

**AUCKLAND CITY OPERATIVE DISTRICT PLAN  
(Isthmus Section)**

Proposed Plan Change under Section 73 of the  
Resource Management Act 1991

**Plan Modification: Proposed Plan Change No. 132**

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Council resolution:	27 April 2006
Council decision:	8 May 2006

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File No.311/209132

**PART A: Amendment to Part 5C – Heritage.**

**1. Amend clause 5C.1 Content and structure**

Under fourth bullet point "Implementation" under clause 5C.1 add the words "Character overlay" as the last sub bullet point after "Views".

**Amend clause 5C.5 Implementation**

Add the following after the description of "Conservation Areas"

**"Character Overlay**

The character overlay provisions have been applied to six town centres located within some of Auckland's traditional suburbs. These town centres display a combination of both character and broad heritage elements that contribute to the uniqueness of the particular centre. These provisions seek to foster the retention of the character of the town centres, ~~not to stop by controlling change, but to encourage~~ ing and promote ~~ing desirable change and appropriate protection and enhancement".~~

**2. Amend clause 5C.7 Heritage Items**

Add "Character overlay" after the bullet point "Views".

**3. Insert the following after Clause 5C.7.9 Significant Ecological Areas**

**"5C.7.10 Character Overlay**

**5C.7.10.1 Objectives and Policies**

a) Objective

*To protect, maintain and enhance the identified character of traditional town centres throughout the Auckland Isthmus.*

Policies

- By identifying, assessing and documenting appropriate town centres as character overlay areas.

- By promoting the survival of the historic form and pattern of subdivision, buildings and streetscape within the character overlay areas.
- By maintaining and enhancing the form, ~~essential~~ design characteristics and the appearance of the buildings within the character overlay areas.
- By ensuring that the core aspects of character and architectural style are maintained.

#### Methods

By identifying and analysing the essential collective character defined by existing structures in each town centre.

By identifying those buildings within each town centre which are considered to be character defining or character supporting.

Through requiring ~~either~~ resource consent for works on buildings within the character overlay areas.

Through providing design guidelines to assist applicants with alterations and additions to existing buildings, or in the design of new buildings.

### **5C.7.10.2 Strategy**

#### **A. Introduction**

Town centres are the focus of interrelated commercial, cultural, recreational and social networks. As places of variety and historic interest they need to be attractive, vibrant and offer facilities which interest a large and diverse community. Many town centres throughout the Auckland Isthmus have undergone considerable change in the last ten years. While some level of change is inevitable, this has resulted in community and political concerns being raised that some of these centres, which have character and/or broad heritage features, are vulnerable to more rapid change due to accelerating development pressures. There are concerns that this change could adversely affect the character or broad heritage features that defines these centres.

Given this, the character overlay addresses the character and broad visual heritage qualities of six town centres located within the traditional suburbs of Auckland City. The intent of the overlay is to advance the maintenance and enhancement of these qualities, ~~not to stop change, but to encourage~~ by controlling change and ~~ing and promoteing desirable change~~ and appropriate protection and enhancement. As part of this the maintenance of the integrity and coherence of the architecture is recognised as vital for the survival of the character of the individual centres.

The character overlay applies to six initial centres. These are:

- Eden Valley (Dominion Road)
- Upper Symonds Street
- Kingsland

- West Lynn (Richmond Road)
- Grey Lynn (Surrey Crescent)
- Ellerslie

While most centres subject to the character overlay do have a variety of buildings, they also have a unity arising from buildings with similar scale, materials and rhythm. Often there is a cohesiveness and quality of character that taken collectively is far greater than the architectural merit of any of the individual facades. In other cases, variety is a dominant characteristic. The external appearance of these buildings is an aesthetic element that can contribute greatly to environmental quality, amenity values and character of urban streetscapes. The six town centres subject to the overlay also have important public open spaces, and groups of character buildings (sometimes containing scheduled heritage buildings), which ~~require delicate consideration~~ must be considered as part of the design process for new buildings, or modifying existing ones within these areas.

Whilst there is diversity between the centres, there are a number of key determinants, usually a combination of both character and broad heritage elements, which contribute to each of the centres' character and heritage values. Therefore it is important that the mechanism used to provide broad protection of a centre also provides adequate direction to respond to the distinctiveness of each centre.

