duplex, however there is a resource consent to demolish the dwelling and the setbacks and character are distinctively different to the remainder of Piko Crescent. The property on the adjacent corner is a new dwelling which has a larger footprint than the modest dwellings on Piko Crescent. For these reasons, the boundary has been altered to exclude these dwellings.

#### 5.6.5 Character Area Type 5 Recommended Design Parameters

##### **Landscape and Vegetation**

There is a consistent setback pattern within the Type 5 Character Area, and to maintain this, buildings should be setback around 8m from the front boundary with room for landscaping in the front yard.

The reserve in the middle of the Character Area provides a backdrop of vegetation, while individual properties should provide vegetation within the yard setbacks to maintain the vegetated character of Type 5.

##### **Streetscape and Connectivity**

Type 5 is characterised by good visual connectivity between dwellings and the street primarily as a result of very low or no fences. Therefore, keeping fence heights to no greater than 1m is recommended.

Windows and front door entrances should be visible from the street and not blocked by garages or car ports in the front yard. Garages and carports should be at the rear of dwellings or if located at the side, should be setback from the front façade. They are often not integrated into the main dwelling.

##### **Built Form**

The built form in the Type 5 Character Area is generally modest single storey and detached dwellings. An exception to this could be for Shand Crescent where two storey and duplexes are present.

Unless attached as a duplex on Shand Crescent, dwellings should be separated by at least 5m from other buildings within the site. Generous side yards are recommended.

Height in relation to boundary rules should encourage a simple built form with a high roof pitch. Flat roofs should be avoided.

## Subdivision Pattern

The subdivision pattern, particularly on Piko Crescent, in this Character Area is very intact and strongly contributes to the uniqueness of the Character Area. Therefore, restricting subdivision through a minimum lot size of 700m<sup>2</sup> is recommended.

## 5.7 Chapter Area Type 6: Cashmere

### 5.7.1 Overview

Type 6 comprises the Cashmere Character Area located to the south of the City on the Port Hills. This is similar to the Type 1 Area, however it was identified as separate due to its elevation on the lower slopes of the Port Hills.

This area consists of properties on Hackthorne Street, parts of Dyers Pass Road and MacMillan Avenue. Lot sizes are large with large statement dwellings that are generally well maintained.

There has been change in this Character Area resulting in contemporary dwellings which erode the consistency of the Character Area, however there are still strong examples of Primary sites with original era dwellings that contribute to a special character of Cashmere.

### 5.7.2 Key Characteristics of Cashmere

The key characteristics of Character Area Type 6 are:

- Hillside topography with steep slopes, ridges and valleys.
- Dwellings which are typically large, two-storey dwellings which respond to the topography.
- The architecture is most consistently represented by dwellings from the late 19th to early 20th century, with a mix of styles including English Domestic Revivalist and Arts and Crafts styles.
- Buildings have completed forms including projections, pitched roofs with architectural detailing including timber cladding, simple but decorative detailing, well defined large dormer and decorative windows.
- Setbacks vary, depending on the topography, although often dwellings are very close to street edge (within approximately 5m, but some primary examples are much greater).
- Property boundaries are marked by basalt stone walls along the street edge, although larger fences are evident for providing privacy.
- Front gardens or boundaries are often planted, typically with established trees, hedges or shrubs.
- Generally good visual connectivity between the dwellings and the street but this can be affected by topography and vegetation, and sometimes by fences.





Cashmere



Cashmere



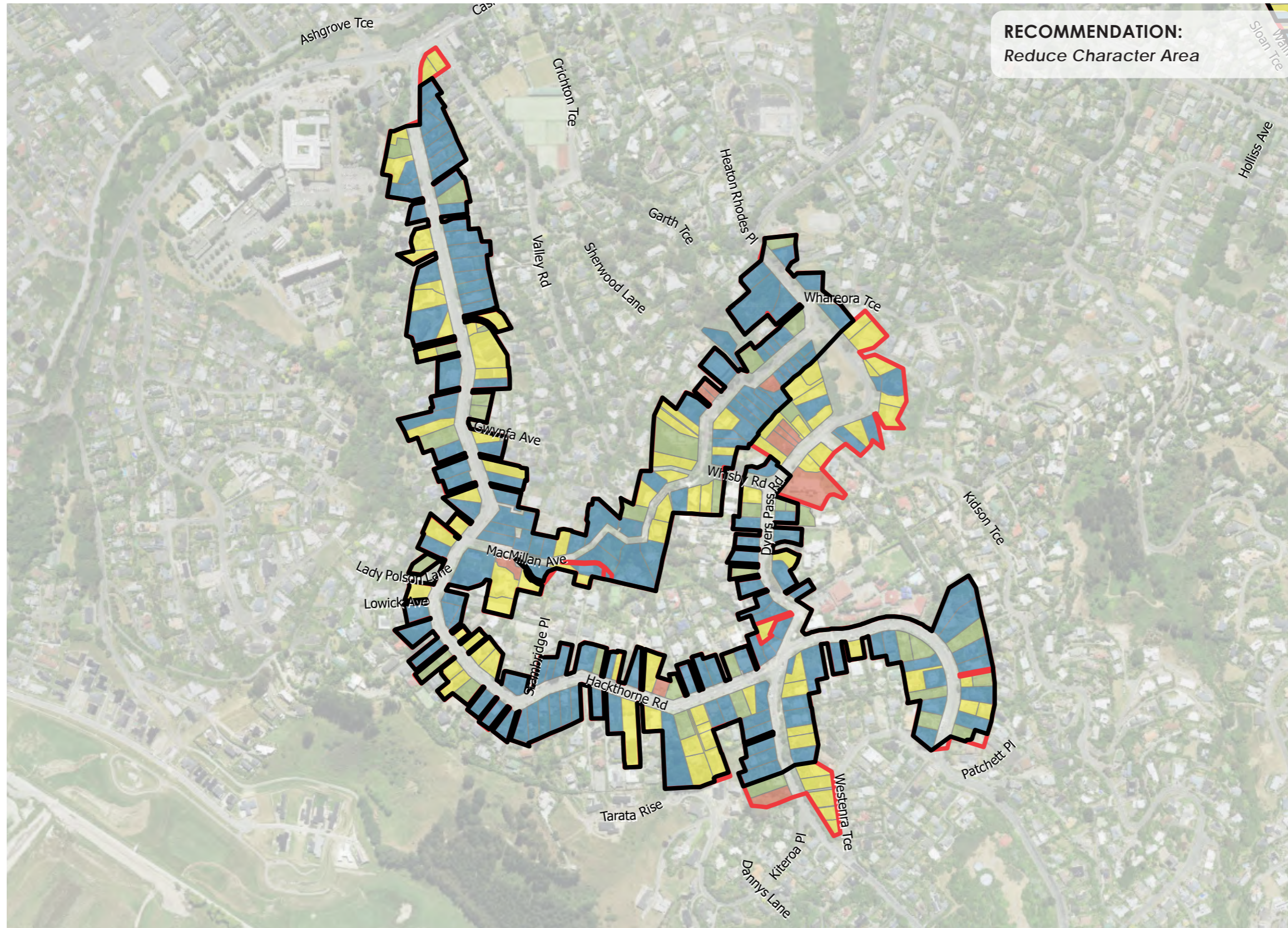
Cashmere Streetscape, Hackthorne Street

### 5.7.3 Character Area Boundaries and Categorisation of Properties

Map 13 identifies the boundary of the Cashmere Character Area along with the categorisation of each property within it. The graph identifies the percentage of each ranking category within the Character Area boundary.

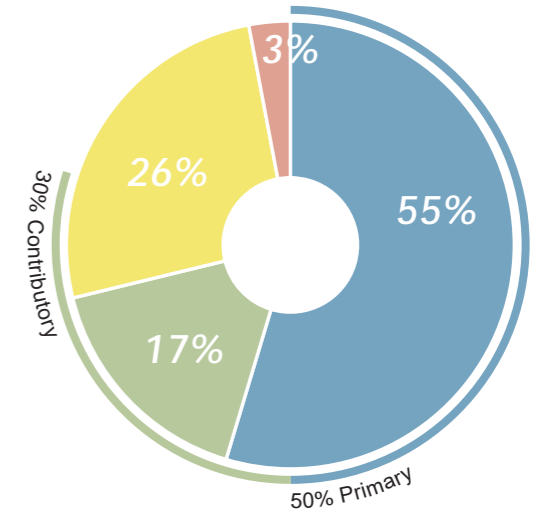


# CHARACTER AREA 3 - CASHMERE \*

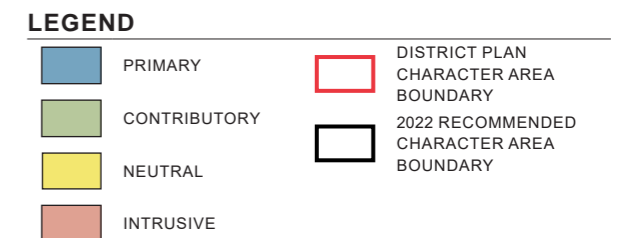
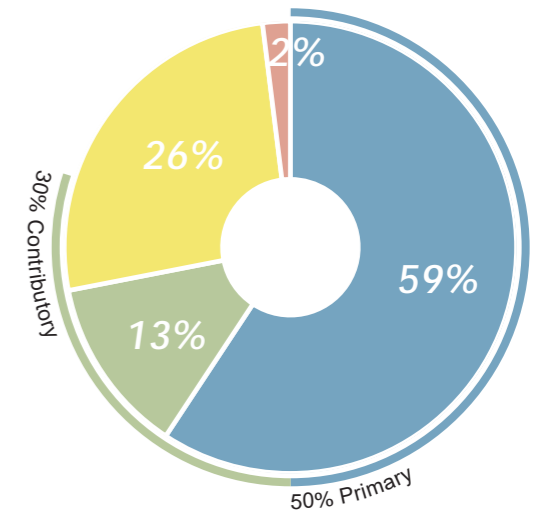


## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



\* This area does not meet the 80% requirement but does exceed the 50% Primary score. The boundary could be altered further to exclude “properties not visible from the street” to enhance the percentage scores overall and more accurately represent the Character Area.





#### 5.7.4 Specific Assumptions and Analysis

- The topography and high level of vegetation greatly dictates the visibility of properties.
- Some rear properties that could be seen from the street due to topography greatly contribute to the Character Area. Conversely, if these sites were developed unsympathetically, they would be easily visible from the street.
- As sites are large, infill development is not as evident from the street, unless looking upslope, as outlined above.
- The Cashmere Presbyterian Church was rated as Neutral in the Stage 1 assessment, however it was revised to be Contributory in the Stage 2 assessment as the site and surrounds (including the adjacent open space) does contribute to the Character Area albeit not being of a residential activity.
- Between the Stage 1 and 2 assessments, MacMillan Avenue was recommended to be added back into the Character Area boundary. This was largely due to an error in the data during Stage 1, where properties with multiple allotments were not identified as the same rating. Rather, the data was rating one of the multiple parcels as Primary, and the remainder as Neutral. This disproportionality represented the Neutral ratings. Consequently, the MacMillan Avenue composition has more Primary sites than represented in Stage 1.
- The bend of Dyers Pass Road from Whisby Road to MacMillan Avenue is removed from the Character Area boundary as the re-development of several properties in this area has noticeably eroded the character. The slip road in combination with the width of the bend mean that the relationship between the properties on either side of the road is lost.

#### 5.7.5 Character Area Type 6 Recommended Design Parameters

##### **Landscape and Vegetation**

There is not a strong regular setback for dwellings in this Character Area due to the varied topography. Dwellings are typically closer to the street than other Character Areas, therefore a 5m front yard setback is recommended.

Mature vegetation should be encouraged to be maintained where it is visible from the streetscape. Due to the importance of large scale established trees in contributing to the character of Type 6 Area, a minimum landscape strip should be required at the front boundary of no less than 3m and a minimum landscaped area of approximately 20% is recommended.

##### **Streetscape and Connectivity**

Type 6 Area has a mix of good visual connectivity between dwellings and the street on the upward sloping sites, but poor visual connectivity between dwellings and the street on sites which slope away from the street. Where the elevation allows, dwellings which are visible from the street should include a high level of glazing and a clear entrance facing the street.

Fence heights vary across the Character Area due to the topography. Rock walls should be low with vegetation planted on top for added privacy, rather than tall fences. Retaining walls may be an exemption to this if required due to the elevation.

Garages and carports should ideally be located at the rear of dwellings or setback from the front façade. It is noted however, that this can be more challenging to achieve with elevated sites.

##### **Built Form**

As the Type 6 Character Area is characterised by English Domestic Revival and Arts and Craft Styles, alterations or new dwellings should use materials and architectural style sympathetic to houses from this era.

The Type 6 Character Area has large, detached dwellings. To maintain this Character, the following built form parameters are recommended to be sympathetic to houses from the era:

- At least a 5m separation distance between buildings on a site. Duplexes are not a characteristic of this Character Area.
- Buildings should be setback sufficiently from the side boundaries to maintain the sense of openness. Side setbacks of between approximately 3m and 5m are recommended.
- Height limits should provide for large two-storey dwellings with projections and pitched roofs. Height in relation to boundary provisions should encourage two storey forms with pitched hip and gable roofs with gable ends facing the street.
- A maximum site coverage of 35% is recommended to maintain openness, particularly on larger sites.
- For sites with long frontages, a maximum building frontage to the street of 60% is recommended to avoid uncharacteristically long buildings.

### **Subdivision Pattern**

The subdivision pattern in this Character Area is not as uniform as other Character Areas. While some sites have already been subdivided to less than 800m<sup>2</sup>, there are still a number of very large sites. In these instances, the preference would be for Character buildings to be retained at the front of the site and the rear of the site subdivided.

Vehicle crossing access widths should be kept as narrow as possible to allow for safe access, without dominating the streetscape of the Character Area. Double-access widths, where adjacent access points adjoin each other, should be avoided.



# Appendix 1 – MDRS Provisions

## Schedule 3A

### MDRS to be incorporated by specified territorial authorities

#### Part 1 General

##### 1 Interpretation

- (1) In this schedule, unless the context otherwise requires,—

**construction** includes construction and conversion, and additions and alterations to an existing building

**density standard** means a standard setting out requirements relating to building height, height in relation to boundary, building setbacks, building coverage, outdoor living space, outlook space, windows to streets, or landscaped area for the construction of a building

**subdivision** means the subdivision of land, as defined in section 218(1).

- (2) Terms used in this schedule that are defined in section 77F have the same meaning in this schedule as they do in that section.
- (3) Terms used in this schedule that are defined in the national planning standards have the same meaning in this schedule as they do in those standards.

##### 2 Permitted activities

- (1) It is a permitted activity to construct or use a building if it complies with the density standards in the district plan (once incorporated as required by section 77G).
- (2) There must be no other density standards included in a district plan additional to those set out in Part 2 of this schedule relating to a permitted activity for a residential unit or building.

##### 3 Subdivision as controlled activity

Subdivision requirements must (subject to section 106) provide for as a controlled activity the subdivision of land for the purpose of the construction and use of residential units in accordance with clauses 2 and 4.

