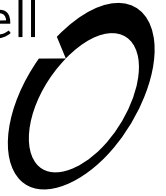


Boffa Miskell



# Meadowlands Private Plan Change – PPC10

Urban Design Assessment  
Prepared for the Christchurch City Council



14 April 2022





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# 1.0 Introduction and Background

## 1.1 Introduction

Spreydon Lodge Limited have sought a private Plan Change to remove the Meadowlands Exemplar Overlay area within the Halswell Commons development. This comprises uplifting of the south-eastern section of the Meadowlands Exemplar Overlay to the south-east of Manarola Road and Brancion Street and for future development to be subject only to the Residential New Neighbourhood zone (RNN) provisions of the District Plan.

I have been appointed by the Christchurch City Council (Council) to provide expert assessment on proposed Private Plan Change 10 (PPC10) to the Christchurch District Plan (the Meadowlands Exemplar) in relation to urban design. My expert assessment was requested in the form of a technical report to inform the section 42A report and to assist the hearing.

This report provides an assessment of the anticipated urban design outcomes that would arise through implementation of proposed PPC10.

## 1.2 Qualifications and Code of Conduct

As this Private Plan Change will be determined by an Independent Hearings Commissioner, I have provided my relevant background details below:

- My name is Jane Rennie, I hold a Bachelor of Planning from Auckland University (1994) and a Post Graduate Diploma (Merit) in Urban Design from the University of Westminster (London) (2005). I currently hold the position of Associate Partner and Urban Designer with Boffa Miskell Limited, based in the firm's Christchurch office. I have been employed by Boffa Miskell since 2009. My previous work experience includes 25 years working in urban design and urban planning in New Zealand, USA, and the UK for both the public and private sectors.
- I am a Full Member of the New Zealand Planning Institute. I am a member of the Urban Design Forum, a Crime Prevention Through Environmental Design (CPTED) Practitioner<sup>1</sup> and a member of the Lyttelton Design Review Panel.

Albeit the application will be heard at a Council hearing, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note and I agree to comply with it. I confirm I have considered all the material facts I am aware of that might alter or detract from the opinions that I express. I confirm this assessment is within my area of expertise, except where I state I am relying on the evidence of another person.

I have been involved since the Council received the proposed plan change. This included involvement in the Request for Further Information (RfI).

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<sup>1</sup> *International Security Management and Crime Prevention Institute Advanced Workshop Training, 2017 / Advanced CPTED Training Course, Frank Stoks, 2010.*

## 1.3 Approach to Assessment

PPC10 seeks to uplift the Exemplar Overlay from this area such that development would only be subject to the RNN provisions within the District Plan.

In assessing the urban design effects of PPC10, my assessment is based on a likely residential development scenario under the Exemplar Overlay and the RNN provisions (the Status Quo), as compared to a likely residential development scenario under the Residential New Neighbourhood (RNN) Zone only (the Proposal). My assessment evaluates the urban design changes that could arise through the development of the site in accordance with the objectives, policies and rules outlined in the District Plan. Given this is a plan change, the assessment must anticipate the likely form of development that could take place as it would be constrained by the District Plan provisions.

In this urban design assessment I will therefore:

- Set out the scope and relevant background to PPC10.
- Set out the relevant statutory and non-statutory planning context.
- Describe the anticipated environment resulting from PPC10.
- Addresses the relevant urban design issues relevant to PPC10.
- Consider the urban design aspects of PPC10 against the relevant objectives and policies of the Christchurch District Plan (the Plan) and other relevant statutory and non-statutory considerations; and
- Set out my conclusions and recommendations from an urban design perspective.

In determining the extent of urban design effects, I have taken into consideration the following in concluding if they are acceptable or not:

- My expert experience;
- The key urban design matters covered in the relevant policy framework, subdivision standards and Exemplar development principles; and
- Good practice urban design.

Based on the key design considerations within the Exemplar Overlay and RNN Zone, the following themes are covered in the assessment:

- Placemaking, Context and Character
- Density and Housing Diversity
- Built Form and Appearance
- Relationship to the Street and Public Open Space
- Street and Block Layout, Accessibility and Parking

In preparing this assessment I have read and considered the following documents, noting that PPC10 was not accompanied by an urban design assessment:

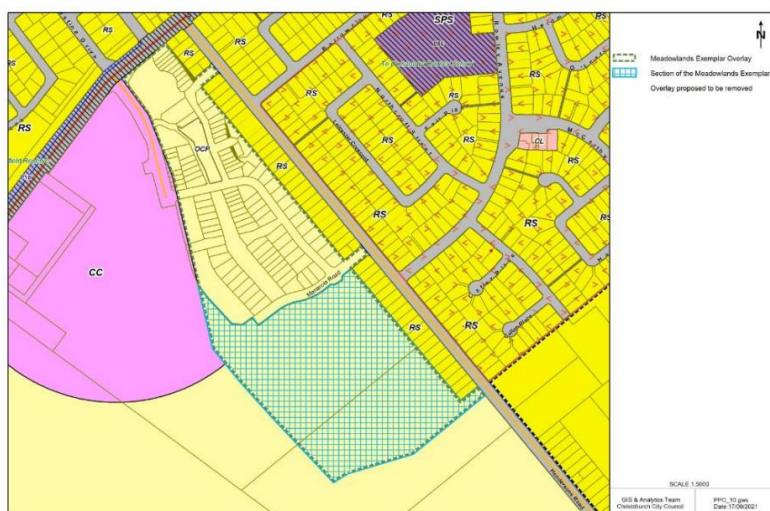
- Section 32A Evaluation and AEE for PC10, prepared by Davie Lovell Smith.
- Rfl responses dated 27 May 2021 and 23 August 2021.
- Submission from the Halswell/Hornby Community Board.

- Assessment by the Parks Unit on reserve provision.
- Global Resource Consent RMA 2019 1069 (Land Use Consent).
- RNN development Council decision – RMA 2021 3749 for a 110 lot subdivision by Danne Mora Holdings (holding company for Halswell Commons) at 275-315 Sparks Road.

A Rfl in relation to urban design was issued on the 26<sup>th</sup> of March 2021. A site visit was undertaken on the 13<sup>th</sup> of March 2022 with a series of photographs taken. These are included at **Appendix 5**.

## 1.4 Background to Proposed Plan Change 10

The scope of the Plan Change includes removing part of the Exemplar Overlay from Planning Map 45A and the North Halswell Outline Development Plan and any other consequential amendments (see green hatched area in **Figure 1**) (these are set out in more detail in the Application documents). The land will continue to be subject to the Residential New Neighbourhood zone provisions of the District Plan. PPC10 would not affect the stages of development already underway in the Meadowlands Exemplar area adjoining this land but nearer to Halswell Road. This comprises approximately half of the Overlay area.



**Figure 1:** PPC10 change to Planning Map 45A Removal of section of the Meadowlands Exemplar Overlay

The foundations for this proposal, as explained in the plan change documents, are that:

- Comprehensive development comprising a combined subdivision and land use consent and layout and buildings having to be in accordance with a pre-approved Neighbourhood Plan is complex and frequent consents are required to depart from the Exemplar.
- This approach works well for projects involving group housing, super block etc but in this instance it is difficult to attract group or individual buyers.
- Purchasers want more freedom to build to their own preferences.

- Removing the Exemplar will facilitate development of this area using what the applicant considers to be the more efficient Residential New Neighbourhood provisions of the District Plan.

The PPC10 documentation sets out that:

*“Exemplars were intended to showcase different approaches to development, with regard to planning, financing, construction processes and governance models. Ultimately exemplars should be able to demonstrate that medium density housing can offer **viable, diverse and attractive housing choices and living environments**. Unfortunately the comprehensive design-build approach that is inherent to the Exemplar within the District Plan has not occurred due to various factors. In particular the concept of **the Neighbourhood Plan and Design Guide** has created a level of complexity that deters potential suitors. This has resulted in very slow uptake of development opportunities within the north-western section of the Exemplar area, especially when compared to neighbouring developments under Residential New Neighbourhood zone provisions.”<sup>2</sup> (my emphasis)*

## 1.5 The Site and Surrounding Context

The AEE provided with the plan change sets out a useful description of the site and context and this is not repeated here. From an urban design perspective, the Exemplar Overlay area as a whole adjoins the North Halswell Key Activity Centre (KAC) to the north with the collector Road (Monsaraz Boulevard) separating the area from the KAC. This means the PPC10 site is within walking distance of the town centre. A series of existing pedestrian and cycle routes support active transport modes in the wider area, with Halswell Road and Hendersons Road including regular bus services to several local destinations and the central city. **Figure 2** sets out the current aerial photograph of the site and context. Photographs of the Exemplar Overlay development to date are included in **Appendix 5**.



**Figure 2:** Aerial photograph of the site (red circle) and context including the KAC (yellow circle) and new RNN subdivisions in Collier Drive (blue circle) (Source: Canterbury Maps)

<sup>2</sup> AEE, page 1, Overview

## 1.6 Statutory Context

From a statutory planning perspective, Sections 72 – 76 and the First Schedule of the Resource Management Act (RMA) set the scene for PPC10 and these are covered in more detail by the reporting Planner.

At a regional level, the Canterbury Regional Policy Statement is relevant to the direction. This includes the following Objectives and Policies in guiding expectations around urban design outcomes and amenity in Greenfield areas:

- *Objective 6.2.1 - Recovery Framework*
- *Objective 6.2.2, -Urban Form and Settlement Pattern*
- *Objective 6.3.2 - Development Form and Design*
- *Policy 6.3.3 - Development in accordance with Outline Development Plans, and*
- *Policy 6.3.7 - Residential Location, Yield and Intensification.*

Policy 6.3.3 is particularly relevant to urban design, with a focus giving effect to the principles of good urban design and those of the NZ Urban Design Protocol (2005), including Tūrangawaewae, integration, connectivity, safety, choice and diversity and creativity and innovation.

Policy 6.3.7 specifically states that development in greenfield priority areas shall achieve at least 15 households per ha net residential density averaged over the whole of the ODP area. Additionally, *“Housing affordability is to be addressed by providing sufficient .... greenfield land to meet housing demand, ....and providing for a range of lot sizes, densities and appropriate development controls that support more intensive developments such as mixed use developments, apartments, townhouses and terraced housing.”*

The recently adopted National Policy Statement – Urban Development (NPS-UD) is also of relevance and aims to ensure that New Zealand's towns and cities are well functioning urban environments that meet the changing needs of our diverse communities and a greater focus on intensification and public transport and land use integration. A number of the objectives and policies within the NPS-UD are relevant to PPC10, including Objective 3<sup>3</sup> and Policy 1 (well-functioning urban environments including a variety of homes)<sup>4</sup>. This is also supported by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act which puts in place a process for enabling increased medium density housing supply in Tier 1 urban areas.

At the local level, and of specific relevance to urban design are the District Plan provisions which include the overarching direction set out in Chapter 3 Strategic Directions, Chapter 14 relating to the RNN Zone (and including the Exemplar Overlay area) and Chapter 8 relating to

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<sup>3</sup> NPS-UD Objective 3: *Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply: the area is in or near a centre zone or other area with many employment opportunities the area is well-serviced by existing or planned public transport there is high demand for housing or for business land in the area, relative to other areas within the urban environment.*

<sup>4</sup> NPS-UD Policy 1: *Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum: have or enable a variety of homes that: (i) meet the needs, in terms of type, price, and location, of different households; and (ii) enable Māori to express their cultural traditions and norms; and National Policy Statement on Urban Development 2020 11 have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and support reductions in greenhouse gas emissions; and are resilient to the likely current and future effects of climate change.*



Subdivision. **Section 2.0** sets out the relevant background provisions to the Exemplar Overlay area and **Section 3.0** outlines the policy intent and rule structure for the RNN Zone. A number of non-statutory documents are also referenced where relevant.

## 2.0 Meadowlands Exemplar Overlay

### 2.1 Overview

The following sections provide an overview of key aspects of the Exemplar Overlay (EO) as they relate to Urban Design and as listed below. This comprises the framework and assumptions for the anticipated design outcome for the PPC10 site should it be developed under the existing EO provisions (the Status Quo). It includes the **Statement of Commitment** underpinning the EO (a non-statutory document), relevant **District Plan** provisions and the associated **North Halswell ODP** and the current **Neighbourhood Plan**. Recent **consents** within the EO area are also relevant, along with the **non-statutory** design guides and developer covenants. Further details around the Exemplar are also included in the Reporting Planners report.

### 2.2 Statement of Commitment

A **Statement of Commitment** was established at the time the EO was developed and sets out the criteria for evaluating the exemplar housing development. This vision for the area sought to achieve compact neighbourhoods and housing to reduce the impact of building on the environment and in mitigating cross property boundary effects through comprehensive design, i.e. shading, privacy. Priority is also given to pedestrians, cyclists and public transport. The Statement of Commitment is referred to in the District Plan at Rule 8.8.15 Matters of Discretion. The criteria which the Commitment covers includes the following:

- **Quality Contextual Development** - *High quality, safe and accessible residential environments that address their neighbourhood context including perimeter block design with shared laneways and living streets (some streets are multifunctional). Comprehensive block design e.g. of building configuration, space configuration and landscape treatments.*
- **Homestar 6 Housing** - *Well-built and energy efficient homes built to Homestar 6.*
- **Housing Innovation** – *Comprehensive development (combining subdivision and building stages) to maximise amenity, safety and efficiency. This includes agreement of broad housing typologies at the outset and a design code to enable minimal consenting of subsequent land parcels. Some shared ownership housing models are to be considered via a trust offering affordable housing.*
- **Appropriate to Locality** – *This includes links to infrastructure networks.*
- **Affordability of Housing** – *Use of more two storey building forms and smaller sites and homes with 10% shared ownership and 12% “affordable by design”, e.g., 2 and 3 bedroom units were proposed.*
- **Medium Density** – *15-18 households per ha on the RPS “net density” definition with a third of sections in excess of 400sqm.*
- **Showcasing Exemplar Experience** - *Showing how residential areas can be developed to generate a sense of place and community.*

## 2.2.1 District Plan Provisions

The District Plan framework as it relates to the Meadowlands EO contains provisions for both the RNN Zone generally and the Meadowlands EO more specifically. The intention of this framework is that development within the Meadowlands EO should achieve a higher standard than development within the RNN zone. The framework as touched on earlier seeks a coordinated consenting process that achieves better social and environmental outcomes and a higher standard of design than mandated for the RNN zone more generally (my emphasis).

The **objectives and policies** directly relevant to the Exemplar Overlay are set out in detail in **Appendix 2** and summarised as follows:

- **Objective 8.2.2** – This objective relates to the design and amenity of the Meadowlands EO with additional provisions in b. relating to comprehensive planned development which is environmentally and socially sustainable over the long term.
- **Policy 8.2.2.12** – This is the key policy for the EO which seeks to give effect to the overarching vision for the EO (as established in the Statement of Commitment). Specifically relevant to Urban Design is a focus on the local context and an integrated approach to design and layout including of the movement network.
- **Matters of Discretion 8.8.15** – These are the key assessment matters with relevant provisions addressing placemaking context, building typology mix and location, relationship to street and public open spaces, fencing, access, parking, consistency with the Statement of Commitment and building heights. These criteria are focused on achieving the ‘higher standard of design’ than anticipated for the RNN zone more generally.

The **Rule framework** reinforces the link between subdivision and housing. **Appendix 2** includes a list of relevant rules and standards, with the following providing an overview:

- A minimum area of 7,000sqm for an application.
- Any application should contain at least 3 residential building types comprising standalone houses, duplexes, townhouses and apartments.
- Compliance with the North Halswell ODP.
- A Neighbourhood Plan which addresses a wide range of analyses.

The North Halswell ODP in relation to the EO area seeks to achieve a green corridor through the centre of the site and a local reserve in the northwest corner, see **Figure 3** (and **Appendix 1** for the overall ODP including specific development standards). Access through to Henderson’s Road is in place as part of Stage 1 of the EO development. As such, the ODP development standards provide limited guidance or certainty in relation to the design of the PPC10 site other than at a very high level.



**Figure 3:** North Halswell ODP (see **Appendix 1** for the overall ODP including specific development standards)

## 2.3 Neighbourhood Plan

As noted earlier, the District Plan provisions include a requirement that all developments must be preceded by acceptance of a Neighbourhood Plan. The 2019 subdivision consent (discussed later in this section) included the current Neighbourhood Plan for the whole Exemplar area and including the PPC10 area. **Appendix 6** includes the Neighbourhood Plan in its full extent, with **Figure 4** providing an overview of the Plan in respect to the PPC10 area only. The Neighbourhood Plan was implemented in line with associated Halswell Commons Architectural Guide and associated Landscape Guidelines (see **Appendix 4**).

In summary, the Neighbourhood Plan sets out the layout and type of development that would occur under the (slightly modified) Exemplar, with specific rules for built form, and block by block design to achieve architectural design principles. The plan anticipates:

- **Variety of housing types** – Three or more building typologies (standalone house = S, duplex = D, terrace = T and apartment =A) with none more than 2/3 of total no. of units. The Plan identifies what housing type goes on what lots including where two storey houses are required.
- **Central link reserves** – A central green link extending from Stage 1, with housing providing activation and with rear lane access.
- **Interface with Public Realm** – Houses that front onto each other, with front doors facing street and with porches, minimum of 15% glazing facing road, which must be vertically oriented at ground level.
- **Fencing/landscaping** - Detailed fencing and landscaping controls.
- **Roof Pitch** - Minimum roof pitch of 28 degrees with open gable ends at both ends of the highest ridge, no hip roofs facing the road, and some roof materials excluded such as tiles and shingles.



**Figure 4:** Neighbourhood Plan for the PPC10 area (the main left hand road is Monsaraz Boulevard) (see **Appendix 6** for all Neighbourhood Plan documents)

## 2.4 Recent Consents

As noted above, in 2019 a proposal for a **land use consent** for the Exemplar Area was granted (RMA/2019/1069). Consent was sought via a 'traditional' process but sought to retain enough of the exemplar provisions as possible to create a unique and characterful development in line with the policy intention. This resulted in some elements of the original proposal being lost i.e. comprehensive development approach, town architect, block scale construction, while other elements were retained such as the living streets, pepper potting, and greater use of two storey forms.

