

## Attachment number: 410

### 5. Assessment - Restricted discretionary activities

#### 5.1 Matters of discretion

The council will restrict its discretion to the matters specified for restricted discretionary activities in the assessment criteria in clause 5.2 below.

#### 5.2 Assessment criteria

1. Total or substantial demolition or removal of a building constructed on the site prior to 1940 in Isthmus A
  - a. The ~~intrinsic~~ legacy character and value of the existing building and the contribution it makes to the ~~historical~~ legacy form and pattern of the streetscape and neighbourhood.
  - b. Whether the demolition or removal of the building itself will detract from the special character of the streetscape and neighbourhood as a whole. To demonstrate this, a site and context analysis shall be submitted which shows the extent to which the existing building shares the dominant original form and design features with other buildings in the street (~~refer to the ADM for the Architectural Design Guidelines for Isthmus A and B zones for more detail on the requirements for a site and context analysis~~).
  - c. Whether the building has retained its basic original (or restored) design features relating to the overall form, mass, proportion and materials (i.e. its integrity) so that restoration/renovation of the building is practicable and reasonable, such that it makes a positive contribution to the ~~historical~~ legacy form and pattern of the streetscape and neighbourhood. When determining what is practical and reasonable, regard shall be had to:
    - i. achieving current Building Code compliant standards
    - ii. providing modern day living/amenity standards.
  - d. In the event that there is a concurrent application for a replacement building, whether its design, quality, purpose and amenities would positively contribute to the neighbourhood character in accord with the assessment criteria in clause 11 below.
2. Total or substantial demolition or removal of a building constructed on the site prior to 1940 on sites in Isthmus B and C identified on the map in section 8 as subject to the control.
  - a. The intrinsic character and value of the existing building (irrespective of age) and its contribution to streetscape character.
  - b. The value of the building by reference to its architectural style, whether as an exemplar of the type or as being representative of type.
  - c. The integrity of the building in its current state, having regard to its architectural form and style and the authenticity of its component parts.
  - d. Its relationship to other adjacent buildings and whether it contributes to a group in such a way that its loss would result in the loss of a character value attributable to the group.
  - e. Its contribution to streetscape character by reference to surrounds within the site, and/or to the public street, and/or to relationships to open space shared with adjacent buildings.
  - f. The practicability and cost of any necessary rehabilitation, and the inability to achieve reasonable amenity for occupants and reasonable compliance with any requirement of the Building Act.



- d. Materials used shall be the same or similar as the existing materials of the building so that the new building work is consistent with the traditional character and material of existing buildings on the site and in the street.
  - e. Any existing traditional fencing along the road frontage boundary shall be preserved or reinstated at the completion of development.
  - f. For parts of buildings highly visible to the street or public place new windows and doors shall be consistent with the proportions and detail of the windows and doors traditionally present in buildings of the style and with the overall window to wall ratio, to ensure visual cohesion.
7. Additional criteria for external additions and alterations to and relocation of existing buildings in the Isthmus A
- a. The form, mass, proportion and scale of the external additions and alterations shall be compatible with the prevailing architectural style of the existing building on the site. In addition a site and context analysis may need to be submitted which shows the extent to which the form, mass, proportion and materials of the additions and alterations are sympathetic to the original architectural style predominant in the street. The provision of this analysis is dependant on the size and scale of the development proposed.
  - b. Where garages or carports are to be adjoined to the existing building on the site, they shall be designed primarily to allow good visibility of the residential building from the street. Where visibility of the building will be significantly obscured, consideration shall be given to alternative designs and locations on the site for garages and carports or provision of a car pad.
8. Additional criteria external additions and alterations to and relocation of existing buildings in the Isthmus C
- a. The scale, form, mass, proportion and colour of the external addition or alteration shall be compatible with the original architectural style of the existing building on the site.
  - b. The addition or alteration or associated site-works shall avoid physical effects on the natural volcanic landform, including cumulative effects.
  - c. The additions and alterations which are visible from the street or any other public place shall not detract from the architectural character of period housing or landscape qualities that are predominant in the street.
9. Additional criteria external additions and alterations to and relocation of existing buildings in the Isthmus C1
- a. Where garages or carports are to be adjoined to the existing building on the site, they shall not obscure the visibility of the building from the street. Consideration shall be given to alternative locations on the site for the garage or carport where visibility of the building will be obscured, unless such alternative locations create adverse visual effects on a volcanic landform.
  - b. The addition or alteration shall minimize adverse visual effects on the volcanic landscape by minimising alteration to the natural landform, and by appropriate placement of additions or alterations on the site, judicious use of traditional forms, design detailing, colour and landscaping.
10. Additional criteria external additions and alterations to and relocation of existing buildings in the Isthmus C2 and C3
- a. Materials used shall be the same or similar to the existing materials of the building.