The character overlay adopts a regime of controls that recognise the varying mix and character of buildings. A feature of the overlay is the identification of *character-defining buildings* and *character-supporting buildings* in terms of their special character importance. The approach chosen is intended to foster retention of the character of the town centres by tailoring the level of control to the relative importance of character elements. Buildings selected as '*character-defining*' are seen as making a significant contribution to the 'sense of place' of each individual village. '*Character-supporting buildings*' play a lesser yet very recognisable contribution to that 'sense of place.' Maps illustrating those buildings considered to be either character defining, or character supporting are included in Appendix 11 of the District Plan, with the character summaries and design guidelines for traditional town centres.

The character overlay is generally applied to business centres zoned Business 2 or Business 4/Mixed Use. However, in some specific circumstances, it was decided to include land zoned residential, open space, special purpose and Business 1 & 8 where such land forms part of the identified business centre, and contributes to the character of that centre.

In terms of statutory impact and intended outcomes the character overlay impacts on structures and collections of structures lower in the hierarchy of value than scheduled buildings, and will as a result impose less stringent control levels.

While these controls seek to maintain the character of the overlay areas, it is acknowledged that the general character of these areas is also affected by the design and appearance of works within the streetscape. Therefore, the Council will promote works within the streetscape that are sympathetic to the objectives and policies of the character overlay.

It is recognised that Auckland city's town centres, particularly those within the traditional inner city suburbs where intensification and revitalisation are occurring are dynamic and will change in terms of their built form as well as their use. Recognising this dynamic commercial environment the character overlay seeks to ~~ensure control~~ change to ensure it supports the urban qualities of each centre and its distinctiveness as a component of the wider urban area. ~~Therefore, The character overlay is not necessarily about the preservation of the~~ will endeavour to preserve those buildings that contribute to a particular centre, but about to ensure the retention of the character of that centre.

The key to understanding the character of the town centres subject to the character overlay is being able to describe how the features of an area come together to give it its own particular character. Breaking up that character into discrete features and characteristics misses out on the relationships between these features and characteristics. Understanding how these relationships physically appear on the ground is usually the most important aspect in establishing the character of the area.

As the character overlay seeks to retain the identified character of the six town centres a description of that character and how it interrelates is provided in Appendix 11 Character Overlay: Character Summary Statements. These include descriptions of the underlying landscape context, the urban structure, the streetscape and the built environment. Appendix 11 also includes the design guidelines for traditional town centres.

Both Ellerslie and Grey Lynn town centres and some residential zoned areas surrounding them are included as 'areas of change' in the Auckland city council's growth management strategy. Within these specified areas emphasis will be placed on providing for residential growth through intensification in a manner that will maintain and enhance quality urban environments. Urban design rules, criteria and guidelines will be applied to the specified town centres in order to encourage quality retail, employment and mixed use environments. Both the growth management strategy and the character overlay are integrated policies that have complementary objectives and policies in relation the Ellerslie and Grey Lynn town centres. When implementing any plan provisions resulting from the growth management strategy, regard shall be had to the objective, policies and rules of the character overlay.

## **B. Activity Provisions and Development Controls**

Unless specifically stated the provisions of the character overlay are in addition to the existing District Plan controls for the sites within the character overlay. However, some controls, such as parking exemptions, supersede standard controls. The provisions are intended, over time, to retain and enhance the character of the various centres as outlined above.

## **C. Designations**

Existing designations within the character overlay areas are detailed in Appendix A and B to the District Plan Planning Maps.

## **D. Scheduled Items**

The character overlay areas contain various currently scheduled buildings. These items are indicated on the District Plan Planning Maps and are detailed in Appendix 1 to the District Plan. These items are subject to the rules contained in Part 5C – Heritage of the District Plan that override the provisions contained in the character overlay.

## **E. The New Zealand Historic Places Trust**

The character overlay area also includes sites/buildings that are registered by the New Zealand Historic Places Trust. These may or may not coincide with district plan scheduling (section D above). It is necessary for applicants to liaise with the Trust when undertaking work on buildings or sites that are registered. The Upper Symonds Street area is also considered a historic area by the Trust. Therefore, resource consent applications in the Upper Symonds character overlay area should also consider the Trust's requirements.

## **F. Signs**

All signs shall comply with the Auckland City Consolidated Bylaw 1998, including signs for which a resource consent is specifically required by the District Plan. The area covered by the character overlay is a '*special character area*' for the purpose of administering the provisions relating to signs in the Bylaw.

