

SCHEDULE 10: Medium Density Residential Development Design Guide

MEDIUM DENSITY RESIDENTIAL DEVELOPMENT DESIGN GUIDE

SCHEDULE 10: Medium Density Residential Development Design Guide

This page has been intentionally left blank.

HOROWHENUA

DISTRICT PLAN

Medium Density Residential
Development

DESIGN GUIDE





DATE: 27 AUGUST 2012

VERSION: 11

Contents

1	Introduction	4
2	Purpose	5
2.1	Aims of the Design Guide	5
2.2	Application and Implementation	6
2.3	Design Guide Structure	7
2.4	Pre-Application Process	8
3	Housing Types and Local Character	9
3.1	Types of Medium Density Development and Housing	10
3.2	Local Character	12
4	Guidelines	18
4.1	Lot Design and Site Layout	18
4.2	On-Site Amenity	21
4.3	External Amenity	23
4.4	Design and Appearance	25
4.5	Access, Carparking, Manoeuvring and Infrastructure	26

1. Introduction

Within Horowhenua's urban areas there is pressure for smaller residential units on smaller residential lots. This pressure is due to two primary factors: an aging population and second homes (particularly within the beach settlements). Traditionally in the Horowhenua, detached houses on relatively large sections have made up the bulk of the residential stock. However, this model of housing alone no longer provides the range of housing choice required to meet the needs of our community.

Provision has been made in the District Plan, for more intensive types of housing to meet the needs of the community. Higher than normal densities need careful management and the approach of the Council is to provide this through the District Plan and this Guide.

2. Purpose

The purpose of the Horowhenua Medium Density Residential Design Guide is to facilitate new residential development that is of a high quality and well functioning that responds to its neighbours and local environment, as well as meeting the needs of people who live in and around them.

The Guide explains the characteristics of medium density residential development that will be acceptable to the Council and the Horowhenua community. It is an aid to interpreting the provisions (objectives, policies, rules and assessment matters) of the Horowhenua District Plan. Many of the principles outlined in the guide form the basis for new assessment criteria and the guidance provided describes ways these criteria can be met. By setting out principles and guidance for achieving better design, the guide defines the level of quality of the built environment expected by all and an improved decision-making process.

2.1 Aims of the Guide

The aims of the Design Guide are:

- i. To ensure dwellings and open space are designed and located on the site as an integrated and comprehensive whole.
- ii. To ensure that medium density development complements the existing character of development in the neighbourhood.
- iii. To ensure new development contributes to amenity and safety within the site, for neighbouring properties and the surrounding area (including the street).
- iv. To ensure visual and acoustic privacy for the residents and neighbours is provided through well considered siting and design of buildings and outdoor space.
- v. To maintain reasonable standards of privacy and daylight for residents and neighbours.
- vi. To provide safe, convenient and attractive pedestrian and vehicle access to the houses.
- vii. To encourage the design of new housing to respond to known and typical user needs.
- viii. To encourage good-quality, cost-effective design.

2.2 Application and Implementation

This Design Guide applies to the Medium Density Overlay Areas in Levin, Foxton Beach and Waitarere Beach identified on the Planning Maps. The Medium Density Overlay Areas are located in the heart of each settlement close to the town centre and key commercial and recreational areas and facilities.

Under the District Plan rules, all medium density developments within these Overlay Areas require resource consent, where they will be assessed against the guidelines contained within this document. The Design Guide is to be applied in conjunction with the rules and standards in the District Plan.

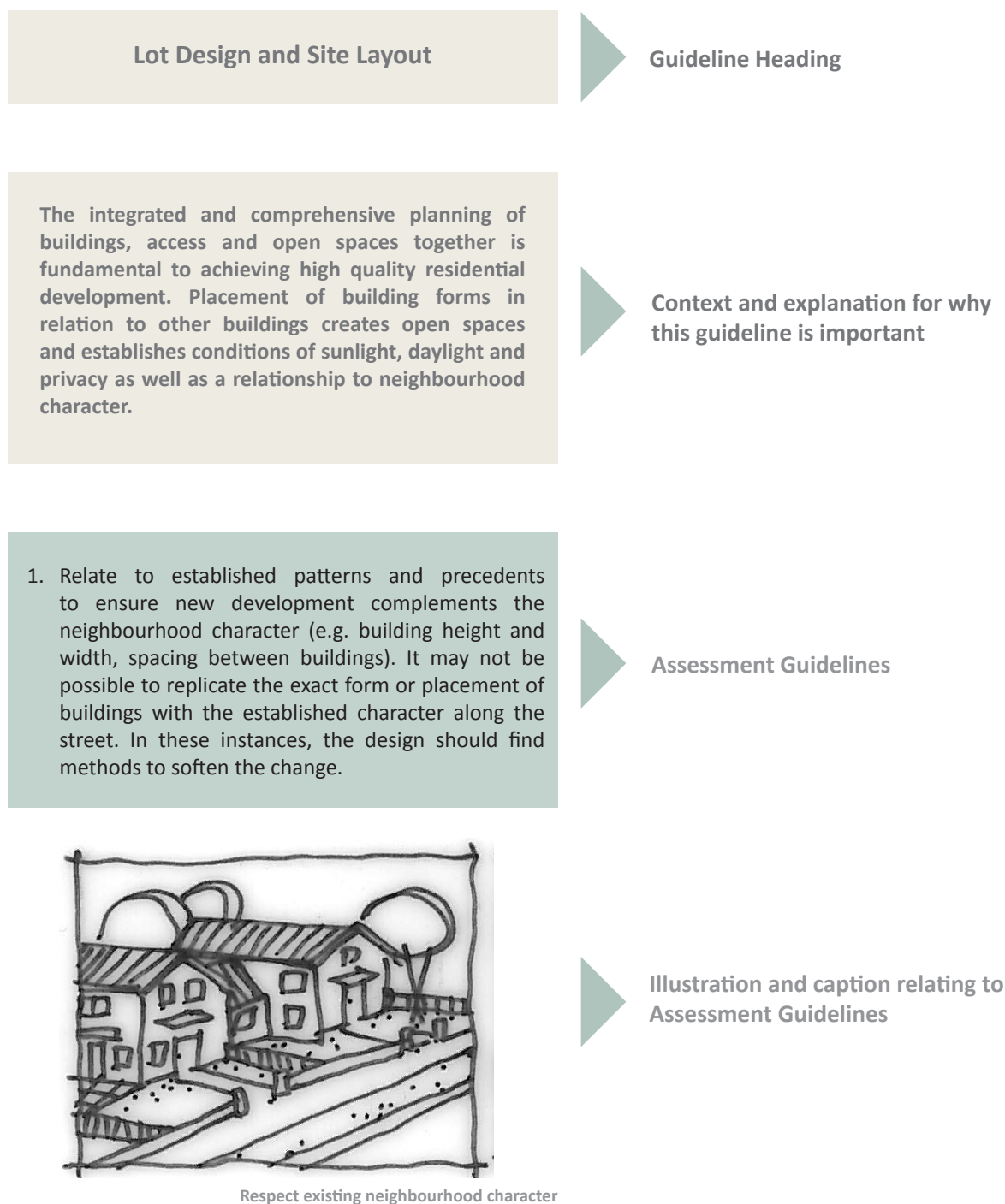
The Design Guide is to be used to:

