

Part B: AMENDMENT TO APPENDIX A OF THE PLANNING MAPS

Insert the following:

“B15-12 St Heliers Village Centre Plan (Refer to Appendix B)”

Part C: AMENDMENT TO APPENDIX B OF THE PLANNING MAPS

Insert the following text appropriately in Appendix B of the Planning Maps:

B15-12 St Heliers Village Centre Plan

A. INTRODUCTION

1. Background

St Heliers is strongly defined by its relationship to the bay and beachfront, the Hauraki Gulf, Rangitoto Island and Tamaki Drive. These features have influenced the development of the commercial and residential activities. The St Heliers village (the commercial centre) is focused around St Heliers Bay Road and the waterfront. It has a significant number of buildings from the 1920's and 30's period, together with a very small number from 1860 to 1920, as well as a mix of more recently developed buildings.

The centre plan focuses on the existing commercial centre and recognises the particular factors that give it and its immediate environs its unique character. The centre plan contains measures that are designed to maintain and enhance the character of the St Heliers village and to promote its amenity values. The provisions recognise that while parts of St Heliers village have historic importance, its other intrinsic or character qualities are also worthy of retention and enhancement.

2. Character Definition

As the centre plan seeks to retain and enhance the character of the St Heliers village a description of that character and how it interrelates is provided. Contributing to its character are the following:

- History;
- Landscape;
- Urban structure;
- Streetscape; and
- Built environment.

History

Te Pani-o-Horoiwi (Achilles Point) and Karaka Bay are of historic significance to the Auckland Region. The headland around the present Glover Park was fortified and formed part of a network of fortified pa that protected the navigable passages within the Hauraki Gulf. Karaka Bay was one of the locations around the country chosen for the signing of the Treaty of Waitangi.

The first auction of large blocks of land from the recently surveyed Ngati Paoa Tamaki Block took place in 1842 and St Heliers began as a number of settler farms. In the early 1880s farmland was subdivided in order to develop a 'model' seaside suburb of Auckland. With the

completion of the wharf in 1882 St Heliers was initially popular as a holiday destination. Improved bus services affected the ferry services profitability and contributed to the wharf being demolished in 1930. With the opening of Tamaki Drive in 1931 the rate of growth accelerated further, and the village centre provided most services, supplies and entertainment for the surrounding community.

Landscape

St Heliers Bay is the eastern-most bay of a repeated pattern of small beaches separated by headlands and cliffs, forming a scalloped profile along Tamaki Drive. The bay lies between the prominent Waitemata Sandstone cliffs at Ladies Bay to the east, and the headland to the west at Kohimarama. The town centre forms the seafront focus of St Heliers Bay and is orientated towards its coastal setting. It is located on flat land set at the base of a small amphitheatre, surrounded by residential development on the land sloping upwards to the south. The surrounding residential development has views of the village, the Waitemata Harbour and beyond. The large expanse of Vellenoweth Green, two large Moreton Bay Fig trees and the beach reserve along Tamaki Drive define the western entrance to the centre.

Urban Structure

The rigid grid street network in an amphitheatre setting, adjacent to a large open space and foreshore, defines the seaside village character of the town centre. The grid is modified and distorted inland as the topography becomes more elevated. Tamaki Drive stretches along the coastline, and the open space, harbour views form an important component of the character of the scenic entrance to the centre from the west. The retail precinct has a suburban character and is a compact, mixed use, pedestrian orientated centre. There is a wide variety of commercial, retail, restaurant/café premises as well as community facilities such as the St Heliers Community Library, the War Memorial Hall and police station. There is generally an integrated relationship between the village centre and the residential neighbourhood and the village has developed as an integral feature of the area.

Streetscape

The streetscape is the public realm from which we experience the character and amenity of a place. It is considered that there is generally a good relationship between the public and private realms on St Heliers Bay Road. With adequate sidewalks and continuous building frontages where windows, doors and verandahs are orientated towards the sidewalk forming a continuous street wall. The public realm on adjacent streets contrasts with the core area due to the lack of continuous frontage, set back of residential buildings and increased vehicle crossings for residential uses. The public realm along Tamaki Drive is defined by the relationship between the urban and coastal edges of the street. The distinctive Moreton Bay fig trees, Vellenoweth Green and residential and commercial development on the southern side of Tamaki Drive complement the seaside character along the water's edge. The point at which St Heliers Bay Road and Tamaki Drive intersect creates a focal point for the village.