It was necessary for the consent to respond to the laneway approach to retain the interface between the site and the public realm by prioritising the rear right of ways for vehicle access. As such, the proposal included **conditions** and additional matters in response to the Exemplar Zone. This included the following (see **Appendix 3** for a full list of the conditions):

- **Energy Efficiency** - Modifying the energy efficiency requirements to remove the need for compliance with the Homestar 6 requirement as set out in the Statement of Commitment to the Exemplar. Instead there were conditions e.g. insulation requirements described as still being a significant improvement on the Building Code and on standard Residential New Neighbourhood zone outcomes. This is discussed further in the Planning Officers s42A report.
- **Affordability** - Any condition directly addressing affordability as in the Statement of Commitment for the Exemplar was abandoned, as it was argued that variation in housing "products" would be largely achieved through the variation in lot sizes as a result of the subdivision consent. This is discussed further in the Planning Officers s42A report.
- **Character** - A series of conditions relating to the layout, housing typologies, landscaping and fencing in accordance with the Neighbourhood Plan along with built form considerations (roof pitch similar to the Design Guide/covenants, front doors, street facing facades, height).

- **RNN related conditions** – These covered site coverage, outdoor living space, recession planes, internal boundary setbacks of 1m/balconies, net floor area.

The above included additional rules covering gable ends facing the street (except for two storey houses), two storey houses to face Monsarez Boulevard, windows to be vertically orientated and requirements for porches facing streets. Additional landscaping requirements were also included. These provisions were recommended by the Council's Urban Designer to ensure a degree of visual interest and activation in the built form and in response to the original design intent of the Exemplar.

## 2.5 Non-statutory Documents

**Halswell Commons Architectural Design Guide** and **Landscape Guidelines** were developed as part of the Halswell Commons development including the Exemplar Overlay area. A **Meadowlands Design Guide** has also been established by the Developer as part of a Consent Notice and relates to the overall Meadowlands development, with covenants required to be signed by purchasers. These sit outside the District Plan. Both sets of Design Guides are attached at **Appendix 4**. These Guides have a number of commonalities and of relevance are the following:

- **Exterior materials (cladding and roof)** – These seek to contribute to visual cohesion and building articulation, which supports the built form character and identify of Meadowlands and achieving a certain standard of design and appearance aligning with the vision.
- **Colours** – These are to comprise muted earth tones, blacks, greys, creams and whites to ensure a classical and elegant streetscape.
- **Fencing** – This includes options along the front of lots of either: no fence; hedge planting to a maximum height of 1.2m; and/or low open fencing to a maximum of 1.2 metre height.
- **Landscaping** – Plans for the front of lots is to be submitted and approved by the Developer, taking into account a 2m landscape rule (RNN 14.12.2.7) and fencing guideline.

The owner of each lot must also comply with the Developer Covenant. This requires compliance with the Subdivision Consent (RMA/2018/2868) and relevant guidelines in particular architectural controls and landscape guidelines.

## 3.0 Residential New Neighbourhood Zone

### 3.1 Policy Intent of RNN Zone and Built Form Standards

The RNN Zone seeks to provide for a wide spectrum of household sizes and affordable housing within large-scale greenfield sites and enabling aging in place principles. The RNN Zone is intended to achieve higher overall residential densities than in suburban developments<sup>5</sup>.

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<sup>5</sup> District Plan Policy 14.2.1.1 and Table 14.2.1.1a

The Objectives and Policies focus on development in accordance with the relevant ODP, in this case the North Halswell ODP, encouraging comprehensive development and achieving a density of 15 households per hectare. Neighbourhood quality and design is a key policy intent along with ensuring the effective integration between developments and in relation to public open space and movement networks. The relevant Objectives and Policies are set out in **Appendix 2**.

The RNN rules package comprises a suite of reasonably standard built form rules, with an 8 metre height limit, site coverage of between 40-50%, minimal setbacks, recession planes, landscaping, outdoor living space requirements, fencing, parking/garaging, habitable rooms overlooking the street and minimum unit sizes. A high level summary of the built form standards is set out in **Appendix 2**.

### 3.2 Completed RNN Development in Halswell Commons

An example of a completed development under the RNN Zone provisions alone within the wider Meadowlands development, is the subdivision by the same developer on Sparks Road and Collier Drive. This was consented in 2021 (RMA/2021/3749) and comprises 110 lots of between 400sqm and 644sqm.

**Figure 5** outlines the layout of the development with **Figure 6** including photos of the typical houses that have been constructed to date. The layout comprises a series of single level sites (Dot = single level site), with the light green indicating a house and land package.

It is noted that the Urban Design feedback in the Council's s42A report as part of that resource consent process outlined concerns regarding the lack of variety in lot sizes across the subdivision, with the assumption that the Exemplar area (and older persons housing) would provide for a variety of lot sizes within the context of the wider ODP area.<sup>6</sup>

In contrast to the EO area, this subdivision comprises a more standard road layout (although there is one internal linear reserve). Given the limited information provided by the Applicant on intentions for development of the plan change area, it is feasible that a development of this nature could be developed within the PPC10 area. This would likely result in less variety of lot sizes, and a greater proportion of standalone houses and single storey in height, than what is anticipated under the EO provisions. Such a development could still achieve a minimum of 15 households per net ha, noting that the Exemplar sought to achieve more than that i.e. 17 hh/ha. It is unclear how this consented development contributes to a sense of place within Halswell Common from an urban design perspective or how it addresses the assessment matters under 8.8.9.

The RNN zone requires consideration of the design outcomes achieved within the EO area as relevant context. The challenge is that individual house designs, each designed separately and intended to meet the design objectives of individual clients, will be unlikely to achieve a cohesive urban form outcome (i.e. consideration of the interrelationship between adjoining house designs and location of 2 storey houses etc), unless these matters are reinforced by rules, or conditions as per the previous consent or a comprehensive development is undertaken.

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<sup>6</sup> RMA 2021 3749 Decision and Approved Plan dated



**Figure 5:** Example of layout under RNN rules at Sparks Road and Collier Drive subdivision



**Figure 6:** Site Photos – Gisele Crescent under Construction – Single storey standalone houses

### 3.3 Anticipated Design Outcomes for PPC10 Site under RNN

The Applicant has set out that future development of the PPC10 site under the RNN provisions would:

- Generally align with the intent of the North Halswell ODP (but not requiring of a Neighbourhood Plan).
- Utilise the RNN subdivision standards.
- Apply the set of Covenants in place which seek to maintain a level of amenity within the area.
- Achieve a density of development of 15 hh/ha.
- Achieve a similar ‘look and feel’ as Stage 1, with the Applicant intending to retain several design controls and implement the Meadowlands Design Guides by way of Covenants on lots.
- Continue with the ‘Framework Streets’ and connections to Henderson’s Road (the same as the Neighbourhood Plan framework).
- Provide for active and passive transport modes.

Given the above, the Applicant considers that there will be no obvious difference in overall amenity between the initial EO area of development and the PPC10 site developed under the RNN provisions.

To understand the anticipated Urban Design and built form outcomes between the EO, RNN Zone and the PPC10 site based on the above assumptions, a high level comparison of the relevant provisions has been prepared and is included in **Appendix 2** more fully. The implications for Urban Design are discussed in the **Section 4**.

## 4.0 Urban Design Assessment

### 4.1 Placemaking, Context and Character

As noted above, the Applicant indicates that with the application of the Meadowlands Design Guides, development in general accordance with the ODP and the RNN zone provisions will result in a similar 'look and feel' to Stage 1 of the Exemplar.

Both placemaking and context are a key consideration in the original Statement of Commitment. The Exemplar development completed to date has established a distinctive neighbourhood with a built character based on a clear vision of a high quality, safe and accessible residential environment that addresses the neighbourhood context including perimeter block design with shared laneways and living streets. This includes development of comprehensive block designs factoring in building configuration, outdoor spaces and a landscape design and palette relevant to the context.

A contemporary interpretation of the residential Christchurch style is evident in the completed Exemplar development. The development includes a visually interesting mix of housing that engages with the street and public realm (as a result of level of glazing, house orientation and placement of front doors) along with a consistent built form character through height, design elements and pitched roofs. The central link reserve provides a key orientating connection with local community activities and along with the landscape design results in a distinctive landscape character. The central boulevard will provide an interface with the commercial centre in due course.

The 2019 land use consent and Neighbourhood Plan (see **section 2.3** above) included conditions to maintain a number of these key design characteristics through a number of built form standards (i.e. roof pitch of 28 degrees, façade design facing the street, garage design, 11m building height) and a requirement for landscaping and fencing to be established and maintained in accordance with the Halswell Commons Landscape Guidelines.

Although a sense of place is a key policy consideration in the RNN and the Design Guides will assist with establishing some of the design elements described above (although there is no certainty around this), it is likely that individual lot developments and the absence of a Neighbourhood Plan will not achieve a cohesive character anticipated by the implementation of the Exemplar Overlay on this site and achieved to date.

Given the character and quality of the development that has been achieved revised provisions in response to this special context are deemed appropriate (i.e., an **Enhanced RNN package**). These provisions include density, lot size, housing typologies, certain built form standards and



implementation of the Halswell Commons Design Guides are explored in more detail in the following sections. These provisions together will achieve a design outcome deemed appropriate given the context of the site.

## 4.2 Density and Housing Diversity

### 4.2.1 Density of Development

The Exemplar Overlay area has a requirement under the **Statement of Commitment** to achieve a medium density of between 15-18 households per hectare based on the RPS 'net density' definition, with just over a third of lots to be more than 400sqm, one third between 300-400sqm and the remainder being smaller. Assessment Matter 8.8.15.12 requires consistency with the Statement of Commitment.

The Applicant has indicated that given the extent of land required for stormwater, it should be assumed any future development of this area will achieve the RNN 15hh/ha density requirement.<sup>7</sup> They also state that development will occur in the PPC10 area under RNN at a similar or potentially greater yield that has occurred under the regime used for the western section. This is based on the RNN minimum density requirement of 15hh/ha with a general minimum lot size of 300sqm and as such, they contend will give effect to relevant NPS-UD objectives and policies<sup>8</sup>. To clarify, the RNN zone under Rule 8.6.11 (Table 8(A)) enables various lot sizes comprising a minimum lot size of 300sqm, except that 20% of lots in a subdivision may be 180-299sqm in size, with corner lots a minimum of 400sqm.

Given the above, there is some uncertainty around the Applicants intent in relation to development density, and it is also unclear what density of development has been achieved within the North Halswell ODP area to date. The largest area of Stage 1 of the Exemplar area was intended to be developed at approximately 17.3hh/ha.

Given the above and the Applicant's RfI response, the assumption I (and other experts for Council) have adopted is that a change to an RNN Zone would likely result in lower densities than with the Exemplar Overlay in place (as a result of potentially larger lot sizes overall and a greater number of standalone dwellings). This will result in a less dense urban form in a location that is appropriate for higher density development (i.e. is within walking distance of the Halswell town centre (KAC) and has good public transport accessibility).

As noted earlier, of relevance is the changing policy context that reinforces the need for greater housing supply, including the Medium Density Housing Standards inserted into the RMA Amendment Act<sup>9</sup> to direct intensification in residential areas and the recently adopted NPS-UD, in particular Policy 3:

*"In relation to tier 1 urban environments, regional policy statements and district plans enable:*

- (d) within and adjacent to neighbourhood centre zones, local centre zone, and town centre zones (or equivalent) building heights and density of urban form commensurate with the level of commercial activity and community services."*

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<sup>7</sup> PC10 1<sup>st</sup> Response to RfI – Item 3

<sup>8</sup> Item 13 1<sup>st</sup> RfI response document

<sup>9</sup> RMA Schedule 3A of the Amendment Act

The PPC10 area is located adjacent to a Commercial Core Zone<sup>10</sup> (District Centre) which is likely to be equivalent to a town centre under the NPS-UD. As such, there are two potential scenarios under consideration:

- Given part of PPC10 is within a 400m catchment of the District Centre, it is possible that this area is within the walkable catchment and intensification of up to 6 storeys in height could be provided for under Policy 3<sup>11</sup> given this height might be commensurate with the level of commercial activity anticipated<sup>12</sup>; and/or
- The remainder of the PPC10 area would be subject to residential intensification provisions<sup>13</sup> comprising an expectation of up to 3 units within 3 storey buildings on each lot.

The recent change in Government policy provides a clear direction on the importance of residential intensification within Christchurch as part of achieving a well-functioning urban environment and this is a relevant consideration to PPC10. Also of note is the intent of Policy 8.2.2.8.c (Urban Density) within the operative District Plan to encourage higher density housing within the RNN to be located to ... *“support commercial centres, community facilities, public transport and open space, and to support well connected walkable communities”* and reinforced through the assessment matters<sup>14</sup>. This approach aligns with good practice urban design in promoting greater density around commercial centres and key public transport corridors such as Halswell Road and in the development of a legible urban form.

The Exemplar provisions sought to ensure a higher density of development as part of a high quality urban design outcome. It is acknowledged that increased intensification may be enabled in the very near future through a change in District Plan to introduce the MDRS provisions<sup>15</sup> and any recommended provisions relating to density may have a short shelf life. It is also noted that the RNN zone does encourage higher densities, albeit it does not require it. A reduction in the potential overall density of development achieved within the PPC10 area could equate to 20-24 fewer dwellings. Retention of the Exemplar Overlay density standard of 15-18 hh/ha in this key location within walking distance of the Halswell town centre is considered to have merit and be an appropriate response to the context in achieving the objectives of the District Plan. In terms of lot sizes, to support this level of density, a requirement for smaller lot sizes as per the Exemplar is also considered appropriate in addressing housing diversity in this specific context.

#### 4.2.2 Mix of Housing Typologies

The **Statement of Commitment** seeks the delivery of innovation within the housing market, and diversity and affordability at a medium density. Under the comprehensive subdivision and land use consent process (RDA 8.5.1.3) there is a requirement for building types to include at least 3 or more of the following (standalone house, duplex, terrace, apartment) with no single typology making up more than two thirds of the total number of residential units and their location set out in the Neighbourhood Plan.

In terms of a mix of typologies, the Applicant for the plan change outlines that:

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<sup>10</sup> Christchurch District Plan Policy 15.2.2.1 Role of Centre's

<sup>11</sup> Policy 3 of the NPS-UD

<sup>12</sup> And Policy 1 of the NPS-UD considers good accessibility in contributing to well-functioning urban environments

<sup>13</sup> MDRS intensification provisions

<sup>14</sup> District Plan Assessment Matter 8.8.9.2

<sup>15</sup> As required by the Amendment Act to occur prior to 20 August 2022.

*“...there is now a recognised change occurring where people are seeking alternatives to detached housing. It is therefore expected that there will be a variety of housing types in the new area encouraged by the existing development. The RNN provisions provide for this to occur.”<sup>16</sup>*

*“...it is possible that there will be less intensive development in the eastern area due to market demand however there is now a recognised change occurring where people are seeking alternatives to detached housing.”<sup>17</sup>*

The Applicant also notes that as a result of PPC10 there will be a slightly reduced diversity of housing types<sup>18</sup>. They note that *“...the applicant will identify sites for specific housing typologies based on their extensive knowledge of the changing housing market.”<sup>19</sup>* Therefore, the Applicant wishes to promote and retain an approach in keeping with the vision for the area, but the variety of housing types will not be as great as is envisaged in the Statement of Commitment and related documents<sup>20</sup>. Affordability is generally addressed through smaller lot and house sizes, and without alternative initiatives, this is the next best approach and a strategy adopted within PPC10 (noting that a simplified consenting process will also assist with reducing housing costs).

In terms of the anticipated RNN zone outcomes, the assessment matters include consideration of diversity of housing types and higher density building typologies with delivery of housing typologies to meet density targets. There is however no specific requirement by way of rules for requiring different types of housing as is the case with the Exemplar. Therefore, there is the potential for a loss of smaller and more varied housing stock and indeed no ability to control diversity outcomes. This will reduce the level of choice in the market in the North Halswell area as compared to what was envisaged through the ODP and as a result of the Exemplar Overlay.

Although the RNN policy framework seeks to achieve a range of housing types, the rules framework is likely at odds with achieving housing choice, diversity and affordability to the extent anticipated under the Exemplar as there is no requirements that would ensure housing diversity. Forgoing the comprehensive development approach in itself does not limit the ability to achieve alternative housing typologies. A development lot approach can still enable duplex and terrace typologies within a single lot to ensure that some level of diversity. There are many examples of this type of development around Christchurch with a large number of terrace houses been developed or under construction.

Given the proximity of the site to the town centre diversity of housing types in this location by way of a guaranteed mix of standalone, duplex and terrace housing (and no single typology making up more than two thirds of the total number of residential units) as part of an **‘Enhanced RNN Package’** is considered an appropriate outcome and will better achieve the RNN zone objectives. In support of these housing typologies and associated density of development, a site coverage of 45% for standalone houses and 50% for duplexes and terraces is also deemed appropriate.

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<sup>16</sup> *Item 14 1<sup>st</sup> Rfl response document*

<sup>17</sup> *Item 14 1<sup>st</sup> Rfl response document*

<sup>18</sup> *Items 16-17 1<sup>st</sup> Rfl response document*

<sup>19</sup> *Items 16-17 1<sup>st</sup> Rfl response document*

<sup>20</sup> *Item 33 1<sup>st</sup> Rfl response document*

## 4.3 Built Form and Appearance

### 4.3.1 Scale and Built Form

The Applicant has not proposed any specific provisions for PPC10 relating to built form beyond the standard RNN Zone provisions.

The EO framework does not include specific Built Form Standards in the District Plan, rather it relies on rule 8.5.1.3 relating to comprehensive subdivision and land uses consents<sup>21</sup> to set out building heights and a list of “standards” with related assessment matters under clause 8.8.15 to achieve quality urban design. These enable a built form outcome as follows:

- Buildings with a maximum height of 11m and a maximum of 3 storeys.
- A variety of building forms and scales due to a requirement for two storey houses in specific locations and including some key corner sites to include apartment typologies. This scale of development helps to reinforce key points of entry into the neighbourhood, assisting with both legibility of the development and logical wayfinding as per the Neighbourhood Plan.
- A built form facing the central link reserve that is visually interesting and has an engaging frontage due to the scale and form of the building and high degree of overlooking.

As noted earlier, the 2019 Land Use Consent<sup>22</sup> for the whole Exemplar area included a number of conditions in relation to scale and built form matters, some aligning with the RNN provisions and others seeking to achieve a design outcome in alignment with outcomes sought through the Exemplar. This combination of standards is relevant in understanding the built form outcomes associated with the Halswell Commons area completed to date. In particular, the conditions included a maximum height of 11 metres, a maximum site coverage of 45% for standalone sites and 50% for duplexes and recession plane provisions (See **Appendix 2** for the provisions)

The RNN Zone Built Form Standards (see **Appendix 2**) enable the following built form outcome:

- Buildings with a maximum height of 8 metres, with 11m applied to comprehensive developments but unlikely to be a result of PPC10 which emphasises individual lot development.
- No specific requirements around location of different house types within the area.
- Application of recession planes with the exception of duplexes.
- Site coverage of between 40-45%, with 50% coverage unlikely given it is associated with comprehensive development only.