- A** Assist property developers, designers, architects, planners and builders to plan, design and build high quality medium density residential developments; and
- B** Assist Horowhenua District Council staff to evaluate new development proposals for medium density residential development as part of the resource consent process.

The Guide offers a step-by-step approach to providing a higher standard of amenity from context and site layout through to design and appearance of buildings and overall visual character. The Guide offers some flexibility to allow innovation and good design solutions that meet the objectives of this document. Development proposals that are not consistent with the Design Guide can be a basis for the Council to decline resource consent approval.

2.3 Design Guide Structure

Each section of the design guide is generally structured into 4 parts (for example):

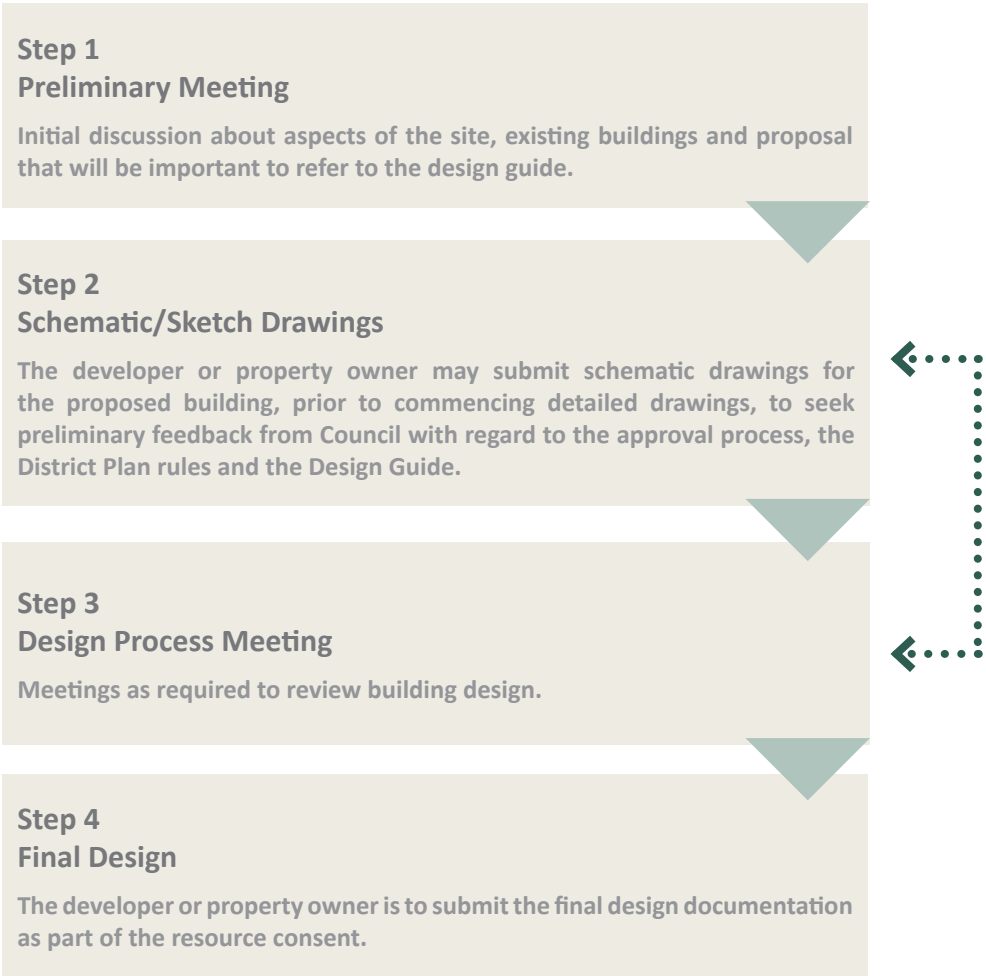


2.4 Pre-Application Process

The Horowhenua District Council encourages landowners, developers and their architects, engineers and other advisers to work collaboratively throughout the development planning process and to seek early discussions with Council prior to undertaking detailed design for any development.

This process will enable concepts to be discussed prior to commencing detailed design to enable early feedback from Council and the most appropriate outcome for all parties to be reached.