Built Environment

The pattern of commercial development has been strongly influenced by the transport patterns to and from the bay. Early buildings were of small-scale domestic type construction. The 1920's and 1930's established the pattern of development and architectural form and it is this basic configuration that remains today, although some key buildings have been demolished and others altered. The scale of buildings is generally small, with one or two storeyed buildings on smaller lots. A few taller buildings exist, which are noticeably higher than the predominantly one and two storey buildings. Some of the single story buildings have feature parapets that strengthen the streets vertical element. Where larger development has occurred in the 1920's and 1930's the facades have been articulated to give the appearance of individual smaller scale buildings. The

majority of older buildings have pitched roofs and this contributes to the character of the built environment, especially when viewed from the surrounding residential properties. These surviving early buildings establish a seaside character that is a primary asset of St Heliers.

3. Centre Plan Approach

The centre plan utilises controls that seek to retain and enhance the character of St Heliers. A feature of these is the identification of character-defining buildings and character-supporting buildings in terms of their special character importance. Based on an understanding of the historic development and analysis of the urban character of St Heliers village, buildings or groups of buildings have been identified as “*Character defining*” or “*character supporting*” in terms of their historic/and or architectural, urban design, streetscape and overall character importance.

This approach is intended to foster the retention of the character of the centre by tailoring a level of control relative to the importance of each element. Surviving early buildings in the centre are a primary asset. Sympathetic treatment will provide a high quality, authentic identity by reinforcing the village’s unique qualities. However, it is not intended to ‘freeze’ the built environment. It is proposed that the particular character of the area is understood, and that change can be managed to protect the distinctive character of the village. Innovative and congruent development likely to add to the attributes of St Heliers village should be encouraged.

Although centre plans are usually applied to business centres zoned Business 2 or 3, the District Plan provides for the inclusion of land with other zoning’s where such land forms part of the identified business centre. The area covered by the St Heliers centre plan is set out on the attached map and includes land zoned Business 2 and Residential 6b. The inclusion of the residential zoned sites acknowledges the important part in St Heliers village’s commercial area these buildings play. The residential zoned sites contribute to the mixed-use environment of the village.

The Residential 6b zone is a medium intensity residential zone and has reasonable access to open space, leisure, transport and business areas. A wider range of activities is permitted than in lower density zones and greater height and bulk of building is envisaged. In St Heliers village there are several sites zoned Residential 6b located on Polygon Road. Currently, these sites are principally used for non-residential purposes.

4. Traffic and Parking

Tamaki Drive is part of the scenic route that extends eastwards from Auckland’s central business district. It is a popular tourist route and is used extensively by cyclists, joggers, roller-bladers and other recreational users. The demand for parking generally falls into three broad categories: residential, commuter and visitor (comprising shoppers, tourists, visiting business people etc). Each group has unique parking requirements. Consequently, traffic and parking conditions vary considerably throughout the year depending on the season, the time of day and weather conditions.

As with other traditional commercial areas throughout Auckland, much of St Heliers was developed before cars were widely used, so many established commercial premises do not provide on-site car parking. This places pressure on the available on-street parking. Feedback from the community indicates that parking is considered a problem in St Heliers, because most of the available parking spaces in the commercial area are often occupied. This inconvenience may deter shoppers and others from visiting the area and prevent local businesses from achieving their full potential. At times there is difficulty when delivery vehicles double-park to deliver goods and prevent vehicles from travelling freely through the village area.

Pedestrian access to and around the village is currently functional with footpaths of reasonable width and condition. However, there is conflict between the location of pedestrian crossings on

both Tamaki Drive and St Heliers Bay Road and vehicular traffic. Feedback from the community also raised concerns regarding the location of bus stops adjacent to café/restaurant establishments with outdoor dining.

To address these concerns a parking plan is being developed for St Heliers. This will develop short and long term strategies to address the traffic and carparking concerns for St Heliers.

The centre plan provides for an exemption from the required parking spaces in certain circumstances to encourage the retention of character buildings in the area.

5. Open Space

Open space is an important part of the fabric of St Heliers. It has many layers – parks, reserves, streets, beaches and trees. While these controls seek to maintain and enhance the character of St Heliers village, it is acknowledged that the design and appearance of works within open space will affect its character. Therefore, the Council will promote works within the open space, both adjacent to and within the centre plan area, that are sympathetic to the aim of the St Heliers centre plan.