It is anticipated that PPC10 will likely result in a greater proportion of single storey houses than the EO provisions and as set out in the Neighbourhood Plan, and there is no specific requirement to locate certain building scales to reinforce the urban form and structure of development under the RNN zone. It is unclear what site coverage has resulted from the Exemplar development to date and how this differs from the RNN provisions. As such, PPC10 is likely to result in a built form that is lower in scale and includes less variation in building forms

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<sup>21</sup> As a Restricted Discretionary Activity

<sup>22</sup> RMA 2019 1069

(similar to the Sparks Road development). I am concerned that a continuation of the urban form and structure developed within the Exemplar area is unlikely to occur.

The Exemplar urban form design outcome comprises a finer grain structure based around perimeter blocks, with variation in height and form that reinforces key streets and spaces. This promotes a highly legible structure that has strong links back to the community facilities and will enable connectivity with the future town centre development. In summary, the design results in a coherent and legible urban form where higher density reinforces key routes and supports local facilities and public transport connections.

Given this context, it is deemed appropriate to recommend revised provisions to ensure intensification results in a cohesive and legible built form in proximity to the Halswell town centre. This includes a building height set at a maximum of 11m. I also consider that in this specific context there are also benefits to requiring a certain number of 2 storey developments in reinforcing a taller and a more intensive urban form in proximity to the town centre. I acknowledge that these additional provisions may be at risk given Government policy changes, but consider they are worthy of consideration given the Exemplar sought higher design standards than the standard RNN.

#### 4.3.2 Design and Appearance

The Applicant has indicated that the **Meadowlands Design Guide** (covering streetscape, architectural controls, landscaping and fencing) will apply (via a Covenant) to the lots located within the PPC10 area. This Guide applies to the existing Meadowlands subdivision (zoned RNN alone). The Applicant has indicated that these will achieve a similar 'look and feel' as Stage 1 of the Exemplar area.

The EO has been subject to the **Halswell Commons Architectural Controls** (August 2019) and the **Halswell Commons Landscape Guidelines** were applied (see **Appendix 4**). These provide guidance around the design of the typologies required within the EO and the design and layout of external spaces including fencing.

The 'look and feel' of the houses included in the Meadowlands Design Guide are more suburban in character in contrast to those outlined in the Halswell Commons Architectural Controls which align with medium density house types. The Meadowlands Guide provides for skillion roof options for example. Although both Guides intend to '*encourage a built form which seeks to create a sense of place and identity by adopting contemporary interpretation of the residential Christchurch style*', the proposal to implement the Meadowlands Design Guide creates further uncertainty around the anticipated typologies to be delivered on the PPC10 site, particularly given that the sites will be developed individually. Although there are a number of common design elements across the two Guides including consistent cladding and roofing materials, colours and fencing, and these will assist to create some cohesion across the broader development assuming they continue to be implemented, the visual appearance of the development is likely to be less aligned with a medium density character when compared to the outcomes delivered to date and anticipated for the EO area.

The 2019 Land Use Consent and Neighbourhood Plan included design and appearance standards. These focused on more specific building design elements including roof profiles (pitch of 28 degrees), front doors, porches and glazing, visual appearance of garages and carports, roof finishes and landscaping. These provisions were included to better align the architectural character intended for the Exemplar through the Statement of Commitment and as

set out in the Design Guide (i.e. a residential Christchurch style exemplified through the design of the late Peter Bevan).

The RNN provisions alone cover several aspects of building appearance and design issues associated with medium density housing design. However, given the character of development delivered in the context more specific design and appearance provisions are deemed appropriate to respond to the objectives of the Plan associated with achieving a high quality built form character. These include a rule pertaining to roof pitch<sup>23</sup> and the 2019 garage/carport condition<sup>24</sup>. These provisions are considered to be reasonably practicable actions in achieving certainty of design outcome as anticipated for the overall Exemplar area and to better manage the potential for visual dominance of garages on the street in this context. The developer is encouraged to implement the Halswell Commons Architectural and Landscape Guides (noting these are non-statutory) to better align with medium density typologies.

#### 4.4 Relationship to the Street and Public Open Space

The Applicant has not outlined any specific provisions in relation to activation of the public realm and therefore it is assumed that the RNN provisions alone will be relied upon. They have however indicated that there is no commitment to providing rear lane access where lots adjoin the central link reserve, this is discussed further in the following section. It is noted that the North Halswell ODP identifies that the central green link continues through the PPC10 site, along with an open space aligning with the intersection of Manarola Road and Monsaraz Boulevard and provision of this link will still be a requirement for development under the RNN to be in accordance with the ODP.

A key focus of the EO to date has included providing lots and dwellings that provide habitable rooms and front entrances which address the street or the reserve spaces (and in conjunction with rear lane access for access and garaging). In addition, road boundary fencing is limited or required to be semi-transparent to ensure natural supervision of public spaces and balancing the need for privacy. Building setbacks are specified through the Neighbourhood Plan and are informed by solar orientation, rear lane access, building typologies and landscape strategy along the street or public space edge. This approach promotes variety and amenity along the street, with garages located and of a size to reduce their visual dominance. Overall, there is a high degree of visual interaction between the buildings and the street and/or public space areas.

The 2019 Land Use Consent included additional conditions to address the relationship between buildings and the street. Specifically, kitchen windows facing the street were required to be vertical, the south facing street elevation to include 15% glazing and buildings located towards the edge of blocks.

The RNN zone has limited standards in relation to the street interface. There is a requirement for ground floor habitable rooms to have a window of at least 2sqm facing the street, which is a minimal requirement in contrast to the 2019 condition of 15% glazing facing the street. There are provisions in relation to fencing and garaging, but no provisions requiring front doors to face the street. These provisions could result in a reduction in the level of natural supervision of the public realm and undermine the creation of a safe environment. They could also impact on the ability to implement the Halswell Common Architectural and Landscape Design Guides. In terms of garaging the 2019 garaging conditions are considered more appropriate in minimising the visual dominance of garaging on the street as discussed earlier.

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<sup>23</sup> *Roof Pitch Rule to align with Rule 3 of the 2019 Land Use Consent*

<sup>24</sup> *Garages and Carports Rule 5 of the 2019 Land Use Consent*

I understand that the Council Parks Unit Policy and Advisory Team Leader has raised concerns with the extent of public open space required by the Neighbourhood Plan. I consider that there are some potential refinements that could be made to the overall extent of the central green link as required by the North Halswell ODP that might address their concerns while balancing good urban design. I would not however support its removal in its entirety from an urban design perspective. The green spine concept provides for a high quality movement corridor and amenity space for residents. It is important to note that the rear lane access enables the lots to directly face the green spine and is an important layout consideration to achieving high quality outcomes.

In summary, a high degree of visual interaction between the buildings and the street and/or public space areas has resulted from the development of the Exemplar. The RNN provisions alone are considered to be less successful with achieving a sufficient building edge, visual interest and a high level of overlooking of the street. Taking into account this context, the application of the Halswell Commons Architectural and Landscape Design Guides and adoption of the garaging rule from the 2019 consent are deemed appropriate.

#### 4.5 Street and Block Layout, Accessibility and Parking

The Halswell Commons development to date results in a clear road hierarchy incorporating a highly connected network of perimeter blocks with a series of shared lanes, living streets, local streets and associated spaces. The layout, which is driven by the Neighbourhood Plan and the associated Framework Streets, includes rear lane access for lots fronting the central reserve and enables vehicle access to not be visually dominant. Lot access is specifically controlled and aligns with the overall public space plan. This achieves the purpose of facilitating good urban design outcomes including a highly connected network of streets and spaces, good local amenity for residents and a safe environment.

The Applicant has indicated that the Framework Streets network outlined in the Neighbourhood Plan will be maintained, with the exception of the 'Living Streets' (multi-functional streets) and the rear lane access for dwelling fronting the central link reserve. However, it is unclear how they intend for this to be achieved. Development will be required to be in general accordance with the ODP, with the green spine and boulevard alignment indicated as extending through the PPC10 site.

The RNN zone includes a policy framework that promotes connectivity and integration within and between existing areas and a comprehensive network of vehicle, cycle and pedestrian routes that provide safe and efficient physical links within the neighbourhood. However, there are limited rules within the RNN standards that support these outcomes with the exception of managing vehicle access and parking/garaging impacts and the ODP provides limited guidance on block layout.

The Sparks Road subdivision indicates a likely design outcome under the RNN zone alone. This layout adopts a more traditional street layout and a less connected network. This contrasts with the Exemplar area's finer grain perimeter block approach and blocks orientated around the central green link. There is a risk that there will be a reduction in overall connectivity and permeability through the development of much larger street blocks and no rear lane access to enable vehicle access to not visually dominate street designs. The outcome will be dependent on the context in which a future subdivisions are assessed, but I am concerned that forgoing a comprehensive development will result in a substandard layout and design. In response to the high standard layout that has been developed it is deemed appropriate to consider how the implementation of the Framework Streets can be achieved through future subdivision. This

would include rear lane access to minimise the impact of vehicle access on the central green link required by the ODP.

## 5.0 Conclusion

This report provides an assessment of the anticipated urban design outcomes that would arise through implementation of proposed PPC10, which seeks to uplift the south-eastern section of the Meadowlands Exemplar Overlay and for future development to be subject only to the Residential New Neighbourhood zone (RNN) provisions of the District Plan. The intention is to allow a more typical form of development in response to the difficulties the Applicant has experienced in progressing the Exemplar area.

This assessment covers the key urban design considerations within the Exemplar Overlay and RNN Zone in relation to a range of matters. It has been necessary to make a number of assumptions, given limited information provided by the Applicant.

My key opinions are as follows:

- The Halswell Commons Exemplar process has been eroded over time through various consents and conditions. Removal of the Exemplar Overlay is likely to further erode the intent of the Exemplar approach, resulting in a lower density of development, limited housing mix and a reduction in the visual interest, amenity and overall cohesiveness and legibility of the built form.
- Although the consent process has proven challenging, the development undertaken to date has resulted in the creation of a new neighbourhood that comprises higher density development within walking distance of the Halswell town centre and public transport corridors. It comprises a range of housing types, a distinctive character and a finer grain structure. This results in a highly legible structure that has strong links back to the community facilities and will enable connectivity with the future town centre. This outcome aligns with the overall intent of the Exemplar to achieve a higher standard of development and this is the outcome residents can reasonably anticipate from the development of the PPC10 site.
- Many of the reasons for selecting the site for an Exemplar Overlay development are unchanged including its location within walking distance of the newly created Halswell town centre and a key public transport corridor. The site presented an opportunity to achieve a distinctive, higher density development that reinforces key routes and supports local facilities and public transport. Forgoing the comprehensive development mechanism under the Exemplar with individual lot development should not mean that future development of the site is of a lesser scale or quality.
- As such, the location of the PPC10 site and the adjoining urban context results in a unique set of parameters that deem the introduction of specific rules appropriate. These are considered to better achieve the intent of the RNN zone. This framework is referred to as the '**Enhanced RNN Package**' and is outlined in **Appendix 2**).
- It is acknowledged that these provisions may have a short shelf life given new Government policies and this matter is considered further by the Reporting Planner. I however consider that there is merit in recommending these provisions, as I am concerned that the removal of the Exemplar will result in a sub optimal urban design outcome.

These key opinions are based on the following observations:



- **Context and Character** – It is likely that individual lot developments and the absence of a Neighbourhood Plan will not achieve a cohesive character anticipated by the Exemplar Overlay on the site and achieved to date. Given this context revised built form provisions as part of an **'Enhanced RNN Package'** are considered appropriate.
- **Density and Housing Diversity** – Retention of the Exemplar Overlay density standard of 15-18 hh/ha in this key location within walking distance of the Halswell town centre is considered to have merit and be an appropriate response to the context in achieving the objectives of the District Plan. In terms of lot sizes, to support this level of density, a requirement for smaller lot sizes as per the Exemplar is also considered appropriate in addressing housing diversity in this specific context. In addition, given the proximity of the site to the town centre diversity of housing types in this location by way of a guaranteed mix of standalone, duplex and terrace housing (and no single typology making up more than two thirds of the total number of residential units) as part of an **'Enhanced RNN Package'** is considered an appropriate outcome and will better achieve the RNN zone objectives. In support of these housing typologies and associated density of development, a site coverage of 45% for standalone houses and 50% for duplexes and terraces is also deemed appropriate.
- **Built Form and Appearance** – It is deemed appropriate to recommend revised provisions to ensure intensification results in a cohesive and legible built form in proximity to the Halswell town centre. This includes a building height set at a maximum of 11m. I also consider that in this specific context there are also benefits to requiring a certain number of 2 storey developments in reinforcing a taller and a more intensive urban form in proximity to the town centre. Given the character of development delivered in the context more specific design and appearance provisions are also deemed appropriate in achieving a high quality built form character. These include a rule pertaining to roof pitch<sup>25</sup> and the 2019 garage/carport condition<sup>26</sup>. These are considered to be reasonably practicable actions in achieving certainty of design outcome as anticipated for the overall Exemplar area and to better manage the potential for visual dominance of garages on the street in this context. The developer is encouraged to implement the Halswell Commons Architectural and Landscape Guides (noting these are non-statutory) to better align with medium density typologies.
- **Relationship with the Street and Public Open Spaces** – A high degree of visual interaction between the buildings and the street and/or public space areas has resulted from the development of the Exemplar. The RNN provisions alone are considered to be less successful with achieving a sufficient building edge, visual interest and a high level of overlooking of the street. Taking into account this context, the application of the Halswell Commons Architectural and Landscape Design Guides and adoption of the garage rule from the 2019 consent are deemed appropriate.
- **Street and Block Layout, Accessibility and Parking** – There is a risk that there will be reduction in overall connectivity and permeability through development of much larger street blocks and no rear lane access to enable vehicle access to not visually dominate street designs. The outcome will be dependent on the context in which future subdivisions are assessed, but I am concerned that forgoing a comprehensive development approach will result in a substandard layout and design. In response to the

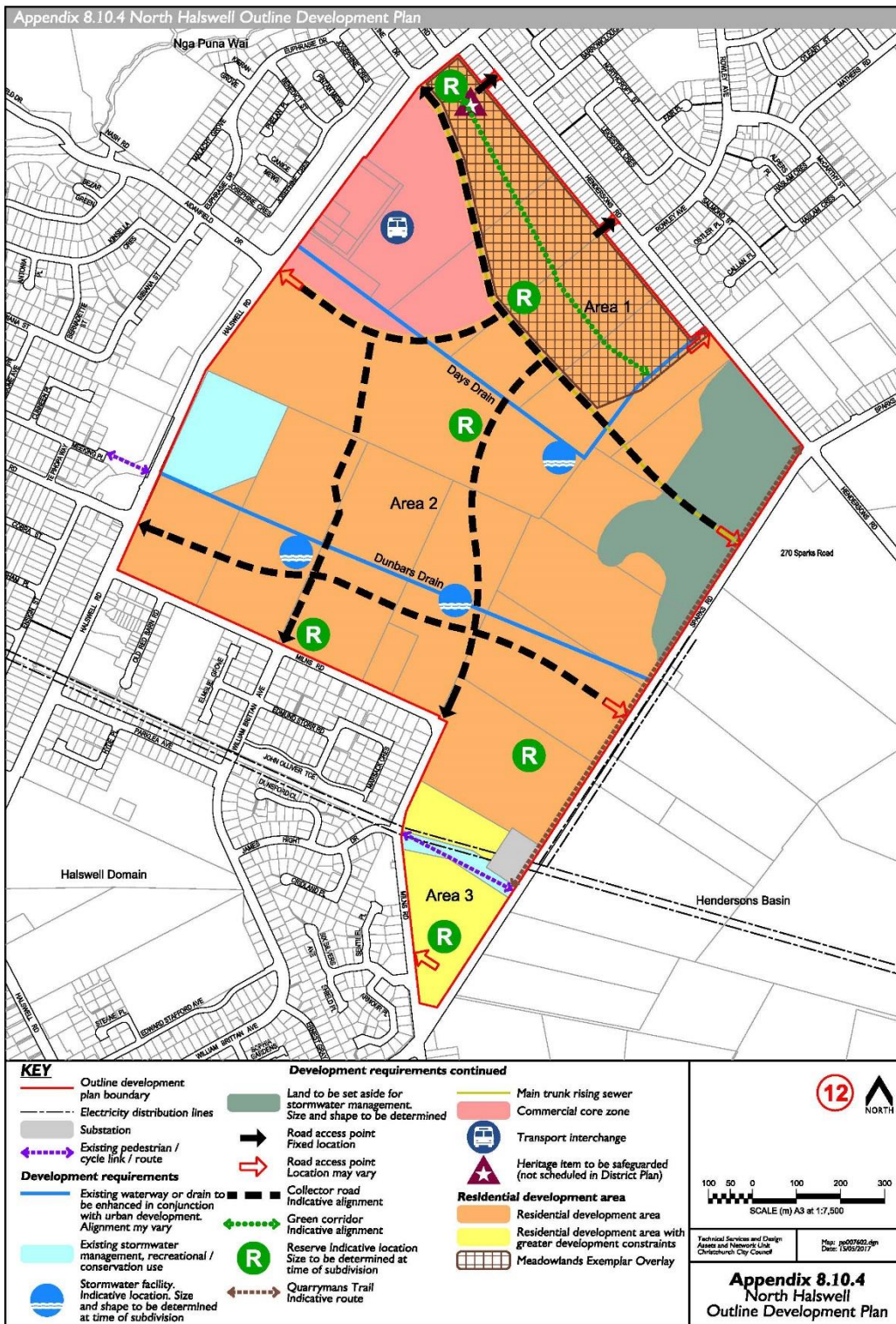
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<sup>25</sup> *Roof Pitch Rule to align with Rule 3 of the 2019 Land Use Consent*

<sup>26</sup> *Garages and Carports Rule 5 of the 2019 Land Use Consent*

high standard layout that has been developed it is deemed appropriate to consider how the implementation of the Framework Streets can be achieved through future subdivision. This would include rear lane access to minimise the impact of vehicle access on the central green link required by the ODP.

