

Investigation of Qualifying Matters

Lyttelton Character Area
Prepared for Christchurch City Council

26 July 2022





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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, in the context of the mandated Medium Density Residential Standards (MDRS).

Character Area Overlays are specific 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 currently several provisions in the Christchurch District Plan (the District Plan) that apply to these Overlays in order to maintain and enhance their identified special character values.

Qualifying Matters are characteristics under which the building height and density requirements (the MDRS provisions) of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill may be modified.

This report (Stage 3 of a wider work programme) has been undertaken to ascertain the potential of the **Lyttelton Character Area** as a Qualifying Matter, including consideration of potential for future development opportunities in the context of the MDRS baseline.

The methodology for assessing Lyttelton involved confirming the attributes relevant to this Character Area, classifying the properties (approximately 450) through a desktop review, followed by a site visit ground truthing and evaluation exercise, and then final confirmation and mapping of the Character Area boundary. Following this, a set of design parameters to inform future District Plan provisions were recommended.

Relevant background and key aspects of the methodology including the assumptions made in the process of undertaking this review of Lyttelton are addressed below. For more information on the overall methodology and assumptions refer to the main report¹.

2.0 Background

2.1 Context

Inner residential areas of Lyttelton were first identified in the Banks Peninsula District Plan (BPDP) as a Residential Conservation Zone. A number of characteristics were identified for which the area was valued such as the wooden houses with steeply pitched roofs and the small scale and density of development. Design guidelines were established to assist home-owners and builders understand these distinctive qualities when making changes to existing dwellings or erecting new buildings.

Following the Christchurch District Plan Review in 2015, two residential areas in Lyttelton were identified in the Christchurch District Plan (District Plan) as Character Areas and the original residential conservation area guidelines, updated.

It is in the current context of the NPS-UD, that this report has been undertaken, to ascertain the potential of these Lyttelton Character Areas as a Qualifying Matter.

¹ Investigation of Qualifying Matters: Ōtautahi Christchurch Suburban Character Areas, prepared for CCC, 1 June 2022

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 spatial scope of the investigation for this report was based on the existing District Plan Lyttelton Character Areas, currently consisting of two separate areas within Lyttelton.

Following a desktop review of these original Character Area boundaries by Council, additional blocks connecting the two areas were put forward for consideration, creating one larger combined study area comprising some 450 properties. Beyond this enlarged boundary, sites were generally not assessed, with a few exceptions which are detailed in the methodology outlined below.

4.0 Methodology and Assumptions

4.1 Overview

The methodology for assessing the Lyttelton Character Areas broadly followed the approach taken for the assessments of the other Christchurch Character Areas. It differs from the review of the 15 suburban character areas in that there was no existing assessment to form a baseline which meant that 'new' relevant attributes had to be identified. A similar assessment framework was utilised for consistency.

Therefore, the methodology for Lyttelton incorporates three key tasks:

- Identifying the key characteristics or attributes that represent the Lyttelton Character Areas;
- Evaluating the level to which those characteristics are represented at each property in the study area; and
- Identifying development potential.

As with all the Character Area investigations to date, the use of GIS was central to the process. Background to the GIS approach applied to the project is set out in the main report (Appendix 3)².

4.2 Assessment Methodology

A more detailed outline of the steps taken in the assessment is set out below:

1. Confirming the draft boundary for the area put forward by the Council.
2. Setting up the GIS tool for assessment, incorporating layers (building age, and resource consent data) provided by Council.
3. Determining attributes for the Character Area to assist with evaluating the integrity of the area. These were largely derived from characteristics outlined in the CCC Lyttelton Residential Character Area Design Guide and refined through background review of NZHPT reports³ and field observations. These attributes were also used as a basis to consider potential impacts on the special characteristics to be retained. The attributes are detailed further in **section 5**.
4. Undertaking a desktop review comprising a preliminary site-by-site assessment utilising GIS and Google Street View.

