

# HASTINGS RESIDENTIAL INTENSIFICATION DESIGN GUIDE 2020

INFILL, COMPREHENSIVE & MIXED USE DEVELOPMENT



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**TE KAUNIHERA Ā-ROHE O HERETAUNGA**



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## OUR MAYOR'S MESSAGE

Hastings is a great place to live with its stunning natural environment, iconic hospitality, boutique retailers and world-renowned growers.

Our district's attractive lifestyle means there is also a growing demand for more housing. Providing sufficient safe, warm and healthy homes for our people is a major priority for our Council. We need different housing solutions to carefully manage our housing needs while still protecting our productive land.

Our district has a strong economy based around our primary sector which relies on our beautiful fertile plains. Our productive soils are intrinsically linked to our district's identity as the fruit bowl of New Zealand – we are the largest apple, pear and stone fruit producing areas in New Zealand. We want to support our thriving primary sector and our Council is committed to protecting our fertile soils for our food producers and future food production.

Balancing the huge demand for housing and the need to protect our productive plains means our Council is thinking differently about where people are going to live in the medium and long term. We need to be innovative with our housing solutions and we look forward to working together with our developers on well-designed projects that provide sufficient healthy homes for our people.



A handwritten signature in white ink that reads "Sandra Hazlehurst".

**Sandra Hazlehurst**  
Mayor, Hastings District Council



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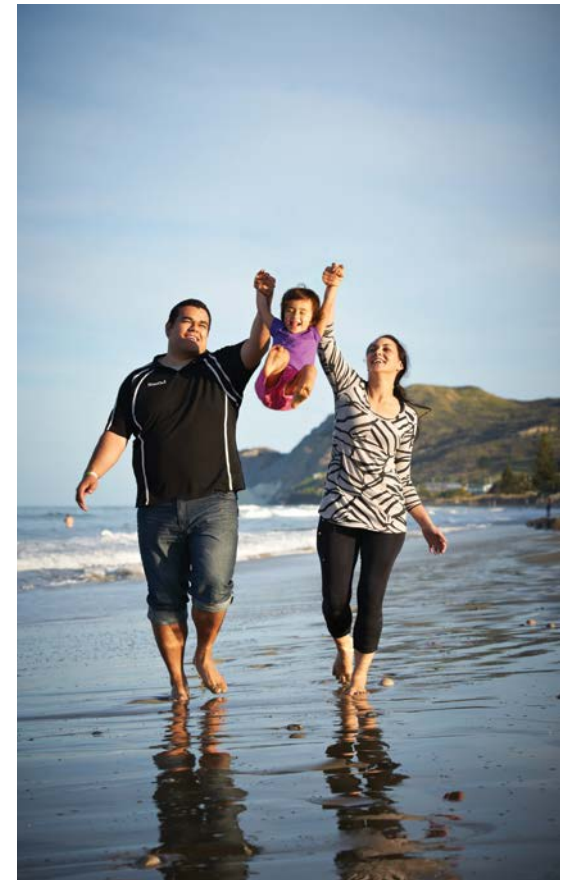
# INTRODUCTION

Hastings city is surrounded by highly productive land that forms the backbone of our regional economy. There is a constant and growing demand for houses. Residential intensification is a means to provide for housing growth and ensures that our land is used efficiently. This means that development opportunities can be maximised and the spread of urban development onto the productive Heretaunga Plains can be minimised.

Today's lifestyles mean that our homes not only need to provide a safe and comfortable living environment. They also need to be multi-functional spaces that provide flexibility to adapt to different owners' requirements over time. Our lifestyles have evolved and will continue to keep on changing. The way we live now is different to how our parents and grandparents grew up.

The move towards more compact housing types requires a cultural shift from what we have known and what developers and housing companies are used to providing in Hastings. Reducing the size of our homes and the land on which they sit means that cost savings achieved can be put into quality materials and innovative design, creating a new character within our neighbourhoods and making our homes function better and more efficiently. Clever site and building design are the key ingredients in achieving high quality sustainable compact housing options that meet the needs of our community.

When designing or building housing developments think more broadly about the outcomes that can be achieved rather than just increasing housing numbers. Developers and the design of housing developments play an important role in building strong communities.



**Invest in good design  
and it will sell**

**Design for our lifestyle  
and who we are**

**More intensive housing  
provides financial  
and time freedom**

# VISION

Our vision is to have well-designed and sustainable housing developments that build a sense of community, use land efficiently and protect our productive land for future generations.

We want to encourage housing providers in our district to marry good design with a variety of residential intensification types to create high quality, high amenity housing options at a range of price points for our community.

## KEY SUBURBAN COMMERCIAL DEVELOPMENT OPPORTUNITIES

- A** Mahora shops
- B** Sylvan Road / Heretaunga Street East shops
- C** Lumsden Road / Windsor Avenue shops

## POTENTIAL DEVELOPMENT OPPORTUNITIES

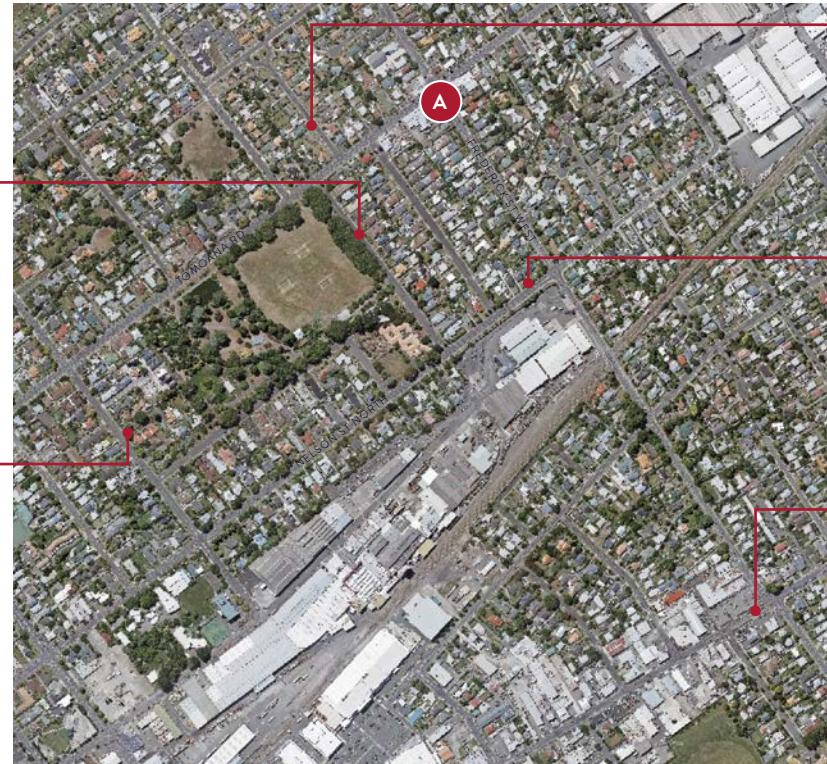
SPECIAL CHARACTER AREA



FITZROY DEVELOPMENT (EXISTING DEVELOPMENT)



4 UNIT DEVELOPMENT



5 UNIT DEVELOPMENT



9 UNIT DEVELOPMENT



MAYFAIR SHOPS



FRIMLEY SHOPS



# PURPOSE AND OBJECTIVES

This Design Guide is here to help with ideas, opportunities and tips to achieve good quality intensive residential development when embarking on a project that involves one or more sites and one or more houses.

The Design Guide sits alongside the Hastings District Plan to promote good design and achieve high-quality, high-amenity residential development. The design guide applies to residential development in any zone including any future new zones.

## OBJECTIVES:

- A** Encourage quality compact housing options
- B** Encourage maximising site yield
- C** Encourage the construction of two storey houses
- D** Inspire well-designed intensive housing development
- E** Inspire designs for comfortable, safe, and practical living solutions
- F** Be a practical tool for builders, designers and developers that provides solutions for common challenges with development on smaller sites
- G** Demonstrate how development proposals will align with the District Plan to enable a smoother resource consent process





# BACKGROUND TO GROWTH MANAGEMENT IN HASTINGS

Growth - the big picture and compact development.

## Heretaunga Plains Urban Development Strategy (HPUDS)

This strategy provides the big picture for long term growth of Hastings to 2045. It was adopted by Hastings District Council, Hawke's Bay Regional Council and Napier City Council in 2010 and updated in 2017.

HPUDS recognises that the Heretaunga Plains land is high value and resource rich with great soils and aquifer fed water resources. These natural resources are finite and under increasing pressure. They need to be well managed to ensure they are here for us today and for the next generations of our community. The strategy has adopted a 'compact development' basis to future growth that have clearly defined limits.

HPUDS promotes a shift to a more compact urban form. It suggests intensification through redevelopment of existing residential areas to accommodate residential growth.

To achieve this, the Council has adopted a Medium Density Strategy which calls for a more intensive level of development. The Medium Density Strategy identifies which parts of the urban area are more suited to more intensive



**By 2045 development is expected to transition to:**



development and these are depicted in the District Plan. The District Plan identifies areas where more intensive housing density can occur both within newly zoned areas (greenfield) and within our existing urban areas (intensification).

This Design Guide plays a crucial role in ensuring that when designing and building this more intensive type of housing, suitable thought is given to the look and layout of the development.

# RESIDENTIAL DESIGN PRINCIPLES

Six overarching and interlinked design principles have been developed for this guide, based on the concept of hauora (“wellbeing”), and what is considered important for people living in or next to compact housing development in Heretaunga.

Hauora encompasses the purpose of local government - to promote the social, cultural, economic and environmental wellbeing of communities in the present and for the future. Each wellbeing sector includes Te Ao Māori values and tikanga.

The Heretaunga Te Aranga and Toi Tū Maori design values and principles are interwoven into the residential design principles as shown in the diagram (below) and in the description of the attributes and characteristics of each principle. These descriptions help to explain how Te Aranga and Toi-Tū values and principles can be incorporated into designs in a meaningful way.

These guiding principles are reflected in the 11 key design elements (overleaf) which outline specific concepts for achieving good design. These key design elements also link through to the Comprehensive Residential Development Assessment Criteria in the District Plan.

Each principle is represented by an icon which will pop up throughout the document where a design challenge, element or solution is discussed that relates to these guiding principles.



## Looks Good (AESTHETICS) Pōtikitanga (INNOVATION)

*Character, Creativity, Context*

To create high-quality living environments which are innovative and aesthetically pleasing.

- Tohu – iwi / hapū stories or narratives are incorporated into and inform the design
- Architectural individuality
- Quality
- Variety
- Landscaping – plants and fencing



## Fits Well (SENSITIVE TO CONTEXT) Kaitiakitanga (STEWARDSHIP/ GUARDIANSHIP)

*Context, Character, Custodianship*

To create developments which acknowledge their setting.

- With the surrounding context – neighbourhood/street
- Taiao - the landform and/or features of the natural environment are celebrated, protected, restored or enhanced.
- Mahi Toi - takes account of history and culture - sites of significance to mana whenua are protected and cultural landmarks acknowledged
- Takes into account the Hastings' climate



## Works Well (FUNCTIONAL) Rangatiratanga (RECOGNITION/ RESPECT)

*Collaboration, Creativity, Context, Choice*

To create developments which are functional, practical and logically designed.

- Mana – designs acknowledge the status of iwi and hapū as mana whenua, design decision making recognises culture and enables cultural practices to occur.
- Well-designed and fit for purpose site layout
- Accessible
- Choice of dwelling types and size
- High performance/low maintenance
- Adaptable/flexible spaces
- Intergenerational



## Feels Good (SAFE AND WARM)

*Manaakitanga (WELCOMING/HOSPITABLE)*

*Choice, Custodianship, Connections*

To create safe, warm and healthy dwellings.

- Ahi Kā – iwi / hapū feel secure and valued within their community
- Safe
- Comfortable
- Private
- Tidy – a place for everything
- Green or pleasant outlook



## Connects Well (CONNECTED)

*Whanaungatanga (SENSE OF  
COMMUNITY/FAMILY CONNECTION)*

*Choice, Creativity, Connections*

To create developments which have a high level of connectivity and accessibility and build a strong sense of community.

- Whakapapa - connecting people and the local community to the place
- To the street and integrates with neighbouring buildings
- To walkways, cycleways and vehicle routes
- To parks and recreation areas
- To shops, schools and workplaces



## Sustainability (ENDURING)

*Tiaki Taiao (CARE AND RESPONSIBILITY  
FOR THE ENVIRONMENT)*

*Choice, Creativity, Connections, Collaboration*

To create developments which minimise their environmental footprint.

- Mauri Tū – environmental health is protected, maintained or enhanced.
- Minimise construction waste
- Maximise natural light
- Investigate passive energy / solar heating options
- Consider where materials have come from
- Rainwater harvesting

# KEY ELEMENTS OF GOOD RESIDENTIAL DESIGN

In addition to the design principles, here are eleven key design elements that translate good urban design into your project. These elements are the practical application of the design principles. Illustrative and photographic examples of these key design elements are referred to throughout the Design Guide.

These will be shown as referenced below in the images in Section 2 and in the development scenarios in Section 3.