Signs on buildings identified as *character-defining*, *character-supporting*, or on scheduled buildings, should be at a scale and design that does not visually dominate or detract from such buildings. Signs on other buildings should also not have an adverse effect in this regard on such identified or scheduled buildings in their vicinity. They should be compatible with the architectural style of any building on which it is placed and should not obscure any architectural feature/detail or windows. They should also be to a human scale and orientated to pedestrians, being visible at street level.

For the purpose of the character overlay, the use of the word 'alterations' does not include signs.

For signs on scheduled buildings, the provisions in Part 5C of the District Plan should be referred to.

### **5C.7.10.3 Rules: Character Overlay Areas**

#### **1.0 CHARACTER-DEFINING BUILDINGS**

These controls apply to buildings existing as at 12 September 2004 identified in the character overlay as being *character-defining*:

- A.** No person shall, without a resource consent for a discretionary activity:
- Demolish, remove, or damage any such building; or
  - Construct or relocate any new building. ; or
  - Carry out external alterations or additions to such buildings not otherwise provided for in Clause B. below; or
  - Attach a transmitting or receiving antenna, aerial, mechanical or electrical device, not including lighting, to any such building.

Except that this provision shall not preclude:

- 1) Redecoration, repair or internal alteration of any existing building fabric or detailing thereof; or,
- 2) The attachment of any antenna, aerial, mechanical or electrical device, not including lighting, that is not visible when viewed from street level from any part of the following roads/streets. These are: Dominion Road; New North Road; Richmond Road; Main Highway; Upper Symonds Street and Great North Road. For example, if the device is hidden from view behind a parapet or other architectural/building feature, is obscured from view by a neighbouring building, or is at the rear of the building;
- 3) Electrical devices do not include lighting.
- 4) The installation of any radio or television antenna for residential purposes on residential dwellings.

**B.** Where alterations or additions to a character-defining building are proposed to the rear of the building, application can be made for a restricted controlled activity, provided that:

- This activity status shall not apply to *character-defining buildings* on corner sites – where the building is on a corner site all alterations or additions shall be considered under Clause A. above;
- *Such alterations and additions are not visible from the following/streets: and this activity status shall not apply to any additions that result in an increase to the existing building footprint or any additions above the existing roofline. These are: Dominion Road, New North Road, Richmond Road, Main Highway, Upper Symonds Street, Great North Road.*

Where an addition or alteration does not comply under this sub-section it will be assessed as a discretionary activity application under section 5C.7.10.3.1.0 A. above.

Note: Where an entire site has been identified as *character-defining*, all buildings on that site are considered as such. Where only part of a site has been identified, only the buildings on that part of the site are *character-defining buildings*.

## **CRITERIA FOR ASSESSING APPLICATIONS FOR RESOURCE CONSENT**

In considering an application for a discretionary activity, the Council will have regard to Part 4 of the District Plan, General Provisions and Procedures, and assess the application against the following matters:

- a) The Design Guidelines for Traditional Town Centres (refer Appendix 11 of the District Plan);
- b) Demonstration that any demolition or removal and consequent replacement of a building will not significantly affect the streetscape appearance of the town centre and will not destroy the area's distinctive character. ~~An application for the building's replacement shall be lodged concurrently with the application for the removal/demolition of a building;~~ A resource consent shall be obtained for the buildings replacement either prior to, or concurrently with this application;
- c) Consideration of the building's surrounding context in terms of any adverse effect on the shared character with other *character-defining, character-*

*supporting*, or scheduled buildings, whether they are adjoining, next to, directly opposite (across the road), or diagonally opposite (across an intersection);