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.*

² Investigation of Qualifying Matters: Ōtautahi Christchurch Suburban Character Areas, prepared for CCC, 1 June 2022

³ NZHPT (2009) Registration Report for Lyttelton Township Historic Area

- *Intrusive – Sites with buildings, structures, landscape, garden and other features that **conflict/ detract** from the character of an area.*⁴
5. Carrying out a drive-by and site-by-site pedestrian evaluation of the Character Area to determine the overall cohesion of the area and undertake a ground truthing exercise of the selected attributes and preliminary assessment findings.
 6. Application of the 80% and 50/30 thresholds (or if less than 80% overall, Primary properties must be greater than 50%), as utilised in all previous Character Area investigations. This was undertaken to test whether the Area met these thresholds, and whether the boundary needed further consideration.
 7. Mapping the Character Area and boundaries and producing pie charts used to communicate the comparative split between each of the classifications and demonstrate how the Area aligns with the threshold testing.

4.3 Methodology for Identifying Development Potential

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

1. Identify a likely development scenario/s. The following assumptions were noted:
 - The level of development directed by Policy 3 of the NPS-UD would be inappropriate in the Character Area, but some level of development may be appropriate.
 - The special characteristics and values attributed to the Character Area are maintained or enhanced.
 - The value of the Character Area as a whole is retained.
 - Unit title arrangements could enable internal subdivision of existing large scale dwellings (hidden density).
 - The most practical development scenario is put forward, that will retain the character attributes of the Area.
 - There is limited capacity for additional development In the Lyttelton Character Area. A minor residential unit on a site already containing a primary dwelling may be appropriate. It is anticipated that any more development than this scenario is likely to adversely affect the attributes and qualities that have been identified through this study.
2. 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 or alterations.

⁴ *Christchurch Suburban Character Areas Assessment, 2015, prepared for Christchurch City council, prepared by Beca, p4*

- Garage/manoeuvring area/parking dominating the front yard and the associated visual impact, effects on vegetation and loss of connection to the dwelling, taking topographical requirements into consideration.
 - Increase in site coverage, with an associated loss in space and vegetation, including a sense of openness and spaciousness, not just as experienced from street address but, in Lyttelton, from multiple wider views due to amphitheatre-like setting.
 - 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.
 - Where visual connection is maintained through use of modern 'pool fencing', the extent of fencing, particularly without vegetation to soften it, can appear a dominant feature that detracts from the character of the dwelling beyond and wider streetscape.
 - Multiple vehicle accessways from the street impacting on the continuity of the streetscape.
 - Use of materials inconsistent with the existing character of Lyttelton.
3. 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 Character Area.
 - 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.
 - The 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 an updated design guide.

4.4 Assumptions

The evaluation of the Character Area was based on the following methods and assumptions:

1. Even though some properties beyond the study area were visible from within the Character Area and appeared likely to represent Primary status, they were not generally included in the mapping exercise as they were outside the existing study area extent. A few exceptions were made where it was observed that properties adjoining the boundary obviously also represented a core block of 'primary' attributes and contributed to the cohesiveness of streetscape character. In these limited cases, a site-by-site

assessment was undertaken and where appropriate, the Character Area boundary was revised to include them where a sensible boundary could be made.

2. Lyttelton's steeply sloping amphitheatre- like topography means that many houses do not directly address the street in the way that homes in the flatter suburban Character Areas do. Therefore, the appearance of buildings in views from below was also considered important. For example, properties on steep slopes where the garage or parking bay dominated the street front, were not penalised if the garage was sympathetic and the main dwelling was still clearly contributing and visible – either from the street address or in views from the street/s below.
3. Poor maintenance of properties did not detract from the classification status.
4. Rear sites in flatter areas that were not visible from the street therefore defaulted to a Neutral status. If rear sites were visible, these were ranked accordingly.
5. 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).
6. The attributes 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.
7. Due to the greater range of eras and diversity of characteristics in Lyttelton, properties where an original era dwelling had later alterations such as replacement windows or extensions, were not necessarily penalised if the alteration was considered sufficiently sympathetic.

5.0 Evaluation and Recommended Design Parameters

5.1 Overview

The following section provides a summary of the Lyttelton Character Area recommended to be considered as a Qualifying Matter and includes:

- 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.

When evaluating the Character Area, 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 (or to the 'front' when viewed from the amphitheatre catchment) 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 and the adoption of sympathetic fencing heights and materials.
- The sense of enclosure from multi-storey developments adjoining Character Areas may reduce the quality of the Area (i.e. creates visual dominance).

5.2 Key Characteristics

Lyttelton is an idiosyncratic port town of heritage importance with many of the dwellings recognised by Heritage New Zealand listings and the District Plan schedule. The natural amphitheatre-like setting is a unique feature which has helped shape the built form. Whakaraupō is also a cultural landscape with a long and rich history of Ngāi Tahu land use and occupancy, and strong tradition of mahinga kai.

