

APPENDIX 3

This table shows which developments require resource consent¹ under the pre-1930s rules in Plan Change 72, and what additional resource consents are proposed for the “Thorndon Conservation Area”. The additional resource consents being considered are shown as shaded in light grey.

Note: significant alterations and additions may require resource consents under other rules (for example site coverage, height, building recession planes)

Developments to Existing Houses

Activity	Thorndon Pre-1930s Area	Thorndon Urban Conservation Area (as proposed)	
	Pre-1930s Houses only	Pre 1930s Houses	Other Houses
Internal alterations	No	No	No
Repair and maintenance – eg paint, replace rotten weatherboards, re-pile.	No	No	No
Re-clad with different material	Primary elevation # - Yes * No on other elevations	Primary elevation - Yes * No on other elevations	No
Re-roof with similar materials	No	No	No
Re-roof with different material	Primary elevation - Yes * No on other elevations	Primary elevation - Yes * No on other elevations	No
Replace windows with new materials	Primary elevation - Yes * No on other elevations	Primary elevation - Yes * No on other elevations	No
New windows	Primary elevation - Yes No on other elevations	Primary elevation - Yes No on other elevations	No
Remove or alter chimney	Primary elevation (unlikely) - Yes No on other elevations	Primary elevation (unlikely) - Yes No on other elevations	No
Skylight in roof	No	No	No
Solar panel on roof	No	No	No
Small satellite dish	No	No	No

The “primary elevation” is the part of the house facing the street (unless otherwise identified in the Plan).

* Where activities do not require a building consent, a resource consent may not be triggered.

¹ The status of the resource consents required is restricted discretionary.

APPENDIX 3

Activity	Thorndon Pre-1930s Area	Thorndon Urban Conservation Area (as proposed)	
	Pre-1930s Houses only	Pre 1930s Houses	Other Houses
New deck	No at entry / ground level Balcony deck on primary elevation - Yes	No at entry / ground level Balcony deck on primary elevation - Yes	No
New Fireplace with Chimney	No	No	No
Install rainwater tanks	No	No	No
Extension to house at same level	If scale of addition renders primary form illegible – Yes	If scale of addition renders primary form illegible – Yes	No
Additional storey to house	If scale of addition renders primary form illegible – Yes	If scale of addition renders primary form illegible – Yes	No
Lift house and add storey underneath	Yes	Yes	No
Convert part of house to garage	Primary elevation - Yes	Primary elevation - Yes	No
Convert front yard to car parking	No – but limited to 3.7m crossing	No; provide non-regulatory advice	No; provide non-regulatory advice
New garage or carport over 10m ² in front yard	No – but limited to 3m in height and 4m wide and 3.7m crossing	Yes	Yes
New sleep out / shed over 10m ² in front yard	No	Yes	Yes
New front boundary fence	No – but must be less than 2m high	No – but must be less than 2m high	No – but must be less than 2m high
Landscaping	No	No	No
Demolition of accessory building	No	No	No
Full or partial demolition of house	Yes – pre 1930s only	Yes – pre 1930s only	No

New Houses

In the Inner Residential Area, two or more houses on a lot are considered “multi-unit” development, and require resource consent for a restricted discretionary activity.

Activity	Thorndon Pre-1930s Area	Thorndon Urban Conservation Area (as proposed)
New house (single house on lot)	No (subject to other rules), although design is considered as part of demolition consent for pre-1930s building	Yes

APPENDIX 4

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Main Options for Managing Change in the Thorndon Residential Area ²

	Option 1	Option 2	Option 3 (recommended)
Content	<ul style="list-style-type: none"> • Place-based plan • Advice leaflets and workshops • Streamlined consent process • Design guide outside the District Plan 	<ul style="list-style-type: none"> • Place-based plan • Advice leaflets and workshops • Streamlined consent process • New design guide included in the District Plan 	<ul style="list-style-type: none"> • Place-based plan • Advice leaflets and workshops • Streamlined consent process • New design guide included in the District Plan • Additional regulations to manage effects of garages, carports, and new houses
Advantages	<p>Least cost to community – no additional consents required</p> <p>Least cost to Council – no plan change costs</p>	<p>Design guide provides more detailed guidance for consents which are already required</p> <p>Least cost to community – no additional consents required</p>	<p>Manages some potentially significant adverse effects on character and streetscape</p> <p>Design guide provides more detailed guidance for consents which are required</p>
Disadvantages	<p>Doesn't manage some potentially significant adverse effects on character and streetscape</p>	<p>Doesn't manage some potentially significant adverse effects on character and streetscape</p> <p>Medium cost to Council – costs associated with small plan change</p>	<p>Highest cost to community – additional consents required</p> <p>Highest cost to Council – costs associated with major plan change</p>

² Excludes Thorndon Character Area