

Residential Design Guide

Table of Contents

INTRODUCTION

- *Application*
- *Intentions*
- *Interpretation*

1 Building Form, Location and Site Planning

- *Comprehensive, integrated site planning*
- *Positive open space*
- *Sunlight and daylight to living areas*
- *Relating to neighbourhood character*
- *Car-parking, garage and driveway location*

2 Building Design

- *Complementing neighbourhood character*
- *Frontages to the street*
- *Space and amenity*
- *Privacy for internal spaces*
- *Entrances and sense of address*

3 Open Space Design

- *Private open space*
- *Privacy for open spaces*
- *Shared private open space*
- *Accessway design*
- *Planting design*
- *Site development and construction*
- *Service facilities*

INTRODUCTION

Application

This Guide provides design assessment criteria for developments subject to resource consent. In particular, it applies to a range of development scenarios outlined in the Residential Area Rules, including some small scale infill housing developments (which may or may not include subdivision) and multi-unit developments.

Besides this Guide, other documents such as the Subdivision Design Guide may also be applicable to development. Relevant District Plan rules for the underlying zoning will also apply.

Intention

To facilitate new residential development that is of good design, and responds to its neighbours and local context as well as to the needs of people who live in it.

Infill and multi-unit developments by their nature demand that people are able to live comfortably in close proximity. In the relatively high-density environment of multi-unit housing, special measures are needed to ensure that high quality development is achieved. More specifically this Design Guide aims to:

- encourage responsiveness to the character of each particular site, including consideration of the physical and visual qualities of the street and the immediate area
- ensure that new multi-unit development fits into an existing neighbourhood in a way that maintains reasonable standards of privacy and daylight for residents and neighbours
- encourage the design of new housing to respond to known and typical user needs
- encourage good-quality, cost-effective design
- **address both town-house and apartment residential building types**
- provide specific guidelines for identified residential areas:
 - Thorndon
 - Mount Victoria
 - Aro Valley
 - Mt Cook, Berhampore and Newtown

(Note the specific guidelines for identified residential areas shall be read in conjunction with the main Design Guide provisions. However, where there is any variation between the two the specific guidelines relating to the identified residential area shall prevail unless otherwise stated.)

Detailed design objectives are set out in each section.

Interpretation

Relevance

Good design is site and programme specific, and not all of the design guidelines in this design guide will necessarily apply to every site **or development type**. However, every guideline that is relevant to the project site, type and scope must be considered, and design objectives must be satisfied. Relevant guidelines can be identified by the designer and confirmed with WCC design reviewers in pre-application meetings.

Design flexibility and responsiveness to site

Sometimes, a design objective may be best achieved by means not anticipated in these guidelines. In such situations, it is justifiable to depart from a relevant guideline if it can be demonstrated that an alternative design solution better satisfies the associated design objective.

Prioritisation

Every design proposal is a response to a unique mix of requirements and circumstances. Sometimes, they are in competition. While each development should demonstrably satisfy all applicable objectives, the unique conditions of each location may mean some objectives are more important than others. Priority should be given to satisfying those guidelines that are most critical to the overall intentions of this guide in an optimal way in each unique location. Priorities can be identified by the designer and confirmed with WCC design reviewers in pre-application meetings.

Coherence and integration

The design must respond to the range of relevant guidelines in a coherent and integrated way, and should have its own inherent design integrity and coherence.

Explanation

Throughout this guide, italicised explanatory text provides further assistance on the intended interpretation and application of the guidelines.

Information requirements

Refer to Chapter 3 of the District Plan for a list of information required with each application. This includes a design statement that will describe how the proposal satisfies relevant design guidelines and objectives.

1 Building Form, Location, and Site Planning

The integrated and comprehensive planning of buildings, access and open spaces together is fundamental to achieving high quality residential development. 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 relation to the wider urban context.

Objectives

- O1.1 To plan and locate dwellings and open spaces together as a coherent whole in a way that complements the character of neighbouring development and optimises amenity and liveability both within and for neighbours.
- O1.2 To site and design buildings to meet reasonable occupant and neighbour requirements for visual and acoustic privacy.

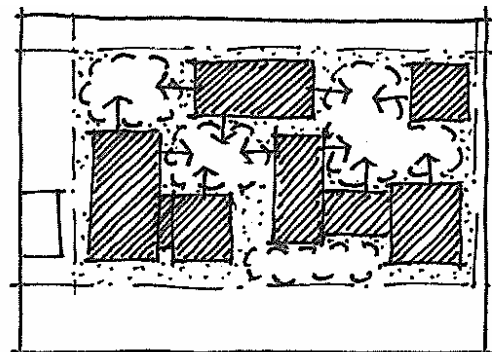
Guidelines

Comprehensive, integrated site planning

- G1.1 Integrate the location and design of buildings and open spaces.
Dwellings must be sited and massed to both provide good quality interior space and define planned, positive open spaces.

