

E Comprehensive Residential Development Guidelines

E1 Definitions

Comprehensive residential development means 5 or more new residential dwellings, where no part of the dwelling is superimposed on any part of another dwelling (except for underground parking). Each comprehensive residential development will be designed and planned in an integrated manner, and all required resource and subdivision consents are to be submitted together, along with sketch plans of the proposed development. The land on which the proposed residential dwellings are to be sited must form a separate, contiguous area.

Explanation: In a comprehensive development the houses and any subdivision are designed as one. The development will require resource consent because it exceeds the usual building coverage and density standards. The intention of the comprehensive housing provisions is to permit more intensive housing developments if they are designed with additional features that compensate for the failure to comply with standards, and ensure a high standard of amenity. Shared open space is an important factor in enabling a higher density. These guidelines will also be relevant in applications for more than one dwelling on a certificate of title.

E2 Use of the Guidelines

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

E3 Overall Outcome

Developments must address the fundamental aim of ensuring that the development provides a high standard of amenity both for the occupants and the wider neighbourhood. Comprehensive residential development is not a case of simply squeezing more conventional residential dwellings onto a parcel of land. To be granted consent, comprehensive residential developments are expected to be purpose-designed for the site and coherence with the neighbourhood in accordance with the principles of this guideline. The design is to be executed at the construction stage to a high standard.

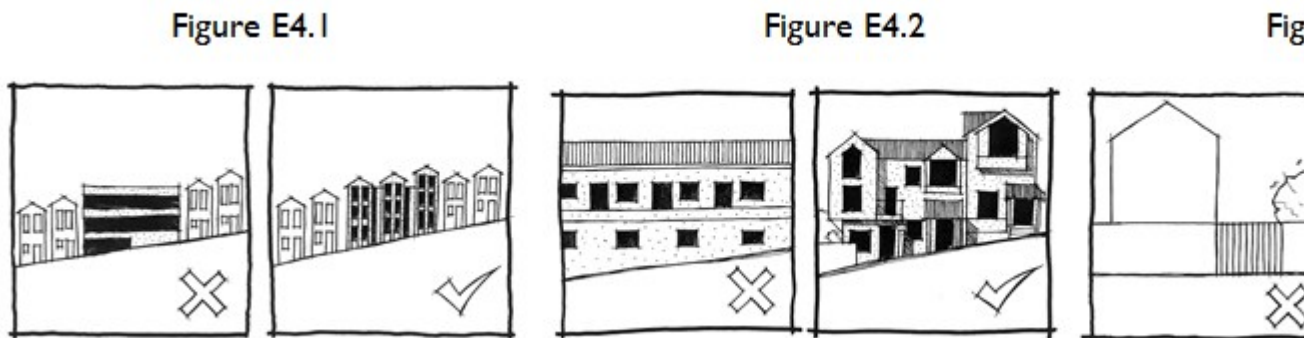
E4 Off-Site Amenity

The development should be designed to minimise any adverse impacts on neighbouring sites, the streetscape, and the character of the area, having regard to:

- (a) the acoustic and visual privacy of existing adjacent sites
- (b) access of sunlight and daylight to existing sites (developments must comply with daylight angle rules)
- (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) setback from adjoining land complying with the appropriate zone rule
 - (iii) keeping reasonable continuity of height (generally the height of the development should not vary from neighbouring houses by more than one storey) [refer figure E4.1]
 - (iv) detailing and modulating large building facades to read as several buildings as appropriate to the character of the area [refer figure E4.2]
 - (v) having a sense of address (each residential unit should have a visible front door or a well-defined access or entranceway) [refer figure E4.3]
 - (vi) design and siting of garages, carports and parking areas to ensure they do not unduly dominate the streetscape