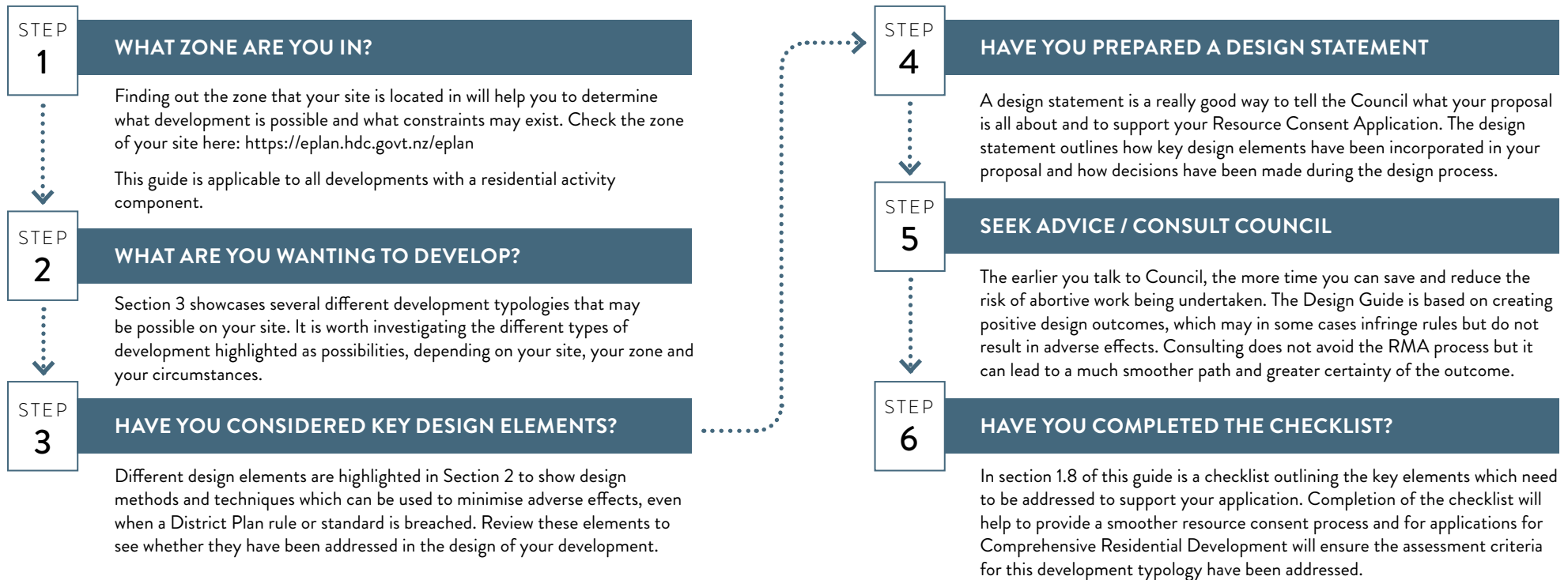
## KEY DESIGN ELEMENTS ADDRESSED IN THIS DESIGN GUIDE ARE:

- 2.1 House Types, Sizes and Adaptability
- 2.2 Entrances, Detailing and Colour
- 2.3 Building Height, Dominance and Sunlight
- 2.4 Connections to Open Space
- 2.5 Landscape Design
- 2.6 Private and Safe Environments
- 2.7 Outdoor Living Space
- 2.8 Parking and Manoeuvring
- 2.9 Waste and Service Areas
- 2.10 Site Coverage and Low Impact Design
- 2.11 Building Materials and Environmental Sustainability

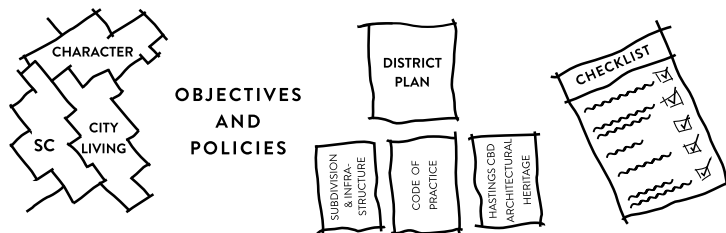


# HOW TO USE THIS GUIDE AND TIPS

THIS GUIDE PROVIDES A STEP BY STEP PROCESS FOR YOUR PROJECT, SHOWN IN THE FLOW DIAGRAM BELOW.



## TIPS ON USING THIS GUIDE



Start by finding out the zoning of the property and familiarise yourself with the District Plan rules and assessment criteria which apply to your property when determining the type of residential or mixed-use development you wish to undertake.

If it needs a resource consent also familiarise yourself with the objectives and policies of the Zone because they tell the story behind the reasons for having the rules.

This and the Design Guide can help you to plan your project. You can always talk to the Duty Planner for help.

Where there is a difference between the District Plan and the design guide, the District Plan takes precedence. Some other useful and related guides/documents are:

- The Hastings Subdivision and Infrastructure Design Guide
- Hastings District Council Engineering Code of Practice
- Hastings CBD Architectural Heritage Design Guide
- Hawkes Bay Regional Council Waterway Design Guidelines

The types of housing development shown are a mix of permitted, restricted discretionary and discretionary activities, but all show

methods of how a development can be undertaken to achieve positive urban design outcomes. Some of the examples demonstrate breaches of current district plan rules. These would require resource consent, but the layout and designs, which are based on good design show how the effects of the breaches can be mitigated.

The following checklist is here to assist you to work through your design process.

# THE DESIGN CHECKLIST

	ASPECT	DESIGN QUESTION	ADDRESSED	NOTES
1.1	<b>ZONE</b>	What zone is your property(ies) in? ( <a href="https://eplan.hdc.govt.nz/eplan">https://eplan.hdc.govt.nz/eplan</a> to check the zoning of your site and the rules of Hastings District Plan that relate to your zone and proposal)		
1.2	<b>DEVELOPMENT TYPOLOGY</b> (see section 3)	What are you wanting to develop?		
2.1	<b>HOUSE TYPES, SIZES AND ADAPTABILITY</b>	Does the development provide diversity in dwelling type or unit size, appropriate for its scale and location? Does the dwelling design allow for intergenerational living and/or adaptable/flexible spaces? Is the dwelling design responsive to the cultural needs of mana whenua?		
2.2	<b>ENTRANCES, DETAILING AND COLOUR</b>	Do the majority of dwellings in the development front or face the street? Is the entrance(s) to buildings clearly visible with carparking secondary to building form and pedestrian facilities? Do entrances and detailing create a sense of place and / or celebrate cultural diversity?		
2.3	<b>BUILDING, DOMINANCE, AND SUNLIGHT</b>	If additional height is required, does it effect neighbouring properties? How are bulk, dominance or blank walls addressed in the design? Does the building design offer opportunities for cultural connection and / or contribute to environmental awareness?		
2.4	<b>CONNECTIONS TO OPEN SPACE</b>	Does the design allow for physical or visual permeability with adjoining public spaces? Do the links to open space provide opportunities for cultural connection or to celebrate cultural diversity?		
2.5	<b>LANDSCAPE DESIGN</b>	Does the landscape treatment include suitably sized trees (right plant, right place) or retain existing vegetation where possible? Is the landscaping proposed appropriate for its function? Do landscape materials and planting contribute positively to a development without causing high maintenance requirements? Does the landscaping proposed express the identity of this region, its people and places? Does it encourage environmental responsibility and awareness? Does it contribute to a sense of place?		
2.6	<b>PRIVATE AND SAFE ENVIRONMENTS</b>	Has the placement of windows or first floor balconies compromised the privacy of a neighbouring property? Is there sufficient lighting and passive surveillance of entrances, carparking or communal areas?		
2.7	<b>OUTDOOR LIVING SPACE</b>	Has sufficient, sunny and accessible outdoor living space been provided for residents? Does communal outdoor space provide opportunities for cultural connection or to celebrate cultural diversity, or contribute to a sense of place?		
2.8	<b>PARKING AND MANOEUVRING</b>	Are entrances and communal spaces accessible to all? Do garages or carparking dominate or are they set back from the dwelling facade or located to the rear of the site? Do the materials used for driveways and carpark areas exhibit and foster environmental responsibility?		
2.9	<b>WASTE AND SERVICE AREAS</b>	Has screened (from the street or outdoor living space) provision been made for storage, waste and service areas? Is the location of any communal waste and recycling storage areas easily accessible for residents and to the street for collectors? Does the provision for waste contribute to environmental awareness? Does it exhibit and foster environmental responsibility?		
2.10	<b>SITE COVERAGE AND LOW IMPACT DESIGN</b>	Has the development incorporated low impact techniques to reduce peak stormwater runoff? Does the design exhibit and foster environmental responsibility – for example – use of permeable paving materials? Does the design offer opportunities for cultural connection or encourage community inclusion – for example access to or protection or planting of waterways?		
2.11	<b>BUILDING MATERIALS AND ENVIRONMENTAL SUSTAINABILITY</b>	Will the choice of materials create ongoing maintenance issues? Is the building designed to maximise solar gain in winter or shade in summer? Do the variety of materials used create interest and help to distinguish between dwellings? Do the building materials used exhibit and foster environmental responsibility or offer opportunities for cultural connection?		
3	<b>DESIGN STATEMENT</b>	Have you prepared a design statement to support your proposal and outlined your reasons for making certain design decisions? Is the design informed by the identity, significance or history of the place, surrounding area, local people or a local story? Does it foster inter-cultural exchange and or opportunities for cultural connection?		
4	<b>OTHER PLANS/ DOCUMENTS</b>	Check your proposal against the Engineering Code of Practice, the Hastings Subdivision and Infrastructure Design Guide, HBRC Regional Plan Provisions and Waterways Guidelines		

# COMPREHENSIVE RESIDENTIAL DEVELOPMENT (CRD) ASSESSMENT CRITERIA

The purpose of the design guide is to encourage the inclusion of the design elements (outlined in section 1.6) within development proposals.



Housing developments with three or more houses are called Comprehensive Residential Developments. You will see this in the Hastings District Plan.

In Residential and Suburban Commercial zones, Comprehensive Residential Developments will be assessed against the matters outlined in the adjacent table.

To assist with designing your comprehensive residential development, the key design elements have been linked to the equivalent assessment criteria and in some cases multiple criterion.

If you develop your design with the guidance outlined in the key design elements it should ensure the desired outcomes of the assessment criteria will be met.

Sections 2 and 3 of this guide aims to demonstrate practical examples of how the assessment criterion can be met by using the ideas set out within each specific key design element.

CRD ASSESSMENT CRITERIA	DESIGN GUIDE PRINCIPLE	RELEVANT KEY DESIGN ELEMENT
<b>SITE CONTEXT</b> Whether the development will integrate into the existing local context.		2.3 Building height, dominance and sunlight
		2.5 Landscape Design
		2.7 Outdoor living space
<b>STREETSCAPE AMENITY</b> Whether the development makes a positive contribution to the public streetscape		2.2 Entrances, detailing and colour
		2.3 Building height, dominance and sunlight
		2.4 Connections to open space
		2.6 Private and safe environments
		2.8 Parking and Manoeuvring
<b>RELATIONSHIP OF DEVELOPMENT TO THE PARENT SITE</b> Whether the development is designed to enable safe and practical car parking and access. Whether the proposed buildings are sited within the parent site to create privacy and space between units. Whether stormwater runoff will be appropriately managed. Development should consider the practical and/or discreet location of service facilities.		2.2 Entrances, detailing and colour
		2.5 Landscape Design
		2.6 Private and safe environments
		2.7 Outdoor living space
		2.8 Parking and Manoeuvring
		2.9 Waste and service areas
		2.10 Site coverage and low impact design
<b>BUILDING FORM, PERFORMANCE, APPEARANCE</b> Whether the architectural style, form and aesthetics of the development positively contributes to neighbouring buildings, sites and the surrounding area. Whether sustainable construction methods and low maintenance materials are proposed.		2.1 House types, sizes and adaptability
		2.3 Building height, dominance and sunlight
		2.10 Site coverage and low impact design
		2.11 Building materials and environmental sustainability
<b>VISUAL QUALITY</b> Whether the development contributes to the visual quality of the site and neighbourhood through a variety of colours, materials and exterior cladding finishes, complemented by appropriate landscaping, and boundary treatments.	 	2.1 House types, sizes and adaptability
		2.2 Entrances, detailing and colour
		2.4 Connections to open space
		2.5 Landscape Design
		2.6 Private and safe environments
		2.8 Parking and Manoeuvring
		2.11 Building materials and environmental sustainability
<b>INTERNAL CONFIGURATION</b> Whether the internal arrangement of spaces within dwellings is functional, flexible, ensures privacy and creates an indoor-outdoor flow that maximises existing site attributes such as access to sunlight, views and outlook.		2.1 House types, sizes and adaptability
		2.6 Private and safe environments
		2.7 Outdoor living space
<b>ON-SITE CAR PARKING</b> Whether the development provides practical and safe vehicle access and car parking		2.8 Parking and Manoeuvring
<b>ORIENTATION AND PASSIVE SOLAR ENERGY</b> Whether the proposed dwellings are orientated to access sufficient sunlight and daylight in both indoor and outdoor living areas and have sufficient natural ventilation. Whether the design maximises the opportunity to use passive solar energy		2.3 Building height, dominance and sunlight
		2.7 Outdoor living space
		2.11 Building materials and environmental sustainability

# DESIGN ELEMENTS

## BUILT FORM AND LAYOUT

### HAVE YOU CONSIDERED THE KEY DESIGN ELEMENTS?

Different design elements are highlighted to show design methods and techniques which can be used to minimise adverse effects even when a District Plan rule or standard is breached. Review these elements to see whether they have been addressed in the design of your development.

### DESIGN ELEMENTS:

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# HOUSING TYPES, SIZES AND ADAPTABILITY

**Housing types and sizes which cater to a large segment of the population is encouraged as it creates a development that appeals to a wide range of people.**

Not everyone wants the same number of bedrooms or lot size or garden size.

Design adaptable buildings that are able to meet any future demands or requirements, or are able to be used in different ways for different users.



## WORKS WELL

Buildings need to be functional. A neighbourhood should have a diversity of housing types to suit different age groups/lifestyles, with flexible floor plans and a well designed site layout.



## LOOKS GOOD

Buildings need to be attractive to the buyer. Buildings should be designed to fit in with their location. Individuality, setbacks, glazing, building facade treatment and landscaping should be considered to ensure they complement the location.



## FITS WELL

Buildings need to relate to the street and complement development on neighbouring properties.

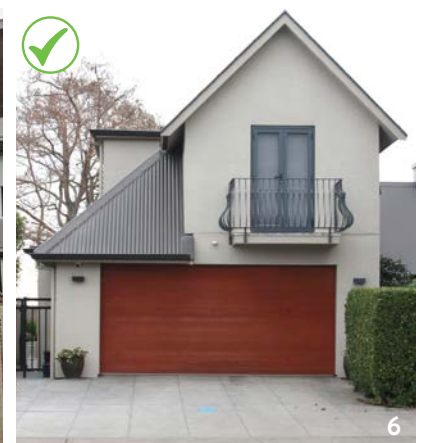


## FEELS GOOD

Buildings need to provide high quality living environments with flexible spaces that receive sufficient sunlight, are private, energy efficient and easy to maintain.

Housing diversity in a development can contribute positively to its character and functionality. All of the images below and to the right show different house typologies which will cater to the needs of different people.

1. Narrow terrace housing is an efficient land use development type.
2. Older housing stock still has value within infill development.
3. Duplex housing also uses land efficiently particularly where two storey dwellings are utilised.
4. Standalone housing is still highly desirable but should be balanced with other typologies to provide variation.
5. Low-rise apartments particularly on corner sites and in proximity to suburban shopping centres work well.
6. Two-storey townhouses provide more space both indoors and out on smaller section sizes.





# ENTRANCES, DETAILING AND COLOUR

**Create buildings which positively address the street, providing a high level of legibility and visual interest while avoiding blank walls or façades.**

In all residential developments, but particularly with higher density development, there is a risk that as buildings get bigger they lack detailing at the human scale making it difficult for residents to relate to, or impose adversely on the receiving streetscape. This can be prevented by using a number of simple design measures.



