

The Proposed Auckland Unitary Plan (notified 30 September 2013)

3.2 Special Character Residential Helensville

1. Activity table

The following table specifies the activity status of activities in the Special Character residential Helensville overlay. Refer to [Appendix 10.3](#) for the Special Character statement and clause 6 below containing Map 1 identifying character-defining and character-supporting buildings.

Activity	Activity status
Development	
Restoration, repair and internal alterations to buildings	P
Total or substantial demolition (more than 30 per cent by volume) of a character-defining or character-supporting building identified in map 1	RD
Construction of new buildings and accessory buildings	RD
External alterations and additions to buildings	RD

2. Notification

1. An application for the total or substantial demolition of a character-defining or character-supporting building will be subject to the normal test for notification under the relevant sections of the RMA.

3. Development controls

3.1 Yards

Table 1:

Yard	Dimension
Front	Buildings must not locate between the road boundary and the average existing setback of dwellings on adjacent sites, being the two sites either side of the site

4. Assessment - Restricted discretionary activities

4.1 Matters of discretion

The council will restrict its discretion to the matters listed below for the relevant activity

1. total or substantial demolition of a building identified as character-supporting or character-defining
2. external alterations and additions to buildings
3. construction of buildings and accessory buildings.

4.2 Assessment criteria

All demolitions, alterations and additions to existing buildings and new buildings in the Special Character residential Helensville overlay area will be assessed having regard to the relevant Special character statement for the overlay area.

1. Total or substantial demolition - character-defining or character-supporting buildings
 - a. Total or substantial demolition or removal and consequent replacement of any character-defining or character-supporting building should not significantly affect or diminish the special character values of Helensville .
 - b. The intrinsic character and value of the building and its contribution to streetscape character.
 - c. The heritage value of the building by reference to its architectural style, whether as an exemplar of the type or as being representative of type.

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- d. The integrity of the building in its current state, having regard to its architectural form and style and the authenticity of its component parts.
 - e. Its relationship to other adjacent buildings, 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.
 - f. Its contribution to streetscape character by reference to surrounds within the site, to the public street, and to relationships to open space shared with adjacent buildings.
 - g. 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 2004.
 - h. In the event that there is a proposed replacement building, its design, quality, purpose and amenities and the contribution that such building might make to the qualities of streetscape character.
2. External alterations and additions - character-defining and character-supporting buildings
- a. When considering an application, the council will have regard to the following criteria:
 - i. changes to the road façade of the building should be sympathetic to the existing building, and any other character-defining or character-supporting buildings, and the surrounding architectural styles
 - ii. the form, mass, proportion and materials of any addition or alteration should be compatible architectural style of the existing building
 - iii. materials and the use of materials should be in sympathy with the traditional character and material of the building.
 - b. The building's context should be considered in terms of any adverse effects on the shared character with other character-defining and character-supporting buildings.
 - c. Additions or alterations to the street elevation of the building should be avoided unless they maintain an appearance generally similar to the original.
 - d. Any external addition or alteration is of a design and uses materials similar or in sympathy to those originally used.
 - e. Alterations and additions should be in keeping with the architectural form, proportions and style of the existing building(s) on the site.
 - f. Consideration should be given to retaining as much of the existing building façade as practicable by refurbishing, restoring and adapting parts of the existing building rather than replacing them.
 - g. The colour scheme should be compatible with the age and detailing of the building.
 - h. The location and design of attachments, such as aerials and air conditioning units, are sympathetic to the existing building through the use of appropriate colour, design, form and location on the building.
3. New buildings and alteration and additions to buildings neither character-defining or character-supporting
- a. The building, including alterations or additions, should be complementary to the character of Helensville.
 - b. The scale of the building or additions should be consistent with the character of the neighbourhood.

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- c. New buildings or additions to existing buildings where they, adjoin character-defining buildings, character-supporting buildings or scheduled buildings should be sympathetic to such buildings. Developments should not attempt to replicate or imitate their architectural detailing or style but rather be complementary to it.
- d. Car parking and vehicle circulation areas should not visually dominate views of the site from the surrounding public realm.
- e. New buildings are of innovative and interesting design, and consideration is to be given to:
 - i. the criteria above to ensure that the building is sympathetic to and does not detract from Helensville's character
 - ii. buildings should be distinctive in their own right avoiding being plain or imitative or mocking of existing buildings that have character qualities
 - iii. buildings should be similar/consistent and complementary to the existing scale, form, and bulk of adjoining buildings, especially those that have character qualities
 - iv. new buildings should add to the character of the town.

