

APPENDIX H – RESPONSE TO REQUEST 42

1. The Panel's request 42 is:

42. *Provide a table and commentary describing the Residential Heritage Areas (RHAs) and Residential Character Areas (RCAs), to address:*

- *The proposed zoning within each area and what the proposed zoning would have been, but for the qualifying matter*
- *The RHAs where an interface area is proposed to apply*
- *The number of properties in each area*
- *Where the RHAs and RCAs overlap*
- *Where officers now recommend a different outcome to the notified version of Plan Change 14 (including any properties proposed to be removed from the RHA interface area)*
- *Any listed heritage sites falling within the RHAs and RCAs*
- *Which provisions in Plan Change 14 are equivalent to or more enabling of development than the status quo, and which are more restrictive (in a Waikanae sense)*
- *Which RCAs were identified as SAMs in the 1995 District Plan*

Provide associated mapping showing the different site types (defining, contributory, etc) for each RHA and RCA, including both sets of values where RHAs and RCAs overlap, and including recommended changes.

Also address the lawfulness of proposed rules controlling demolition of buildings within RHAs (and associated interface areas) and RCAs.

2. The Council's response is **overleaf**, comprising:

- **H1:** An updated summary table of the RHAs and RCAs (updating the previous version provided to the Panel on 7 November 2023), addressing the first six bullets above
- **H2:** A table comparing the criteria for identifying RCAs and RHAs
- **H3:** A table of the RHA provisions that are equivalent to or more enabling of development than the status quo, and which are more restrictive
- **H4:** The equivalent table for the RCA provisions

- **H5:** Appendix 9.3.7.8 **as notified** – RHA site contributions maps. Note that the dates on the maps are the dates when the maps were generated by Council's GIS team, ahead of the date of notification.
- **H6:** Appendix 9.3.7.9 **as notified** – RHA Interface sites and Character Area Overlap maps. These are on aerial bases. Note that the dates on the maps are the dates when the maps were generated by Council's GIS team, ahead of the date of notification.
 - There are five RHAs with Interface sites (indicated by hatching) outside the RHA but adjoining parts of their boundaries. They are:
 - Chester St East,
 - Englefield Avonville,
 - Heaton St,
 - Inner City West and
 - Piko Shand (only to have an interface area if the zone to its east is HRZ).
 - There are six RHAs which overlap with RCAs. RHAs are shown with scarlet red boundaries. RCAs are shown with dark pink boundaries. The RHAs with overlaps are:
 - Church Property Trustees North St Albans,
 - Englefield Avonville,
 - Heaton St,
 - Lyttelton,
 - Macmillan (which overlaps with the Cashmere RCA) and
 - Piko Shand.
- **H7:** maps showing changes to RHAs **recommended in s42A report** of Ms Dixon. Changes are only recommended in respect of the Chester St East and Inner City West RHAs. No changes are recommended to any of the other 9 RHAs. Note that the dates on the maps are all inaccurate, with the February dates being the dates of the base maps for notification and the April dates being the dates of the base maps for Council's submission. All five of these maps had additional information subsequently added, with the S42A version of these five maps being generated in early August 2023.
- **H8:** RCA site contributions maps, with RCA contributions from the PC14 section 32 reports.
 - The contribution maps assess the overall integrity of an area and are a key determinant of whether an area is proposed as a Residential Character Area. These contributions maps were not notified as part of PC14 itself, as they are

not intended to be part of the DP. The RCA rules do not vary between the contribution categories and therefore their inclusion is not required to apply RCA rules.

- Eighteen RCA contributions maps have been reproduced for the Panel. It is noted that two RCAs, Beverley and Ranfurly are recommended in Ms White's section 42 report to be deleted, making 16 RCAs in total. Ms White's s42A also recommends that a small area of the Dudley RCA at the northeastern corner be removed, and that there be a new RCA added, named Cashmere View (already included in the total of 16). The changes as a result of the s42A are noted in the titles of the first two and last maps mentioned and shown on the Dudley RCA map and key.
- The 12 areas with RCAs only are grouped at the front of this section of maps (ie CA4, CA5, CA8, CA9, CA10, CA12, CA13, CA14, CA18, CA19, CA20, CA21).
- The six maps of areas where there are overlaps between RHAs and RCAs follow, with site contributions for both these types of areas on the same map (i.e. HA3 and CA11, HA4 and CA15, HA5 and CA7, HA7 and CA17, HA8 and CA3, HA9 and CA6). The notified RHA map colour scheme with solid colours has been lightened as a base for these maps, with RCA hatching on top. Where the solid colour on a site is matched by the hatching colour, for example a blue base with blue hatching, or a green base with green hatching, then the ratings match between the two types of areas. Where the solid colour of the RHA rating and the hatching colour of the RCA rating diverge, then the ratings do not match. To view the maps covering larger areas such as Lyttelton, it may be necessary to enlarge the electronic version rather than referring to the hard copy.
- Note that because yellow hatching for neutral sites in the RCAs does not show up well over other colours, this hatching is brown instead. Brown hatching still means neutral for RCAs.

INFORMATION REQUESTED ON RESIDENTIAL CHARACTER AREAS AND RESIDENTIAL HERITAGE AREAS – 7 NOVEMBER 2023 (*Minor Revisions 13 November 2023*)

Summary of Residential Character Areas

ODP Ref #	PC14 Name Character Area	Existing Zone	Relationship with RHA	No. properties as notified	Heritage Items?	Change in spatial extent between ODP & PC14 as notified	Surrounding Zone as notified	S42A Recommendation
CA1	Esplanade	Residential Suburban Density Transition				Removed		
CA2	Clifton	Residential Hills				Removed		
CA3	Cashmere	Residential Hills	Most (but not all) of RHA within RCA. <i>Refer proposed Appendix 9.3.7.9.7</i>	237	4	Reduced (moderate)	MRZ	
CA4	Beckenham	Residential Suburban		877	1	Existing Reduced (moderate), but Tennyson Street frontage added	MRZ	
CA5	Tainui	Residential Suburban		72	-	Reduced (minor)	MRZ	
CA6	Piko	Residential Suburban Density Transition	All within RHA. <i>Refer proposed Appendix 9.3.7.9.8</i>	54	-	Reduced (minor to moderate)	MRZ (south and west) & HRZ (north and east)	s42A Recommendation by Mr Kleynbos would either increase HRZ area (800m walking catchment from Riccarton Centre); or result in MRZ and RSDT instead (if airport noise contour expanded)
CA7	Heaton	Residential Suburban	All within RHA. <i>Refer proposed Appendix 9.3.7.9.4</i>	25	3	Reduced (minor)	MRZ (west) and HRZ (east)	
CA8	Beverley	Residential Suburban Density Transition (2 sites Residential Medium Density)		25	-	None	HRZ	Remove
CA9	Ranfurly	Residential Suburban Density Transition		36	-	None	HRZ	Remove
CA10	Massey	Residential Suburban Density Transition		32	-	None	MRZ	
CA11	Malvern	Residential Suburban Density Transition	Most (but not all) of area also in RHA. <i>Refer proposed Appendix 9.3.7.9.2</i>	120	-	Reduced (minor)	MRZ	
CA12	Severn	Residential Suburban (6 sites Residential Suburban Density Transition)		127	-	None	MRZ	
CA13	Francis	Residential Suburban		88	-	Reduced (minor)	MRZ	
CA14	Dudley	Residential Suburban		472	3 (clustered)	Reduced (minor)	MRZ	s42A Recommendation by Mr Kleynbos would apply to north-eastern portion. Reduce to exclude portion located within north-eastern portion of 600m walking catchment from Shirley Town Centre Zone
CA15	Englefield	Residential Medium Density	Most (but not all) of area also in RHA. <i>Refer proposed Appendix 9.3.7.9.3</i>	55	-	Reduced (moderate)	HRZ, MRZ to north east	
CA17	Lytelton	Residential Banks Peninsula	All within RHA. <i>Refer proposed Appendix 9.3.7.9.6</i>	446	49	Expanded (moderate) with some reductions (minor)	RBP	Include. Rezone to MRZ(SD) as recommended in Mr Kleynbos' s42A
	Roker	Residential Suburban Density Transition		117	-	New	MRZ	
	Ryan	Residential Suburban Density Transition		59	-	New	MRZ	
	Bewdley	Residential Suburban Density Transition		91	-	New	MRZ	
	Cashmere View	Residential Suburban		43 (s42A)	-		MRZ	Add as a new RCA
				3039				

Summary of Residential Heritage Areas

Ref #	PC14 Name Residential Heritage Area	Relationship with RCA	No. properties as notified (no. residential properties in brackets)	Heritage Items?	Is there an RHA Interface Overlay? No. properties included	Surrounding Zone as notified	S42A Recommendation
HA1 - Akaroa	N/A - Akaroa not included in PC14		-	-	-	-	-
HA2	Chester Street/Dawson Street	No RCA. <i>Refer proposed Appendix 9.3.7.9.2</i>	50 (44)	3	Yes – 48. Would be 46 if CCC submission #751.45 accepted.	HRZ, 1 property RVA	Reduce RHA on NZ Fire Service property, to first 5m from Chester St, with interface area to cover the remainder of this title (i.e. to rear boundary of title on Chester St)
HA3	Church Property Trustees North St. Albans subdivision 1923	CA11 Malvern. The two areas are mostly the same but the western and eastern boundaries differ and the RHA includes Rugby Park and Malvern Park, which the RCA does not. <i>Refer proposed Appendix 9.3.7.9.3</i>	115 (113)	-	No	MRZ	-
HA4	Englefield Avonville	CA15 Englefield. The core of the two areas is the same but there are areas which are only RHA or only RCA. <i>Refer proposed Appendix 9.3.7.9.4</i>	56 (55)	1	Yes – 22. Would be 20 if CCC submission #751.45 accepted	MRZ, some HRZ eg southwest corner	-
HA5	Heaton Street	CA7 Heaton. All of it is within Heaton RHA, with the latter also including Elmwood Park. <i>Refer proposed Appendix 9.3.7.9.5</i>	28 (26)	3	Yes - 8	Mostly MRZ. Some HRZ at northwest corner.	-
HA6	Inner City West	No RCA. <i>Refer proposed Appendix 9.3.7.9.6</i>	76 (65)	11	Yes – 3. Would be 4 if Carter site added	Mostly HRZ, also SPS School, and CCZ	Remove majority of 32 Armagh St (Carter Group) from RHA. Add interface overlay to this site, if HRZ on remaining strip of RHA adjoining Gloucester St. Remove YMCA site from RHA.
HA7	Lyttleton	CA17 Lyttelton. All of RCA is within RHA, with RCA significantly smaller. <i>Refer proposed Appendix 9.3.7.9.7</i>	793	53	No	RBP as notified.	Rezone to MRZ(SD) as recommended in Mr Kleynbos' s42A
HA8	Macmillan Avenue	CA3 Cashmere. Most (but not all) of RHA is within RCA. <i>Refer proposed Appendix 9.3.7.9.8</i>	24 (21)	2	No	MRZ	-
HA9	Piko/Shand (Riccarton Block) State Housing	CA6 Piko. All within and smaller than RHA. RHA includes three parks which the RCA does not. <i>Refer proposed Appendix 9.3.7.9.9</i>	104 (100)	-	Yes – 16. Would be 14 if CCC submission #751.45 accepted, However if airport noise contour expanded, there would be no HRZ in this area, and therefore no need for an interface.	MRZ (south and west) & HRZ (north and east).	s42A Recommendation by Mr Kleynbos would either increase HRZ area (800m walking catchment from Riccarton Centre); or result in MRZ and RSDT instead (if airport noise contour expanded).
HA10	RNZAF Station Wigram Staff Housing	No RCA <i>Refer proposed Appendix 9.3.7.9.10</i>	36 (34)	-	No	MRZ	-
HA11	Shelley/Forbes Street	No RCA <i>Refer proposed Appendix 9.3.7.9.11</i>	33 (33)	2	No	MRZ	-
HA12	Wayside Avenue 'Parade of Homes'	No RCA <i>Refer proposed Appendix 9.3.7.9.12</i>	32 (31)	-	No	MRZ	-
			1347				

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.

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) eg 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</p>	<p>Consistent architectural detail from the era (age band) eg weatherboard cladding, iron or slate roofing, steeply pitched roofs, window shutters.</p>

RHAs	RCAs
notable quality for the period (i.e. an historical lens is applied to these values).	
E) Contextual value Values associated with a relationship to the environment, landscape or streetscape; a degree of consistency in terms of type, scale, form, materials etc (ie. the physical background to the heritage values).	RCAs 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.)
F) Archaeological and scientific significance Values associated with potential to provide information and understanding about past events, activities, structures or people (generally not visible).	N/A
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. 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.	There is no specific integrity threshold, but integrity is important in contributing to the area's overall value. Unsympathetic alterations usually reduce rating. Area with consistent character of built form and landscape elements.
A comprehensive, collective and integrated place with coherent heritage fabric (i.e. not fragmented).	Some do exclude some areas within them eg Beckenham (large clusters of rear sections) and Cashmere.

RHAs	RCAs
RHAs are identified and defined as having a continuous shape/area without “holes”.	
<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.	RCAs 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>RCAs 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).	Range in size from a minimum of 20 sites, upwards to 880 sites. Generally include both sides of a street unless on the outer extent of the area.
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.

RHAs	RCAs
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 eg generally single storey</p>
May be part of contextual value	Consistency of Built scale and form eg 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 eg low to medium (1m -1.5m) or some stone walls
May be part of contextual value	Vegetation/Landscape features on sites eg 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?

RHAs	RCAs
May be part of contextual value	Streetscape – eg narrow streets or wide berms, mature street trees providing amenity
N/A	Visual connection of windows and front doors with street –eg low or no fencing, placement of windows and dwelling entrances
Public realm features eg 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 eg 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.

RESIDENTIAL HERITAGE AREAS – Comparison of enablement (more, equivalent, or less enabling)

The following table provides a comparison of enablement between the Notified Proposal, operative residential zone standards and the s42A recommendations. In summary, paragraph 28 of Ms Dixon’s supplementary evidence filed on 29 November 2023, explains that the proposed RHAs and associated rules impose restrictions on the *status quo* (i.e pre-existing development rights) by changing the operative permitted activity status for all new buildings, and the alteration and demolition of defining and contributory buildings, to RDA under the notified proposal. RHA proposed rules include new building height, density and subdivision requirements, therefore development rules are generally **less** enabling than under the operative residential zones (noting that there are no RHA provisions in the operative DP).

The wording **highlighted yellow**, is changed from the version in the “Information Requests and Responses” provided to the IHP on 29 November 2023 to provide greater clarity on the information being presented.

Activity Status	PC14 as Notified (NB: No RHA provisions in operative DP)	Comparison with operative residential zone standards (NB: No RHA provisions in operative DP)	Recommendation in s42A, or rebuttal	Comparison of rule enablement between operative DP, notified proposal, and s42A recommendations
Permitted (Rule 9.3.4.1.1.)	Maintenance (P1), repairs to a building in a heritage area (P2), temporary buildings or structures (P3), signs attached to buildings in heritage areas (P4) (all subject to activity specific standards).	Less enabling for all of P1-P4, because of activity standards, since previously there were no rules for RHAs.	Limit permitted repairs to those for defining and contributory (P2)	Change from notified: repairs for two lower categories will no longer be subject to the activity standards for permitted activities. S42A recommendation is more enabling than notified Rule 9.3.4.1.1. P2. Less enabling than operative DP in which no RHAs and associated activity standards apply.

Activity Status	PC14 as Notified (NB: No RHA provisions in operative DP)	Comparison with operative residential zone standards (NB: No RHA provisions in operative DP)	Recommendation in s42A, or rebuttal	Comparison of rule enablement between operative DP, notified proposal, and s42A recommendations
	Demolition or relocation of a neutral or intrusive building. (no activity standard) (P12)	Equivalent, for demolition or relocation of Neutral or Intrusive buildings.	No change	N/A
	New road boundary fences and walls of up to 1.5m in height (no activity standard) (P13).	Equivalent for fences and walls up to 1.5m	No change	N/A
Controlled	N/A			
Restricted Discretionary (Rule 9.3.4.1.3)	Any activity breaching P1, P2, or P4 activity standards. (RD4)	Less enabling, because previously there were no rules for RHAs.	No change	N/A
	New buildings and alteration to building exteriors, and fences and walls and alterations to them which are or will be over 1.5m in height (RD6). Exceptions to this rule are provided for buildings to the rear of the main	Less enabling, because previously no consent requirement in respect of non-scheduled heritage.	Exclude sustainability or energy conservation features from need for consent under RD6.	Change from notified: Energy conservation measures eg solar panels will no longer need consent. All alterations to exteriors of neutral or intrusive buildings will not need consent even if visible from the street.

Activity Status	PC14 as Notified (NB: No RHA provisions in operative DP)	Comparison with operative residential zone standards (NB: No RHA provisions in operative DP)	Recommendation in s42A, or rebuttal	Comparison of rule enablement between operative DP, notified proposal, and s42A recommendations
	residential unit of less than 5m in height; alterations to exteriors of neutral or intrusive buildings where the alteration is not visible from the street; and fences and walls on side or rear boundaries.		Exclude all alterations to exteriors for neutral or intrusive buildings from need for consent under RD6. (rebuttal recommendation).	S42A recommendations are more enabling than notified Rule 9.3.4.1.3 RD6. Less enabling than operative DP in which no RHAs and associated consent requirements apply.
	Demolition or relocation of a defining or contributory building (RD7)	Less enabling , because previously no consent requirement	No change	N/A
	Any new building on a site in the High Density Residential (or RVA zone) outside an RHA but sharing a boundary with a site(s) in an RHA (RD8)	Less enabling , because previously there were no RHAs and no consent requirement in respect of properties adjoining an RHA.	Six sites in interface area recommended to be removed, around 90 remain in total.	Change from notified: a few interface sites removed because they only adjoin RHAs at a corner of the property. S42A recommendation is slightly more enabling than notified Rule 9.3.4.1.3 RD8. Less enabling than operative DP in which no RHAs and associated consent

Activity Status	PC14 as Notified (NB: No RHA provisions in operative DP)	Comparison with operative residential zone standards (NB: No RHA provisions in operative DP)	Recommendation in s42A, or rebuttal	Comparison of rule enablement between operative DP, notified proposal, and s42A recommendations
Area Specific Built Form Standards in MRZ (Rule 14.5.3.2) and RBP (14.8.3.2)				requirements apply, including no consent requirements offsite.
	Activities that do not meet the built form standards for RHAs in 14.5.3.2 (Rule 14.5.3.1.3 RD15)	Less enabling because previously no RHAs, and no RHA specific built form standards.	No change	N/A
	Building height (Rule 14.5.3.2.3) = 5.5m North St Albans and Piko/Shand. 5m for Shelley/Forbes and Englefield Avonville was matched to an earlier pre-notification version of Character Area rules and should have been amended to also be 5.5m. Heaton St, Wayside Av, Wigram Staff Housing and Macmillan Av = 7m +2m for roof form, Chester St/Dawson St and Inner City West RHAs =11m. Lyttelton =7m.	Less enabling because previously no RHAs, and no RHA specific built form standards. Operative RS/RSDT = 8m (North St Albans, Piko/Shand, Heaton St, Wayside Av, Wigram,) therefore North St Albans and Piko /Shand less enabling; Operative RMD (Shelley/Forbes, and Englefield)=11m (Less enabling); Operative RHills (Macmillan)=8m, equivalent. Operative RCC = 11m across	Summary statement sought increases in heights in North St Albans, Piko/Shand and Englefield from 5.5m to 6.5m to match recommended (amended) RCA heights.	Change from notified: Rebuttal sought amendments to increase height in three RHAs by 1m to match recommended RCA heights. More enabling than notified heights. Less enabling than operative DP in which there are no built form standards specific to RHAs.