## CONNECTS WELL

The buildings should create a positive contribution to the public streetscape. Have as many houses as possible facing the street.



## WORKS WELL

Shared vehicle entrances are encouraged and parking located at the rear of the building or setback from the front face of the building. One vehicle crossing provides a safer pedestrian environment.



## LOOKS GOOD

Buildings should have clearly definable entrances, designed and articulated to provide a sense of individuality. Variation in detailing is encouraged to break up the 'bulk' of higher density developments. Colour makes a big impact on the success of the development. Variation in colour helps to improve legibility and create interest.



## SUSTAINABILITY

Clearly defined and accessible entrances promote walking. Detailing and material selection can influence the sustainability of a development.

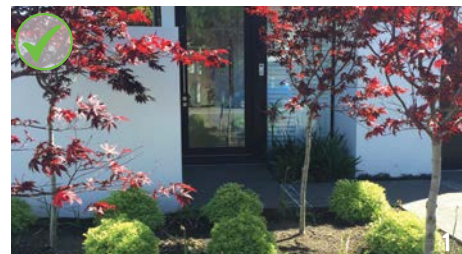
### RELEVANT DISTRICT PLAN PROVISIONS:

- Building setbacks
- Relationship of garages and accessory buildings to dwellings
- CRD specific standards
- Relationship of building to street

Entrance detailing is an important aspect of legibility and design, and an easy way to add value to a development.

Providing a sidelight adjacent to the front door is a small detail but allows for natural surveillance over the street and a strong visual connection between the dwelling and the street.

1. A glass front door or sidelights provide views over the entrance without compromising privacy.
2. A clear direct path to the front door.
3. A separate pedestrian path (from vehicles) improves accessibility and makes it easy for visitors to find their way.
4. An open, well-landscaped frontage has a positive relationship with the street.



This illustration is of a generic residential frontage highlighting good design ideas for Entrances and detailing:

- A** Clearly visible front door, ideally with a glass panel/sidelight
- B** Garage door set back from the front facade
- C** 5.5m deep on-site parking space
- D** Bins and utilities screened from the street by low level fencing
- E** Windows or balconies overlooking the street allow for passive surveillance of public spaces
- F** Separate pedestrian access to the dwelling for enhanced safety and street connectivity



# BUILDING HEIGHT, VISUAL DOMINANCE, AND SUNLIGHT

## Varied building height and modulated frontages create visual interest without resulting in adverse effects due to shading or visual dominance.

The height and modulation of a building plays an important role in the overall appearance and function of a street or neighbourhood.



### LOOKS GOOD

Each zone has standards for the maximum building height, all of which are within the District Plan. If any additional height is desired that does not meet standards, the following key design aspects should be considered, including: building design, roof form, building dominance, sunlight access to neighbouring properties and public spaces (including roads), privacy for occupants and neighbours, and effects on public views.



### FITS WELL

Maintaining overall consistency between building heights contributes to the character and overall feel of a street while variation in form, in particular roof form, can provide the variation necessary to create an interesting street scene or create a focal point.



### FEELS GOOD

Recession planes are a control to ensure neighbouring properties are not adversely affected in terms of loss of sunlight and/or privacy by a development while allowing for development and intensification to occur in residential areas. There may be a degree of change which occurs from the existing environment but at a level where change is considered to be acceptable. There are several methods which can be implemented

to minimise adverse effects on shading including modulating the building form, setting buildings back from the boundary, or avoiding long, blank walls.



### FEELS GOOD

Access to direct sunlight in outdoor living areas and internal living areas is important to the health and well-being of residents.

### RELEVANT DISTRICT PLAN PROVISIONS:

- Building Height
- Height in Relation to Boundary
- CRD specific standards
- Building Size and Scale
- Building bulk

Additional height can be added to buildings in order to create visually interesting roof forms and detailing.

Roof forms should add variation to the surrounding development/streetscape. Roof form is varied with added detailing, glazing and changes in materials. Materials are recessive in colour to avoid visual dominance.

1. Stepping the first floor back from the boundary can assist with softening the transition between old and new.
2. Corner sites provide an opportunity to create local landmarks without adversely shading adjoining properties.
3. A different treatment to the top floor provides interest and variation.
4. Varied roof profiles reduce the perceived mass of buildings.
5. The lack in variation creates a visually dominant development.
6. Visual interest is created through building modulation and varying roof line.



## Avoid adverse effects of shading and blank walls on the amenity of adjoining properties/streetscape.



### FITS WELL

The design and treatment of 'end walls' should avoid large blank walls which give the appearance that a development is unfinished and does not take account of its setting.



### FEELS GOOD

The amount of sunlight received by each unit is central to the 'feels good' principle and designs should endeavor to create north facing outdoor living spaces as a preference, followed by west then east facing areas.

### RELEVANT DISTRICT PLAN PROVISIONS:

#### Shading Standards

- Maximum Building Height
- Height in Relation to Boundary
- Sunlight Admission to Streets

#### Blank Walls: Commercial Zone Standards

- Active Retail Frontage
- Building Frontage Treatment

#### CRD Specific Standards

- Parent Site Area and Shape
- Parent Site Area and Position



A key requirement is for developments to respond and interact positively with the street unlike the image above. Modulation, variation and visual interest are all aspects of good designs.



Large blank walls should be avoided at the end of a row to avoid visual dominance. Blank walls do not provide passive surveillance or an active amenity to the streetscape.



The use of windows and openings as well as a variety of cladding materials provides design relief to the long façade of this building and ensures the building contributes positively to the streetscape.

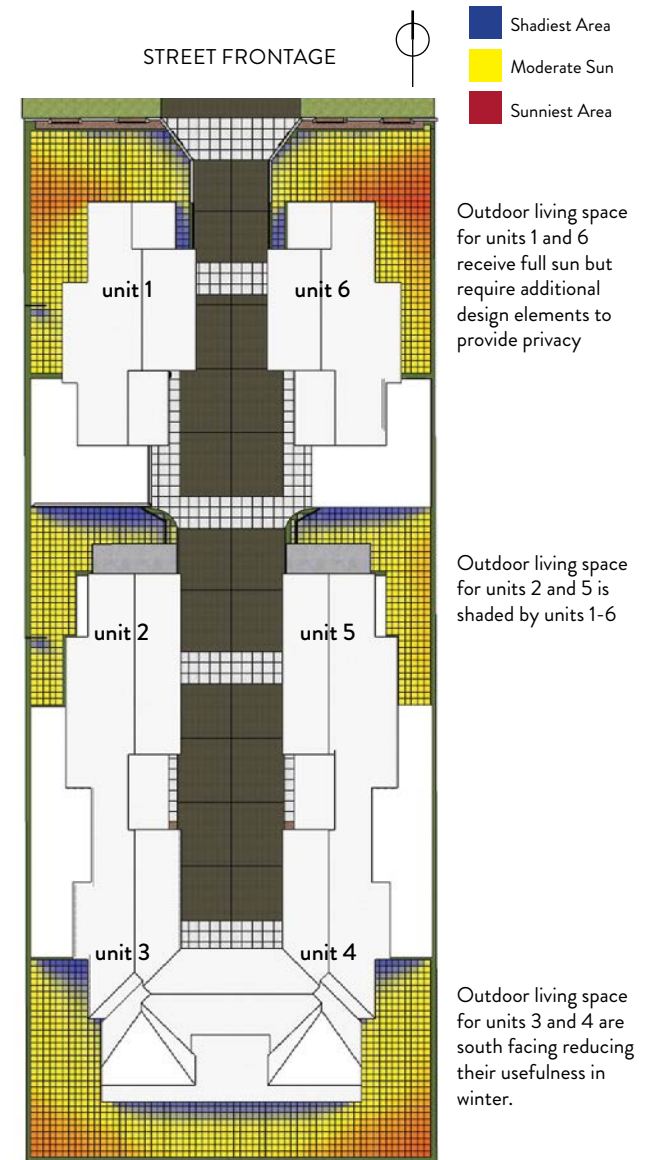
## SITE AND BUILDING ORIENTATION

The orientation of a site, its length of street frontage and shape all determine the layout of a development. Sometimes a site's orientation does not provide for the most optimal private outdoor living space. Where a street runs east-west, development sites located on the southern side require more careful consideration of dwelling type and design, as the sunniest spots may be in the front or side yard rather than a rear yard.

Outdoor living spaces located in front yards need to be carefully designed to provide privacy while also enabling passive surveillance over the street (i.e windows overlooking the street).

The example to the right shows the different amounts of annual sunshine hours each two-storey unit in a 6-unit development receives using a SketchUp plug-in called 'Sun Hours'. This demonstrates the amount of sunshine each outdoor living space would receive in the development, enabling more detailed consideration of the appropriate dwelling types, their design and internal configuration in the early design phase of the development

This tool would also be helpful to Council staff as part of their assessment of any resource consent application.



# CONNECTIONS TO OPEN SPACE

**Create public and communal open spaces which provide additional amenity to residents promoting collaboration, custodianship and to maximise connections.**

Public and communal open space, if well-designed, can add significant benefits and value to a residential development. When not considered to be 'left-over' space, open space can provide an opportunity to enhance the character of a site and helps neighbourhoods to absorb additional density.



## CONNECTS WELL

Often the best designed spaces are those which integrate well with adjoining dwellings and have a high level of natural surveillance from private living areas. The spaces are highly accessible and can be a real focal point in a development to build a sense of community between residents. Accessibility and connections are very important to the success of a space, ideally with multiple entry and exit points.



## FITS WELL

Communal open spaces should allow a high degree of choice and flexibility for both passive and active recreation (depending on their scale) while recognising the needs of the residents and local community.



## LOOKS GOOD

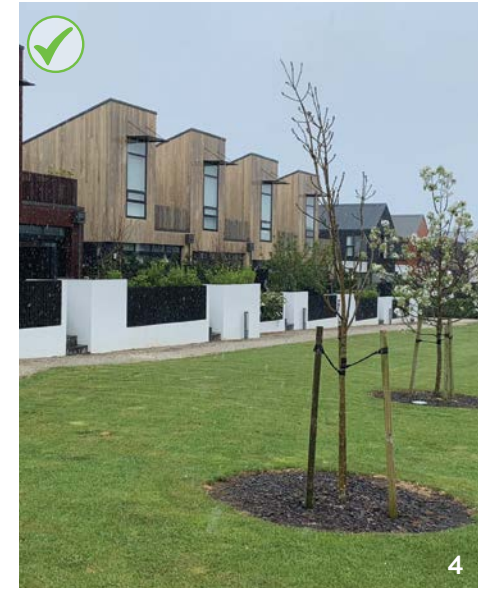
Where privacy is required trees and hedging can be used instead of solid fencing, or possibly a combination of the two.

## RELEVANT DISTRICT PLAN PROVISIONS:

- Outdoor Living Space
- CRD Specific Standards for outdoor living space include requirements for communal spaces
- CRD Specific Assessment Criteria, with specific consideration to greenfield areas, such as Brookvale and Iona, and of the need for developments to face, or overlook open space reserves

While the space in photo 3 is centrally located, high solid fencing has resulted in the area appearing as a 'left-over' space with limited accessibility. In the other photos the space is easily accessible from dwellings with no fencing or open style fencing/landscaping in between the dwellings and the open space. Windows overlook the space creating a safe, usable space with a high amount of natural surveillance.

1. Shared access to a public space.
2. Permeable fencing between private and public spaces.
3. Poor relationship between houses and communal space.
4. Direct access into shared spaces.
5. Soft and porous edge between spaces.



This illustration is of a generic residential rear outdoor living space highlighting good design ideas for connections to an Open Space:

- A** Screening from neighbouring outdoor living spaces
- B** A mix of hard landscape materials and planting to provide amenity
- C** Minimum of 30m<sup>2</sup> per unit for outdoor living space directly accessible from indoor living areas
- D** Open style fencing adjacent to green space
- E** Gated access through to public space
- F** Directly accessible from internal living spaces
- G** Buildings address the Open Space, benefiting from an open outlook



# LANDSCAPE DESIGN

## Create high quality, human-scale, low maintenance spaces which encourage residents to interact and be neighbourly.

Landscape design should enhance the quality of a space while responding appropriately to its particular function or purpose. Aspects such as safety, privacy, sunlight access and maintenance requirements also need to be considered in the overall design concept. Landscape design can include surfaces, letterboxes, seating and fencing in addition to planting.



### FITS WELL

Landscaping should be designed in response to the particular development typology and site context, it should appear integrated with the building and development layout. Retain existing vegetation if possible, particularly mature trees which can provide immediate character and a sense of establishment.



### WORKS WELL

Materials and planting should be low maintenance but of a quality and style which enhance the amenity of the development.



### LOOKS GOOD

Detailing, material changes or different finish treatments (such as honing or saw cuts) should be used on large paved or hard stand areas to reduce their perceived visual expanse. Planting can be used to delineate property boundaries, having a softer, more aesthetically pleasing appearance than a solid timber fence.



### LOOKS GOOD

Suitably sized trees should be incorporated where appropriate but particularly in the front yard area. Trees provide significant amenity and can assist with privacy issues by screening views into upper storey rooms.



### FEELS GOOD

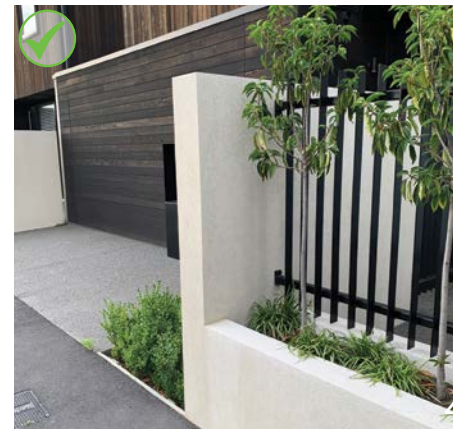
Open fencing should be used where fencing is required but privacy is not an issue. Landscaping should allow views from the house to the street and vice versa to provide passive surveillance.

### RELEVANT DISTRICT PLAN PROVISIONS:

- Landscaping

Examples of how a mix of hard and soft landscape materials can provide a high level of amenity to residential developments.

1. Use of planting to create privacy and define boundaries.
2. Mixed materials to break up spaces.
3. Existing mature tree retained through development process.
4. Permeable fencing and planting.
5. Tree planting of suitably sized species.
6. Using level changes to create interest.



