

APPENDIX K – RESPONSE TO REQUEST 45

1. The Panel's request 45 is:

45. *For RCAs, provide a diagram showing the linkage between the policies (including any direction such as avoid / manage / etc), rule triggers (including exceedances of built form standards) and activity status for relevant activities, for both the notified and current recommended versions of Plan Change 14.*

In the context of Ms Dysart's submission supporting the Beckenham RCA (which excludes backyard areas), explain whether this exclusion:

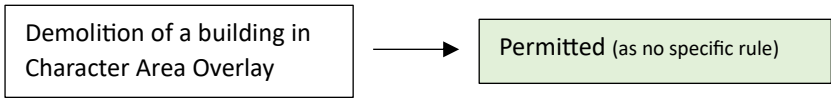
- *is particular to Beckenham or common to all RCAs;*
- *is given effect through mapping, rules, or both – including to demonstrate whether the RCAs predominantly reflect streetscape matters or broader values.*

2. The diagrams are **overleaf**; they comprise **K1 to K3**, being diagrams showing the linkages for the operative, PC14 as notified, and recommended s42A provisions.

OPERATIVE PLAN

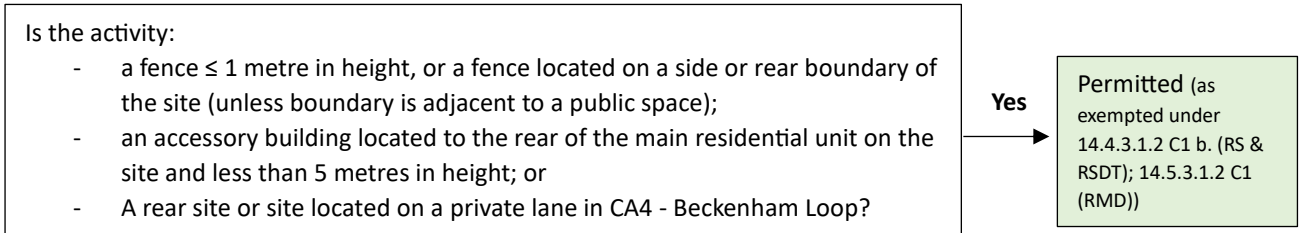
14.2.4.7 Policy - Residential character areas in Christchurch City, Akaroa and Lyttelton

- a. Maintain and enhance the identified special character values of residential areas arising from the following elements:
 - i. the continuity or coherence of the character;
 - ii. the pattern of subdivision, open space, buildings and streetscape;
 - iii. the landforms or features that contribute to the qualities of the landscape and built form;
 - iv. the scale, form and architectural values of buildings and their landscape setting;
 - v. the qualities of the streetscape; and
- b. Within the Lyttelton and Akaroa Character Areas:
 - i. maintains and enhances the relationship to historic heritage;
 - ii. retains buildings and settings of high character value;
 - iii. retains important views from public places;
 - iv. reflects the existing small scale of development and integration with the landscape.



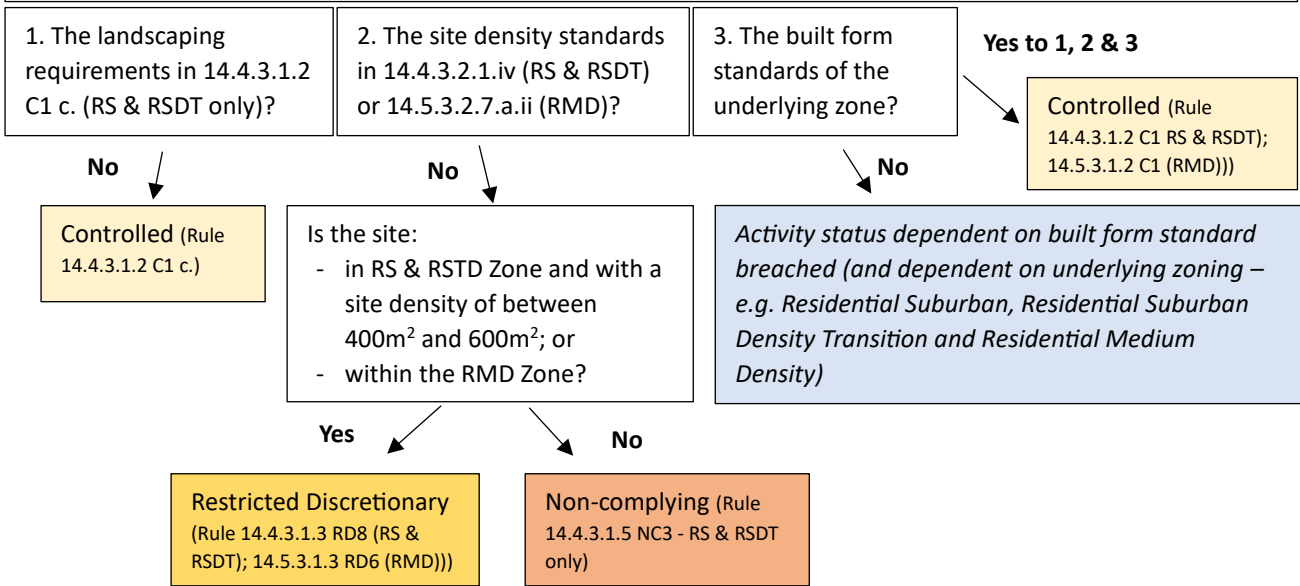
Relocations, new buildings, alterations and additions to existing buildings, accessory buildings, and fences and walls associated with development, where:

- visible from the street; or located in that part of the site between the road boundary and main residential unit; or involves changes to front façade of main residential unit. (Rule 14.4.3.1.2 C1 b. (RS & RSDT); 14.5.3.1.2 (RMD))



No ↓

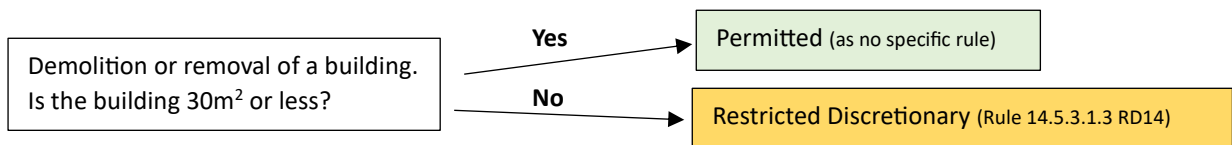
Does the activity comply with:



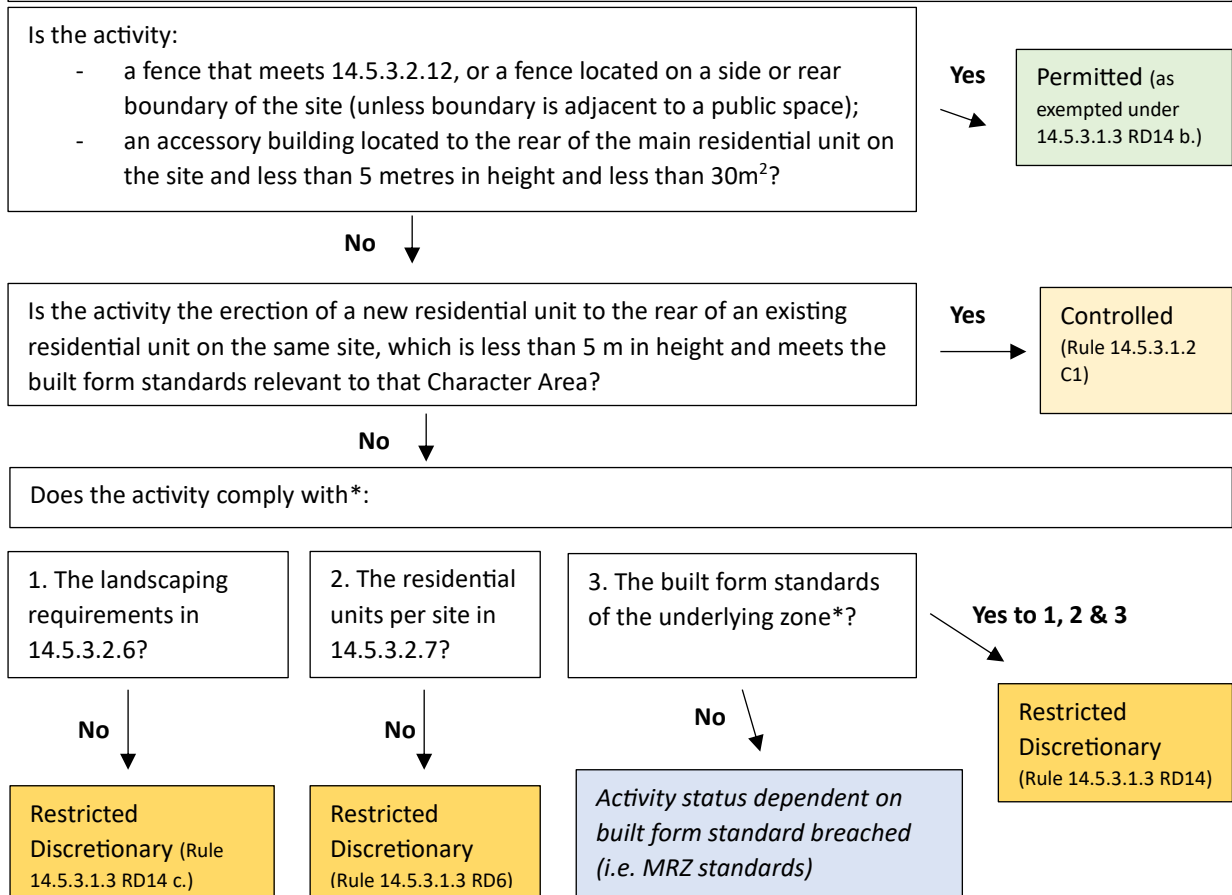
PLAN CHANGE 14 – AS NOTIFIED

14.2.5.9 Policy - Residential character areas in Christchurch City, Akaroa and Lyttelton

- a. Maintain and enhance the identified special character values of residential areas arising from the following elements:
 - i. the continuity or coherence of the character;
 - ii. the pattern of subdivision, open space, buildings and streetscape;
 - iii. the landforms or features that contribute to the qualities of the landscape and built form;
 - iv. the scale, form and architectural values of buildings and their landscape setting;
 - v. the qualities of the streetscape; and
- b. Within the Lyttelton and Akaroa Character Areas:
 - i. maintains and enhances the relationship to historic heritage;
 - ii. retains buildings and settings of high character value;
 - iii. retains important views from public places;
 - iv. reflects the existing small scale of development and integration with the landscape.



Relocations, new buildings, alterations and additions to existing buildings, accessory buildings, and fences and walls associated with development.



* Note – As notified, there is no explicit requirement for the activity to meet the built form standards set out in 14.5.3.2 for each Character Area (Except 14.5.3.2.6 and 14.5.3.2.7)

PLAN CHANGE 14 – S42A RECOMMENDATIONS *(recommended changes shown in red)*

14.2.5.9 Policy - Residential character areas in Christchurch City, Akaroa and Lyttelton

- a. Maintain and enhance the identified special character values of residential areas arising from the following elements:
 - i. the continuity or coherence of the character;
 - ii. the pattern of subdivision, open space, buildings and streetscape;
 - iii. the landforms or features that contribute to the qualities of the landscape and built form;
 - iv. the scale, form and architectural values of buildings and their landscape setting;