Activity Status	PC14 as Notified (NB: No RHA provisions in operative DP)	Comparison with operative residential zone standards (NB: No RHA provisions in operative DP)	Recommendation in s42A, or rebuttal	Comparison of rule enablement between operative DP, notified proposal, and s42A recommendations
		<p>Chester St and Inner City West areas (equivalent), except Carter land at 32 Armagh which was 14m. Operative RBP Lyttelton)=7m. (Equivalent)</p> <p>RHA rules therefore a mix of less enabling and equivalent compared to operative zones.</p>		
	<p>No. of residential units per site (Rule 14.5.3.2.7) = 2 units.</p> <p>Net site area for subdivision (Rule 8.6.1.a.c - additional standards) = Heaton St, Wigram Staff Housing and Macmillan Avenue=800m², North St Albans =600m², Piko/Shand= 700m². Shelley/Forbes, Englefield Avonville, Chester St/Dawson Street and Inner</p>	<p>Less enabling because previously no RHAs, and no RHA specific built form standards.</p> <p>In combination, the net site area for subdivision and 2 units per site is generally more enabling than previous zoning, where only 1 unit per site was provided for. (eg Rule 14.4.2.1 for RS/RSDT in operative DP)</p>	No change	N/A

Activity Status	PC14 as Notified (NB: No RHA provisions in operative DP)	Comparison with operative residential zone standards (NB: No RHA provisions in operative DP)	Recommendation in s42A, or rebuttal	Comparison of rule enablement between operative DP, notified proposal, and s42A recommendations
	City West=450m ² , Lyttelton = 450m ² .	Subdivision standards in Operative RS =450m ² (Heaton St, Wigram), RSDT=330m ² (North St Albans, Piko/Shand), RHills=650m ² (Macmillan), RMD=200m ² (Shelley/Forbes and Englefield), RCC= 1/200m ² , (Chester St and Inner City West), Lyttelton 400m ² .		
	<p>Setbacks – road setbacks and internal boundary setbacks (Rule 14.5.3.2.8).</p> <p>Road setbacks: Heaton St, Wayside Av, Wigram Staff Housing, North St Albans and Piko/Shand= 6m where existing house is relocated forward on the site, otherwise 8m. Shelley/Forbes, Englefield Avonville, Chester St and Inner City West = 3m</p>	<p>Less enabling, because previously no RHAs, and no RHA specific built form standards.</p> <p>RHA setbacks are less enabling than operative setbacks.</p> <p>Road setbacks: Operative RS/RSDT= 4.5/5.5m where garage door faces road; RMD = generally 2m with exceptions; RCC=generally</p>	Sought wording clarification of road setback rule in CCC sub 751.73. No change in effect.	N/A

Activity Status	PC14 as Notified (NB: No RHA provisions in operative DP)	Comparison with operative residential zone standards (NB: No RHA provisions in operative DP)	Recommendation in s42A, or rebuttal	Comparison of rule enablement between operative DP, notified proposal, and s42A recommendations
	<p>minimum, 5m maximum; Macmillan Av = 5m; Lyttelton= 3m.</p> <p>Internal boundary setbacks: Heaton St, Wayside Av and Wigram Staff Housing= 3m; North St Albans and Piko/Shand= 2m and 3m side boundaries and 3m rear boundary; Shelley/Forbes, Englefield, Chester St Inner City West=1m and 3m side boundaries and 3m rear boundary; Macmillan Av=3m all boundaries; Lyttelton 1.5m and 3m, and rear boundary 2m.</p>	<p>2m with exceptions; RHills=generally 4m with exceptions; RBP=3m/5m.</p> <p>Internal boundary setback: Operative RS/RSdT=1m; RMD= 1m; RCC=1.8m; RHills=1.8m; RBP=1.5m and 2m side boundaries, and 2m rear boundary.</p>		
	<p>Building coverage (Rule 14.5.3.2.9) = 40% in all RHAs other than Englefield and Lyttelton; 35% in Englefield, Lyttelton 50%.</p>	<p>Less enabling, because previously no RHAs, and no RHA specific built form standards.</p> <p>Compared with operative DP zones, most RHA rules are</p>	<p>Mr Kleynbos's 42A recommendation is to rezone Lyttelton to MRZ(SD). This means transfer of all Lyttelton RBP provisions in the notified PC14 to MRZ area specific rules.</p>	<p>Change from notified:</p> <p>S42A recommendation for Lyttelton coverage is more enabling than notified RHA coverage in providing for 60% coverage in the central area of</p>

Activity Status	PC14 as Notified (NB: No RHA provisions in operative DP)	Comparison with operative residential zone standards (NB: No RHA provisions in operative DP)	Recommendation in s42A, or rebuttal	Comparison of rule enablement between operative DP, notified proposal, and s42A recommendations
		more enabling, other than former RMD (Englefield) and RCC, where they are less enabling. RS/RSDT, RHills=35%, 40% for multi-unit residential complexes, social housing etc. RMD=50%, RCC= no rule, RBP = 35%.	These would have 50% coverage outside the Character Area portion of the Lyttelton RHA, and 60% where CA and RHA overlap.	Lyttelton where there is also a Character Area. Less enabling than operative DP in which there are no built form standards specific to RHAs.
	Outdoor living space per unit (Rule14.5.3.2.12) = 50m ² in 8 cases, 80m ² in 3 cases (Heaton, Wayside and Wigram RHAs).	Less enabling, because previously no RHAs, and no RHA specific built form standards. More enabling (ie. less OLS required) than operative RS zone. Otherwise generally less enabling (more LOS required) than operative zones. RS standard =90m ² , Where RSDT=50m ² Equivalent, multi-unit complexes within either= 30m ² . RHills no rule,	No change	N/A

Activity Status	PC14 as Notified (NB: No RHA provisions in operative DP)	Comparison with operative residential zone standards (NB: No RHA provisions in operative DP)	Recommendation in s42A, or rebuttal	Comparison of rule enablement between operative DP, notified proposal, and s42A recommendations
		RMD=30m ² , RCC=24m ² , RBP=no rule. All these less enabling.		
	Otherwise general MRZ zone standards apply e.g. recession plane (Rule 14.5.2.6)	More enabling than RS/RSDT operative recession plane.	No change	N/A

RESIDENTIAL CHARACTER AREAS – Comparison of enablement (more, equivalent or less enabling)

The wording **highlighted yellow**, is changed from the version in the “Information Requests and Responses” provided to the IHP on 29 November 2023 to provide greater clarity on the information being presented.

Activity Status	Operative Plan	PC14 as Notified	Comparison with operative residential zone standards and Character Area specific rules	Recommendation in s42A	Comparison of rule enablement between operative DP, notified proposal, and s42A recommendations
Permitted	Fences ≤ 1 metre in height. <i>(Note – permitted by virtue of being exempt under 14.4.3.1.2 C1/ 14.5.3.1.2 C1)</i>	Fences that meet 14.5.3.2.12 (differ between different RCAs) <i>(Note – permitted by way of being exempt under 14.5.3.1.3 RD14)</i>	More enabling in most RCAs, but less enabling in some cases (Ryan & Bewdley) and equivalent in Englefield and Piko.	No change	N/A
	Accessory buildings located to the rear of the main residential unit on the site and less than 5 metres in height. <i>(Note above applies)</i>	Accessory buildings located to the rear of the main residential unit on the site and less than 5 metres in height, and less than 30m ² .	Less enabling because of 30m ² limit. Otherwise equivalent	No change	N/A
	Fences located on a side or rear boundary of the site (unless boundary is	Fences located on a side or rear boundary of the site	Equivalent	No change	N/A

Activity Status	Operative Plan	PC14 as Notified	Comparison with operative residential zone standards and Character Area specific rules	Recommendation in s42A	Comparison of rule enablement between operative DP, notified proposal, and s42A recommendations
	adjacent to a public space). <i>(Note above applies)</i>	(unless boundary is adjacent to a public space).			
	Rear sites or those located on private lanes in CA4 - Beckenham Loop. <i>(Note above applies)</i>	These areas have been removed from the Character Area	Equivalent	No change	N/A
	Building works referred to in 14.4.3.1.2 C1 or 14.5.3.1.2 C1 which are not visible from the street, and not located between the road boundary and residential unit and do not involve changes to front façade. <i>(Note above applies)</i>	N/A	Less enabling because these exemptions are not provided for.	Alterations to existing buildings which are not visible from the street and do not involve changes to the front façade of the main residential unit on the site.	Equivalent

Activity Status	Operative Plan	PC14 as Notified	Comparison with operative residential zone standards and Character Area specific rules	Recommendation in s42A	Comparison of rule enablement between operative DP, notified proposal, and s42A recommendations
	Demolition or removal of a building (As not otherwise specified).	Demolition or removal of a building greater than 30m ² .	Less enabling for demolitions / removals of buildings larger than 30m ²	Demolition or removal of a building greater than 36m ² .	Change from notified exemption from consent for buildings under 30m ² to buildings under 36m ² . S42A recommendation is more enabling than PC14 as notified. Less enabling than operative plan, in which demolition is not restricted.
Controlled	Relocations, new buildings, alterations and additions to existing buildings, accessory buildings, and fences and walls associated with development, where: - visible from the street; or located in that part of the site between the road boundary and main residential unit; or	The erection of new residential unit to the rear of an existing residential unit on the same site, where it is: i. less than 5 metres in height; and ii. meets the built form standards applicable to the Character Area	Less enabling because provides for a lesser range of building works to be controlled.	PC14 rule, plus: Additions to existing buildings which: i. are not visible from the street and which do not involve changes to the front façade of the main residential unit of the site; and	Change from notified: additions of less than 30m ² in area which are not visible from the street, do not involve the front façade and meet the CA built form standards, are controlled rather than RD. S42A recommendation is more enabling than notified.

Activity Status	Operative Plan	PC14 as Notified	Comparison with operative residential zone standards and Character Area specific rules	Recommendation in s42A	Comparison of rule enablement between operative DP, notified proposal, and s42A recommendations
	involves changes to front façade of main residential unit. (14.4.3.1.2 C1 – RS & RSDT; 14.5.3.1.2 C1, RMD)	Overlay within which it is located.		ii. are less than 30m ² in area 5 metres in height; and iii. meet the built form standards applicable to the Character Area within which it is located.	Less enabling because these are permitted under exemptions to currently operative controlled activity rule.
	Activities that do not comply with the landscaping requirements (Rule 14.4.3.1.2 C1 c)	Activities that do not meet Built Form standard 14.5.3.2.6	Generally equivalent in terms of landscaping strip width and overall landscaping minimum ¹ , but less enabling in terms of additional requirement for landscaping of rear boundary.	No change	N/A
Restricted Discretionary	Residential units that do not comply with the site density standard: In RS & RSDT, where density is between	Residential units that do not comply with the number of residential units per site (14.5.3.1.3 RD6) –	Dependent on size of site. However generally expected to be more enabling because minimum net site areas	No change	N/A

¹ Because of requirement under zone provisions in RMD - 14.5.2.2.a.i., rather than a Character Area specific requirement.

Activity Status	Operative Plan	PC14 as Notified	Comparison with operative residential zone standards and Character Area specific rules	Recommendation in s42A	Comparison of rule enablement between operative DP, notified proposal, and s42A recommendations
	400m ² and 600m ² (Rule 14.4.3.1.3 RD8); In RMD (Rule 14.5.3.1.3 RD6)	which allows for 2 residential units per site.	proposed under Rule 8.6.1.a. would allow for areas of between 450m ² and 800m ² , and provide for 2 units on such sites, whereas operative rule only allows for 400m ² - 600m ² per unit.		
		The demolition or removal of a building greater than 30m ² on the site, relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development. (14.5.3.1.3 RD14)	Less enabling due to restricted discretionary (rather than permitted or controlled status)	Increased to 36m ² for demolition. Addition of exemption for alterations to existing buildings which are not visible from the street and do not involve changes to the front façade of the main residential unit on the site.	Change from notified: Exemption from need for consent for demolition increased from 30m ² to 36m ² ; alterations to buildings which are not visible from the street are moved out of RD to controlled. S42A recommendation is more enabling than PC14 as notified. Less enabling than operative DP because of

Activity Status	Operative Plan	PC14 as Notified	Comparison with operative residential zone standards and Character Area specific rules	Recommendation in s42A	Comparison of rule enablement between operative DP, notified proposal, and s42A recommendations
					shift from controlled to RD status generally.
				Any activity specified in 14.5.3.1.3 RD14 which does not meet the built form standards.	Change from notified: Addition of activity listings for activities which do not meet the built form standards in 14.5.3.1.3. RD14 and following. S42A recommendation is less enabling than notified (gap in notified). More enabling than operative plan underlying zoning – refer line below.
Non-Complying	Residential units that do not comply with the site density standard, where the residential unit is contained within a site with a net site area of less than 400m ² (RS & RSDT 14.4.3.1.5 NC3)	N/A	More enabling as no non-complying status proposed in PC14.	No change	N/A

Activity Status	Operative Plan	PC14 as Notified	Comparison with operative residential zone standards and Character Area specific rules	Recommendation in s42A	Comparison of rule enablement between operative DP, notified proposal, and s42A recommendations
Built Form Standards	<p>Sets site density standards:</p> <p>600m² where the RCA is within the Residential Suburban Zone (Rule 14.4.3.2.1.iv);</p> <p>400m² where within the Residential Suburban Density Transition Zone (Rule 14.4.3.2.1.v) or RMD (Rule 14.5.3.2.7.a.ii);</p> <p>500m² within the Beverley Character Area (Rule 14.4.3.2.1.vi and 14.5.3.2.7.a.ii)</p>	<p>2 residential units per site (14.5.3.2.7).</p> <p>Net site area for subdivision (8.6.1.a – Additional standards):</p> <p>Beverley, Heaton and Cashmere – 800m²</p> <p>Englefield – 450m²</p> <p>Dudley, Beckenham and Piko – 700m²</p> <p>Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Roker, Cashmere View, and Bewdley – 600m².</p>	<p>In combination, the net site area for subdivision and 2 units per site is more enabling.</p>	No change	N/A
	Landscaping strip required along the length of road boundary (excluding access areas):	Landscaping strip required along the length of road boundary (excluding access areas):	Equivalent in some instances, but less enabling with respect to additional requirements.	No change	N/A

Activity Status	Operative Plan	PC14 as Notified	Comparison with operative residential zone standards and Character Area specific rules	Recommendation in s42A	Comparison of rule enablement between operative DP, notified proposal, and s42A recommendations
	RS & RSDT - 3m in width (Rules 14.4.3.2.17) RMD – 2m in width (Rule 14.5.3.2.6)	Heaton – 3m, plus additional requirement for specimen trees. Englefield – 2m Others – 3m Additional requirement for 2m landscape strip along rear boundary. (14.5.3.2.6)			
	Built form standards of underlying zone otherwise apply in operative DP – see below:				
	Height: 8m (RS & RSDT 14.4.2.3) 11m (RMD 14.5.2.3)	Heaton, Beverley & Cashmere: 7 metres Others: 5.5 metres	Less enabling	Heaton, Beverley & Cashmere: 8 metres Others: 6.5 metres	Change from notified: Heights in three CAs increased, from 7m to 8m and others from 5.5m to 6.5m .

Activity Status	Operative Plan	PC14 as Notified	Comparison with operative residential zone standards and Character Area specific rules	Recommendation in s42A	Comparison of rule enablement between operative DP, notified proposal, and s42A recommendations
					S42A recommendation: equivalent to operative DP Notified was less enabling than operative DP.
	Site coverage: 35% (RS & RSDT 14.4.2.4) 50% (RMD 14.5.2.4)	35%	Equivalent (or less enabling where in RMD)	Increased to 40% in Englefield and Bewdley	Change from notified: S42a recommendation is more enabling than PC14 as notified in relation to specified RCAs. In relation to operative DP, Some CAs more enabling , some less enabling .
	Outdoor Living Space: 90m ² , min 6m (RS 14.4.2.5); 50m ² , min 4m (RSDT 14.4.2.5)	Heaton: 80m ² , min 7m (ground floor) or 8m ² , min 1.8m above ground floor. Others: 50m ² , min 5m (ground floor) or 8m ² , min 1.8m above ground floor.	More enabling (i.e. less OLS required) where underlying zoning currently RS, equivalent where RSDT, and less enabling where in RMD.	Delete standard	Change from notified: It is recommended that standard be deleted. S42A recommendation is more enabling than notified. Recommended

Activity Status	Operative Plan	PC14 as Notified	Comparison with operative residential zone standards and Character Area specific rules	Recommendation in s42A	Comparison of rule enablement between operative DP, notified proposal, and s42A recommendations
	30m ² , min 1.5m (balcony) or 4m (ground level) (RMD 14.5.2.5)				that Rule 14.5.3.2.12 be deleted. Operative DP: Notified had an equivalent effect overall to underlying zoning.
	Internal setbacks – 1m (RS & RSDT 14.4.2.7; RMD 14.5.2.7)	Side – varies between 1m and 3m. Rear – 3m (14.5.3.2.8)	Less enabling.	Requirement in relation to Beckenham reduced slightly, from 2m and 3m to 1m and 3m).	Change from notified: Beckenham side setback reduced slightly. S42A recommendation; more enabling than notified in relation to Beckenham. In relation to operative DP, Less enabling.
	Road boundary setbacks: 4.5m (RS & RSDT 14.4.2.7) 2m (RMD 14.5.2.9)	Englefield: 3m Cashmere: 5m Bewdley: 6m Others: 8m (14.5.3.2.8)	Generally less enabling.	Beckenham reduced to 7m.	Change from notified: more enabling than PC14 as notified in relation to Beckenham RCA., no change for other RCAs. In relation to operative DP generally less enabling.

Activity Status	Operative Plan	PC14 as Notified	Comparison with operative residential zone standards and Character Area specific rules	Recommendation in s42A	Comparison of rule enablement between operative DP, notified proposal, and s42A recommendations
	Fence height max: 1.8m where within road boundary setback (RS & RSDT 14.4.2.10) 1.8m where within road boundary setback and 50% visually transparent, otherwise 1m (RMD 14.5.2.9)	Varies between different RCAs from 0.5m – 1.8m	In most RCAs, is less enabling .	No changes	N/A
	Landscaping – min 20% of site (RMD Rule 14.5.2.2.a.i.)	Min 20% of site (14.5.3.2.6)	Equivalent where in RMD, less enabling where currently RS or RSTD	No changes	N/A
		Front entrances and façades (14.5.2.5)	Less enabling (as is a new requirement)	No substantive changes	N/A
		Windows to street (14.5.3.2.11)	Less enabling (as is a new requirement)	Delete	Change from notified: Rule 14.5.3.2.11 recommended to be deleted. S42A recommendation: more enabling .