It is the combination of the following key elements that contribute to the distinctiveness and sense of place of the Lyttelton Character Area and these were used as the basis for the evaluation (see examples in Table 1):

- Detached late 19th Century to early 20th Century dwellings that vary in size but are domestic in scale. Buildings represent a wide range of styles (often clustered in twos and threes) including Colonial 'But-and-Ben' and 'Saltbox' style, Gothic Revival, neo-Georgian, Italian Renaissance, Regency, Spindle Style, Victorian Villa style, Arts and Crafts, Art Deco, and Bungalow, *'articulated in a colonial vernacular mostly using locally*

*available materials*⁵, and with a high proportion of Heritage listed dwellings and structures.

- Building form is usually simple in shape, either a steep symmetrically pitched roof or shallower pitch hipped roof. Smaller shapes like lean-to roofs, verandas, entry porches, dormer and bay windows are often added to these main shapes.
- Building materiality provides a very strong cohesion across the Character Area with horizontal timber weatherboards and corrugated metal roofs the most common construction materials. Other key features include medium size windows that are taller than they are wide, a variety of paint colours and a high degree of architectural detail.
- There is considerable variation in lot sizes and the distances that houses are set back from the street. Some sites are built right up to the street and others are well set back.
- The original town grid layout remains clearly legible. Split level streets (e.g. Exeter Street) and steep, narrow pedestrian pathways are a special feature. The subdivision pattern reflects mid-19th Century planning models⁶ adapted to the realities of the steep terrain. Sites are mostly rectangular, with their side boundaries perpendicular to the street. Houses are aligned parallel to their side and front boundaries. The buildings are positioned in tiers following the contours.
- Low fencing of approximately 1m to 1.5m in height with stone walls (particularly the distinctive red volcanic stone), picket, wire or planted fencing.
- Properties on the lower slopes follow a perimeter block pattern, which provides for open space and gardens, including larger vegetation, within the centre of the block. Attractive front gardens provide interest and separation from the street. Due to the basin topography, gardens and vegetation can generally be easily seen between buildings.
- Good visual connectivity between dwellings and streets – not necessarily the street address but, due to the basin topography, often from streets below. Visual connectivity is also helped through low fencing, placement of windows and dwelling entrances and porches.
- Garages which are generally detached and single storey that do not block the visibility of the main dwelling.
- The combination of clustered architectural styles, legible grid layout and the steep basin topography and views provides a strong interconnection between the buildings, streetscape and wider landscape with a distinctive character.

⁵ NZHPT (2009) Registration Report for Lyttelton Township Historic Area, p3

⁶ Ibid

TABLE 1: KEY ATTRIBUTES



EXAMPLE 1: Steep gable roofs, variety of paint colours, with horizontal weatherboards and medium-sized vertical windows.



EXAMPLE 2: Late 19th-early 20th Century, two storey but domestic in scale, similar styles often in clusters of twos and threes.



EXAMPLE 3: Use of low picket fencing and dormer windows in steeply pitched roof.



EXAMPLE 4: Variation in setback including some houses built right up to the street.



EXAMPLE 5: Use of verandas and bay windows, good visual connectivity from street.



EXAMPLE 6: Use of red volcanic rock walls and low front hedging.



EXAMPLE 7: Elements combine to form a sympathetic example of new built form e.g. scale, roof, cladding, windows, vegetation and visual connectivity.



EXAMPLE 8: Corrugated iron is used as the primary or sole cladding material. This material is not considered representative of a 'Primary' attribute.



EXAMPLE 9: Topographical constraints mean car parking decks and garages are typically hard up against the street with the dwelling orientated towards the harbour views below, e.g. particularly on Reserve Terrace. Detached, single storey garages allow for better visual connectivity.



EXAMPLE 10: The natural basin topography means gardens and vegetation can be easily seen layered between buildings, increasing the sense of separation between and modest scale of built form.

