

PART 14.11 - KARANGAHAPE ROAD PRECINCT

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Plan modification annotations - key



Indicates where content is affected by proposed plan modification x.
Refer to plan modification folder or website for details.



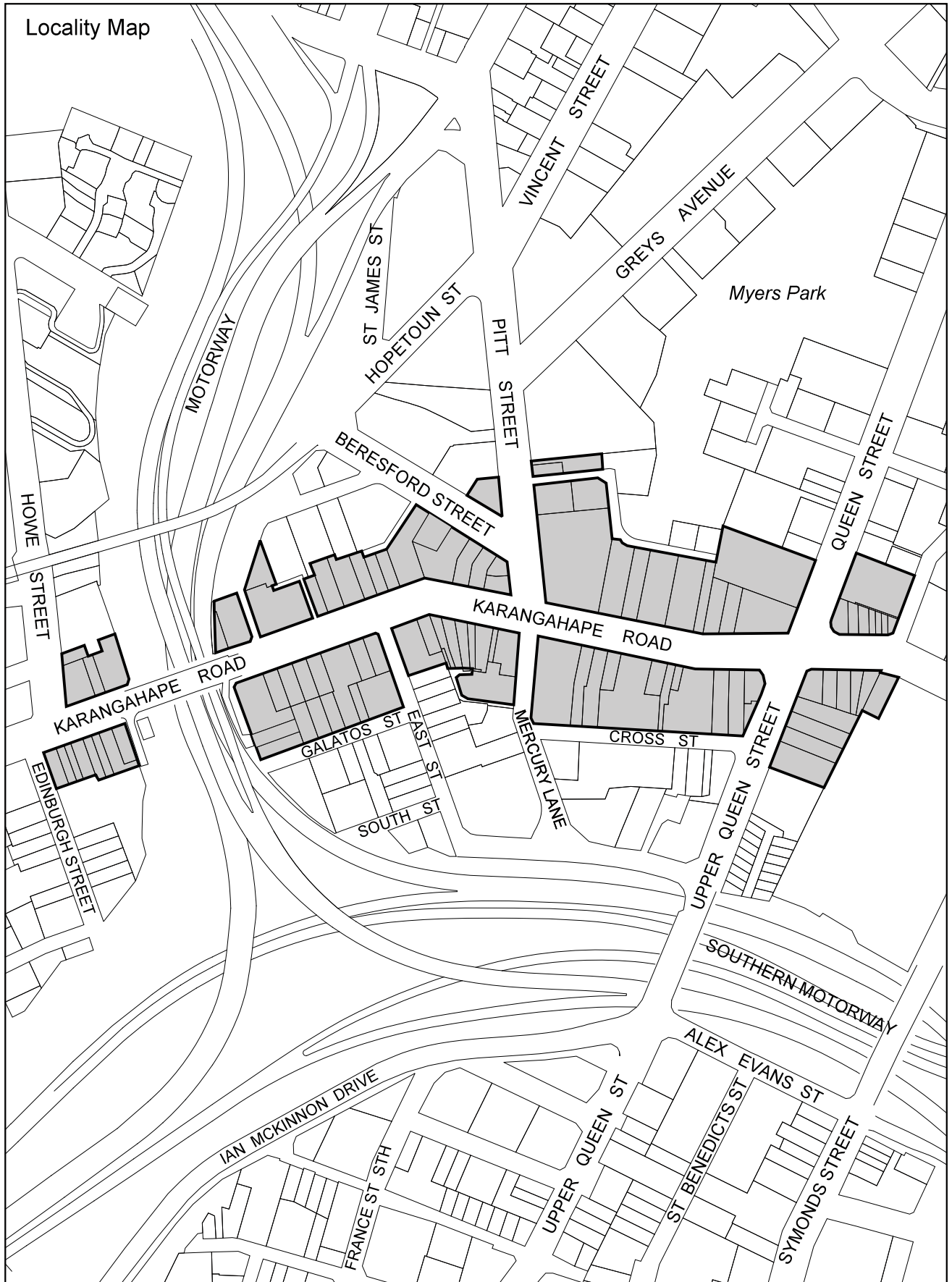
Indicates where the content is part of plan modification x, which is
subject to appeal.

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KARANGAHAPE ROAD PRECINCT

14.11.1 BACKGROUND

The precinct is applied to give particular recognition to the special character of the Karangahape Road ridge which is quite distinctive from the rest of the Central Area. This distinctive character is derived from the combined contribution of the ridge top location, orientation and aspect, building form and architecture and its social character in terms of the diverse and multi-cultural mix of activities.

14.11.2 RESOURCE MANAGEMENT ISSUE

The need to recognise and protect the special character of Karangahape Road derived from its ridge top location, orientation and aspect, building form and architecture.

