

# Inner suburbs Character areas

## Key changes proposed

Continuing to recognise the special characteristics of the broader character areas while enabling opportunities for sensitive development by:

- Re-focusing the pre-1930 character demolition controls to targeted sub-areas within the inner suburbs that are substantially intact and consistent – ie where streetscapes have dwellings of similar age, style, and building form.
- Removing the pre-1930 character demolition controls in areas that are no longer substantially intact and consistent.
- Within the proposed character sub-areas, new buildings would be limited to a maximum building height of 3 storeys (similar to current settings).
- Outside of the proposed character sub-areas, new buildings would have a maximum height of 4–6 storeys.
- There would continue to be an emphasis on streetscape character and building design through retention of a general character overlay. In this general character overlay, there would be no controls on demolition, instead new development would need to respect the local streetscape and be well designed.

See the *'Intensification Inner Suburbs'* summary sheet for more details on what intensification is proposed in the inner suburbs.

### What are pre-1930 character areas?

The Inner Suburbs (Mt Victoria, Thorndon, Aro Valley, Holloway Road/The Terrace, Mt Cook, Newtown and Berhampore) are known for their distinct character which has been recognised in the current District Plan as 'Pre-1930 Character'.

This character is a result of a combination of things such as topography, site sizes, architectural styles, building ages, and the scale of buildings.

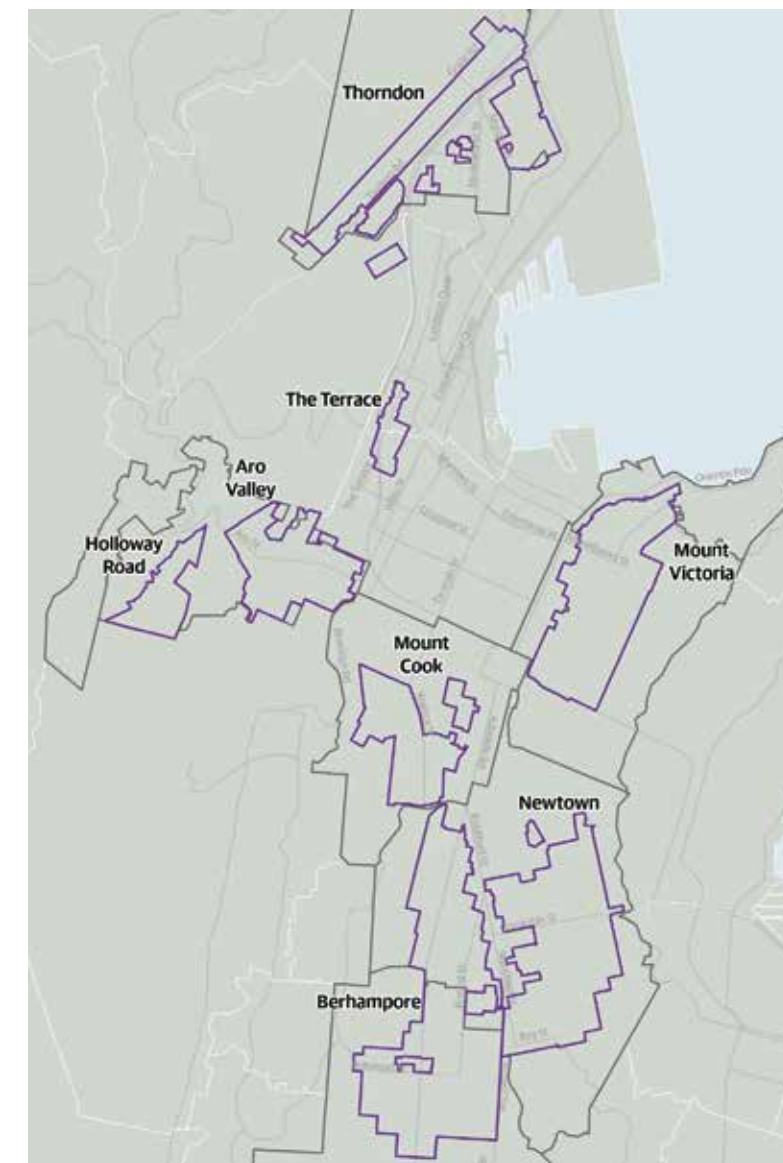
### What are the pre-1930 character demolition controls?