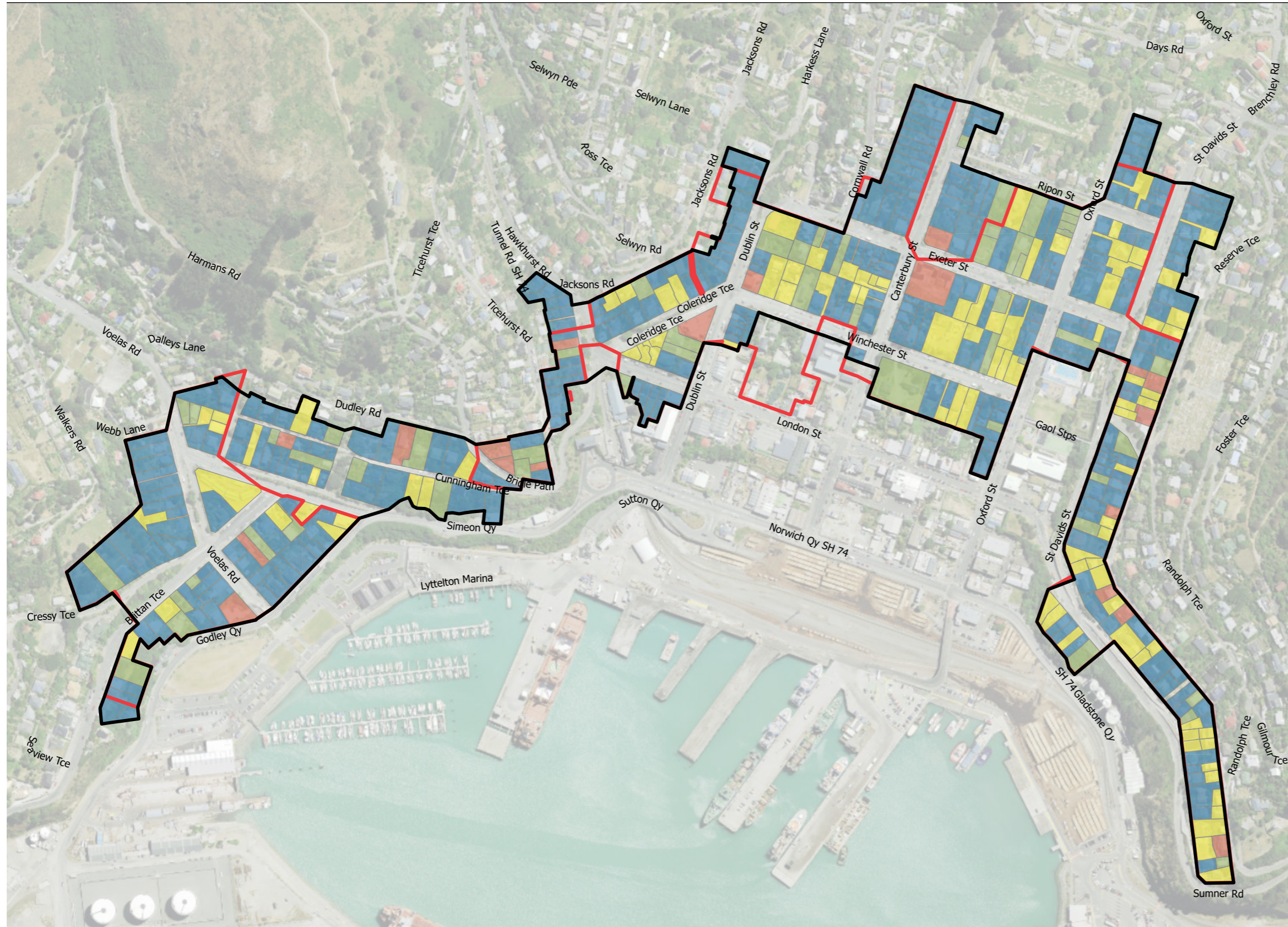


EXAMPLE 10: The District Plan Character Area boundary was revised in a number of places where a site-by-site assessment indicated a sensible new boundary could incorporate both sides of the street.

