

DRAFT Newlands MDRA Residential Design Guide

This Appendix provides guidance for residential developments in the Newlands MDRA. It is to be used in conjunction with the city-wide Residential Design Guide. Design aspects that require particular consideration for multi-unit development in the Newlands Medium Density Residential Area (MDRA) are identified within.

Anticipated development patterns

The MDRA provisions allow for increased housing densities within the MDRA. This will result in gradual change to the existing character of this part of Newlands as development occurs. The Newlands MDRA will provide for a slightly less intense, more suburban style of development than existing MDRAs in Kilbirnie and Johnsonville. This reflects the smaller scale, suburban environment in and around the Newlands town centre compared with these larger sub-regional centres.

Given the undulating topography and the underlying subdivision pattern of small lots, it is likely redevelopment will be incremental and will occur over one or two sites at a time. Larger windfall sites are likely to attract higher densities and more comprehensive development.

The 'Height sub-areas' (**Figure 1**) anticipates additional building height on sites adjacent to the town centre, main roads, and public transport routes. This will help create a transition in building scale between the larger-scale commercial and community buildings of the town centre and the smaller houses found on the residential streets behind.

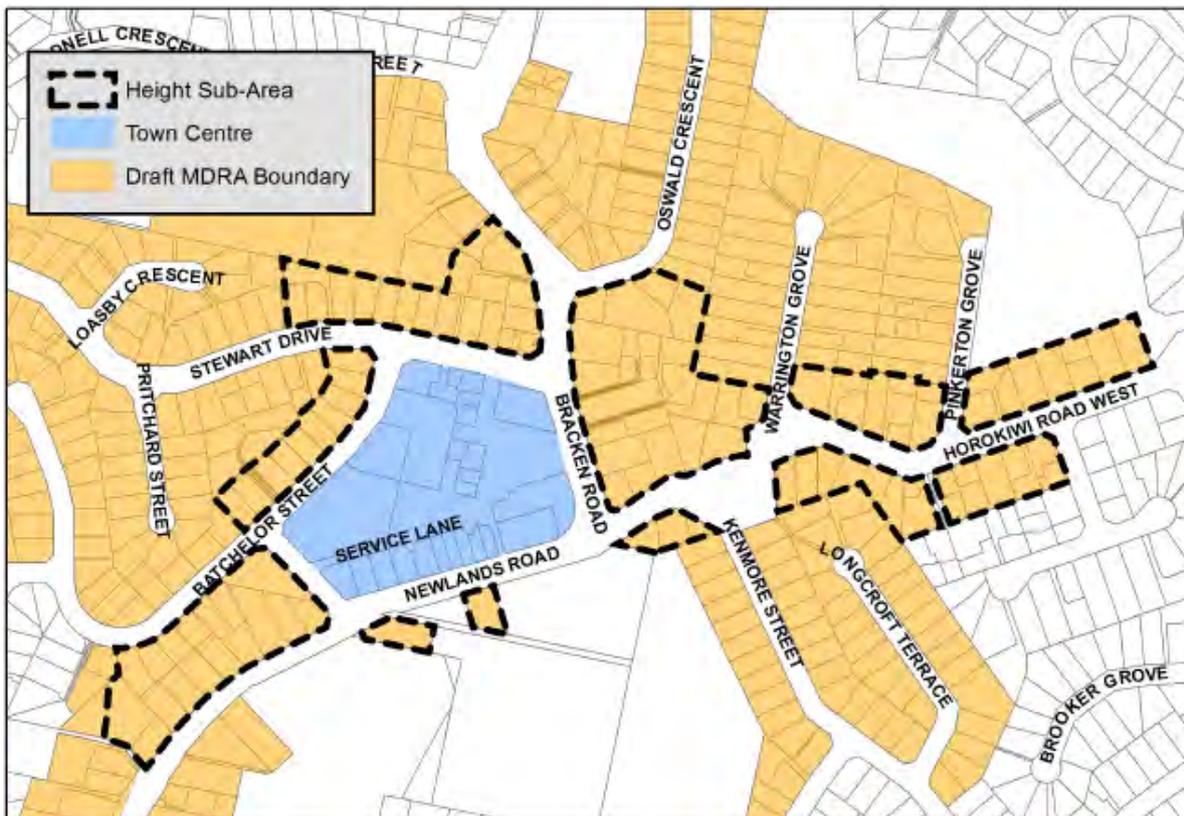


Figure 1. Height sub-areas

The resource consent process allows an assessment of new dwellings in these sub-areas up to 10.4 metres in height (which represents a 3 storey dwelling). Other locations may be suitable outside the sub-areas, but will be assessed on an individual basis. In those instances consideration will also be given to how the effects of the additional height will be compatible with neighbouring properties and the wider neighbourhood.

Landform

Variable topography is an important aspect of Newland's character. Developments should fit into, rather than drastically alter, the landform. Where changes to ground levels or associated retaining works are necessary, they should be incorporated as a positive feature by:

- Integrating retaining walls as part of the building design and including the level difference within the building where practicable.
- Retaining walls should be attractively designed, landscaped, and stepped where practicable.

Parking areas and site access

Small lots and steep terrain may encourage infill development featuring walk up dwellings with remote parking. On-site parking is more likely to occur outdoors rather than internally. When designing open parking and vehicle manoeuvring areas consideration shall be given to:

- provision for pedestrians and the creation of be attractive spaces, from within the site and as viewed from the street.
- areas should include landscaping, including hard and soft elements, and should not obviously mirror vehicle tracking curves.
- Site access shall accommodate and retain any street trees where these exist and are considered to have value. Wide driveway crossings should be avoided.

Landscaping

Mature vegetation is a defining characteristic of Newlands – the steeper hillsides accommodate higher levels of established vegetation, which is apparent in both the front and rear yards of properties. Landscaping is an important part of creating an attractive environment and should make a positive contribution to dwelling(s), the site, and the street. Consideration should be given to:

- Retaining mature trees and vegetation where practical, or replacing them with large scale trees.
- Planted breaks should be incorporated between horizontal ground surfaces and vertical planes, such as narrow planting strips along the driveway and boundary fences or retaining walls.
- To maintain a sense of spaciousness, front gardens shall be open and vegetated.
- Where fencing is provided at the front, the fence height and design should enable residents to see what is happening on the street from their dwelling.

Built form

Existing dwellings are characterised by simple geometry, and are of a similar scale and height. New development is encouraged to adopt a similar approach and express each house individually with simple roof geometry that adapts to changes in topography. Newlands does not have a consistent built character and, as a post war suburb, overt responses to historic building forms are not required.

- Built form articulation could be achieved through changes in form, materials and colour; with their effectiveness derived in that order. Materials should be attributed to each form, and should not be applied with a two dimensional effect (like wallpaper).
- Building envelopes should contain variation to create three dimensional depth and visual interest, and monolithic character should be avoided.
- Built form should be coherently designed and not obviously follow the line of recession planes.
- Considered design will be required on steep sites to minimise amenity impacts and wider townscape effects.
- Entrances should be readily discernible from the street, and have shelter from the elements.
- Undercroft spaces (sub floor framing, decks, retaining structures) should be screened in elevation.