##### 4 Restricted discretionary activities

A relevant residential zone must provide for as a restricted discretionary activity the construction and use of 1 or more residential units on a site if they do not comply with the building density standards in the district plan (once incorporated as required by section 77G).

##### 5 Certain notification requirements precluded

- (1) Public notification of an application for resource consent is precluded if the application is for the construction and use of 1, 2, or 3 residential units that do not comply with 1 or more of the density standards (except for the standard in clause 10) in the district plan (once incorporated as required by section 77G).

- (2) Public and limited notification of an application for resource consent is precluded if the application is for the construction and use of 4 or more residential units that comply with the density standards (except for the standard in clause 10) in the district plan (once incorporated as required by section 77G).
- (3) Public and limited notification of an application for a subdivision resource consent is precluded if the subdivision is associated with an application for the construction and use of residential units described in subclause (1) or (2).

## **6 Objectives and policies**

- (1) A territorial authority must include the following objectives in its district plan:

### *Objective 1*

- (a) a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future:

### *Objective 2*

- (b) a relevant residential zone provides for a variety of housing types and sizes that respond to—
  - (i) housing needs and demand; and
  - (ii) the neighbourhood’s planned urban built character, including 3-storey buildings.

- (2) A territorial authority must include the following policies in its district plan:

### *Policy 1*

- (a) enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments:

### *Policy 2*

- (b) apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga):

### *Policy 3*

- (c) encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance:

### *Policy 4*

- (d) enable housing to be designed to meet the day-to-day needs of residents:

### *Policy 5*

- (e) provide for developments not meeting permitted activity status, while encouraging high-quality developments.

### *Subdivision requirements*

## **7 General subdivision requirements**



Any subdivision provisions (including rules and standards) must be consistent with the level of development permitted under the other clauses of this schedule, and provide for subdivision applications as a controlled activity.

## **8 Further rules about subdivision requirements**

Without limiting clause 7, there must be no minimum lot size, shape size, or other size-related subdivision requirements for the following:

- (a) any allotment with an existing residential unit, if—
  - (i) either the subdivision does not increase the degree of any non-compliance with the density standards in the district plan (once incorporated as required by section 77G) or land use consent has been granted; and
  - (ii) no vacant allotments are created:
- (b) any allotment with no existing residential unit, where a subdivision application is accompanied by a land use application that will be determined concurrently if the applicant for the resource consent can demonstrate that—
  - (i) it is practicable to construct on every allotment within the proposed subdivision, as a permitted activity, a residential unit; and
  - (ii) each residential unit complies with the density standards in the district plan (once incorporated as required by section 77G); and
  - (iii) no vacant allotments are created.

## **9 Rules about common walls**

For the purposes of clause 8(a)(i), if a subdivision is proposed between residential units that share a common wall, the requirements as to height in relation to boundary in the district plan (once incorporated as required in section 77G) do not apply along the length of the common wall.

### **Part 2**

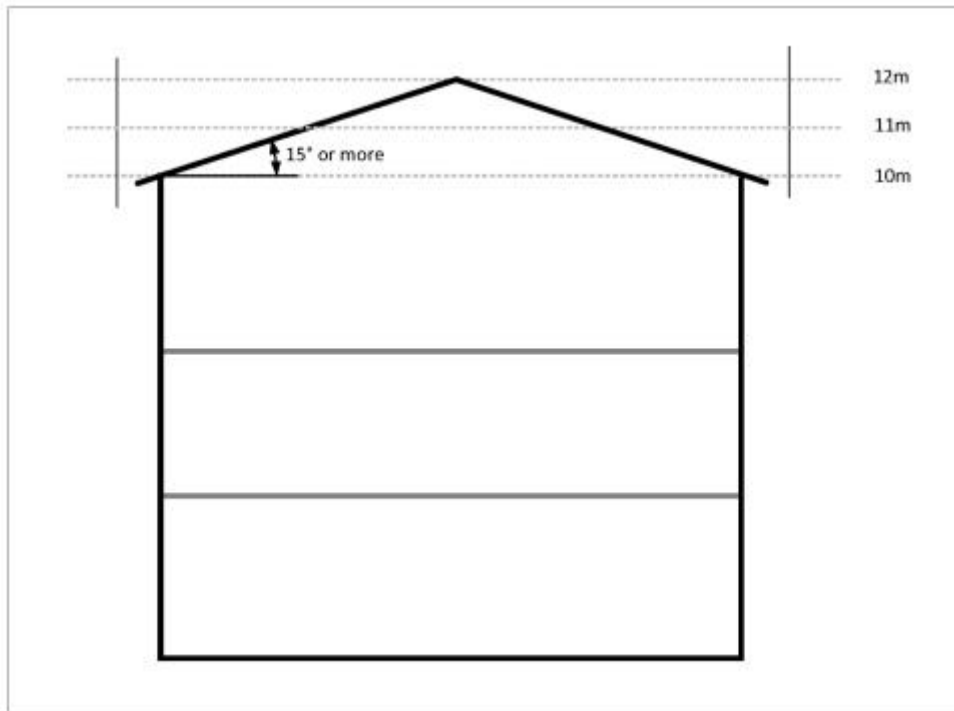
#### **Density standards**

## **10 Number of residential units per site**

There must be no more than 3 residential units per site.

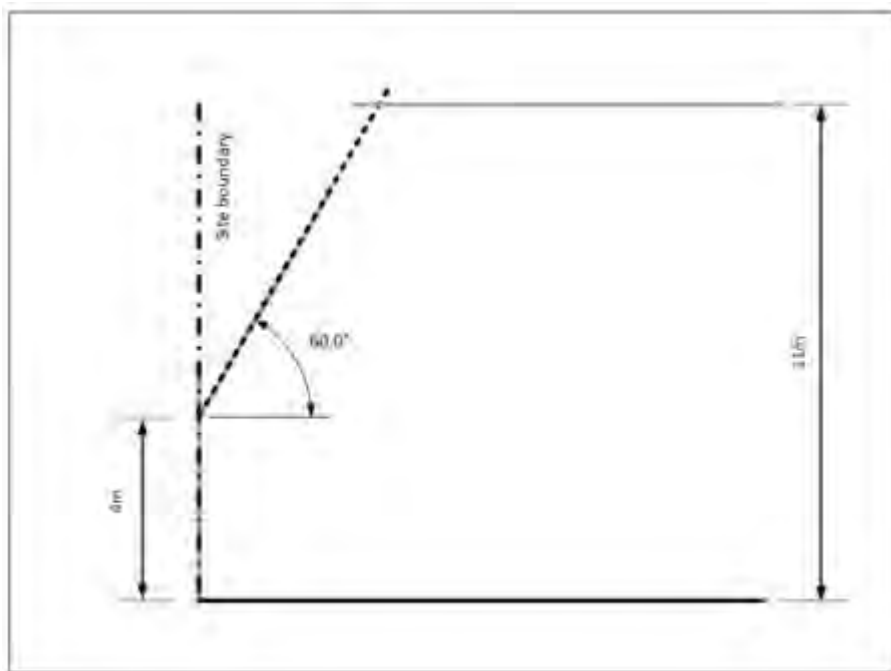
## **11 Building height**

Buildings must not exceed 11 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:



**12 Height in relation to boundary**

- (1) Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.



- (2) This standard does not apply to—



- (a) a boundary with a road:
- (b) existing or proposed internal boundaries within a site:
- (c) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

### 13 Setbacks

- (1) Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below:

Yard	Minimum depth
Front	1.5 metres
Side	1 metre
Rear	1 metre (excluded on corner sites)

- (2) This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

### 14 Building coverage

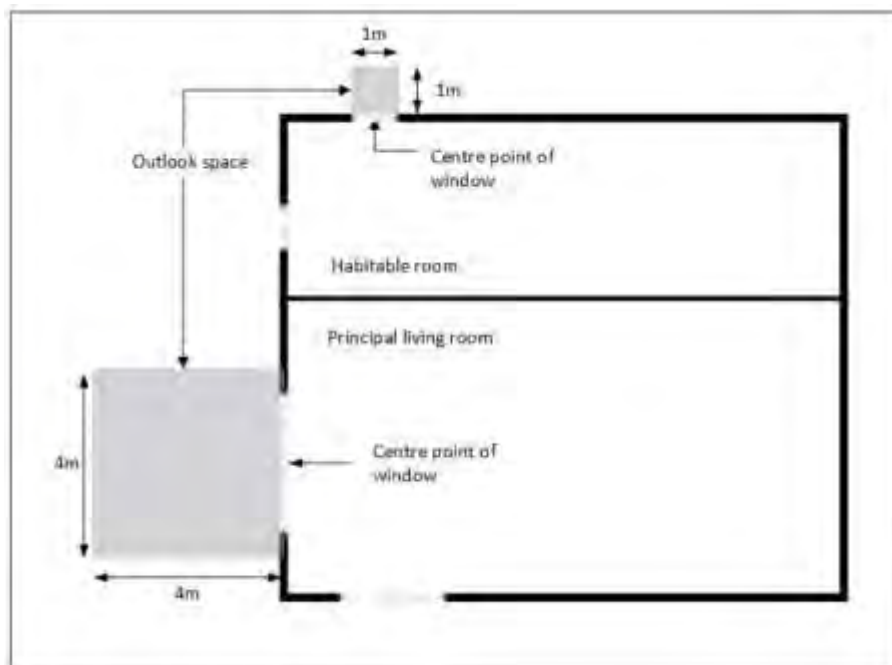
The maximum building coverage must not exceed 50% of the net site area.

### 15 Outdoor living space (per unit)

- (1) A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that,—
- (a) where located at ground level, has no dimension less than 3 metres; and
  - (b) where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and
  - (c) is accessible from the residential unit; and
  - (d) may be—
    - (i) grouped cumulatively by area in 1 communally accessible location; or
    - (ii) located directly adjacent to the unit; and
  - (e) is free of buildings, parking spaces, and servicing and manoeuvring areas.
- (2) A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—
- (a) is at least 8 square metres and has a minimum dimension of 1.8 metres; and
  - (b) is accessible from the residential unit; and
  - (c) may be—
    - (i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
    - (ii) located directly adjacent to the unit.

### 16 Outlook space (per unit)

- (1) An outlook space must be provided for each residential unit as specified in this clause.
- (2) An outlook space must be provided from habitable room windows as shown in the diagram below:



- (3) The minimum dimensions for a required outlook space are as follows:
  - (a) a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
  - (b) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- (4) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (5) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
- (6) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
- (7) Outlook spaces may be under or over a balcony.
- (8) Outlook spaces required from different rooms within the same building may overlap.
- (9) Outlook spaces must—
  - (a) be clear and unobstructed by buildings; and
  - (b) not extend over an outlook space or outdoor living space required by another dwelling.

## 17 Windows to street

Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.



**18 Landscaped area**

- (1) A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.
- (2) The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.

## Appendix 2 – Summary of Character Area Rankings



# SUMMARY

## SUMMARY TABLE

	2015 CHARACTER AREA ASSESSMENT RANKING (%)				2022 STAGE 1 CHARACTER AREA ASSESSMENT RANKING (%)**				2022 FINAL CHARACTER AREA ASSESSMENT RANKING (%)				RECOMMENDED CHANGE TO DISTRICT PLAN BOUNDARY
	P	C	N	I	P	C	N	I	P	C	N	I	
<b>1 - THE ESPLANADE</b>	48%	41%	11%	-	28%	56%	12%	4%	-	-	-	-	Remove Character Area
<b>2 - CLIFTON</b>	82%	9%	9%	-	36%	9%	55%	-	-	-	-	-	Remove Character Area
<b>3 - CASHMERE*</b>	55%	17%	26%	3%	49%	18%	30%	9%	59%	13%	26%	2%	Reduce Character Area
<b>4 - BECKENHAM LOOP*</b>	50%	9%	39%	2%	45%	9%	44%	2%	61%	11%	26%	2%	Reduce Character Area
<b>5 - TAINUI</b>	68%	12%	18%	2%	65%	14%	20%	2%	68%	16%	15%	2%	Reduce Character Area
<b>6 - PIKO</b>	69%	9%	18%	3%	70%	8%	18%	3%	76%	7%	14%	3%	Reduce Character Area
<b>7 - HEATON</b>	80%	17%	3%	-	60%	13%	23%	3%	75%	13%	13%	-	Reduce Character Area
<b>8 - BEVERLEY</b>	91%	-	9%	-	87%	4%	9%	-	87%	4%	9%	-	Retain Character Area
<b>9 - RANFURLY</b>	63%	26%	7%	4%	56%	26%	15%	4%	56%	26%	15%	4%	Retain Character Area
<b>10 - MASSEY</b>	53%	38%	9%	-	53%	38%	9%	-	59%	28%	13%	-	Retain Character Area
<b>11 - MALVERN</b>	67%	24%	7%	2%	64%	24%	9%	2%	69%	18%	10%	2%	Retain Character Area
<b>12 - SEVERN</b>	87%	6%	6%	2%	85%	6%	6%	2%	82%	4%	11%	2%	Retain Character Area
<b>13 - FRANCIS*</b>	72%	15%	13%	-	63%	11%	26%	-	70%	9%	21%	-	Reduce Character Area
<b>14 - DUDLEY*</b>	71%	5%	23%	2%	63%	8%	26%	3%	64%	8%	25%	3%	Reduce Character Area
<b>15 - ENGLEFIELD*</b>	38%	27%	24%	10%	37%	23%	29%	10%	62%	17%	19%	2%	Reduce Character Area

\* These areas do not meet the 80% requirement but do exceed the 50% Primary score. The boundary could be altered further to exclude “properties not visible from the street” to enhance the percentage scores overall and more accurately represent the Character Area.

\*\* Calculated using District Plan Character Area Boundary

## Appendix 3 – GIS Background including Attributes

### Overview of GIS Approach

GIS was used as a collation tool and for storage of the individual characteristics of a site and also to visualise the neighbourhood and broader patterns spatially (rather than analytically). By using GIS we could present Council District Plan data, Council Building\Resource Consent data and the underlying character assessment attributes symbolically to represent the current or previous study in the desktop analysis. By hosting the GIS data sets in the Cloud it was possible to seamlessly integrate with data collection tools to record detailed site reviews in the field. Individual assessment attributes were retained for each study area, allowing a review of 2015, 2022 and 2022 stage 2 data.

Finally, all photos were collected and associated to parcels or streets and we have also linked the Google Streetview photos to addresses.

### Character Area Attributes

The following provides an example of the list of the attributes captured for Beckenham. The site characteristics are recorded up to 3 times depending on the applicable study (the attribute suffix being 2015, 2022 and/or 2022\_stage2).