Positive open spaces

- G1.2 Create positive open spaces between and around buildings
Open space on site should be planned and positive rather than left-over, and function as an outdoor living room. Positive open space will be placed to relate to the living areas of the dwelling, receive sun, allow daylight to dwellings and a reasonable outlook from habitable rooms. While the edges of spaces may be defined, at least one view to the outside world will ensure that it will not have an unreasonable sense of enclosure.
Planned, positive open spaces between and around buildings will also, by creating visual separation, break down large scale developments and help these to relate to the often smaller scale of neighbours.



Positive open spaces between buildings

- G1.3** **Aim to assign private open space to individual units wherever possible.**

Private open space assigned to and directly connected to the living areas of dwellings

generally enhances its amenity. Under the control of the occupant, it provides for private outdoor living, storage and other uses.

Apartment living may require relaxation or flexibility in the provision of outdoor open space.

- G1.34 Provide active edges to any shared areas of open space.
This can be by locating habitable rooms as well as windows and entrances to the dwellings off these spaces, and positioning and orientating garages and garage doors so that they do not dominate the shared access and open spaces associated with groups of dwellings. A balanced approach that also provides reasonable privacy for dwellings is anticipated.

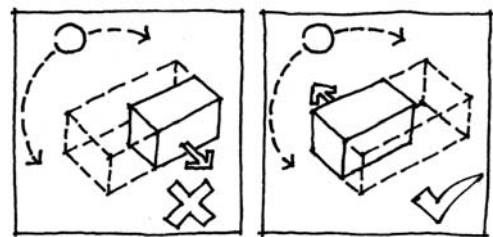
- G1.45 Ensure that the required private open space area is directly accessible from a main living room, and that the total area provided is within a single contiguous space.
The total area provided may be split if provided for by the open space rules, and where this demonstrably leads to a higher level of amenity for occupants than would otherwise occur.

Sunlight and daylight to living areas

- G1.56 Position all dwellings to receive midwinter sun in at least one main living room for at least 4 hours at mid-winter.

This will require that living areas will generally be located on the north side of dwellings or otherwise designed to optimise sun exposure and natural lighting.

Sunlight access must be considered for reasons of amenity and energy efficiency. In addition to complying with rules for sunlight access for neighbours, sunlight access within the development is also an important consideration.



Locate living areas to receive sun

- G1.7 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.

The amenity of apartments should be future-proofed in anticipation of ongoing intensification.

- G1.68 Locate and model building form to avoid unnecessary or unreasonable shading of private outdoor living spaces or windows to main rooms in adjacent dwellings within the development and in residential buildings on adjacent sites.

Care should be taken to balance the effects of screens located for visual privacy and the sunlight access that they may block.

- G1.79 Locate the 'principal area' of the private open space, or any complying balcony or deck to the north, west or east of the dwelling to ensure that it can receive over a substantial proportion of its surface no fewer than 3 hours of direct sunlight on 21 June between the hours of 9am and 3pm.

Relating to neighbourhood character

- G1.810 Relate to established patterns and precedents to ensure new development is in keeping with the neighbourhood.

Primary characteristics that determine the character of the development include building height and width, setbacks from road frontages, spacing between primary forms, and building type (or configuration of dwellings).

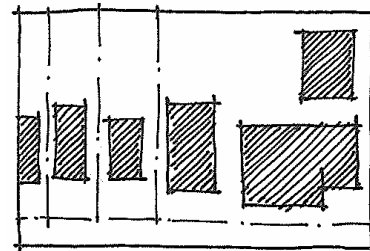
While relationship is important, this does not mean stylistic consistency or replication of the detail of neighbouring buildings. New buildings may relate successfully in a number of ways while also introducing new elements.

Where the area is characterised by consistency and unity, then the design response should aim for similarity. Conversely, where an area is characterised by diversity, the general limits of that diversity should be identified. This will be the range of design responses and elements that will reinforce a link with the area. Particularly in areas characterised by diverse character and complexity, new building types, for example apartments, may be appropriate.

Where existing building forms are diverse and divergent elements or buildings compromise the amenity or the visual character of the area, the precedent set by divergent elements should not be followed.

- G1.911 Maintain frontage setbacks and positions relative to side boundaries that are consistent with the existing pattern of development in the immediate area in situations where this existing pattern is a determining characteristic of the area and is recognised as being of value.