- d) The nature, form and extent of the development, alteration or change and its effect on the particular character of the *character-defining building*; and such following matters:
- Additions or alterations to the street elevation of the building are to be avoided unless they maintain an appearance generally similar to the original;
  - Additions are to be so positioned or modifications so designed so as not to detract from the continuity of the front facade alignment of the building or adjoining buildings or an established horizontal or vertical modulation;
  - Consideration shall be given to ensuring that any external addition or alteration is of a design and materials similar or in sympathy to those originally used which do not detract from the architectural character and detailing of the building;
  - Alterations and additions are to be in keeping with the architectural form, proportions and style of the existing building(s) on the site;
  - Consideration needs to be given to retaining as much of the existing building facade as practicable by refurbishing, restoring and adapting parts of the existing building rather than replacing them;
  - The extent to which the colour scheme is compatible with the age and detailing of the building, and it should preferably be derived from research into the original colour scheme of the building;
  - Consideration of the design and location of any antenna, aerial, mechanical or electrical device in terms of the visual effect on the building it is to be attached to/on and on the streetscape and whether an alternative location or design exists. Such attachments should be sympathetic to the existing building through the use of appropriate colour, design, form and location on the building;
- e) Where relevant refer to the assessment criteria for verandahs in Clause 8.8.1.3 of the District Plan and section 4, verandahs, of the character overlay.

In considering an application for a restricted controlled activity, the Council will have regard to Part 4 of the District Plan, General Provisions and Procedures, and assess the application against the following matters:

- a) The Design Guidelines for Traditional Town Centres (refer Appendix 11 of the District Plan).
- b) The nature, form and extent of the alteration or addition and its effect on the particular character of the *character-defining building*, and such following matters:
- Consideration shall be given to ensuring that any external addition or alteration is of a design and materials similar or in sympathy to those originally used and do not detract from the architectural character and detailing of the building;
  - Alterations and additions are to be of a design and materials in keeping with the architectural form, proportions and style of the building;

### **Explanation**

*The character overlay identifies certain buildings as being worthy of specific controls to encourage their retention. Based on research, assessment and*

*analysis undertaken "Character Defining" buildings and elements are those that because of their historic/and or architectural elements, their urban structure and streetscape appearance make a major contribution to the character of the centre. The loss of any of these buildings would change the character of the centre, and a replacement building may not substantially compensate for the loss. While the character overlay does not prohibit demolition, appropriate assessment is required to consider the effect on the streetscape, character and historic/architectural elements of the particular centre. Similarly, additions and alterations to such buildings are to be assessed to ensure compatibility with the character nature of the building.*

*A restricted controlled activity status is provided for alterations or additions to character-defining buildings that are not visible from the street, such as the enclosing of a balcony to the rear of a building. Where such changes are to be visible from the street, such as through additions to the length of the building, alterations to the side or to the roof, an application for a discretionary activity shall be made.*

*It is acknowledged that each site within the character overlay will retain the same development potential, in terms of bulk and location and lot size that is provided for by the relevant zone rules. The intention of the character overlay is to consider new development in terms of its design and appearance.*

## **2.0 CHARACTER-SUPPORTING BUILDINGS**

These controls apply to buildings existing as at 12 September 2004 identified in the character overlay as being character-supporting:

- A.** No person shall, without a resource consent for a restricted discretionary activity:
- Demolish, remove or damage any such building; or
  - Construct or relocate any new building; or
  - Undertake external additions or alterations to any building not otherwise provided for in Clause B below; or
  - Attach a transmitting or receiving antenna, aerial, mechanical or electrical device to any building.

Except that this provision shall not preclude:

- 1) Redecoration, repair or internal alteration of any existing fabric or detailing thereof;
- 2) The attachment of any antenna, aerial, mechanical or electrical device that is not visible when viewed from street level from any part of the following roads/streets. These are: Dominion Road; New North Road; Richmond Road; Main Highway; Upper Symonds Street and Great North Road. For example, if the device is hidden from view behind a parapet or other architectural/building feature, is obscured from view by a neighbouring building, or is at the rear of the building;
- 3) Electrical devices do not include lighting.
- 4) The installation of any radio or television antenna for residential purposes on residential dwellings.

- B. Where alterations or additions to a *character-supporting building* are proposed to the rear of the building, application can be made for a restricted controlled activity, provided that:
- This activity status shall not apply to *character-supporting buildings* on corner sites – where the building is on a corner site all alterations or additions shall be considered under Clause A. above;
  - *Such alterations and additions are not visible from the following/streets: and this activity status shall not apply to any additions that result in an increase to the existing building footprint or any additions above the existing roofline. These are: Dominion Road, New North Road, Richmond Road, Main Highway, Upper Symonds Street, Great North Road.*

Where an addition or alteration does not comply under this sub-section it will be assessed as a discretionary activity application under section 5C.7.10.3.2.0 A. above.

Note: Where an entire site has been identified as *character-supporting*, all buildings on that site are considered as such. Where only part of a site has been identified, only the buildings on that part of the site are *character-supporting buildings*.