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- (d) The development should have an integrated design theme and shall seek to create
- (i) compatibility in materials, details and roof pitch
 - (ii) visual interest through off-setting or articulating building form
 - (iii) visual interest through the design of roads and accesses (variation in alignment can avoid a tunnel effect)
- (e) landscaping to integrate roads, allotments and the streetscape
- (f) any balance of land not included in the development proposal shall not be reduced below the minimum for subdivision in the zone
- (g) the objectives and policies of this plan



E5 On-Site Amenity

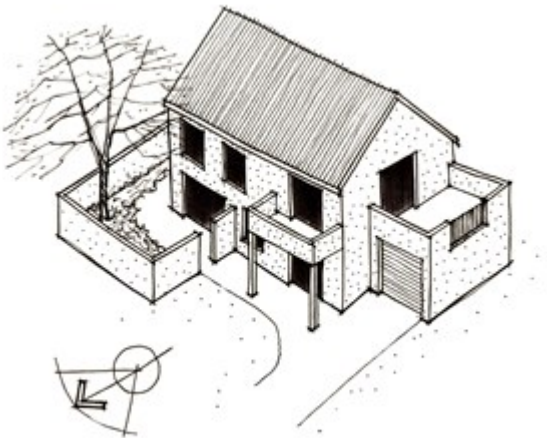
- (a) Developments should create a high standard of amenity and privacy for residents through
- (i) retention of existing vegetation and landform where feasible
 - (ii) landscaping and use of walls and fencing
 - (iii) placement or off-setting of buildings
 - (iv) careful placement of windows to maintain privacy
 - (v) provision of a direct street entrance per dwelling
 - (vi) provision of living rooms with maximum sunlight penetration and privacy
 - (vii) the placement and design of outdoor living courts, which will act as an extension of the living spaces of the house, to have direct or convenient connection with a sunny north-facing private outdoor space [refer figure E4.4]
- (b) Private outdoor living courts should
- (i) have a minimum area per residential dwelling of
 - 35 square metres for each one bedroom dwelling
 - 50 square metres for each two bedroom dwelling
 - 75 square metres for each three or more bedroom dwelling
 - (ii) minimum areas can be made by any combination of the following
 - ground-level living courts – must be directly accessible from a living room of the dwelling with a minimum dimension of 4.5metres
 - upper-level living courts – dwellings without a living room on the ground

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floor may substitute for the living court a deck, balcony or terrace of at least 12 square metres and a minimum dimension of 2.4 metres

- (c) Communal outdoor space provides for
 - (i) each dwelling to have easy access to communal outdoor space with a minimum area of 50 square metres per dwelling, excluding driveways, service courts or accessory buildings. A percentage of the communal outdoor space is to be provided by a 6 metre diameter circle (100 square metres) sited on the common ground, outside of setback areas
- (d) Reducing noise transfer between units by
 - (i) separately locating and containing plumbing for each residential dwelling
 - (ii) paying attention to noise reduction if living areas or garages of one residential dwelling abut bedrooms of another
 - (iii) use of appropriate noise-deadening wall, ceiling and floor design, materials and construction details
 - (iv) keeping driveways and car parking areas away from bedroom windows of adjacent residential dwellings, or acoustically screened
 - (v) design to control vehicle movement
- (e) Maximum sunlight penetration and visual and acoustic privacy

Figure E4.4



E6 Access, Parking and Services

- (a) Developments shall provide for safe movement of pedestrians and vehicles on-site, by
 - (i) well-lit parking areas and pedestrian links, and defined footpaths in larger developments
 - (ii) minimising the number of accesses to roads, traffic calming in larger developments and dust control
- (b) Provision shall be made for
 - (i) access for emergency services, including to outdoor space
 - (ii) every dwelling must have outdoor pedestrian access, with a minimum width of 1 metre, to a road for emergency services and disposal of waste etc

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- (iii) positioning of services for repair and maintenance
 - (iv) allocation of open space for waste minimisation and recycling facilities
 - (v) an outdoor service area of 3 square metres per dwelling
- (c) Parking, access and services shall be in accordance with [Appendix A](#) (Traffic) and [Appendix B](#) (Engineering Standards)