E = Exotic

N = Native

### TREES (MEDIUM - LARGE)



Lemonwood (Tarata)  
(Pittosporum eugenioides)



Variegated Elm  
(Ulmus carpinifolia variegata)



Mountain Ribbonwood  
(Hoheria lyallii)



Totara  
(Podocarpus totara)



Kowhai  
(Sophora tetraptera or microphylla)

FOR LARGER SITES/AREAS ONLY WHERE SHADING/LEAF DROP WILL NOT BE AN ISSUE

### TREES (MEDIUM - LARGE)



Cabbage Tree  
(Cordyline australis)  
(not in lawns)



Mahoe  
(melicytus ramiflorus)



Ornamental Pear  
(Pyrus calleryana 'Aristocrat')



Pin Oak  
(Quercus palustris)



Chinese Lacebark Elm  
(Ulmus parvifolia)



Titoki  
(Alectryon excelsus)

### TREES (MEDIUM - LARGE)



Maple  
(Acer spp.)



Common or Large Leaved Lime  
(Tilia europaea or platyphyllos)



Miro  
(Prumnopitys ferruginea)



Tree Fuchsia  
(Fuchsia excorticata)



Tulip Tree  
(Liriodendron tulipifera)



Olive  
(Olea spp.)



**E** = Exotic  
**N** = Native

### TREES (SMALL)



Marble Leaf (Putaputaweta)  
 (Carpodetus serratus)



Toothed Lancewood  
 (Pseudopanax ferox)



Lancewood (Horoeta)  
 (Pseudopanax crassifolius)



Boxleaf Azara / Vanilla Tree  
 (Azara microphylla)



Manuka  
 (Leptospermum scoparium)



Magnolia Spp.  
 (Magnolia spp.)



Emerald Cedar  
 (Thuja occidentalis 'Smaragd')

### TREES (SMALL)



Camellia  
 (Camellia sasanqua)



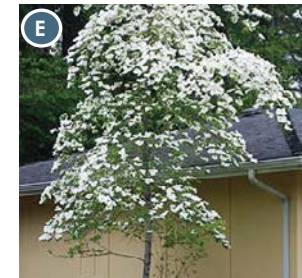
Flowering Crab Apple  
 (Malus tschonoskii)



Flowering Cherry  
 (Prunus spp.)



Five Finger  
 (Pseudopanax laetus)

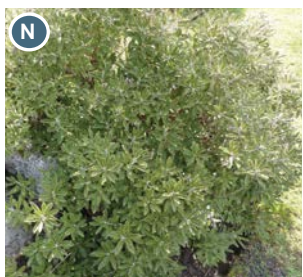


Flowering Dogwood  
 (Cornus 'Eddies White Wonder' or  
 Cornus florida)



Flowering Dogwood  
 (Cornus 'Eddies White Wonder')

### SHRUBS (MEDIUM - SMALL)



Monro's Daisy  
 (Brachyglottis monroi)



Rose  
 (Rosa - flower carpet form)



Rose 'Frau Dagmar Hastrup'  
 (Rosa rugosa)



Southern Tree Daisy  
 (Olearia arborescens)



Pittosporum 'Golf Ball'  
 (Pittosporum tenuifolium)



African Lily  
 (Diets grandiflora)



Silver Germander  
 (Teucrium fruticans)

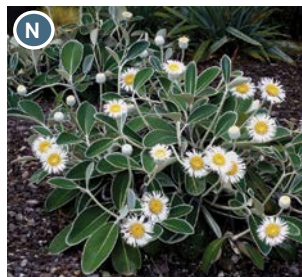
E = Exotic

N = Native

### SHRUBS (MEDIUM - SMALL)



Mexican Orange Blossom  
(*Choisya ternata*)



Marlborough Rock Daisy  
(*Pachystegia insignis*)



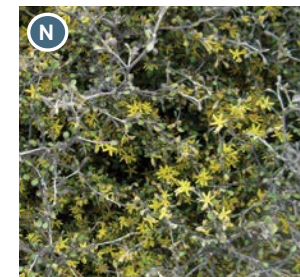
Mingimingi  
(*Coprosma virescens*)



Hebe  
(*Hebe* spp.)



Viburnum  
(*Viburnum davidii*)



Corokia  
(*Corokia* spp.)

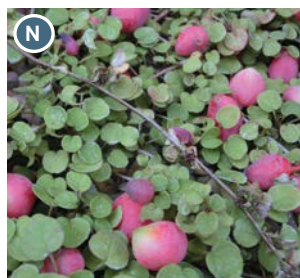
### GROUNDCOVERS / GRASSES



Tasmanian Flax-Lily  
(*Dianella* 'Little Rev')



NZ Iris  
(*Lobelia perigrina*)



Creeping Fuchsia  
(*Fuchsia procumbens*)



Makura Sedge  
(*Carex secta*)



Lomandra  
(*Lomandra* spp.)



Dwarf Green Flax  
(*Phormium* 'Emerald Gem')

### GROUNDCOVERS / GRASSES



NZ Daphne  
(*Pimelea prostrata*)



Heartleaf Burgenia  
(*Bergenia cordifolia*)



Bush Lily  
(*Astelia fragrans*)



Groundcover Coprosma  
(*Coprosma acerosa* 'Hawera')



Turutu  
(*Dianella nigra*)



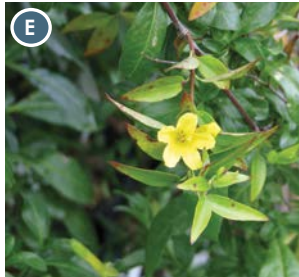
NZ Iris  
(*Lobelia ixioides*)

**E** = Exotic  
**N** = Native

## CLIMBERS



Star Jasmine  
 (Trachelospermum jasminoides)



Yellow Jasmine  
 (Gelsemium sempervirens)



Boston Ivy  
 (Parthenocissus tricuspidata)



Portuguese Laurel  
 (Prunus lusitanica)



Broadleaf, Kapuka  
 (Griselinia littoralis)



Box Hedge  
 (Buxus sempervirens)

## EDIBLES



Blueberry 'Centurion'  
 (Vaccinum spp)



Passionfruit 'Black Beauty'  
 (Passiflora spp)



Cherry 'Compact Stella'  
 (Prunus spp)



Feijoa 'Unique'  
 (Acca sellowiana)

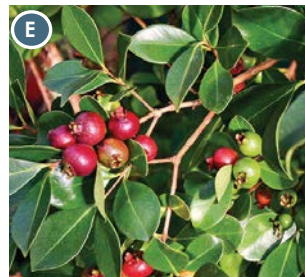


Tropical Guava  
 (Psidium guajava)



Column Apple 'Scarlet Spire'  
 (Malus spp)

## EDIBLES



Chilean Guava  
 (Ugni molinae)



Dwarf Apricot 'Aprigold'  
 (Prunus spp)



Peach 'Honey Babe'  
 (Prunus spp)



Dwarf Nectarine 'Nectar Babe'  
 (Prunus spp)



Mandarin 'Miho'  
 (Citrus reticulata)



Lemon 'Meyer'  
 (Citrus x meyeri)



Navel Orange  
 (Citrus sinensis)



Lime 'Bears'  
 (Citrus x latifolia)

# PRIVATE AND SAFE ENVIRONMENTS

## Create developments with a high level of private amenity balanced with ensuring communal spaces have a high level of natural surveillance.

Good developments have a successful balance of private amenity and a high level of natural surveillance over public spaces. Custodianship, collaboration and connection principles are key to ensuring poorly designed developments are not created, such as where the living area of one unit looks directly into the outdoor living of another. Poor design can be mitigated through building design and modulation, site layout, landscape elements or a combination.



### CONNECTS WELL

Private environments are encouraged to not detract from the amenity of the street or public open space they may be adjacent to. They can be designed to incorporate natural passive surveillance with views looking out over adjacent public spaces.



### WORKS WELL

Private spaces are created through the way residential units are laid out on a site. The provision of space between buildings and private areas are encouraged within developments. Existing dwellings should be considered where necessary.



### FITS WELL

Careful consideration of the unit layout on the site will ensure neighbouring properties do not overlook neighbouring private spaces. This can also be mitigated through orientation

of habitable spaces as well as window placement and style (long, high windows for example) to restrict views.



### LOOKS GOOD

Private spaces should be designed with boundary treatments in mind. Landscaping can enhance the visual amenity of the built edge and screen private space from the streetscape.



### FEELS GOOD

Private and safe environments to be designed to increase functionality within developments. Defining a private from a public space can be achieved through a mix of solid and visually permeable materials.

### RELEVANT DISTRICT PLAN PROVISIONS:

- Fences
- Landscaping
- CRD Specific Standards
- Relationship to the Street
- Commercial Zones: On-site Privacy and Outlook

Windows are oriented to the street rather than toward adjacent properties to provide increased natural surveillance over the street and to maintain privacy between dwellings. A mix of solid and visually permeable materials provides a balance between privacy and natural surveillance over public spaces.

1. Public path overlooked by adjacent houses.
2. Low hedging allowing views over the street while defining property boundaries.
3. Minimising front fencing.
4. Front doors fronting a reserve.
5. A mix of permeable and solid fencing.



## FENCING

### Fencing can unnecessarily add cost to a development without providing benefits.

The height and permeability of a fence plays a significant role in the amenity and character of the streetscape. Sometimes, but not always, privacy is required where outdoor living spaces are orientated to the north but also in the front yard. It is possible through good design to have a balance of privacy and passive surveillance between the residence and the public street.

These effects can be mitigated through the use of visually permeable fencing along a road front, maintaining a high level of connection with the street. Try to minimise the amount of fencing used where possible in the front yard and internally within multi-unit developments. Fences are barriers to building a strong sense of community in a development or neighbourhood. Refer to 2.2 Entrances and Detailing for further design advice.

#### RELEVANT DISTRICT PLAN PROVISIONS:

- Fences
- CRD specific standards
- Relationship of Building to Street



Fencing can have a significant adverse effect on the character of a street and provide a 'canvas' for graffiti. Open style fencing or open frontage are a preferred option. Try to restrict fencing to where it is necessary rather than providing it everywhere.

## ENCOURAGED FENCING DESIGN FOR SITES THAT FRONT ONTO A LOCAL ROAD

Front yards are to be fenced with a permeable fence design of 1.5m maximum height.

This diagram represents open style timber fencing at 1.5m in height.



Fences constructed up to 1.8m in height are to have a minimum of 300mm on the top portion of the fence with the ability to see through in the manner of but not limited to picket or trellis style.

This diagram shows a 1.8m high fence with the top 600mm being visually permeable. Acceptable on sites that front a Local, Collector or Arterial road.



Living open edge treatments to the development boundary provides for a high amenity streetscape whilst keeping passive surveillance present with low hedging/planting heights.

This diagram shows hedging up to 1.2m in height. This is encouraged for fences within the character residential zone.



# OUTDOOR LIVING SPACE

**Provide outdoor living spaces that are accessible and allow residents to relax outside.**

All dwellings should have access to an outdoor living space that is ideally directly accessible from the indoor living areas.



## LOOKS GOOD

Outdoor living spaces should consider the context of neighbouring outdoor living areas and where the neighbouring buildings are located. Outdoor living areas can be in several forms - balconies, rooftop gardens, ground level back or front yards.



## WORKS WELL

Is there a yard adjacent to any public open space or other public land or walkways? Consider having a gate to connect the private with public outdoor space.

A sense of spaciousness in the living space should be maximised. Creating one larger outdoor living area rather than multiple small outdoor areas is preferable. Try to avoid creating small narrow spaces. Consider alternative types of living arrangements, eg. a small apartment is low maintenance and should have a smaller, easily maintained outdoor living area.



## FEELS GOOD

Outdoor living areas are best oriented to have sufficient sunlight year round. Ideally there will be 'indoor-outdoor' flow from main indoor living areas.

## RELEVANT DISTRICT PLAN PROVISIONS:

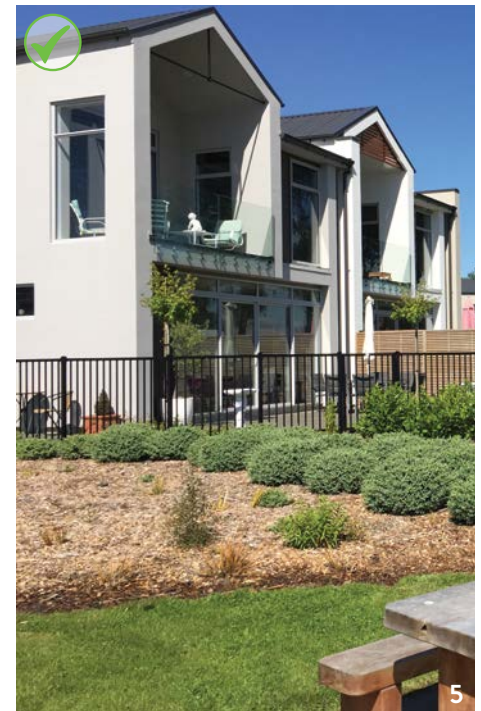
- Outdoor Living Space
- Supplementary Residential Buildings
- Commercial Zones
- Above Ground Floor Residential Activities

The most desirable option is to provide direct access and large glazing to allow free movement between indoors and out. The size and nature of the space will depend on the type of development and its proximity to other amenities.

Units on the end of a block can be designed to provide additional value and amenity for residents and often provide a premium to developers due to having extra outside space and additional windows providing more light and sunshine into interior spaces.

To offset the reduced opportunities for windows within middle units of a terrace or block, use solar tubes, skylights, light wells or glass roof structures to provide additional light and sun.

1. Terrace house with a deck overlooking a public open space.
2. A compact private open space with a raised vegetable garden and lawn adjacent to an open space reserve.
3. Apartments overlooking communal courtyards and gardens.
4. A small private courtyard with direct access from a living room.
5. Open space adjacent to public open space.



# PARKING AND MANOEUVRING

## Create a high amenity streetscape with high levels of accessibility for all modes while minimising the visual effect of vehicles and garaging.

Providing for car parking and vehicle access often plays a significant role in the design process at the expense of other attributes. A preferred design solution is for vehicle movements and parking to play a secondary role to pedestrian movements and streetscape amenity.



### CONNECTS WELL

Ideally car parking should be located at the rear of a site or via a laneway where vehicle access can be shared to reduce potential conflict points with the street creating a safer pedestrian environment. If car parking is at the front of the site, it should not be a predominant feature of the site frontage. Single width, stacked car parking is preferable. Under-croft or underground car parking options should be explored where higher densities or apartment complexes are proposed. Consider shared car parking areas where site/design constraints prevail as an alternative to individual parking per residential unit.



### WORKS WELL

On site car parking is encouraged as it is a practical and safe solution for residents. Separate access provision for pedestrians and cyclists provides a safer environment for these modes. In larger developments, suitable access for service and emergency vehicles should also be ensured.