Activity Status	Operative Plan	PC14 as Notified	Comparison with operative residential zone standards and Character Area specific rules	Recommendation in s42A	Comparison of rule enablement between operative DP, notified proposal, and s42A recommendations
					In relation to operative DP, equivalent.
		Garaging and carport locations (14.5.3.2.13) – generally requires location to rear or side of unit.	Less enabling (as is a new requirement)	No substantive changes	N/A
		Internal separation (14.5.3.2.14)	Less enabling (as is a new requirement)	No substantive changes	N/A

Appendix 9.3.7.8.1 - Chester Street/Dawson Street Residential Heritage Area



Key

- Proposed Residential Heritage Area
- Contributory
- Defining
- Intrusive
- Neutral



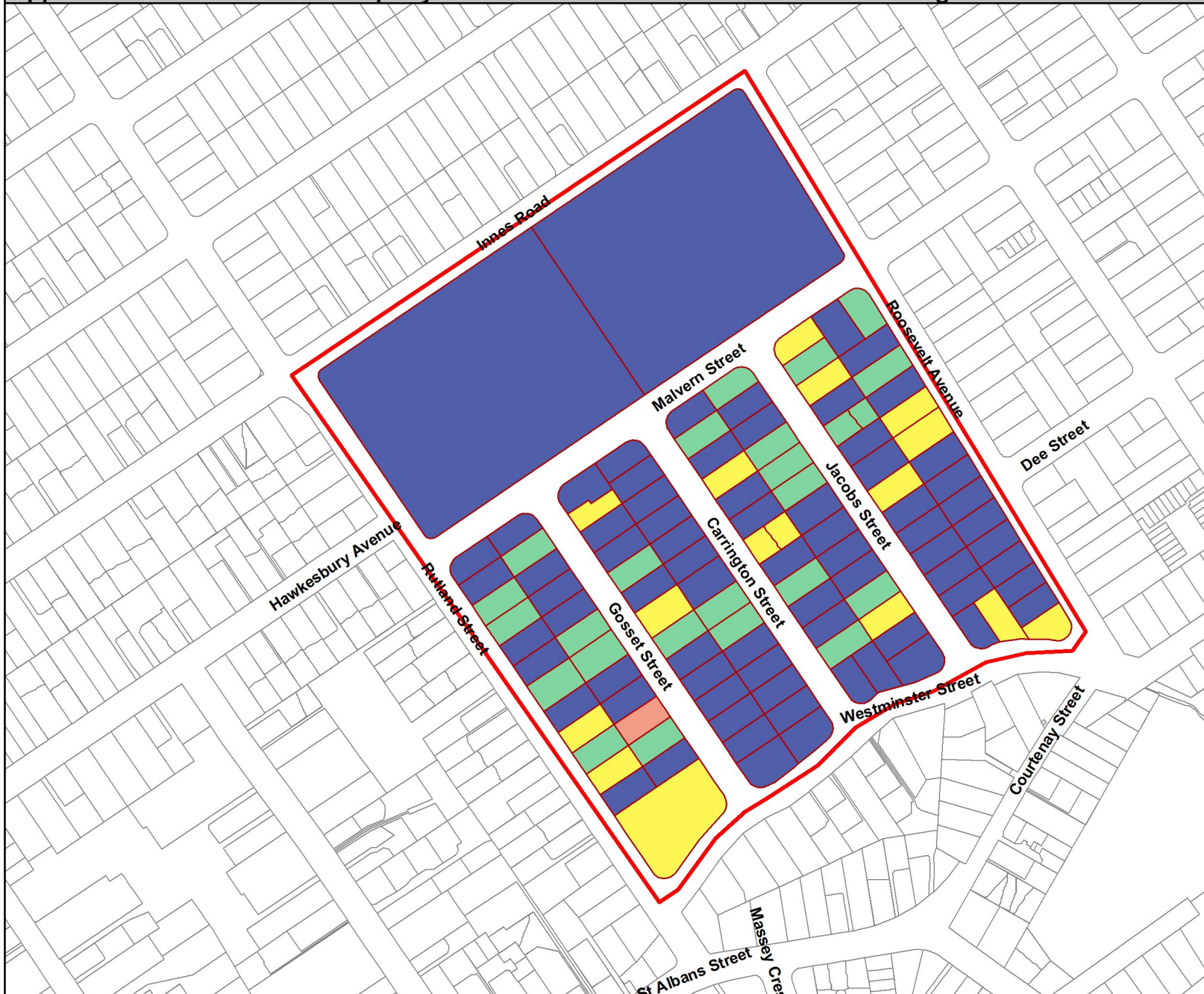
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Appendix 9.3.7.8.1

Appendix 9.3.7.8.2 - Church Property Trustees North St Albans Residential Heritage Area



Key

- Proposed Residential Heritage Area
- Contributory
- Defining
- Intrusive
- Neutral

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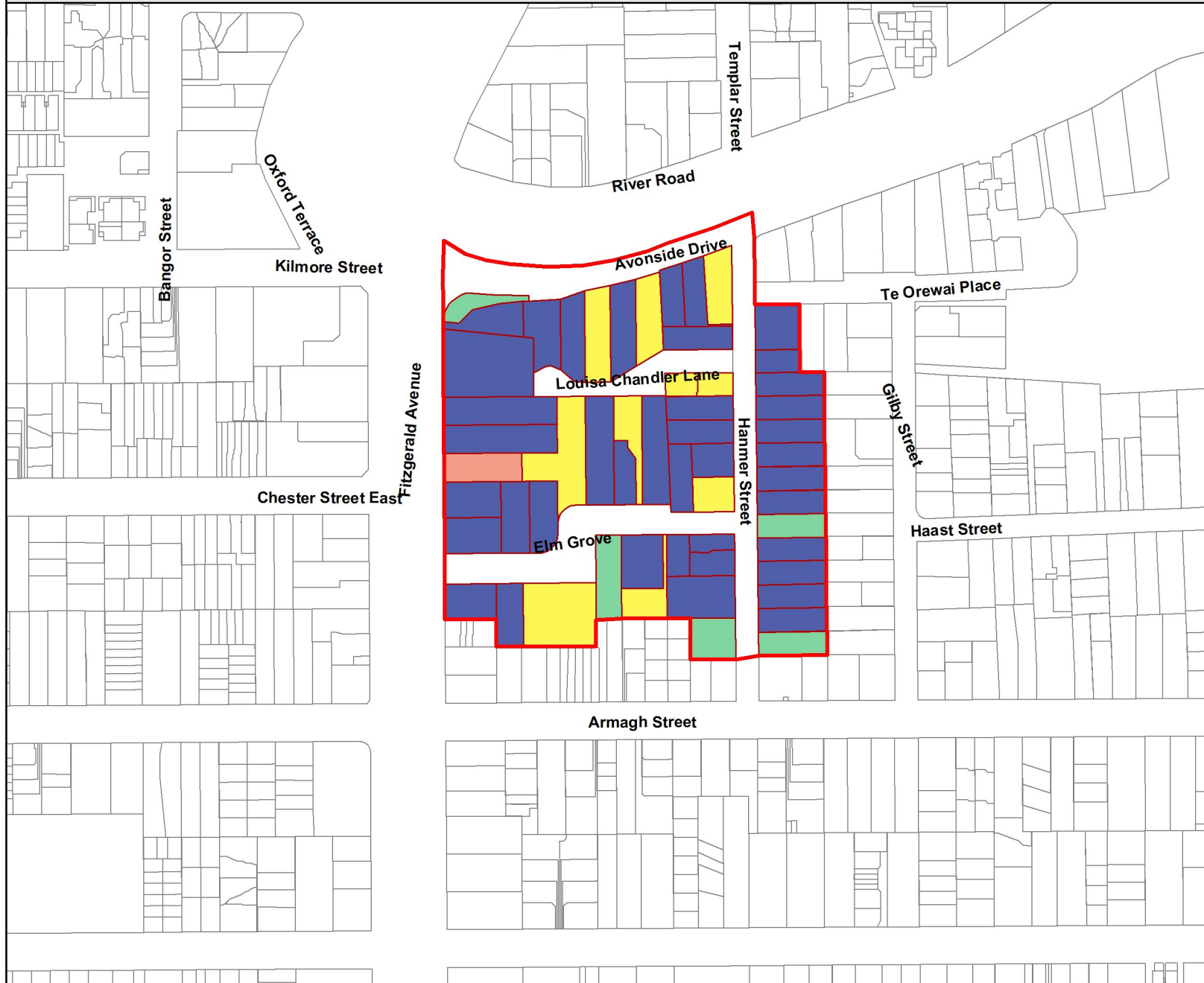
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Appendix 9.3.7.8.2



Appendix 9.3.7.8.3 - Englefield Avonville Residential Heritage Area



Key

- Proposed Residential Heritage Area
- Contributory
- Defining
- Intrusive
- Neutral

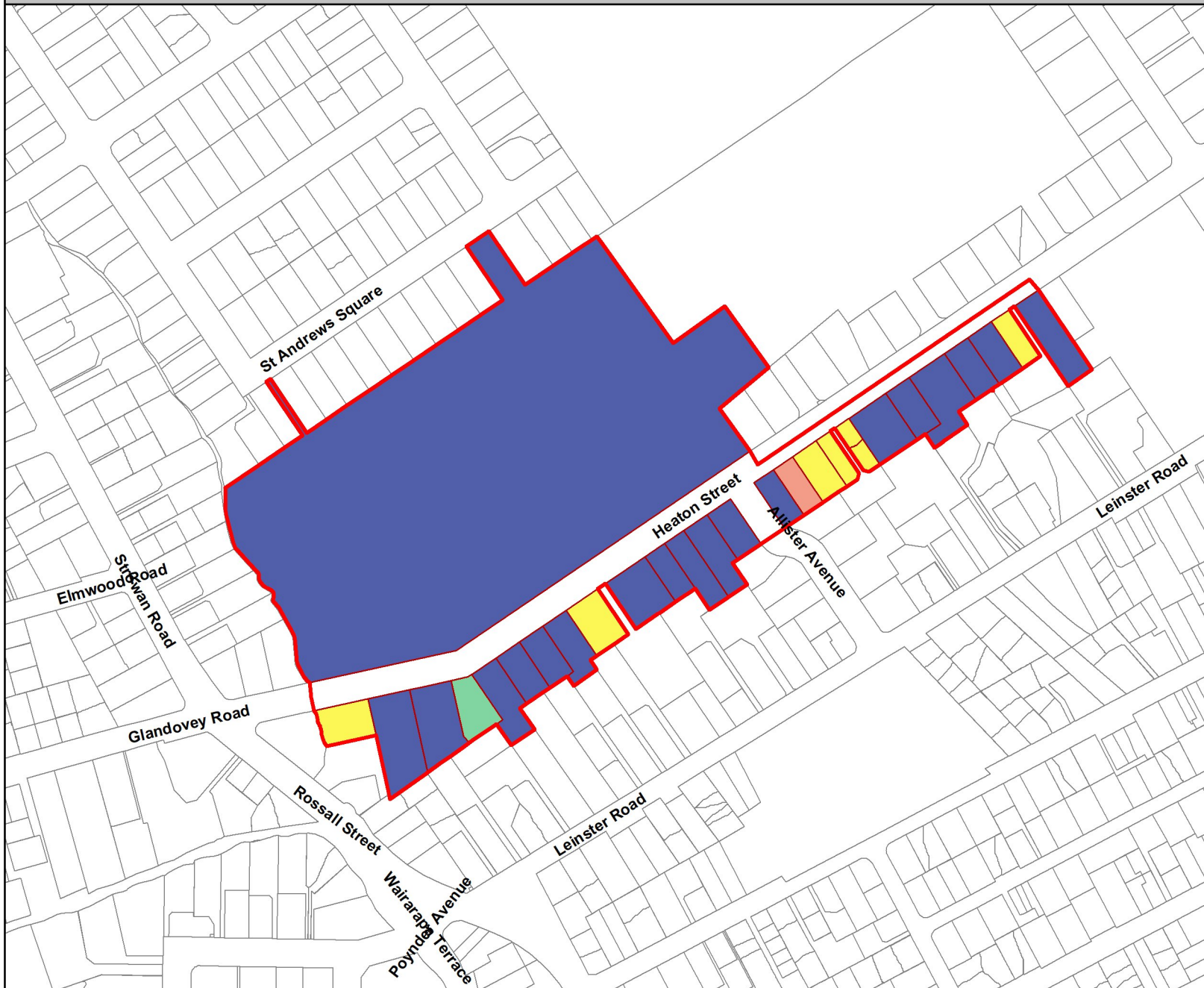
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Appendix 9.3.7.8.3

Appendix 9.3.7.8.4 - Heaton Street Residential Heritage Area



Key

- Proposed Residential Heritage Area
- Contributory
- Defining
- Intrusive
- Neutral

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AAppendix 9.3.7.8.4

Appendix 9.3.7.8.5 - Inner City West Residential Heritage Area



Key

- Proposed Residential Heritage Area
- Contributory
- Defining
- Intrusive
- Neutral

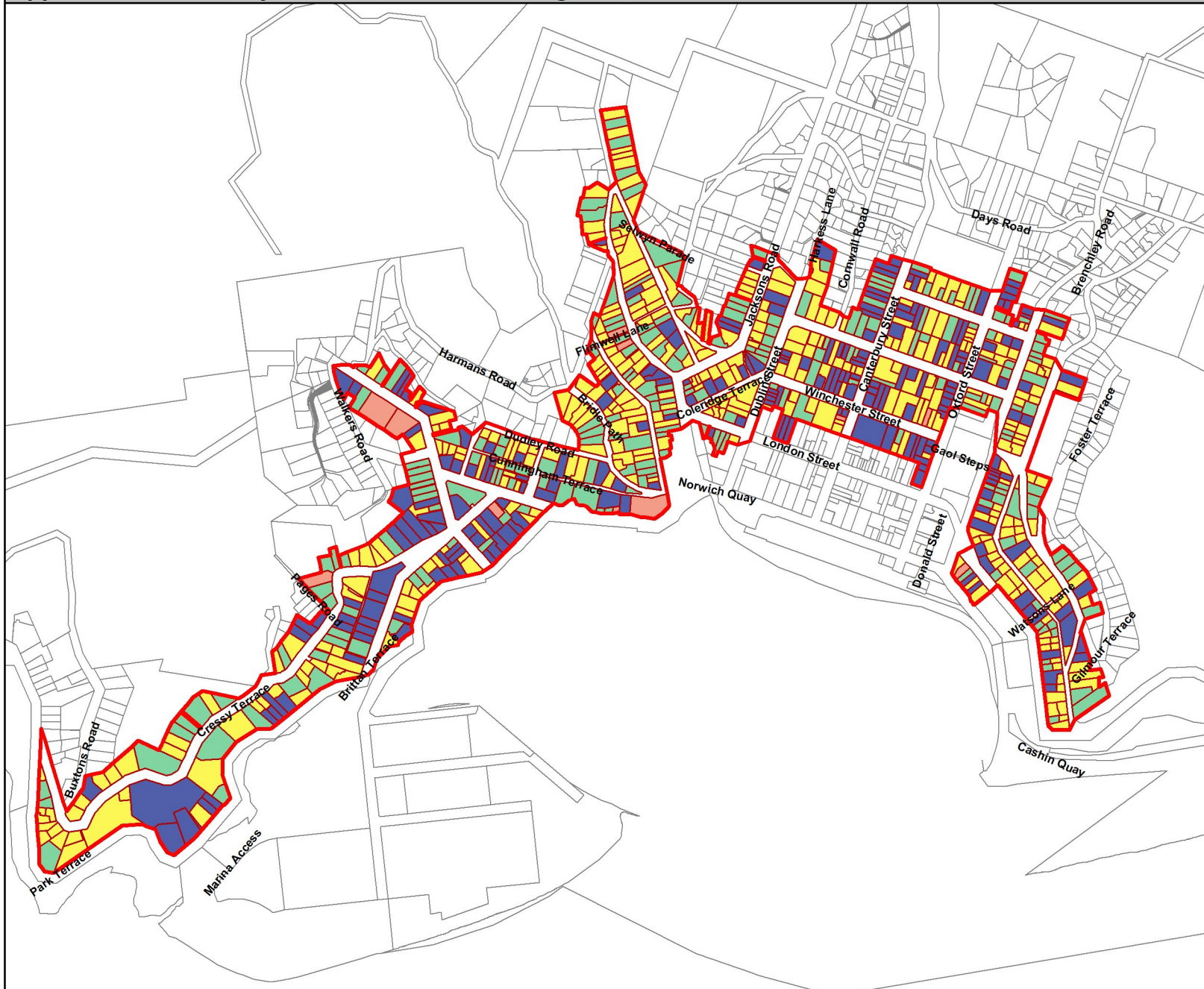
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Appendix 9.3.7.8.5

Appendix 9.3.7.8.6 - Lyttelton Residential Heritage Area



Key

- Proposed Residential Heritage Area
- Contributory
- Defining
- Intrusive
- Neutral

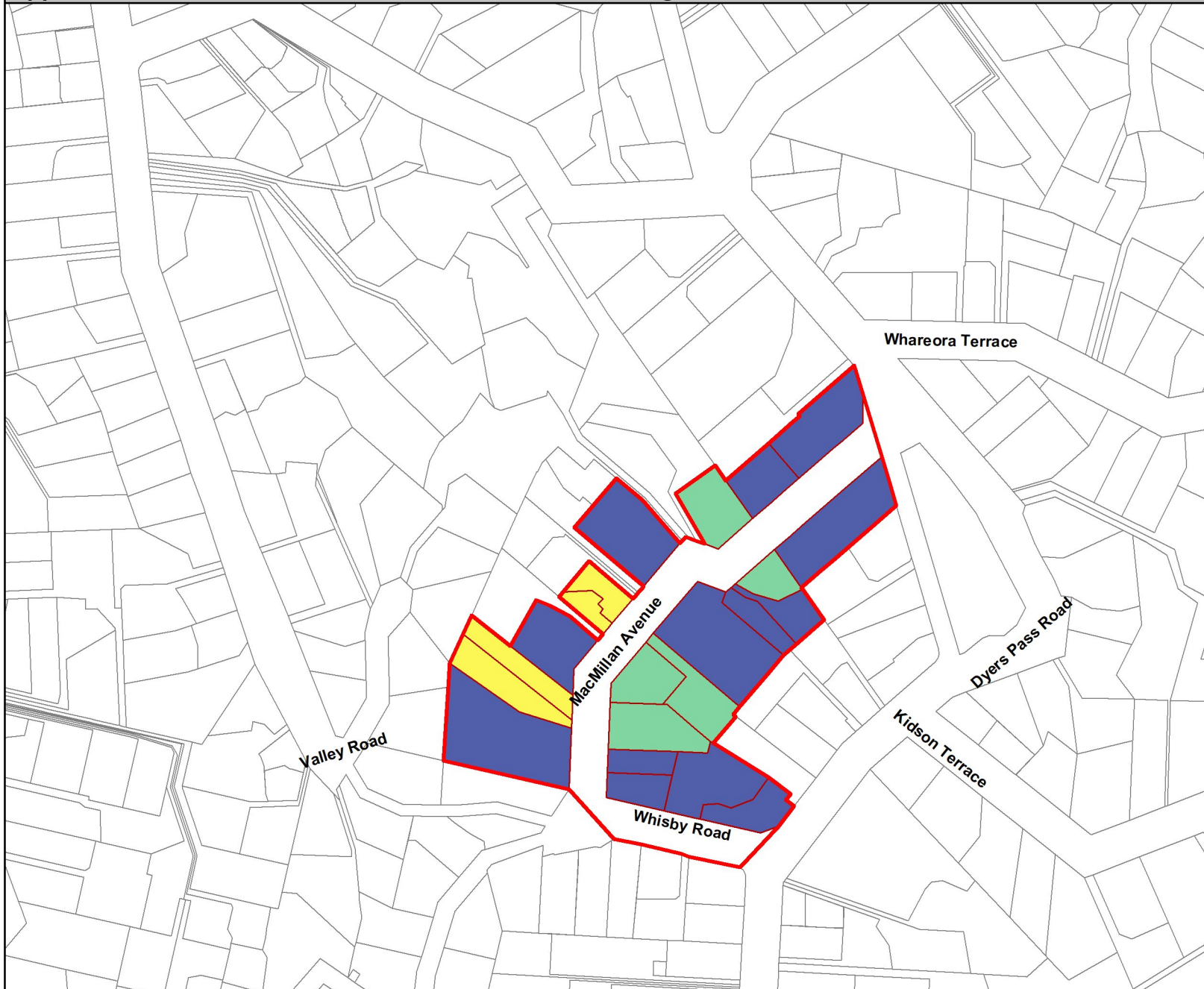
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Appendix 9.3.7.8.6

Appendix 9.3.7.8.7 - Macmillan Avenue Residential Heritage Area



Key

- Proposed Residential Heritage Area
- Contributory
- Defining
- Intrusive
- Neutral

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Appendix 9.3.7.8.7

Appendix 9.3.7.8.8 - Piko/Shand (Riccarton Block) State Housing Residential Heritage Area



Key

- Proposed Residential Heritage Area
- Contributory
- Defining
- Intrusive
- Neutral

