

appendix 22

guidelines for

comprehensive

housing

development

AP22 overview



AP.22.i This appendix provides guidelines for the construction of comprehensive housing developments.

AP22.1 definitions



Comprehensive housing development

means three or more residential units, designed and planned in an integrated manner, where all required resource and subdivision consents are submitted together, along with sketch plans of the proposed development. The land on which the proposed residential units are to be sited must form a separate, contiguous area.

(Explanation not forming part of the definition: In other words, in a comprehensive development the houses and any subdivision are designed as one. The development will generally require a resource consent because it exceeds the building coverage requirements or is below the minimum site size requirements for the zone. It may also depart from both standards, as well as other standards such as parking or height. The intention of the comprehensive housing provisions is to permit more intensive housing developments if they are designed with additional features which enhance the quality of the living conditions both inside and outside the units. Shared open space may be an important factor in enabling a higher density. While a clear site is preferable, an existing house could be part of a comprehensive development, but **ONLY IF** it met all the design criteria and there were enough new units to meet the definition above.)

Apartment building

means a single building, over 7.5m high, containing four or more residential units. Apartments are a special form of comprehensive development requiring separate consideration. Special guidelines for apartment buildings are included at the end of this appendix.

Other terms

are defined in Chapter 2 (meanings of words).

Any reference to a rule in this Appendix

means reference to a rule in the Residential Zone.

AP22.2 use of the guidelines



AP22.2.i When assessing a comprehensive housing development, the Council will have regard to the extent to which it achieves the outcome and guidelines set out below.

AP22.3 overall outcome



AP22.3.i The overall aim of the guideline is to ensure that comprehensive housing developments provide a high standard of amenity, both on-site for the occupants, and off site in terms of the wider neighbourhood. A comprehensive housing development may also be based on meeting the demonstrable needs of the intended occupants as well as that of the wider community e.g. groups with special needs.

AP22.3.ii Developments **must** address the fundamental aim in the first sentence of AP22.3.i Comprehensive housing development is not a case of simply squeezing more conventional residential units on to a parcel of land. To be granted consent, comprehensive housing developments are expected to be purpose designed for the site and the neighbourhood in accordance with the principles of this guideline. The design is to be executed to a high standard at the construction stage.

AP22.4 general guidelines



AP22.4.i Specific guidelines for apartment buildings are at the end of this appendix.

AP22.5 off-site amenity



AP22.5.i The development should be designed to mitigate any adverse effects on neighbouring sites, the streetscape, and the character of the area, having regard to, but not being limited to, the following:

- a) the acoustic and visual privacy of existing adjacent sites
- b) access of sunlight and daylight to existing sites (developments must comply with Appendix 15 - daylight admission).
- c) maintaining a comfortable relationship with the existing streetscape and neighbourhood with particular reference to:
 - i) setback from the street which suits the character of the street
 - ii) providing for compatible height relationships with the surrounding neighbourhood, taking into account both present development and what could be developed to permitted standard on the development site and adjoining sites
 - iii) detailing and modulating large building facades to read as several buildings as appropriate to the character of the area
 - iv) having a sense of address (each residential unit should have a visible front door or a well defined access or entranceway)
 - v) design and siting of garages, carports and parking areas to ensure they do not unduly dominate the street frontage
 - vi) density as an aspect of the amenity or character of the neighbourhood
 - vii) maintaining acceptable levels of privacy, outlook and daylight/sunlight for neighbours

AP22.5.ii The development should have an integrated design theme and shall seek to create:

- a) compatibility in materials, details and roof pitch
- b) visual interest through off-setting or articulating building form
- c) visual interest through the design of roads and accesses (variation in alignment can avoid a tunnel effect)

AP22.5.iii An overall landscape plan integrating roads, allotments and the streetscape shall be provided. The landscape plan shall be implemented before section 224 approval is granted. (Where the development does not involve a subdivision, the resource consent will include a condition on satisfactory implementation of the landscape plan).

AP22.5.iv Balance land. Any land not included in the development proposal shall not be reduced below the minimum for subdivision in the zone.