#### OBJECT ID

FullAddress\_2015  
SAM\_Name  
CharacterNumber  
CharacterArea  
ParcelID  
prulpi  
SAM\_Number  
StreetAddressID  
StreetNo  
StreetName  
CharacterName  
StreetSuffix  
StreetFull  
FullName  
Full\_Address  
bm\_full\_address\_number  
Shape\_\_Area  
Shape\_\_Length  
Shape  
RMA\_Check\_2015  
Landscape\_FrontYard\_2015



Landscape\_Vegetation\_2015  
Landscape\_SensitiveBoundary\_2015  
BuiltForm\_Detached\_Single\_2015  
BuiltForm\_Bungalow\_2015  
BuiltForm\_Sympathetic\_2015  
Site\_Primary\_2015  
Site\_Contributory\_2015  
Site\_Neutral\_2015  
Site\_Intrusive\_2015  
AdditionalNotes\_2015  
Demolished\_2015  
AtRisk\_2015  
Summary\_2015  
RMA\_Check\_2022  
Landscape\_FrontYard\_2022  
Landscape\_Vegetation\_2022  
Landscape\_SensitiveBoundary\_2022  
BuiltForm\_Detached\_Single\_2022  
BuiltForm\_Bungalow\_2022  
BuiltForm\_Sympathetic\_2022  
Recommended\_2022  
Summary\_2022  
DesktopChange\_2022  
DesktopCheck\_2022  
FieldCheck\_2022  
AdditionalNotes\_2022  
AtRisk\_2022  
Landscape\_FrontYard\_2022\_stage2  
Landscape\_Vegetation\_2022\_stage2  
Landscape\_SensitiveBoundary\_2022\_stage2  
BuiltForm\_Detached\_Single\_2022\_stage2  
BuiltForm\_Bungalow\_2022\_stage2  
BuiltForm\_Sympathetic\_2022\_stage2  
Recommended\_2022\_stage2  
AdditionalNotes\_2022\_stage2  
RearLotVisible\_2022\_stage2  
Summary\_2022\_stage2  
Assessment\_2022\_stage2

### Example Screen Shots of GIS Data and Maps

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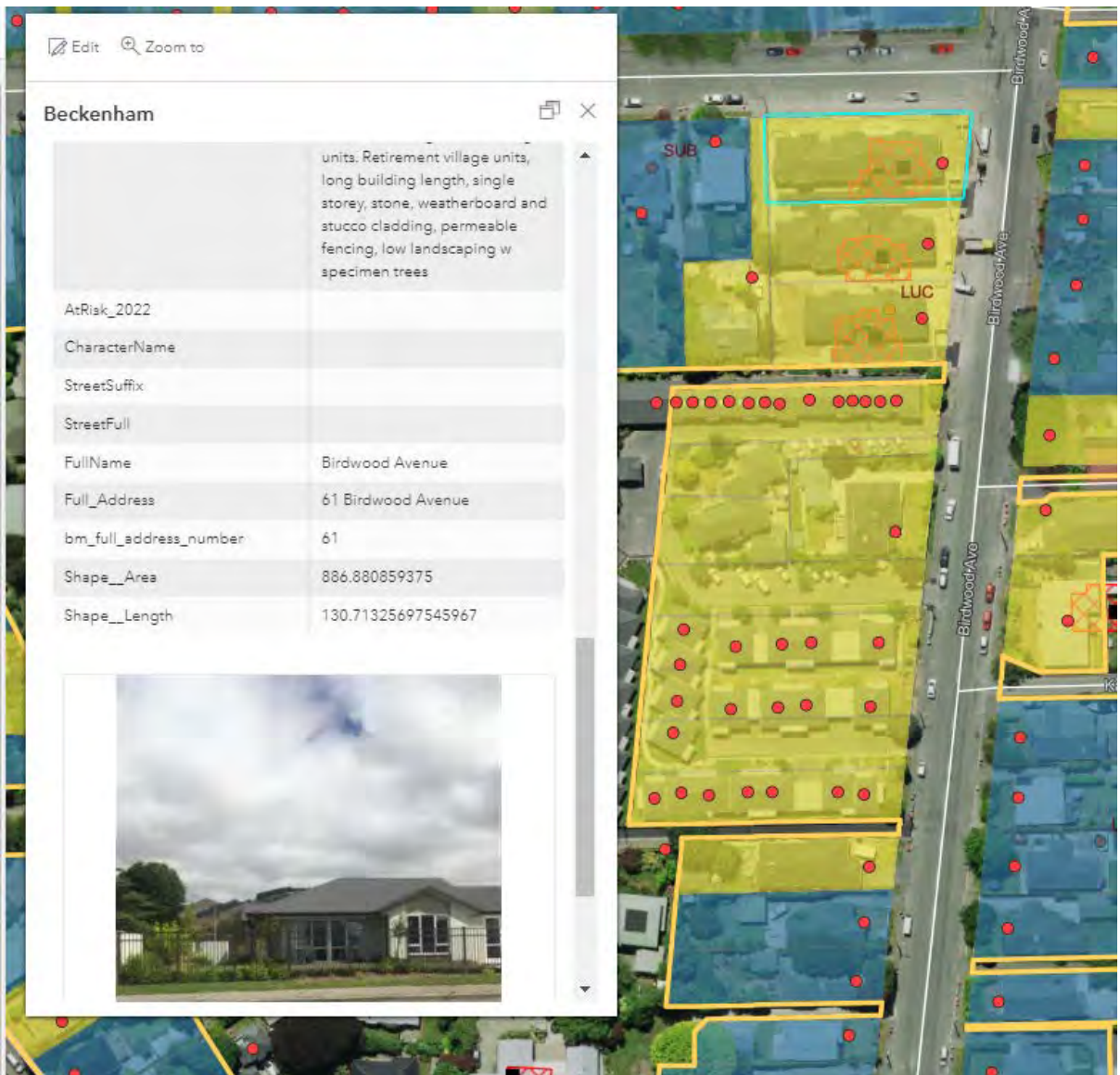
Edit Zoom to

### Beckenham

units. Retirement village units, long building length, single storey, stone, weatherboard and stucco cladding, permeable fencing, low landscaping w specimen trees

AtRisk_2022	
CharacterName	
StreetSuffix	
StreetFull	
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Full_Address	61 Birdwood Avenue
bm_full_address_number	61
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Shape__Length	130.71325697545967







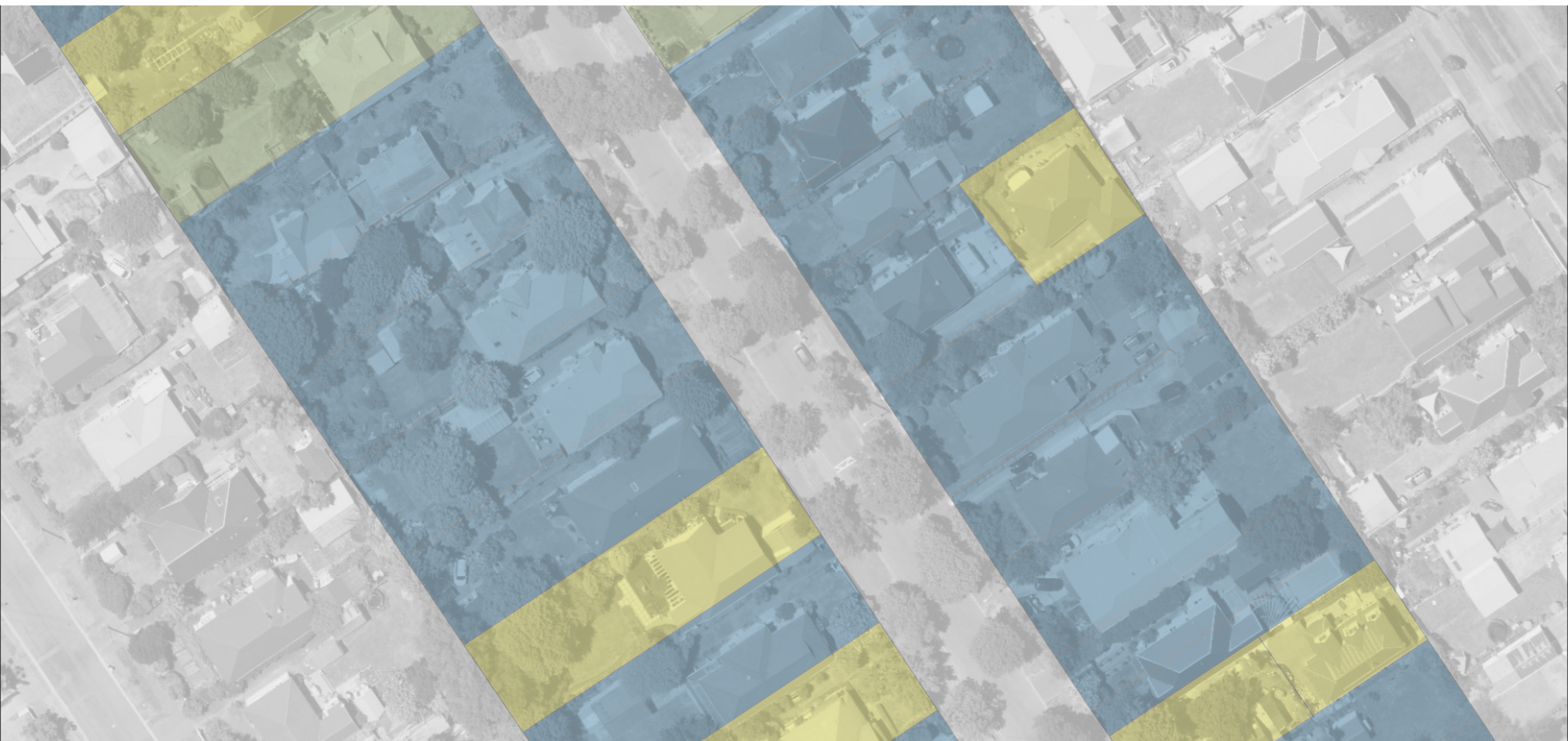


## Appendix 4 - Stage 1 Maps and Rankings

# INVESTIGATION OF QUALIFYING MATTERS – ŌTAUTAHI CHRISTCHURCH SUBURBAN CHARACTER AREAS

APPENDIX: STAGE TWO EVALUATION OF CHARACTER AREAS 2022

17 OCTOBER 2022







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**DOCUMENT QUALITY ASSURANCE**

**BIBLIOGRAPHIC REFERENCE FOR CITATION:**

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Boffa Miskell Ltd

Sue McManaway  
Landscape Planner  
Boffa Miskell Ltd

**STATUS: FINAL**

Revision / version: 2

Issue date: 17 October, 2022

File ref: BM211166\_CA\_StageTwo

Cover photograph: Description, © Photographer, year

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# SUMMARY

## SUMMARY TABLE

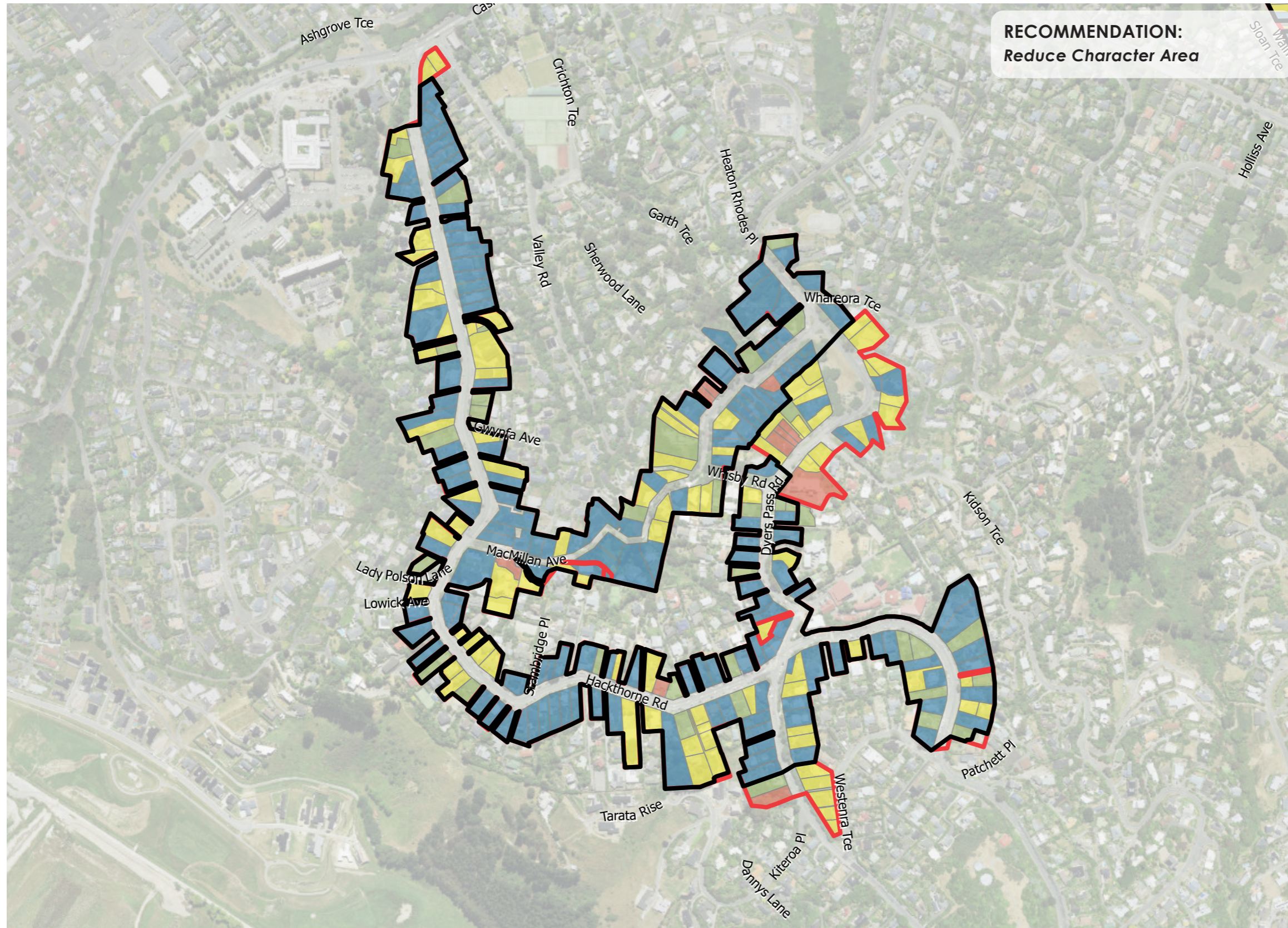
	2015 CHARACTER AREA ASSESSMENT RANKING (%)				2022 STAGE 1 CHARACTER AREA ASSESSMENT RANKING (%)**				2022 FINAL CHARACTER AREA ASSESSMENT RANKING (%)				RECOMMENDED CHANGE TO DISTRICT PLAN BOUNDARY
	P	C	N	I	P	C	N	I	P	C	N	I	
<b>1 - THE ESPLANADE</b>	48%	41%	11%	-	28%	56%	12%	4%	-	-	-	-	Remove Character Area
<b>2 - CLIFTON</b>	82%	9%	9%	-	36%	9%	55%	-	-	-	-	-	Remove Character Area
<b>3 - CASHMERE*</b>	55%	17%	26%	3%	49%	18%	30%	9%	59%	13%	26%	2%	Reduce Character Area
<b>4 - BECKENHAM LOOP*</b>	50%	9%	39%	2%	45%	9%	44%	2%	61%	11%	26%	2%	Reduce Character Area
<b>5 - TAINUI</b>	68%	12%	18%	2%	65%	14%	20%	2%	68%	16%	15%	2%	Reduce Character Area
<b>6 - PIKO</b>	69%	9%	18%	3%	70%	8%	18%	3%	76%	7%	14%	3%	Reduce Character Area
<b>7 - HEATON</b>	80%	17%	3%	-	60%	13%	23%	3%	75%	13%	13%	-	Reduce Character Area
<b>8 - BEVERLEY</b>	91%	-	9%	-	87%	4%	9%	-	87%	4%	9%	-	Retain Character Area
<b>9 - RANFURLY</b>	63%	26%	7%	4%	56%	26%	15%	4%	56%	26%	15%	4%	Retain Character Area
<b>10 - MASSEY</b>	53%	38%	9%	-	53%	38%	9%	-	59%	28%	13%	-	Retain Character Area
<b>11 - MALVERN</b>	67%	24%	7%	2%	64%	24%	9%	2%	69%	18%	10%	2%	Retain Character Area
<b>12 - SEVERN</b>	87%	6%	6%	2%	85%	6%	6%	2%	82%	4%	11%	2%	Retain Character Area
<b>13 - FRANCIS*</b>	72%	15%	13%	-	63%	11%	26%	-	70%	9%	21%	-	Reduce Character Area
<b>14 - DUDLEY*</b>	71%	5%	23%	2%	63%	8%	26%	3%	64%	8%	25%	3%	Reduce Character Area
<b>15 - ENGLEFIELD*</b>	38%	27%	24%	10%	37%	23%	29%	10%	62%	17%	19%	2%	Reduce Character Area

\* These areas do not meet the 80% requirement but do exceed the 50% Primary score. The boundary could be altered further to exclude “properties not visible from the street” to enhance the percentage scores overall and more accurately represent the Character Area.