The position of buildings relative to the street defines the spatial enclosure or openness of the street and their position relative to side boundaries impacts on the horizontal rhythm of the street edge. The existing pattern or norm should be established and new development is required to be generally consistent with this to maintain the character of the streetscape. Transitions can sometimes be used at and close to boundaries to integrate a new pattern of building placement into an existing neighbourhood.



Transitional forms and placement to assist with integration

- G1.4012 In areas of generally consistent even scale, maintain the predominant scale.

This may be by ensuring similar height or width or both. Alternatively, when a building is much larger than its neighbours, forms with dimensions similar to the smaller building may be used to achieve a scale transition.

- G1.4113 Use variation in alignment and form, or both as required to achieve a scale relationship between multi-unit development and neighbouring small scale detached dwellings. Methods may include one or more of the following: include:

APPENDIX TWO RESIDENTIAL DESIGN GUIDE

- offsets in the alignment of primary forms;
- separation of relatively large developments into smaller groups of dwellings;
- **transitional forms and volumes**
- modulating form to give separation or the appearance of separation between dwellings as viewed from key directions; and
- inserting a number of dwellings of different size or orientation.

Large multi-unit residential developments can become visually dominant if they of a type and size that contrasts significantly with an existing pattern of detached dwellings in a residential area. Strict alignment of connected identical dwellings will usually read as a single, very large building. This is detrimental in areas characterised by relatively small scale detached dwellings.

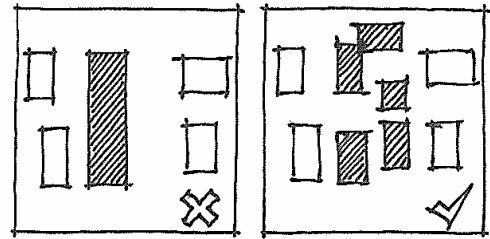
*Gaps break down bulk and allow scale relation with smaller neighbouring buildings, and also can allow glimpse views through for neighbours. **Transitional volumes of intermediate scale can mediate at the interface between smaller or larger developments on neighbouring sites.***

- G1.4214 Retain significant existing trees and vegetation 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.

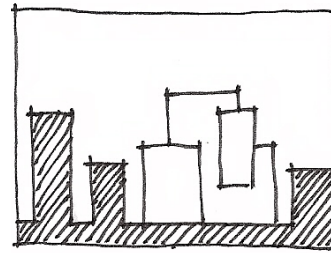
These and other landscape features such as streams in combination add character and provide attractive outlook. Retaining mature vegetation gives a sense of the development being well-established, thereby helping to maintain the character of the neighbourhood. They also may help provide visual privacy both within the development and for neighbours.

- G1.4315 Locate buildings and accessways on site to minimise the need for large retaining structures and design any required earthworks and retaining walls as positive landscape features.

Large, utilitarian retaining walls are unsightly, and can be prominent in views across a neighbourhood, particularly where these replace areas of dense planting. They also impact on the outlook from the dwelling they serve. These elements should be designed to not detract from the amenity of the dwellings, nor the character of the neighbourhood. Unsightly earthworks and large retaining walls that are highly visible from neighbouring sites or unable to be mitigated with planting and landscaping should be avoided.



Modulation of plan form to achieve relationship with neighbouring buildings



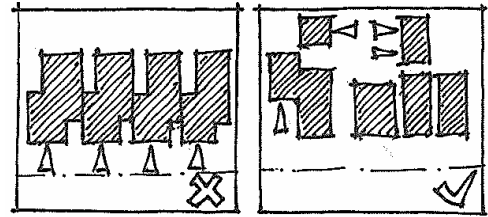
Use of transitional volumes to achieve a positive scale relationship

Car parking, garage and driveway location

APPENDIX TWO RESIDENTIAL DESIGN GUIDE

- G1.4416 Avoid monotonous repetition of large numbers of garage doors along the street frontage or within any development.

Common open space associated with multi-unit development will be of poor quality and present a relatively unattractive entrance to the dwellings served if it is dominated by rows of garage doors. This effect may be avoided by a range of methods including grouping garages, varying their alignment and orientation, and interspersing garages at ground level with habitable rooms, dwelling entrances and landscape features.



Avoiding **monotony and** edges dominated by garage doors

- G1.4517 Position and design any communal vehicle and pedestrian accessways to avoid intruding on the privacy of dwelling interiors.

Common accessways or carparking not associated with a dwelling must be set back at least 1.5m from the windows of the main habitable areas of that dwelling, unless the floor level of the dwelling is 0.9m or more above the paved surface.

- G1.16 Ensure any open carparking space can be viewed from the dwelling to which it is allocated.

- G1.4718 Locate garages to be conveniently reached from their associated dwellings but not where they completely obscure views of either the street or any common open space within the development.

Multiple garages between the dwelling and the street can cut off all signs of the presence of people and activity from the street, create visual monotony, and prevent the safety and security benefits of informal surveillance from being achieved.