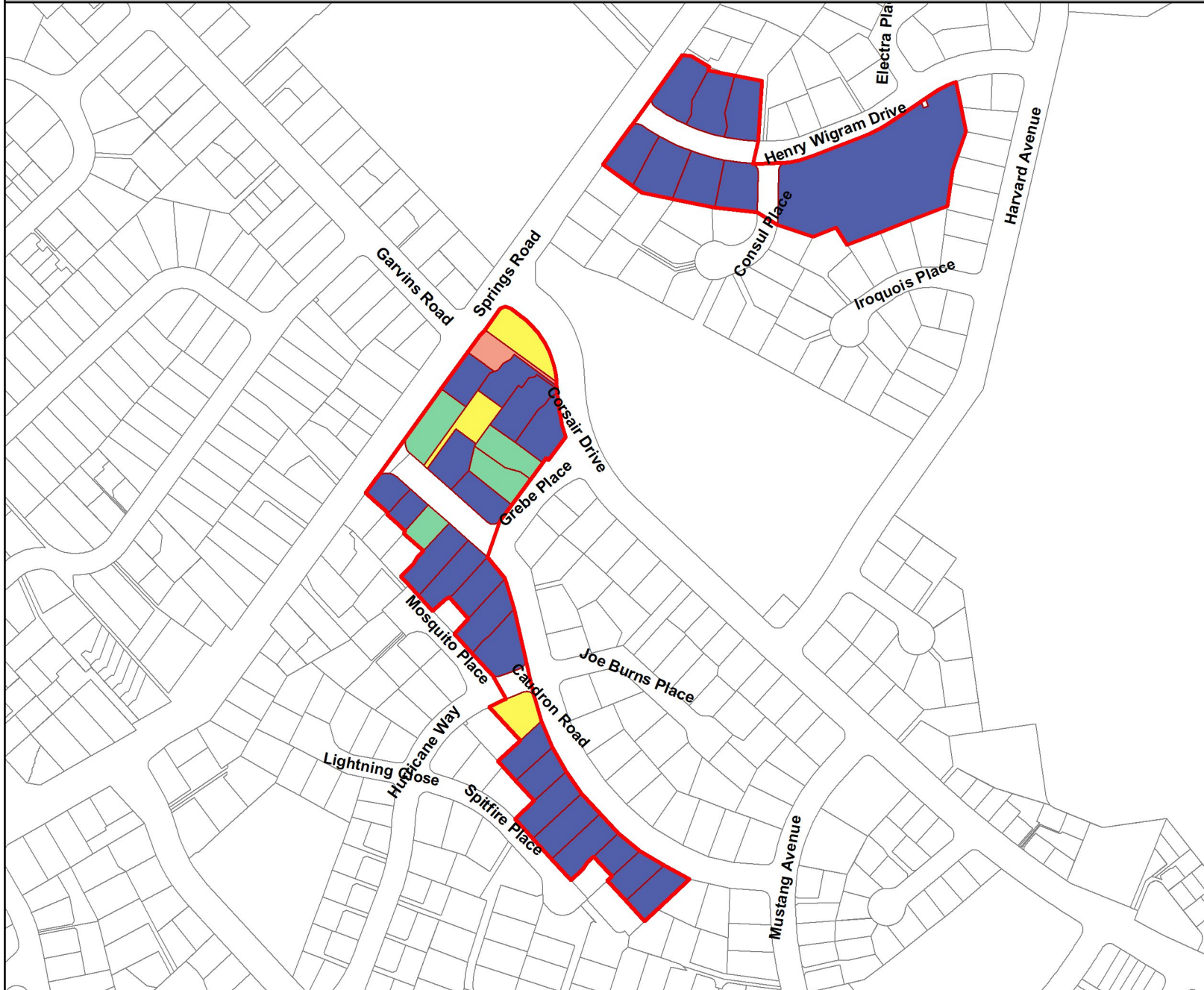
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Appendix 9.3.7.8.8

Appendix 9.3.7.8.9 - RNZAF Station Wigram Staff Housing Residential Heritage Area



Key

- Proposed Residential Heritage Area
- Contributory
- Defining
- Intrusive
- Neutral

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Appendix 9.3.7.8.9

Appendix 9.3.7.8.10 - Shelley/Forbes Street Residential Heritage Area



Key

- Proposed Residential Heritage Area
- Contributory
- Defining
- Intrusive
- Neutral

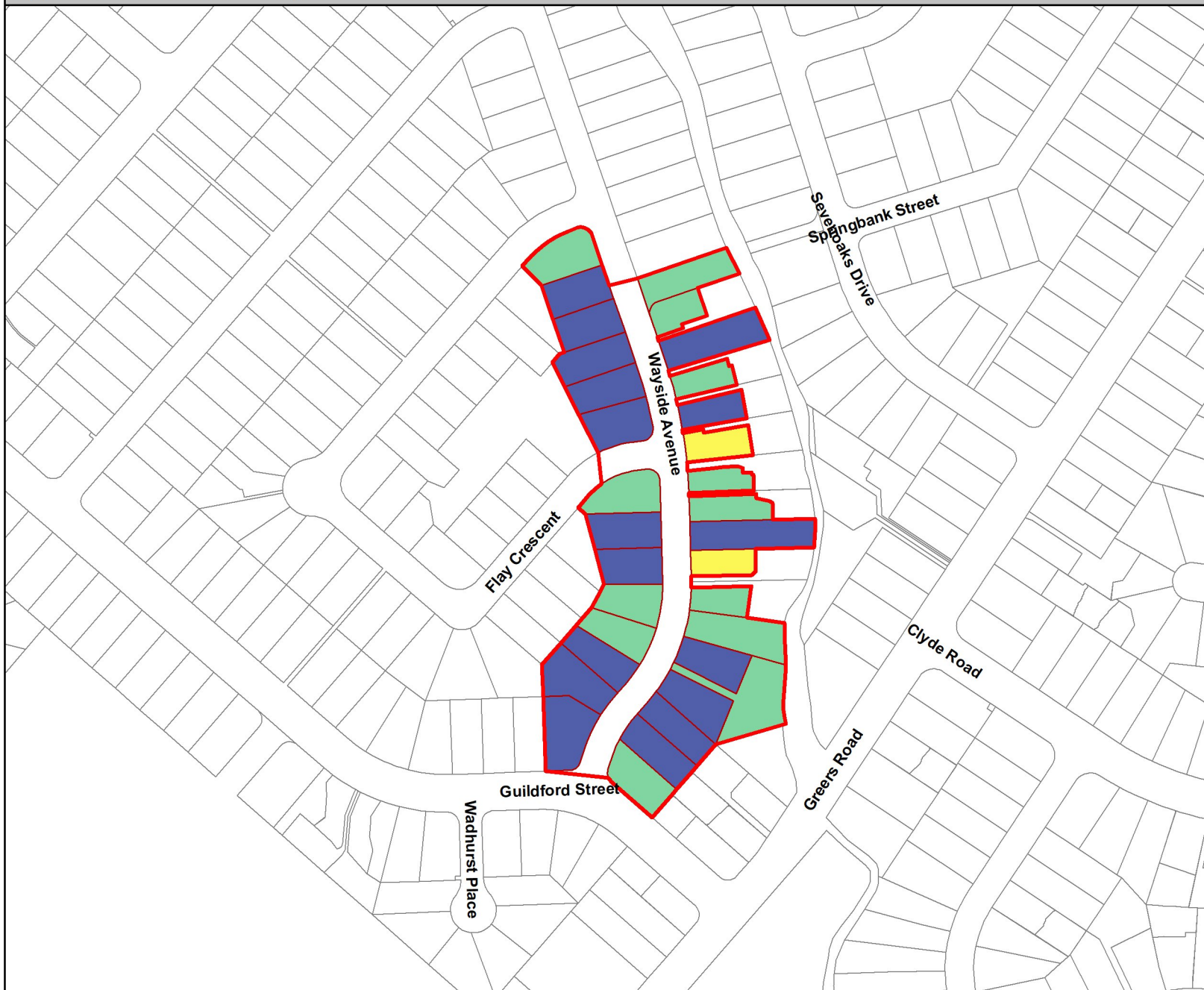
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Appendix 9.3.7.8.10

Appendix 9.3.7.8.11 - Wayside Avenue 'Parade of Homes' Residential Heritage Area



Key

- Proposed Residential Heritage Area
- Contributory
- Defining
- Intrusive
- Neutral

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Appendix 9.3.7.8.11

Appendix 9.3.7.9.1 - Chester Street/Dawson Street Residential Heritage Area



Key



Proposed Residential Heritage Area



Proposed Residential Heritage Area

Interface Overlay*

* Site in High Density Residential or Residential Visitor Accommodation zone adjoining a Residential Heritage Area subject to rule 9.3.4.1.3 RD8.

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Appendix 9.3.7.9.1

Appendix 9.3.7.9.2 - Church Property Trustees North St Albans Residential Heritage Area



Key



Proposed Residential Heritage Area



Existing Residential Character Area

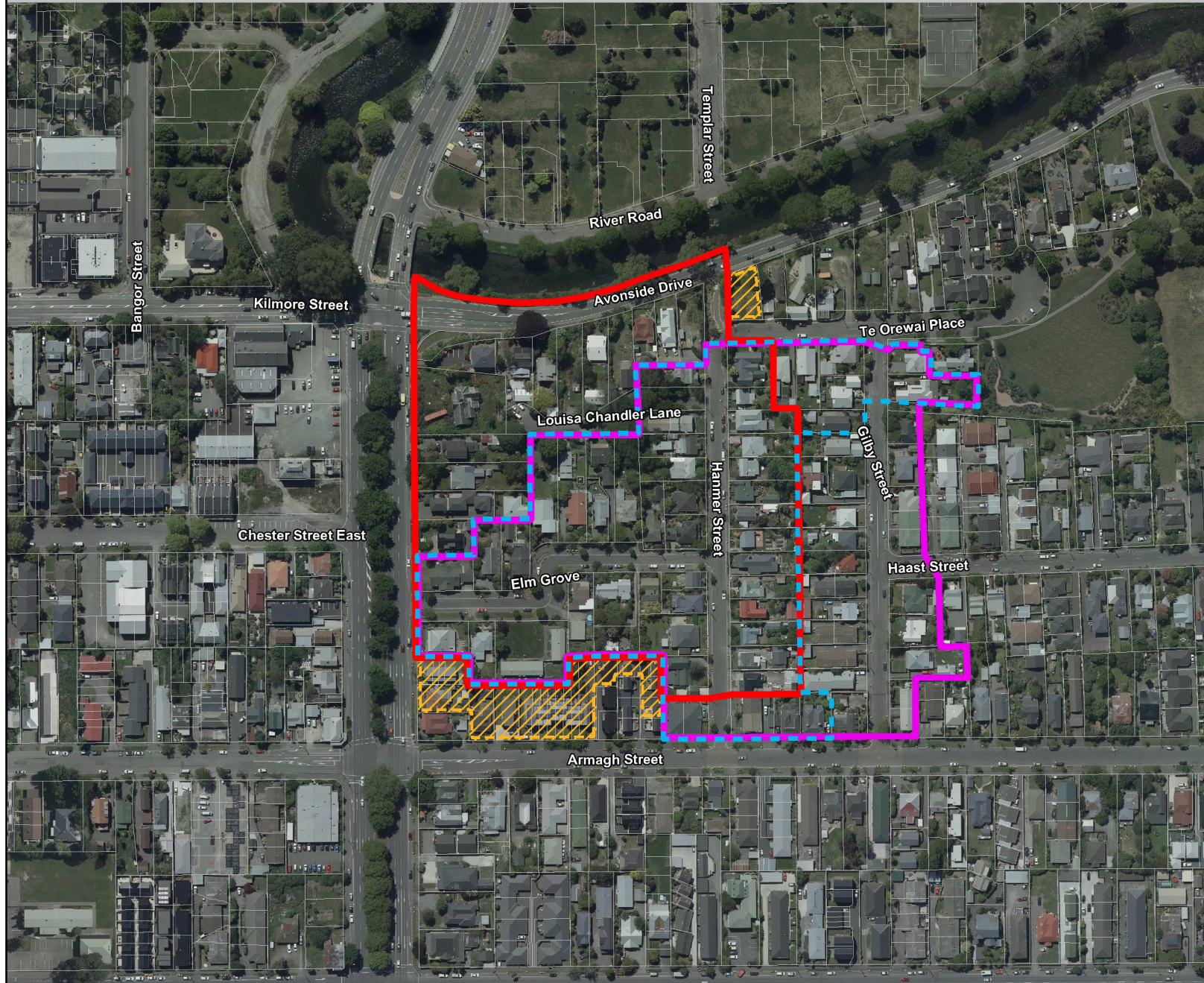
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Appendix 9.3.7.9.2

Appendix 9.3.7.9.3 - Englefield Avonville Residential Heritage Area



Key

- Proposed Residential Heritage Area
- Proposed Residential Character Area
- Existing Residential Character Area
- Proposed Residential Heritage Area Interface Overlay*

* Site in High Density Residential or Residential Visitor Accommodation zone adjoining a Residential Heritage Area subject to rule 9.3.4.1.3 RD8.

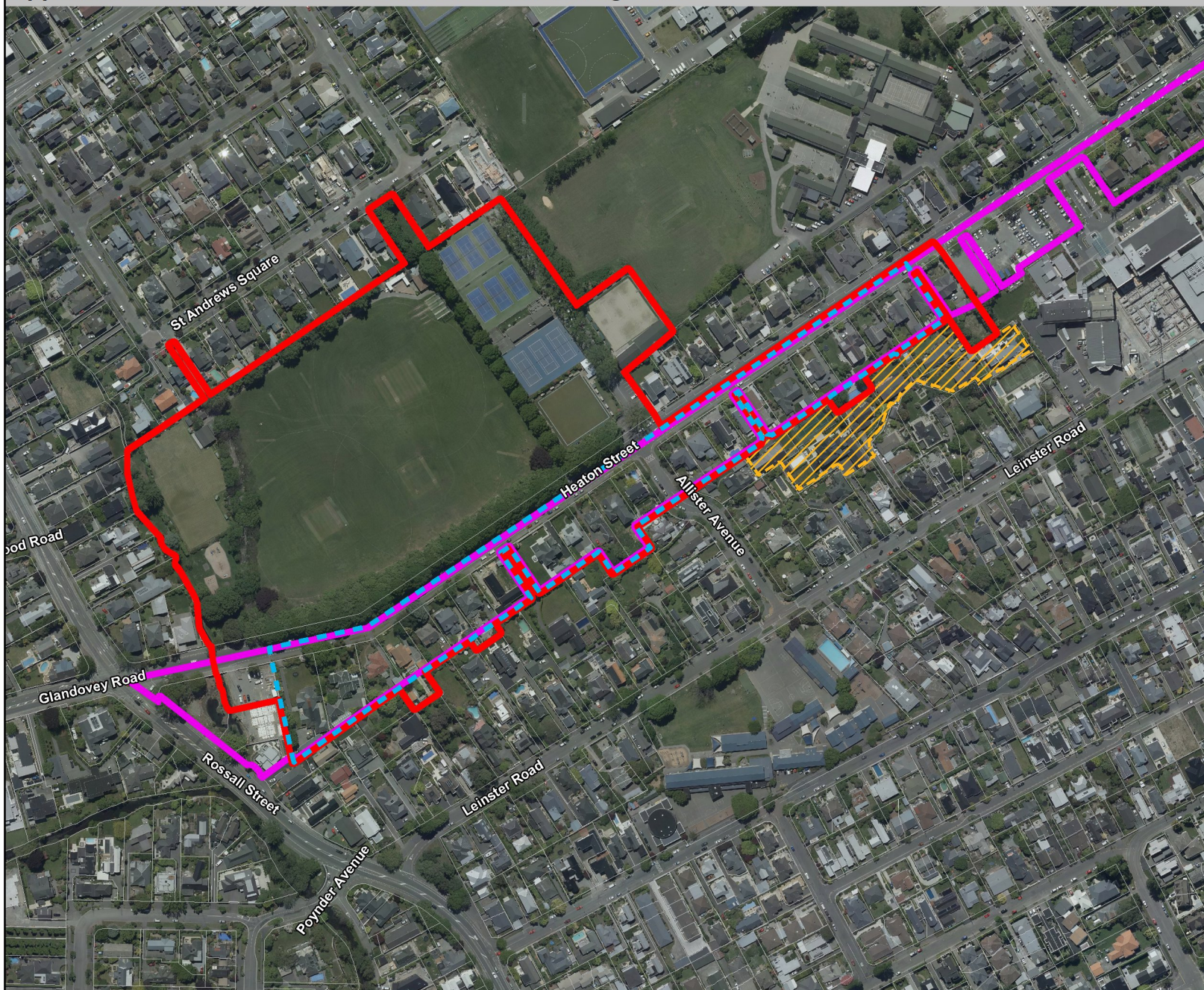
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Appendix 9.3.7.9.3

Appendix 9.3.7.9.4 - Heaton Street Residential Heritage Area



Key

- Proposed Residential Heritage Area
- Proposed Residential Character Area
- Existing Residential Character Area
- Proposed Residential Heritage Area Interface Overlay*

* Site in High Density Residential or Residential Visitor Accommodation zone adjoining a Residential Heritage Area subject to rule 9.3.4.1.3 RD8.

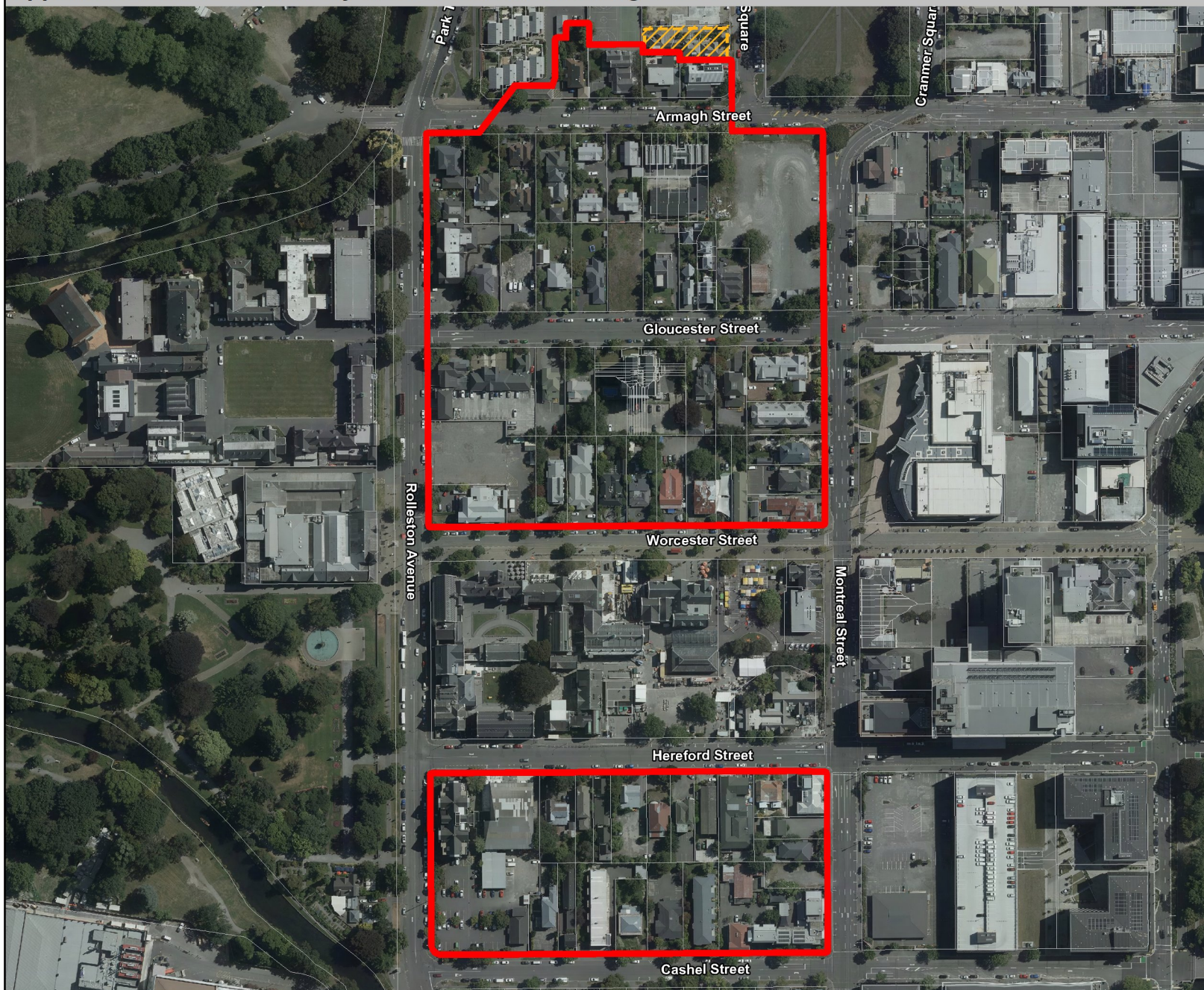
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Appendix 9.3.7.9.4

Appendix 9.3.7.9.5 - Inner City West Residential Heritage Area



Key

- Proposed Residential Heritage Area
- Proposed Residential Heritage Area Interface Overlay*

* Site in High Density Residential or Residential Visitor Accommodation zone adjoining a Residential Heritage Area subject to rule 9.3.4.1.3 RD8.