5. Assessment - Development control infringements

5.1 Matters of discretion

The council will restrict its discretion to the matters listed below for the relevant development control infringement.

- 1. Yards
 - a. streetscape and special character context.

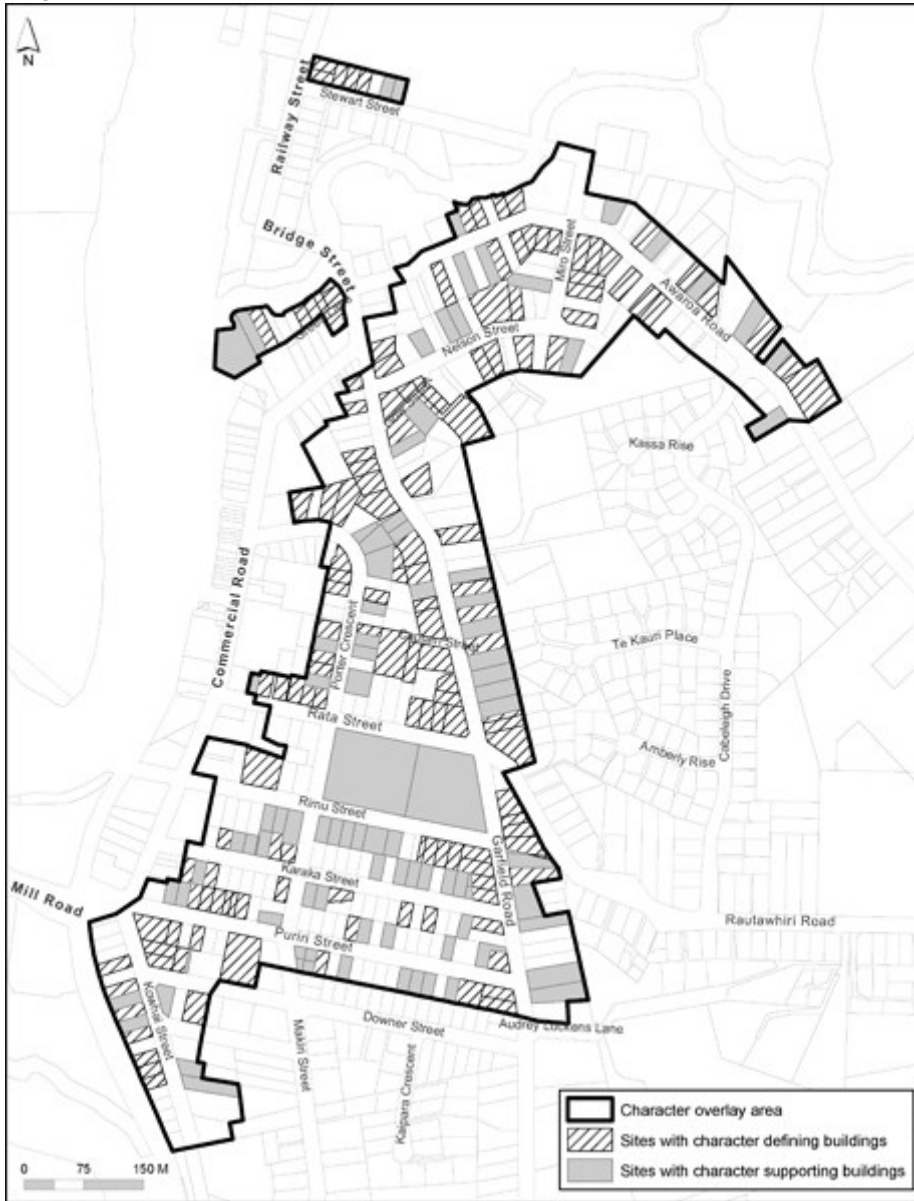
5.2 Assessment Criteria

- 1. Yards
 - a. The scale and form of fences and walls should reflect the legacy form of development along the street, and should not detract from the openness and character of the principal building or the area.

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6. Special Character area maps

Map 1



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