- G1.19 Locate open carparking so that parked cars are not a dominant element at the street edge.

On-site parking should generally be placed away from the street frontage. In some circumstances screening or other landscape elements may mitigate views of parked cars, however large blank walls at the street edge associated with car parking should also be avoided.

- G1.4620 Ensure any open carparking space can be viewed from the dwelling to which it is allocated.

2 Building Design

The liveability of the dwelling as well as its relationship to the street and wider neighbourhood is determined by its detailed design. 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.

Objectives

- O2.1 To maintain or enhance the character of the streetscape and neighbourhood in which new residential development is situated.
- O2.2 To make a positive contribution to the safety, amenity and visual character of the street.
- O2.3 To provide internal living environments that are healthy, comfortable, convenient, functional and attractive for their occupants.
- O2.4 To provide reasonable ~~conditions of interior~~ privacy both for the new dwellings and for neighbours.

Guidelines

Complementing neighbourhood character

- G2.1 Relate to the visual characteristics of buildings that determine the cohesive character of the street and local neighbourhood.

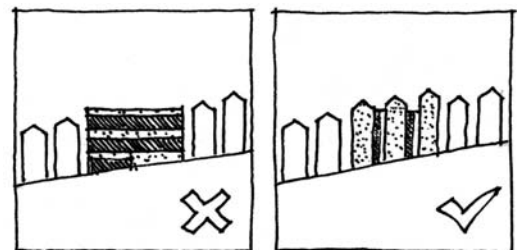
Primary characteristics include:

- building height and width
- setbacks from road frontages
- spacing between primary forms
- building type

Secondary characteristics include:

- building silhouette and roof form
- massing and articulation of building form
- window and door proportions and subdivision
- location and treatment of entry
- surface materials, finishes, textures and colours
- frontage landscaping and fencing and
- vehicle servicing and carparking provision.

The characteristic features of the immediate area should be identified so that they can inform the process of design. This recognition will be by relating to or establishing visual links with the context, particularly its primary characteristics. When reference is made to existing characteristics, even though it may be in some abstract form, the result should be clearly seen and understood from the street.



Maintaining the rhythm of buildings along the street edge

APPENDIX TWO RESIDENTIAL DESIGN GUIDE

- G2.2 Maintain general consistency of character when adding a new dwelling to an existing structure. This may include consistency of form, alignment, window type and proportions, materials and detail. Contrast is possible, but this requires design skill for successful integration.

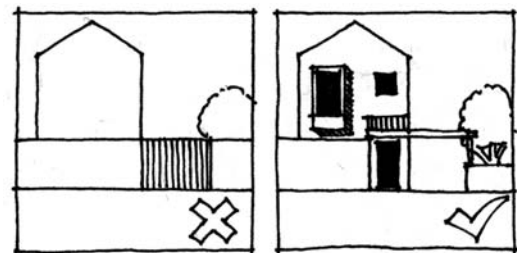
The emphasis should be on the new elements fitting in, rather than an arbitrary contrast just for contrast's sake. This does not mean that period details or "reproduction heritage" should be applied as these can, and often do, detract from the character and value of place. Instead a similar level of visual quality, and common materials, forms, proportions and alignments may be used.

A new building may be contemporary in style, but if it is to be in keeping with the existing, it should relate in significant ways to that building.

Frontages to the street

- G2.3 Present a public face to the street with entrances and windows orientated towards the street.

All development should contribute to the visual appeal and quality of experience of the street. Windows should be placed to give a good visual connection with the street. Such placement, giving a view out over the street, allows natural surveillance and projects the presence of life onto the street, making it a safer and more attractive place to be.



Public face to the street

- G2.4 Where a dwelling is next to a street or other public space, provide living areas within the dwelling with a window facing, and a view out over, that public space.

Such windows, to ensure natural surveillance and visual interest including signs of activity at the street edge, will be in addition to connections with any sunny private outdoor space.

- G2.5** **Where apartments are within suburban centres, establish publicly relevant activity at the ground level street edge.**

Active edges are particularly important along intensively used streets to maintain the continuity of activity and vitality necessary for the success of those streets.

- G2.6** **Ensure developments with wide street frontages provide frequent connections to the street.**

Should a development occupy a long street frontage it is desirable that there be more than one entrance from the street. Long, blank and inactive walls should be avoided.