\*\* Calculated using District Plan Character Area Boundary

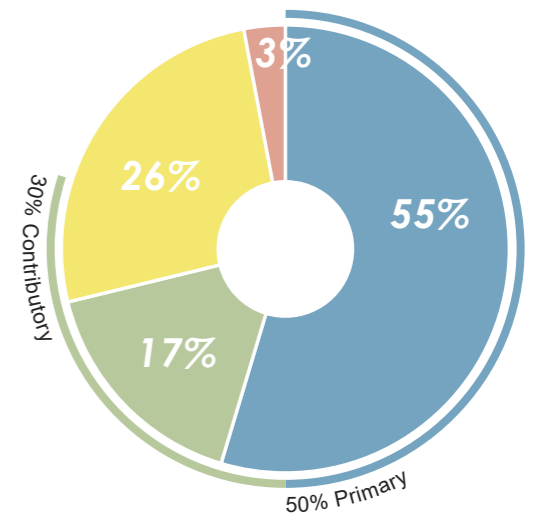


# CHARACTER AREA 3 - CASHMERE \*

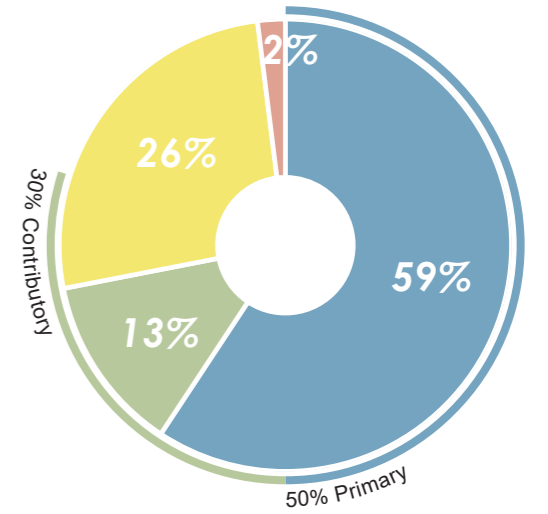


## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

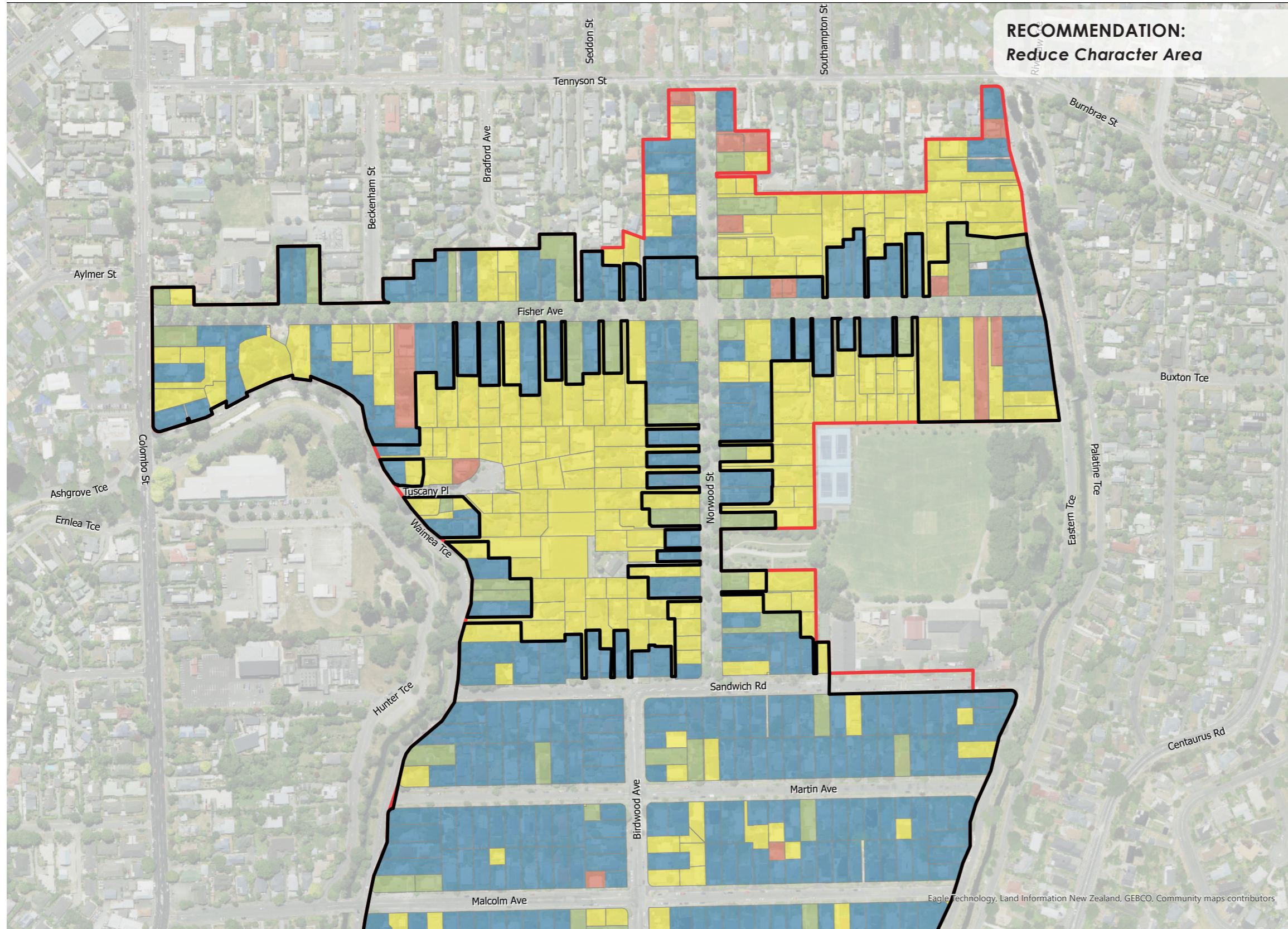
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- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

\* This area does not meet the 80% requirement but does exceed the 50% Primary score. The boundary could be altered further to exclude “properties not visible from the street” to enhance the percentage scores overall and more accurately represent the Character Area.

Scale: NTS

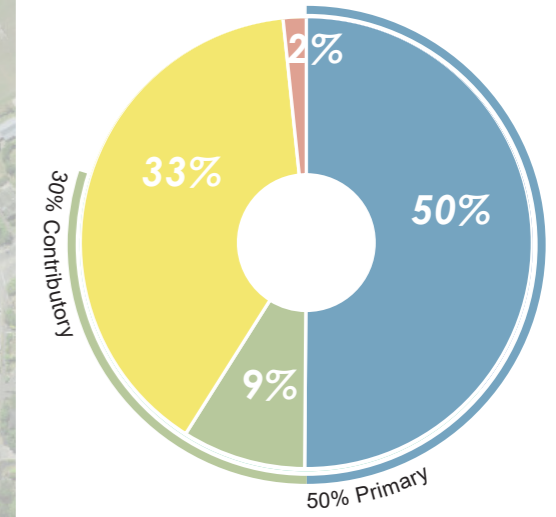


# CHARACTER AREA 4 - BECKENHAM LOOP \* (NORTH)

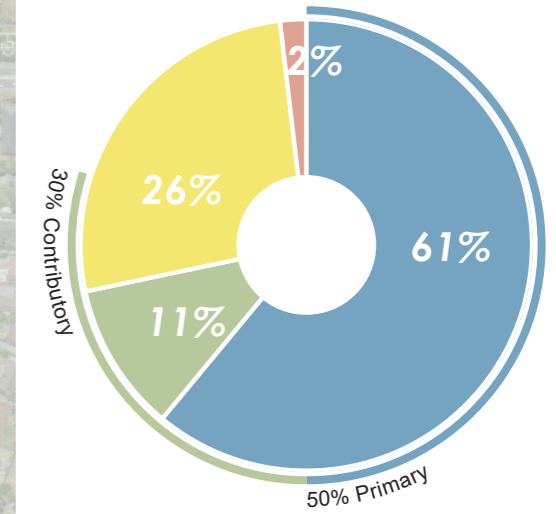


## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

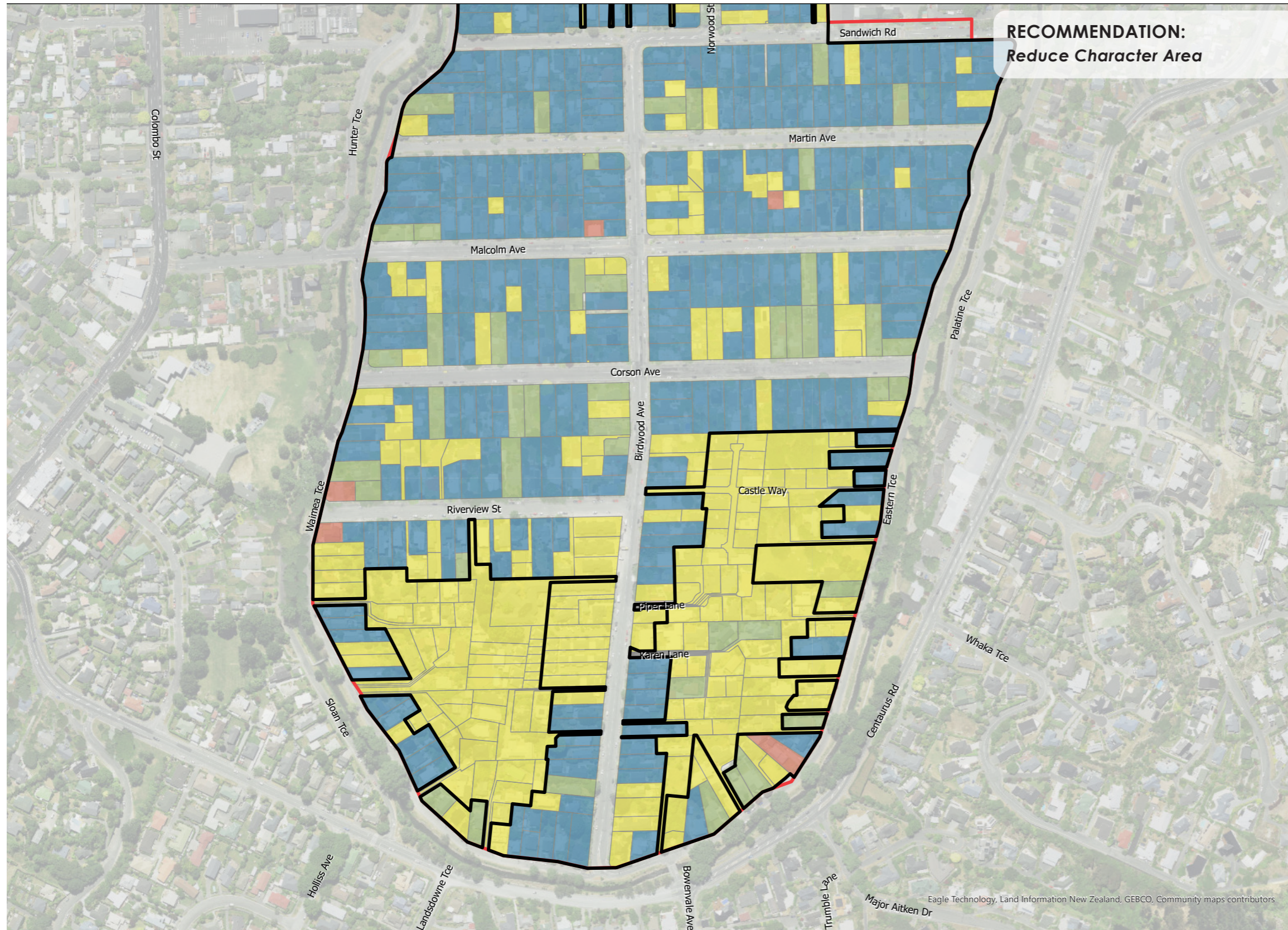
- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

\* This area does not meet the 80% requirement but does exceed the 50% Primary score. The boundary could be altered further to exclude "properties not visible from the street" to enhance the percentage scores overall and more accurately represent the Character Area.