# Appendix 1: North Halswell ODP



#### 8.10.4.A CONTEXT

- a. North Halswell new neighbourhood is located between the established settlements of Hillmorton and Halswell and immediately opposite the newer neighbourhoods of Aidanfield and Milns Estate. The extensive Hendersons Basin ponding area lies to the east. Nga Puna Wai Reserve and Sports Hub is located to the North West and Halswell Domain to the south. Views are afforded across Hendersons Basin to the Port Hills. Two watercourses traverse the neighbourhood from west to east - Days Drain and Dunbars Drain. High voltage distribution lines cross the southern end of the neighbourhood and there is an associated substation fronting Sparks Road. A new [Key Activity Centre](#) and an adjacent exemplar comprehensive housing development (Meadowlands) are planned at the northern end of the neighbourhood. This area has been farmed since the mid-19th Century. Spreydon Lodge, at the northern end of the neighbourhood dates back to 1856 and was the farmhouse for Spreydon Farm. It is now one of the oldest houses remaining in South West Christchurch. Harness racing stables were established here in the 1980's.

#### 8.10.4.B GUIDANCE

- a. Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is provided in the [South West Area Plan, Christchurch City Council, April 2009](#).

#### 8.10.4.C DEVELOPMENT FORM AND DESIGN

- a. The following design elements and features are relevant considerations in exercising control over the matters in [8.7.1 - 8.7.4](#) or the matters for discretion in [8.8](#). They are not requirements for the purposes of Rule [8.6.11\(a\)](#) or Rule [14.12.2.16](#).
  - i. This new neighbourhood is to be established around the [Key Activity Centre](#) (zoned Commercial Core) proposed as a [mixed use](#) village centred focused around a main street. This will form a focus for the community.
  - ii. Enhancement of the existing waterways will provide recreational and amenity corridors aligned to provide views to Hendersons Basin and the Port Hills.
  - iii. Spreydon Lodge is to become a feature of the new neighbourhood, providing a link to the past.
  - iv. There are trees along field boundaries and in the southern corner of the neighbourhood, some of which may be suitable for retention.
  - v. Development is to have a good interface with adjacent [roads](#) and the [subdivision](#) design is to encourage a consistent interface treatment along the length of the [road](#).
  - vi. Along Sparks Road and Halswell Road, where there is to be no direct [vehicle access](#) from properties, the neighbourhood is not to turn its back on the [road](#). Instead appropriate treatment is required to complement the frontage of Hendersons Basin and Aidanfield and provide a high quality approach to the [Key Activity Centre](#).
  - vii. Where existing properties are to remain or where the boundary of the RNN abuts properties in the Residential Suburban Zone (Hendersons Road), larger section sizes adjacent to them, and planting buffers may be required.
  - viii. To help mitigate the impact of distribution lines, special interface treatments such as deeper [allotments](#) and [boundary](#) planting may be required for adjacent properties.
  - ix. Residential development is to border the [Key Activity Centre](#). It is to be of a design and scale which is compatible with retail development on one side and residential development on the other.
  - x. Higher density is to be focused around the [Key Activity Centre](#). Smaller pockets of higher density can be located throughout the area, this may be close to [collector roads](#) or where there are open outlooks.

#### 8.10.4.D DEVELOPMENT REQUIREMENTS

- a. The development requirements for the purposes of Rule [8.6.11\(a\)](#) and Rule [14.12.2.16](#) are described below and shown on the accompanying plan.
1. INTEGRATION
    - a. Properties are to front onto Milns Road.
    - b. There are multiple land owners within this ODP area and a number of existing properties. [Subdivision](#) designs shall provide for good connectivity between different land ownership areas through [road](#), open space and pedestrian and [cycleway](#) linkages. Vegetation to be planted around [electricity distribution lines](#) must be selected and/or managed to ensure that it will not result in that vegetation breaching the [Electricity \(Hazards from Trees\) Regulations 2003](#).
  2. DENSITY VARIATIONS
    - a. The shape of Area 3, coupled with access limitations and its proximity to the substation and distribution lines may limit its development capacity. Rule [8.6.11\(b\)](#) density exemptions apply to this constrained area.
  3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES
    - a. Community (neighbourhood) parks throughout the neighbourhood and recreational routes along enhanced waterways, including the green corridor through and in association with the Meadowlands Exemplar development.
  4. ACCESS AND TRANSPORT
    - a. A collector road to run from the Halswell Road/Dunbars Road intersection to Sparks Road. This road to be capable of accommodating a bus route. This access will need to be integrated with the existing signals.
    - b. A collector road to run from the Halswell Road/Augustine Drive intersection through the neighbourhood to Sparks Road or Hendersons Road, providing access to the Key Activity Centre. This intersection is to be signalised.
    - c. A collector road to run northwards extending from William Brittan Drive.
    - d. A collector road to run northwards extending from Milns Road.
    - e. A third signalised connection with Halswell Road between Augustine Drive and Dunbars Road may be required to provide access to the Key Activity Centre.
    - f. A fully interconnected local road network across the site that achieves a high level of accessibility and connectivity for people, including opportunities for walking, cycling and public transport and services and that provides connections with Hendersons Road and Milns Road and the new collector roads.
    - g. A network of pedestrian/cyclist routes, including the major cycle way (Quarrymans Trail) within the new neighbourhood and linking the surrounding communities with each other, Halswell Domain, the Key Activity Centre, Nga Puna Wai Reserve and Sports Hub and Hendersons Basin.
    - h. Extension of the Quarrymans Trail being a major cycle way to follow along Sparks Road (where it will be part located within road reserve and partly within the ODP area) and/or through the ODP area.
  5. STORMWATER
    - a. Within the ponding area of Hendersons Basin, there shall not be a net increase in the flood water elevations for any storm events up to and including a two per cent annual exceedance probability design storm of 36 hour duration.
    - b. Days Drain and Dunbars Drain shall be naturalised and enlarged to convey a critical two per cent annual exceedance probability storm event from their respective contributing catchments and the slopes of the waterway banks shall be 1m vertical in 4m horizontal average or flatter. Days and Dunbars Drains shall be realigned to

discharge into the future Council stormwater wetland to be constructed at 270 Sparks Road.

- c. First flush sedimentation and detention basins adjacent to Sparks Road to service new development and 38 hectares of existing developed catchment, excepting the sub-catchment in the southernmost part of the ODP area draining to the Milns stormwater facility.
- d. There are known to be springs throughout the neighbourhood, these are to be identified and safeguarded
- e. The indicative stormwater management area at the eastern corner of the Outline Development Plan Area is to be the primary treatment and detention area for the full development area. As an alternative option which will reduce the overall area of stormwater land required along Sparks Road, first flush treatment basins may be shifted upstream to service sub-catchments, as indicated on the Outline Development Plan Area, subject to engineering design acceptance from the Council. It is expected that any upstream (first flush) treatment basins will discharge directly to the Council wetland at 270 Sparks Road either via separate pipe system or via Dunbars or Days Drains, with overflow discharging into the detention basins.
- f. All first flush and detention facilities shall be designed with regard to the 'six values' approach to stormwater management and other relevant design criteria outlined in the CCC Waterways, Wetlands and Drainage Guide. The overall first flush and detention system shall provide "Full Flood Attenuation" for a 2 percent annual exceedance probability storm of 36 hour duration in accordance with Council's South West Area Stormwater Management Plan. Internal and external batter slopes of basins shall be 1m vertical in 4m horizontal average or flatter and 5 metre average landscaped setbacks from all residential allotments is required.

#### 6. WATER AND WASTEWATER

- a. A pressure pump system to service the neighbourhood and the pump chamber for each allotment shall have a minimum total storage volume equal to 24 hours average sewer flow from the source.
- b. The approved sanitary sewer outfall for any proposed residential allotments will be the South East Halswell pressure sewer network. This includes pressure mains along Sparks Road and along the northern collector road, which will be constructed by Council. In the case of the Meadowlands Exemplar Zone the outfall will be to the Pump Station 42 catchment until the South East Halswell pressure sewer network is available, at which time these sites shall be connected to the South East Halswell pressure sewer network.
- c. Full high pressure water reticulation will be required to service development within the Outline Development Plan area. Water supply infrastructure requirements and any upgrades needed will be determined following the development of a water supply master plan for the Halswell Residential New Neighbourhoods.

#### 7. STAGING

- a. Except for the Meadowlands Exemplar, there are no staging requirements other than those relating to the provision of infrastructure.

## Appendix 2: Comparison Table of Relevant Exemplar and RNN Policies and Rules

**See Page 61**

# Appendix 3: Conditions of Consent RMA 2019

## 1069

### Meadowlands Exemplar Character

3. Roofs shall:

- a. Have a minimum pitch of 28 degrees;
- b. For the highest ridge, be open-gable ended at both ends;
- c. Not be hip roofs where facing a [road](#) or [reserve boundary](#).

Except that:

- a. A maximum of 25% of the roof area (measured in plan view) may be flat (with a pitch of less than 5 degrees) if flat roofed elements are under 3.2m in [height](#);
- b. Garden sheds are excluded from this condition;
- c. Two story [buildings](#) may have hip roofs over two storey elements.

4. Front doors, porches and glazing:

- a. Where a [site](#) has a [boundary](#) along a [road](#), any [residential unit](#) shall have an individual hinged front door facing at least one [road boundary](#).
- b. Above the door required by Condition 4(a) shall be a covered porch area with dimensions of at least 1m wide by 1m deep.
- c. Any façade facing a [road](#) or [reserve boundary](#) shall have a minimum of 15% glazed [frontage](#).
- d. Glazing facing a [road boundary](#) or [reserve boundary](#) at the ground level of the building shall be vertically orientated:
  - i. With a height that is greater than its width;
  - ii. May alternatively have a width up to twice the height, if the glazing is divided into 3 or more vertically oriented panels of the same width.

Except that Condition 4(d) does not apply to sliding doors facing a reserve boundary.

*Advice Note: For the purposes of Condition 4(c), measurement of the area of the façade shall include all exterior walls of the [residential unit](#) directly facing the relevant [road](#) or [reserve boundary](#), except that it shall not include the gable end. For the avoidance of doubt, the gable end is the triangular portion of the façade between the edges of intersecting roof pitches, where this is above the internal ceiling height or 2.7m above floor height (whichever is the lesser).*

5. Garages and carports:

- a. The width of any [garage](#) or carport on any site with a width less than 9.5m shall be restricted so as to maintain a [setback](#) of at least 3m to one side internal [boundary](#) for the depth of the [garage](#) or carport.
- b. Any [garage](#) and/or carport shall be set back further from any [road boundary](#) than the façade of the [residential unit](#) that faces the same [road boundary](#).

6. All roof finishes are not to exceed 30% light reflectance value (LRV).

7. The following roof materials are excluded from use:

- a. Unglazed concrete tiles
- b. Unglazed clay tiles
- c. Timber shingles
- d. Asphalt shingles



### Building Form

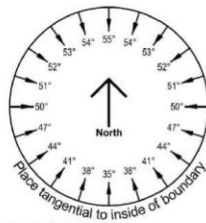
8. The maximum [height](#) of any [building](#) shall be 11m.
9. The maximum percentage of the [net site area](#) covered by [buildings](#) shall be 45% for standalone sites and 50% for duplexes.

For the purpose of this condition, the site coverage calculation shall exclude:

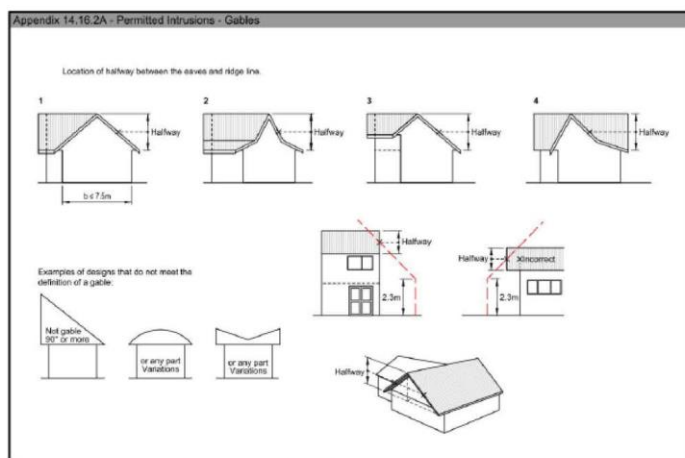
- i. Any fences, walls and retaining walls;
  - ii. All eaves and roof overhangs up to 600 millimetres in width and guttering up to 200mm in width from the wall of a [building](#);
  - iii. Any uncovered swimming pools up to 800 millimetres in [height](#) above [ground level](#); and/or
  - iv. All decks, terraces, [balconies](#), porches, verandahs, bay or box windows (supported or cantilevered) that are:
    - A. are no more than 800 millimetres above [ground level](#) and are uncovered or unroofed; or
    - B. where greater than 800 millimetres above [ground level](#) and are covered or roofed, are in total no more than 6m<sup>2</sup> in area for any one [site](#).
10. An accessible [outdoor living space](#) shall be provided on site for each [residential unit](#), at [ground level](#) and/or provided by way of above ground [balconies](#), and shall meet the following requirements:
    - a. Minimum total area – 30m<sup>2</sup>.
  11. No [building](#) shall project beyond a building envelope constructed by recession planes as shown in Diagram C below, from points 2.3 metres above:
    - a. internal [boundaries](#); or
    - b. where an internal [boundary](#) of a [site](#) abuts an [access allotment](#) or [access strip](#) the recession plane may be constructed from points 2.3 metres above the furthest [boundary](#) of the [access allotment](#) or [access strip](#) or any combination of these areas; or
    - c. Within duplex lots where [buildings](#) have a common wall along an internal [boundary](#) the recession planes will not apply along that boundary.

Except that the following intrusions are permitted:

- i. Gutters and eaves by up to 0.2 metres measured vertically;
- ii. Solar panels up to two metres in length per [boundary](#);
- iii. Chimneys, ventilation shafts, spires, poles and [masts](#) (where poles and [masts](#) are less than nine metres above [ground level](#)), provided that the maximum dimension thereof parallel to the [boundary](#) for each of these structures shall not exceed 1 metre.
- iv. Lift shafts, stair shafts, and roof water tanks provided that there is a maximum of one intrusion of a lift shaft or stair shaft or roof water tank (or structure incorporating more than one of these) permitted for every 20 metre length of internal [boundary](#) and the maximum dimension thereof parallel to the boundary for this structure shall not exceed 3 metres, and provided that for [buildings](#) over three storeys, such features are contained within or are sited directly against the outside structural walls.
- v. Where a single gable end with a base (excluding eaves) of 7.5 metres or less faces a [boundary](#) and a recession plane strikes no lower than half way between the eaves and ridge line, the gable end may intrude through the recession plane (see below diagram 'Appendix 14.16.2A – Permitted Intrusions – Gables').



- C Applicable to all buildings:
- in the Residential Medium Density Zone
  - on sites in other non residential zones that adjoin the Residential Medium Density Zone
  - in the Residential New Neighbourhood Zone
- Diagram C. Recession Planes



Appendix 14.16.2A – Permitted Intrusions – Gables

12. The minimum [building setback](#) from internal [boundaries](#) shall be as follows:
- All [buildings](#) 1 metre.
  - No setback is required for other [accessory buildings](#) where the total length of walls or parts of the [accessory buildings](#) within 1 metre of each internal [boundary](#) does not exceed 10.1 metres in length.
  - No setback is required where [buildings](#) share a common wall along an internal [boundary](#).
  - Where a residential [building](#) on an [adjoining site](#) has a ground floor [window](#) of a [habitable space](#) located within 1.8 metres of the common internal [boundary](#), a 1.8 metre setback from neighbouring [window](#) is required for a minimum length of 2 metres either side of the [window](#). This condition also applies to [accessory buildings](#).
  - For the purposes of this condition, the above setbacks excludes all guttering up to 200mm in width from the wall of a [building](#).
13. The minimum setback from an internal [boundary](#) for any [living area window](#) or [balconies](#) on floors above ground level shall be 4.0m. This shall not apply to [balconies](#) that are screened from the internal [boundary](#) by a solid wall, the top of which is at least 1.8m above the finished floor level of the balcony.
14. Any parking area shall be separated from adjoining [roads](#) by either planting, fences, or a combination thereof.

16. No [garage](#) shall be more than 6.5 metres wide (excluding eaves up to 600mm in width).
17. All [buildings](#) shall be set back from [road boundaries](#) and the reserve boundaries in accordance with the *Neighbourhood Lot Development Controls* plan dated May 2019, forming page 3 of the approved consent plans for RMA/2019/1069.
18. Vehicle access for each lot shall be obtained from the boundary indicated as 'lot access' on the *Neighbourhood Lot Development Controls* plan dated May 2019, forming page 3 of the approved consent plans for RMA/2019/1069.
19. Residential unit typologies shall be in accordance with those identified on the *Neighbourhood Residential Typologies* plan dated May 2019, forming page 2 of the approved consent plans for RMA/2019/1069.
20. Residential units identified as 'two storey typology' on the *Neighbourhood Lot Development Controls* plan dated May 2019, forming page 3 of the approved consent plans for RMA/2019/1069.  
*Advice Note: This condition does not restrict construction of two storey buildings on lots not identified as of the 'two storey typology'.*
21. The minimum [net floor area](#) (including toilets and bathrooms, but excluding [parking](#) areas, [garages](#) or [balconies](#)) for any [residential unit](#) shall be as follows:  
  
Studio: 35m<sup>2</sup>  
1 bedroom: 45m<sup>2</sup>  
2 bedrooms: 60m<sup>2</sup>  
3 or more bedrooms: 90m<sup>2</sup>

#### Landscaping

22. [Landscaping](#) and fencing within each site shall be established and maintained in accordance with the *Front Lot Landscape Guidelines: Stages 2 and 3* by Rough & Milne Landscape Architects dated 25/06/2019, forming pages 8 to 15 of the approved consent plans for RMA/2019/1069.
23. All [landscaping](#) required by Condition 22 shall be provided on each site prior to the occupation of each [residential unit](#).
24. All [landscaping](#) required for this consent shall be maintained. Any dead, diseased, or damaged [landscaping](#) is to be replaced immediately with plants of a similar species.
25. Specimen trees required in accordance with Condition 22 must be at least 1.8 metres in height at the time of planting and once established must be maintained at a height of at least 1.8 metres thereafter.
26. No external plant or bins shall be located in the front yard, being between the front of a [residential unit](#) and a [road boundary](#) or the front of a [residential unit](#) and [reserve boundary](#).