With apartment development, this might be achieved with some of those apartments having direct access from the street, and/or providing more than one entrance and vertical access core. Multiple entrances will enhance the level of activity at the street edge, and reduce the

APPENDIX TWO RESIDENTIAL DESIGN GUIDE

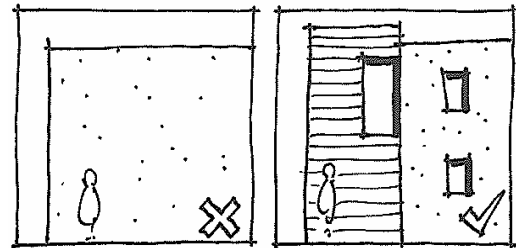
need for long internal corridors

- G2.57 Ensure garages, garage doors or cars parked on site will not dominate the open spaces within a development or its appearance when viewed from the street.

Monotonous repetition of large numbers of garage doors along a frontage or within any development should be avoided. Site these behind dwellings, recess behind the front building line or integrate these in a way that does not dominate either the street frontage or interior. Such domination is generally avoided when not more than half the ground level frontage width comprises garage doors.

- G2.68 Avoid Modulate large, highly visible, flat blank walls that where these, because of their contrasting scale or visual prominence, would have a detrimental effect on the streetscape.

These should be limited in area or broken up by windows, recesses or projections or appropriate variations in colour, texture or materials. The finished effect should be generally consistent with the established visual character of the immediate area.



Avoid blank walls at the street edge

Space and amenity

- G2.79 Ensure circulation and spaces within the building dwellings are efficiently planned to optimise amenity and flexibility in the use of space.

It is crucial, particularly with small dwellings that circulation is efficient and that internal space is functional and can accommodate the reasonably anticipated lifestyle requirements of occupants. Circulation should be simple and direct, and is often effectively incorporated into living areas, although generally there should be some internal screening at the entry to a dwelling. Efficient planning will eliminate unnecessary doors and circulation, and ensure that door swings minimise obstructions within rooms.

- G2.10 Ensure rooms are large enough to accommodate the functions appropriate to their type including storage.

Rooms should be large enough for furniture and circulation through or around this. Space allowance should be made for the storage appropriate to each type of room, either built in storage or furniture.

- G2.11 Provide internal circulation within developments that is efficient, convenient and understandable.

Routes should be direct and clear, with features that help people to orientate themselves. Ideally they will be short, and overly long corridors should be avoided. Widening to create small lobbies and denote apartment entrances will assist orientation and enhance the sense of spaciousness. Windows providing daylight and ventilation to circulation also provide a glimpse

APPENDIX TWO RESIDENTIAL DESIGN GUIDE

view of the outside to further assist orientation. Awkward or convoluted circulation routes should be avoided.

- G2.812 Provide for each dwelling not supplied with a lockable garage, a secure weatherproof storage area or cupboard accessible from the outside with a minimum internal volume of 1m³.

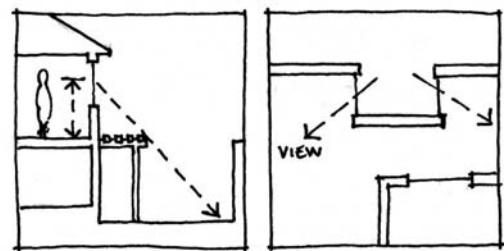
The storage of bicycles should also be considered, either associated with the dwelling or in a shared secure area.

Privacy for internal spaces

- G2.913 Position windows or otherwise restrict or direct outlook 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.

Many areas in a house require privacy, and this should be able to be achieved by considering privacy issues at the site planning stage and by the careful design and placement of windows. Such measures to achieve privacy need not unduly affect the outlook or daylight to the dwelling, and may avoid the need for residents to resort to screening devices such as blinds or curtains.

While total privacy is not reasonably achievable, housing can be designed so that in the normal course of events – sitting at the dining table, on in a living room, or working in the kitchen, the view is not directly into the main windows or into the private space associated with an apartment or development on a neighbouring site. Distance increases privacy, so privacy generally ceases to be of concern with views across a street.



Visual privacy by screening, position and orientation of windows

- G2.1014 Position windows adjacent to public or communal areas to minimise loss of privacy from passers-by looking in, while still letting people inside look out.

This can be achieved by a range of means including positioning the internal space above outside areas, and locating windows of main living areas where they are not in close range view directly along a shared path.

- G2.1115 Shield the sleeping and noise-sensitive living areas of dwellings from uncontrollable high levels of external noise by distance, planning or constructional means.

An acceptable level of acoustic privacy can be more readily achieved if it is considered at the planning stages of a development. In principle, quiet areas should be placed close to other quiet areas, and noisy areas close to noisy.

Entrances and sense of address

- G2.1216 Provide entry to each individual dwellings that:
- is visible from the street or readily accessed from common areas within the development;

APPENDIX TWO RESIDENTIAL DESIGN GUIDE

- provides a sheltered area immediately outside the door and a reception space inside the dwelling that is not a main living area;
- is not dominated by service spaces and activities; and
- allows appropriate personalisation by the occupants of the dwelling.