A diagram of the desired process is described below. The need for all these steps will depend on the development scale. This process is optional but is intended to assist in providing for an efficient design and consenting process.



3. Housing Types and Local Character

3.1 Types of Medium Density Development and Housing

More intensive forms of housing may be achieved in two ways – either through medium density residential developments or conventional infill subdivisions.

Medium Density Residential Development

The District Plan provides for medium density residential development in specific areas within Levin, Foxton Beach and Waitare Beach. Medium density development is where three or more residential dwelling units (semi-detached or stand-alone) are designed to achieve a maximum density of 225m² per residential unit, in a way that results in quality on-site amenity and respects the character of the local area and streetscape.

To achieve an integrated design for medium density developments, the District Plan requires application of both land use consent and subdivision consent at the same time. This allows the site layout and the subdivision mechanisms to be assessed together, so there is an understanding of how each unit will operate, particularly in terms of access, rights of way and the provision and maintenance of any common areas.

To provide for medium density developments, the District Plan uses rules and standards, as well as the Medium Density Guidelines to shape and assess proposed developments. The Residential Zone provides medium density development as a Restricted Discretionary Activity, subject to compliance with standards such as density, building bulk and location provisions, private outdoor space, utility space, carparking and access. These standards represent the basic form for medium density development. Good design is not achieved by solely complying with the standards. The Guidelines set out the necessary elements to be considered in the design of medium density development, so that the overall site layout results in an optimal development.

An optimal development is one that achieves a high level of on-site amenity for future and subsequent occupants. An optimal development must also ensure that adverse effects on the character of the street and locality, on privacy and visual amenity of neighbouring properties are minimised through the good design and appropriate use of mitigation measures.

Conventional Infill Subdivision

The District Plan allows for more intensive subdivision in Levin, Foxton, Foxton Beach and Shannon through the residential infill subdivision rules to a minimum lot size of 330m². Development on small lots is managed by traditional “bulk and location” rules, along with some additional requirements to make sure that the increased density of housing does not result in poor outcomes. These rules and standards ensure that adverse effects such as shading, overlooking and street appearance are managed appropriately. Where an infill subdivision complies with the standards, an Applicant may apply for a Controlled Activity subdivision. Where an infill subdivision design does not comply with all of the relevant standards, the consent ‘activity status’ changes to a Restricted Discretionary Activity.

For a Restricted Discretionary infill subdivision, an Applicant must demonstrate consideration of the Medium Density Design Guide, and apply the principles and guidelines to the subdivision design.

It is essential, when designing a subdivision layout, to have an awareness of the District Plan rules and the way in which houses can be accommodated on small lots so that a high quality living environment is achieved. These Guidelines provide guidance on working within the rules and lot configuration and layout.

Housing Typologies

The following housing typologies are considered appropriate in the context of the Horowhenua's Medium Density Overlay Areas:

- Detached (stand-alone)
- Semi-detached (or duplex)



Detached coastal dwelling on compact site



Semi-detached two-storey dwellings attached by garages



Row of terraced houses joined on both sides

A single detached dwelling is a stand-alone house sited on an individual lot with yards on all four sides. The building can be from 1 - 2 storeys high and can incorporate garages within the building footprint or separated from the main dwelling. In the medium density context, detached dwellings are smaller than in your typical suburban context.

Semi-detached dwellings (or 'duplexes') are two housing units sharing a common wall. The houses can be from 1 - 2 storeys high, with or without enclosed garages, and with space on three sides of the dwelling. Sometimes the single-storey garages are the only part of the dwellings attached, with the habitable parts of the dwellings and any upper floors setback from side boundaries to allow light and privacy into upper floor rooms and living areas. The houses often are mirror images of the other house in the pair.

Terraced housing is often designed as a row, groups or clusters of 2 - 3 storey residential units. This intensive form of housing would represent a distinctive change to the character and amenity of the coastal settlements of Foxton Beach and Waitarere Beach. Therefore, this larger form of medium density is not considered appropriate for these areas. The Medium Density Areas within Levin have a greater level of urban intensity compared to the coastal settlements where terraced housing could be accommodated provided it is carefully designed to integrate into this established urban area. To achieve a complementary and integrated development in Levin, a greater area of land (typically achieved by amalgamating existing titles of land) is required so that the density and form of buildings can transition, within the site where the level of development would be compatible and generally in keeping with its surroundings.

3.2 Local Character

This section identifies the important characteristics of residential development within the Medium Density Overlay Areas in each settlement. These characteristics should be complemented in the design of medium density residential developments.

3.2.1 Levin

The Medium Density Overlay Area in Levin is located in two discrete areas around the periphery of the town centre, providing easy access for residents to local services and facilities. Local reserves and open space is also readily accessible, with the Levin Domain, Village Green and Aquatic Centre on the western side, and the Levin Public Gardens on the eastern side. The topography is flat. There are views towards the Tararua Ranges along the east-west aligned streets. The overall character is suburban, with relatively wide sealed streets with kerb and channel, concrete footpaths on both sides of the road, small street trees and narrow mown grass verges. Properties are connected to reticulated water and wastewater services, with on-site stormwater disposal.

There is a mix of lot sizes/densities in the area ranging from 300m² up to 1,200m², with an average of approximately 700m². Lot shapes are predominantly rectangular mirroring the street pattern, with relatively uniform lot width and street frontage widths. The predominant housing typology is single detached dwellings, with a number of semi-detached (townhouses) recently establishing. There is a range of age in housing, from a few early 1900s dwellings (villas), through to new typically 'brick and tile' infill houses.