#### **CRITERIA FOR ASSESSING APPLICATIONS FOR RESOURCE CONSENT**

In considering an application for the above, the Council will have regard to Part 4 of the District Plan, General Provisions and Procedures, and assess the application against the following matters:

- a) The Design Guidelines for Traditional Town Centres (refer Appendix 11 of the District Plan);
- b) Demonstration that any demolition or removal and consequent replacement of a building will not significantly adversely affect the streetscape appearance of the town centre and will not destroy the area's distinctive character. ~~An application for the building's replacement shall be lodged concurrently with the application for the removal/demolition of a building. A resource consent shall be obtained for the buildings replacement either prior to, or concurrently with this application;~~
- c) The nature, form and extent of the development, alteration or change and its effect on the particular character of the *character-supporting building*; and such matters following:
  - Changes to the road facade of the building are to be sympathetic to the existing building, surrounding scheduled, *character-defining* or *character-supporting* buildings, and surrounding architectural styles;
  - Additions are to be so positioned or modifications so designed so as not to detract from the continuity of the front facade alignment of the building or adjoining buildings, or an established horizontal or vertical modulation;
  - Consideration shall be given to ensuring that the form, mass, proportion and materials of the addition or alteration are compatible with the prevailing architectural style of the existing building;
  - Materials and the use of materials should be in sympathy with the traditional character and material of the building;

- Where it is proposed to combine buildings, the extent to which the finished appearance/facade retains visual evidence of the previous pattern of development by vertical modulation;
  - Consideration of the design and location of any antenna, aerial, mechanical or electrical device in terms of the visual effect on the building it is to be attached to/on and on the streetscape and whether an alternative location or design exists. Such attachments should be sympathetic to the existing building through the use of appropriate colour, design, form and location on the building;
- d) Where relevant refer to the assessment criteria for verandahs in Clause 8.8.1.3 of the District Plan and section 4, verandahs, of the character overlay.

In considering an application for a restricted controlled activity, the Council will have regard to Part 4 of the District Plan, General Provisions and Procedures, and assess the application against the following matters:

- a) The Design Guidelines for Traditional Town Centres (refer Appendix 11 of the District Plan).
- b) The nature, form and extent of the alteration or addition and its effect on the particular character of the *character-supporting building*, and such following matters:
- Consideration shall be given to ensuring that any external addition or alteration is of a design and materials similar or in sympathy to those originally used and do not detract from the architectural character and detailing of the building;
  - Alterations and additions are to be of a design and materials in keeping with the architectural form, proportions and style of the building;

### **Explanation**

*It is acknowledged that not all buildings within the character overlay area display characteristics that 'define' what that centres' character and uniqueness is. There are, however, some buildings that contribute to, or support, these elements. These have been identified as "character supporting" if they contribute to the historic character and 'sense of place' or are consistent with the character and values of the "character defining" buildings. For example, they may contribute to the streetscape character, or form part of an intact group of traditional 'mainstreet' buildings, ~~but not be of~~ and may also have particular historic, social or architectural value.*

*The removal of these buildings would have an impact on the character of the particular centre and any redevelopment of these buildings may potentially to work against these important elements, especially where such buildings are located abutting or adjacent to a character-defining or scheduled building.*

*A restricted controlled activity status is provided for alterations or additions to character-supporting buildings that are not visible from the street, such as the enclosing of a balcony to the rear of a building. Where such changes are to be visible from the street, such as through additions to the length of the building, alterations to the side or to the roof, an application for a restricted discretionary activity shall be made.*

*It is acknowledged that each site within the character overlay will retain the same development potential, in terms of bulk and location and lot size that is*

provided for by the relevant zone rules. The intention of the character overlay is to consider new development in terms of its design and appearance.

### **3.0 SITES THAT DO NOT CONTAIN A CHARACTER DEFINING OR SUPPORTING BUILDING**

This control applies to all sites within the character overlay area that are not identified as character defining or character supporting. No person shall without a restricted discretionary activity consent:

- Construct or relocate a building;
- Undertake any additions that exceed the height of an existing building on the site.