Individual dwellings should be able to be easily identified so that people can find them easily. A porch or setback at the entrance will provide not only shelter but also a transition between the public outside space and the privacy of the house.

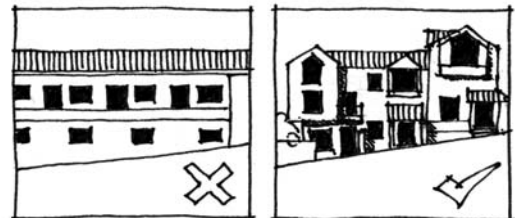
G2.17 Make main entrances to apartments visible, attractive, safe and well-lit, and place these to provide good physical and visual connections between the street and lobby spaces.

The main entrance is important in establishing the identity of an apartment development, as well as providing for functional needs. They should also be large enough to provide for mail boxes and passage of large items of furniture

G2.18 Consider the modelling of multi-unit building form to achieve a sense of individual identity and address for each dwelling.

The way individual dwellings are sited, and their degree of connection with or separation from others determines their degree of individual identity or "sense of address". This, aided by the way their entrances are designed and built, can give the privacy and image qualities of an individual dwelling on its own site, even within a multi-unit development.

When applied to apartments, this consideration may mean only expressing the extent of each apartment on the façade, as the address for the apartment is typically a common entry lobby.



Sense of individual identity and address for townhouses

3 Open Space Design

Good quality private open space greatly increases the amenity of a dwelling and is a source of pleasure to individual residents. Positive open space in the form of an outdoor room 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. More private open space will generally increase the amenity of most types of dwelling, and its potential to provide for a range of activities will be enhanced with qualities of accessibility from the dwelling, privacy, sunshine and shelter. The type of private open space required will differ according to development type.

Objectives

O3.1 To ensure that the private open space provided is of a high quality that will provide a pleasant outlook, create a pleasant, safe and visually attractive setting for the dwelling and accommodate the reasonable outdoor recreational, service and storage needs of residents.

O3.2 To provide a type and quality of open space that is appropriate to the dwelling type.

O3.23 To provide safe, convenient and attractive pedestrian and vehicle access to the dwelling.

O3.34 To ensure the landscape treatment has a positive effect on the streetscape and neighbourhood.

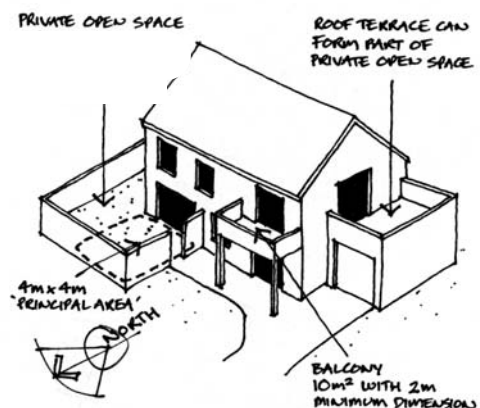
Guidelines

Private open space

G3.1 Provide a "principal area" directly accessible from a main living area of the dwelling within all ground level private open spaces so these can function as an extension of that living area of the dwelling. The principal area should:

- be positioned with due regard for prevailing wind directions or be detailed to ensure that the worst effects of wind are eliminated.
- be located to receive optimal sun exposure
- have minimum dimensions of 4m x 4m
- be nominally flat with a gradient not greater than 1 in 12
- have a degree of visual privacy consistent with privacy guidelines.

*The District Plan rules set out the **minimum** open space required for all residential dwellings to ensure sufficient space and openness is retained on site. The guidelines above outline what is required to ensure that*



the space provided for each unit is of high quality and caters for the prime recreation needs of residents. To achieve this, an area of at least 35m² is needed that is contiguous and connected to the living areas of the dwelling. While a greater amount of private outdoor space will generally increase the amenity of most dwelling types, the outdoor space will not be successful unless it is of a quality that supports the required activities.

G3.2 Use balconies or roof terraces to meet the private open space requirements for above ground dwellings.

Every apartment should have access to a useable area of private open space.

Privacy for open spaces

- G3.23 Protect the private open spaces of dwellings from being directly overlooked by careful positioning and planning, distance, screening devices or landscaping.

Just what an acceptable level of privacy consists of in any situation depends on a range of factors. These include the intimacy of the activities being overlooked, their frequency and the frequency and ease of overlooking, other distracting views, the direction of the line of view and cultural expectations. Complete protection of privacy will not always be possible. It is anticipated that a small proportion of the private space associated with the dwelling - that nearest to the living area, will have a high level of visual privacy. Other parts of the open space may be overlooked to varying degrees.