Medium Density Overlay Areas, Levin



The predominant housing typology is single detached dwelling represented in a range of styles (early 1900s through to recent brick and tile)



Uniform street frontage with a consistent setback along the street and low front fences

The street frontages are relatively uniform, with a strong pattern of consistent building setbacks (4-5 metres) along all streets. Low fences along the front boundary are a common feature, with private well maintained front gardens a frequent element adding significantly to the visual quality of the streetscape. Tall trees and other large vegetation are limited and typically located on the larger and older properties.



On-site vehicles parking, access and internal garaging attached to the dwelling

Single storey dwellings dominate, with only a few two storey dwellings. There is fairly regular separation distance (3-4 metres) between dwellings on adjoining properties, with a few semi-detached dwellings (typically garages attached). The proportion of building coverage is mixed, with older and larger properties having a relatively low building coverage, compared to more recent infill development with higher building coverage (around 35%). The majority of properties have on-site vehicle access and parking, with more recent development incorporating garaging attached to the dwelling.



Fences and screens used to provide privacy between properties

Most properties have private outdoor living and utility areas, which vary in their size, quality and appearance. Fencing and screens are commonly used to provide privacy between private outdoor living areas.

3.2.2 Foxton Beach

The Medium Density Overlay Area in Foxton Beach is located at the western end of the settlement in the vicinity of Holben Reserve and within close proximity to the beach. The location of the Medium Density Overlay Area supports the new commercial area in Signal Street. The topography is relatively flat, but there is more elevated land in parts of the Overlay Area. There are views towards Holben Reserve and the southern edge of the Manawatu River Estuary. The overall character is coastal suburban, with relatively wide road reserves with narrow sealed streets with no kerb and channel, no concrete footpaths, and wide mown grass verges. Properties are connected to reticulated water and wastewater services, with on-site stormwater disposal.

There is a mix of lot sizes/densities in the area ranging from 400m² up to 1,200m², with an average of approximately 700m². Lot shapes are predominantly rectangular, with relatively uniform lot width and street frontage widths. However, some properties have angular boundary alignments creating irregular shaped lots. The predominant housing typology is single detached dwellings which range in age, from the 1930s-1960s, with a few more recent houses. The older dwellings have a 'bach' coastal character, while more recent dwellings are a mix of 'brick and tile' and more contemporary designs.



Medium Density Overlay Areas, Foxton Beach



Aerial view of Holben Reserve and surrounding streets, Foxton Beach



Bond Street, Foxton Beach



Signal Street, Foxton Beach

The street frontages are mixed, with some dwellings and standalone accessory buildings (garages) located close to the front boundary (4-5 metres), while on other properties buildings are well setback from the street with large open front yards. There is also a mix of front boundary treatments, ranging from no structure or planting, low formal/informal fences, through to low and tall hedges. There is a variety of vegetation, including areas of shrubs and taller trees, all of a hardy coastal nature.



Typical bach character, Marine Parade, Foxton Beach

A mix of single storey split-level and two storey dwellings are prevalent in Foxton Beach. There is fairly regular separation distance (3-4 metres) between dwellings on adjoining properties. The proportion of building coverage is mixed, with older and larger properties having a relatively low building coverage, compared to more recent dwellings that have a higher building coverage (around 35%). The majority of properties have on-site vehicle access and parking, with more recent development incorporating garaging attached to the dwelling.



Single and two-storey houses in Nelson Street, Foxton Beach

Most properties have private outdoor living and servicing areas, which vary in their size, quality and appearance. Fencing and screens are commonly used to provide privacy between private outdoor living areas.

3.2.3 Waitarere Beach

The Medium Density Overlay Area in Waitarere Beach is located in the centre of the settlement in street blocks on either side of Waitarere Beach Road. This location is in close proximity to the beach and commercial area in Waitarere Beach Road. The Medium Density Overlay Area does not apply to the western side of Rua Avenue to avoid more intensive development immediately adjacent to the coastal edge due to natural character, natural hazard and access reasons. The topography is relatively flat, with some more elevated land and low spots in parts of the Overlay Area. The overall character is coastal suburban, with relatively wide road reserves with narrow sealed streets with some streets having no kerb and channel, no concrete footpaths, and wide mown grass verges, while other streets include some kerb and channel and concrete footpaths. Properties are connected to reticulated wastewater system, with on-site water collection/supply and on-site stormwater disposal.

There is a uniform lot size/density in the area of 800m², with lot shapes predominantly rectangular reflecting the street pattern. Given the uniform lot size and width, street frontage widths are also uniform. The predominant housing typology is single detached dwellings which range in age, from the 1950s-1960s, with a few more recent houses. The older dwellings have a 'back' coastal character, while more recent dwellings are a mix of 'brick and tile' and more contemporary designs.



Medium Density Overlay Areas, Waitarere Beach



Aerial view showing uniform street pattern of Waitarere Beach



Park Ave, Waiterere Beach

The street frontages are mixed, with some dwellings and stand-alone accessory buildings (garages) located close to the front boundary (4-5 metres), while on other properties buildings are well setback from the street with large open front yards. There is also a mix of front boundary treatments, ranging from no structure or planting, low formal/informal fences, through to low and tall hedges. There is a variety of vegetation, including areas of shrubs and taller trees, all of a hardy coastal nature.



Park Ave, Waiterere Beach

Single storey dwellings dominate, with only a few two storey dwellings. There is fairly regular separation distance (3-4 metres) between dwellings on adjoining properties. The proportion of building coverage is mixed, with older and larger properties having a relatively low building coverage, compared to more recent dwellings that have a higher building coverage (around 35%). The majority of properties have on-site vehicle access and parking, with more recent development incorporating garaging attached to the dwelling.