### FITS WELL

In determining development layout and how access and parking will be provided for on site, place a priority on maximising the number of units fronting the street and the need to provide north facing outdoor living spaces. With increased density also comes the need for more efficient land use, including more creative responses to on-site parking.



### LOOKS GOOD

Where possible parking or garages should be setback from the front facade of the building allowing for a higher amenity street frontage that is attractive to the public streetscape.

Moving car parking to the rear of a site/development, providing communal parking facilities to minimise vehicle crossings or simply providing a separate pedestrian path all improve accessibility.

Communal parking at the rear allows buildings to front the street and minimises manoeuvring space for multi unit developments.

1. Front entrances are easily accessed from the street.
2. Front entrances provide adequate space for pedestrians and vehicles.
3. Undercroft parking is setback from the street and separated from pedestrian entrances.
4. Rear lanes move garaging away from the main frontage and improve pedestrian accessibility along the footpath.
5. A separate pedestrian path is provided to the front door ensuring access at all times.



### SUSTAINABILITY

Reduce concrete surfaces - consider using permeable surfaces for driveways, entrances and parking areas where practical.

### RELEVANT DISTRICT PLAN PROVISIONS:

- Relationship of Garages and Accessory Buildings to Dwelling
- Landscaping
- Access to Property and Parking Standards under the Parking Chapter of the Hastings District Plan
- CRD Specific Standards
- Relationship of Building to Street
- Commercial Zones: Car Parking and Garaging



## WASTE AND SERVICE AREAS

### Encourage useful storage and service areas that have minimal adverse effects on residents and neighbours.

As intensification occurs, provision of space for storage and service areas becomes more important. Service areas free up internal space by providing storage space for recreational or maintenance equipment, larger household items or clothes lines.



#### WORKS WELL

Options for communal storage and collection systems are encouraged for higher density developments and those at a large scale. For lower density developments, more conventional systems may be used as units will typically have their own street frontage or own ground level yards. Ideally bins should not be located in the front yard, but where this cannot be avoided, they should be screened and not affect or detract from access to the front door.

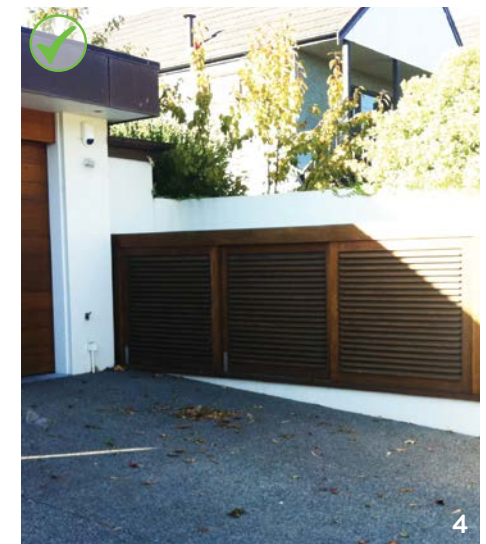
#### RELEVANT DISTRICT PLAN PROVISIONS:

- Screening for Visual Amenity CRD Specific Standards
- Service/Utility Area/Deliveries CRD Assessment Criteria
- Relationship of the development to the parent site/service areas and utilities



Some developments include lockable storage areas. In the example top right, bins and bikes are being stored in a lockable, accessible storage area where garages are not provided. Bins, gas bottles and other equipment have been hidden behind timber screens but are integrated into the house and landscape design. This avoids any adverse effects the bins have on the visual amenity of the street.

1. Individual lockable bike and bin storage is provided by the front entrance.
2. Built-in storage concept where on-site space is at a premium or where the frontage of sections are narrow, for example in terraced house developments.
3. Low level screen for bins in front yard.
4. Gas bottle and utilities enclosure.





# SITE COVERAGE AND LOW IMPACT DESIGN

**Use low impact design (LID) techniques in your development to maximise the potential of the site, reduce development costs and to increase the appeal and value of your development.**

Maximum site coverage limits ensure sufficient open space is provided for landscaping, outdoor living and to create privacy between houses as well as reducing stormwater runoff by controlling the amount of impermeable surfaces created.

The inclusion of low impact design solutions on-site can minimise runoff and peak flows while also contributing to the overall amenity of a development.



## LOOKS GOOD

Controlling site coverage has positive amenity effects by providing space for landscape planting and to avoid an 'overcrowded' appearance.



## WORKS WELL

By implementing LID systems peak stormwater discharges can be reduced which in turn reduces the impact on Council owned stormwater infrastructure, subject to on-site solutions being well-designed and maintained.



## SUSTAINABILITY

Water harvesting storage and re-use is essential in the Hawkes bay climate

### RELEVANT DISTRICT PLAN PROVISIONS:

- Building Coverage
- Stormwater Management
- Landscaping



Reducing stormwater peak runoff can be achieved using a combination of different techniques which collectively reduce demands on public infrastructure, and in some examples assist with improving plant growth and health. With higher site coverages it will be necessary to look at the site holistically to ensure the maximum peak stormwater runoff is not exceeded while also achieving other functional requirements.

1. & 3. Rain gardens to collect runoff from hardstand areas and to naturally irrigate landscape planting.
4. & 6. Permeable surfaces for driveways and entrances to reduce runoff by allowing water to filter through the ground.
2. & 5. Rain tanks come in a variety of colours and can successfully be incorporated into gardens and fencing for plant and lawn irrigation.



# BUILDING MATERIALS AND ENVIRONMENTAL SUSTAINABILITY

## Use sustainable materials and energy efficient building systems to create healthier homes with less long-term maintenance costs.

Building materials can have a considerable effect on how a development looks and is perceived over time and on how efficient and cost effective it is to heat and cool. Materials that require less maintenance with a longer design life are more suitable for higher density developments.



### FEELS GOOD / SUSTAINABILITY

The buildings need to have a feeling of permanence and solidity. Building materials should be sustainable and stand the test of time. Materials used should create warm and healthy homes.



### LOOKS GOOD / SUSTAINABILITY

Choose building materials that have high insulation properties and are sustainable and attractive. There should be a variety of materials used to create an individuality of design.



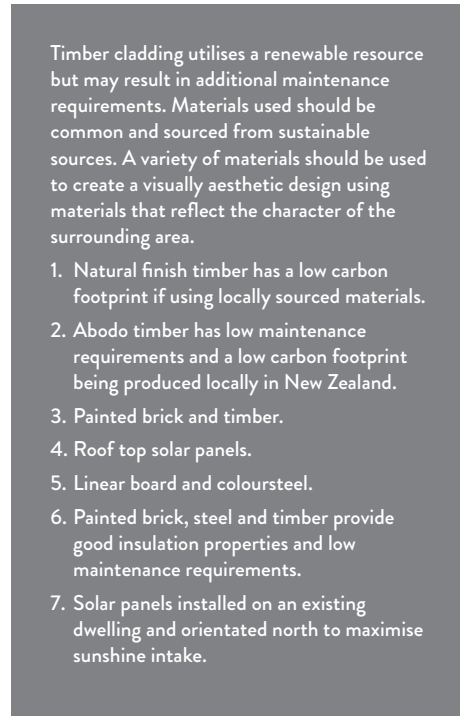
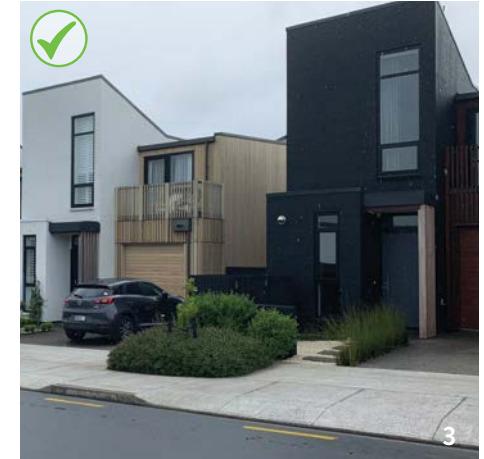
### FITS WELL / SUSTAINABILITY

Materials used need to be sensitive to, and take cues from the context of the development. Materials should consider the Hastings climate, particularly the hot dry summers.



### SUSTAINABILITY

Take advantage of the sunshine hours in Hastings and install roof top solar panels to generate energy for the grid and reduce your power bill.



# TYPES OF RESIDENTIAL DEVELOPMENT

## DEVELOPMENT TYPOLOGIES

### WHAT ARE YOU WANTING TO DEVELOP?

This chapter showcases several different development typologies that may be possible on your site. It is worth investigating the different types of development highlighted as being possible, depending on your site, your zone and your circumstances.

### TYPES OF RESIDENTIAL DEVELOPMENT:

3.1	INFILL - SUPPLEMENTARY DWELLING (80M2)	32
3.2	INFILL SUBDIVISION (PLUS ONE OR TWO)	34
3.3	COMPREHENSIVE RESIDENTIAL DEVELOPMENT (3 OR MORE DWELLINGS)	36
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# INFILL - SUPPLEMENTARY DWELLING (80m<sup>2</sup>)




## Supplementary residential buildings up to 80m<sup>2</sup> allow for intensification on a small scale in our residential areas.

One supplementary residential building is allowed on a residential site if the maximum gross floor area is 80m<sup>2</sup> or less, excluding integral garages or carports.








Whilst it is permitted, it must comply with District Plan standards for the zone, i.e. height, yard setbacks. The only differences are for density and outdoor living space.

The outdoor living space (minimum area of 50m<sup>2</sup> containing a 6 meter diameter circle) can be shared between the supplementary residential building and the principal residential dwelling on the site.

## DESIGN CHALLENGES

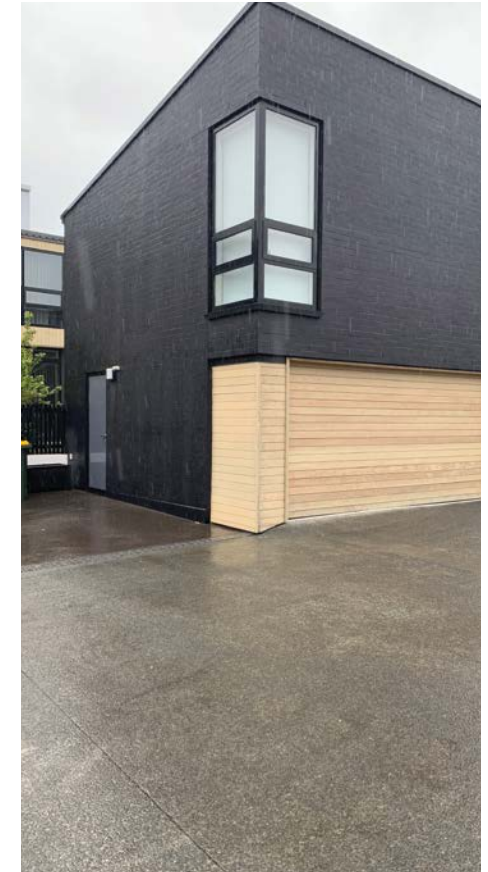
-  Complying with site coverage rules.
-  Oversize supplementary buildings.
-  Shared entrances and access dominating the site.
-  Shared outdoor living space.
-  Where to locate the garage(s) or parking spaces.

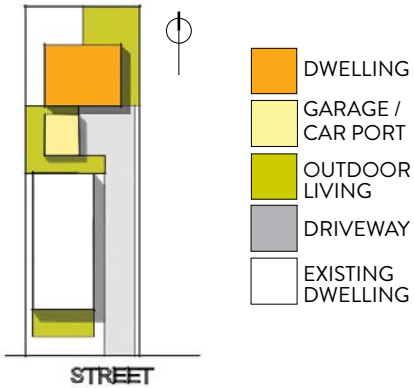
## DESIGN SOLUTIONS

-  Build a two-storey building or use a mezzanine to create sufficient floor area while reducing site coverage. Keep to the 80m<sup>2</sup> maximum gross floor area so the supplementary dwelling doesn't dominate.
-  Define your building entrances - ideas include having steps, a pathway, coloured front door, paving, lighting or pergola.
-  Screen outdoor living spaces from driveways or provide privacy using hedging or open fencing and planting.
-  Place parking and garages to the rear of, or between the principal and supplementary buildings but clear of any outdoor living space areas.
-  Garages or carport buildings should not dominate. Their scale should be smaller or proportionate to the supplementary residential building. The use of similar materials and colours can help to integrate garages and carports into the building design.
-  Try not to locate carports or parking areas on the street frontage of the site. If you must then have them setback from the front facade of the residential building and make them small in scale and width.
-  Reduce the amount of concrete by using alternatives such as gobi blocks or gravel for driveways or pathways. However, vehicle crossings must be formed and sealed.



## TYPICAL TYPOLOGIES ▲ ▼ ▶





This illustration is of a second, small dwelling being added to an existing residential property, while maintaining the existing outdoor living space of the principal residential building. It is important in these types of infill to ensure that outdoor living areas for both residences are not compromised by vehicle access or parking. Layout designs are often a balance of competing issues requiring one aspect to be prioritised over another. The best method is to think of future residents and how they would use the space, to provide a high level of amenity.

1. PLAN VIEW (1:1,000 @ A4)



SUPPLEMENTARY DWELLING ADDED TO EXISTING SECTION

## RELEVANT KEY DESIGN ELEMENTS

- 2.1 Utilise existing buildings to create diversity.
- 2.2 Create legible entrances with a high level of accessibility and place parking at the rear.
- 2.3 Encourage additional height where visual dominance or shading are not incurred.
- 2.4 Create a positive relationship between the building and public spaces.
- 2.5 Incorporate landscape elements, including trees where possible.
- 2.6 Create spaces which are safe but also provide privacy for residents.
- 2.7 Maintenance of the outdoor living space of the principal residential building.
- 2.8 Create a high level of accessibility and place parking at the rear.
- 2.9 Locate service and storage areas away from public spaces, or at least screen them as a minimum.
- 2.10 Embrace character elements of existing buildings, and their bulk and location. Investigate opportunities to incorporate low impact design solutions where possible to reduce runoff.
- 2.11 Use sustainable materials with low maintenance requirements.

# INFILL SUBDIVISION (PLUS ONE OR TWO)

## Subdividing a site is a common method to create additional housing.

Infill residential development has been the main type of development in Hastings and Havelock North in the past.

Infill development means subdividing and putting an additional house or houses in the rear garden (behind the existing house) on a site.

Traditional infill subdivision tends to occur on long narrow sites. This tends to limit the layout of dwellings to one behind the other accessed via a long driveway.

## DESIGN CHALLENGES



Fence height and design along street frontages and long driveways.