14.11.3 RESOURCE MANAGEMENT OBJECTIVES AND POLICIES

14.11.3.1 OBJECTIVE

To maintain and enhance the built and streetscape character of the area, including the form, design and appearance of buildings within defined sites along the Karangahape Road ridgeline.

Policies

- By requiring new buildings to be built to the street frontage and setting street frontage heights and building setbacks above street frontage heights which maintain consistency with existing buildings.
- By ensuring that the character and architectural style is maintained.

Methods

- Through applying a frontage height and setback control.
- Through requiring a restricted discretionary activity application for the alteration or construction of

building frontages on identified sites and for the demolition of pre- 1940 buildings throughout the Precinct.

- Through providing design Guidelines to assist applicants with the design of building frontages and facilitate the assessment of applications.

14.11.3.2 OBJECTIVE

To maintain and enhance the strong retail function of the precinct and provide for other activities which will contribute interest and vitality along the street frontages.

Policy

- By reinforcing and fostering pedestrian interest and activity along street frontages.

Method

By applying an activities control which gives priority to activities at ground level and to those which contribute to the maintenance of pedestrian interest and activity.

14.11.3.3 OBJECTIVE

To retain significant heritage buildings in the Precinct which contribute to the character of the area.

Policies

- By scheduling buildings and parts of buildings for heritage protection.
- By enabling the reuse of scheduled buildings while ensuring that their valued features are not impaired or destroyed.
- By avoiding insensitive development or objects such as signs, street furniture, phone boxes adjacent to scheduled buildings that detract from the heritage values for which the building is scheduled.

Method

The methods specified under Part 10, Heritage will be applied.



14.11.4 RESOURCE MANAGEMENT STRATEGY

14.11.4.1 CHARACTER PROTECTION

The maintenance of the integrity and coherence of the architecture is recognised as vital for the survival of the street character. The design and appearance of building frontages is therefore controlled and design guidelines applied to ensure that new and altered buildings are sympathetic to the existing qualities and character of the area.

To complement the control of building frontage design, building form and scale is also controlled to maintain the spatial integrity of the street and the quality of street level amenity where the east-west orientation of Karangahape Road enables good standards of sunlight penetration and contributes to the pleasantness of the area. These attributes are maintained by the frontage control applied to specific sites identified within the precinct and by the maximum height controls applied within and adjacent to the precinct through the general development controls in Part 6.

Pre 1940 buildings largely define the character of the precinct. In order to ensure this character is maintained and enhanced, the demolition of such buildings is included in the precinct as a restricted discretionary activity. The intent of this control is not necessarily about the preservation of all pre-1940 buildings, but rather seeks to encourage protection and enhancement of built and streetscape character. Accordingly, the ability for appropriately designed replacement buildings to also contribute to the built character of the precinct is recognised in the assessment criteria.

While the plan enables types of activities to evolve over time, the retention of retail and other activities which are attractive and visually interesting to people along the street frontages is recognised as being particularly important to maintaining character.

14.11.5 ANTICIPATED ENVIRONMENTAL RESULTS

It is expected that the strategy will assist in maintaining and fostering the existing distinctive character of the Karangahape Road area, both in terms of its architecture and the nature of activities provided for along street

frontages which add interest and vitality to the pedestrian environment.

14.11.6 RULES - ACTIVITIES

14.11.6.1 ACTIVITIES IN THE KARANGAHAPE ROAD PRECINCT

The activities allowed in the Precinct are those listed for pedestrian-orientated areas in the Activities Table under 5.5.1 except that :

- For any building on a site fronting Karangahape Road the occupation of not less than 100% of the length of the ground floor frontage and not less than 10m depth of the ground floor street frontage shall be limited to food and beverage, retail, and services.

Explanation

Part of the character and attraction of the Karangahape Road area for pedestrians is the visual interest and liveliness of street level frontages. The limitation of those frontages to activities such as retailing, food and drink outlets and customer service businesses contributes to the maintenance of pedestrian interest and, hence, viability of the area.

- the demolition of pre-1940 buildings is a restricted discretionary activity under clause 14.11.6.1 c)
- In addition to the activities listed in the Activities Table under 5.5.1 the following activity applies to those sites in the Karangahape Road Precinct identified on the Precinct Plan.