Rua Street, Waiterere Beach

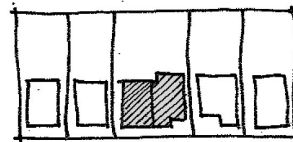
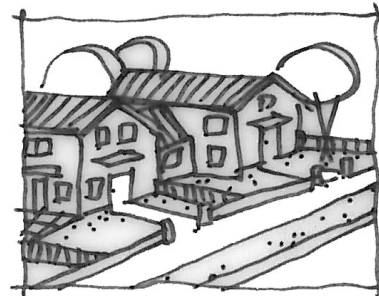
Most properties have private outdoor living and servicing areas, which vary in their size, quality and appearance. Fencing and screens are commonly used to provide privacy between private outdoor living areas.

4. Guidelines

4.1 Lot Design and Site Layout

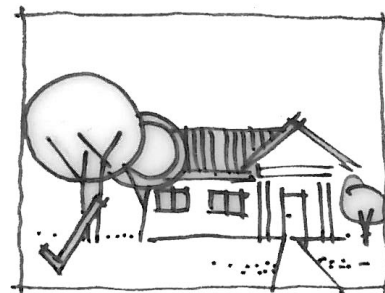
The integrated planning of buildings, access and open spaces together is fundamental to achieving high quality residential outcomes. Placement of building forms in relation to other buildings creates open spaces and establishes conditions of sunlight, daylight and privacy as well as a relationship to neighbourhood character. Good site planning recognises a concern for occupation, considering how a place is used by its occupants as well as its relationship to neighbouring houses, the character of street and the wider urban area.

1. Relate to established patterns and precedents to ensure new development complements the neighbourhood character (e.g. building height and width, spacing between buildings). It may not be possible to replicate the exact form or placement of buildings with the established character along the street. In these instances, the design should find methods to soften the change. See Section 4.4 for more guidance.



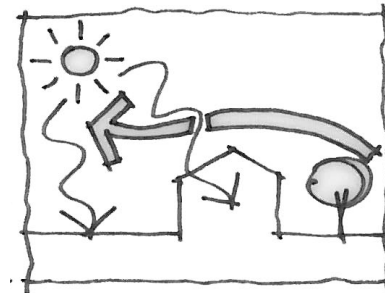
Respect existing neighbourhood character

2. Retain significant existing trees, vegetation and other historic features where practicable and where these can be usefully integrated into the residential development, particularly where they are recognised by the local community as having significance beyond the site.

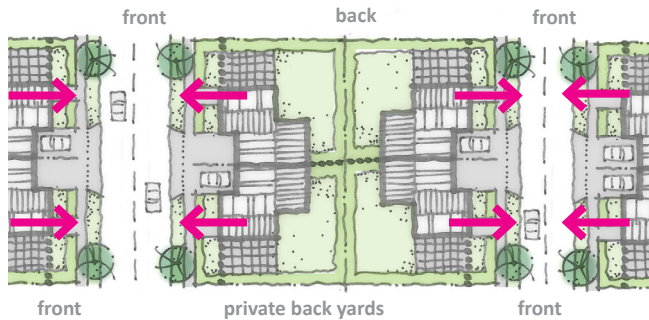


Retain significant existing features

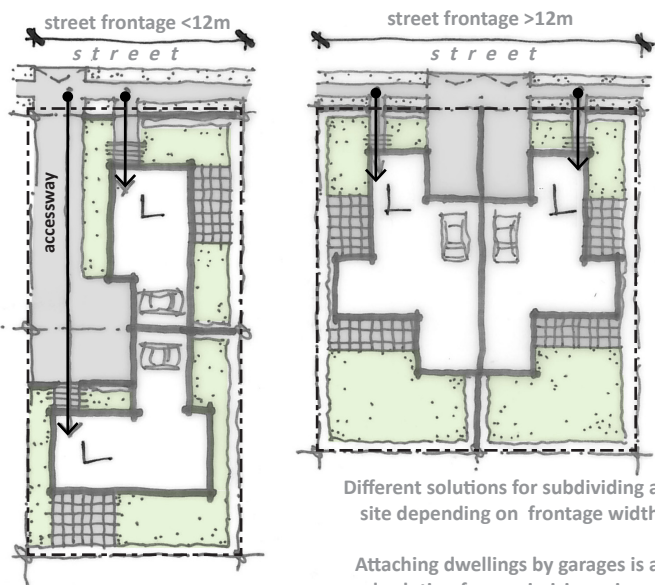
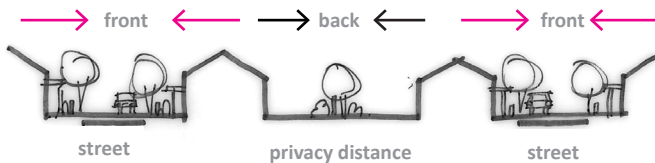
3. Respond to predominant environmental conditions such as sunlight and winds to provide sunlight to main living areas and both sunlight and shelter to private open space. See Section 4.2 for more guidance.



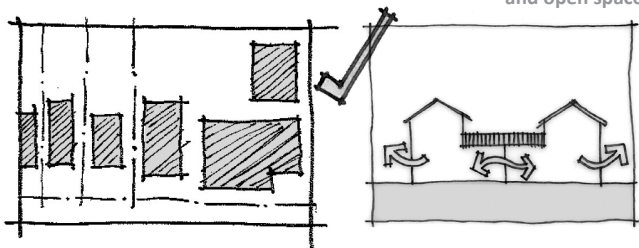
Respond to environmental conditions



Above and below: Clear fronts and backs support strong street frontages and retains private open space for dwellings



Attaching dwellings by garages is a good solution for maximising privacy and open space



Transitional forms and placement to assist with integration

Common walls reduce heat loss

4. Configure dwelling units so that the front of dwellings is oriented to the street where possible, and backs of buildings face backs of adjoining and neighbouring buildings. Dwellings should also face onto all public spaces (i.e. streets, reserves and walkways).
5. Where the parent lot has a street frontage of greater than 12m width, this lot may be divided into two narrower lots of 6m each or greater to retain a strong street frontage, with two dwelling units side-by-side in duplex form. Attaching dwellings conserves heat and provides more usable private open space for each unit.
6. Where the parent lot has a street frontage of less than 12m width, but a long depth, then a small accessway may be appropriate along one side. In this situation, the front dwelling should front the street, but it is acceptable for rear dwellings to face the side boundaries.
7. Dwellings can be attached together by their garages— detached, or they can be attached in pairs— semi-detached. There should be no more than semi-detached dwellings (i.e. rows of attached dwellings are to be avoided).
8. Terrace housing has the potential to be developed in the Levin medium density area. However this larger type of medium density housing requires a greater area of land to enable a transition of building size within the site, and to reflect the established residential character and amenity of the surrounding area.