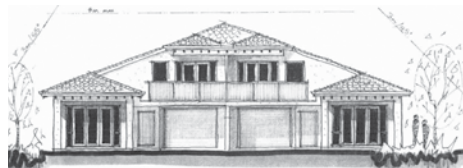
Infill development, particularly those including long narrow driveways with high fencing, look stark, unappealing and out of place due to a lack of landscaping and greenery.



It looks stark due to too much concrete, vehicle accesses and car parking dominance.



Where to locate the garages or carports for the existing house now the backyard has another house on it.



## DESIGN SOLUTIONS

Contrary to popular belief, fences that are high and enclosed do not provide a feeling of safety. Low and/or open fencing where people can see and be seen is a safer environment.



Use semi-see through fencing or a mix of low solid fencing with hedging or planting to create privacy for outdoor living areas facing the street, illustrated in photos 1, 2 and 4.



Invest in mature trees (at the very least 2m high at planting but preferably higher) and shrubs particularly in the front yard or street frontage of your property and along the side of the driveway to make it more attractive to buyers. Mature trees complement the site and ensure the new development integrates with the surrounding area.



Share the driveways to reduce the amount of the site covered in concrete.



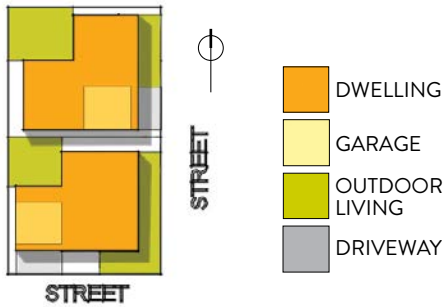
Use permeable alternatives to form parking areas and driveways such as gobi blocks, permeable pavers, gravel, or a driveway comprising two concrete strips with a central grass area if practical.



Locate garages behind the existing house, or integrate them with the dwelling but setback from the front facade. If they must be located in the front yard space – they will need to be small in size, width and height and substantially open in nature. Refer to photo 3.



## TYPICAL TYPOLOGIES ►



This illustration is of a 2 unit development (<math><170\text{m}^2</math> building footprint) on a

Note: this development would need consent for infringing site coverage rules and would need to comply with the District Plan stormwater rule (see section 2.10 for ideas of how to comply with this rule).

1. PLAN VIEW (1:1,000 @ A4)



## RELEVANT KEY DESIGN ELEMENTS

- 2.1 Create legible entrances with a high level of accessibility to the front door.
- 2.2 Encourage additional height where visual dominance or shading are not incurred.
- 2.3 Create a positive relationship between the building and public spaces, i.e on corner sites at the road frontage.
- 2.4 Incorporate landscape elements, including trees where possible.
- 2.5 Create spaces which are safe but also provide privacy for residents.
- 2.6 Look to add amenity for residents by creating private and sunny outdoor living spaces.
- 2.7 Garages set back from the front facade of the property, include a parking space where possible.
- 2.8 Locate service and storage areas away from public spaces, or at least screen them as a minimum.
- 2.9 Investigate opportunities to incorporate low impact design solutions where possible to reduce runoff (see 2.10, page 29 for options).
- 2.10 Use sustainable materials with low maintenance requirements.

A TWO UNIT DEVELOPMENT ON A

# COMPREHENSIVE RESIDENTIAL DEVELOPMENT (3 OR MORE DWELLINGS)

**Comprehensive residential development allows for increased density of housing on a site provided that the design and layout of houses protects the amenity of neighbouring sites.**

Our City Living Zone areas are full of potential for comprehensive residential developments. They are located along main transport routes, close to local suburban shopping centres, public parks and open space areas. Specific sites suitable for Comprehensive Residential Development in the Hastings and Havelock North General Residential Zone and in the Hastings Character Zone are identified and shown in Appendices 27, 28 and 29 of the Hastings District Plan.

Comprehensive Residential Development can occur at a small or large scale, on a single site or through the amalgamation of two or more neighbouring sites. The character of these developments varies depending on the building typology used, e.g. detached townhouses, duplexes, terraced housing (3 in a row maximum in a brownfield or existing urban area or 4 in a greenfield area) or low-rise apartments. Ideally, in larger developments, a mix of these housing types is best.

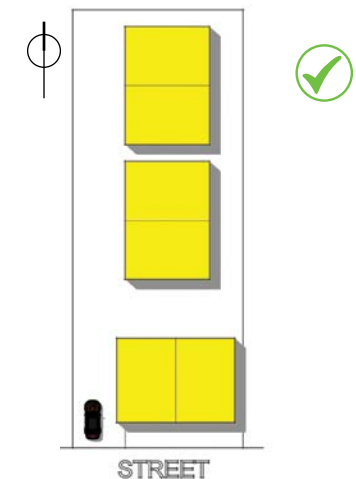
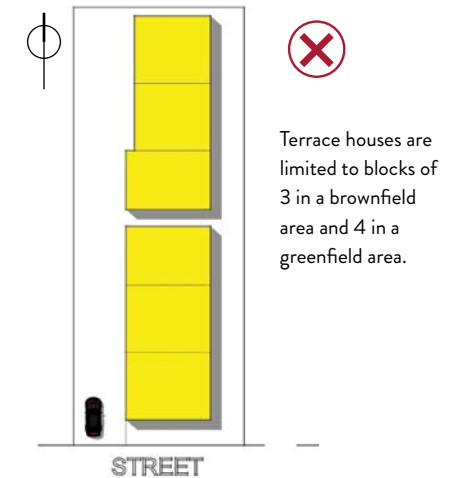
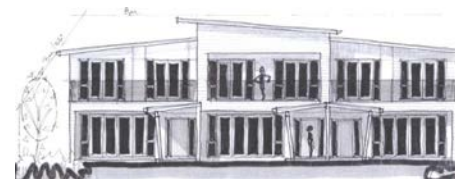
From a design and amenity perspective, the most important aspect of a successful comprehensive residential development is getting as many dwellings fronting the street as possible.

## DESIGN CHALLENGES

-  Inappropriate location.
-  Monotony and repetition including sameness of colour.
-  Insufficient open space, greenery, outlook.
-  Insufficient or a lack of mature landscaping.
-  Garages and high fencing dominating the street frontage.
-  Poorly located outdoor space.
-  Lack of storage/service area that lack sunlight to dry washing.
-  Lack of privacy with high fencing established to create private space.
-  Poorly located communal space.

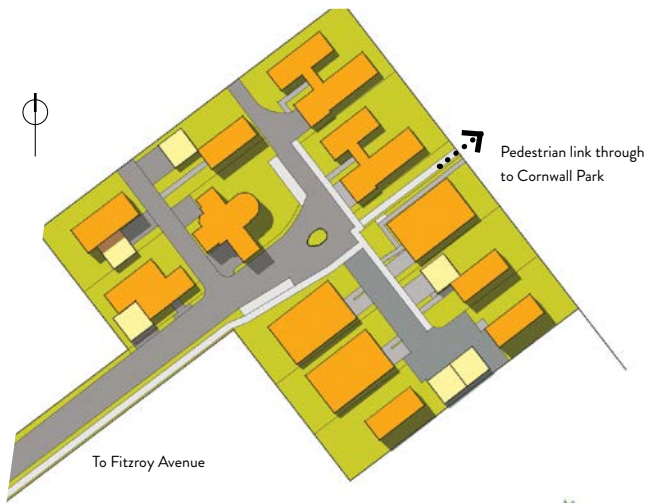


## TYPICAL TYPOLOGIES ▼►



While commonly implemented, the 6 unit development at the top of the page on a 1,050m<sup>2</sup> site does not meet good design principles. It has a poor relationship with the street and the site is dominated by vehicle manoeuvring areas and garaging on the ground floor. Ideally, the number of units facing the street should be maximised.





- DWELLING
- GARAGE
- OUTDOOR LIVING
- DRIVEWAY

This illustration shows the existing Fitzroy comprehensive development next to Cornwall Park, Hastings. The development comprises of 11 new dwellings around the existing central homestead. Mature vegetation was retained and a pedestrian link through to Cornwall Park are key features of the development creating a high level of amenity.

1. PLAN VIEW  
(1:2,000 @ A4)











## RELEVANT KEY DESIGN ELEMENTS








- 2.1 Look to vary dwelling type and size, colours, and materials to create diversity and interest
- 2.2 Entrances to each unit are clearly defined and visible from public/communal spaces.
- 2.3 Variations in roof form and colour create interest and can 'breakup' the mass of multi-unit developments
- 2.4 Create a positive relationship between the building and public spaces.
- 2.5 The retention of existing mature vegetation provides a high degree of amenity
- 2.6 Minimising internal fencing is important to provide passive surveillance with planting used to delineate private spaces.
- 2.7 Place outdoor living areas directly off indoor living spaces where they receive direct sunlight.
- 2.8 Provide sufficient parking and manoeuvring spaces on site
- 2.9 Locate service and storage areas away from public spaces but where they are easily accessed.
- 2.10 Utilise permeable pavers where possible to reduce stormwater runoff.
- 2.11 Use materials with low maintenance requirements such as coloursteel.

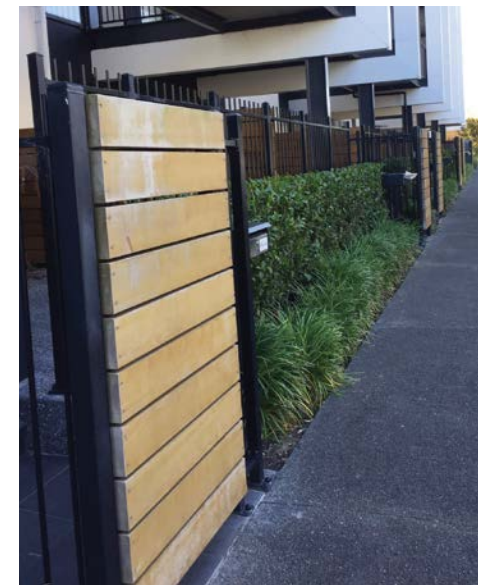
THE FITZROY COMPREHENSIVE DEVELOPMENT ADJACENT TO CORNWALL PARK (5460m<sup>2</sup>)

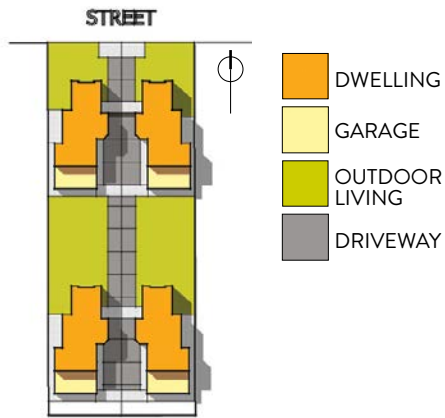
## DESIGN SOLUTIONS FOR CRD

-  Locate higher density developments overlooking or within walking distance of parks, shops and recreational areas.
-  Use two-storey, zero lot line or duplex house designs to create more open space, privacy and separation from neighbouring properties.
-  Variety and diversity are key design concepts to create attractive developments that people want to live in.
-  Use modulation: cantilever or setback sections of the building to break up its mass; vary roof form, materials and colour; and provide a range of site sizes, house designs and types.
-  Vehicle movement areas and garages should be combined and/or located to the rear of site to ensure the development has a well-defined built edge to the street. Try to keep the existing continuity of the streetscape by having windows, porches and entranceways fronting the street.
-  Have single garages or separate garages into two using partitions, alternatively use modulation, setbacks or different materials to reduce dominance of carparking and garages.
-  Have hedges rather than fences to delineate driveways and create more amenity and value.
-  Locate private and communal outdoor living space in a north or west facing position accessed via a main living room.



-  Have no, low, or open front fencing combined with hedging or planting to create a pleasant street front and public entrance to the property or development.
-  Consider landscaping of the site early in the design process, retain existing mature trees that provide an instant X-factor and integrate the new houses into the neighbourhood. Use deciduous trees in north facing front yard gardens so as not to block winter sun.
-  Provide areas for storing rubbish bins that are screened from the street front, easily accessed from the dwelling and have direct outside access to the street or combined bin pick up location.
-  In larger developments place letterboxes together in an accessible position at the front of the site.
-  Try to locate service areas so that they have access to sun all year around but particularly consider winter sun access during the middle part of the day.
-  Look for opportunities to save money by minimising the amount of concrete or hard surfaces used for paths and driveways.
-  Use permeable pavers, gravel, limestone, or a combination. These permeable surfaces will help to reduce stormwater runoff – making it easier to comply with the District Plan requirements for stormwater management which saves you time and money.





This illustration is of a 4 unit development (~124m<sup>2</sup> total floor area) on a 980m<sup>2</sup> residential site with a shared accessway, minimising vehicle crossings. Garaging is located at the rear and the front units have a positive relationship with the street. The site coverage of this is 29% and each unit has a north facing outdoor living area of at least 30m<sup>2</sup>.

1. PLAN VIEW (1:1,000 @ A4)



## RELEVANT KEY DESIGN ELEMENTS

- 2.1 Look to vary colours and materials to create diversity and interest
- 2.2 Entrances to each unit are clearly defined.
- 2.3 Variations in roof form and colour create interest and can 'breakup' the mass of multi-unit developments
- 2.4 Create a positive relationship between the building and public spaces.
- 2.5 Tree planting provides significant amenity to a development.
- 2.6 Windows overlooking communal areas are important to provide passive surveillance.
- 2.7 Place outdoor living areas directly off indoor living spaces where they receive direct sunlight.
- 2.8 Entrances to each unit are clearly defined with car parking at the rear of each dwelling.
- 2.9 Locate service and storage areas away from public spaces but where they are easily accessed.
- 2.10 Retain large areas of green space where possible to reduce runoff.
- 2.11 Use sustainable materials with low maintenance requirements.

COMPREHENSIVE DEVELOPMENT OF A 1,000M<sup>2</sup> LOT CREATING 4 UNITS



1. PLAN VIEW  
(1:1,000 @ A4)



This illustration is of a 5 unit development (varying footprints) on a 1,400m<sup>2</sup> residential site with a shared accessway at the rear minimising vehicle crossings. Garaging is located at the rear and the front units have a positive relationship with the street. The site coverage of this is 35% and each unit has a north facing outdoor living area of at least 30m<sup>2</sup>.

## RELEVANT KEY DESIGN ELEMENTS

- 2.1 Look to vary dwelling type (attached terrace houses and separate townhouses), colours and materials to create diversity and interest.
- 2.2 Entrances to each unit are clearly defined.
- 2.3 Variations in roof form and colour create interest and can 'breakup' the mass of multi-unit developments
- 2.4 Create a positive relationship between the building and public spaces.
- 2.5 Tree planting provides significant amenity to a development.
- 2.6 Windows overlooking public front yard areas are important to provide passive surveillance.
- 2.7 Place outdoor living areas directly off indoor living spaces where they receive direct sunlight.
- 2.8 Entrances to each unit are clearly defined with car parking at the rear of each dwelling.
- 2.9 Locate service and storage areas away from public spaces but where they are easily accessed.
- 2.10 Retain large areas of green space where possible to reduce runoff.
- 2.11 Use sustainable materials with low maintenance requirements such as the renewable timber resource used in this example.