## Appendix 4: Halswell Commons and Meadowlands Design Guides



# Architectural Controls

The following architectural elements are key to ensuring that the vision for Halswell Commons is upheld and the key urban design principles related to built form are met.

[www.halswellcommons.co.nz](http://www.halswellcommons.co.nz)

as at August 2019

## Architecture

Halswell Commons encourages a built form which seeks to create a sense of place and identity by adopting a contemporary interpretation of the residential Christchurch style, exemplified through the design of the late Peter Bevan.

The following architectural elements are key to ensuring that the vision for Halswell Commons is upheld and key urban design principles related to built form are met.



## Roof and Building Forms

The use of gable roofs (minimum pitch 28°) and simple building forms, which align strongly with the public realm, will reinforce the sense of place and identity Halswell Commons seeks to create.

Hip and Mansard roofs in combination with gables are acceptable in certain circumstances and flat roofs (pitch less than 5°) up to 25% of total roof area is permissible.



## Balconies

Balconies provide outdoor living space and help modulate and create interest in the building form. Where a balcony provides the main outdoor living area it should be accessed directly from the main living room and should have a

minimum dimension of 1.5m. In addition, the balcony should incorporate a solid privacy wall at least 1.8m above the finished floor level at each end of the balcony to ensure an adequate level of privacy for neighbours.



## Fenestration and Building Features

The arrangement and extent of windows and doors to address the public realm is important to the vitality and safety of these spaces as well as creating a high level of internal amenity. To achieve this all facades facing a road or reserve shall be comprised of a minimum of 15% glazing. Additionally, to align with the architectural identity of Halswell Commons, windows on these facades shall be vertical in nature.

Visible front doors, porches and verandas add to the architectural detail, visual interest and interaction between the building and the street. Porches and verandas also provide semi private space that creates a transition between public and private space where the building is located in close proximity to road or reserve boundaries.





## Garages and Carports

The garage or carport should be designed to be a secondary rather than dominant design. This can be achieved by ensuring garages are not designed to be forward of the front façade of the

dwelling. To avoid the dominance of garages on narrow sites, a setback of 3m between the wall of the garage and one internal boundary shall be maintained for the depth of the garage.

## Exterior Materials

Exterior materials and colour contribute to the visual cohesion and building articulation, which supports the built form character and identity within Halswell Commons. A limited palette of materials, which are of a high quality, durable and adaptable will maintain a standard of design and

appearance which aligns with the overriding vision for Halswell Commons. Although limiting in terms of materials, the variations in terms of how they are utilized from site to site is more open ended and can still challenge interest and individualism.

**Roof materials are to be non-reflective (less than 30% Light reflectance value LVR) and limited those listed below.**

Cladding materials	Roof materials
<ul style="list-style-type: none"> <li>Weatherboards including timber, James Hardie Linea Weatherboard and similar</li> <li>Board and Batten</li> <li>Metal, used as a minor element and non-reflective surface</li> <li>Stone, used sparingly</li> <li>Rendered Brick</li> <li>Exterior concrete and AAC (Autoclaved Aerated Concrete) Panel</li> <li>Concrete block – natural, plastered and painted or honed</li> </ul>	<ul style="list-style-type: none"> <li>Eurotray</li> <li>Oxidised tin</li> <li>Profiled (Longrun Coloursteel – various profiles) Iron</li> <li>Copper</li> <li>Slate</li> <li>Butyl Rubber for flat roof portions</li> </ul>

## Colours

Except for feature landmark buildings colours are encouraged to be from a palette of muted earth

tones, creams and whites to ensure a classical and elegant streetscape.

# Landscape Guidelines

This document contains landscape guidelines for planting and fencing residential lots in Halswell Commons.



# INTRODUCTION | Document Structure

BOUNDARY TREATMENTS (Refer to page 4 for details)

- ..... Low Open | TYPE 1
- Low Permeable | TYPE 2
- ||||| High Permeable | TYPE 3
- ===== High Paving | TYPE 4
- Corner Lots



## INTRODUCTION

This document contains landscape guidelines for planting residential front lots in Stages 2 & 3 of the Exemplar Zone in Halswell Commons.

A front lot includes the area between the front boundary and the front-facing walls of the building (as indicated in Figure A). Building placement is to be confirmed by the developer in relation to setback allowances.

Landscape guidelines are separated into areas defined as 'front landscape zone', 'side landscape zone', 'boundary treatment', and include tree species where appropriate. If space allows, one tree per front lot is mandatory, and it is recommended building footprints are designed to accommodate this. A second tree is required in back yards. Beyond the 0.5-1.0m 'front landscape zone', sites may include a 'general landscape zone' which allows buyers to choose the treatment as long as it is permeable (refer to Landscape Zone Treatment Table).

It is recommended that plants are chosen from the plant palette as this corresponds to the street frontage; this ensures front lots and street planting is complementary and contributes to a more cohesive site character.

Fencing guidelines are included for residential lots.

## CONTENTS

FRONT LANDSCAPE GUIDELINES:

- Plan of Boundary Treatment Locations..... 2
- Front Lot Landscape Treatment..... 3

LOT FENCING GUIDELINES:

- Fencing Guidelines..... 4

RECOMMENDED PLANT PALETTES:

- Collector/Local A Road - front Yard..... 5
- Local B - front Yard..... 6
- Reserve Front Yard..... 7
- Back Yard Trees..... 8



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Date: 25/05/2019 | File: E15005 2

# FRONT LANDSCAPE TYPOLOGY | Front Lot Landscape Treatment

## BOUNDARY TREATMENT REQUIRED

ID	LOCATION	TREATMENT OPTIONS	MAX HEIGHT
<b>TYPE 1</b>	• Front of lot onto Street or Reserve. • 50% of street facing boundary on corner lots (See page 2 for locations).	No Fence Hedge Low Open Fence	N/A 1.2m 1.2m
<b>TYPE 2</b>	• Front Side	Hedge Low Open Fence	1.2m 1.2m
<b>TYPE 3</b>	• Back of lot onto laneway.	No fence Hedge Low Permeable	N/A 1.2m 1.2m
<b>TYPE 4</b>	• Back Side	Hedge Low Open Low Permeable	1.2m 1.2m 1.2m
<b>TYPE 5</b>	• Side of lot onto Street or Laneway • 50% of street facing boundary on corner lots (See page 2 for locations)	High Permeable	1.8m
<b>TYPE 6</b>	• Side of Lot onto neighbouring lot.	High Paving	1.8m

Refer to parking layout page 4.

## LANDSCAPE ZONE TREATMENTS

ID	ZONE	DESCRIPTION	TREATMENT
1	Tree	Min of tree stem to 75mm in diam. from any boundary or the base of tree, and a min of 2.0m from the tree.	Tree required 1 in front lot 1 in back yard Low paving
2	Front Landscape Zone	Minimum of 0.5-1.0m wide measure from front boundary	Low paving Medium paving Tree
3	Side Landscape Zone	Minimum of 1m wide where possible measured from the front side boundary.	Low paving Medium paving Tree
4	General Landscape Zone	Remaining space not covered by the above. Must consist of porous surfaces.	Low paving Medium paving Permeable paving/graveling Gravel

Refer to plant palette for further details page 5-8.

## GENERAL PRINCIPLES

- Landscaping will be done on completion of the new house, including street amenity, and reflecting the built form.
- Landscaping is intended to enable passive surveillance through maximizing visual permeability from house to street.
- Landscaping is intended to encourage neighbourhood interaction and engagement with the street by serving as a visually shared public domain interface.
- Houses should provide street level clear access to the street for cyclists.
- There must be one tree per front lot and one per back yard (refer to Recommended Plant Palettes on pages 5-8)

## INDICATIVE FRONT LOT PLAN

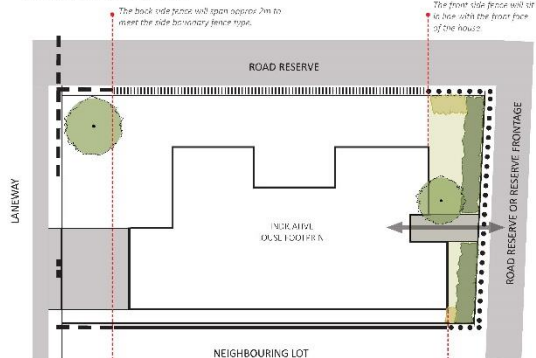


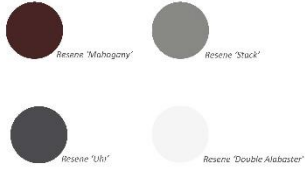
Figure A, not to scale



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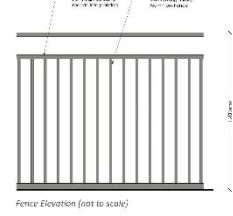
# FENCING TYPOLOGY | Fencing Guidelines

## FENCE COLOUR PALETTE



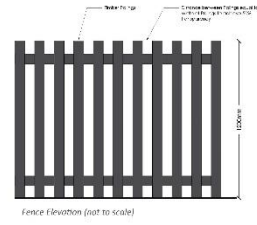
## TYPE 1. LOW OPEN FENCE

Suitable for Front onto Street or Reserve, Front Side, Back Side, Back onto Lane/way & 50% on corner lots.



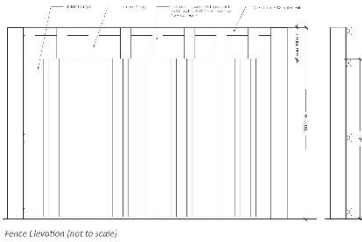
## TYPE 2. LOW PERMEABLE FENCE

Suitable for Back onto Lane/way, Back Side.



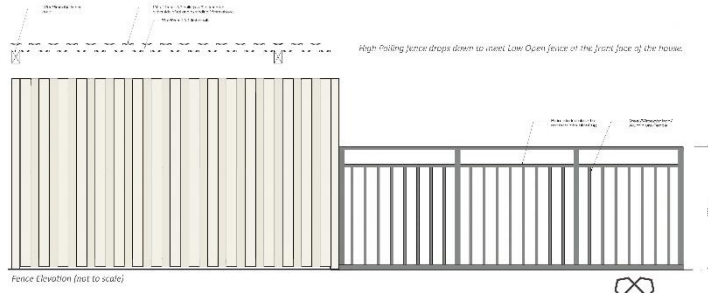
## TYPE 3. HIGH PERMEABLE FENCE

Suitable for Side of lot onto Street or Lane/way and 50% on corner lots.



## TYPE 4. HIGH PAILING FENCE

Suitable for side of lot onto neighbouring lot.



# RECOMMENDED PLANT PALETTE | Collector/Local A Road Front Yard (Monsaraz Boulevard and Manarola)

## TREES:

Height (H), spread (S), native (N), exotic (E), edible (F)



Collector Street Planting Intent: Grand exotic avenue tree species to emphasise road hierarchy. Mixture of native and exotic under planting with white flower colour palette. Under-planting becomes more native to the southern portions of the Collector Roads.

## LOW PLANTING: up to 0.5

Suitable for Front, Side and General Landscape Zones.



## MEDIUM PLANTING: up to 1.5

Suitable for Side and General Landscape Zones.



## HEDGE SPECIES: up to 1.2

Suitable for inclusion as specified in the Boundary Treatments Table.



## RECOMMENDED PLANT PALETTE | Local B Front Yard (Brancion Street)

### TREES:

Height (H), spread (S), native (N), exotic (E), edible (F)



*Cornus kousa* H:7m S:3m, L  
*Magnolia 'Yellow Bird'* H:5m S:3.5, F  
*Malus loensis plena* H:4m S:3m, E  
*Pseudopanax crassifolius* H:6m S:2m, N  
*Pyrus calleryana 'Xara'* H:7m S:3m, F  
*Sophora longicarinata or microphylla* H:3m S:3m, N

Street Planting Intent: Native tree planting to attract native birds and encourage biodiversity.

### LOW PLANTING: up to 0.5

Suitable for Front, Side and General Landscape Zones.



*Hebe 'Emerald Green'*  
*Helichrysum 'graham paterson'*  
*Lepidocheila platt's black*  
*Libertia grandiflora*  
*Parakebe saweap*  
*Phloxium 'Pepe'*  
*Poa scoparius nivalis*  
*Pratia angulata*  
*Urcaria uncinata*

### MEDIUM PLANTING: up to 1.5

Suitable for Side and General Landscape Zones.



*Alchemilla mollis*  
*Chionochloa flavicans*  
*Heteroglossis erecta purpurea*  
*Hebe odora*  
*Lomandra u. tonika*  
*Fuchsia 'Unique'*  
*Sophora prostrata*

### MEDIUM HEDGE SPECIES: up to 1.5

Suitable for inclusion as specified in the Boundary Treatments Table.



*HAKU sempervirens*  
*Coprosma propinqua*  
*Corokia 'bronze king'*  
*Corokia 'Greenly Green'*  
*Hebe 'Unique'*

6



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## RECOMMENDED PLANT PALETTE | Reserve Front Yard

### TREES:

Height (H), spread (S), native (N), exotic (E), edible (F)



*Apple ballerina 'YoYo'* H:4m S:2m, F  
*Cedrela sinensis 'Flamingo'* H:5m S:3m, E  
*Magnolia julianae* H:8m S:3m, E  
*Malus ioensis plena* H:4m S:2m, L  
*Malus trilobata* H:5m S:2m, F  
*Prunus 'Hundredcloud'* H:8m S:4m, L

Reserve Planting Intent: Production planting with horticultural and other edible plant species, in addition to some structured planting. The greenway planting gradually transitions from European heritage and production in the North of the site through to native and ecological planting to the South.

### LOW PLANTING: up to 0.5

Suitable for Front, Side and General Landscape Zones.



*Alchemilla mollis*  
*Hebe 'Emerald Green'*  
*Heuchera sp.*  
*Libertia grandiflora*  
*Rosa 'Flower Carpet White'*  
*Soja*  
*Thymus vulgaris*  
*Fuchsia 'Xara'*  
*Strawberries*

### MEDIUM PLANTING: up to 1.5

Suitable for Side and General Landscape Zones.



*Anthriscium chinatum*  
*Hulseberry*  
*Chionochloa flavicans*  
*Choisya ternata*  
*Daphne odora 'Leucanthe'*  
*Hebe 'Oratia Beauty'*  
*Lomandra tonika*  
*Pittosporum hedgehog*

### HEDGE SPECIES: up to 1.2

Suitable for inclusion as specified in the Boundary Treatments Table.



*Myrtus sagni*  
*Escallonia sp.*  
*Fuchsia 'Unique'*  
*Rosmarinus officinalis*  
*Viburnum tinus 'Yucidium'*



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 Date: 23/05/2019 | File #: 15005

7

# RECOMMENDED PLANT PALETTE | Back Yard Trees

**TREES:**

Height (H), spread (S), native (N), toxic (T), edible (E)



Apple 'Sulcata' 'Pulku'  
H:1m S:1m. F



Acer 'Bloodgood'  
H:4m S:3m. L



Acer platanoides 'Crimson King'  
H:8m S:6m. E



Acer sakaki  
H:4m S:3m. L



Amelanchier canadensis  
H:7m S:3m. L



Apple sp.  
H:2.5m S:1.6m. F



Cochlospermum 'Flamingo'  
H:5m S:3m. E



Cercis 'Forest Pansy'  
H:5m S:3m. E



Cherry 'Lapin'  
H:5m S:5m. F



Corydalis australis  
H:20m S:2m. N



Cornus kousa  
H:7m S:3m. E



Eucalyptus nymmanensis  
H:5m S:2m. E



Fagus sylvatica 'Dawycyk'  
H:4m S:2m. E



Gladiolus 'Proranthos' 'Sinhara'  
H:5m S:5m. E



Liquidambar styraciflua 'Winged'  
H:7m S:4m. E



Magnolia denudata  
H:6m S:3m. F



Magnolia liliiflora  
H:6m S:3m. F



Magnolia 'Yellow Bird'  
H:5m S:3.5. E



Malus 'Lilabola'  
H:5m S:2m. F



Olea europaea  
H:6m S:4m. E



Parrotia persica  
H:3m S:4m. E



Peach 'Black Boy'  
H:5m S:4m. F



Pear 'Double Worked'  
H:5m S:4m. F



Platanus regius  
H:2m S:3m. N



Prunus americana  
H:7m S:2m. E



Prunus 'Thundercloud'  
H:8m S:4m. E



Pseudopanax crassifolius  
H:6m S:2m. N



Pyrus calseryana 'Iris'  
H:7m S:3m. E



Quince 'Smyrna'  
H:4m S:4m. F



Sophora longicarpinata or microphylla  
H:5m S:3m. N



#### **STREETSCAPE ARCHITECTURAL CONTROLS, LANDSCAPING & FENCING**

Meadowlands encourages a built form which seeks to create a sense of place and identity by adopting a contemporary interpretation of the residential Christchurch style.

The following elements are key to ensuring that the vision for Meadowlands is upheld and key urban design principles related to built form are met.



#### **ROOF AND BUILDING FORMS**

The use of gable roofs (minimum pitch 28°) and simple building forms, will reinforce the sense of place and identity Meadowlands seeks to create. Hip and Mansard roofs in combination with gables are acceptable in certain circumstances and flat roofs (pitch less than 5°) up to 20% of total roof area is permissible.





Skillion roof options will be considered where a combination of at least 2 aligned or contrasting elevations are shown and the architectural merits are considered appropriate by our plan approver.



#### **STREET & RESERVE APPEAL**

To maintain the visual quality of the finished community at Meadowlands, particular attention to the street view (and any reserve frontage if applicable) appeal will be considered. This will include screening of any bins, gas bottles and location of aerials and sky dish away from the street view.



#### **GARAGES**

The garage should be designed to be a secondary rather than dominant design. When a garage is set forward of the house, appropriate planting/landscaping will be required on the street façade. *(RNN rule 14.12.2.7)*





**EXTERIOR MATERIALS**

Exterior materials and colour contribute to the visual cohesion and building articulation, which supports the built form character and identity within Meadowlands. A limited palette of materials, which are of a high quality, durable and adaptable will maintain a standard of design and appearance which aligns with the overriding vision for Meadowlands. Although limiting in terms of materials, the variations in terms of how they are utilized from site to site is more open ended and can still challenge interest and individualism. A combination of materials is important.

Roof materials are to be non-reflective (less than 30% Light reflectance value LVR) and limited to those listed below.