 - v. the qualities of the streetscape; and
- b. Within the Lyttelton and Akaroa Character Areas:
 - i. maintains and enhances the relationship to historic heritage;
 - ii. retains buildings and settings of high character value;
 - iii. retains important views from public places;
 - iv. reflects the existing small scale of development and integration with the landscape.

Demolition or removal of a building.
Is the building 36m² or less?

Yes

Permitted (as no specific rule)

No

Restricted Discretionary (Rule 14.5.3.1.3 RD14)

Relocations, new buildings, alterations and additions to existing buildings, accessory buildings, and fences and walls associated with development.

Is the activity:

- a fence that meets 14.5.3.2.12, or a fence located on a side or rear boundary of the site (unless boundary is adjacent to a public space);
- an accessory building located to the rear of the main residential unit on the site and less than 5 metres in height and less than 30m²?
- **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.**

Yes

Permitted
(as exempted under 14.5.3.1.3 RD14 b.)

No

Is the activity the erection of a new residential unit to the rear of an existing residential unit on the same site, which is less than 5 m in height and meets the built form standards relevant to that Character Area? **Or, an addition to an existing building which is:**

- **Not visible from the not visible from the street and which does not involve changes to the front façade of the main residential unit of the site; and**
- **less than 30m² in area and 5 metres in height; and**
- **meet the built form standards applicable to the Character Area within which it is located?**

Yes

Controlled
(Rule 14.5.3.1.2 C1)

No

Does the activity comply with:

1. The landscaping requirements in 14.5.3.2.6?

No

Restricted Discretionary (Rule 14.5.3.1.3 RD14 c.)

2. The residential units per site in 14.5.3.2.7?

No

Restricted Discretionary (Rule 14.5.3.1.3 RD6)

3. **The built form standards of the Character Area in 14.5.3.2?**

No

Restricted Discretionary (Rule 14.5.3.1.3 RD14 d.)

Yes to 1, 2 & 3

Restricted Discretionary (Rule 14.5.3.1.3 RD14)