1. PLAN VIEW  
(1:1,000 @ A4)

This illustration is of a 9 unit development (varying footprints) on a 2,240m<sup>2</sup> corner residential site with a shared accessway at the rear minimising vehicle crossings. Garaging is located at the rear and the front units have a positive relationship with the street. The site coverage of this is 37% and each unit has a north facing outdoor living area of at least 30m<sup>2</sup>.



## RELEVANT KEY DESIGN ELEMENTS

- 2.1 Look to vary dwelling type and size, colours, and materials to create diversity and interest.
- 2.2 Entrances to each unit are clearly defined.
- 2.3 Variations in roof form and colour create interest and can 'breakup' the mass of multi-unit developments
- 2.4 Create a positive relationship between the building and public spaces.
- 2.5 Tree planting provides significant amenity to a development.
- 2.6 Windows overlooking communal areas and streets is important to provide passive surveillance.
- 2.7 Place outdoor living areas directly off indoor living spaces where they receive direct sunlight.
- 2.8 Entrances to each unit are clearly defined with car parking at the rear of each dwelling accessed by a single shared driveway.
- 2.9 Locate service and storage areas away from public spaces but where they are easily accessed.
- 2.10 Retain large areas of green space where possible to reduce runoff.
- 2.11 Use sustainable materials with low maintenance requirements such as timber and brick. Materials that need less maintenance are particularly important in multi-unit developments where access can be difficult.

COMPREHENSIVE DEVELOPMENT OF A 2,240M<sup>2</sup> SITE CREATING 9 UNITS

# GREENFIELD - COMPREHENSIVE RESIDENTIAL DEVELOPMENT

## Greenfield Comprehensive Residential Development creates an opportunity to maximise development yield while achieving a high standard of amenity.

Vacant greenfield sites have minimal existing impediments and present an attractive option for comprehensive residential development. They are a blank sheet of paper on which to create high quality compact housing. Larger scale developments can use the full range of housing types, ie townhouses, duplexes, terrace housing and apartments. Providing such diversity in housing product promotes the development to a wider sector of the housing market and spreads risk. Terrace and duplex houses, in particular are very efficient in their 'land-take' and provide homeowners with time freedom from the maintenance of a larger section.

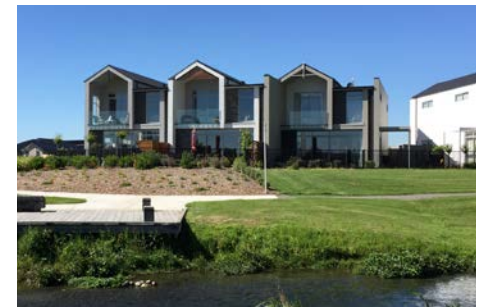
Controls on outdoor living and co-location with public or communal open spaces and reserves ensure residents have access to sufficient private green space as well as access to local neighbourhood recreational opportunities. The treatment of garaging, car parking and service areas becomes more important with more residents and less space, but all can be addressed if a comprehensive approach to development design is adopted. The location of comprehensive residential developments in greenfield areas should ideally be indicated at the early master planning or subdivision design stage when the block and street layout is being developed and public reserve areas identified. Ideally, they should overlook or front onto a street that surrounds the public open space or be distributed in clusters amongst larger lots.

### DESIGN CHALLENGES

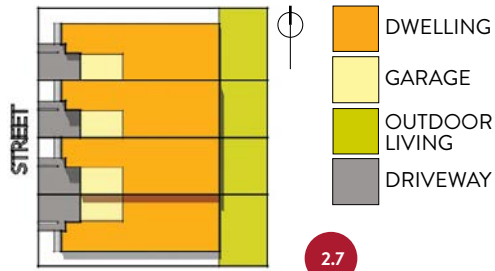
-  Early consideration of the best location for comprehensive residential developments.
-  Development that backs onto or is located side onto public open space areas and reserves.
-  Unsightly storage areas.
-  Lack of landscaping.
-  Repetitive building design and a sameness of colour and materials.
-  Large scale garages dominating the street.

### DESIGN SOLUTIONS

-   Design solutions outlined in typology 3.3 for storage, garages, fencing, variety in building colour, materials and design also apply here.
-  Carefully consider structure plan or master planning documents that illustrate open space reserves, walkways and cycleways, and potential commercial areas. Sites fronting reserve areas or walkways and in proximity to shops are the best locations for higher densities.
-  Where developments back onto a public park or recreation area use the design on page 18 of this guide to create an attractive rear yard space that generates a point of difference for the development.



### TYPICAL TYPOLOGIES ▲▶



1. PLAN VIEW (1:1,000 @ A4)

This illustration is of a 4 unit terrace development in a greenfield area. The terraces back onto a reserve where residents and families can utilise and enjoy the adjacent public open space. The site coverage of this is 50% and each unit has a north-east facing outdoor living area of at least 30m<sup>2</sup>. Garaging is positioned back from the front door making the pedestrian entrance more prominent while creating an on-site carpark (minimum depth of 5.5m). The sketch to the right shows how developments can have a positive relationship with an adjoining public walkway. Refer also to Section 2.4, pages 17 and 18 of this guide for ideas on well-designed connections to open space.



FOUR UNIT TERRACE DEVELOPMENT IN A GREENFIELD DEVELOPMENT

## RELEVANT KEY DESIGN ELEMENTS

- 2.1 Changes in dwelling height (a mix of single and two storey buildings), materials and detailing can create interest and increase distinction between dwellings.
- 2.2 The front door directly addresses the street and is clearly visible.
- 2.3 Variations in roof form create interest and can 'breakup' the mass of multi-unit developments.
- 2.4 Create a positive relationship between the building and public spaces by having windows looking out.
- 2.5 Incorporate landscape elements, including trees where possible.
- 2.6 Windows overlooking the street provide for passive surveillance.
- 2.7 Outdoor living space is located to the rear of the dwelling, refer to plan view top left.
- 2.8 The garage is pushed back to reduce its visual impact while allowing for an additional on-site car park.
- 2.9 Storage areas are screened from the street by fencing or planting.
- 2.10 Investigate the use of permeable driveway surfaces to reduce site runoff, such as gobi blocks or permeable pavers.
- 2.11 Low maintenance, sustainable materials reduce long term running costs such as Abobo Eco-timber cladding.

# CRD IN SPECIAL CHARACTER AREAS




**Respond to the values of a special character area, ensure new development maintains and/or enhances the special qualities that are particular to each specific character area.**


Special character overlays are dispersed through the Hastings District Plan. Buildings within the overlay may be defined as having distinctive identity of a particular place resulting from factors including built form (age and style of building), the setting in which the buildings are located, and the presence of landscaping (on and off street).


It is important that new developments recognise and are sensitive to the value of retaining the front facades of older building styles, the streetscape pattern (front yard setback, location of garages behind houses) and mature trees, open space and greenery.

All these elements combined contribute to the character and identity of a neighbourhood or area and are important to the local community.


## DESIGN CHALLENGES


-  Retention of the existing front yard setback for landscaping rather than garaging and vehicles.
-  Where to locate or relocate garages or carports for the existing house.
-  Inappropriate location and design of new buildings - location in front of the existing character home and size and scale out of proportion.


 High solid front fencing to create private outdoor living areas negatively impacts special character.


 Second dwellings that detract from the existing character home.


## DESIGN SOLUTIONS

 Retain the required front yard setback and place the existing character home at the front of the site to retain streetscape features.

 Locate garages or carports to the rear of the existing dwelling or setback from the front facade of the dwellings and outside the front yard setback area. Integrate a carport into the design of the existing character home where possible by continuing an existing roof line and weatherboards as shown below right.

 Fencing in character areas is important as it is generally a feature of the property frontage and streetscape character. Use open style fencing or a combination of hedging and low height (1m or less) solid fencing.

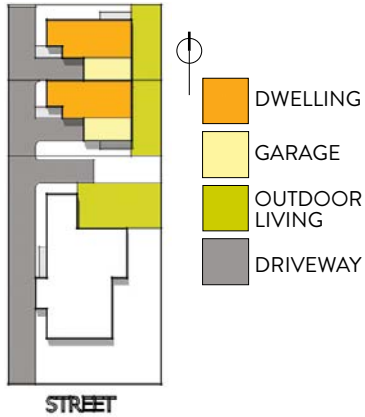
 Locate new buildings behind the existing dwelling to the rear of the site to retain existing character streetscape features.

 New buildings should not replicate what exists but rather take cues from the architectural elements of existing dwellings or their construction materials to create new designs that complement and are sensitive to this character.



## TYPICAL TYPOLOGIES ►

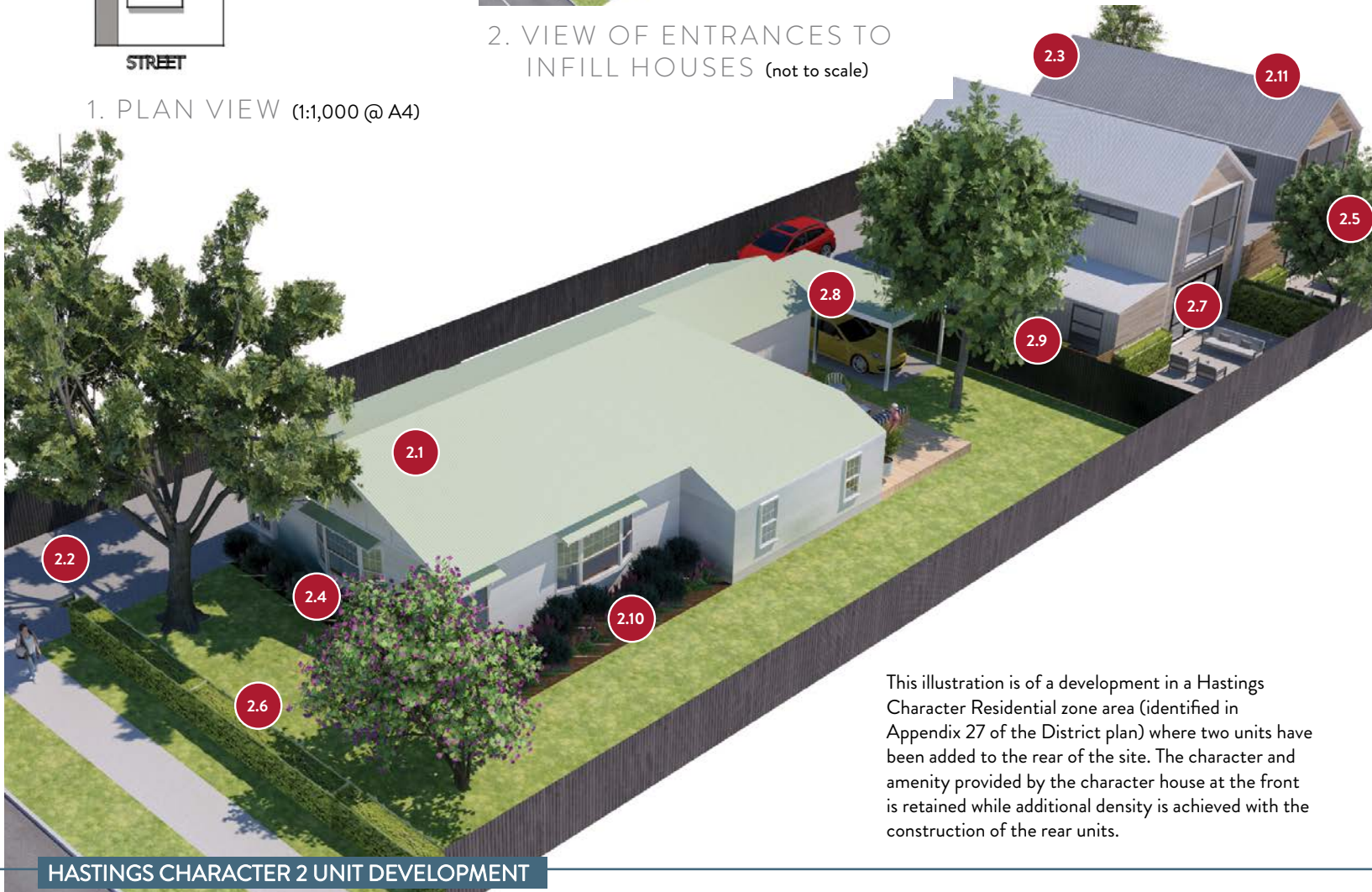




1. PLAN VIEW (1:1,000 @ A4)



2. VIEW OF ENTRANCES TO INFILL HOUSES (not to scale)



This illustration is of a development in a Hastings Character Residential zone area (identified in Appendix 27 of the District plan) where two units have been added to the rear of the site. The character and amenity provided by the character house at the front is retained while additional density is achieved with the construction of the rear units.

## RELEVANT KEY DESIGN ELEMENTS

- 2.1 Retain existing pre-1950s buildings at the front of the property as these contribute to the character of the streetscape in these areas. Embrace character elements of existing buildings, and their bulk and location.
- 2.2 Create legible entrances with a high level of accessibility and place parking at the rear.
- 2.3 Encourage additional height where visual dominance or shading are not incurred.
- 2.4 Create a positive relationship (windows from a living room or kitchen overlook the street) between the building and public spaces.
- 2.5 Incorporate landscape elements, including trees where possible.
- 2.6 Create spaces which are safe but also provide privacy for residents.
- 2.7 Look to provide additional amenity for residents by creating private and sunny outdoor living spaces.
- 2.8 Create a high level of accessibility and place parking at the rear of the existing dwelling.
- 2.9 Locate service and storage areas away from public spaces, or at least screen them as a minimum.
- 2.10 Investigate opportunities to incorporate low impact design solutions where possible to reduce runoff.
- 2.11 Use materials with low maintenance requirements for the new dwellings such as long run colour steel.






# INNER CITY HOUSING

**Inner city living in Hastings is gaining popularity and the Council want to promote and encourage it in the Hastings CBD and Havelock North Village Centre.**









High quality inner city housing will help to create a vibrant city center atmosphere. Council are investing in a range of inner city public spaces, parks, events and art installation projects. These are the ingredients that will make our City an exciting and attractive place to live, work and play.