6. Activity Provisions and Development Controls

Unless specifically stated the provisions of the St Heliers centre plan are in addition to the existing District Plan controls for the sites within the centre plan. However, some controls, such as parking exemptions, supersede standard controls.

For those properties zoned Residential 6b the activity provisions contained in this centre plan are in addition to those contained within section 7 of the District Plan.

Sites fronting parts of St Heliers Bay Road, Tamaki Drive, Turua and Maheke Streets and Polygon Road are affected by both the Retail Frontage and Verandah controls under 8.8.1.3 A and B of the District Plan. Parts of the centre plan are also subject to Tamaki Drive Scenic Way provisions in section 5C.7.7 and the coastal management area provisions in section 5B.7 of the District Plan.

The District Plan denotes Tamaki Drive west of St Heliers Bay Road as a district arterial road. East of St Heliers Bay Road, Tamaki Drive is a collector road. St Heliers Bay Road is also a district arterial road. Maheke and Turua Streets and Polygon Road are local roads.

7. Designations

Existing designations within the centre plan area are detailed in Appendix A and B to the District Plan Planning Maps. The area of the centre plan contains a designated site on Polygon Road. This item is indicated on the District Plan planning maps and is detailed in Appendix B to the District Plan.

- Council reference: C15-07 - Council Carpark, Polygon Road.

8. Scheduled Items

The centre plan area contains one scheduled building, the St Heliers Community Library located on the corner of Polygon and St Heliers Bay Roads. This item is indicated on the District Plan Planning Maps and is detailed in Appendix A to the District Plan.

- Council reference: C15-11 – Building Scheduled for Protection

These items are subject to the rules contained in Part 5C – Heritage of the District Plan that override the provisions contained in the centre plan.

9. Signs

All signs shall comply with the Auckland City Consolidated Bylaw 1998. The area covered by the St Heliers centre plan 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. The design and placement of signage, particularly above verandah level, should not conceal architectural detail and should sensibly relate to the proportions and architectural style of the building façade. Signage should not be painted directly onto building façades, unless there is precedent on individual buildings for this. Signs should also be to a human scale and orientated to pedestrians, being visible at street level.

For the purpose of this centre plan, the use of the word 'alterations' does not include signs.

Part 27B of the Auckland City Consolidated Bylaw 1998 currently does not provide for billboards in the Business 2, or Residential 6b zone.

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

B. ACTIVITIES

1.0 CHARACTER-DEFINING BUILDINGS

These controls apply to buildings existing as at 19 September 2004 identified in the centre plan 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 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 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;
- 2) The attachment of any antenna, aerial, mechanical or electrical device that is not visible when viewed from street level from any part of a road or street that is located within the area of the centre plan. For example, 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. (Electrical devices do not include lighting).

- 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 or additions are not to be visible from any of the roads or streets within the centre plan area 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.

Note: Where an entire site has been shaded as *character-defining*, all buildings on that site are considered as such. Where only part of a site has been shaded, 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 St Heliers village when viewed from any part of any road which is located within the centre plan 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;
- 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) Consideration should be given to the verandah controls in Clause 8.8.1.3 of the District Plan and section 4, verandahs, of the St Heliers centre plan;

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 centre plan 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 St Heliers. The loss of any of these buildings would change the character of St Heliers, and a replacement building may not substantially compensate for the loss. While the centre plan does not prohibit demolition of character defining buildings, appropriate assessment of its removal and any replacement building 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 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 changes, such as additions to the length of the building, or alterations to the side or to the roof, are to be visible from the street, an application for a discretionary activity shall be made.

2.0 CHARACTER-SUPPORTING BUILDINGS

These controls apply to buildings existing as at 19 September 2004 identified in the centre plan 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 a road or street that is located within the area of the centre plan. For example, 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. (Electrical devices do not include lighting).

- 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 or additions are not visible from any of the roads or streets within the area of the centre plan;
 - 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.

Note: Where an entire site has been shaded as *character-supporting* all buildings on that site are considered as such. Where only part of a site has been shaded, 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 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) Demonstration that any demolition or removal and consequent replacement of a building will not significantly affect the streetscape appearance of St Heliers village when viewed from any part of any road which is located within the centre plan 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;
- 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 positioned or modifications 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) Consideration should be given to the verandah controls in Clause 8.8.1.3 of the District Plan and section 4, verandahs, of the St Heliers centre plan;

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

Not all buildings within the area of the centre plan display characteristics that 'define' the unique character of St Heliers. There are, however, some buildings that contribute to, or support, the elements that give St Heliers its character. These buildings 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 'main street' buildings, but not be of particular historic, social or architectural value. The removal of these buildings would have an impact on the character of the centre and any redevelopment of them may potentially 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 changes, such as additions to the length of the building or alterations to the side or to the roof, are to be visible from the street, an application for a discretionary activity shall be made.