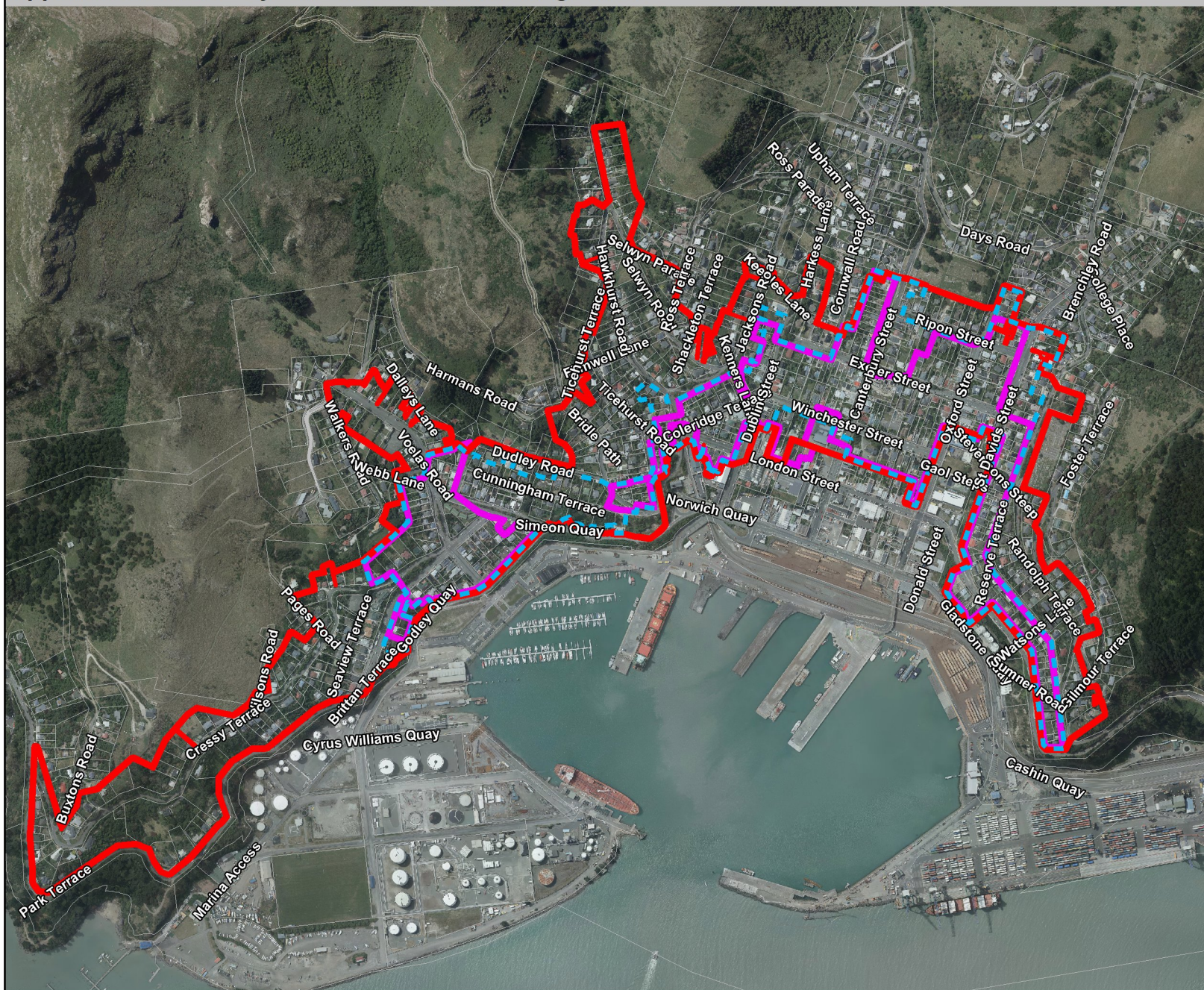
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Appendix 9.3.7.9.5

Appendix 9.3.7.9.6 - Lyttelton Residential Heritage Area



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Appendix 9.3.7.9.6

Appendix 9.3.7.9.7 - Macmillan Avenue Residential Heritage Area



Key

- Proposed Residential Heritage Area
- Proposed Residential Character Area
- Existing Residential Character Area

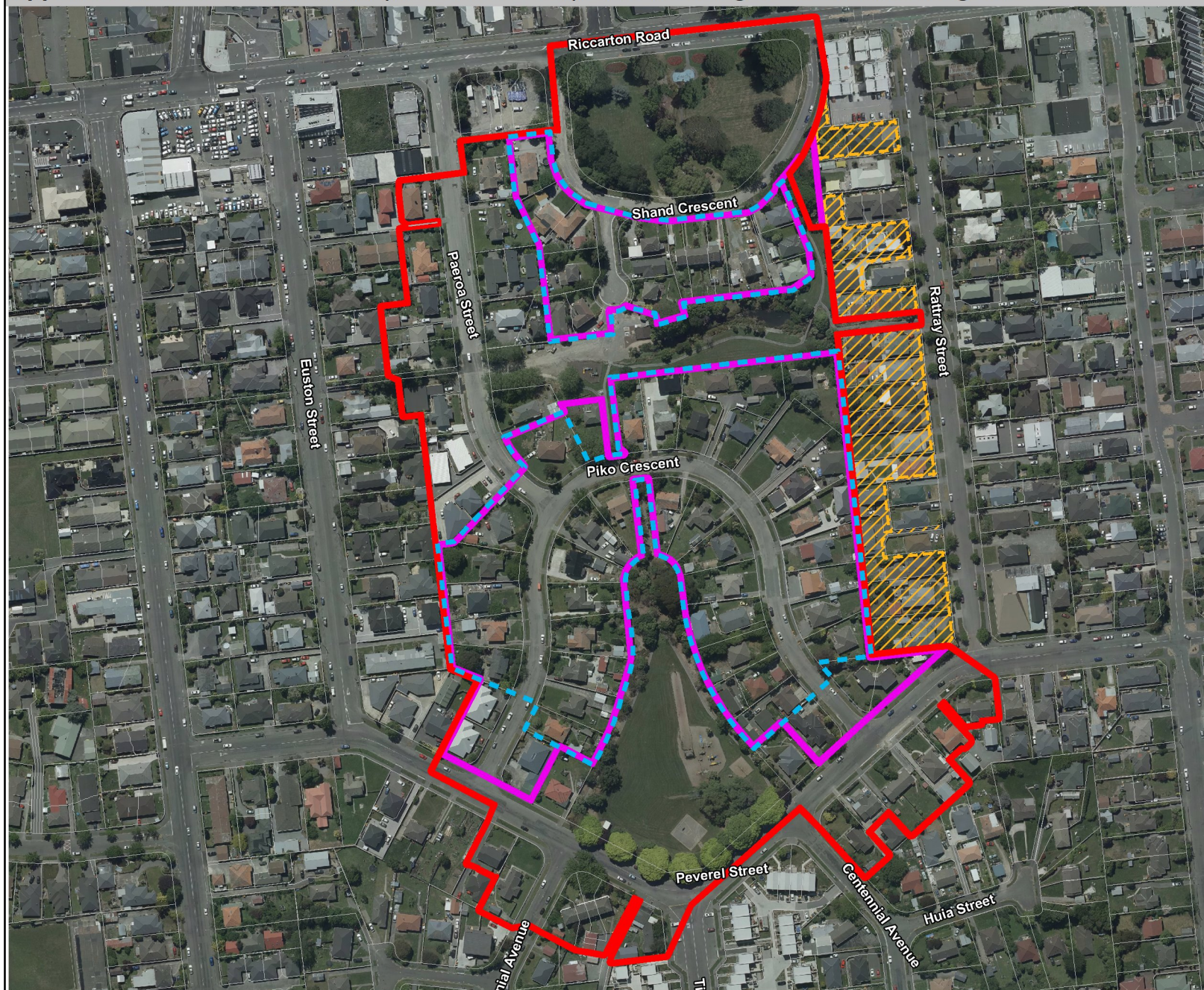
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Appendix 9.3.7.9.7

Appendix 9.3.7.9.8 - Piko/Shand (Riccarton Block) State Housing Residential Heritage Area



Key

- Proposed Residential Heritage Area
- Proposed Residential Character Area
- Existing Residential Character Area
- Proposed Residential Heritage Area Interface Overlay*

* Site in High Density Residential or Residential Visitor Accommodation zone adjoining a Residential Heritage Area subject to rule 9.3.4.1.3 RD8.

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Appendix 9.3.7.9.8

Appendix 9.3.7.9.9 - RNZAF Station Wigram Staff Housing Residential Heritage Area



Key



Proposed Residential Heritage Area

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Appendix 9.3.7.9.9

Appendix 9.3.7.9.10 - Shelley/Forbes Street Residential Heritage Area



Key



Proposed Residential Heritage Area

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Appendix 9.3.7.9.10

Appendix 9.3.7.9.11 - Wayside Avenue 'Parade of Homes' Residential Heritage Area



Key



Proposed Residential Heritage Area

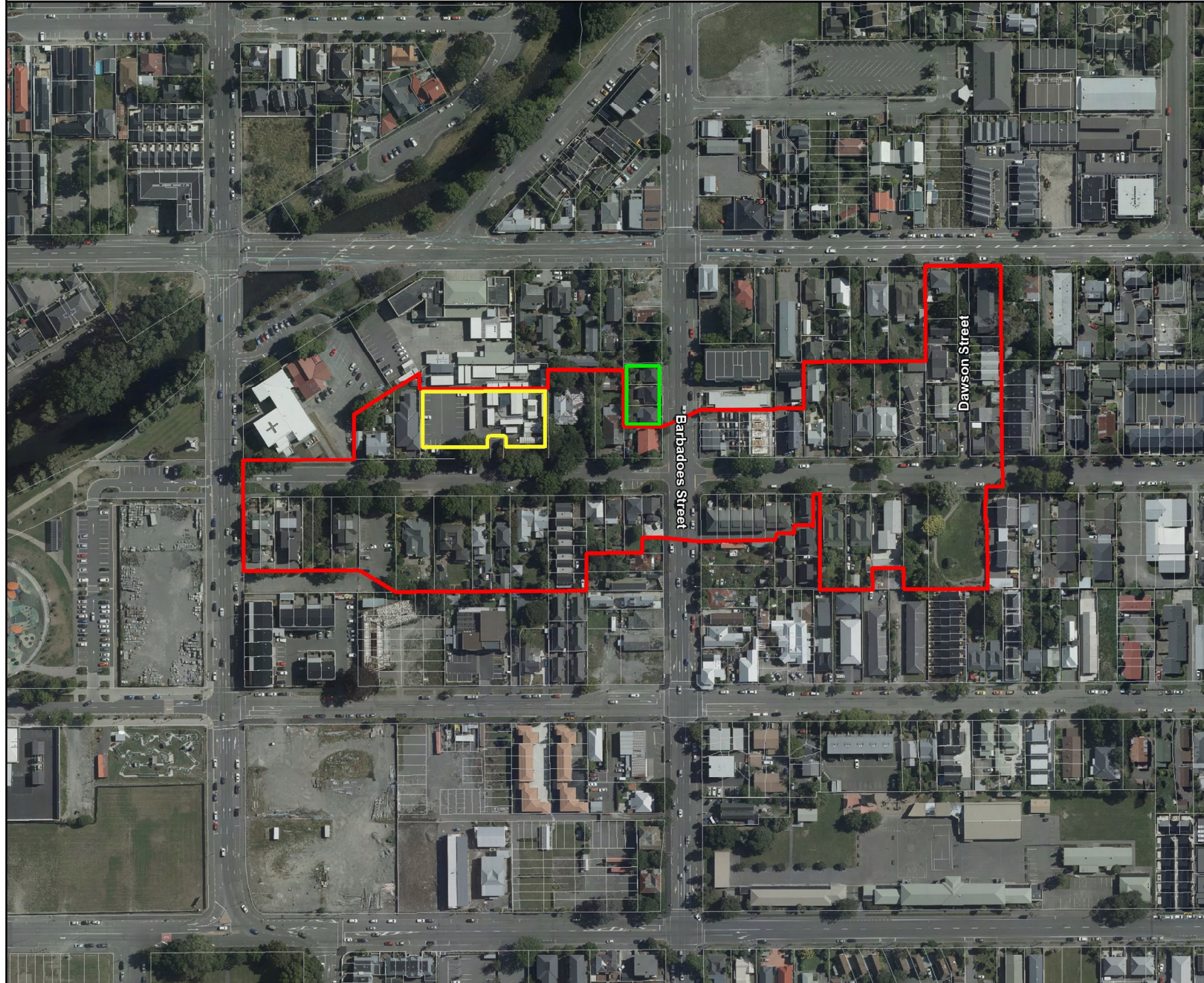
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Appendix 9.3.7.9.11

Appendix 9.3.7.7.1 - Chester Street/Dawson Street Residential Heritage Area



Key

- ▬ Proposed Residential Heritage Area
- ▬ RHA Reduction recommended by submission
- ▬ Area recommended to be added (no submission)

SCALE 1:3000

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Christchurch City Council

Heritage_PC_HeritageArea_
Appendix.gws
Date: 24/02/2023

Appendix 9.3.7.7.1

Appendix 9.3.7.8.1 - Chester Street/Dawson Street Residential Heritage Area



Key

- Proposed Residential Heritage Area
- Recommended to be removed from RHA
- Contributory
- Defining
- Intrusive
- Neutral
- Area recommended to be added (no submission)
- Contributory
- Defining

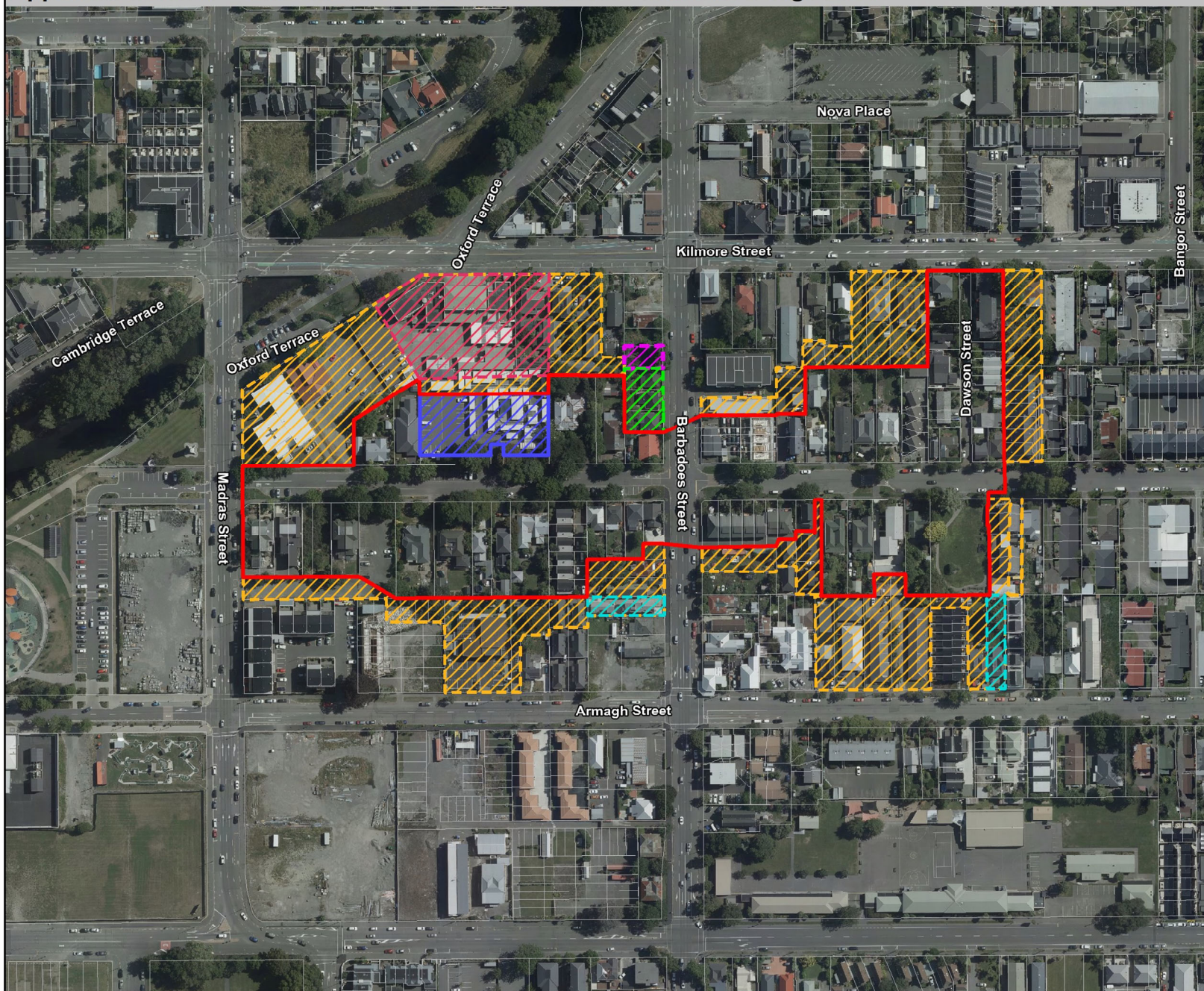
SCALE 1:3000

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Heritage_PC_Contribution.gws
Date: 20/02/2023

Appendix 9.3.7.8.1

Appendix 9.3.7.9.1 - Chester Street/Dawson Street Residential Heritage Area



Key

- Proposed Residential Heritage Area
- Proposed Residential Heritage Area Interface Overlay*
- Remove Interface Overlay-CCC Submission
- Removal of Interface Area and addition to RHA recommended
- Removal of RHA and applying RHA Interface Overlay recommended *
- Removal of Interface Overlay recommended
- New Interface Overlay recommended *

* Site in High Density Residential or Residential Guest Accommodation zone sharing a boundary with a Residential Heritage Area subject to rule 9.3.4.1.3 RD8.

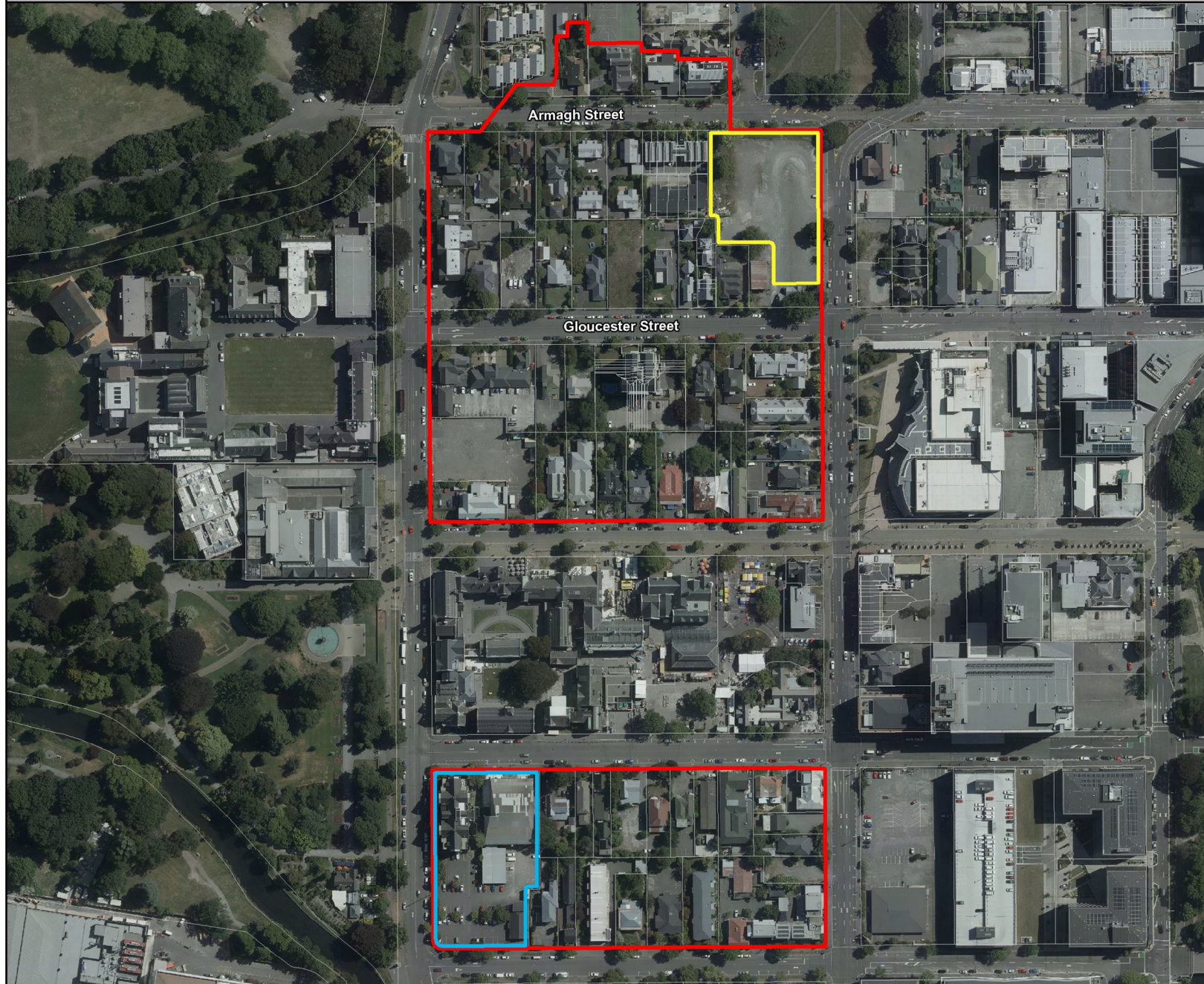
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Heritage_PC_HeritageArea.gws
Date: 17/04/2023