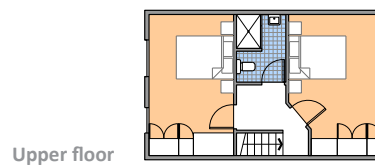
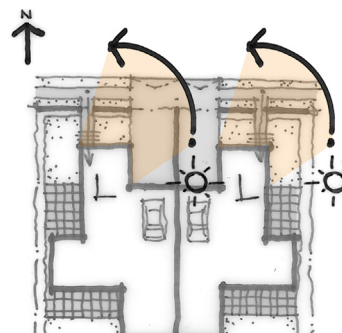
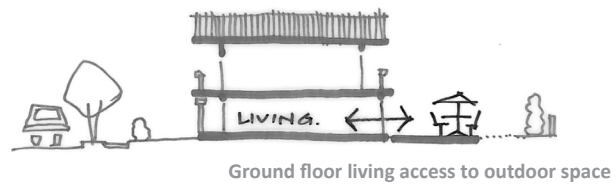
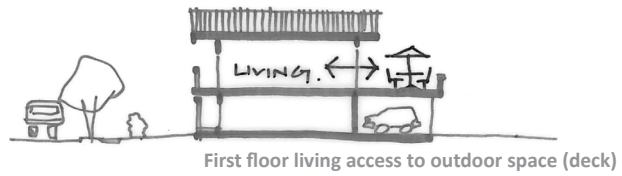
9. Integrate the location and design of buildings and open spaces, with dwellings sited and massed to both provide good quality interior space and with direct access to private open space. Private open space can include ground level gardens and paved courtyards as well as upper level balconies accessed from principal living areas.

10. Position all dwellings to receive midwinter sun in at least one main living room for at least 4 hours at mid-winter (e.g. living areas will generally be located on the north side of dwellings).

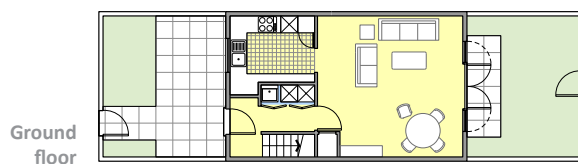
11. Locate and model building form to avoid unnecessary or unreasonable shading or loss of privacy of private outdoor living spaces or windows to main rooms in adjacent dwellings within the development and to residential buildings on adjacent sites.

12. Design elevations on or near common boundaries so that amenity is maintained even if future development on neighbouring sites is maximised at the shared boundary.

13. Design the interior of the units (approximately 100m²) so that they are economical and creative with space. A reduced size suburban-style dwelling may not necessarily translate into a residential dwelling suitable for more intensive living.



Example of an interior layout for a medium density dwelling that is creative with space and liveable



4.2 On-Site Amenity

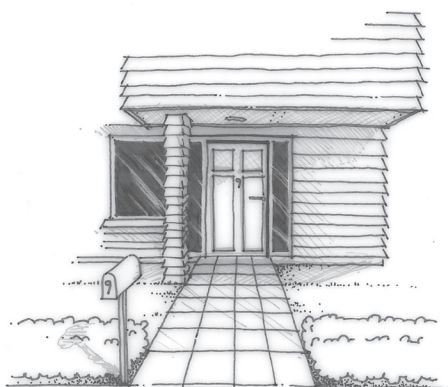
Because medium density housing means a smaller site area, high standards of on-site amenity, visual and acoustic privacy and functionality is especially important for quality of life for residents.

On-site amenity, particularly in higher density settings, can be enhanced by creating and protecting privacy of residents and the quality of outlook from dwellings. Visual privacy (such as overlooking) needs to be considered at the site layout stage, to ensure each dwelling and respective outdoor space is protected. At the building design stage, that visual privacy needs to be considered in the location of rooms and uses, the size and placement of windows, doors and balconies in relation to the site itself, the street and neighbouring properties. Acoustic privacy is also important along any common walls, whether elevations or roofs, and noise insulation techniques need to be considered in both layout and choice of materials.

High quality open space increases the range of activities that people can enjoy in and around their home, allows an important expression of personal identity and gives connection with the outdoors. Further, dedicated areas for rubbish collection, washing lines and other utility areas are important, but are often forgotten when designing for smaller units on compact sites. Lockable storage areas for items such as gardening tools, camping gear and sports gear are also important and do not have to be large to be of benefit to future occupants.



Separate entry for each dwelling and clearly arranged layout



Front doors clearly visible from street
Public, semi-public and private space clearly defined
side windows kept to a minimum for privacy

14. Provide a separate entry for each dwelling that is visible from the street (particularly front dwelling units) or accessible from shared areas within the development. The entry should be provided with a sheltered threshold to the dwelling, which is well lit and highly visible as the entrance to the dwelling. The entry should be able to provide for individuality and personalisation by the occupant.

15. Public, semi-public and private spaces should be clearly defined by arrangement of buildings, screening or landscaping.