3.0 SITES NOT IDENTIFIED AS BEING CHARACTER DEFINING OR CHARACTER SUPPORTING

This control applies to all sites within the centre plan area that are not identified as character defining or character supporting. No person shall construct or relocate a building or undertake any additions that exceed the height of an existing building on the site without a restricted discretionary activity consent.

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 St Heliers (refer to Part A: St Heliers village character summary of this centre plan). 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 which are scheduled, any development is to be sympathetic to such buildings. Developments should not attempt to replicate or imitate the architectural detailing or style of the neighbouring character-defining or character-supporting buildings 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 St Heliers (original street subdivision rhythms) and is detailed to mitigate any perception of unsympathetic scale or bulk. This could be by providing relatively complex and modulated facades to break up the visual appearance of the structure;
- e) Ensure 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) Regard shall be 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 shall 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 St Heliers centre plan;
- k) 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 St Heliers character;
 - 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;
 - 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.

Explanation

The buildings, their settings and respective land uses of St Heliers village are features that create lively, people-friendly streets. 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, resulting in a cohesive and attractive streetscape. New buildings should be designed and finished in a way that maintains and respects 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 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.

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 centre plan 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 lower than 3 metres above the footpath and no greater than 4 metres above it.

Explanation

This control is intended to ensure that pedestrians visiting St Heliers 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 ACCESS AND PARKING

1.1 Vehicle crossings

No new vehicle crossing shall be permitted to sites within the centre plan area zoned business 2 with frontage to Tamaki Drive or St Heliers Bay Road 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.

1.2 Location of parking and loading areas/spaces

On all sites included in the Centre Plan, parking and loading spaces for retail or office purposes shall not be placed between buildings and the road boundary with Tamaki Drive or St Heliers Bay Road.

Carparking facilities for retail or office purposes, including surface parking lots and carparking buildings shall not front Tamaki Drive, St Heliers Bay Road, Turua Street, Polygon Road, or Maheke Street.

Note: Access points leading to parking within or behind buildings facing Tamaki Drive, St Heliers Bay Road, Turua Street, Polygon Road, or Maheke Street are provided for.

1.3 Parking exemption for those buildings specifically identified in the centre plan 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 centre plan area 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

Because vehicle crossings may 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 by other means.

The Council recognises that the provision of required on-site parking can be to the detriment of character buildings on sites that currently have little or no available off-street parking. The main priority of the St Heliers centre plan is the preservation and enhancement of the centre's character. 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 St Heliers village, 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 St Heliers Bay Road, or Tamaki Drive.

2.0 ROOFS

2.1 Roof controls

The pitch or slope of roofs within the centre plan area, except in the case of canopies, verandahs and rooftop projections, shall be between 20° and 45°.

Dormers shall occupy a maximum of 10% of the roof area ('roof plan').

Roofs must have a ridge or apex and be to traditional gable, hip or pyramid shape, not inverted or butterfly shape.

Assessment criteria

The roof design and composition should be considered as part of, and contribute to the overall architectural form of the building. Emphasis should be on avoiding, remedying or mitigating any adverse effects on the design and appearance of the building when viewed from above from the surrounding residential sites which overlook the centre plan area and when viewed from the streets within the centre plan area and other public spaces.

Rooftop projections including towers, chimneys, lift towers, machinery rooms, air conditioning equipment, ventilation ducts and equipment, or water towers should be screened or incorporated in an architecturally attractive manner as part of the overall design of the building.

Explanation

The town centre forms the seafront focus of St Heliers. It is located on flat land set in a small amphitheatre surrounded by residential development on the land sloping upwards to the south. Many of the surrounding residences maintain views over the village onto the Waitemata harbour and beyond to Rangitoto Island. Currently, the majority of buildings have pitched or sloped roofs and this contributes positively to the character of the village and the views from the surrounding locality. As the existing traditional buildings located within the centre plan area have predominantly pitched roofs the roofscape control rule will support this dominant roofline expression. The roofscape control seeks to encourage roofs and rooftop projections to be designed in a manner that makes a positive contribution to the overall appearance of the building and the village.