Appendix 9.3.7.9.1

Appendix 9.3.7.7.5 - Inner City West Residential Heritage Area



Key

- Proposed Residential Heritage Area
- RHA Reduction recommended by submission
- RHA reduction recommended (no submission)



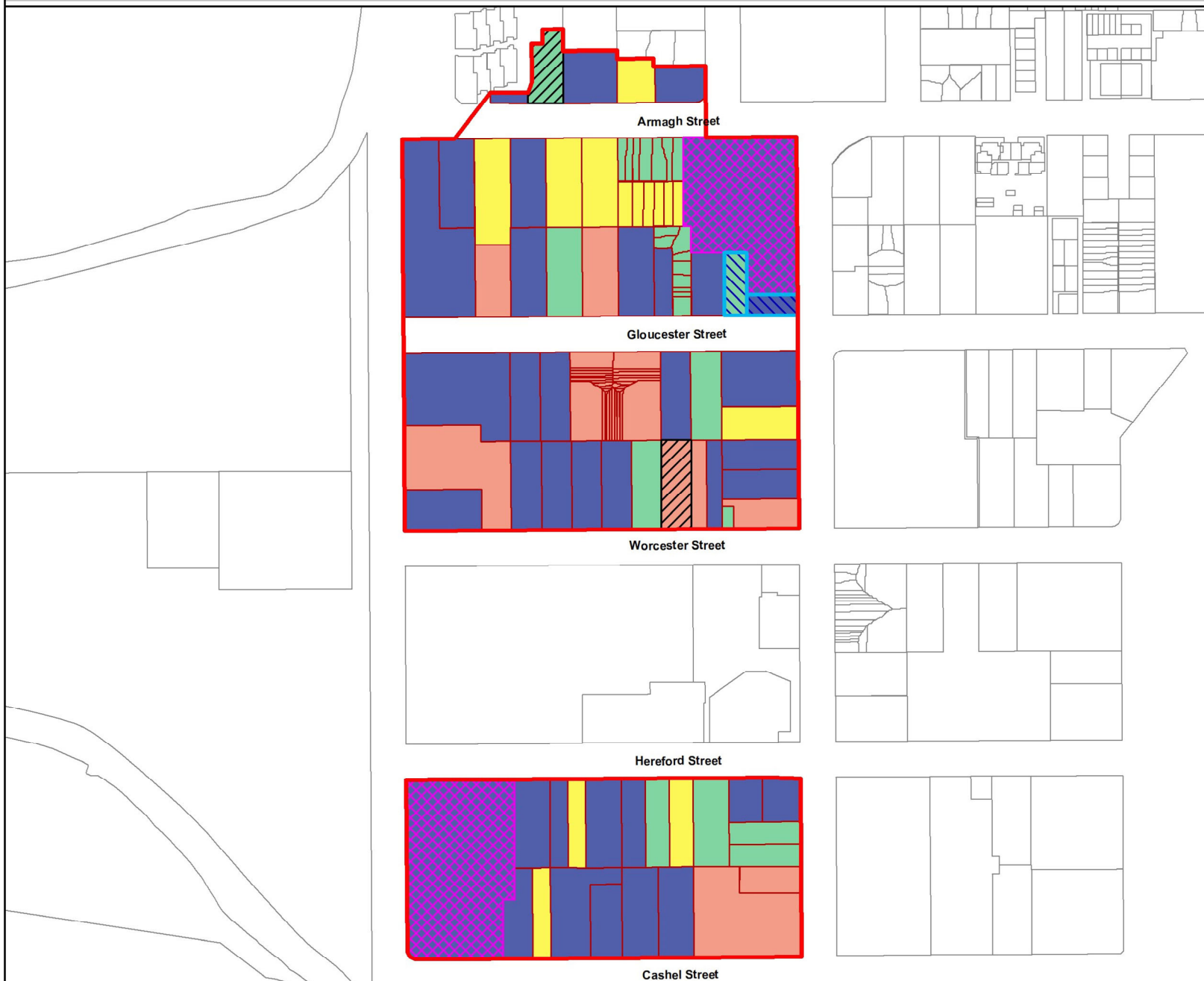
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Heritage_PC_HeritageArea_
Appendix.gws
Date: 24/02/2023

Appendix 9.3.7.7.5

Appendix 9.3.7.8.5 - Inner City West Residential Heritage Area



Key

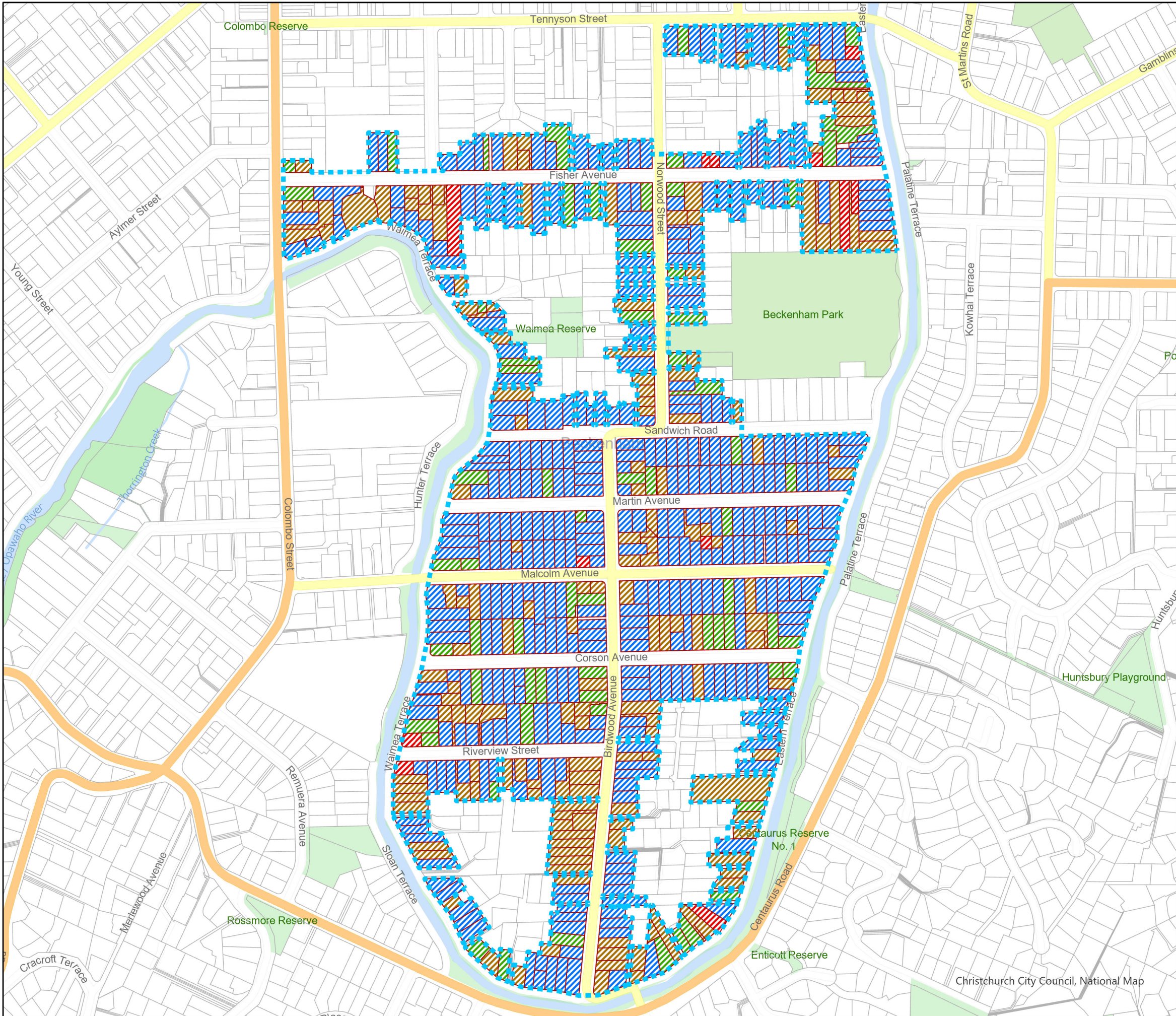
- Proposed Residential Heritage Area
- Area Recommended to be removed from RHA
- Proposed Residential Heritage Area
- Contributory
- Defining
- Intrusive
- Neutral
- DP Heritage Area Contribution CCC Submission
- Contributory
- Intrusive
- DP Heritage Area Contribution recommended
- Contributory
- Defining

SCALE 1:3200

GIS & Analytics Team
Christchurch City Council

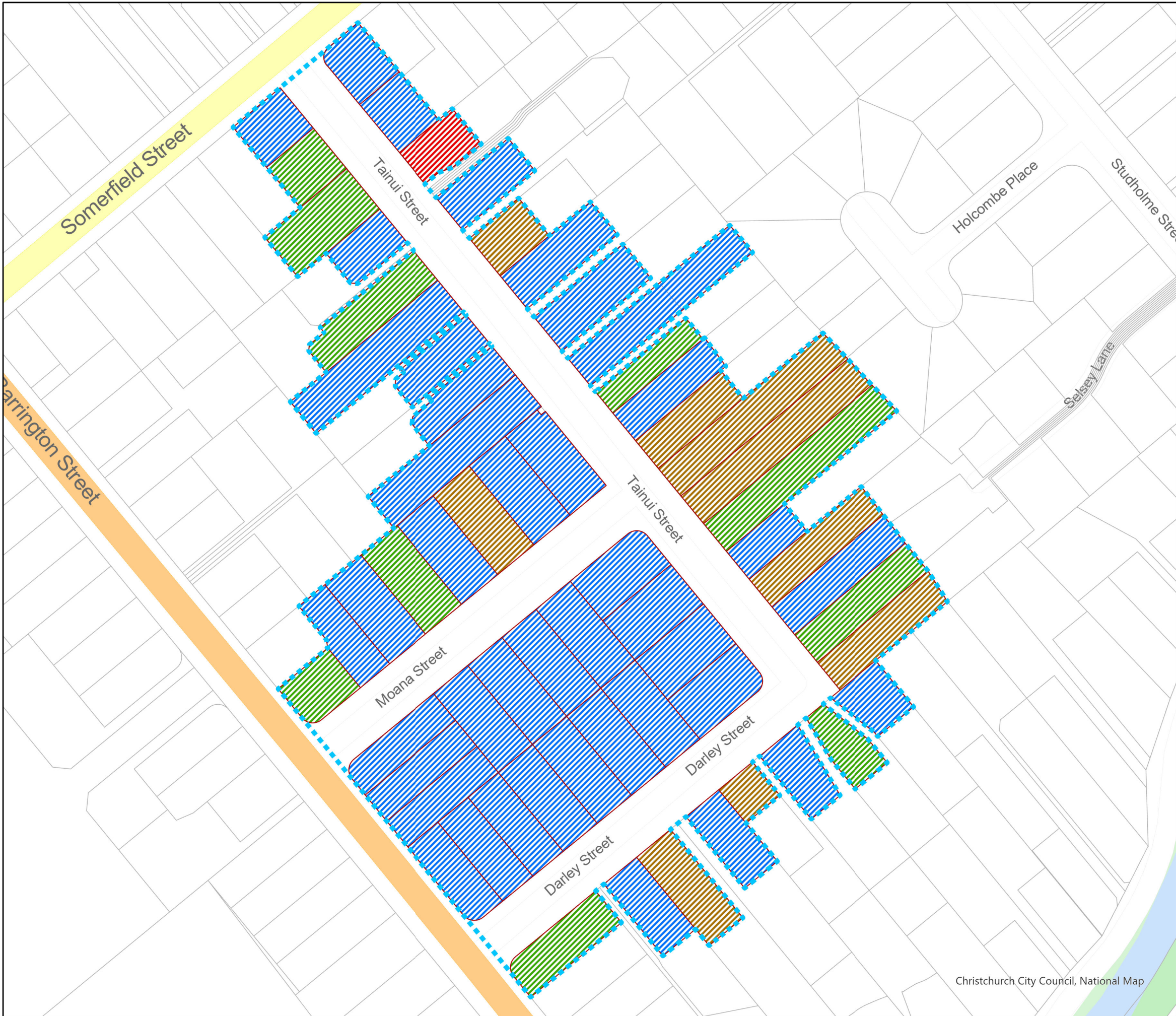
Heritage_PC_Contribution.gws
Date: 19/04/2023

Appendix 9.3.7.8.5



Legend

- Proposed Residential Character Area
- Proposed Residential Character Area Contributions
 - Contributory
 - Intrusive
 - Neutral
 - Primary



Legend

Proposed Residential Character Area

Proposed Residential Character Area Contributions

- Contributory
- Intrusive
- Neutral
- Primary



Legend

Proposed Residential Character Area

Proposed Residential Character Area Contributions

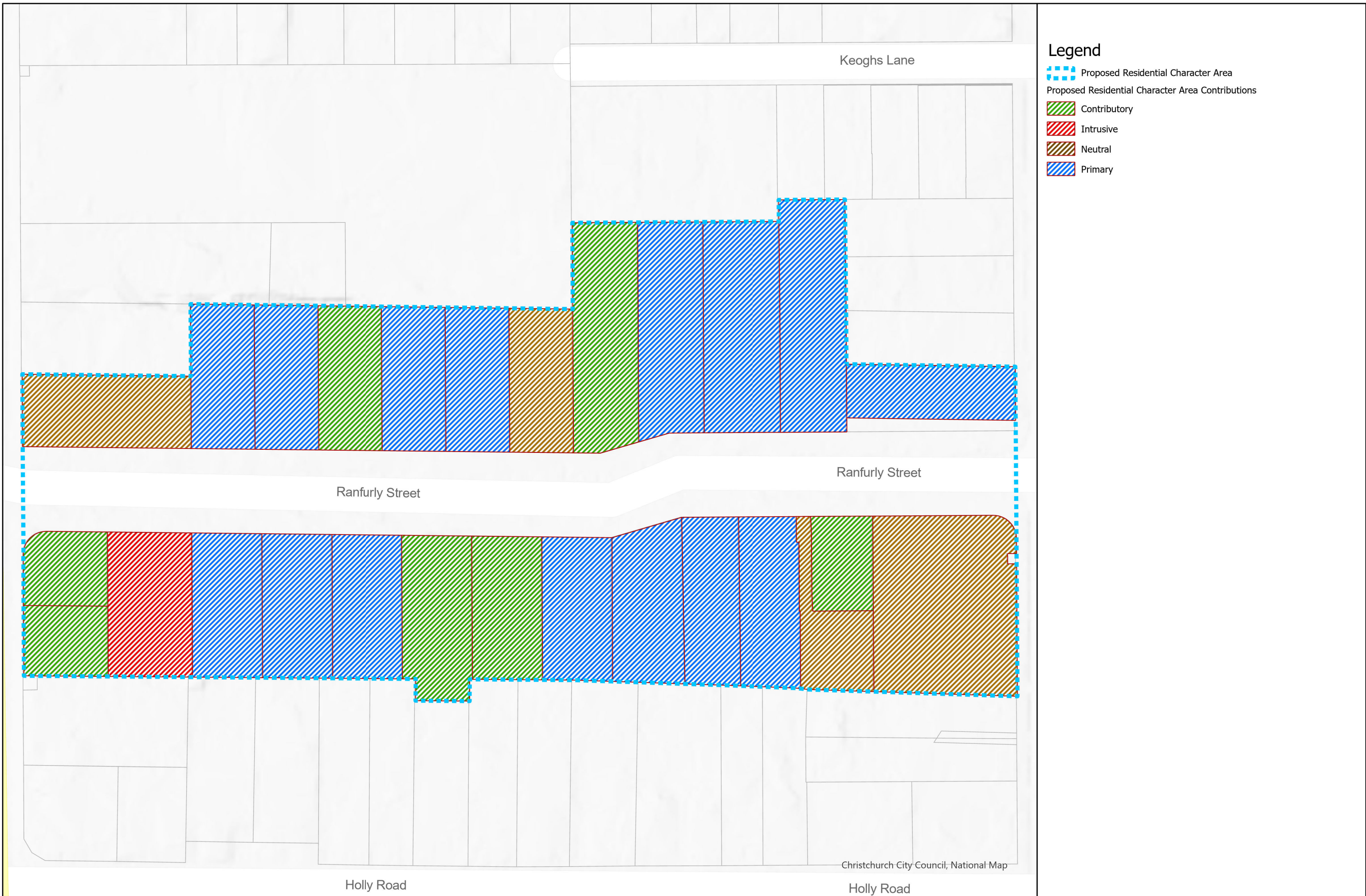
Contributory

Intrusive

Neutral

Primary

Christchurch City Council, National Map



Legend

- Proposed Residential Character Area
- Proposed Residential Character Area Contributions
 - Contributory
 - Intrusive
 - Neutral
 - Primary