AP22.6 on-site amenity



AP22.6.i Development should create a high standard of amenity and privacy for residents while promoting sustainability through the use of techniques such as:

- a) retention of existing vegetation and landform where feasible
- b) landscaping and use of walls and fencing
- c) placement or off setting of buildings
- d) careful placement of windows to maintain privacy
- e) provision of living rooms with maximum sunlight penetration and privacy
- f) placement and design of outdoor living courts to act as an extension of the living spaces of the house
- g) provision of outdoor living courts with maximum sunlight penetration and visual and acoustic privacy:
 - i) minimum area of private **outdoor living court** per residential unit:
 - 35m² for one bedroom units
 - 50m² for two bedroom units
 - 75m² for three or more bedroom units
 - ii) can be ground level and balconies (i.e. both can be counted in the outdoor space).
 - iii) **living court** should be directly accessible from a living room of the unit. Minimum dimension, 4.5m.
 - iv) the ground floor outdoor space must have direct or indirect pedestrian access to a road (minimum width 1m) for emergency services, disposal of garden waste etc. Indirect access cannot be through a room in a residential building.
 - v) units without a room on the ground floor may, as an alternative, substitute a deck, balcony or terrace for the living court (at least 12m², minimum dimension 2.4m).
 - vi) communal outdoor space may substitute for a portion of the private outdoor living area. Each unit must have easy access to the communal area. Suggested area: 100m² per 5 units or pro rata of this.
- h) reducing noise by means such as:
 - i) separately locating and containing plumbing for each residential unit
 - ii) paying attention to noise reduction if living areas or garages of one residential unit abut bedrooms of another
 - iii) use of appropriate noise-deadening wall, ceiling and floor materials and construction details
 - iv) keeping driveways and carparking areas away from bedroom windows of adjacent residential units, or having them acoustically screened
 - v) design to control vehicle movement
- i) building to the boundary to use the site more efficiently and to avoid awkward leftover space (provided daylight admission to adjacent properties is maintained).
- j) the joining of residential units to make efficient use of the site (provided regard is had to modulation of buildings, Section Ap22.5.i.c).

- k) energy and thermal-efficient design which incorporates active and passive energy-efficient features and appliances
- l) the use of water conservation design features and fittings
- m) design features, location, and siting which promote the use of transport other than by private car

AP22.7 access, parking, and services



AP22.7.i Developments shall provide for safe movement of pedestrians and vehicles.

eg. well lit parking areas and pedestrian links; defined footpaths in larger developments

eg. minimising number of accesses to roads, traffic calming in larger developments, dust control

AP22.7.ii Careful consideration should be given to:

- a) access for emergency services, including to outdoor space
- b) positioning of services for repair and maintenance

AP22.7.iii Parking, access and services shall be in accordance with Appendices 10 (standards and terms for parking and loading) and 11 (access standards), and the Council's "Engineering Standards".

AP22.8 consent applications



AP22.8.1 consultation



AP22.8.1.i Early consultation with Resource Management staff of the Council is strongly encouraged to help resolve design and other issues prior to lodging consent applications.

AP22.8.2 engineering services plans



AP22.8.2.i Any engineering services plans required will be a condition of the building consent and the subdivision resource consent.

AP22.8.3 supporting information required



Sketch plans

AP22.8.3.i Applications for any comprehensive housing development shall include "sketch plans" which show the total design, not necessarily with construction details. The "sketch plans" must include:

- a) elevations (scale 1:100). The street elevation(s) of the buildings shall be extended to show the buildings on either side (as a less favoured alternative, photographs of adjoining buildings may substitute for the adjoining elevations, provided a clear scale is indicated)
- b) floor plans (scale 1:100) (which must show and name rooms, and show location of windows and doors, and the outline of eaves or overhanging areas in relation to foundation plans)
- c) site plans (scale 1:100) showing:
 - i) nominated legal boundaries or any proposed lease or other title arrangements
 - ii) the area of outdoor space, and the dimension and placement of living courts
 - iii) location of roads, parking and services
 - iv) location of buildings on adjoining properties (including windows facing the development)
 - v) a 3-dimensional view of the development showing a "true perspective"