Cladding Materials	Roof Materials
<ul style="list-style-type: none"> <li>Weatherboards including timber, James Hardie Linea Weatherboard and similar cedar</li> <li>Board and Batten – satin finish</li> <li>Metal, used as a minor element and non-reflective surface</li> <li>Stone, used sparingly</li> <li>Rendered Brick</li> <li>Exterior concrete and AAC (Autoclaved Aerated Concrete) Panel plater &amp; paint finish</li> <li>Concrete block – natural, plastered and painted or honed</li> <li>Architectural black, grey or white brick veneer with matching pointing (midland brick range)</li> </ul>	<ul style="list-style-type: none"> <li>Eurotray</li> <li>Oxidised tin</li> <li>Profiled (Longrun Coloursteel – various profiles) Iron</li> <li>Copper</li> <li>Slate</li> <li>Metal tiles</li> <li>Butyl Rubber for flat roof portions</li> </ul>

***Overall developer discretion to allow or approve any materials (listed or not listed) applies.***

**LIMITATION TO SINGLE LEVEL**

A number of lots have been identified as being limited to single level dwellings to assist with the sunlight & privacy of neighbouring lots. This is identified on the maps and developer covenants.



### COLOURS

Except for feature landmark buildings, colours are encouraged to be from a palette of muted earth tones, blacks, greys, creams and whites to ensure a classical and elegant streetscape.

### FENCING

The Developer will construct all permeable pool style fencing to reserves and stormwater walkways. This is the ongoing style of fencing that must be adhered to in these prominent areas that interact with the community.

Internal fencing between the lots & at the rear of the lots will also be constructed by the developer as a 1.8m paling fence (unpainted), except where pool fencing to public areas has been erected. This will finish at 4.0m from the street boundary. (RNN 14.12.2.8).

Front of lot fencing and the entire area within 4.0m of the front boundary (including both street frontages of corner lots) is limited to;

#### ***Front of Lot***

- No fence
- Hedge/planting to maximum 1.2m height
- Low open fence to maximum of 1.2m height

#### ***Internal Boundary within 4.0m of the Front Boundary***

- No fence
- Hedge/planting to maximum 1.2m height
- Low fence to maximum of 1.2m height





### **LANDSCAPING**

Landscaping plans for the front of lot area is to be submitted with the developer approval application.

Landscape treatment and indicative front lot plan must comply with the Council 2.0m landscaping rule and the fencing guideline. *(RNN 14.12.2.7)*

### **DEVELOPER APPROVAL**

Application page is the last page of this guideline (OR use the separate 1 page PDF form on the website).

Completed application must contain;

- Site plan
- Floor plan
- Elevation
- Colours
- Proposed front lot fencing and landscaping

Completed application or questions can be emailed to [plans@dmr.co.nz](mailto:plans@dmr.co.nz)



**PLAN APPROVAL APPLICATION / CHECKLIST**

In accordance with the development covenants designed to protect your investment, there is a requirement to have your house plans approved **prior to building commencing** on your site. This is a straightforward process and if everything is in order approvals are typically issued within 5 working days of receiving the necessary material.

Please fill out the form below and forward this as a **PDF document**, along with all relevant attachments to: **plans@dmr.co.nz**

**1. Owners Details (please fill out)**

Name of Applicant: \_\_\_\_\_  
 Lot Owner (if different to above): \_\_\_\_\_  
 Lot Number: \_\_\_\_\_  
 Street Address of Lot (if known): \_\_\_\_\_  
 \_\_\_\_\_  
 Phone number of Applicant: \_\_\_\_\_  
 Email address of Applicant: \_\_\_\_\_  
 \_\_\_\_\_

**2. Builder / Architect Details (please fill out)**

Company name: \_\_\_\_\_  
 Contact name: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Email address: \_\_\_\_\_

**3. House Details (please fill out)**

Lot area in m<sup>2</sup>: \_\_\_\_\_  
 How many levels is the dwelling: \_\_\_\_\_  
 Total Floor area of dwelling (including garage, carport) in m<sup>2</sup>: \_\_\_\_\_  
 Height of dwelling (m): \_\_\_\_\_  
 Roof pitch of the dwelling (degrees): \_\_\_\_\_

**4. Attachments to be included:**

- Site Plan
- Floor Plan
- All Elevations
- Front of Lot Landscaping & Fencing  
*(Materials & Colours to be included)*

**5. Exterior Materials & Colour Scheme**  
*(this can be included on Elevations otherwise please list below).*

Exterior cladding: Materials: \_\_\_\_\_  
 \_\_\_\_\_  
 Colours: \_\_\_\_\_  
 \_\_\_\_\_  
 Roof cladding: Material: \_\_\_\_\_  
 \_\_\_\_\_  
 Colour: \_\_\_\_\_  
 \_\_\_\_\_  
 Window Joinery colour: \_\_\_\_\_  
 Door colour: \_\_\_\_\_  
 Garage Door colour: \_\_\_\_\_  
 Driveway: Material: \_\_\_\_\_  
 Colour: \_\_\_\_\_

**Processing**

If everything is in order your plan approval will be processed and returned via email. The approval will consist of the information provided, which will be signed on behalf of the developer by our agent.

**Office Use Only: (M0920v1)**

Date Application Received: \_\_\_\_\_  
 Date Further Information Requested: \_\_\_\_\_  
 Date Further Information Received: \_\_\_\_\_

**Approval**

Date Approved: \_\_\_\_\_  
 Approved by: \_\_\_\_\_  
 Signature: \_\_\_\_\_

**IMPORTANT DOCUMENT – Please retain a copy of this approval as evidence of approval on any future re-sale**

# Appendix 5: Photographs of Stage 1 of the Exemplar Overlay Area

Image 1 - Two-storey townhouses



Image 2 - Two-storey townhouses



Image 3 - Duplex – Two storey



Image 4 - Duplex – Two storey



Image 5 - Duplex – One storey and Central Green Link



Image 6 - Duplex – One storey



Image 7 - Corner Sites / Standalone houses



Image 8 - Corner Sites / Standalone houses



Image 9 - Central Green Link Interface



Image 10 - Central Green Link Interface



Image 11 – Rear Lane Access – Enforce Lane (Private lane)



Image 12 - Rear Lane Access and Living Street



# Appendix 6: Neighbourhood Plan and Layers





 <b>DAVIE LOVELL-SMITH</b> PLANNING SURVEYING ENGINEERING <small>19 Kings Road   19 Box Hill   Christchurch   New Zealand          Telephone: 03 378 3370   Email: info@daviesmith.co.nz   www.daviesmith.co.nz</small>	SHEET TITLE: <b>Neighbourhood          Lot Development Controls</b>	SITE TITLE: <b>Halswell Commons          Exemplan</b>	
	DRAWING NUMBER: <b>For Discussion</b>	DATE: 13/25/08/11 25/30/08/13	DATE: October 2018
	PROJECT NUMBER: <b>E.18948</b>	SHEET NO. OF SHEETS: <b>2</b>	PROJECT CODE: <b>R7</b>





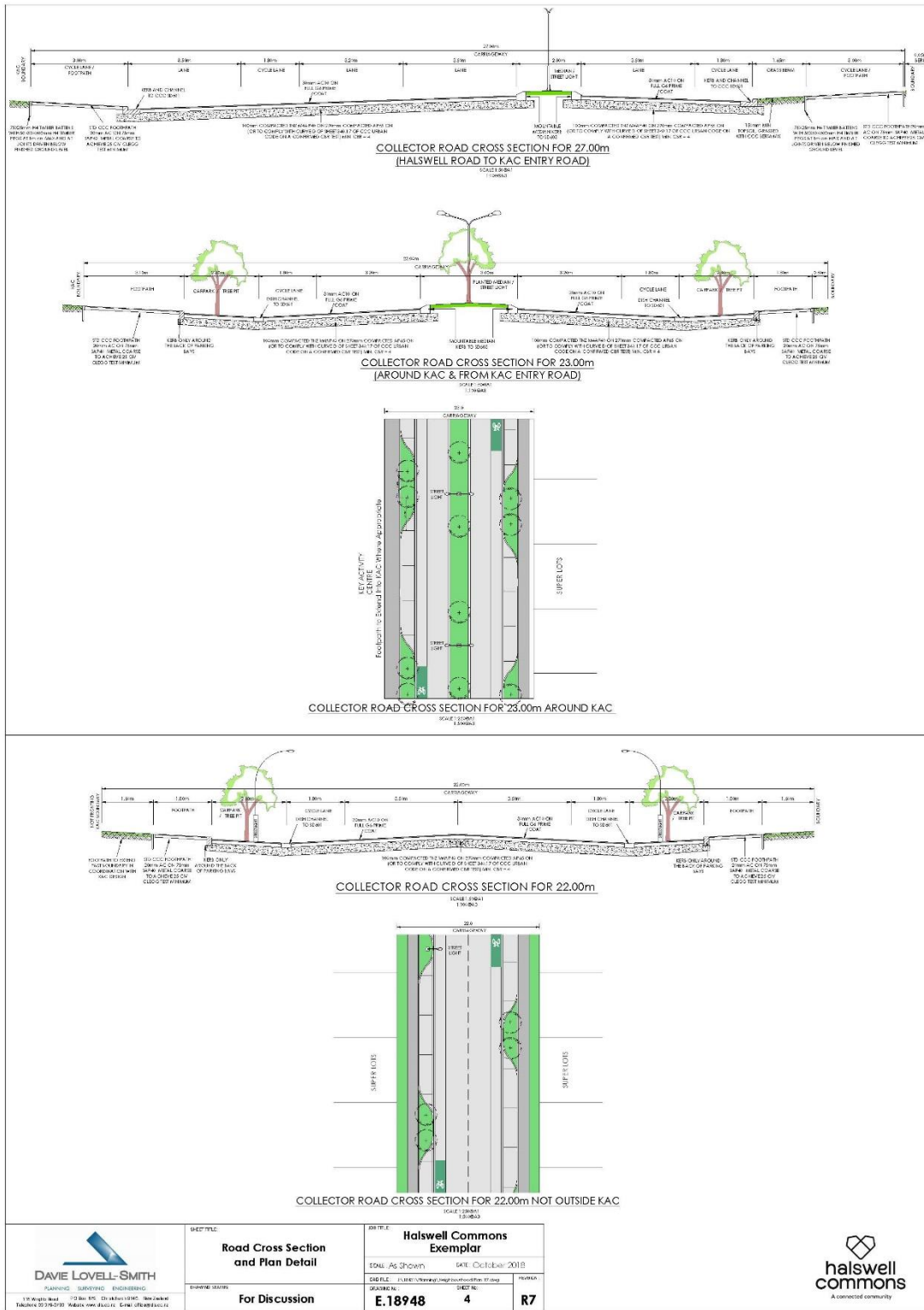


**DAVIE LOVELL-SMITH**  
 PLANNING SURVEYING ENGINEERING  
 175 Rangitoto Ave. PO Box 872, Auckland 1142, New Zealand  
 Telephone: 09 234 9000 Email: dls@dl-smith.co.nz

PROJECT TITLE  
**Neighbourhood Public Space Plan**  
 PROJECT NO. 22  
**For Discussion**

CLIENT  
**Halswell Commons Exemplan**  
 SHAL: 112508A1 DATE: October 2018  
 SHAL: 125002A3  
 SHAL: 125002A3  
 SHEET NO. **E.18948** 3 R7

**halswell commons**  
 A connected community



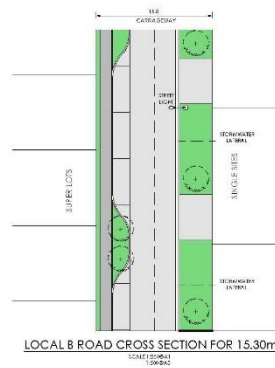
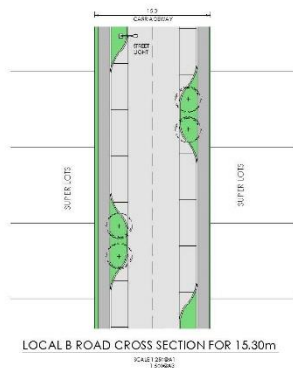
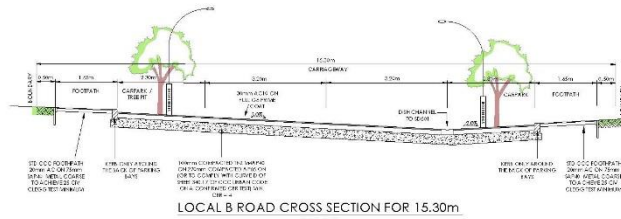
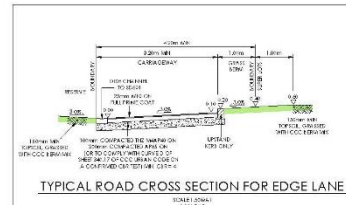
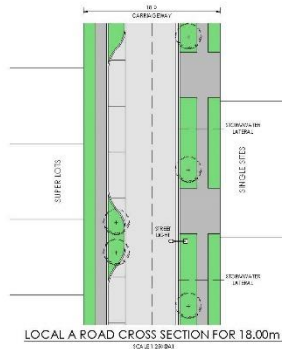
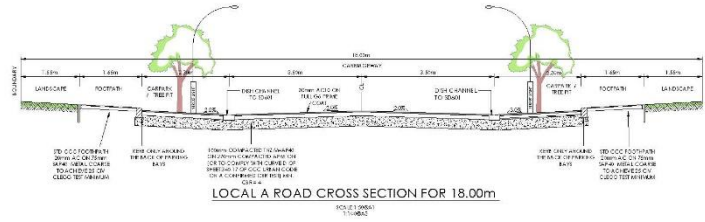
PLANNING SURVEYING ENGINEERING

19 Kings Road | 19 Beehive | Dunedin 9100 | New Zealand  
Tel: 03 478 5222 | Email: info@dlv.co.nz

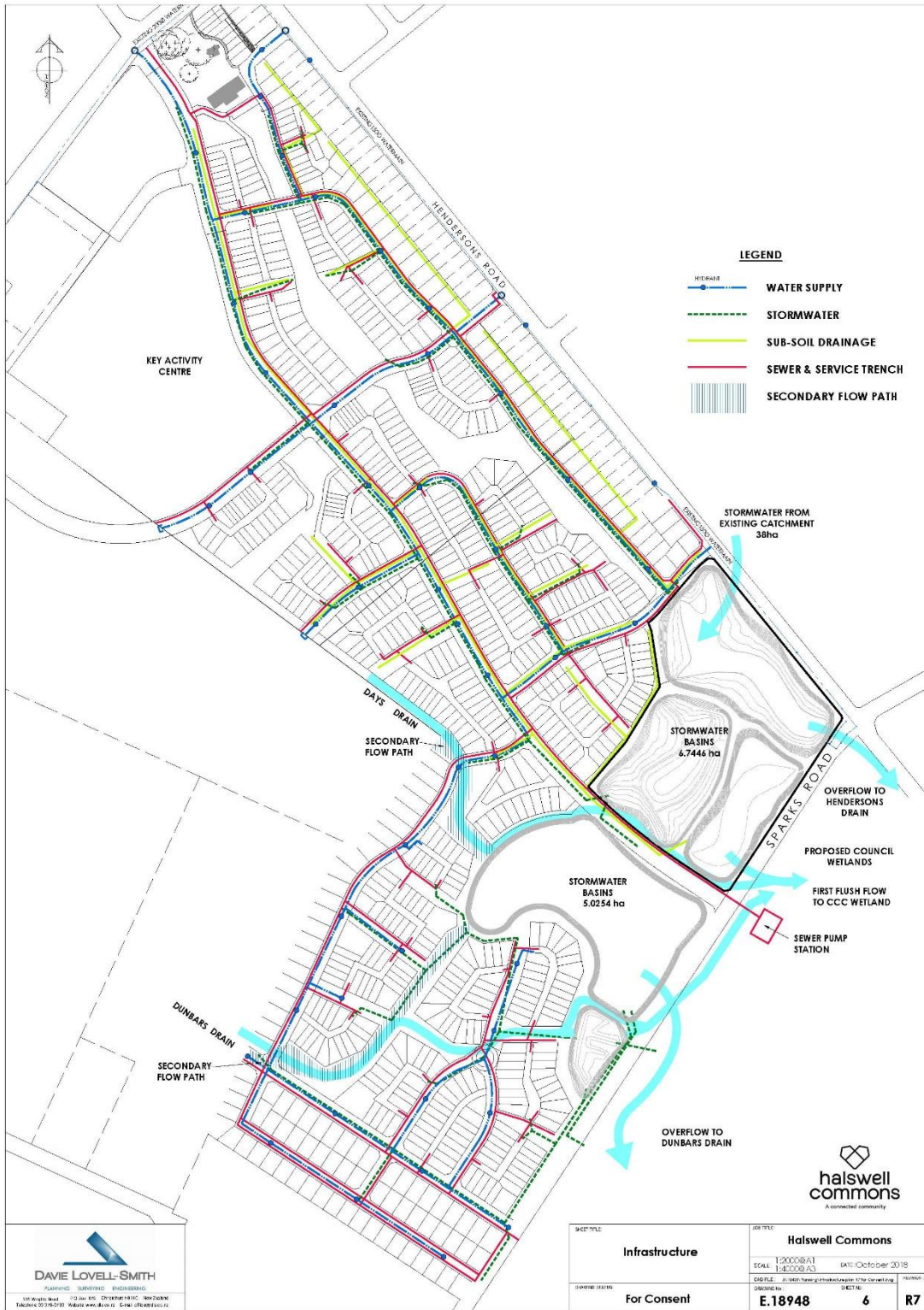
SHEET TITLE <b>Road Cross Section and Plan Detail</b>
SHEET NUMBER <b>For Discussion</b>

PROJECT <b>Halswell Commons Exemplar</b>
DATE AS SHOWN DATE: October 2019
DRAWING NUMBER <b>E.18948</b>
SHEET NO. <b>4</b>
WORK NO. <b>R7</b>

A connected community



<p>PLANNING SURVEYING ENGINEERING</p> <p>19 Kings Road   19 Beech   19 Kings Road   19 Kings Road          Tisbury   19 Kings Road   19 Kings Road   19 Kings Road</p>	<p>SHEET TITLE: <b>Road Cross Section and Plan Detail</b></p> <p>FOR DISCUSSION</p>	<p>PROJECT: <b>Halswell Commons Exemplar</b></p> <p>DATE: As Shown   DATE: October 2018</p> <p>SCALE: 1:200 (1:1000)   SHEET NO: <b>E.18948</b>   WORK NO: <b>5</b>   R7</p>	<p>A connected community</p>



## Appendix 2: High Level Comparison of Policy and Rule Frameworks Between Exemplar Overlay and RNN Zone only

### PART A - SUBDIVISION CHAPTER 8 - OBJECTIVES, POLICIES AND MATTERS OF DISCRETION

Red text is the difference between the two sets of provisions.

