

Criteria for Identifying Residential Heritage Areas vs Criteria for Identifying Residential Character Areas

RHAs: coherent heritage/history across the area, but may be diverse in visual character.

RCAs: coherent and distinctive character across the area, but may be diverse in history.

Note: The word “primary” which has been used by other authors in RCA documentation means the same as “defining” for RHAs.

RHAs	RCAs
<p>Represent and embody at least one of the following six heritage values at a significant or highly significant level.</p> <p>A) Historical and social value</p> <p>Values associated with a particular person or group, organisation or event, phase or activity (intangible, not visible).</p>	<p>Neighbourhoods that are distinctive from their wider surroundings and which are considered to have a special and consistent character that is worthy of retention.</p> <p>A) N/A</p>
<p>B) Cultural and spiritual value</p> <p>Values associated with the distinctive characteristics of a way of life, philosophy or belief (intangible, not visible)</p>	<p>N/A</p>
<p>C) Architectural and aesthetic value</p> <p>Values associated with a particular style, period or designer, or design values (i.e. an historical lens is applied to these values).</p>	<p>Consistent architectural detail from the era (age band) e.g. bay and bow windows, leadlights, shingle gable ends.</p>
<p>D) Technological and craftsmanship value</p> <p>Values associated with nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period (i.e. an historical lens is applied to these values).</p>	<p>Consistent architectural detail from the era (age band) e.g. weatherboard cladding, iron or slate roofing, steeply pitched roofs, window shutters.</p>

<p>E) Contextual value</p> <p>Values associated with a relationship to the environment, landscape or streetscape; a degree of consistency in terms of type, scale, form, materials etc (i.e. the physical background to the heritage values).</p>	<p>RCA's are identified through consideration of built form and landscape elements which make up the overall character of each area. – continuity of subdivision pattern, buildings, structures, landscape, garden and other features – see above re. architectural detail and below re other matters (These are visible values.)</p>
<p>F) Archaeological and scientific significance</p> <p>Values associated with potential to provide information and understanding about past events, activities, structures or people (generally not visible).</p>	<p>N/A</p>
<p>Demonstrates a moderate to high degree of authenticity and integrity (including limited degree of modification). Must be sufficiently intact to demonstrate physical evidence of heritage values.</p> <p>Group of interrelated historic heritage places, buildings, structures and sites within a geographic area with clear boundaries, that together address the interconnectedness of people, place and activities.</p>	<p>There is no specific integrity threshold, but integrity is important in contributing to the area's overall value. Unsympathetic alterations usually reduce rating.</p> <p>Area with consistent character of built form and landscape elements.</p>
<p>A comprehensive, collective and integrated place with coherent heritage fabric (i.e. not fragmented).</p> <p>RHAs are identified and defined as having a continuous shape/area without "holes".</p>	<p>Some do exclude some areas within them e.g. Beckenham (large clusters of rear sections) and Cashmere.</p>
<p>Contains a majority of sites/buildings that are of defining or contributory importance to the heritage area.</p> <p>Use of 50% defining and contributory as a measure of sufficient integrity (or not) to be an RHA, although this is not determinative on its own.</p>	<p>Minimum of 50% of buildings must be assessed as primary sites and a minimum of 30% as contributory sites, ie a total of 80% being primary and contributory sites.</p> <p>In some cases where primary sites exceed 50% but area does not meet 80% overall, the RCA has been retained.</p>

Has been predominantly developed more than 30 years ago.	RCA's seek to retain residential buildings built prior to 1945, or for Bewdley, prior to 1970.
<p>Associated primarily but not exclusively with residential use. They may include parks and open spaces, non-residential buildings and churches where these are integral to the heritage of the area.</p> <p>RHAs generally exclude properties not visible from the street unless this would create a hole in an area which is otherwise coherent.</p>	<p>Do not include parks, and heritage items and settings are excluded for assessment purposes.</p> <p>RCA's generally exclude properties not visible from the street or large clusters of rear sections.</p>
Meets the minimum size for RHAs (one street block, one side of street/minimum of approx. 15 properties).	<p>Range in size from a minimum of 20 sites, upwards to 880 sites.</p> <p>Generally include both sides of a street unless on the outer extent of the area.</p>
Conveys/represents important aspects of the Christchurch District's cultural and historical themes and activities.	N/A
Makes a significant contribution to the Christchurch District's sense of place and identity, and an understanding of its history and cultures.	Special character worthy of retention i.e. makes a significant contribution to the District's sense of place and identity.
Of heritage significance to the Christchurch District (and may also be of significance nationally or internationally).	N/A
May be part of contextual value	<p>[In the following section, consistency is in relation to the era of development and its characteristics.]</p> <p>Relative consistency of Height e.g. generally single storey</p>
May be part of contextual value	Consistency of Built scale and form e.g. small to moderate scale, or large and detached
May be part of contextual value	Consistency of Roof form eg simple vs complex

May be part of contextual value	Consistency of Site Coverage/open space ie pattern of development, degree of spaciousness
May be part of contextual value	Relative consistency of Road boundary setback depth
May be part of contextual value.	Relative consistency of Fencing type and height e.g. low to medium (1m -1.5m) or some stone walls
May be part of contextual value	Vegetation/Landscape features on sites e.g. landscaping in the front yard, richly planted established gardens, some large trees/shrubs
May be part of contextual value	Garages – are they excluded from the streetscene i.e. located to the rear of lots?
May be part of contextual value	Streetscape – e.g. narrow streets or wide berms, mature street trees providing amenity
N/A	Visual connection of windows and front doors with street –e.g. low or no fencing, placement of windows and dwelling entrances
Public realm features e.g. lighting, paths, widths of streets, views etc. are recorded on overall RHA reports to provide a full description of the area and provide guidance for future public works.	Other features e.g. consistency of colour scheme of houses, important views from public places in Lyttelton.
N/A - No design guides for RHAs developed as yet.	Design guides – there are existing non-statutory design guides for Character Areas, which include background information on the characteristics of the area.