16. Position windows so that the short-range view from one dwelling is not directly into the main internal living areas of any neighbouring dwellings both within the development, or on adjacent sites. To achieve optimal privacy, recessions and projections can be created along building elevations and between individual buildings. Further, building design elements such as screen panels and solid or semi-solid balustrades, can be incorporated into the design and function of outdoor space.

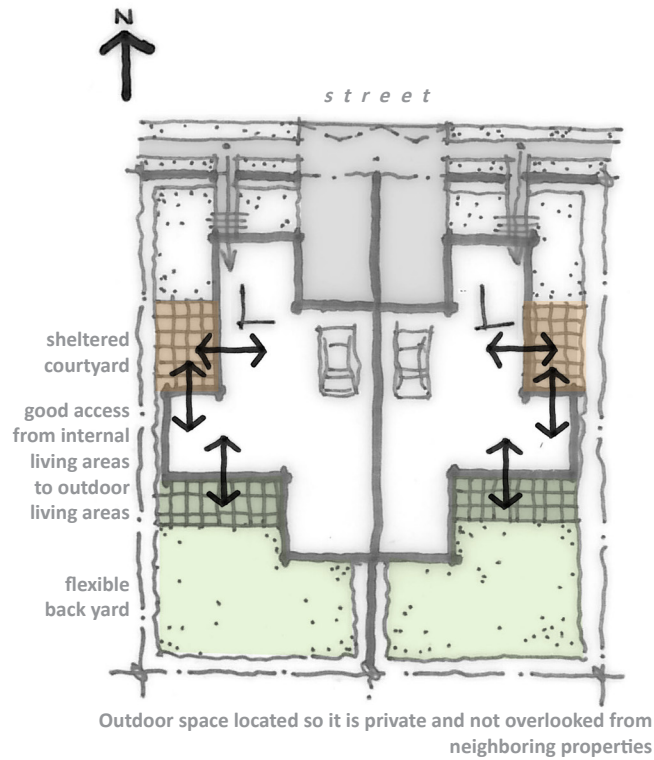
17. Provide private outdoor spaces with good access between indoor and outdoor living space, that are sheltered and private, and receive sunlight for most of the day and throughout the year. The shape of the outdoor space is important to enable future occupants to maximise the use and their enjoyment of the dedicated space. For example, long narrow strips of open space located between the unit and front, side or rear boundary cannot be optimally used.

18. Protect the private open spaces of dwellings from being directly overlooked by careful positioning and planning, distance, screening devices or landscaping. For example, the outdoor space for two units may back onto each other, but are divided by a well designed and maintained fenced/planted screen along the common boundary.

19. Provide adequate utility areas and storage facilities which are located so that they are accessible to each dwelling, avoid carpark and manoeuvring areas, and are not visually obtrusive from the street.

20. Where communal open space is provided, dwellings should overlook the space, which in turn should provide outlook for residents. The communal open space should be easily accessible for residents.

21. Position windows adjacent to public or communal areas to minimise loss of privacy from passers-by looking in, while still allowing people inside to look out.



Utility areas separate from parking & screened from street

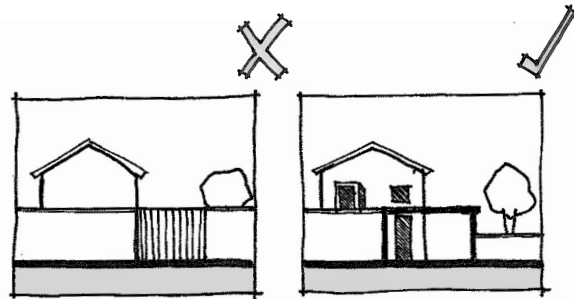
4.3 External Amenity

The liveability of the dwelling as well as its relationship to the street and wider neighbourhood is determined by its design. The introduction of higher densities to an existing residential street which is characterised by low density stand-alone dwellings requires consideration of how best to avoid, remedy or mitigate potential visual effects and changes in privacy for adjoining neighbours.

Careful placement of interior spaces along with consideration of the location, orientation and type of openings will allow new development to function well and sit well with its neighbours, maintaining privacy and complementing neighbourhood character.

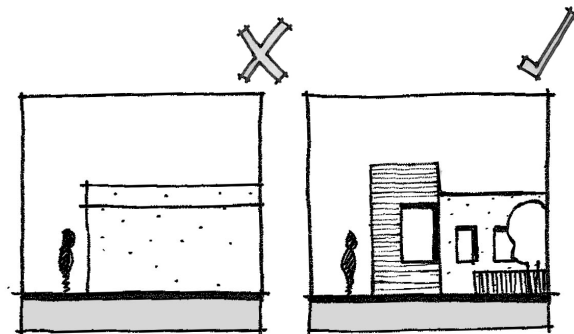
The Medium Density Overlay provides for 1 - 2 storey dwellings (detached or semi-detached). Upper storeys have the potential to create overlooking and a greater loss of privacy onto adjoining properties. Factoring in setbacks and daylight recession planes into the site layout and building design, in order to avoid adverse privacy (external amenity) effects on neighbouring properties is important. Additional building and landscape design may be necessary to minimise the impact and change experienced by neighbours.

22. Dwellings facing the street edge should be oriented to front the street, with windows of living areas facing the street providing good visual contact between the residents and the street.



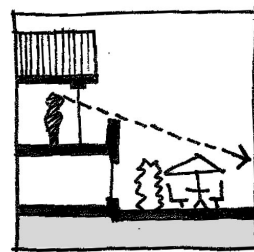
Dwellings fronting the street should have living areas facing street

23. Solid, blank walls should be avoided on external boundaries. This element is to ensure the visual impact of a new development does not adversely affect the outlook of those who adjoin the site. There are many ways in which walls can be made interesting, which has good outcomes for both the occupants and their neighbours, such as architectural detailing, a creative use of materials, and landscape treatments.



