

PROPOSED DESIGN STANDARDS FOR THE MEDIUM DENSITY RESIDENTIAL ZONE

Under the proposed plan change medium density housing will need to meet a range of standards. Our proposed standards are listed below.

Building coverage (how much of a site may be covered by any building)

We're proposing buildings would be allowed to cover up to 50% of a site.

Permeable surface (how much of a site must not be covered by concrete and other surfaces that don't let water pass through)

We're proposing a minimum of 30% of a site must be permeable. This is in addition to the maximum 50% building coverage standard. This means only up to 70% of a site can be covered by non-permeable hard surfaces.

Separation distances (how close buildings can be to property boundaries)

Separation distances will be different depending on whether it's a house, accessory building (such as a garden shed), or garage.

For houses we're proposing they'll need to be setback:

- 1 metre from side and rear boundaries; and
- 1.5 metres from any road or public space boundary

Where two or more houses are built on the same site, no separation distance is required along shared internal site boundaries. This would enable terrace housing.

For accessory buildings we're proposing they will need to be 1 metre from the side and rear boundaries and 3 metres from a boundary with a road.

For garages, including internal garages, we're proposing they will need to be 5.5 metres from a boundary with a road if the garage faces the road. This gives room for vehicles to enter and exit the site without needing to stop on the footpath and avoids garages dominating our streets.

Maximum building height (how high a house can be built)

We're proposing a maximum building height of 11 metres, plus an additional 1 metre for certain roofs and chimney structures, antennas, and architectural features. This enables 3 storey homes to be built. This is a 2 metre difference from the existing District Plan.

Height in relation to boundary (the 'envelope', which the house must be contained in)

We're proposing that:

- For the first two-thirds of the site closest to the front boundary: buildings must be contained within a 45° angle inclined inwards at right angles from a point of 5.0 metres above ground level along the front and side boundaries; and
- For the rear one-third of the site: buildings must be contained within a 45° angle inclined inwards at right angles measured from a point of 2.8 metres above ground level.
- For sites adjoining the Residential Zone: buildings must be contained within a 45° angle inclined inwards at right angles measured from a point of 2.8 metres above ground level along any Residential Zone boundaries.

This is different to the government's standard and requires buildings to 'step down' from three to two storeys at the rear portion of the site and enables buildings to be higher along the front portion of the site. It also requires buildings to step down from three to two stories at the interface between the Medium Density Residential Zone and the existing Residential Zone.

Outlook space (how much space outside of windows needs to be clear of buildings and not extend over other properties)

We're proposing that for certain rooms in homes, outlook space be provided as follows:

- 6 metres x 4 metres outlook space for a main living area; and
- 3 metres x 3 metres outlook space for a main bedroom; and
- 1 metre x 1 metre outlook space for all other habitable rooms.

This is largely in line with the government standards and provides residents relief from buildings and some privacy between rooms and the rooms of different buildings on the same and neighbouring sites.

Outdoor living space (an area of open space outdoors for residents to use)

Different outdoor living spaces are proposed based on the number of bedrooms a house has. All houses will need to provide a ground level outdoor living space that meets the following requirements:

- be located to the north, east or west;
- be able to receive a minimum of 3 hours continuous sunshine over at least 50% of the area on the shortest day of the year;
- has a gradient no greater than 1 in 20; and
- has direct connection via a door to the main living area.

For houses with 2 or more bedrooms the outdoor living space would need to be a minimum of 30m², within a 4 metre diameter circle. For one bedroom houses the outdoor living space would need to be a minimum of 20m², within a 4 metre diameter circle.

In addition to ground level outdoor living, any above ground outdoor living space like a balcony must be:

- a minimum 8m² for a house with 2 or more bedrooms
- a minimum 5m² for a one bedroom house – including by way of a Juliet balcony
- have direct access off a main living area
- be orientated to the north, west or east

These outdoor living space standards are proposed to ensure residents have access to functional outdoor living areas and access to sunlight.

Internal layout of rooms

We're proposing that the main living area must be located to receive a minimum of 3 hours of sunshine on the shortest day of the year. This will ensure residents have access to sunlight year round.

Front door orientation and shelter

We're proposing the front door must be orientated to face the street or be located so it's close to the front boundary if the entry is on the side.

We're also proposing that every house must be provided with a front door shelter that is at least 0.6 metre deep and 1 metre wide.

These standards are proposed so every house has a distinct entry point for visitors and residents, and somewhere to shelter as residents enter and exit the site.

Location of service pipes

We're proposing that any bathroom service pipes must not be visible on the front of a house facing the street. This is to ensure buildings at the street front are visually appealing.

Glazing percentages (the amount of windows that a house must have where it faces the street)

We're proposing that houses facing the street must contain a certain percentage of glazing (i.e. windows). It will vary depending on whether the house has a street facing garage.

- If the house has no garage facing the street, the minimum amount of glazing would be 20%
- If the house does have a garage door facing the street, the minimum amount of glazing would be 12.5%

Glazing provides visual interest at the street and provides for the safety of those on the street through 'passive surveillance'.

Onsite carparking

Any onsite carparking within 6 metres of a front boundary adjoining a road must:

- be located perpendicular to the road;
- be located directly in front of garage door if the house has one;
- not comprise more than 50% of the width of the house it serves; and
- not be less than 5.5 metres in length.

This is to ensure cars are not parking across our footpaths and that car parking is not dominating our streetscape.

Fencing

We're proposing that fencing, where it adjoins a public road or public space must:

- be no more than 1 metre high if it is solid except that solid fencing may be erected to 1.8 metres over not more than 1/3 of the site; or
- be no more than 2 metres high if it is see through

These fence heights are proposed to ensure public safety for those on the street and so that our streetscapes aren't dominated by tall fences.

Any fencing on a side boundary must be no more than 1 metre high within 3 metres of any boundary adjoining a road. This is to ensure cars can see pedestrians and cars as they enter and exit the site.

The maximum fence height other than those required above is proposed at 1.8 metres.

Landscaping

We're proposing a minimum of 20% of the overall site would have to be landscaped. In the front garden landscaping would need to cover around 40% of the area. This could include things like ground covers, climbers, grasses, shrubs and trees. Landscaping would provide visual interest to our streets, avoid the dominance of buildings, provide residents with a bit of nature, and reduce the heat sink effect that comes with increased site coverage and hard surfaces.

Minimum lot size (how small a section can be subdivided down to)

At this stage, we are proposing a minimum lot size of 150m², which will enable a variety of housing types.

Building bulk and form standards

Where 3 or more houses are proposed on a site, we're proposing 'bulk and form' standards so good quality design outcomes are achieved. These would require houses to have particular roof forms, façade features and overall building forms. This would be to reduce houses' bulkiness and visual dominance, and to make them visually interesting. This is a change from the current District Plan rules where this would usually be dealt with during a resource consent process.

Number of residential units, or how many houses can be built on a property

We're proposing that up to six houses on a site could be built as a permitted activity (no resource consent or neighbour approval required). They'd need to meet all the above standards to be a permitted activity though.

More houses than this could be built but they'd need to get a resource consent to do so and this may be notified depending on what effects the proposed development produces on neighbouring sites.