- b. The additions and alterations shall not detract from the architectural character of period housing or landscape qualities that are predominant in the street.
- c. The additions and alterations shall be located so that larger trees on the site and/or on adjoining land are retained, where this is not practical, replacement planting, particularly of indigenous trees where appropriate, shall be required. Indigenous planting will be required in the yard, refer to development controls 4.6 above.
- d. The addition or alteration shall minimize adverse visual effects on the landscape context by avoidance of visually obtrusive excavation, and by appropriate placement of additions on the site and judicious use of traditional forms, design detailing, colour and landscaping.

11. Construction or relocation of a new building or accessory building, Isthmus A

- a. The form, mass, proportion and scale of the building shall be compatible with the original architectural style predominant in the street, and shall not ignore, compete with, or dominate that character.

Note: To demonstrate this, a site and context analysis shall be submitted which shows how the new building respects and responds positively to the special character of the street in terms of form, mass, proportion and use of materials.

- b. Materials used shall be in sympathy and shall have a clear relationship to the traditional character and materials of buildings along the street.
- c. Parts of a building which are highly visible to the street shall maintain a window to wall ratio visible from the street that is similar to that predominant on the surviving original character buildings in the street.
- d. Buildings shall be located on a site so that the siting of the building reflects the original subdivision and development patterns existing in the street, particularly in situations where development is occurring on an amalgamated site. This ensures the 'grain' of the area (in terms of the size, spacing and rhythm of street-front buildings) is maintained.
- e. Buildings shall also be located on a site so that they do not detract from the continuity of the front façade alignment of residential dwellings in the street.
- f. Any existing traditional fencing along the front boundary shall be preserved or reinstated at the completion of development.
- g. Buildings shall preserve the sense of original visual frontage access and interactivity between houses and the street, and shall not present blind or near-blind facades to the street.
- h. Buildings shall maintain the predominance of traditional pitched roof forms in the vicinity of the site.
- i. Garages and carports shall allow good visibility of the existing building from the street, and shall, where possible, be located to the rear of, underneath (where appropriate in terms of topography), or alongside, the building on the site (particularly in relation to double garages/carports). The council may consent to the location of a garage or carport in the front yard where it is satisfied that:
  - i. Garages and carports shall allow good visibility of the existing building from the street, and shall, where possible, be located to the rear of, underneath (where appropriate in terms of topography), or alongside, the building on the site (particularly in relation to double garages/carports). The council may consent to the location of a garage or carport in the front yard where it is satisfied that:

i.no practical location is available elsewhere on the site

ii.any structure associated with the parking provisions is minimal in scale, (which in most circumstances will exclude a double-width garage or double-width carport) and is designed in a manner which is coherent with the original architectural character of any buildings on the site

iii.the garage or carport will not significantly obscure the visibility of the existing building from the street.

12. Construction or relocation of a new building or accessory building, Isthmus B

- a. The design of a proposed new building will complement the existing patterns of bulk and location, and the relationship to the street in the vicinity of the site.
- b. If a new/relocated building is significantly larger than existing adjacent buildings, its architectural design acknowledges the predominant scale of those existing buildings, through its massing and formal arrangement on the site. In the case of non-residential buildings, it is acknowledged that such formal arrangement may not be appropriate.
- c. Whether the Unitary Plan's bulk and location controls prevent the achievement of an architectural scale which might otherwise be appropriate to the locality or to the prevailing scale, or whether some relaxation of such controls will enable development of more appropriate form and scale
- d. The design of a new building in a contemporary idiom can be shown by analysis to have qualities which are sympathetic to existing established architectural forms and scale, in such a way as to make a positive contribution to streetscape.
- e. A new/relocated building is designed to have regard to landscape elements, including structural and built elements and existing established trees and hedges which make a significant contribution to streetscape value or if, where this is not practical, replacement planting or a replacement structural/built element is proposed.