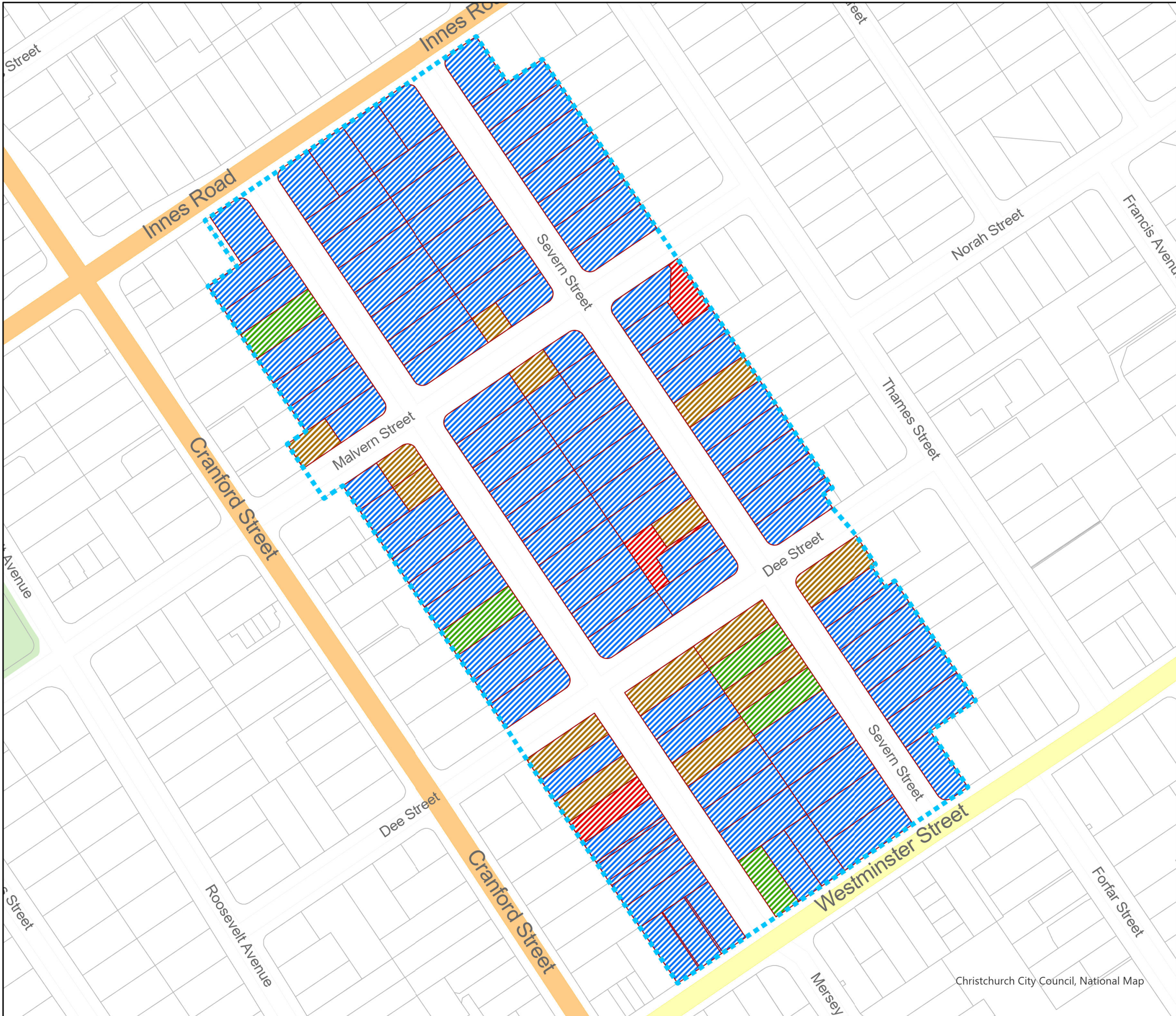


Legend

Proposed Residential Character Area

Proposed Residential Character Area Contributions

- Contributory
- Intrusive
- Neutral
- Primary

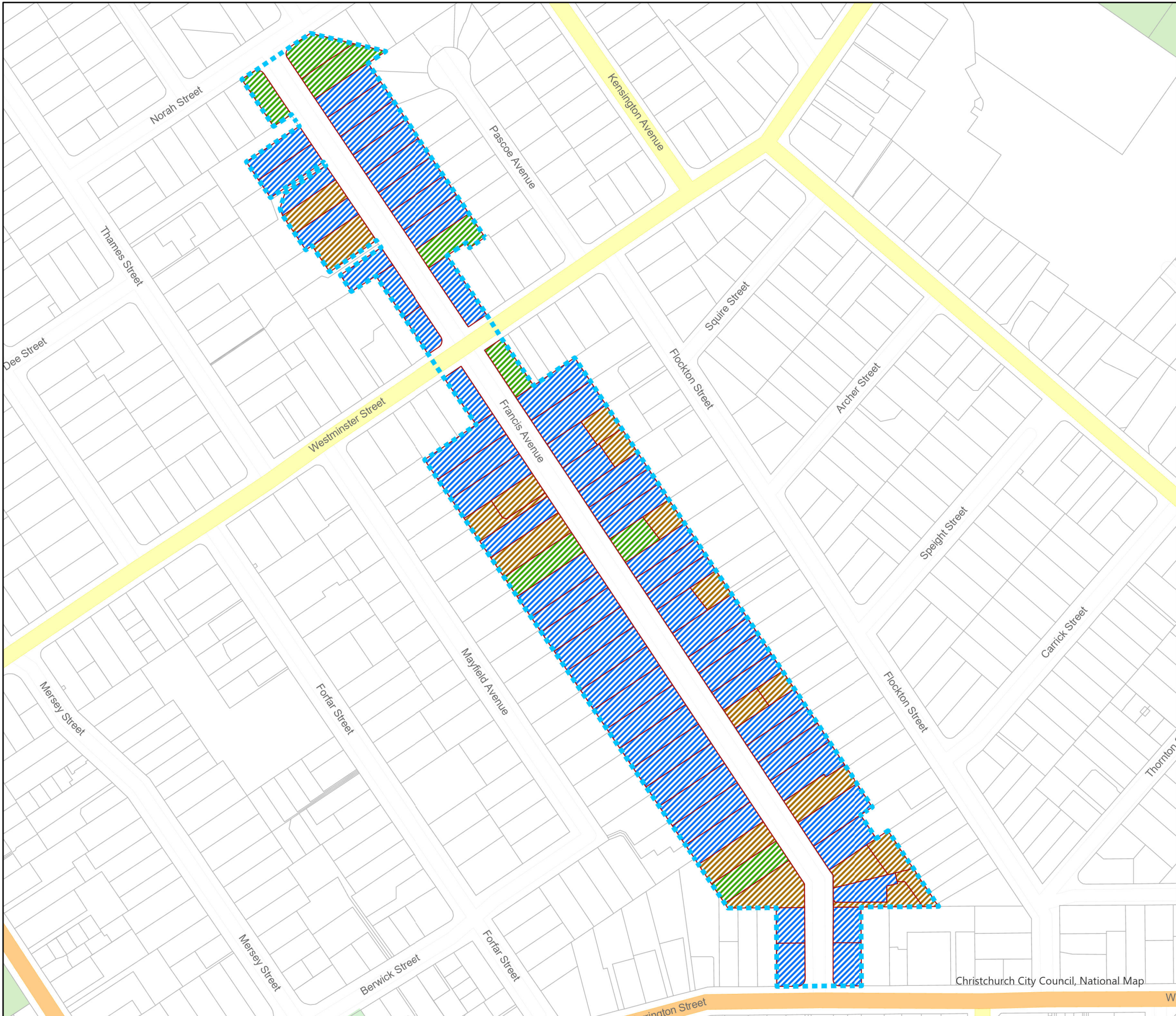


Legend

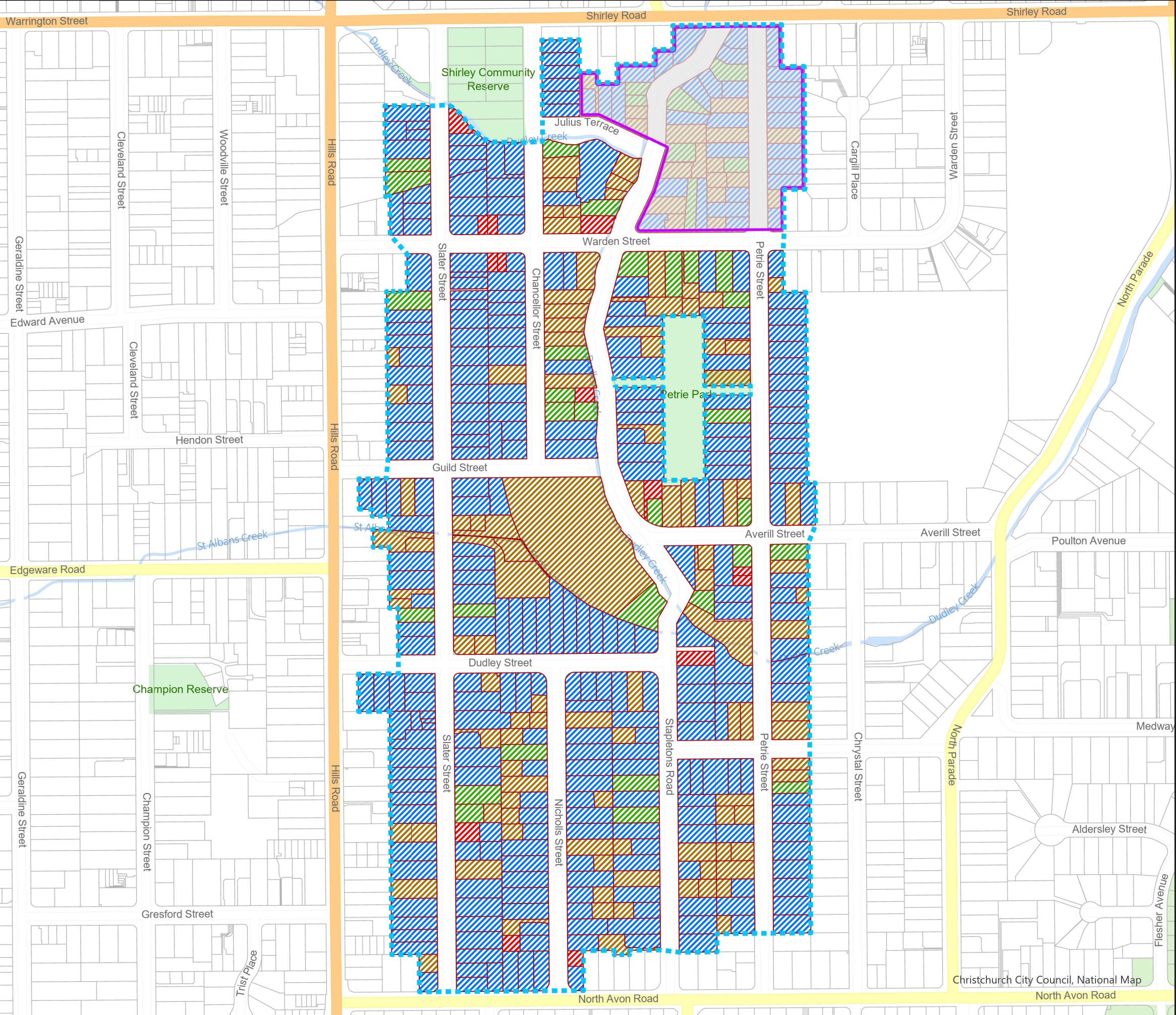
Proposed Residential Character Area

Proposed Residential Character Area Contributions

- Contributory
- Intrusive
- Neutral
- Primary

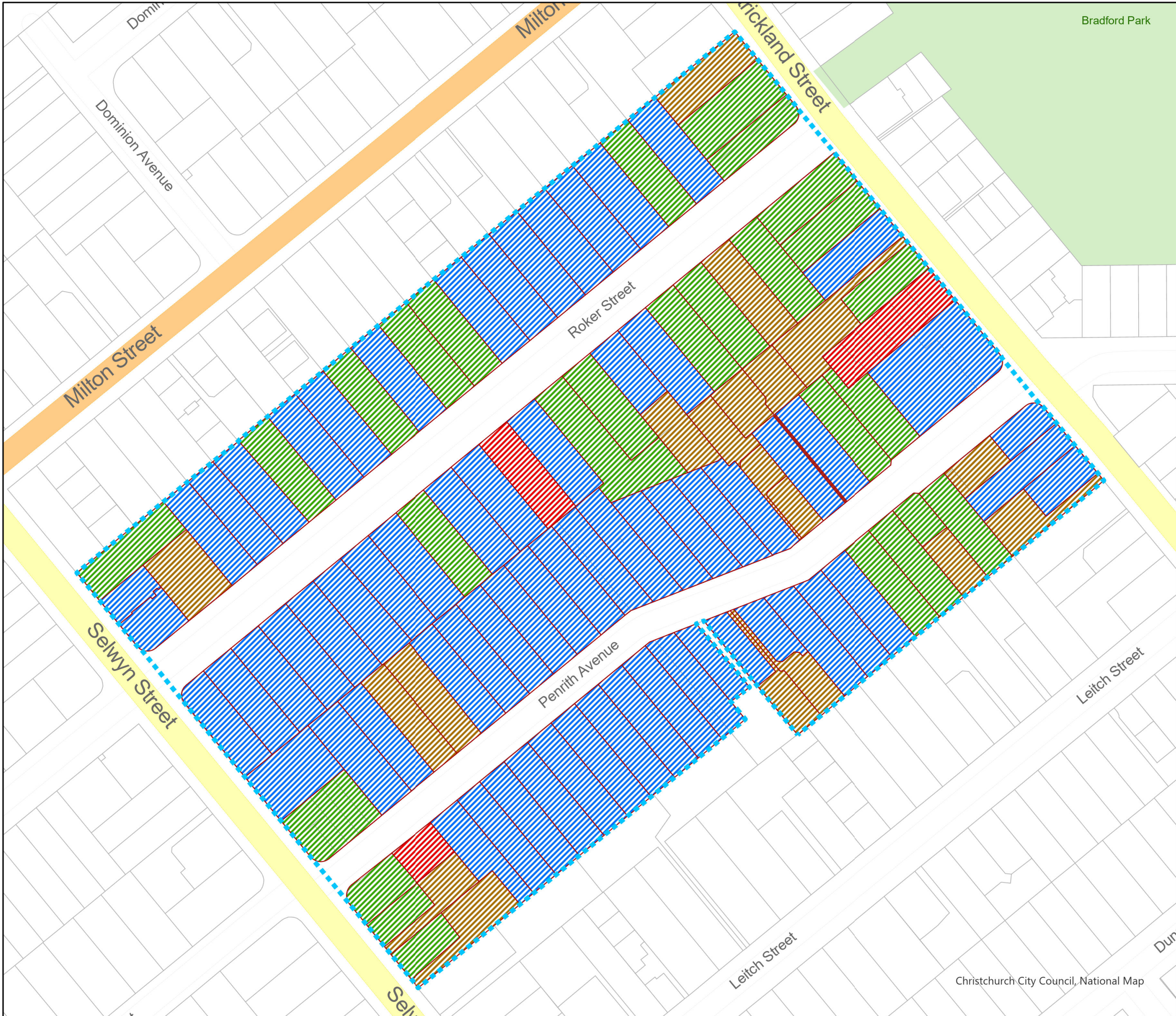


- Legend**
- Proposed Residential Character Area
 - Proposed Residential Character Area Contributions
 - Contributory
 - Intrusive
 - Neutral
 - Primary



Legend

- Proposed Residential Character Area
- Proposed Residential Character Area Contributions
 - Contributory
 - Intrusive
 - Neutral
 - Primary
- Area recommended to be removed



Legend

Proposed Residential Character Area

Proposed Residential Character Area Contributions

- Contributory
- Intrusive
- Neutral
- Primary

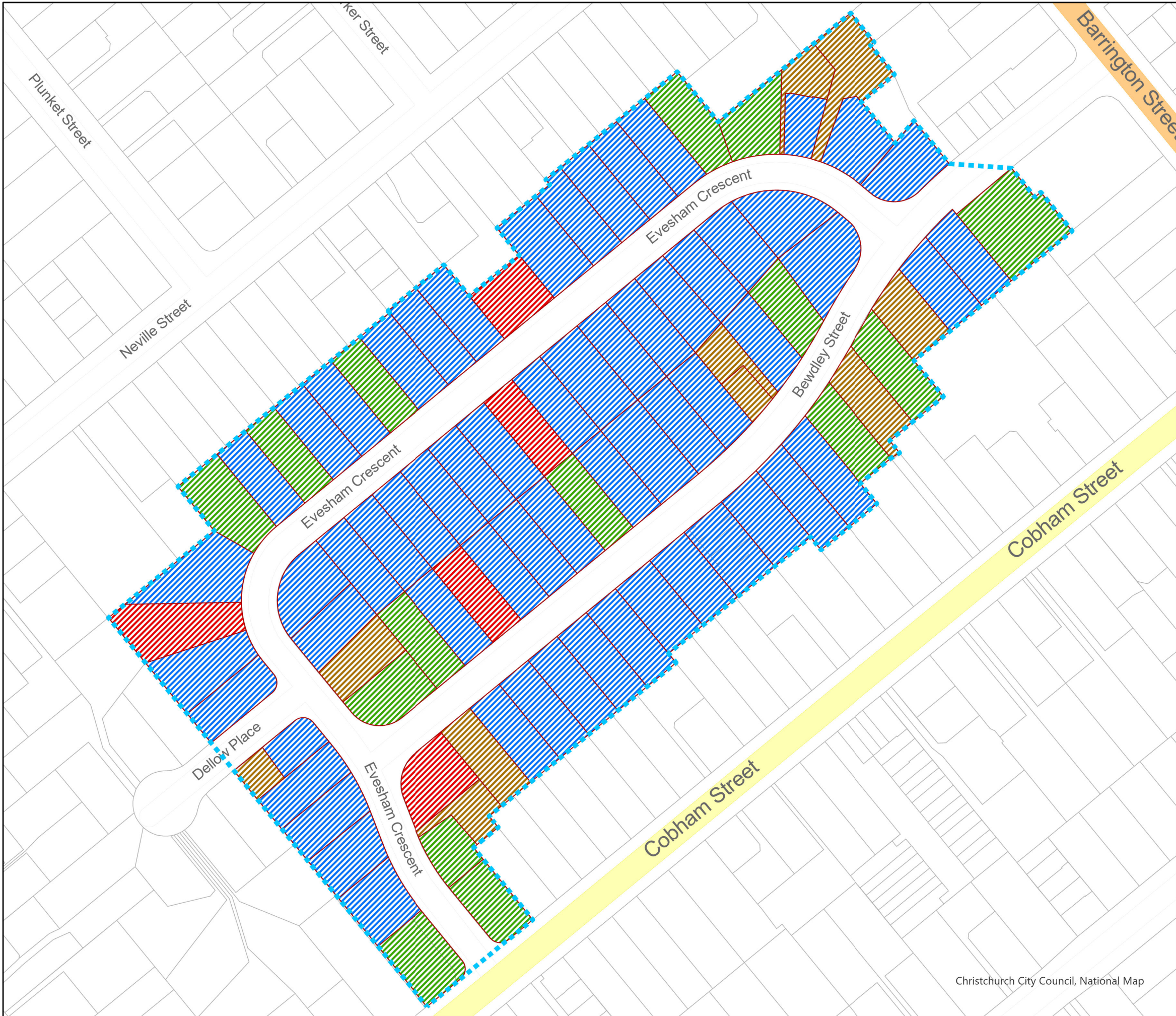


Legend

Proposed Residential Character Area

Proposed Residential Character Area Contributions

- Contributory
- Intrusive
- Neutral
- Primary



Legend

Proposed Residential Character Area

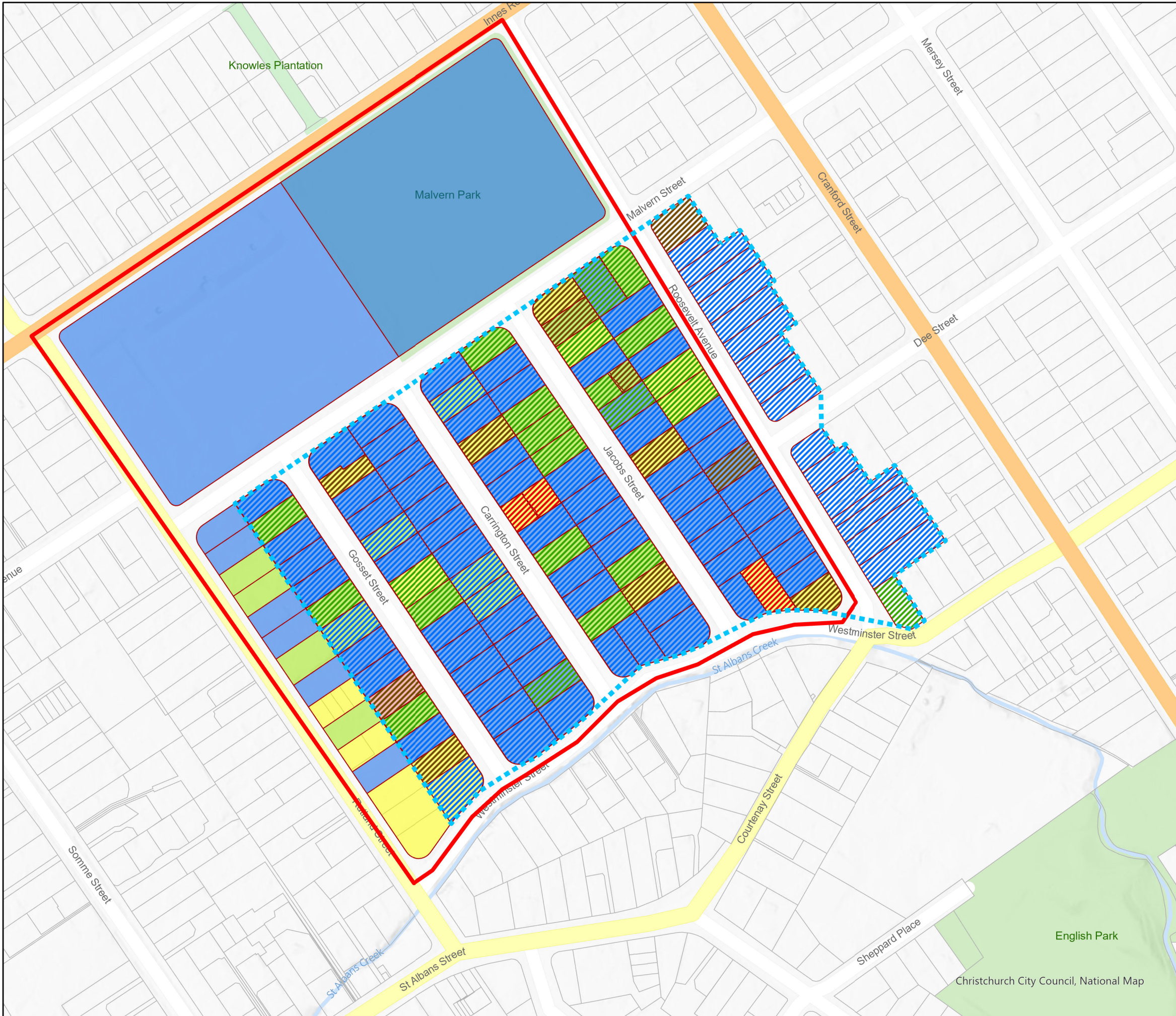
Proposed Residential Character Area Contributions