Scale: NTS

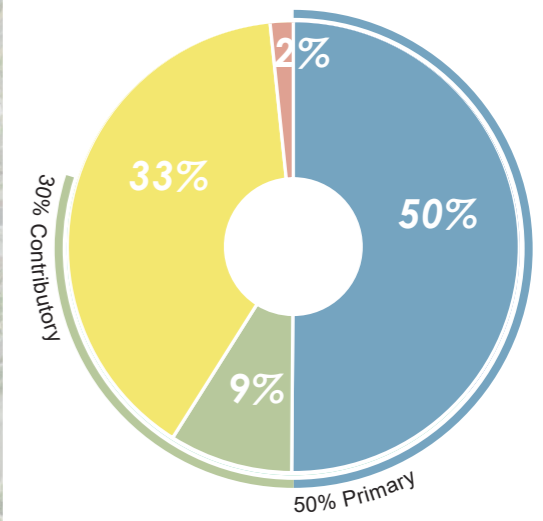


# CHARACTER AREA 4 - BECKENHAM LOOP \* (SOUTH)

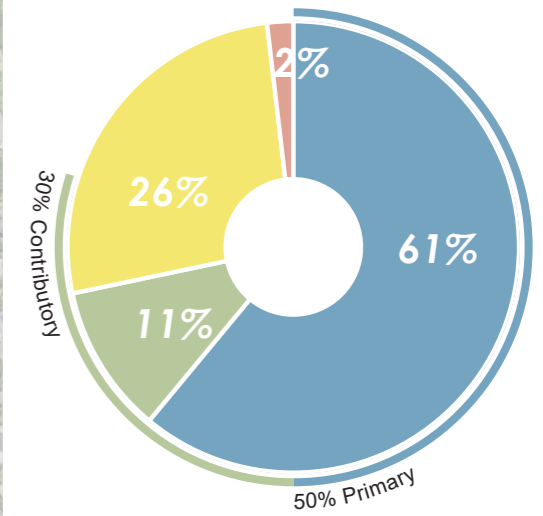


## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

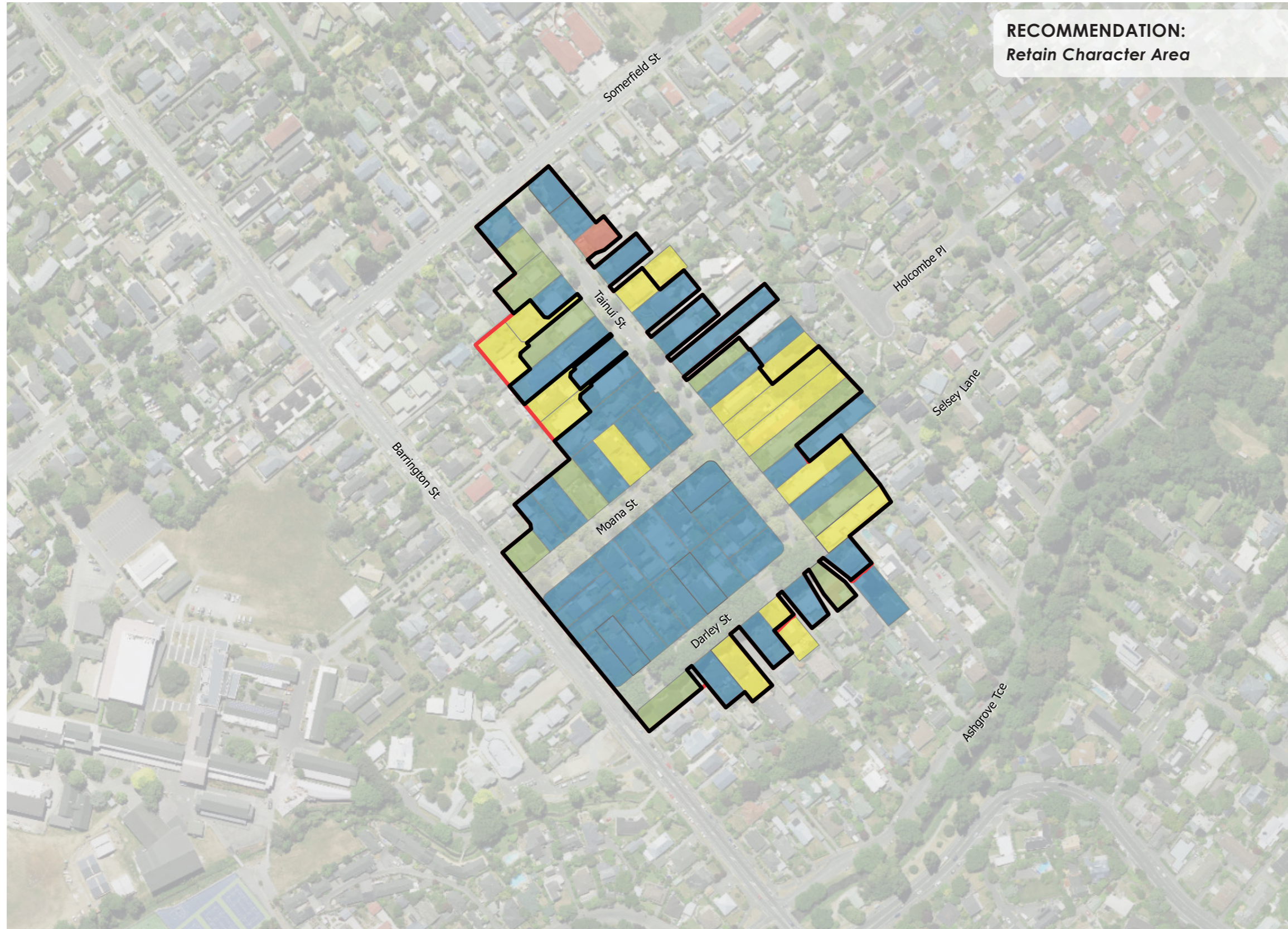
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Scale: NTS





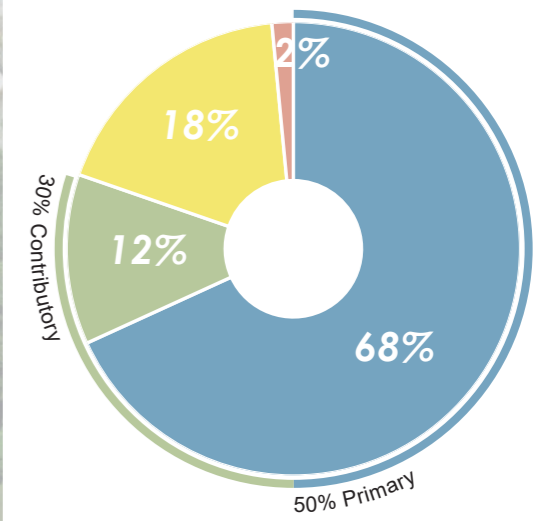
# CHARACTER AREA 5 - TAINUI



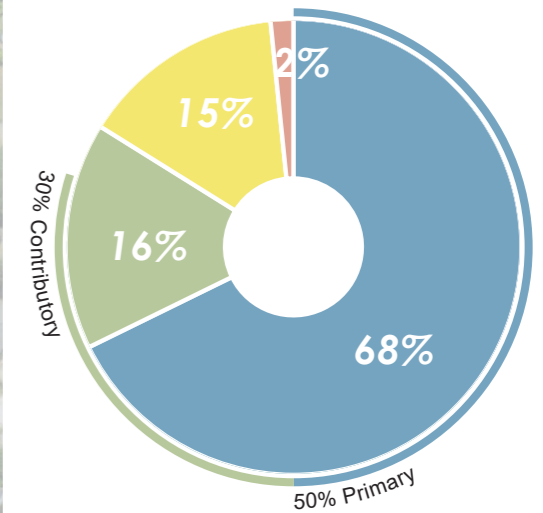
**RECOMMENDATION:**  
Retain Character Area

## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

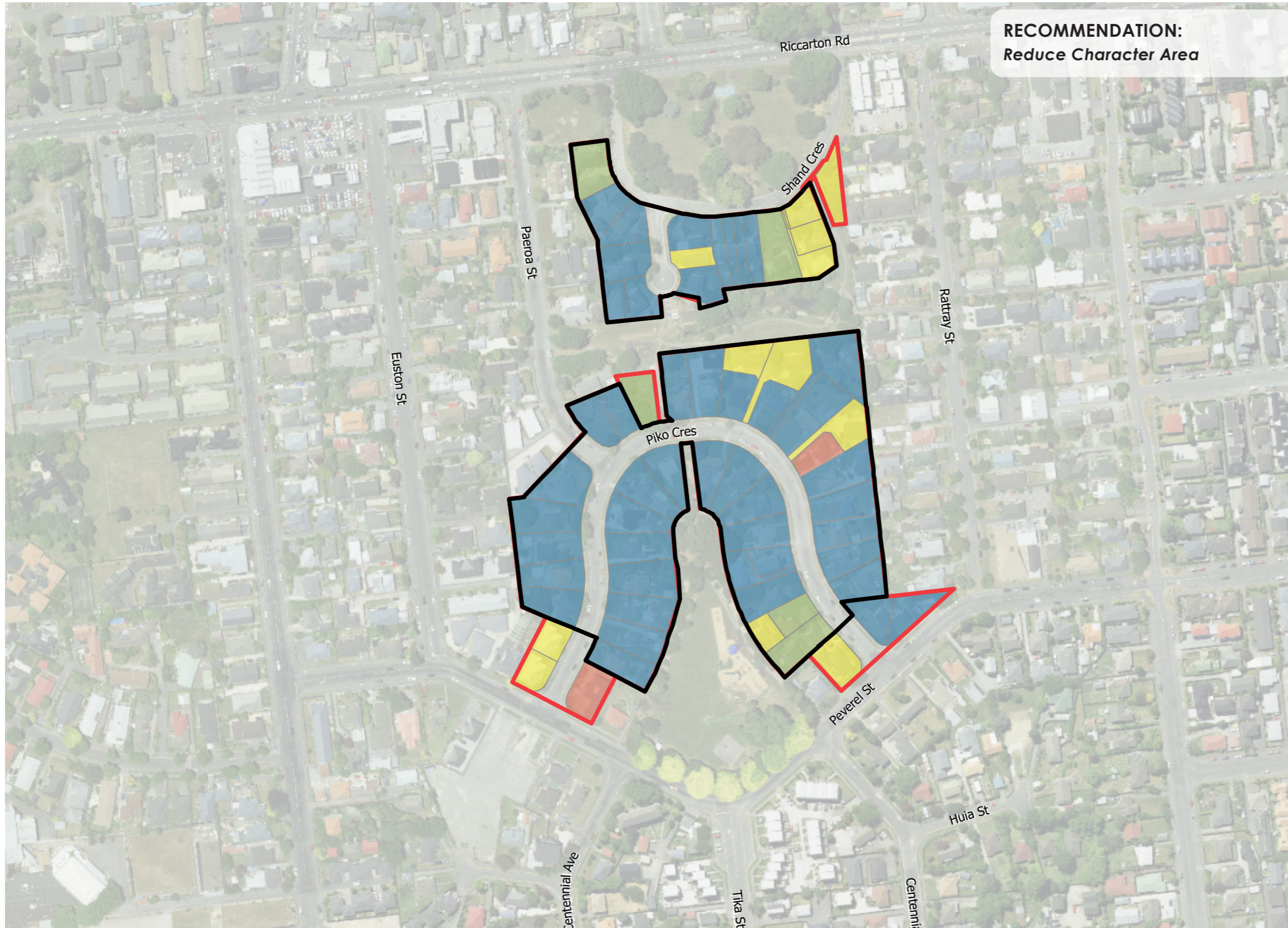
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Scale: NTS





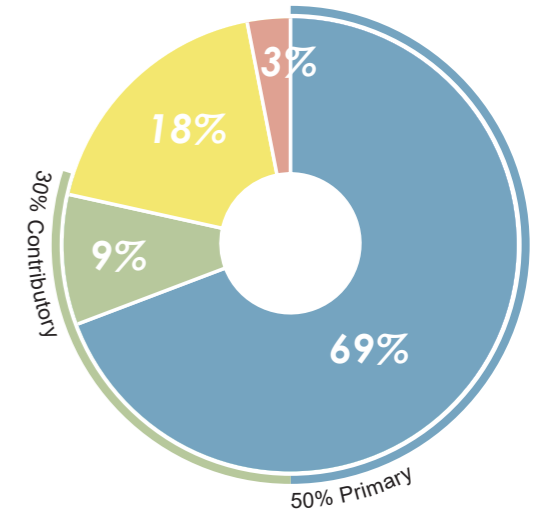
# CHARACTER AREA 6 - PIKO



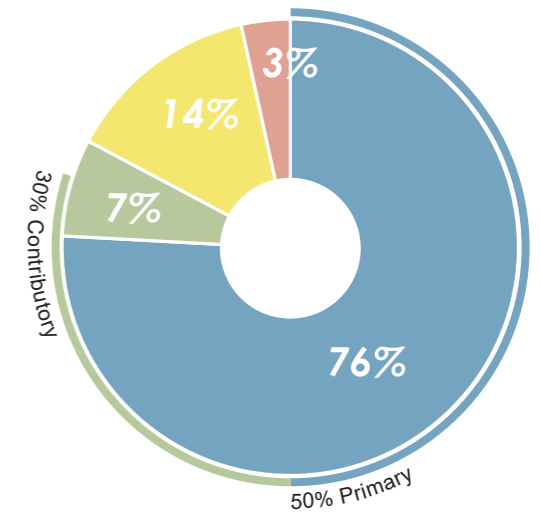
**RECOMMENDATION:**  
Reduce Character Area

## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

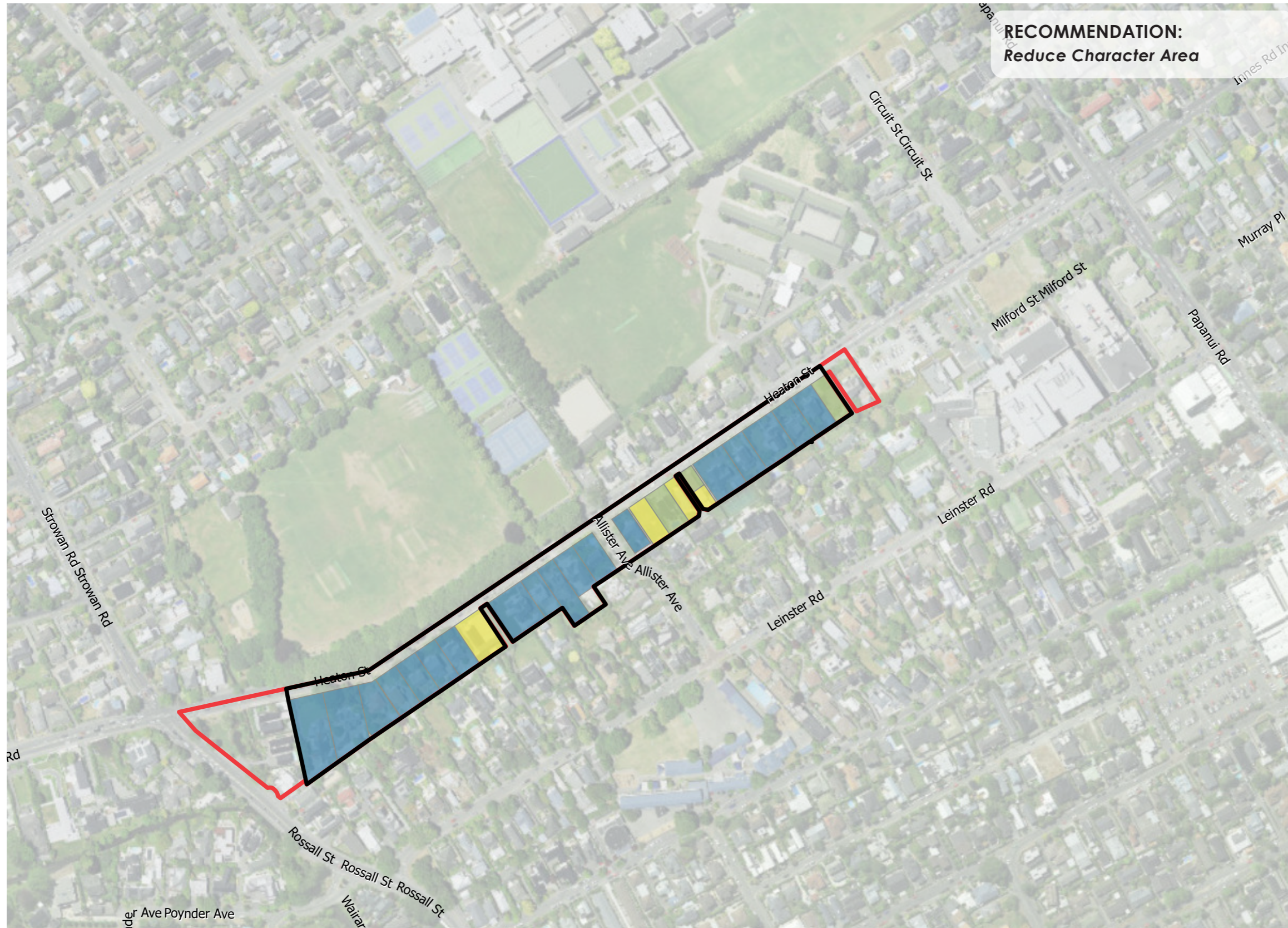
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Scale: NTS