Developments that provide sunny, attractive, functional and low maintenance residential housing are encouraged. District Plan rules have been relaxed in certain circumstances to make it easier to develop upper level residential units, particularly in existing heritage and character buildings. The re-use or revitalisation of buildings in the City Centre creates a unique opportunity to shape the identity of Hastings and enhance its existing character. In Havelock North, there are opportunities for new buildings with more intensive redevelopment of existing sites.

## DESIGN CHALLENGES

-  Additions or extensions that are insensitive to heritage and character.
-  Where to place car parking and outdoor living spaces if these are to be provided.
-  How to reduce the impacts of noise for residents living in a commercial area.
-  Inappropriate building or site location that is not within walking distance of public open space or public amenity feature.
-  How to incorporate residential entrances into active shop frontages.

## DESIGN SOLUTIONS

-  Place additions or extensions to the rear of the building facade away from the street. When adding another level, set this back from the original building facade.
-  Build on existing character by using materials to either integrate the new extension or to distinguish between old and new.
-  Use similar roof pitch/style and window openings of similar proportions to the existing building to achieve an addition that is sensitive to existing character.
-  Choose sites or buildings which are in close proximity to public squares, or open space areas.
-  Create a floor plan that locates noise sensitive areas (bedrooms) away from noise sources (roads), use building materials that have noise insulation qualities, have a ventilation systems if windows need to remain closed to comply with District Plan rule 25.1.7C.
-  Locate car parking (if it is to be provided noting that the NPS Urban development no longer requires a minimum number) to the rear and retain the pedestrian environment of the street frontage.
-  Locate outdoor living spaces to the rear of the building or use roof terraces or balconies to create private spaces. These spaces provide the opportunity to enhance amenity and the quality of the living environment.
-  Provide separate entrances for residential units that are visible, well lit and have minimal effects on the active commercial frontage of the building.

## RECENT DEVELOPMENT ▼



## DEVELOPMENT OPPORTUNITIES ▼





RESIDENTIAL DEVELOPMENT IN A COMMERCIAL ZONE

## RELEVANT KEY DESIGN ELEMENTS

- 2.1 Use existing buildings to create diversity. A higher ceiling height on the ground floor allows for future flexibility of use.
- 2.2 Have clearly defined pedestrian entrances which are visible from the street.
- 2.3 Encourage additional height where visual dominance or shading are not incurred.
- 2.4 Create frontages which interact positively with the street (glazing rather than a blank wall achieves this).
- 2.5 Landscape planting can assist with softening a building elevation or provide privacy.
- 2.6 Position residential units above street level to provide privacy.
- 2.7 Outdoor spaces should be directly accessible from indoor living areas.
- 2.8 Place car parking away from the street frontage (not shown, located at the rear of the site).
- 2.9 Locate service, utilities (heat pumps etc) and storage areas away from public spaces, or screen them as a minimum.
- 2.10 Even in more urban areas, low impact design solutions can be incorporated.
- 2.11 Use sustainable, low maintenance materials and respect the character of older buildings. Consider construction materials and internal layouts in order to meet the District Plan internal noise rules.

# SUBURBAN SHOPPING CENTRES - MIXED USE





**Suburban shopping centres provide amenities and convenience for neighbourhoods and also make for a great place to live.**


Our suburban shopping centres are full of potential for residential mixed use intensification. These include:


1. Frimley shops
2. Mahora shops
3. Mayfair shops
4. Raureka shops
5. Parkvale shops
6. Haretaunga Street East shops

Because of their location, these areas offer exciting opportunities for redevelopment with the potential to enhance the vibrancy of these mixed use suburban centres. To ensure positive outcomes, it is recommended that a design statement be prepared outlining the key objectives of the proposal and how the key design elements outlined in the guide will be integrated into the development. It is recommended that the statement should be prepared in consultation with Council Planners to facilitate the process.


## DESIGN CHALLENGES


-  Inappropriate scale and mass of development.
-  Blank walls that do not relate to the street.
-  Location of car parking for residents and customers.
-  Location and screening of storage areas.


 Providing landscaping while also building to the street edge and maximising the development of the site.


 Providing well lit and safe entrances to residential units.


## DESIGN SOLUTIONS

 Emphasise corners with extra height, use modulation, roof form, balconies or facade detailing to break up building mass.

 Create active street frontages with glazing, shop entrances or kiosks. Blank walls should be kept to a minimum, or addressed with fine detailing, artwork or landscaping.

 Provide rear lane access for car parking and use this lane for storage/rubbish collection areas (that are screened).

 Create movable green areas by using planters, pots or relocatable vertical gardens.

 Locate well-lit and visible residential entrances on secondary street frontages, away from the main shop entrance.

## DEVELOPMENT OPPORTUNITIES ▼►



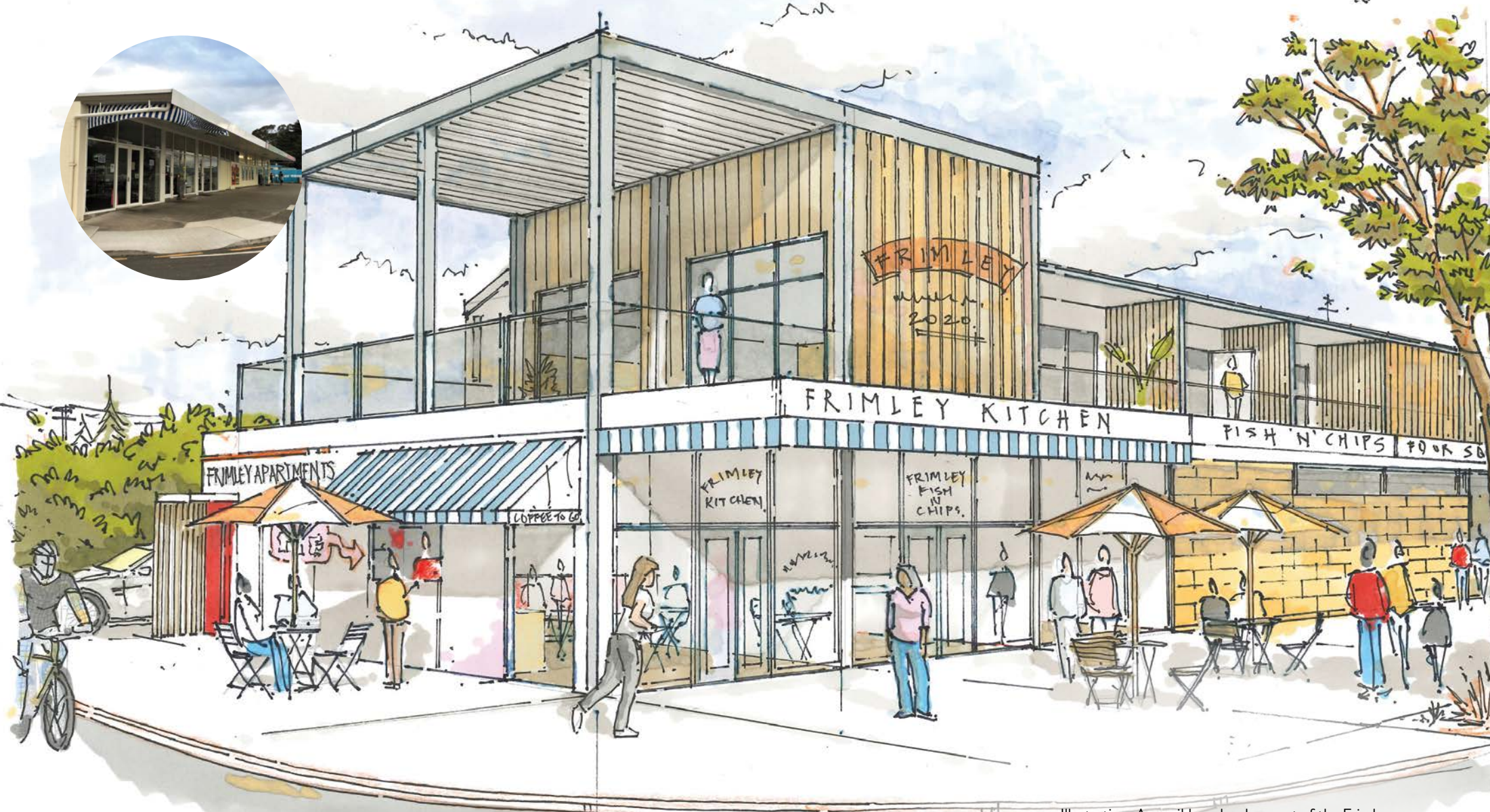


Illustration: A possible redevelopment of the Frimley Shops to incorporate a residential component and increase the vibrancy of the street environment.

**POSSIBLE REDEVELOPMENT OF THE FRIMLEY SHOPS INTO A MIXED-USE DEVELOPMENT**

Photo: Existing view of the Mayfair corner, Karamu Road North and Frederick Street.



Illustration: Proposed Suburban Commercial development using an existing carpark to create greater legibility and 'sense of place'.



## RELEVANT KEY DESIGN ELEMENTS

- 2.1 A higher ceiling height on the ground floor allows for future flexibility of use. Look to 'borrow' character elements of adjacent buildings, including bulk and location, to allow new developments to fit well with existing developments.
- 2.2 Consider the District Plan Requirement for verandas and whether this can be integrated with your proposed landscape design.
- 2.3 Modulation of the frontage and inclusion of balconies assists to reduce the visual bulk of a building.
- 2.4 Create frontages which interact positively with the street.
- 2.5 Landscape planting can assist with softening a building elevation or provide privacy.
- 2.6 Position residential units on the first floor or elevated above street level to provide privacy.
- 2.7 Outdoor spaces should be directly accessible from indoor living areas.
- 2.8 Place car parking away from the street frontage (not shown, located at the rear of the site).
- 2.9 Locate service and storage areas away from public spaces, or at least screen them as a minimum (not shown, located at the rear of the site).
- 2.10 Even in more urban areas, low impact design solutions can be incorporated.
- 2.11 Use sustainable materials with low maintenance requirements.

MIXED USE DEVELOPMENT TYPOLOGY IN A SUBURBAN COMMERCIAL ZONE

# CO-HOUSING AND RETIREMENT VILLAGES

**Allow co-housing typologies to be developed where they are of a scale and density which fits well into its surrounding and adjacent neighbourhood.**

Co-housing and retirement villages often follow a different ownership model than a fee simple development, many with shared facilities, medical facilities and/or communal spaces. The scale, density and design can vary but the most important aspect is that the developments do not become 'gated' communities with little or no interaction with adjoining residential areas.

This is particularly important where a development allows the flexibility for individual houses to be subdivided off in the future.

## DESIGN CHALLENGES

-  Monotonous dwelling type and materials used.
-  Entrances that are hard to find and a street layout that is difficult to navigate.
-  Gated communities – limit connections with the surrounding neighbourhood.
-  Internalising the streetscape – dwellings turning their backs or placed side on to the public street.
-  Insufficient space for landscaping and mature trees results in a lack of amenity.
-  Location of communal spaces and facilities.

## DESIGN SOLUTIONS

-  Variety of dwelling type, materials and design is essential to creating an interesting and attractive development.
-  Internal roads and paths should connect with adjoining streets where possible, maintaining a high level of permeability.
-  Locate communal spaces centrally maximising borrowed amenity opportunities and accessibility to residents.
-  Maximise the number of houses facing the public street and provide garaging to the rear accessed via an internal lane.
-  Well landscaped developments can mitigate the perceived adverse effects of higher densities. Planting more mature trees creates a more established development.
-  Visible front doors with direct pathways to the street make it easy to navigate. Place parking at the rear or setback from the dwelling.







## RELEVANT KEY DESIGN ELEMENTS

- 2.1 **Avoiding monotony:** Changes in materials and detailing can create interest and increase distinction between dwellings.
- 2.2 **Unclear entrances:** Create legible entrances with a high level of accessibility and place parking at the rear.
- 2.3 **Lacking interest:** Encourage additional height where visual dominance or shading are not incurred.
- 2.4 **Create a positive relationship between the building and communal/public open spaces.**
- 2.5 **Lack amenity:** Incorporate mature landscape elements, including trees.
- 2.6 **Locate communal open spaces centrally** so that they are easily accessible and residences can maximise the amenity they provide.
- 2.7 **Individual amenity:** Create north or west facing outdoor living space.
- 2.8 **Car parking dominates:** Push the garage back to reduce its visual impact while allowing for an additional on-site car park.
- 2.9 **What do with the bins:** Locate service and storage areas away from public spaces, or at least screen them as a minimum.
- 2.10 **Stormwater:** Investigate opportunities to incorporate low impact design solutions where possible to reduce runoff.
- 2.11 **Long-term maintenance:** Use sustainable materials with low maintenance requirements.

A CO-HOUSING DEVELOPMENT WITH COMMUNAL FACILITIES AND SPACES

## OTHER USEFUL RESOURCES

Hastings District Plan (eplan)  
<https://eplan.hdc.govt.nz/eplan/>

Subdivision and Infrastructure in Hastings District Best Practice Design Guide  
<https://www.hastingsdc.govt.nz/assets/Document-Library/Policies/Engineering-Code-of-Conduct/subdivision-Infrastructure-design-guide.pdf>

Engineering Code of Practice 2020  
<https://www.hastingsdc.govt.nz/assets/Uploads/Engineering-Code-of-Practice-ECOP-Final-2020.pdf>

Residential Fencing Guide  
<https://www.hastingsdc.govt.nz/assets/Document-Library/Publications/residential-fencing-guide.pdf>

Hastings CBD Architectural Heritage Design Guide  
<https://www.hastingsdc.govt.nz/assets/Document-Library/Plans/CBD-Heritage-Architectural-Design-Guide/hastings-cbd-heritage-and-architectural-design-guide.pdf>

Hastings CBD Sign Guide  
<https://www.hastingsdc.govt.nz/assets/Document-Library/Plans/Central-Character-Precinct-Signs/central-character-precinct-signs-guide.pdf>

Hawkes Bay Regional Council Regional Resource Management Plan  
<https://www.hbrc.govt.nz/documents-and-forms/rrmp/>

Hawkes Bay Regional Council Waterway Design Guidelines  
<https://www.hbrc.govt.nz/assets/Document-Library/Waterway-Design-guidelines/Industrial-Stormwater-Design-20090406.pdf>

New Zealand Urban Design Protocol  
<https://www.mfe.govt.nz/publications/towns-and-cities/new-zealand-urban-design-protocol>

National Guidelines for Crime Prevention through Environmental Design  
<https://www.mfe.govt.nz/publications/towns-and-cities/national-guidelines-crime-prevention-through-environmental-design-new>



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**TE KAUNIHERA Ā-ROHE O HERETAUNGA**