In the pre-1930 character areas, there are concentrations of buildings constructed prior to 1930.

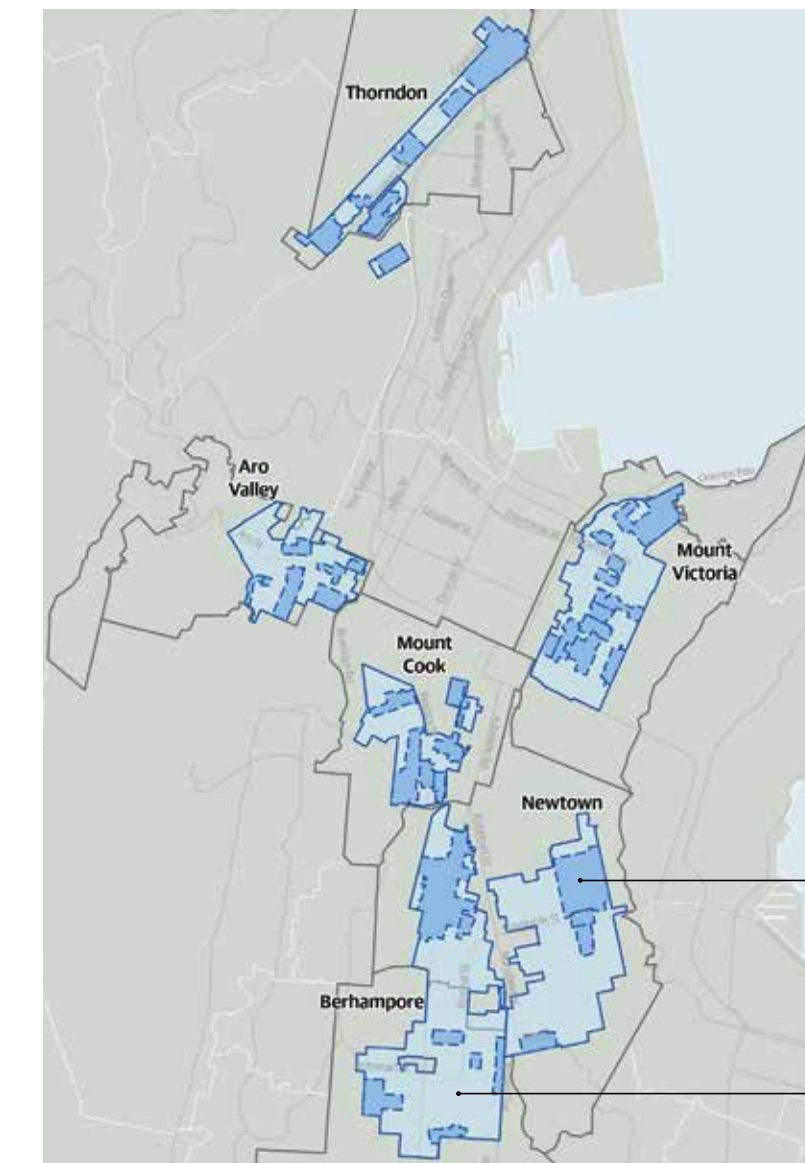
Rules in the District Plan currently control the demolition and alteration of these buildings in order to maintain this distinctive character.

Therefore currently redevelopment of these sites is generally discouraged.

## Current character areas



## Proposed character areas + sub-areas



**Current character areas**

- Current pre-1930 character areas
- Suburb boundaries

**Proposed character areas + sub-areas**

- Proposed character sub-areas
- Proposed new character areas
- Current pre-1930 character areas
- Suburb boundaries

**Proposed character sub-areas** where resource consent would still be required to demolish a pre-1930 dwelling.

**Proposed character overlay (ie proposed new character areas)** where a resource consent would not be required to demolish a pre-1930 dwelling, but any new development would need to consider the local character.