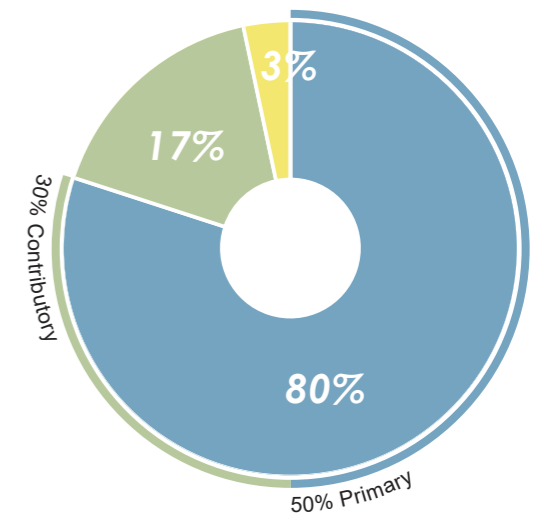


# CHARACTER AREA 7 - HEATON

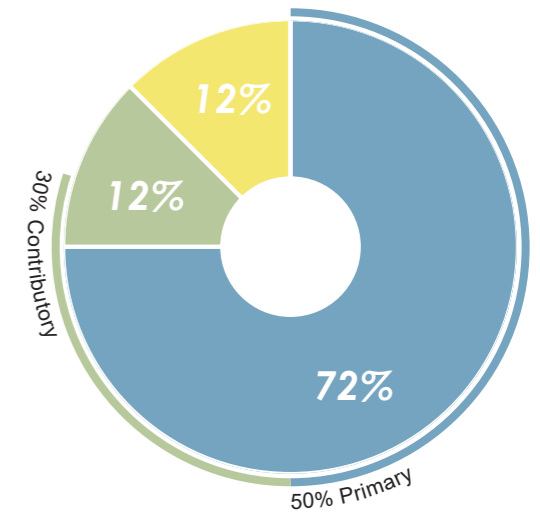


## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

Scale: NTS





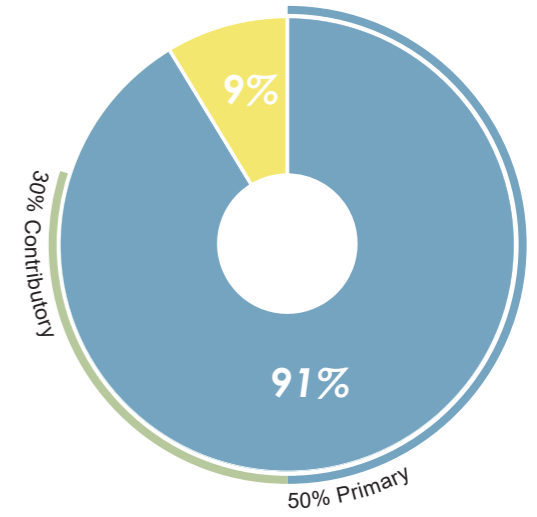
# CHARACTER AREA 8 - BEVERLEY



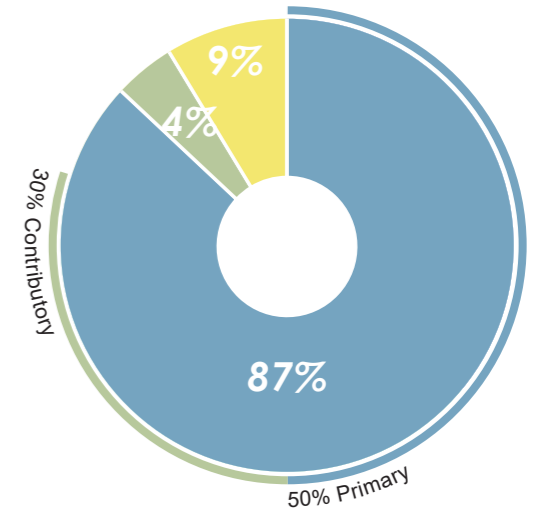
**RECOMMENDATION:**  
*Retain Character Area*

## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



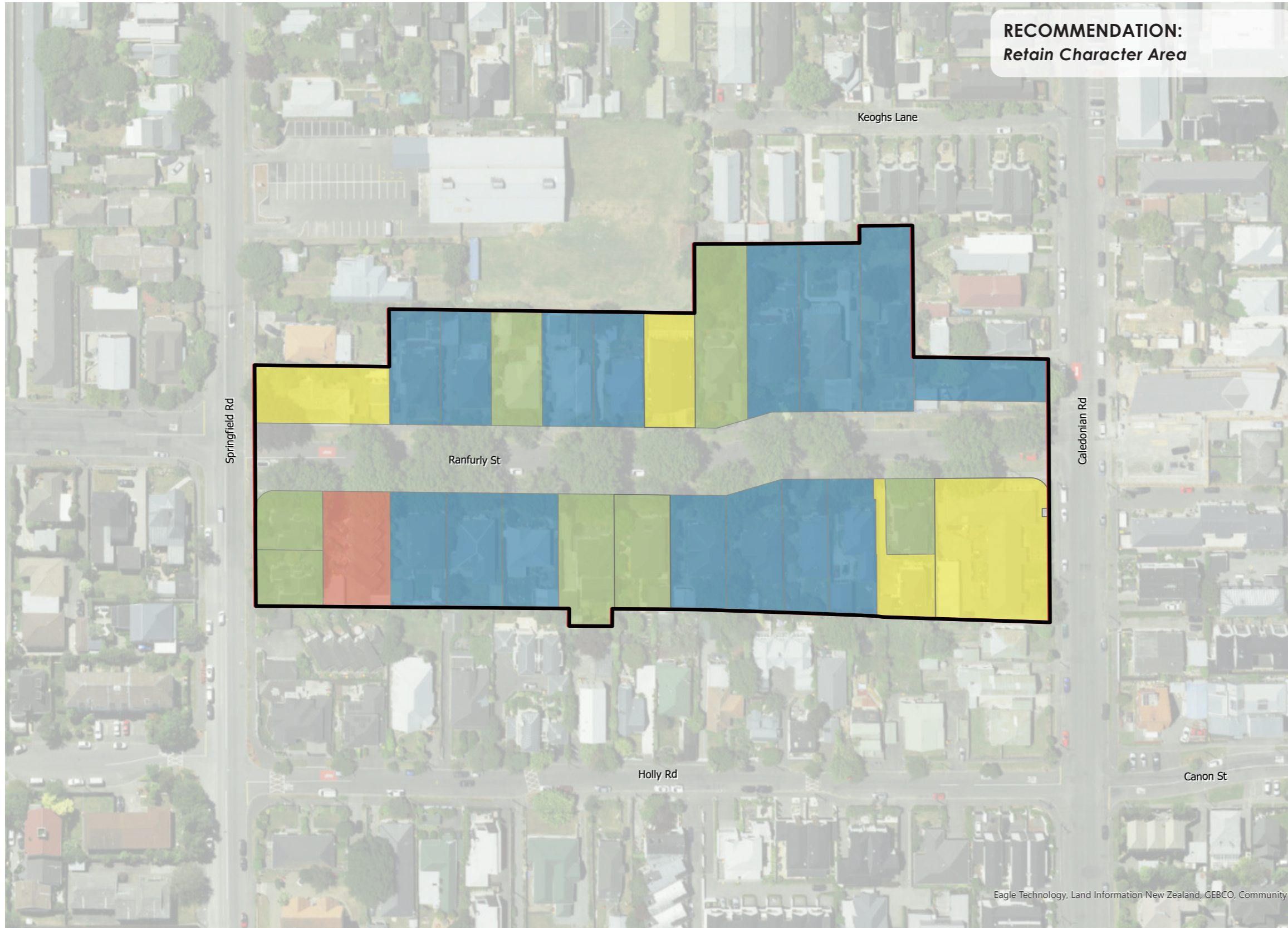
### LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

Scale: NTS

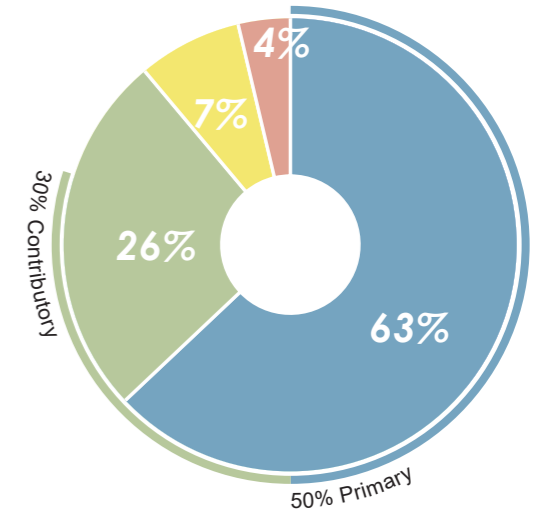


# CHARACTER AREA 9 - RANFURLY

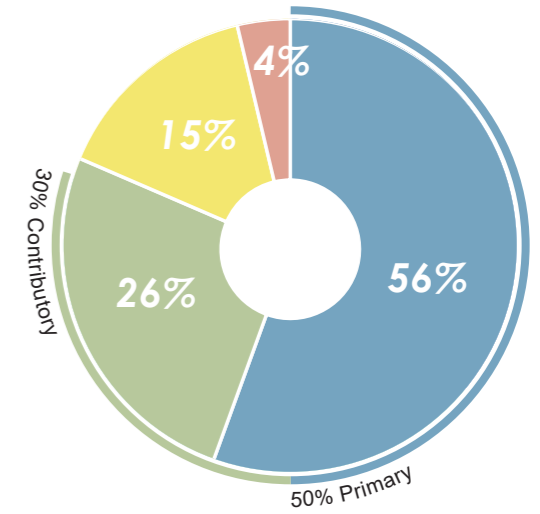


## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

Scale: NTS





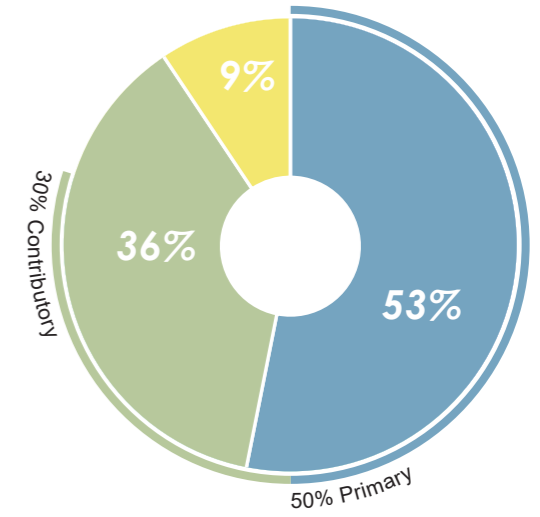
# CHARACTER AREA 10 - MASSEY



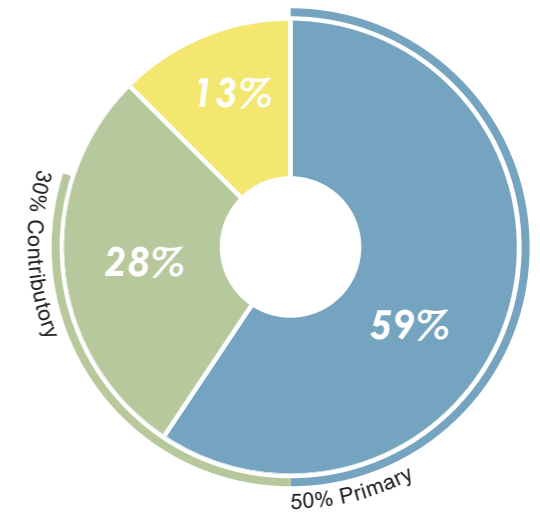
**RECOMMENDATION:**  
Retain Character Area

## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

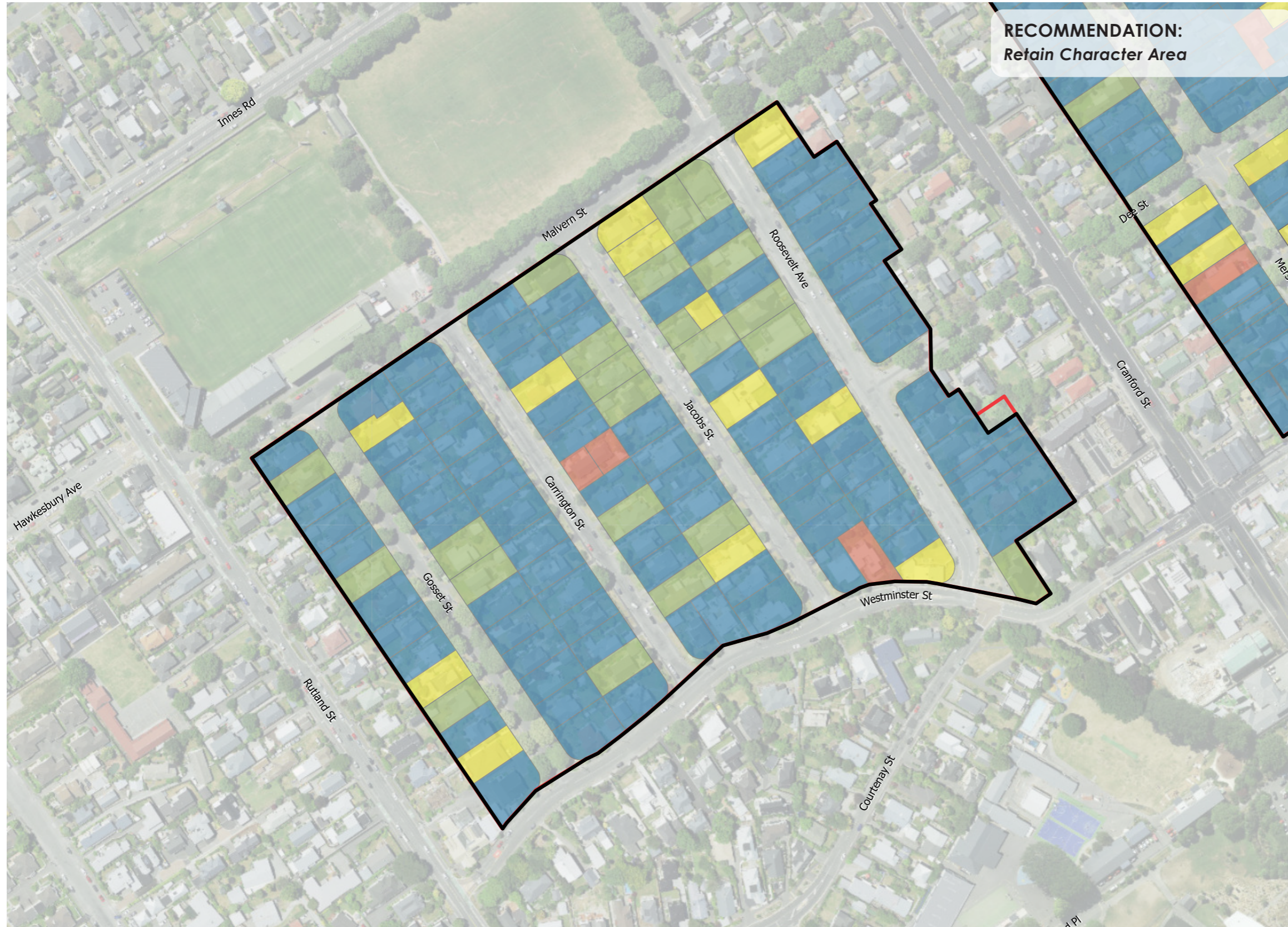
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- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