RNN WITH EXEMPLAR OVERLAY (STATUS QUO)	RNN ONLY (PROPOSAL)
<p><b>Objective 8.2.2 - Design and amenity and the Meadowlands Exemplar Overlay</b></p> <p>Part a (see part a in right hand column)</p> <p>Part b</p> <p>A comprehensively planned development in the Meadowlands Exemplar Overlay in the Residential New Neighbourhood (North Halswell) Zone that is environmentally and socially sustainable over the long term</p>	<p><b>8.2.2 Objective - Design and amenity and the Meadowlands Exemplar Overlay</b></p> <p>Only part a of the objective applies.</p> <p>a. An integrated pattern of development and urban form through <u>subdivision</u> and comprehensive development that:</p> <ol style="list-style-type: none"> <li>i. provides <u>allotments</u> for the anticipated or existing land uses for the zone;</li> <li>ii. consolidates development for <u>urban activities</u>;</li> <li>iii. improves people’s connectivity and <u>accessibility</u> to employment, transport, services and <u>community facilities</u>;</li> <li>iv. improves energy efficiency and provides for renewable energy and use; and</li> <li>v. enables the recovery of the district.</li> </ol>

RNN WITH EXEMPLAR OVERLAY (STATUS QUO)	RNN ONLY (PROPOSAL)
<p><b>Policies 8.2.2.2 – 8.2.2.10</b></p> <p>All apply (THE SAME / NO DIFFERENCE) (as listed in right hand column)</p>	<p><b>Policies 8.2.2.2 – 8.2.2.10</b></p> <p><b>Policy 8.2.2.2 - Design and amenity / Tohungatanga</b></p> <p>a. Ensure that subdivision;</p> <ol style="list-style-type: none"> <li>i. incorporates the distinctive characteristics of the place’s context and setting;</li> <li>ii. promotes the health and wellbeing of residents and communities; and</li> <li>iii. provides an opportunity to recognise Ngāi Tahu culture, history and identity associated with specific places, and</li> <li>iv. affirms connections between mana whenua and place, particularly with sites of Ngāi Tahu cultural significance</li> </ol> <p><b>Policy 8.2.2.3 - Allotments</b></p>

- a. Ensure that the layouts, sizes and dimensions of allotments created by subdivision are appropriate for the anticipated or existing land uses.
- b. In residential subdivisions (outside the Central City), provide for a variety of allotment sizes to cater for different housing types and affordability.

**Policy 8.2.2.4 - Identity**

- a. Create or extend neighbourhoods which respond to their context and have a distinct identity and sense of place, by ensuring that subdivision, where relevant:
  - i. incorporates and responds to existing site features (including trees, natural drainage systems, buildings), cultural elements and values and amenity values (including by taking advantage of views and outlooks);
  - ii. incorporates public spaces that provide opportunities for formal and informal social interaction;
  - iii. has a pattern of development that responds to the existing urban context;
  - iv. is designed with a focus on the use of open space, commercial centres, community facilities, and the use of views;
  - v. outside the Central City, in addition to iv., is designed with a focus on density, roads, land form, stormwater facilities and, in the Residential New Neighbourhood Zone, development requirements in an outline development plan, as key structuring elements; and
  - vi. incorporates and responds to Rangatiratanga – the expression of te reo kawa, tikanga, history, identity and the cultural symbols of Ngāi Tahu.

**Policy 8.2.2.5 - Sustainable design**

- a. Enable resource efficiency, use of renewable energy, and community safety and development, by:
  - i. ensuring that the blocks and allotments maximise solar gain, including through orientation and dimension;
  - ii. providing a development pattern that supports walking, cycling and public transport; and
  - iii. ensuring visibility and interaction between private and public spaces, and providing well lit public spaces.

**Policy 8.2.2.6 - Integration and connectivity**

- a. Ensure effective integration within and between developments and existing areas, including in relation to public open space networks, infrastructure, and movement networks.
- b. Ensure that the boundaries between new and existing developments are, where appropriate, managed to avoid or mitigate adverse effects.
- c. Outside the Central City, avoid significant adverse effects and remedy or mitigate other adverse effects on existing businesses, rural activities or infrastructure.

**Policy 8.2.2.7 - Open Space**

- a. Ensure, where appropriate, the provision and development of public open space networks which:
  - i. are accessible and safe and provide for various forms of recreation, including active recreation, for the health and wellbeing of communities;
  - ii. outside the Central City, are within 400m of new residential allotments in greenfield and brownfield areas;
  - iii. recognise the landscape and natural features in the wider area and link or connect to other green or open space, community facilities, commercial centres, areas of higher density residential development, landforms and roads;
  - iv. recognise and protect values associated with significant natural features and significant landscapes, and protect or enhance ecological function and biodiversity;
  - v. reinforce and uphold the Garden City landscape character of urban Christchurch City and the heritage landscapes and plantings of Banks Peninsula townships and settlements;
  - vi. provide access to heritage places and natural and cultural landscapes including the coastline, lakes and waterways and wetlands; and
  - vii. strengthen the relationship that Ngāi Tahu and the community have with the land and water, including by protecting or enhancing natural features, customary access, mahinga kai and sites of Ngāi Tahu cultural significance
  - viii. identified in Schedule 9.5.6.1, and by recognising other sites of Ngāi Tahu cultural significance identified in Appendix 9.5.6 where practicable.

**Policy 8.2.2.8 - Urban Density**

- a. Subdivision in the Residential Medium Density Zone must enable development which achieves a net density of at least 30 households per hectare.
- b. In the **Residential New Neighbourhood Zone** residential development areas:

	<ul style="list-style-type: none"> <li>i. a minimum net density of 15 households per hectare shall be achieved when averaged across the whole of the residential development area within the relevant outline development plan, except: <ul style="list-style-type: none"> <li>A. in the Residential New Neighbourhood (Prestons) Zone a minimum net density between 13 and 15 households per hectare shall be achieved; and</li> <li>B. in areas shown on an outline development plan as being subject to development constraints;</li> </ul> </li> <li>ii. any subdivision, use and development which results in a residential net density lower than the required density shall demonstrate, through the use of legal mechanisms as appropriate, that the residential net density required across residential development areas of the outline development plan can still be achieved; and</li> <li>iii. except as provided for in (ii) above, where an application is made for subdivision that would not achieve the required residential density, Council will regard all owners of greenfield (undeveloped) land within the outline development plan area as affected parties.</li> <li>c. In the Residential <b>New Neighbourhood Zone</b>, encourage higher density housing to be located to support, and have ready access to, commercial centres, community facilities, public transport and open space, and to support well connected walkable communities.</li> <li>d. Subdivision in the Residential Central City Zone must enable development which achieves a net density of at least 50 households per hectare.</li> </ul> <p><b>Policy 8.2.2.9 - Outline Development Plans (partly relevant as already prepared)</b></p> <ul style="list-style-type: none"> <li>c. Subdivision, use and development shall be in accordance with the development requirements in the relevant outline development plan, or otherwise achieve similar or better outcomes.</li> </ul> <p><b>Policy 8.2.2.10 Comprehensive residential development</b></p> <ul style="list-style-type: none"> <li>a. In the Residential New Neighbourhood Zone, encourage comprehensive residential developments that are in accordance with the relevant outline development plan as a means of achieving coordinated, sustainable and efficient development outcomes</li> </ul>
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**Policy 8.2.2.12: Meadowlands Exemplar Overlay Comprehensive Development**

- a. Ensure that the Meadowlands Exemplar development is comprehensively planned and designed through development of, and giving effect to, an overarching vision that:
  - i. responds positively to the local context of each area;
  - ii. produces short and long-term positive environmental, social, and mana whenua outcomes;
  - iii. fully integrates subdivision layout with potential land use;
  - iv. integrates residential development with the supporting range of local community facilities and services that support residents' daily needs;
  - v. achieves an efficient and effective staging of the provision and use of infrastructure, stormwater management networks, parks, and open space networks that is integrated with land use development;
  - vi. provides good access to facilities and services by a range of transport modes through the provision of integrated movement networks of roads, public transport, cycle, and pedestrian routes;
  - vii. shows infrastructure and movement routes that are fully integrated with existing adjacent communities and enables connectivity with other undeveloped areas;
  - viii. avoids or adequately mitigates risks from natural hazards and geotechnical characteristics of the land;
  - ix. remediates contaminated land;
  - x. utilises opportunities to enhance tangata whenua values, particularly indigenous biodiversity and mahinga kai;
  - xi. recognises Ngāi Tahu cultural and traditional associations with the Otautahi landscape; and
  - xii. avoids interim land use and development compromising the integrity and viability of infrastructure provision and community development.

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RNN WITH EXEMPLAR OVERLAY (STATUS QUO)	RNN ONLY (PROPOSAL)
<p><b>Matters of Discretion 8.8.9 - Additional matters for Subdivision in RNN</b></p> <p>All apply (THE SAME / NO DIFFERENCE) (as listed in right hand column)</p>	<p><b>Matters of Discretion- Additional matters for Subdivision in RNN – 8.8.9</b></p> <p><b>Integration, context and placemaking – 8.8.9.1</b></p> <ul style="list-style-type: none"> <li>a. Whether the subdivision integrates with the existing context including retention of existing natural and built features,</li> <li>b. adjacent patterns of development and potential visual and physical connections.</li> <li>c. Whether the subdivision responds to and complements the design and layout of adjacent blocks, streets and open</li> <li>d. spaces.</li> <li>e. Whether the subdivision provides for adjoining land within the outline development plan to be developed in accordance</li> <li>f. with Residential New Neighbourhood standards and the outline development plan.</li> <li>g. Whether the subdivision contributes to the sense of place envisaged in the outline development plan, drawn from its</li> <li>h. context and delivered through the block, street and open space layout, to the configuration of allotments and elements of</li> <li>i. the open space.</li> </ul> <p><b>Subdivision Design – including provision for a range of housing types – 8.8.9.2</b></p> <ul style="list-style-type: none"> <li>a. Whether the subdivision provides allotments that will enable diversity of housing types.</li> <li>b. Whether the subdivision provides allotments that are orientated to provide for solar gain.</li> <li>c. Whether the subdivision distributes allotments for higher density building typologies to support community and commercial facilities and public transport and create a critical</li> </ul>

mass of activity and focus for development and provide a logical and legible development form.

- d. Whether the subdivision locates larger allotments on corner sites to provide for larger scale building typologies to assist neighbourhood legibility.
- e. Whether the subdivision has dimensions and orientation which will provide for efficient vehicle access and parking that is safe for pedestrians and cyclists, and that does not compromise the quality of current or future public or private space.
- f. Whether the subdivision provides allotments that retain the central areas of blocks for open space or shared vehicle accesses.
- g. Whether the subdivision provides an allotments pattern that will promote complementary housing typologies to protect the privacy and outlook of adjacent sites and existing residential properties.
- h. Whether the subdivision provides an allotments pattern that will promote a consistent built interface with the street and minimises the use of rear allotments.

**Movement networks – 8.8.9.3**

- a. Whether the subdivision provides for a comprehensive network of vehicle, cycle and pedestrian routes that provide, maintain or enhance safe and efficient physical and visual links within the neighbourhood and to surrounding neighbourhoods.
- b. Whether the subdivision includes road widths which are sufficient for the current and any identified future function of the road.
- c. Whether the subdivision includes road design which contributes toward a speed environment that is compatible with street function and adjacent land uses.
- d. Whether the subdivision minimises the use of rights of way.

	<p><b>Public spaces (including interaction between private and public spaces) - 8.8.9.4</b></p> <ul style="list-style-type: none"> <li>a. Whether the subdivision provides public open space that can incorporate large scale tree planting, and low impact design features.</li> <li>b. Whether the subdivision provides allotments that enable a high level of visual interaction with the street and other public open spaces, without unnecessary visual barriers.</li> <li>c. Whether the subdivision promotes a cohesive street scene and neighbourhood.</li> </ul>
<p><b>RD15 Relevant Standards</b></p> <ul style="list-style-type: none"> <li>a. The subdivision and land use consent application shall be processed together.</li> <li>a. Buildings shown in the comprehensive subdivision and land use consent application shall meet the following built form standards: <ul style="list-style-type: none"> <li>i. Maximum height of any building : 11m.</li> <li>ii. Maximum number of storeys in buildings: 3.</li> <li>iii. Minimum number of storeys for residential buildings facing the Key Activity Centre: 2.</li> <li>iv. Where the standards in i. iii. inclusive above are not met, the activity status shall remain Restricted Discretionary with the Council's discretion restricted to the matters set out in Rule 8.8.15.13.</li> </ul> </li> <li>c. The comprehensive subdivision and land use consent application shall be accompanied by a Neighbourhood Plan which shall cover a minimum area of 8ha and address the matters set out at Rule 8.6.13.</li> <li>d. The comprehensive subdivision and land use consent application shall be: <ul style="list-style-type: none"> <li>i. for a developable area of at least 7000m<sup>2</sup> within the 8ha Neighbourhood Plan area; and</li> <li>ii. in accordance with the outline development plan in Appendix 8.10.4A, except that: <ul style="list-style-type: none"> <li>A. Where open space is shown on an outline development plan and that land is not required by the Council as a recreation reserve or local purpose reserve then that land can be developed for residential purposes in accordance with the wider outline development plan intentions.</li> </ul> </li> </ul> </li> <li>i. Where the comprehensive subdivision and land use consent application is not in accordance with the outline development plan in Appendix 8.10.4, the application</li> </ul>	<p>-</p>

<p>status shall remain restricted discretionary, with the Council's discretion restricted to the Matters set out in Rule 8.8.15.7.</p> <ul style="list-style-type: none"> <li>e. The comprehensive subdivision and land use consent application may include future development allotments.</li> <li>f. The comprehensive subdivision and land use consent application shall contain 3 or more of the following building typologies: <ul style="list-style-type: none"> <li>i. Standalone House;</li> <li>ii. Duplex;</li> <li>iii. Terrace;</li> <li>iv. Apartment;</li> </ul> with no single typology making up more than two thirds of the total number of residential units. </li> <li>g. The comprehensive subdivision and land use consent application shall only be in accordance with the Meadowlands Exemplar approved by the Council on 24 April 2014.</li> <li>h. The activity standard specified in Rule 8.6.8(e).</li> </ul>	
<p><b>Matters of Discretion 8.8.15 Residential New Neighbourhood zone ODPs – North Halswell (Meadowlands Exemplar) and East Papanui</b></p> <p><b>8.8.15.1 Placemaking context and heritage</b></p> <ul style="list-style-type: none"> <li>a. Whether the subdivision, site and building design and allotment layout: <ul style="list-style-type: none"> <li>i. addresses the existing context, including retention of natural and built features, adjacent patterns of development and potential visual and physical connections;</li> <li>ii. creates a distinctive identity;</li> <li>iii. distributes allotments for higher density building typologies to support community and retail facilities and public transport, and create a critical mass of activity and focus;</li> <li>iv. locates larger allotments on corner sites to provide for larger scale multi residential unit building typologies that address adjacent streets and open spaces and assist neighbourhood legibility;</li> <li>v. provides public and private space, including communal space that is usable and accessible, incorporates large scale tree planting, and low impact design features;</li> <li>vi. responds to, and complements the design and layout of adjacent blocks, streets and open spaces;</li> </ul> </li> </ul>	

<ul style="list-style-type: none"><li>vii. has dimensions and an orientation which provide for efficient vehicle access and, where provided, parking, including garage spaces, that is safe for pedestrians and cyclists, and does not compromise the quality of current or future public or private space;</li><li>viii. promotes building typologies that protect the privacy and outlook of adjacent sites;</li><li>ix. promotes building typologies that retain the central area of the block for open space or shared vehicle access; and</li><li>x. minimises the use of rear allotments and long cul-de-sacs.</li></ul> <p>b. Whether in relation to Spreydon Lodge the:</p> <ul style="list-style-type: none"><li>i. use of the lodge and its curtilage is compatible with its heritage values, including <u>historic heritage</u> trees, whilst enabling its viable economic use, as informed by advice from:<ul style="list-style-type: none"><li>A. a historian or architectural historian as part of the comprehensive <u>subdivision</u> and land use consent application;</li><li>B. a qualified arborist to determine the age, health, species, historical and scientific significance of the trees.</li></ul></li></ul> <p><b>8.8.15.2 Building typology, mix and location</b></p> <ul style="list-style-type: none"><li>a. Whether there is a sufficient mix of the following residential unit types:<ul style="list-style-type: none"><li>i. <u>standalone house</u>; and</li><li>ii. <u>duplex</u>; and</li><li>iii. <u>terrace</u>; and</li><li>iv. <u>apartment</u>;</li></ul></li><li>b. Whether residential unit typologies are integrated with other typologies across the block to provide a cohesive street scene and neighbourhood, and good levels of privacy and daylight.</li><li>c. Whether the distribution of residential unit typologies across the development complements and supports the location of community facilities provided as part of the comprehensive subdivision and land use consent application.</li></ul>	
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- d. Whether the location of residential units (including location of residential units) to the edge of the block, and/or the location of terrace dwellings parallel to the street:
  - i. address and provide surveillance to the street;
  - ii. protect privacy of adjacent neighbours;
  - iii. protect and enhance private back yards and planting opportunities at scale; and
  - iv. allow for the comprehensive management of vehicle access and car parking.
- e. Whether multiunit, multi-storey building typologies are located at corner sites in order to:
  - i. improve way finding and distinction of streets;
  - ii. enable orientation of the building toward both adjacent streets in a manner which emphasises these corners;
  - iii. utilise the increased access to light and outlook provided by the street edges; and
  - iv. provide efficient site access for vehicles and pedestrians.
- f. Whether an appropriate building typology is located on an appropriate site to achieve a balance of open space to buildings across the block and on the site and which provides for:
  - i. tree and garden planting;
  - ii. pedestrian and vehicle access;
  - iii. a high level of visual interaction between the building and street or other public space;
  - iv. single level typologies on larger sites and smaller houses on smaller sites; and
  - v. minimisation of building footprint and hard surfaces.
- g. Whether garages and parking, where provided, are secondary to habitable spaces, both with respect to size and expression of form, and are incorporated into the overall site and building design especially when accessed off streets.