For example, the principal area of open space, or decks or balconies provided as a means of satisfying the private open space requirements for each dwelling should not be subject to direct short range overlooking over around two-thirds of their area.

- G3.34 Plan outdoor living areas and position upper level windows of main living areas so that they do not have a direct short-range view into the private outdoor space of adjacent dwellings. This can be achieved by screening or otherwise restricting direct views from new development into the main private open spaces of nearby dwellings.

It is not expected that existing levels of privacy will be maintained, however consideration should be given to providing privacy to parts of neighbouring existing lots that are directly connected to the dwelling.

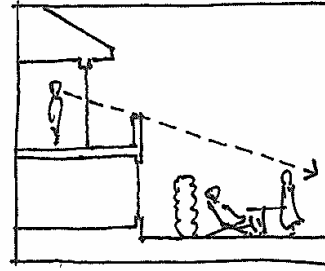
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APPENDIX TWO RESIDENTIAL DESIGN GUIDE

varying degrees.

Direct, close range views are most likely to cause loss of privacy. However, while a neighbouring open space may be visible, privacy effects are likely to be acceptable in situations where the principal view from the overlooking space is directed away from neighbouring outdoor space, and where views are at an acute angle. Privacy effects are also reduced when viewers must move right to a window, or to the edge of a deck, where they will be in full view from neighbouring properties, to obtain that view.

While new development will address privacy issues, privacy may be addressed at both sides of the boundary. If privacy is important to neighbours, and space and topography allow this, they may also need to contribute with planting or screening on their lot.



Screening with balcony balustrade

- G3.45 Provide screening devices where an acceptable level of privacy cannot be achieved by separation and the orientation of windows, buildings and spaces.

Acceptable architectural screening devices may be either solid or translucent panels or trellis which:

- *are fixed and of durable and permanent materials*
- *are visually unobtrusive or integrated by colour and design into the dwelling or into the landscaping of the site*
- *if trellis, are open over no more than 25 percent of their area.*

Landscape screening should consist of existing vegetation or new planting that can achieve a good level of screening at the time of planting. Some tree planting using 2-3 metre specimens may be required to provide privacy within the development and for neighbouring properties.

The provision of screening should be balanced with demands for sun and daylight into, and long-range outlook from, all neighbouring dwellings.

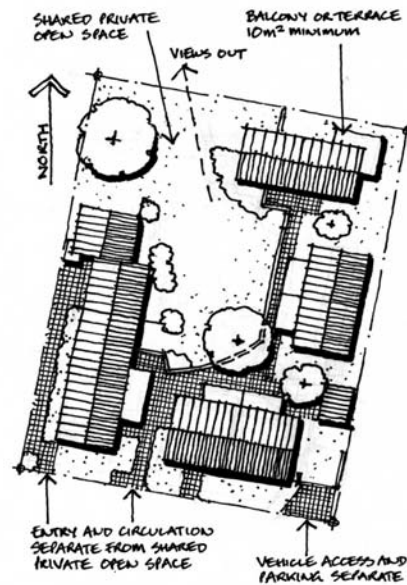
Shared private open space

APPENDIX TWO RESIDENTIAL DESIGN GUIDE

G3.56 Shared private open space should have the following characteristics. It will:

- form the planning focus of the development;
- have direct or easy connection to all dwellings served;
- be access-controlled by its location, planning and design, and managed so it is available to the residents of the development only;
- be sunny and have a view beyond the site; and
- be generally flat, but may incorporate changes in level where these are designed to add to the visual and functional amenity of the shared space.

In dwellings designed for communal living, the aggregation of the private open space required into a single shared space may bring maximum benefit. This ~~would~~ may include, for example, housing for the elderly, student housing and papakainga. Shared private open space should provide for a range of users and activities. ~~Passive areas for sitting and active areas for group activities such as barbeques and children's play should be considered.~~ Driveways and turning areas for multi-unit housing are not defined as 'shared private open space', even though they may contribute space, openness and amenity.



Shared private open space

Accessway design

G3.67 Offset or otherwise articulate long vehicle accessways to reduce vehicle speeds, and landscape them to make them visually attractive.

Large trees and shrubs are most effective in moderating the visual effects of long driveways and large areas of hard paving. Appropriate small-scale paving elements and landscaping will help to reduce the linearity of the space and vehicle speeds, and encourage the use of the space for more than just the movement of vehicles.

G3.78 Plan open parking or vehicle manoeuvring areas to provide for pedestrian access and activity, and an attractive outlook from all dwellings that overlook them.

Such areas will be used by pedestrians and for uses other than vehicle movement and should be designed as shared surfaces.