5.3 Character Area Boundaries and Categorisation of Properties

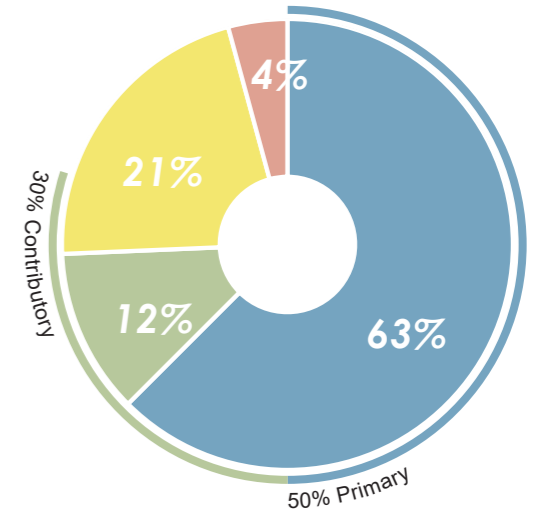
Map 1 identifies the boundary of the Lyttelton Character Area along with the categorisation of each property within it. The graph identifies the percentage of each ranking category within the Character Area boundary.

CHARACTER AREA - LYTTELTON*



ANALYSIS

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.



5.4 Specific Assumptions and Analysis

The District Plan Character Area has been revised in six key areas:

- To include a large central block on Cunningham Terrace between Simeon Quay and Bridle Path which links the previously separate District Plan areas. It incorporates Joyce Street, one of the steep pedestrian walkways that are a distinct feature of Lyttelton. The properties within this block are predominantly ranked Primary (60%+).
- To extend the boundary on the western side of Hawkhurst Road to align with the existing boundary at the Jacksons Road intersection. These properties are all ranked Primary (100%).
- To include a number of sites between Exeter Street, Canterbury Street and Ripon Street to complete the block and unify these streetscapes. The properties within this extension are predominantly ranked Primary (80%+).
- To extend the boundary by an additional four properties at the upper end of Oxford Street to make a sensible boundary at the end of the street. These properties are all ranked Primary (100%).
- To include the eastern side of upper St David's Street to unify this part of the streetscape. Properties within this extended area are predominantly ranked Primary (78%).
- To exclude most of the block between Dublin, London, Canterbury and Winchester Streets. While there are 3 identified heritage properties fronting London Street which are ranked Primary (25%), the balance of the block is largely Neutral (67%) or non-residential and therefore are already excluded from the District Plan Character Area.

The Reserve Terrace streetscape has a distinctive character within the wider Character Area given:

- It includes one of the later narrow roads that was built as the township expanded and follows the contours of the hill rather than the strict grid pattern.
- The location of car parking decks and garages are hard up against the street. This is as a result of the steep topography and is a particularly noticeable feature on Reserve Terrace. Dwellings are commonly positioned below the street, orientated towards the views below. Contemporary buildings are typically split level (up to three storeys) which can increase the sense of their scale while most Primary ranked sites are not.

Other key assumptions and analysis includes:

- Houses with historic significance have a Primary contribution.
- There is evidence of successful minor residential units or artist's studio type infill throughout the Character Area. This is successful where it has been done sympathetically to the original dwellings architecture and materially or it is completely screened from view by the principal dwelling.
- Corrugated iron is used increasingly as the main cladding on contemporary homes. This is inconsistent with the materiality of the original dwellings from the 19th and early 20th Century, where corrugated iron is used as a secondary, or hidden, cladding material (i.e. on side elevations that are not visible). Therefore, when used as the dominant or

sole material, even when in horizontal form, it was not considered representative of a 'Primary' attribute.

- Buildings represent a wide range of architectural styles and new buildings can contribute positively to this when done sympathetically.

5.5 Character Area Recommended Design Parameters

In order to maintain the attributes of the Lyttelton Character Area and mitigate the potential impacts resulting from intensification, design parameters are recommended and these are set out below. These should inform the suite of potential District Plan provisions to be prepared as part of a Plan Change.

The Character Area is currently accompanied by a non-statutory Design Guide. This is administered via a restricted discretionary activity (RDA) status rule. Considering that some infill may be appropriate, the parameters for this might be addressed through consideration of associated assessment matters and within updated design guidance.

Landscape and Vegetation

The variation in setback distances with some dwellings built right up to the street, the typical alignment parallel to the site boundaries, as well as the presence of gardens and open space, whether in the front or rear, are key features of Lyttelton. To maintain consistency with these characteristics:

- No minimum setback to the front is required however houses should consider being aligned with the dominant setbacks of existing adjacent houses.
- To maintain a sense of space, with room for the softening appearance of vegetation between buildings in views, while accommodating the realities of building on narrower lots, minimum setbacks on the side boundaries are recommended of at least 1.5m on one side and 3m on the other, and a 2m setback at the rear.
- To further ensure a sense of spaciousness and maintain a balance between the size of house and gardens, setting a minimum *total* outdoor living space is recommended and should be at least 90m² with a minimum dimension of around 5m.