#### **8.8.15.3 Relationship to street and public open spaces**

- a. Whether the subdivision design:

- i. provides allotments, which enable the construction of buildings, that provide habitable rooms and front entrances which address the street, open space or reserves that are adjacent to or opposite the allotment;
- ii. minimises the visual dominance, of access on the streetscape or adjacent open space;
- iii. avoids allotments which necessitate the erection of bunds or large visually impermeable fencing adjacent to the street, lane or other publically accessible open space to create privacy;
- iv. ensures there is sufficient tree and garden planting particularly in regard to road frontage, building entrances, boundaries, accesses car parking and stormwater management areas to visually soften the built form and associated areas of paving; and
- v. ensures that building setbacks provide for variety and amenity in the streetscape, recognising the orientation of the street, while reducing building dominance.

#### **8.8.15.4.Fences between residential units and road boundary**

- a. Whether any fences constructed in the space between the road boundary and the residential unit will adversely affect surveillance of the street from the ground floor glazing in the residential unit.

#### **8.8.15.5.Road network, access and parking**

- a. Whether:
  - i. direct access on to State Highways, other than access in accordance with the Outline Development Plan in Appendix 8.10.4, would result in adverse effects on the safety or efficiency of the State Highway;
  - ii. the road, cycle and pedestrian features integrate in a practical and functional manner with the adjoining existing road network, cycle, and pedestrian routes and allows for future connections to the wider neighbourhood;
  - iii. the road layout and width within the comprehensive development area achieves a safe, well connected, multi modal, and highly permeable movement network and supports a functional hierarchy of streets with appropriate public transport facilities;
  - iv. any reduction in legal road width or road reserve is balanced with private and/or public space amenity, including large scale tree planting;



- v. the design defines the identity, entry point, and function of lanes through:
  - A. A shared vehicle and pedestrian access with no defined footpath;
  - B. variation in lane clearway through design by tightening, extending and terminating views within a lane;
  - C. a consistent character; and
  - D. the use of landscape treatment including changes in paving material and tree and garden planting; and

**8.8.15.6 Infrastructure** (not relevant)

**8.8.15.7 Compliance with the ODP**

- a. Whether the departure from the layout in the outline development plan is appropriate taking into account:
  - i. the overall vision and intent as expressed in the Neighbourhood Plan; and
  - ii. any actual or potential impact on the delivery of integrated infrastructure including road, water, wastewater,
  - iii. stormwater and open space across the whole outline development plan area.

**8.8.15.8 Water supply for firefighting** (not relevant)

**8.8.15.9 Outdoor living spaces**

- a. Whether the level, location or configuration of outdoor living space will provide for the needs of occupants, taking into account:
- b. In relation to the amount of outdoor living space:
  - i. provision of publicly available space on, or in close proximity to, the site to meet the needs of occupants now and in the future;
  - ii. the size of the residential unit serviced by the space and the demands of the likely number of occupants now and in the future; and
  - iii. compensation by alternative space within buildings with access to ample sunlight and fresh air.
- c. In relation to the location and configuration of outdoor living space:
  - i. allocation between private and communal outdoor living spaces within the site to meet the current and future needs of occupants of the site;
  - ii. easy accessibility of outdoor living space to all occupants of the site;

- iii. design of communal space to clearly signal that it is for communal use and meets the needs of occupants and provides a high level of residential amenity;
- iv. the adverse effects of any additional loss of mature onsite vegetation and/or spaciousness of the area.

**8.8.15.10 Service, storage and waste management spaces**

- a. Whether, there is sufficient useful and functional service, waste management, and storage space, taking into account:
  - i. the adequacy of the amount of space to store rubbish and recycling, whether communal, outdoor or indoor;
  - ii. the adequacy of the volume of space provided for personal storage;
  - iii. the convenience of the location of rubbish and recycling space for residents;
  - iv. how the lack of screening of any outdoor service space will adversely affect the visual amenity within the site and of any adjoining site, activity, or the street scene;
  - v. the size and flexibility of the residential unit layout to provide other indoor storage options where an indoor storage space is not provided for each unit; and
  - vi. the adequacy, accessibility and convenience of alternative storage areas provided on the site where indoor storage space is not provided for each residential unit.

**8.8.15.11 Minimum unit size – incl reference to social housing**

- a. Whether the unit size is appropriate taking into account:
  - vii. the floorspace available and the internal layout and their ability to support the amenity of current and future occupants;
  - viii. other onsite factors that would compensate for a reduction in unit sizes e.g. communal facilities;
  - ix. scale of adverse effects associated with a minor reduction in size in the context of the overall residential complex on the site; and
  - x. any social housing requirements.

**8.8.15.12 Consistency with Statement of Commitment to Exemplar housing**

- a. Whether the comprehensive subdivision and land use consent is consistent with the "Meadowlands An Exemplar Housing Development Statement of Commitment" as approved by the Council on 24 April 2014.

**8.8.15.13 Height, minimum and maximum storeys**

- a. Whether the increased height intrusion would result in buildings that:
  - i. remain compatible with the scale of other buildings anticipated in the area; or
  - ii. do not compromise the amenity of adjacent properties; taking into account:
    - A. The visual dominance of proposed buildings on the outlook from adjacent sites, roads and public open space in the surrounding area, which is out of character with the local environment;
    - B. Overshadowing of adjoining sites internal and external living spaces;
    - C. Any potential loss of sunlight admission to internal living spaces in winter with regard to energy utilisation;
    - D. Any loss of privacy through being over-looked from neighbouring buildings;
    - E. Whether development on the adjoining site, such as large building setbacks, location of outdoor living spaces, or separation by land used for vehicle access, reduces the need for protection of adjoining site from overshadowing;
    - F. The ability to mitigate any adverse effects of height breaches through increased separation distances between the building and adjoining site, the provision of screening or any other methods; and
- b. Whether any additional stories within the 11m height limit would create unduly confined spaces with limited usability.
- c. Whether there is an inappropriate step change in heights between the Key Activity Centre and the exemplar area.

**PART B - CHAPTER 8 RESIDENTIAL - OBJECTIVES, POLICIES AND MATTERS OF DISCRETION**

RNN WITH EXEMPLAR OVERLAY (STATUS QUO)	RNN ONLY (PROPOSAL)
<p><b>Objective 14.2.5 – RNN ZONE</b></p> <p>All apply (THE SAME / NO DIFFERENCE) (as listed in right hand column)</p>	<p><b>Objective 14.2.5 – RNN ZONE</b></p> <p>Co-ordinated, sustainable and efficient use and development is enabled in the Residential New Neighbourhood Zone.</p>
<p><b>Policy 14.2.5.1 – Outline Development Plans</b></p> <p>All apply (THE SAME / NO DIFFERENCE) (as listed in right hand column)</p>	<p><b>Policy 14.2.5.1 – Outline Development Plans</b></p> <ul style="list-style-type: none"> <li>a. Use and development shall be in accordance with the development requirements in the relevant Outline development plan, or otherwise achieve similar or better outcomes, except as provided for in Clause b. in relation to any interim use and development.</li> <li>b. Interim use and development shall not compromise the timely implementation of, or outcomes sought by, the Outline development plan.</li> <li>c. Recognise that quarrying activities and other interim activities may be a suitable part of preparing identified greenfield priority areas for urban development, provided that their adverse effects can be adequately mitigated and they do not compromise use of the land for future urban development.</li> </ul> <p><b>14.2.5.2 –Comprehensive Residential development</b></p> <ul style="list-style-type: none"> <li>a. Encourage comprehensive residential developments that are in accordance with the relevant outline development plan as a means of achieving co-ordinated, sustainable and efficient development outcomes.</li> </ul> <p><b>14.2.5.3 Development Density</b></p> <ul style="list-style-type: none"> <li>a. In residential development areas, achieve a minimum net density of 15 households per hectare, when averaged across the whole of the residential development area within the relevant outline development plan, except: <ul style="list-style-type: none"> <li>i. in the Residential New Neighbourhood (Prestons) Zone where the minimum net density is between 13 and 15 households per hectare; and</li> <li>ii. in areas shown on an Outline development plan as being subject to development constraints.</li> </ul> </li> <li>b. Except as provided for in (a)(i) and (ii) above, any use and development which results in a net density lower than the required net density shall demonstrate, through the use of legal mechanisms as appropriate, that the net density required across residential development areas of the outline development plan can still be achieved.</li> </ul>

- c. Except as provided for in (a) and (b) above, a proposal for use and development which results in a net density lower than the required net density will result in other owners of greenfield (undeveloped) land within the outline development plan area being identified as affected parties (where they have not given written approval).
- d. Encourage higher density housing to be located to support, and have ready access to, commercial centres, community facilities, public transport and open space; and to support well-connected walkable communities.

**14.2.5.4 – Neighbourhood Quality and Design**

- a. Ensure that use and development:
  - iii. contributes to a strong sense of place, and a coherent, functional and safe neighbourhood;
  - iv. contributes to neighbourhoods that comprise a diversity of housing types;
  - v. retains and supports the relationship to, and where possible enhances, recreational, heritage and ecological features and values; and
  - vi. achieves a high level of amenity.

**14.2.5.5 – Infrastructure servicing for developments (less relevant)**

**14.2.5.6 Integration and Connectivity**

- a. Ensure effective integration within and between developments and existing areas, including in relation to public open space networks, infrastructure and movement networks.
- b. Ensure that the boundaries between new and existing developments are, where appropriate, managed to avoid or mitigate adverse effects.
- c. Avoid significant adverse effects and remedy or mitigate other adverse effects on existing businesses, rural activities or infrastructure.

**14.2.5.7 – Taonga of significance to tangata whenua (less relevant)**

## PART C – BUILT FORM STANDARDS

	2014 Exemplar Overlay	Neighbourhood Plan 2019 and Consents to date <sup>1</sup>	RNN	PPC10	Enhanced RNN Package (Recommendations beyond standard RNN provisions)
<b>Process</b>	Design led process – comprehensive subdivision and land use consent	Neighbourhood Plan required as part of comprehensive land use and subdivision consent. Various consents to depart from Rules and NP layout resulting in loss of block-scaled development.	Separate subdivision and land use process without NP Comprehensive development possible if net site area of 6,000sqm <sup>2</sup> Subdivision to be in accordance with ODP <sup>34</sup>	RNN process of separate subdivision and land use consents without NP. Applicant states that will be in general accordance with ODP.	-
<b>Density</b>	Statement of Commitment 15-18 hh/ha	Subdivision /Land Use Consent – 17.4 hh/ha	At least 15 hh/ha <sup>5</sup>	At least 15hh/ha, but contradictory response in Rfl	15-18 hh/ha
<b>Lot Sizes</b>	Just over a third of lots more than 400m <sup>2</sup> ; one third 300-400m <sup>2</sup> , remainder smaller.	Trend towards larger lots and more standalone housing	Min lot size 300sqm, except that 20% of lots in subdivision may be 180-299sqm in size. Corner lots min 400sqm <sup>6</sup>	RNN min lot size 300sqm. Applicant states that lot size diversity can be achieved by Table 8A/Rule 8.6.11 – but only mandatory part is 400sqm for corner lots.	400+sqm – Just over one third 300-400sqm – one third Less than 300sqm – one third
<b>Affordability</b>	One third of new homes at specified affordable prices, incl 10% shared ownership and 12.5% affordable by design	Provisions dropped and addressed through variety of lots sizes and housing typologies	No provisions	Nothing specified by Applicant and no requirements in RNN.	-
<b>Homestar 6</b>	Homestar 6 energy efficiency standards	Energy efficiency standards but reduced below Homestar 6 (still above Building Code) in 2019 consent.	No provisions	Nothing specified by Applicant and no requirements in RNN.	-

<sup>1</sup> Land Use Consent 19/539473 Stage 1 largest area (54 lots) and outlines 17.3 hh/ha if 133 dwellings developed. Approved Neighbourhood Plan R23 consent 19/560936 and covers whole Exemplar Overlay Area. Indicates 130 households in first area, 138 in second half (PC area) giving a total of 268 households. See Planning Officers Report for more details.

<sup>2</sup> District Plan Provision 8.6.11.c

<sup>3</sup> District Plan Provision 8.6.11.a and 14.12.2.16

<sup>4</sup> District Plan Appendix 8.10.4 North Halswell ODP

<sup>5</sup> District Plan Provision 8.6.11.b

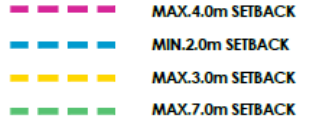
<sup>6</sup> District Plan Provision 8.6.11.d/Table 8

<b>Typologies</b>	Three or more of: standalone house, duplex, terrace and apartment with no more than 2/3 of total no. of units. Prevalence of two storey designs, with some 3 storey eg walk-up apartments. <sup>7</sup>	Typologies set by the Neighbourhood Plan		Nothing specified by Applicant and no requirements in RNN, except that market preference for single storey houses.	No single typology making up more than two thirds of the total number of residential units. To include: - Standalone - Duplex - Terrace A percentage of two storey dwellings via a new rule
<b>Central Reserve / Parks</b>	Central link reserve with rear lane access, with houses fronting reserve.	Central link reserve retained with rear lane access. Reduction in size of parks in favour of widened connections. Neighbourhood Plan		No commitment to rear lane access.	Rear lane access for lots fronting Central Reserve Link
<b>Layout</b>	Specific sites specified for two-storey, corner sites	Multi-units not consistently on corner sites. Framework Streets including Living Streets. Neighbourhood Plan.		Same Framework Streets network as NP (but no commitment to Living Streets and rear lane access). RNN provisions	Framework Streets, including rear lane access via a rule or assessment matter mechanism
<b>Height</b>	Maximum height 11m	Condition of Consent – 11m height	Maximum height 8m Comprehensive residential development 11m If subdivision of more than 6000sqm designed in integrated way can have 3 storey development. <sup>8</sup>	RNN provisions	Maximum height 11m
<b>Recession Plane</b>		Condition of Consent – Recession Planes.	As per 14.12.2.4 at a point 2.3m	RNN provisions	
<b>Relationship with Street</b>	Houses front street with porches, min 15% glazing and vertically orientated.	Condition of Consent – Front doors and porches facing street with min 15% glazing and vertically orientated.	Ground floor habitable space with a window of at least 2sqm facing road boundary <sup>9</sup>	RNN provisions	Application of the Halswell Commons Architectural Controls (August 2019) and Landscape Guidelines
<b>Setbacks</b>	Neighbourhood Plan?	Setbacks still as per Neighbourhood Plan, buildings towards edges of blocks.	Internal boundary 1m, or 1.8m if adjoining site has ground floor habitable window within	RNN provisions	

<sup>7</sup> District Plan Provision 8.8.15.2.a

<sup>8</sup> District Plan Provision 14.12.2.1

<sup>9</sup> District Plan Provision 14.12.2.12

		<p>  </p>	<p>1.8 of common internal boundary 0m if shared common wall<sup>10</sup> 3m from internal boundary with living area window (4m above ground)<sup>11</sup> Road boundary setback 4m.<sup>12</sup></p>		
<b>Site Coverage</b>	No provisions as comprehensive development		40% for sites with a net site area of 300sqm and over / if under 45% coverage Comprehensive development 50% <sup>13</sup>	RNN provisions	45% for standalone houses 50% for duplexes and terraces/comprehensive development
<b>Fencing and Landscaping</b>	Application of Halswell Commons Landscape Guidelines which includes fencing typology guidelines and recommended Plant Palette.	Consent Condition - Landscaping and fencing Guidelines (Front Yard Landscape Guideline).	Road frontage excluding access 2m deep landscape strip (does not apply to comprehensive development) <sup>14</sup> Fencing max height in building setback 1.2m (excluding between two residential zoned properties) <sup>15</sup>	Assume Meadowlands Design Guide applies.  RNN provisions	Application of the Halswell Commons Landscape Guidelines
<b>Outdoor Living Space</b>		Condition of Consent – 30sqm OLS	Residential unit (2 bed or more) min total area 30sqm with min private are of 16sqm (4m min dimension) <sup>16</sup>	RNN provisions	
<b>Parking and garages</b>	Per Neighbourhood Plan and overall design	Conditions of Consent – The width any garage or carport on a site with a width less than 9.5m shall be restricted as to maintain a setback of at least 3m to one side internal boundary for the depth of the garage or carport. Any garage/carport shall be setback further from any road	Parking areas separated from adjoining roads by planting or fencing.  Garages not to comprise more than 50% of ground floor elevation and no more than 6.5m wide. If door facing access	Assume RNN standards and Meadowlands Design Guide	Application of the Halswell Commons Architectural Controls (August 2019)  2019 Condition of Consent-Garaging/Carport Rule

<sup>10</sup> District Plan Provision 14.12.2.5

<sup>11</sup> District Plan Provision 14.12.2.6

<sup>12</sup> District Plan Provision 14.12.2.11

<sup>13</sup> District Plan Provision 14.12.2.2

<sup>14</sup> District Plan Provision 14.12.2.7

<sup>15</sup> District Plan Provision 14.12.2.8

<sup>16</sup> District Plan Provision 14.12.2.3



		boundary than the façade of the unit that faces the same road boundary.	or round min garage setback shall be 5.5metres <sup>17</sup> .		
<b>Roof pitch</b>	Minimum pitch of 28 degrees with open gable ends at both ends of highest ridge. No hip roofs facing the street	Condition of Consent- Roof pitch		Meadowlands Design Guide – includes gable roofs and pitch details.	Application of the Halswell Commons Architectural Controls (August 2019) 2019 Condition of Consent- Roof pitch rule
<b>Materials</b>	Architectural Controls (August 2019) include External Building Materials. Roofs – no tiles and shingles	Condition of Consent - Materials		Meadowlands Design Guide – includes external building materials list.	Application of the Halswell Commons Architectural Controls (August 2019) and Landscape Guidelines (June 2019)
<b>Min unit sizes</b>			Studio – 35sqm 1 bed – 45sqm 2 bed - 60sqm 3+ bed – 90sqm <sup>18</sup>	RNN provisions	
<b>Design Guide / Covenant</b>	Haswell Common Architectural Controls (August 2019) (assume an earlier version applied). Application of Halwell Commons Landscape Guidelines.	Haswell Common Architectural Controls (August 2019) (assume an earlier version applied). Application of Halwell Commons Landscape Guidelines.	RNN 'Creating New Neighbourhoods A design guide for Christchurch - CCC	Meadowlands Design Guide and Landscape Guidelines?	Application of the Halswell Commons Architectural Controls (August 2019) and Landscape Guidelines (June 2019)

<sup>17</sup> District Plan Provision 14.12.2.9 / 14.12.2.10

<sup>18</sup> District Plan Provision 14.12.2.14