Minimising the extent of hard-surfacing and providing appropriate landscaping to driveways and turning areas allows these to be both attractive and potentially attractive for other uses. Outlook will be enhanced by the use of large-scale planting, or integration with areas of lawn or garden.

G3.89 Use paving patterns, materials and/or potentially combinations of material types in association with planting to give visual interest to areas used for parking and vehicle circulation.

The selection of paving materials and the detailed design of the paving itself influences whether the area is viewed only as a service area or whether it adds to the visual quality and character of the development. Material choice and the composition of paving and associate landscaping should be part of a comprehensive landscape plan that is visually coherent and complements the function and style of the dwellings served.

Planting design

- G3.910 Provide planting within new development that is suitable for situation, wind and sun exposure and soil type, placing this to enhance amenity.

Planting with a scale and growing habit appropriate to site and situation is required to provide any necessary screening while allowing reasonable sun and daylight to both dwellings and open spaces.

Trees provide attractive short-range views from the dwelling, give visual interest and privacy, as well as shelter and shade for both dwellings and associated outdoor areas.

Planting influences the image of new development from the street, and can enhance visual integration into the streetscape.

- G3.4011 Use species that extend the planting and landscape patterns that characterise the wider setting.

This is relevant where a new development is in an area that comprises a consistent range of species, and the area to be planted is visually prominent, for example a bank or escarpment. Continued use of those species with new planting will help integrate new development into the neighbourhood.

Site development and construction

- G3.4412 Refer to the Code of Practice for Land Development for the technical requirements relating to the length, width, gradient, and other geometrical and constructional features of driveways and parking spaces.

- G3.4213 Provide lighting as required at night for wayfinding and in situations where personal safety or security is likely to be of primary importance.

Promote safety and security by providing for night-time visibility with energy-efficient, low-glare lighting along paths and accessways leading to the development and for shared areas. Amenity effects should be considered to enhance the visual quality of the development.

- G3.4314 Design carports or garages and use materials and finishes so that these are visually compatible with, or of a similar standard to, the development as a whole.

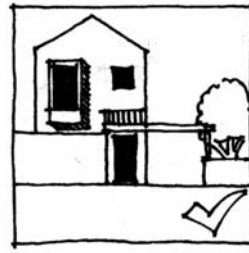
- G3.4415 Ensure front fences and boundary walls enable people

APPENDIX TWO RESIDENTIAL DESIGN GUIDE

in the dwelling to see out to the street.

High front fences along an entire frontage compromise the visual quality and safety of the street environment, however some enclosure may be required to provide privacy or security for a front yard. In general fences should be low or visually permeable at the street edge. If a high front fence or wall is used, this should not comprise more than two-thirds of a frontage.

In order to maintain views out to the street and along the street edge, any portion of a side boundary fence within the front yard should also be no higher than the front fence it connects to.



Allowing a view to the street

G3.4516 Consider the formal composition and visual quality of any large retaining walls.

Retaining structures should be avoided or minimised through effective site planning which takes into account the topography of the site. Where such walls are included their quality of construction and appearance is important. Retaining walls may be visually integrated if they are treated as part of the building, or alternatively treated as a positive landscape feature with appropriate facing and composition. Where retaining walls are not entirely screened by buildings from distant views, design approaches might include screening planting, or subdivision into modules of dimensions that can be seen from a distance. Walls should also be designed to enhance outlook in short range views from the dwelling. This means they should be structured and have a texture, composition and/or integral planting that gives interest in such views. Formless concrete walls should be avoided.

Service facilities

G3.4617 Provide sufficient, suitably screened outdoor storage space to meet the likely rubbish **and recycling** storage needs of building users. This may be a bin space associated with each dwelling or a shared bin storage space. This space should be:

- sufficiently large to store and give access to at least one standard large garbage bin for each dwelling
- located or screened so as to be visually unobtrusive and not dominate the main entrance to any dwelling, the building complex or to neighbouring dwellings
- positioned and ventilated to avoid significant smell nuisance to any dwelling
- conveniently accessible from the dwelling or dwellings served.

G3.18 **Provide space conveniently at the street edge to allow temporary location of rubbish and recycling bins for collection.**

Provision should be made in such a way that

APPENDIX TWO RESIDENTIAL DESIGN GUIDE

bins do not clutter and obstruct access along the footpath or into the development and that when the bins have been removed, the entrance space is enhanced.

- G3.4719 Provide suitable space for natural or open-air laundry drying, within or accessible from each dwelling, but not within the defined 'principal area'.

This space should allow the installation of a clothes drying line in a position that is at least partially screened from the street or public space, and which even in mid-winter receives sufficient sun to allow a reasonable possibility that laundry will dry. Provision should be made for discreet open-air drying on the balcony if this is the only private open space connected to the dwelling.