Other information

AP22.8.3.ii Other information must include:

- a) a recent copy of the Certificate of Title
- b) information on how the subdivision is to be effected (allotment, cross lease, unit title, company lease). Where a Body Corporate is proposed, a description of how it will operate
- c) a landscape plan, including location and height of any fences. (The retention of existing vegetation is encouraged as this can help integrate a comprehensive housing development into the existing streetscape, and therefore make it more acceptable. The plan should show existing vegetation, noting any mature trees or significant specimens, and should indicate which vegetation will be retained).
- d) a written analysis, including diagrams, of the manner in which the proposed development responds to this guideline - sections AP22.3 (overall outcome), AP22.5 (off site amenity), AP22.6 (on site amenity), and AP22.7 (access, parking, and services) and including AP22.10 (special considerations for apartment buildings) where relevant. The analysis needs to demonstrate in what ways the proposal differentiates itself from conventional residential units.
- e) an assessment of any additional effects on the environment as required by the Fourth Schedule of the Resource Management Act

AP22.8.4 staged implementation of an approved development



AP22.8.4.i An approved comprehensive housing development may be implemented in stages, if:

- a) the overall development plan for all proposed units has been lodged and approved
- b) the landscape plan is progressively implemented at each stage
- c) the first stage includes at least one residential unit
- d) a registered surveyor certifies, prior to a section 224 certificate, that the staged unit is located in accordance with the overall development plan
- e) a bond is registered against the parent title to the development

Note: Staged implementation means that there is a definite break in time from when a unit is completed, and construction commencing on the next unit or set of units. Staged implementation does not mean that where several units are being built at once, work has to proceed on all units simultaneously.

AP22.8.4.ii A bond imposed under s108 (1) (b) (or s222) of the Act would not be a cash bond which has to be lodged in a special account. Rather, the bond would be in the form of a guarantee should the developer not complete the staged comprehensive development as required under the resource consent

AP22.9 relationship of this guide to other guidelines and density controls



AP22.9.i In the Wakefield Quay Precinct, the Wakefield Quay Design Guideline applies instead of this guideline.

AP22.9.ii In the Higher Density Area and the Lower Density Area, this guide applies, but the density and character of comprehensive housing should reflect the overall outcomes sought for those areas.

AP22.10 special considerations for apartment buildings



AP22.10.i Proposals for apartment buildings should pay attention to all relevant provisions in the guidelines above.

AP22.10.ii Apartment developments have particular impacts which need special consideration, such as:

- a) visual impacts on the neighbourhood (because of the bulk and height of buildings)
- b) impacts on views from adjacent sites and public places

- c) effects on privacy (proximity of other balconies within the apartment overlooking adjacent properties)

AP22.10.iii It is anticipated therefore that the majority of sites in the residential zone would be **unsuitable** for apartment developments. Apartments may be acceptable in situations where:

- a) the size and location of the site permits adequate separation from existing developments. Note: compliance with the daylight admission controls in Appendix 15 is not necessarily sufficient to achieve this separation. This is because of the bulk of apartment buildings and the way the “daylight around” provisions operate. Greater separation may be necessary to achieve privacy, avoid overshadowing and to maintain the overall density of the neighbourhood, or
- b) the topography of the site (eg. where it allows layering-back into a hill) or existing vegetation will diminish the impact of the development, or
- c) development on adjacent sites is similar in size and scale, or
- d) the development will enhance the amenity of the neighbourhood.

AP22.10.1 outdoor living court



AP22.10.1.i Each residential unit above ground floor level should have a balcony of at least 12m², with a minimum dimension of 2.4 m. It should be directly accessible from living rooms, although part may be accessed from a bedroom.

AP22.10.2 articulation and detailing



AP22.10.2.i Consideration should be given to articulation and detailing to help break up the facade of large buildings so that it looks like several buildings, as appropriate to the character of the area. Modulation between floors is also important, having regard to patterns in neighbouring buildings.