Streetscape and Connectivity

Lyttelton is located in a natural volcanic basin so the properties within the Character Area are predominantly on sloping land and easy to see. Houses may have a street frontage but be mainly orientated towards the harbour views and more visual connected to the streets below.

Good visual connectivity occurs through low fencing, placement of windows, dwelling entrances and porches and small scale garages and parking areas generally not obscuring or dominating the 'front' of the house. Therefore, 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. Ideally, garages (or other accessory building) should be detached and (parking included) located so as not to dominate the dwelling's front façade and entrance, with a maximum height of 5m. It is noted that the realities of building on steep topography can be challenging and limit off-street parking options.

Fencing is an obvious visual feature of a property and can have a strong influence on its character. Therefore, as the low height of fencing in Lyttelton contributes to the character of the area, fencing along street frontages should be limited to a maximum height of 1m (retaining

walls may be an exemption if required due to changes in level) and the use of typical materials such as red volcanic stone walls, picket, or planted fencing is recommended.

Built Form

Lyttelton is characterised by clustered building styles from the late 19th Century to the early 20th Century on a wide range of lot sizes. It retains a small-scale human dimension, where the properties are easy to see and have a high degree of interconnection.

Therefore, alterations or new dwellings should use materials and an architectural style sympathetic to houses from this era. In particular, the built form should take into consideration the style or any heritage values of adjacent Primary sites and reflect those forms and scale.

It is therefore recommended that due to the variety in lot size, including a high proportion of small lots, a high site coverage could be accommodated. New dwellings should have a maximum height of approximately 7m. Some additional height may be permitted where this allows a two storey form with pitched gable roofs.

Subdivision Pattern

The rectangular lots with their side boundaries perpendicular to the street and houses aligned parallel to their side and front boundaries, are a key feature of the Lyttelton Character Area. Sections vary in size, (generally from some 300m² to 1000m² and an average of 490m²) and remain relatively undeveloped. The Lyttelton basin topography and predominantly modest scale of built form means that houses are generally visible and not obscured by later development or infill.

Therefore, a subdivision minimum rule of 450m² with no additional residential units other than a minor residential unit, is recommended