Activity	Consent Type
The alteration or construction of the frontage of a building on every site identified on the Precinct Plan except cosmetic repairs which do not change the design and appearance of an existing building.	Restricted Discretionary



Activity	Consent Type
The demolition or removal of any building, or part of a building constructed prior to 1 January 1940, except for the demolition of internal walls, partitions and fixtures and internal and external redecoration, maintenance or repair. For the purpose of this rule, "building or part of a building constructed prior to 1 January 1940" includes buildings for which building approval was issued prior to 1 January 1940. This rule does not apply to buildings scheduled under Part 10 Heritage. For rules relating to the demolition, removal, alteration or addition to scheduled heritage buildings refer to 10.9.8.	Restricted Discretionary

Note: Scheduled Heritage Buildings

Alterations, additions to any buildings within the Precinct which are listed on the Heritage Schedule and demolition of all or part of a building listed on the heritage schedule are also subject to the obtaining of any necessary resource consents under Part 10-Heritage. Consultation with, or consent from, the NZHPT may also be required.

14.11.7 ASSESSMENT CRITERIA

An application for a restricted discretionary activity shall be accompanied by an assessment of the environmental effects of the proposed activity in terms of the relevant criteria contained in Part 15 and the following matters.

14.11.7.1 Particular Matters to be Addressed

1. Alteration or construction of frontages on identified sites

The proposal must have regard to the Karangahape Road Streetscape Design Guideline and in particular

- a) Buildings should be designed to address and align to the street boundary. Minor modulation and variance of the frontage layout, such as recessed pedestrian entrances; is encouraged to avoid architectural monotony.
- b) Building levels aligned to the street boundaries should incorporate design elements which acknowledge the existing human scale and character of the Precinct. In particular:
 - i) Frontage height and design should have regard to existing buildings in the vicinity and to maintain a consistent scale. This does not mean a rigid

adherence to a single height but it does mean a respect for the general scale of the surrounding buildings to avoid dominance.

- ii) Design of frontages should include vertical and horizontal details which avoid dominance of frontage design elements larger than historically present. Where existing sites are amalgamated, the frontage design should have regard to the existing 'grain' of development and convey a residual sense of the original subdivision pattern.
- iii) The consistency of the existing character in a cohesive streetscape should be maintained with the design of new buildings acknowledging the scale, sense of proportion and level of intricacy of detail on neighbouring buildings in the Precinct.
- iv) Design at ground level should contribute to the continuity of pedestrian interest and vitality, particularly for those frontages where the activities under 14.11.6.1 applies. However, frontages entirely of glass (curtain walling or continuous shopfront glazing) or of solid materials (including roller shutter doors of any size), must not be used at street level as they detract from the streetscape. Where feasible, restoration of original ground level detail should be included in plans for buildings adjoining heritage buildings or for alterations to heritage buildings.
- v) At upper levels, large expanses of glass or blank walls must be avoided. This will tend to favour solid walls penetrated by a pattern of windows above verandah level, articulation of floor levels and an appropriate treatment of the parapet level.
- c) The design of upper setback levels should relate naturally to the lower frontage height levels in an acceptable architectural manner such as continuation of an elevational rhythm or recognisable visual theme or proportions.
- d) Design of buildings on corner sites should take advantage of the corner where possible. Building design on such sites should 'address' the corner.
- e) Materials, decoration and colour used for the exterior of new buildings or for alterations to the frontage of existing buildings should have regard to existing buildings, but new and contemporary interpretations in form and details may be used.
- f) Designs should provide strong architectural cues to accessways and through-site links, with portal or clearly indicative entrance imagery, so as to enhance the visible sense of pedestrian access to the area. This usually means lifting the height and incorporating special design elements into the street verandah to emphasise the position of an entrance to a pedestrian accessway or through-site link. The criteria under



Clauses 6.7.6.6, 6.7.6.7 and 6.7.6.8 should be referred to for the incorporation of appropriate design features which contribute to a safe and comfortable pedestrian environment.

- g) Frontages should be designed as far as possible to avoid aggregated service and access interruptions to frontage continuity, by dispersing such requirements along available frontage.

2. Demolition, removal or partial demolition of pre 1940 buildings

- a) Whether the existing building makes a particular architectural contribution to the character of the precinct in terms of building design, form or detailing, or the prominence of the building's location (particularly on corner sites or sites that terminate notable vistas) and the extent to which demolition or removal of the building, or part of the building will detract from the character of the precinct, including cohesiveness of the streetscape.
- b) Whether the existing building forms part of a cohesive group of buildings in terms of similarity of age, scale, proportion or design and the extent to which the building's demolition would adversely impact on the shared contribution that group makes to the streetscape character of the precinct.
- c) The extent to which the building is beyond restoration in terms of demonstrated poor structural or physical condition and whether retention of the building would, in these circumstances, put an unreasonable financial burden on its owner.
- d) The extent to which the applicant has considered development options incorporating the adaptive re-use of the character building and, in particular, whether reasonable use of the site can be achieved through adaptive re-use of the building rather than through its demolition and replacement.
- e) The extent to which any replacement building maintains or enhances any contribution to character or streetscape made by the existing building (either as an individual or as part of a cohesive group) and the extent to which that contribution is recognised and provided for in the design of the new building. This may include, but is not limited to reference to or inclusion of elements of the existing building in the new building. It is recognised that new buildings that are designed in accordance with the criteria under 14.11.7.1 a) can make an equal or better contribution to character of the precinct. For consideration under this criterion, an application for the building's replacement shall be lodged concurrently with the application for the removal or demolition.
- f) The matters set out in 5.6.1.1.