#### **CRITERIA FOR ASSESSING APPLICATIONS FOR RESOURCE CONSENT**

In considering an application for a restricted discretionary activity, the Council will have regard to Part 4 of the District Plan, General Provisions and Procedures, and assess the application against the following matters:

- a) The Design Guidelines for Traditional Town Centres (refer Appendix 11 of the District Plan);
- b) The extent to which the new or relocated building or additions to the existing building is complementary to the character of the town centre (refer to Appendix 11: Character overlay summary statements). The design of the ground/street level should contribute to the continuity of pedestrian interest and vitality, particularly for those frontages where compliance with the retail frontage control is required.
- c) Where new buildings or additions to existing buildings are proposed abutting or adjacent to those buildings identified as being *character-defining* or *character-supporting* or are scheduled, such development is to be sympathetic to such buildings. Such developments should not attempt to replicate or imitate their architectural detailing or style but rather be complementary to it;
- d) Where existing sites are amalgamated and/or larger buildings are proposed to replace more than one smaller building, the extent to which the frontage design has regard to the existing 'grain' of developments in the town centre (original street frontage, subdivision patterns) and is detailed to mitigate any perception of unsympathetic scale or bulk. This could be achieved by providing relatively complex and modulated facades to break up the visual appearance of the structure;
- e) Consideration shall be given to ensuring new developments have regard to existing buildings in the vicinity in terms of such matters as frontage height and design, and a varied but sympathetic silhouette of pediments, sloped roofs and parapet features;
- f) There shall be regard given to having a balance of vertical elements (such as structural bays and windows) with horizontal elements (such as verandahs, cornice and parapet lines). Blank walls visible from surrounding streets should be avoided where possible;
- g) Buildings are to be designed to address and align to the street boundary (particularly buildings on corner sites), concentrating main entries and windows on frontages facing the street;

- h) Regard shall be given to designing any recessed frontages, whether to the front of the building or to the side, so as to create open spaces for outdoor dining/seating, planting or other uses where possible;
- i) Parking and vehicle circulation areas should not visually dominate views of the site from the surrounding public realm. Regard shall be given to providing planting to break up the visual impact of any parking areas, where appropriate;
- j) Consideration should be given to the verandah controls in Clause 8.8.1.3 of the District Plan and section 4, verandahs, of the character overlay;
- k) The extent to which such buildings are distinctive in their own right while avoiding being plain or imitative or mocking of existing buildings that have character qualities:

~~In respect to buildings that are of innovative and interesting design, consideration shall be given to:~~

- ~~• The extent to which the above criteria are taken into account to ensure that the building is sympathetic to and does not detract from the character of the town centres;~~
- ~~• The extent to which such buildings are similar/consistent and complementary to the existing scale, form, and bulk of adjoining buildings, especially those that have character qualities.~~
- ~~• The extent to which the new building adds to and possibly extends the character of the centre.~~

### **Explanation**

*It is recognised that buildings, their settings and respective land uses of the various town centres are features that create lively, people friendly streets. The buildings that have a human scale due to appropriate building bulk, mass, and scale enhance this attribute. It is important that developments foster the existing sense of human scale and be sympathetic and sensitive to the existing qualities of the town centre in question, resulting in a cohesive and attractive streetscape. New buildings should be designed and finished in such a way as to maintain and respect the specifically identified character buildings or scheduled buildings, while still allowing for innovation in design. It is acknowledged that innovative design can add to the uniqueness of the various town centres, with modern buildings co-existing with older architecture. New developments can be valued for their own contribution to the visual vitality of the town centre in question.*

*It is acknowledged that each site within the character overlay will retain the same development potential, in terms of bulk and location and lot size that is provided for by the relevant zone rules. The intention of the character overlay is to consider new development in terms of its design and appearance.*

## **4.0 VERANDAHS**

A resource consent for a restricted controlled activity is required for a new verandah or additions or alterations to an existing verandah on sites within the character overlay area. This does not apply to structural maintenance or repair.

### **CRITERIA FOR ASSESSING APPLICATIONS FOR RESOURCE CONSENT**

- a) Regard shall be had to the design of the verandah and whether it will affect the unique elements of the building when proposed for a *character-defining building* or a *character-supporting building*;

- b) The verandah should relate to its neighbours in such a way that it ensures continuous weather protection/cover for pedestrians;
- c) Unless there are unique circumstances, the verandah should be the same general height as its neighbours;
- d) Unless there are unique circumstances, the verandah should have frontage parallel with its neighbours;
- e) The extent to which the design of the verandah and lighting is compatible with the character of the building or wider grouping of buildings if appropriate;
- f) Consideration shall be given to providing lighting under verandahs – this should be at 20 lux at a uniformity ratio better than 0.5. Lighting is to assist in lighting the footpath below to provide for safety of persons and property. Spot lighting should be used instead of fluorescent under-lighting where possible to reduce general glare;
- g) The carriageway edge of all verandahs must be no lower than 3 metres above the footpath and no greater than 4 metres above it.
- h) Supporting verandah posts are encouraged or permitted on any new buildings or altered buildings where they complement traditional character and style.