Scale: NTS





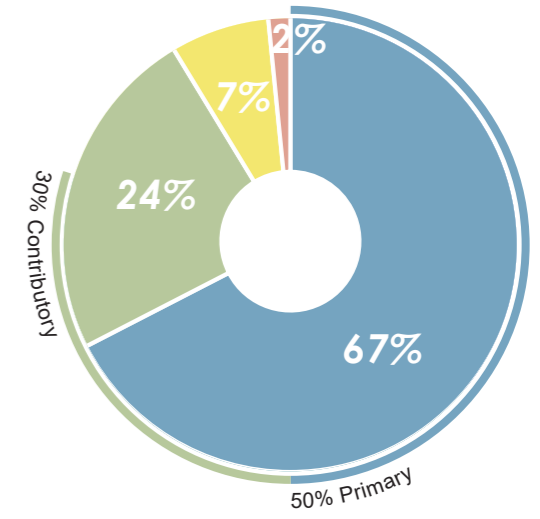
# CHARACTER AREA 11 - MALVERN



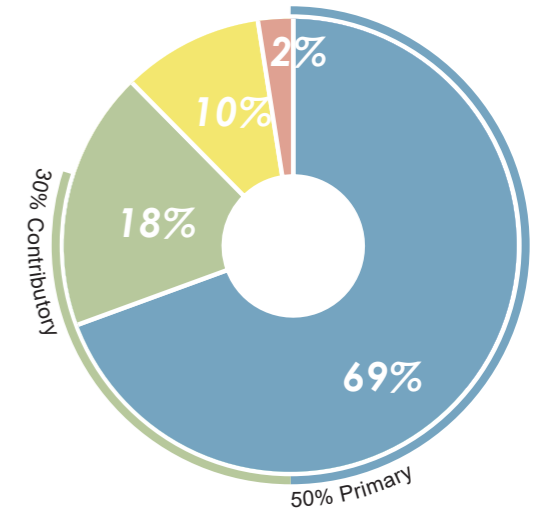
**RECOMMENDATION:**  
Retain Character Area

## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

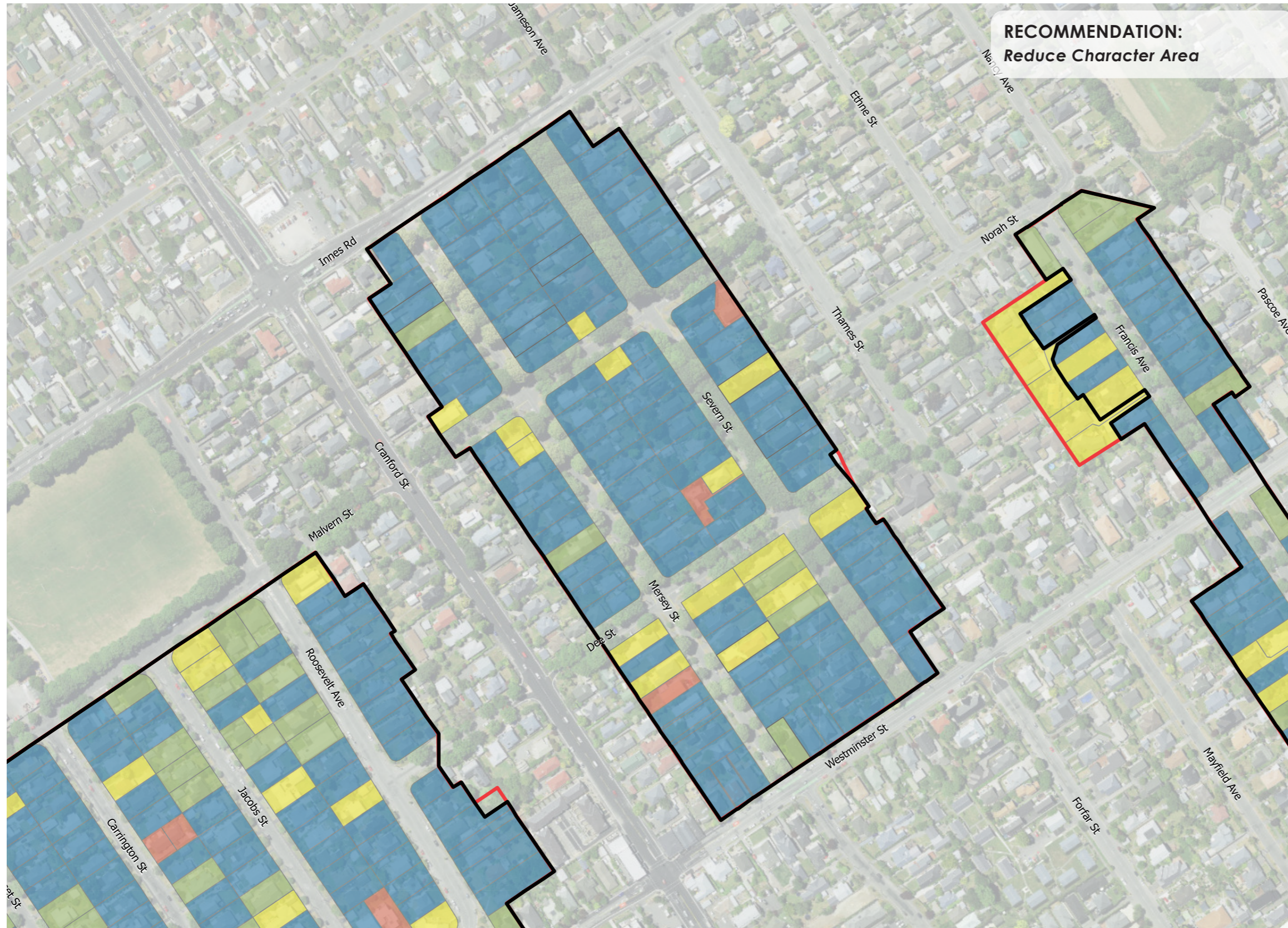
- PRIMARY
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- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

Scale: NTS





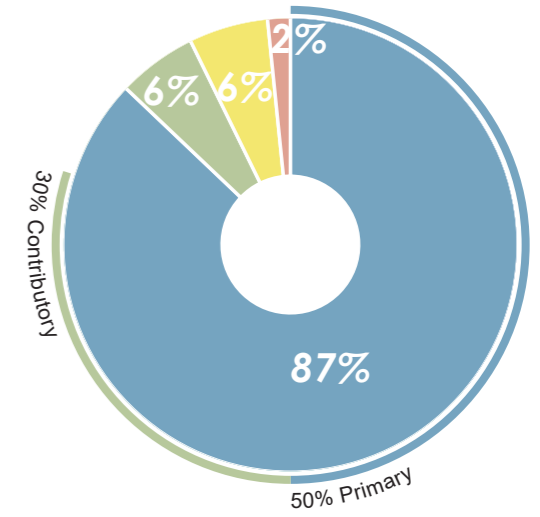
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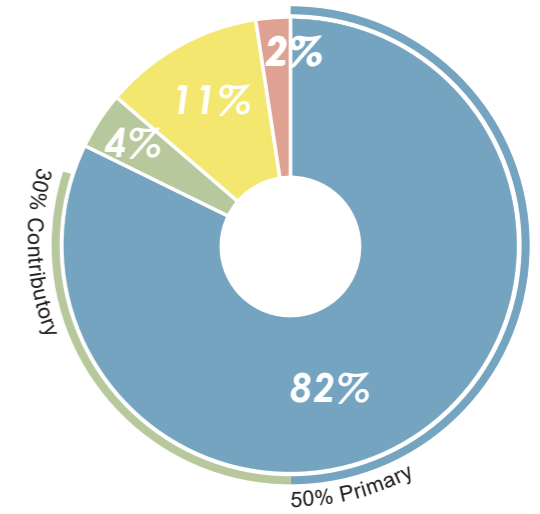
**RECOMMENDATION:**  
Reduce Character Area

## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

Scale: NTS



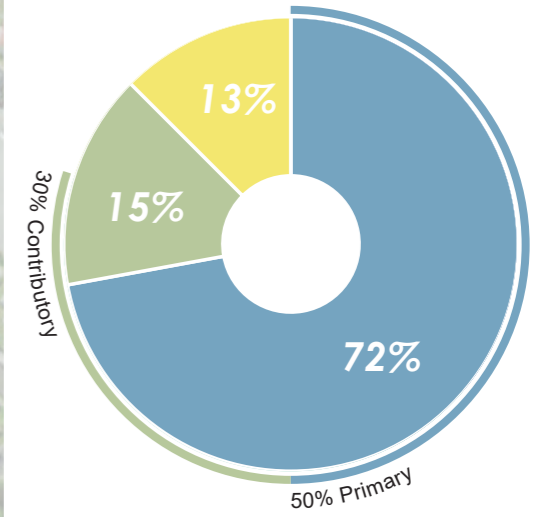


# CHARACTER AREA 13 - FRANCIS\*

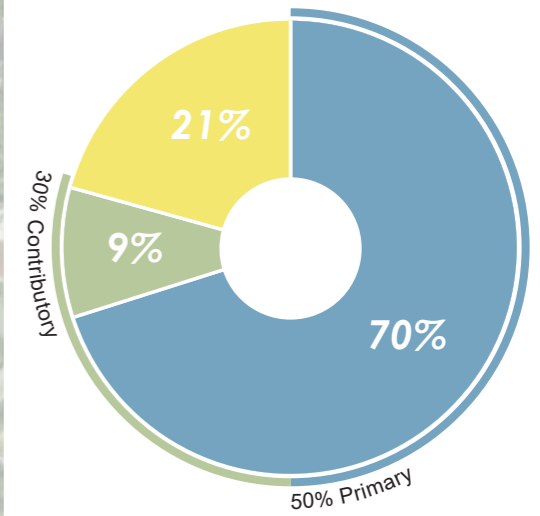


## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

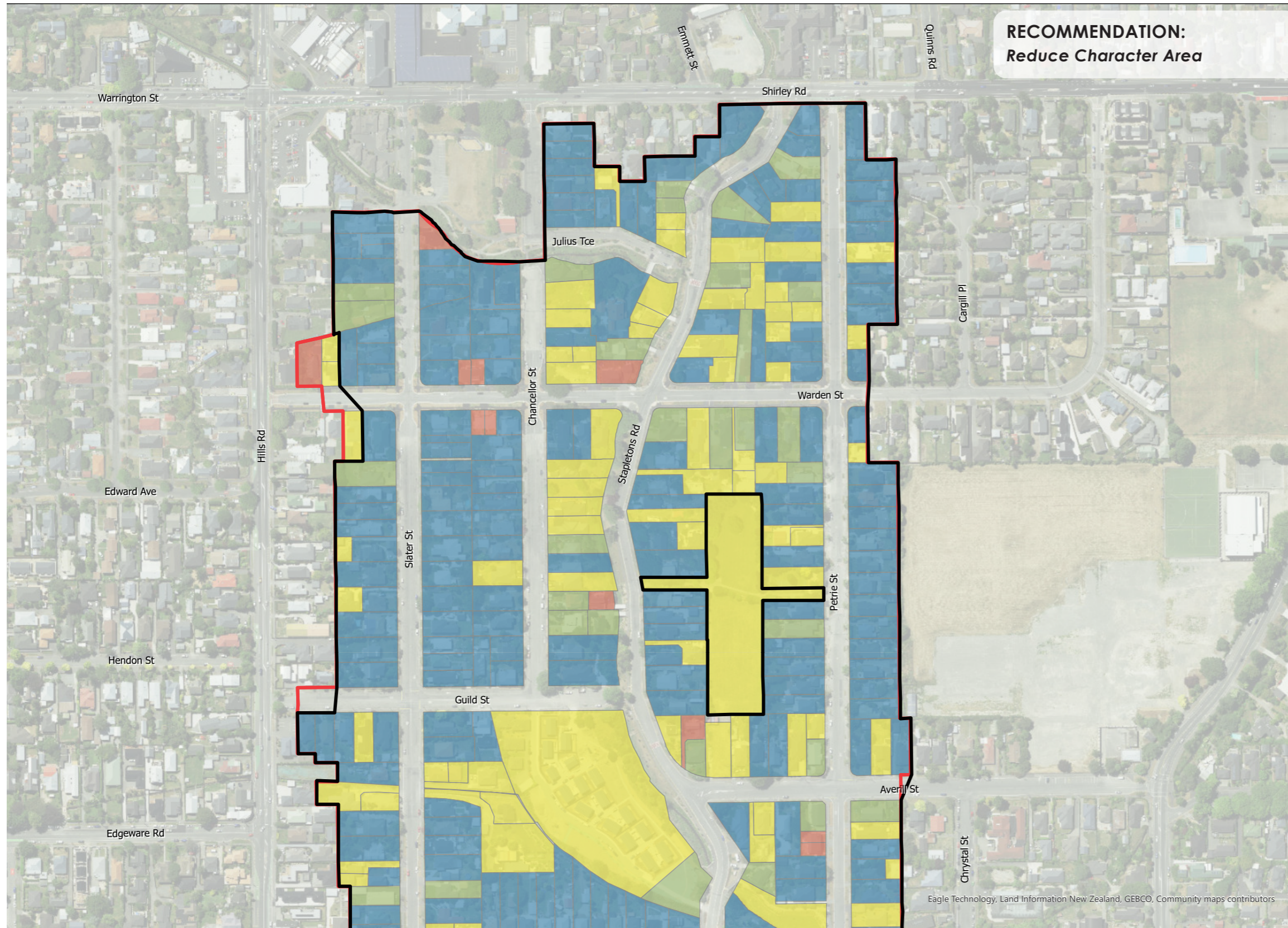
- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

\* This area does not meet the 80% requirement but does exceed the 50% Primary score. The boundary could be altered further to exclude "properties not visible from the street" to enhance the percentage scores overall and more accurately represent the Character Area.