Avoid blank walls at the street edge

24. Optimise the visual privacy of existing adjacent sites in designing the new development by ensuring adequate building separation and setbacks.



Screen with balcony balustrade

25. Where front yard outdoor spaces are required (especially to take advantage of sunny aspect) use devices such as landscaped boundary, solid balustrades to obstruct sightlines from the street and to ensure private outdoor living without impeding sightlines onto the street.



Favour low fences and hedging for external boundaries, whilst maintaining privacy for inhabitants

4.4 Design and Appearance

A key consideration for any new development within the Medium Density Overlay Area is how it can best fit with the established street character, particularly in the coastal suburban areas of Foxton Beach and Waitarere Beach.

Design and appearance are determined by the combination of proportion, modulation and articulation of building form and façade. The building facade is the external face of the building and has an important role to play as part of the interface between private and public domains. The modulation and articulation of building elements and the interplay of materials, textures and colours can contribute to the definition and character of the public realm. The architectural design of the facade should contribute to the quality of public spaces whilst reflecting the use, internal design and structure of the building.

Horowhenua settlements have a dominant built character based around the detached, weatherboard or brick cladding, and iron-roofed dwellings. In Foxton Beach and Waitarere Beach, simple materials, a strong relationship with the water and 'bach' character is common.

The choice of materials used will affect the appearance of the development and how well it performs and endures over time. Robust materials that are easy to maintain will help to ensure communal spaces and areas prone to wear retain their appearance for many years.



Building design should respond to the character of the locality and incorporate materials and details that reflect local identity
image courtesy of Parsonson Architects

26. New development should respond to the character of the locality including location of buildings relative to the street, building era and style, building scale and bulk, rooflines, materials and colours and planting.

27. Building design and typologies should be varied to reflect the diverse character of the locality.

28. Incorporate features and materials that reflect the domestic scale and construction of the surrounding neighbourhood and reflect local identity.

4.5 Access, Carparking, Manoeuvring and Infrastructure

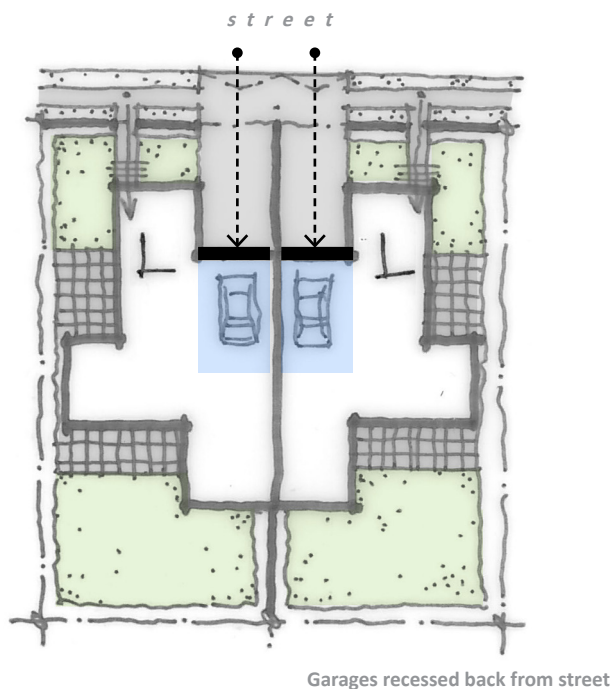
Parking requirements and vehicle access can have significant impacts on site layout, building design, landscaping and stormwater management, as well as the quality of the residential environments generally. Therefore, these aspects need to be considered early on in the design process.

Access should be designed as an integral part of the site layout, building façade and streetscape. Vehicle entries should be consolidated to retain a sense of enclosure from the street and minimise interruption to pedestrian movement along the footpath. Garages should be located and designed to minimise visual dominance of the street, and to reinforce pedestrian entries and movement. Visitor and hard surface parking should be minimised to reduce visual dominance (and amount of impermeable surfaces), where possible using public streets for overflow parking. Good surveillance from surrounding units increases security for surface parking, but needs to be mitigated with landscape and paving treatments to improve the outlook from dwellings.

Infill and redevelopment of existing areas can place greater pressure on services that are already stretched to capacity. When designing an on-site stormwater collection and disposal scheme, a high level of impervious surfaces would be assumed based on the type and intensity of development. However, new development can also provide the opportunity to generate on-site stormwater management solutions, and on-site water collection and storage.

29. Accessways and vehicle manoeuvring spaces should be designed to ensure cars enter and leave the site slowly, are attractive and landscaped as an integral part of the development. The amount of sealed surfaces should be minimised and permeable paving used where possible.

30. The layout of buildings on the site should ensure that garages and hard surface carparking are not in a line on the street frontage and within the development so there is not a dominance of vehicles and garage doors along the street edge or adjacent to shared spaces. Carports and garages that are recessed from the main frontage of the dwelling are deemed more acceptable.





Accessways and garages designed as part of the development and consistent with the dwelling



Permeable paving used where possible and stormwater managed on site



Rain water tank example for on-site collection

31. Driveways and vehicle crossings should be designed so that they are safe, durable, and match the formation standard of the road it extends from. Refer to the applicable Horowhenua District Council engineering standards.

32. The design and materials of external carports and garages should be consistent with that of the dwellings.

33. All stormwater is to be managed and disposed of on-site. Areas of impermeable surfaces should be minimised.

34. In Waitarere Beach, all water collection, storage and supply is to be managed on-site.

35. Consider recycling greywater for use in toilet flushing and site irrigation.

SCHEDULE 10: Medium Density Residential Development Design Guide

This page has been intentionally left blank.