### **Explanation**

*This control is intended to ensure that pedestrians visiting the various town centres are protected from the weather. It is also anticipated that verandahs will contribute to the character of the streetscape of the town centre. They provide an element of continuity along the length of a street, assisting to tie together the varied architectural facades of individual developments. It is acknowledged, however, that verandahs have the potential to 'interfere' with character-defining or character-supporting buildings if consideration is not given to an appropriate design in these circumstances.*

*The lighting requirements are intended to both help and encourage pedestrians to use the centre at night, as verandahs can reduce the amount of lighting available from street lights. Alternative options to providing lighting in/on verandahs may be considered if the intended effect of lighting the footpath for pedestrians can be assured.*

## **C: DEVELOPMENT CONTROLS**

### **1.0 VEHICLE ACCESS AND PARKING**

#### **1.1 Vehicle crossings**

No new vehicle crossing shall be permitted to sites within the character overlay area with frontage to the following roads/streets where vehicular access to such a site for parking and loading is otherwise available by other means, such as rear service lanes, right of ways or from side roads. These are: Dominion Road, New North Road, Richmond Road, Main Highway, Symonds Street and Great North Road. *An application for a vehicle crossing over a public footpath will be subject to a traffic safety assessment to ensure that the safety of pedestrians and general traffic is not adversely affected.*

## **1.2 Location of parking and loading areas/spaces**

On all sites included in the character overlay areas, parking and loading spaces for retail or office purposes shall not be placed between buildings and the road boundary with the following: Dominion Road, New North Road, Richmond Road, Main Highway, Symonds Street and Great North Road.

Carparking facilities for retail or office purposes, including surface parking lots and carparking buildings shall not front the following: Dominion Road, New North Road, Richmond Road, Main Highway, Symonds Street and Great North Road.

Note: Access points leading to parking within or behind buildings facing Dominion Road, New North Road, Richmond Road, Main Highway, Symonds Street and Great North Road are provided for.

## **1.3 On site parking exemption for those buildings specifically identified in the character overlay area as being character-defining buildings, character-supporting buildings and those buildings scheduled in the District Plan**

Buildings scheduled in Appendix 1 of the District Plan and those specifically identified as being character-defining or character-supporting in the character overlay are exempted from on-site parking controls required under the District Plan.

This exemption shall apply when the activities in the existing buildings change or when the adaptive reuse of these buildings occurs through internal alterations or maintains an existing situation/activity that would require additional parking in terms of Rule 12.8.1 of the District Plan.

This exemption does not apply to redevelopment of these sites that includes the removal and/or replacement of existing buildings. Any additional floor area that is added to the buildings or the alteration of the existing buildings or structures that will result in a change to the footprint of the buildings will be required to comply with the parking provisions in Part 12 – Transportation of the District Plan.

### **Explanation**

*As a consequence of the potential for vehicle crossings to interfere with the movement of pedestrians along the main arterial retail area of the centre, new vehicle crossings are not encouraged where access is available via another means.*

*The Council recognises that the provision of required parking can be to the detriment of character buildings that currently have little or no available off-street parking. The main priority of the character overlay is the preservation and enhancement of the centre's character values. Exemptions for off-street parking are considered appropriate to encourage the retention of buildings specifically identified as being character-defining or character-supporting and those scheduled in the District Plan, while allowing for a change of activity and adaptive reuse. These exemptions are not available for the replacement of such buildings.*

*To encourage the retention of the feature of buildings being built/located along the street frontage in the various town centres, the provision of new parking should be to the rear of sites or underneath new buildings where possible. These should be accessed from service lanes or right of ways or from other streets, however, where this is not possible access to the rear of sites may be gained from the following roads. These are: Dominion Road; New North Road; Richmond Road; Main Highway; Upper Symonds Street and Great North Road.*