Scale: NTS

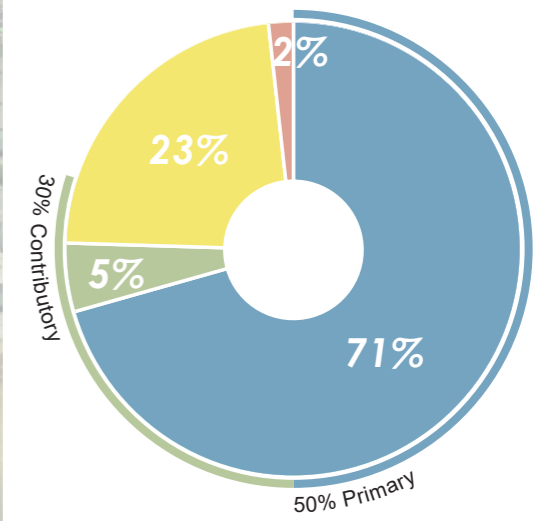


# CHARACTER AREA 14 - DUDLEY\*

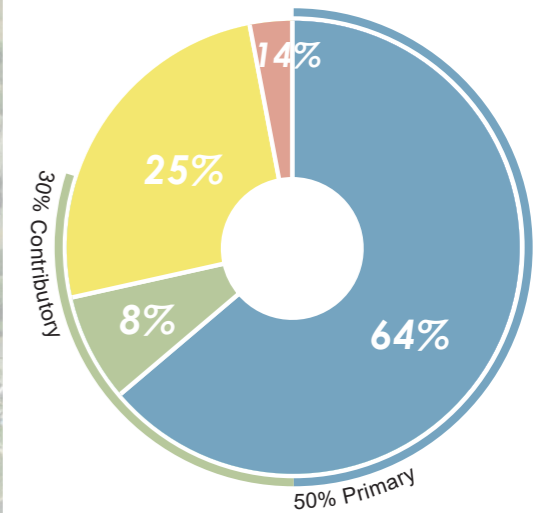


## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

\* This area does not meet the 80% requirement but does exceed the 50% Primary score. The boundary could be altered further to exclude "properties not visible from the street" to enhance the percentage scores overall and more accurately represent the Character Area.

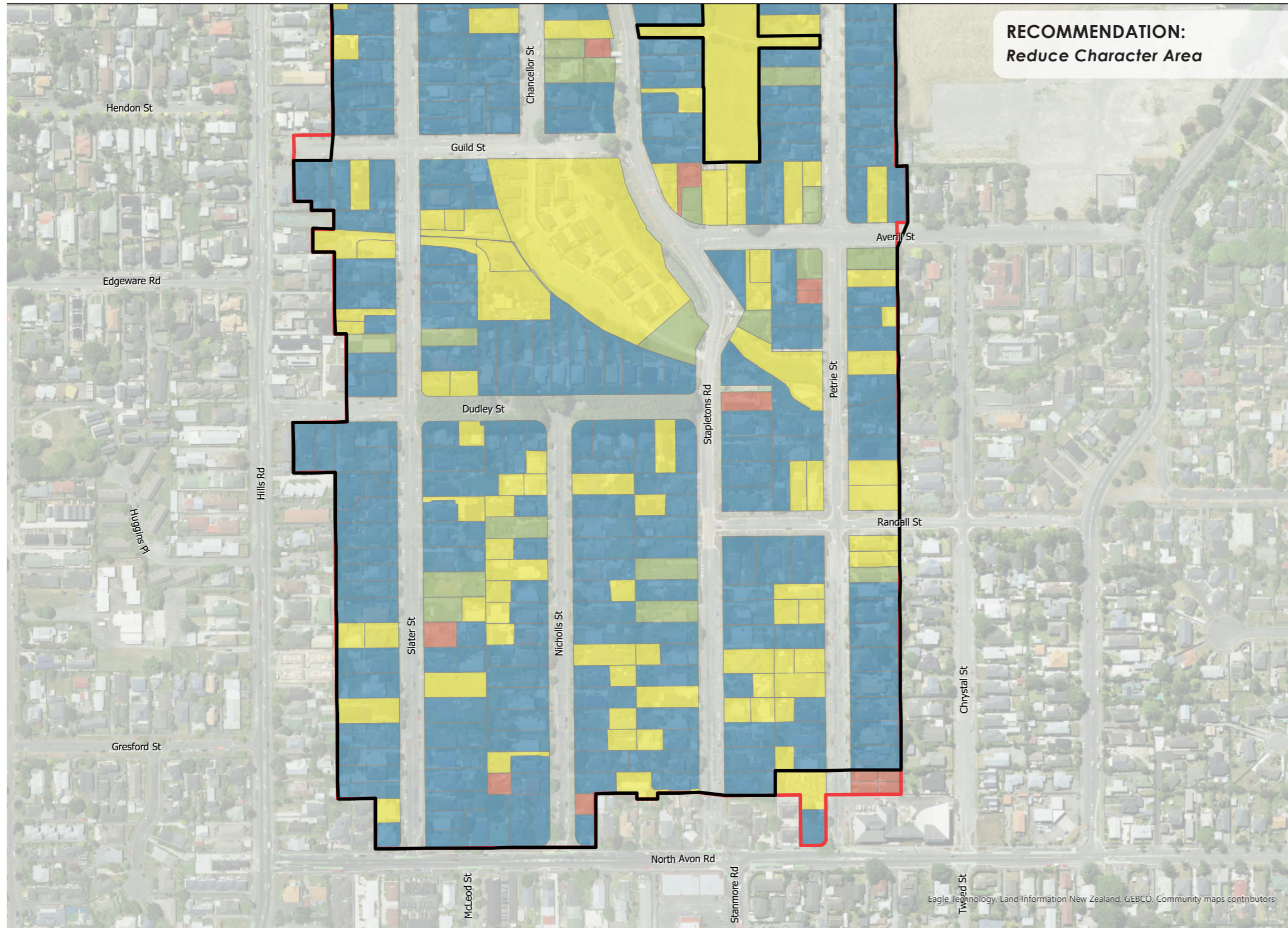
\*Petrie Park has been excluded from the revised character area boundary. Classified as neutral in 2015 assessment (as shown above).

Scale: NTS



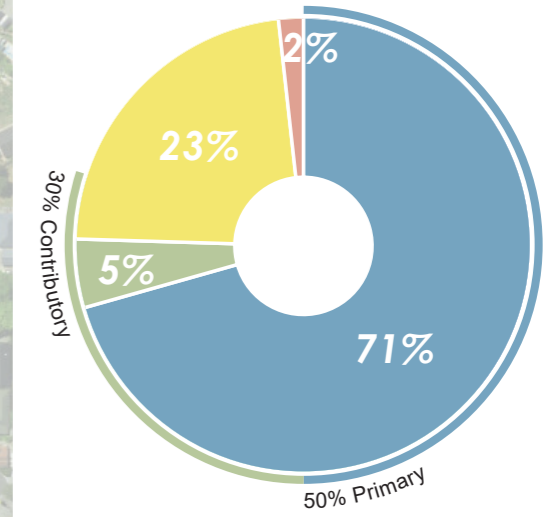


# CHARACTER AREA 14 - DUDLEY\*

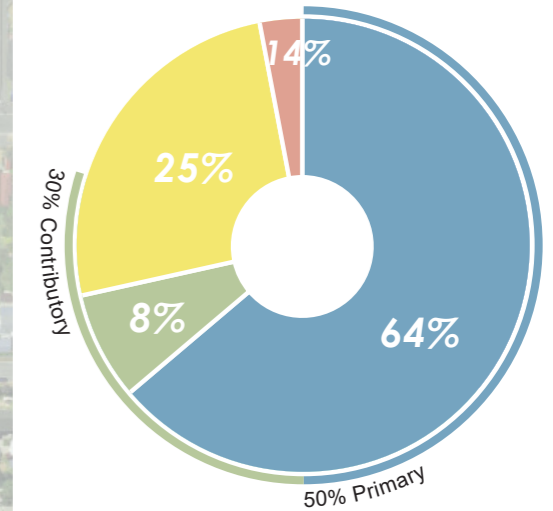


## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

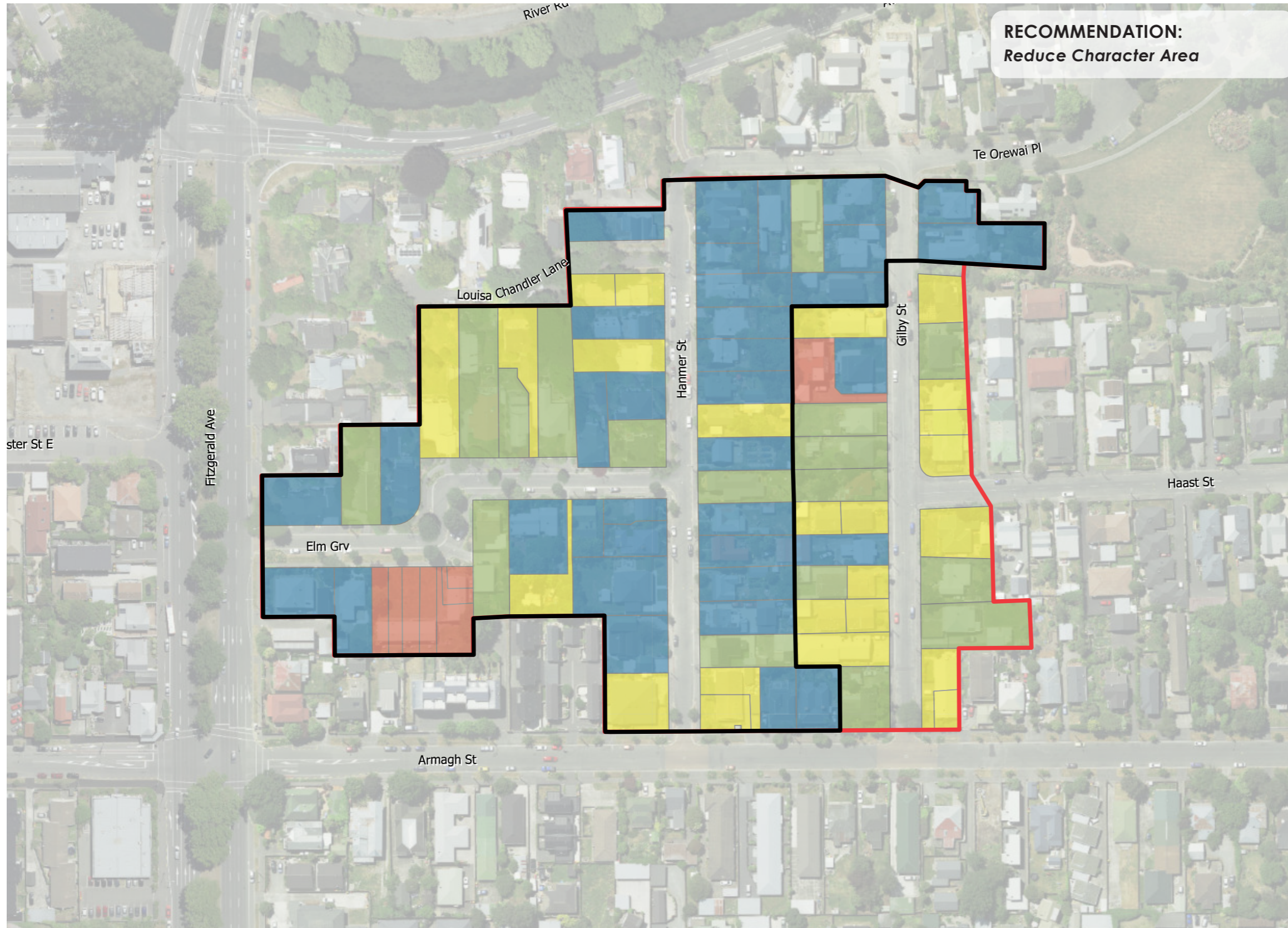
\* This area does not meet the 80% requirement but does exceed the 50% Primary score. The boundary could be altered further to exclude "properties not visible from the street" to enhance the percentage scores overall and more accurately represent the Character Area.

Scale: NTS



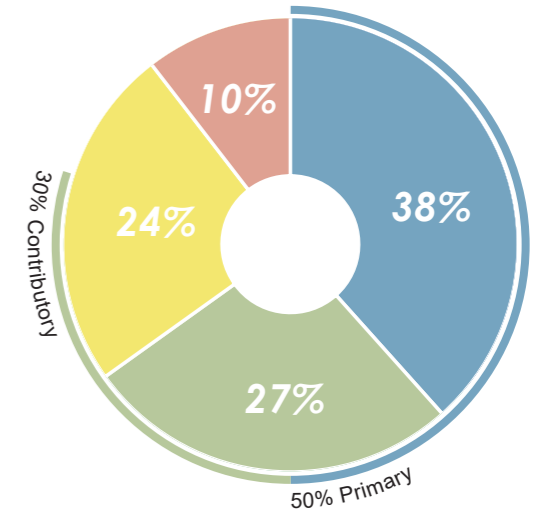


# CHARACTER AREA 15 - ENGLEFIELD\*

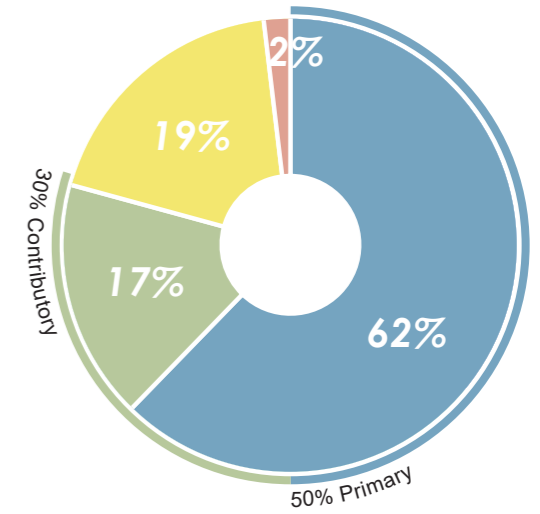


## COMPARATIVE ANALYSIS

### 2015 CHARACTER ASSESSMENT



### 2022 CHARACTER ASSESSMENT



### LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

\*Further refinement of the boundary would enable full compliance with the 80% Primary and Contributory threshold. In addition, 22 Elm Grove includes seven 'intrusive' address points which in this case has been manually changed to identify as one property.