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

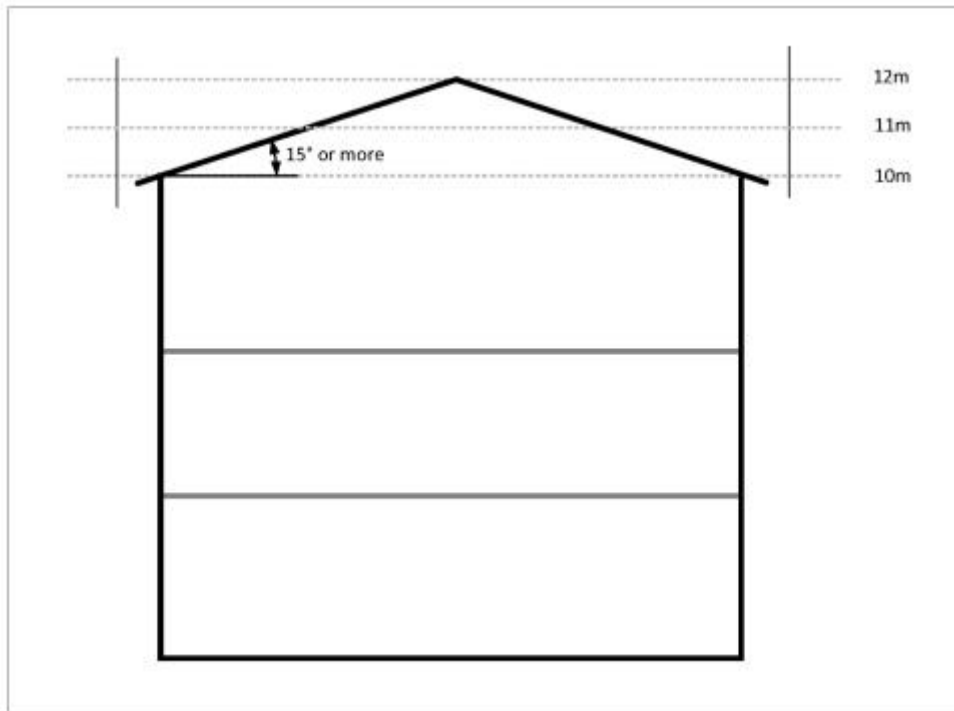
Density standards

10 Number of residential units per site

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

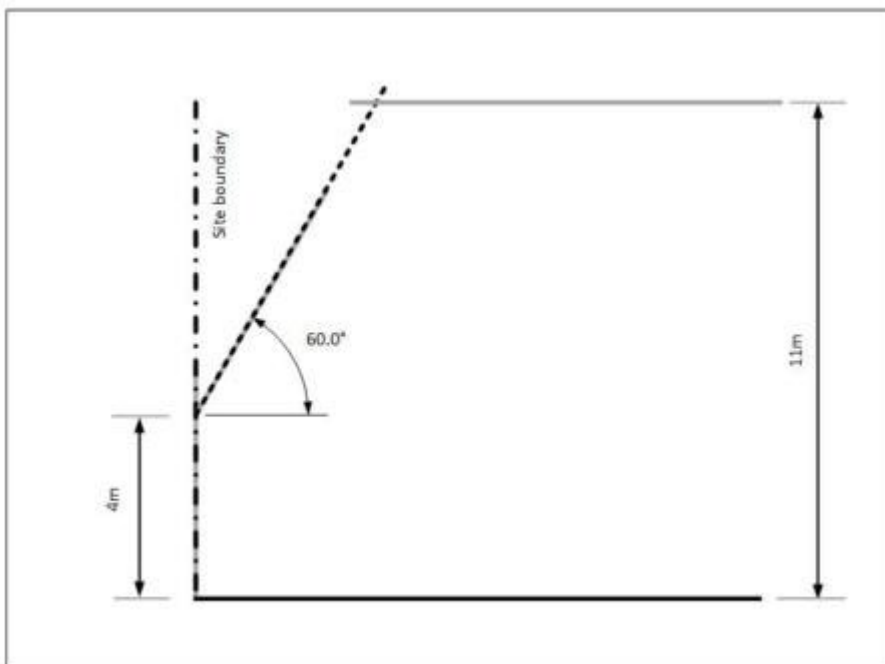
11 Building height

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

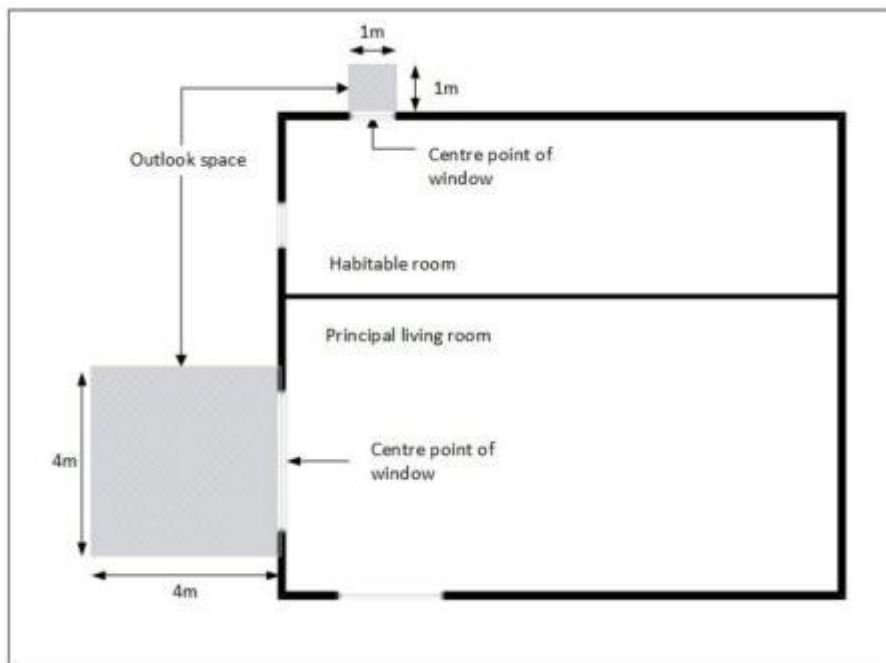
The maximum building coverage must not exceed 50% of the net site area.

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.