14.11.7.2 Conditions

In granting consent to an application for a restricted discretionary activity the Council may impose conditions relating to the following:

- a) the detailing of the frontage in terms of the matters in 14.11.7.1 above
- b) the lodging of a bond to ensure that frontage work is carried out.
- c) The matters set out in 5.6.1.2.

Explanation

A significant component of the character of the Karangahape Road Precinct is the architectural form and style of the street frontages of buildings. Although individually there is disparity in the age and detail of the frontages, there is an overall coherence which provides the visual character. The Council recognises the need to protect that character by requiring an application for consent to undertake work on new or existing building frontages. The application is to be assessed in terms of the Karangahape Road Streetscape Design Guidelines. The Council recognises that for the precinct to remain viable and prosper, change is inevitable. For that reason the guidelines are not directed at the preservation of existing buildings, but rather towards the achievement of design standards in scale, material, colour and detail that enhance and build upon the existing fabric of the Karangahape Road area in a manner that recognises, and is sympathetic with, the area's existing qualities and character. The control on the demolition or removal of pre 1940s buildings recognises the contribution such buildings usually make to the character of the precinct and to streetscape values. The control is not necessarily about the preservation of all pre-1940 buildings, but rather seeks to encourage desirable change and appropriate protection and enhancement.

14.11.8 RULES - DEVELOPMENT CONTROLS

All development within the Precinct is subject to the development controls contained in Part 6, except as specified by the following rule.

An application for a non-complying activity will be required to modify the frontage height and setback control.



14.11.8.1 FRONTAGE HEIGHT AND SETBACK

- a) The frontage of a building shall abut the site boundary with Karangahape Road, Pitt Street, Queen Street, Upper Queen Street, France Street, Liverpool Street, or East Street to provide a continuous frontage along the full length of that boundary.
- b) No part of any building within 6m of Karangahape Road, Pitt Street, Queen Street, Upper Queen Street, France Street, Liverpool Street, Galatos Street or East Street shall exceed a height of 14m above Mean Street Level.
- c) No part of any building located to the south of Karangahape Road shall exceed a height of 14m (measured at the southern alignment of Karangahape Road) plus the shortest horizontal distance from that point of measurement (refer Figure 14.11.1).
- d) No part of any building located to the north of Karangahape Road shall exceed a height of 14m (measured at the northern alignment of Karangahape Road) plus 0.6 times the horizontal distance from that point of measurement (refer Figure 14.11.1).

Except that the heights specified in (a), (b), and (c) may be exceeded:

- i) by not more than 500mm by a parapet for which consent has been granted as a restricted discretionary activity under Clause 14.11.6.1(b)
- ii) by any tower, turret or similar structure for which consent has been granted as a restricted discretionary activity under Clause 14.11.6.1(b) and which is located on a corner site identified on the Precinct Plan. Such structures may exceed the heights specified in (a), (b), and (c) by not more than 5m where they do not exceed a gross area in plan of 18m² and a horizontal dimension of 4m measured along the front boundary of the site and do not display advertising material at a height greater than 12.5m above Mean Street Level.

Explanation

The special character frontage control is designed primarily to retain the predominant scale and form of existing buildings which, in combination with the architectural styles, provide a significant contribution to the character of the Karangahape Road Precinct.

However, in addition to maintaining and enhancing the built form and scale in relation to the street, the control will have positive effects of encouraging visual interest and activity at the street frontage and enhancing the street environment for pedestrians by reducing down drafts and

wind tunnel effects and maintaining sunlight and daylight penetration.

14.11.9 REFERENCES

Reference should also be made to the following parts of the Plan:

- Part 4Strategic Management Areas
- Part 5Activities
- Part 6Development Controls
- Part 7Noise, Signs and Lighting
- Part 8Financial Contributions
- Part 9Transportation
- Part 10Heritage
- Part 11Hazardous Facilities and Contaminated sites
- Part 12Network Utility Services
- Part 13Subdivision
- Part 14Precincts and Quarters
- Part 15General Rules/Designations
- Part 16Definitions and Interpretations



Figure 14.11.1