13. Construction or relocation of any new building or accessory building in Isthmus C

- a. Materials used ~~shall~~ ~~must~~ be in sympathy and have a clear relationship to the traditional character and materials of existing buildings along the street.

14. Construction or relocation of any new building or accessory building in Isthmus C2 and C3

- a. The scale, form, mass, proportion and materials of the building ~~shall~~ ~~must~~ be compatible with the original architectural style of the existing building on the site in the case of accessory buildings, or the original architectural style predominant in the street, and ~~shall~~ ~~must~~ not ignore, compete with, or dominate that character.
- b. New buildings ~~shall~~ ~~must~~ not detract from the consistency and harmony of building forms in the street or detract from the coherence of the streetscape.
- c. Buildings ~~shall~~ ~~must~~ contribute positively to the special character and coherence of the streetscape and visual pattern - the size, space and rhythm of street-front buildings - to at least the same or similar extent as any existing building to be removed from the site.
- d. The building ~~shall~~ ~~must~~ be located so that larger trees on the site and/or on adjoining land are retained. Where this is not practical, replacement planting, particularly of indigenous trees where appropriate, must be required. Indigenous planting should be incorporated into Yard required by Rule 4.6 above.
- e. Any building or site-works ~~shall~~ ~~must~~ avoid physical effects on the natural land-form, including cumulative effects.
- f. Any new or relocated building ~~shall~~ ~~must~~ minimise adverse visual effects on the landscape context by avoiding visually obtrusive excavation, and by appropriate placement of the building on the site and judicious use of appropriate traditional forms, design detailing, colour and landscaping.
- g. For properties in Isthmus C2 pitched roofs, in gabled and/or hipped forms, ~~shall~~ ~~must~~ be used to mitigate adverse visual effects on the natural environment, including cumulative effects caused by adjacent houses being viewed in combination. In using gabled and hipped roof forms, it will not be possible to exploit the maximum allowable height over the entire footprint, as would be possible for a house with a mono-pitch roof constructed on a uniform slope, or a flat-roofed house constructed on an existing terrace.

- h. For those properties in Isthmus C3 pitched roofs, in gabled and/or hipped forms, shall ~~must~~ preferably be used to mitigate adverse visual effects on the natural environment, including cumulative effects caused by adjacent houses being viewed in combination. In using gabled and hipped roof forms it will not be possible to exploit the maximum allowable height over the entire footprint, as would be possible for a house with a mono-pitched roof constructed on a uniform slope, or a flat roofed house constructed on an existing terrace.
15. Construction or relocation of any new building or accessory building in Isthmus C1
- a. The scale, form, mass, proportion and colour of the building shall be compatible with the original architectural style predominant in the street, and shall not ignore, compete with, or dominate that character.
  - b. Buildings shall contribute to the special character and coherence of the streetscape to the same or similar extent as the existing building to be removed from the site
  - c. Parts of a building which are highly visible to the street shall maintain a window to wall ratio visible from the street that is similar to that predominant on the surviving original character buildings in the street.
  - d. Buildings shall be located on a site so that the siting of the new building reflects the original subdivision and development patterns existing in the street, particularly in situations where development is occurring on an amalgamated site. This ensures the visual pattern of the area (in terms of the size, spacing and rhythm of street-front buildings) is maintained.
  - e. Buildings shall also be located on a site so that they do not detract from the continuity of the front façade alignment of residential dwellings in the street.
  - f. Any new or relocated building shall be visually compatible with the form of the cone, and minimise adverse effects on the volcanic landscape by minimising alteration to the landform, and by appropriate placement of the building on the site, and the use of appropriate form, colour and landscaping.
  - g. Any existing traditional fencing along the front boundary shall be preserved or reinstated at the completion of development.
  - h. Buildings shall preserve the sense of original visual frontage access and interactivity between houses and the street, and shall not present windowless or near-windowless facades to the street.
  - i. Buildings shall maintain the predominance of pitched roof forms in the vicinity of the site.
  - j. Buildings and site-works shall avoid physical effects on the natural volcanic land-form, including cumulative effects.
  - k. Garages and carports shall not obscure the visibility of the existing dwelling from the street. Alternative locations shall be preferred, provided that these do not give rise to adverse visual effects on the volcanic landscape.