- Contributory
- Intrusive
- Neutral
- Primary



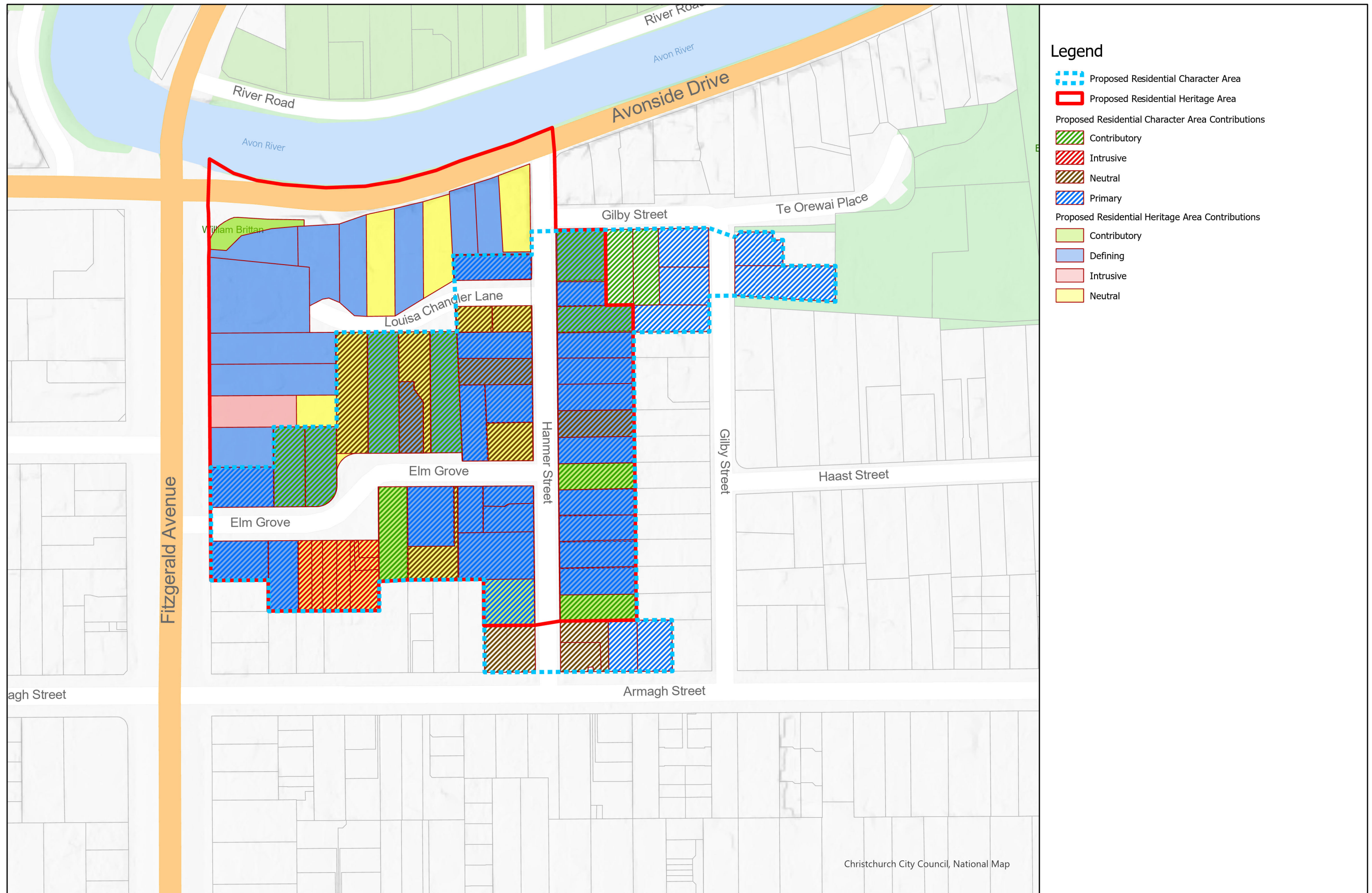
Legend

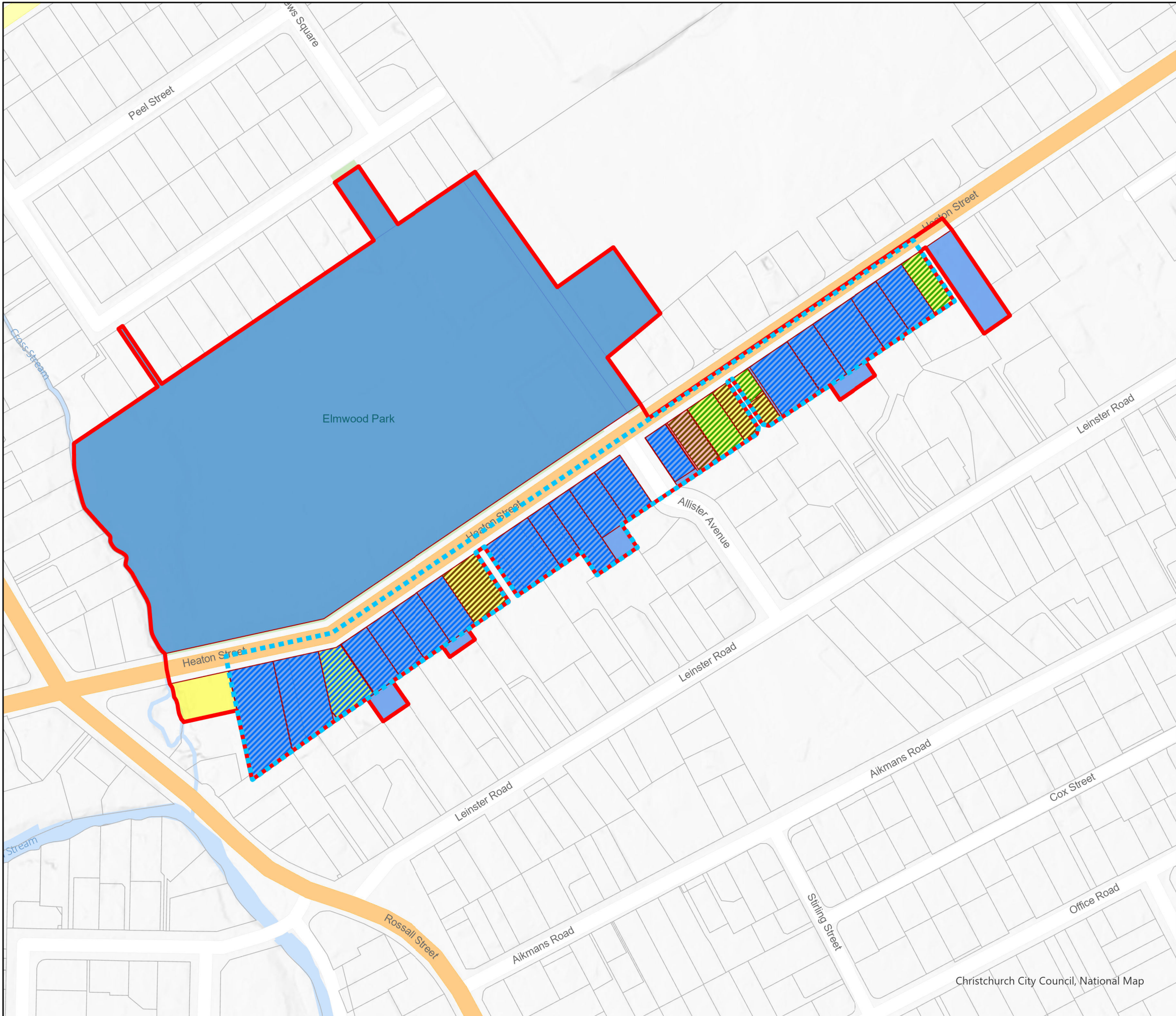
- Proposed Residential Character Area
- Proposed Residential Character Area Contributions
- Contributory
- Intrusive
- Neutral
- Primary



Legend

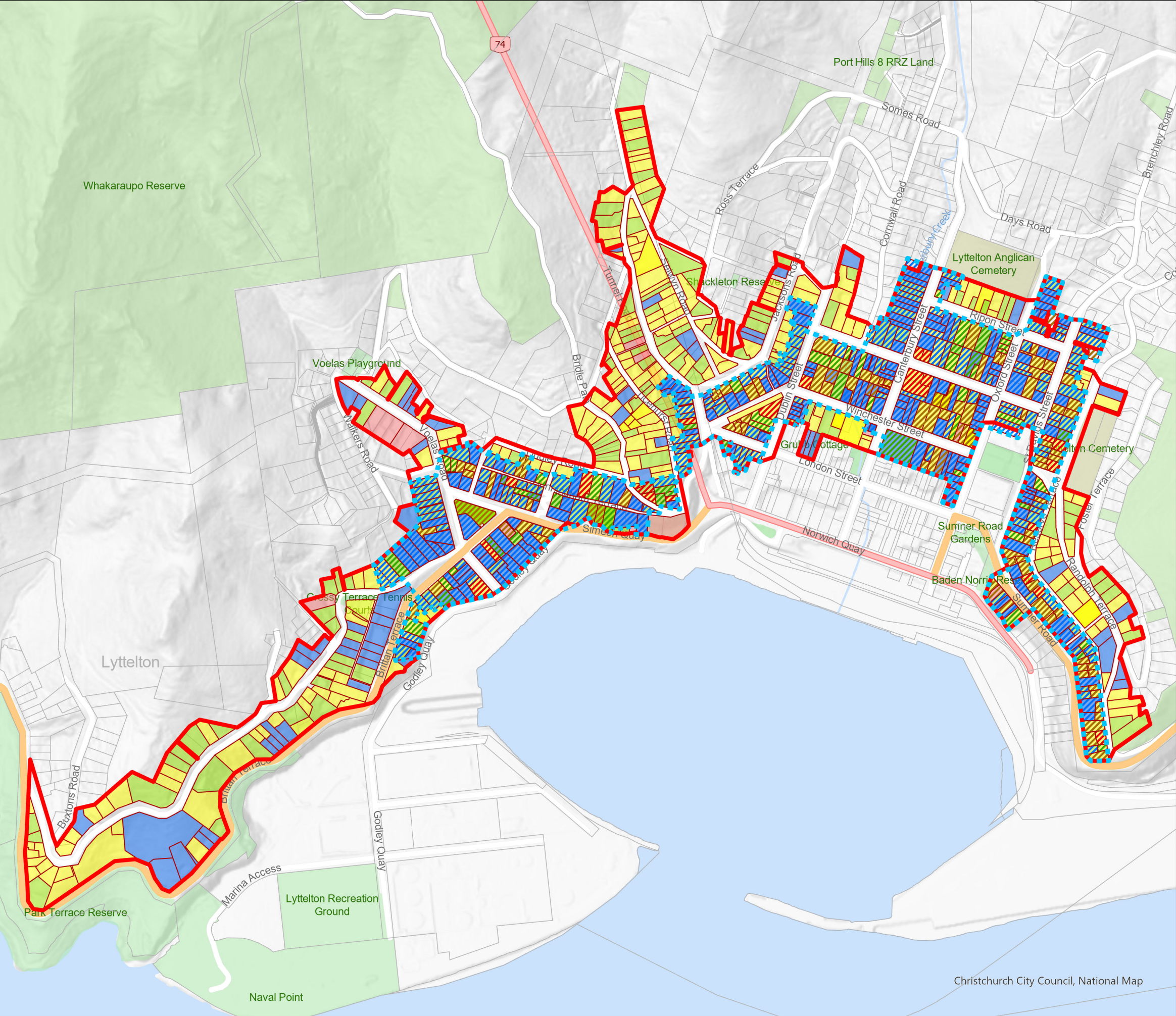
- Proposed Residential Character Area
- Proposed Residential Heritage Area
- Proposed Residential Character Area Contributions
 - Contributory
 - Intrusive
 - Neutral
 - Primary
- Proposed Residential Heritage Area Contributions
 - Contributory
 - Defining
 - Intrusive
 - Neutral





Legend

- Proposed Residential Character Area
- Proposed Residential Heritage Area
- Proposed Residential Character Area Contributions
 - Contributory
 - Intrusive
 - Neutral
 - Primary
- Proposed Residential Heritage Area Contributions
 - Contributory
 - Defining
 - Intrusive
 - Neutral



Legend

Proposed Residential Character Area

Proposed Residential Heritage Area

Proposed Residential Character Area Contributions

Contributory

Intrusive

Neutral

Primary

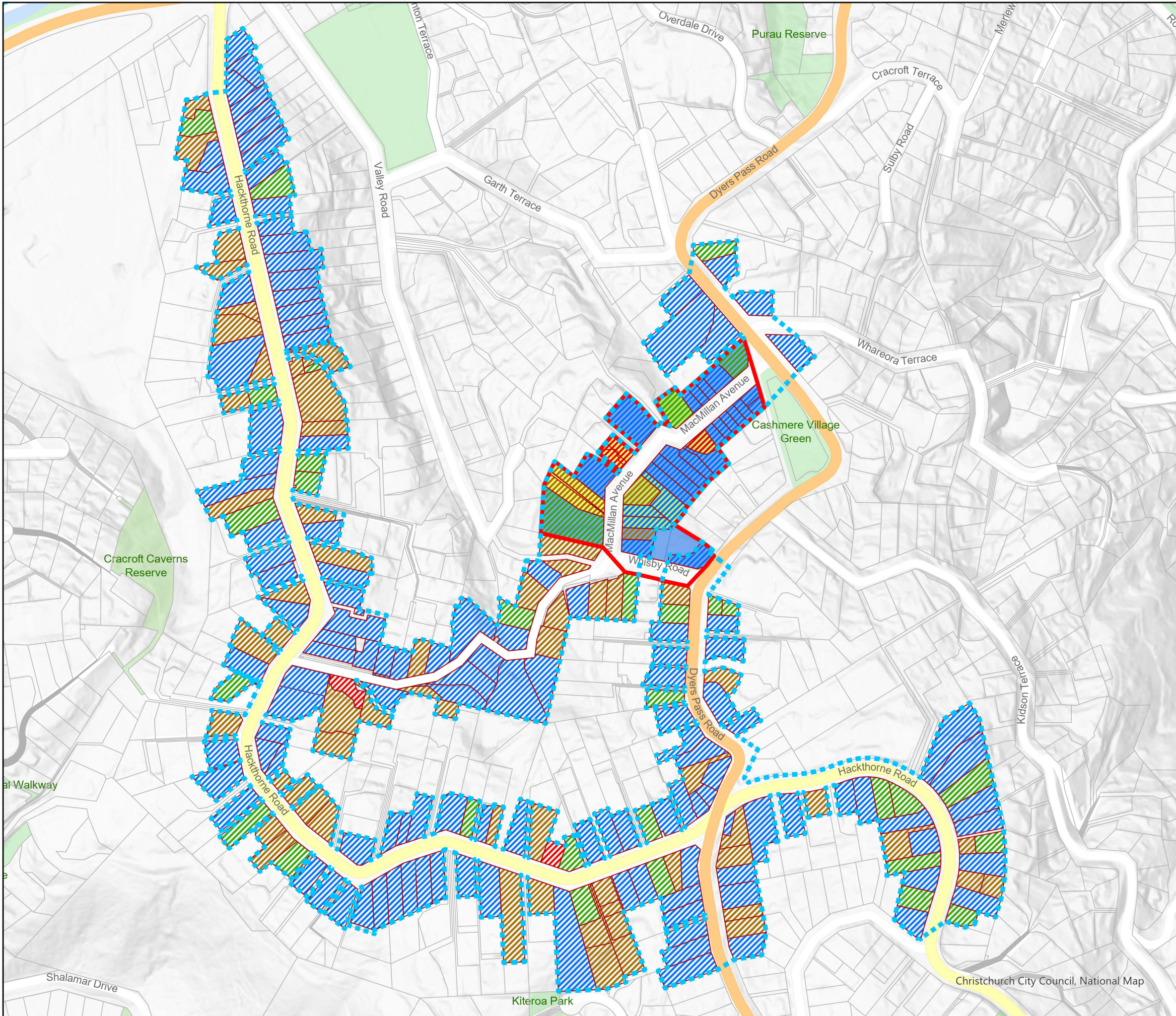
Proposed Residential Heritage Area Contributions

Contributory

Defining

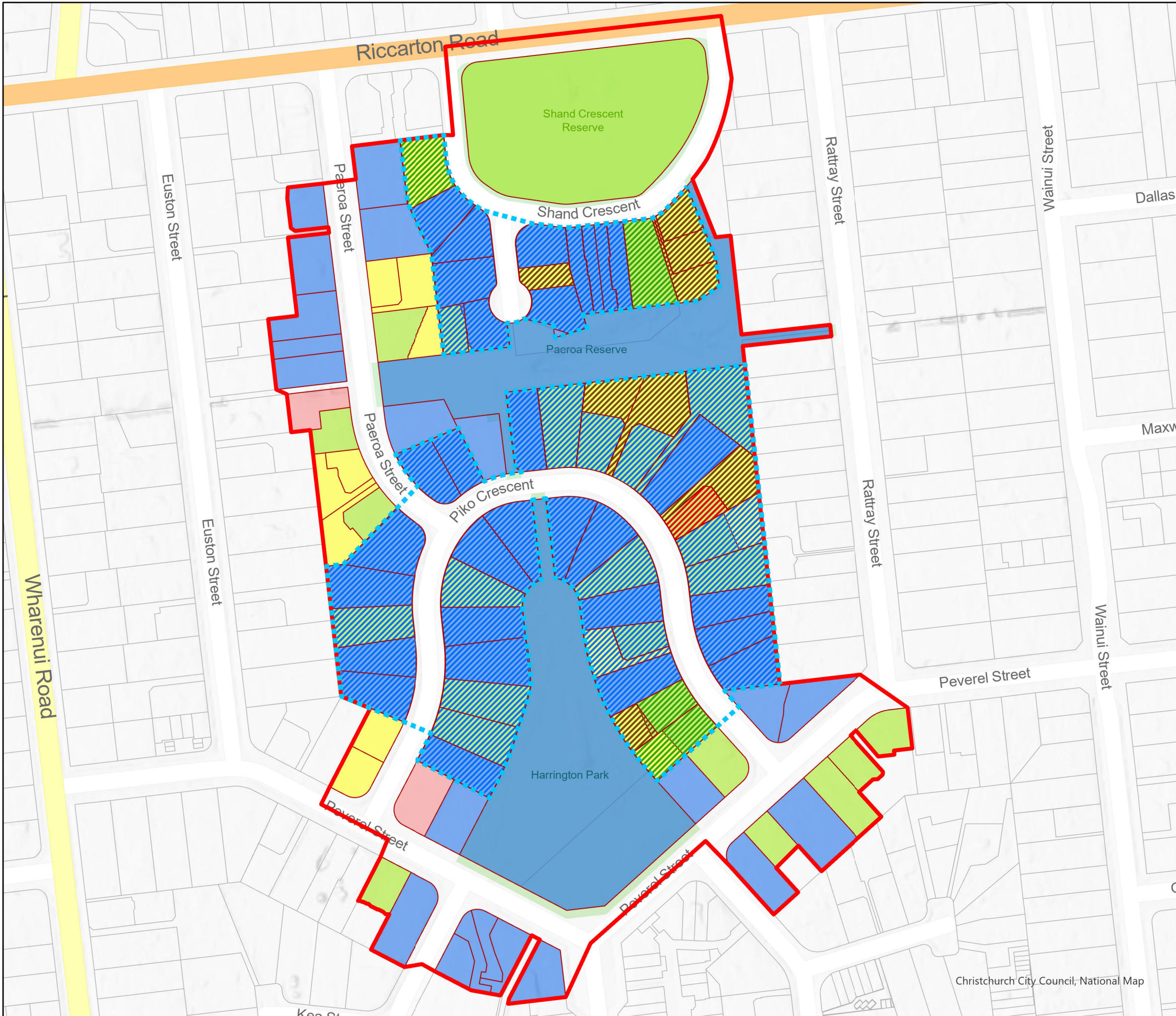
Intrusive

Neutral



Legend

- Proposed Residential Character Area
- Proposed Residential Heritage Area
- Proposed Residential Character Area Contributions
 - Contributory
 - Intrusive
 - Neutral
 - Primary
- Proposed Residential Heritage Area Contributions
 - Contributory
 - Defining
 - Intrusive
 - Neutral



Legend

- ▤ Proposed Residential Character Area
- Proposed Residential Heritage Area
- Proposed Residential Character Area Contributions
 - Contributory
 - Intrusive
 - Neutral
 - Primary
- Proposed Residential Heritage Area Contributions
 - Contributory
 - Defining
 - Intrusive
 - Neutral