

Gulf Harbour Non-Regulatory Design Guidelines

For Golf Residential Developments Including Integrated Residential Developments

Table of Contents

		Page
1	Introduction	02
2	Structure of Guidelines	03
3	Non-Regulatory Design Guidelines	
	Overview.....	04
	Golf Edge Treatment.....	07
	(a) Site Layout, size, orientation (Plan Change 26 Gulf Harbour Module Pt III Control Element B1).....	09
	(b) Buildings, siting, orientation and design (Plan Change 26 Gulf Harbour Module Pt III Control Element B2).....	12
	(c) Private open space (Plan Change 26 Gulf Harbour Module Pt III Control Element B3).....	16
	(d) Streetscape and landscaping (Plan Change 26 Gulf Harbour Module Pt III Control Element B5).....	17
	(e) Neighbourhood Reserves (Plan Change 26 Gulf Harbour Module Pt III Control Element B11).....	20
	(f) Conservation values and Landscape (Plan Change 26 Gulf Harbour Module Pt III Control Element B12).....	22
4	Proposed District Plan 2000 – Gulf Harbour Outline Plan	Appendix 1
5	Precinct Plans – Map(s) of Collaborative Precinct Plans (in process of being prepared)	Appendix 2
	Bella Vista (example of a precinct plan)	Appendix 3
6	Plan Change 26 (Relevant Provisions)	Appendix 4

Introduction

Urban design is about creating neighbourhoods, towns and cities that work socially, economically, culturally and ecologically. Urban design is concerned at a neighbourhood level with the way people perceive and use their environment. At the street level this means understanding the many relationships amongst buildings, civic spaces, streets, public open space and private space.

From the beginning, 1985, the intent for Gulf Harbour (an area of 350 hectares) was to embrace good urban design through comprehensive planning. This was to be primarily achieved through District Plan provisions.

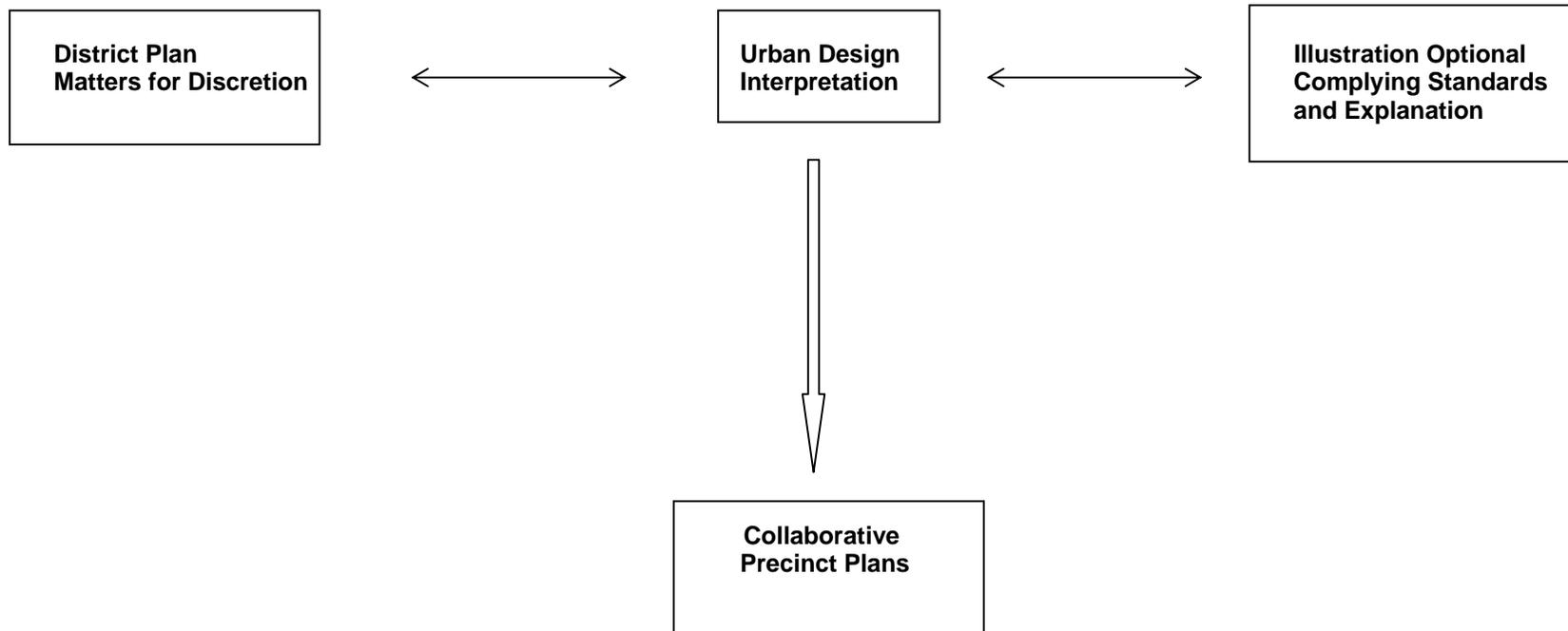
At present development within Gulf Harbour is subject to the provisions of Plan Change 26 and the Proposed District Plan 2000. Both documents seek to manage development so that a coherent, pleasant and attractive living and private recreational golf and marine environment is created. The objectives of the Plans emphasize the maintenance and enhancement of the character and quality of the environment. The Proposed District Plan uses matters for discretion (rather than fixed standards) to help achieve these environmental objectives. Most recently, concerns have been raised that these matters for discretion require further robustness to achieve the desired outcomes for Gulf Harbour. The introduction of these non-regulatory design guidelines is an attempt to aid the interpretation including the consistent administration of the relevant Gulf Harbour zoning provisions in the Proposed District Plan (the most current policy document).

The introduction of the guidelines was approved by the Council's Strategy & Policy Committee on 3 June 2004 (Minute No. 679/06/04). The Gulf Harbour Non-Regulatory Design Guidelines were adopted by the Council at its meeting on 30 September 2004 (Minute No. 1503/09/04).

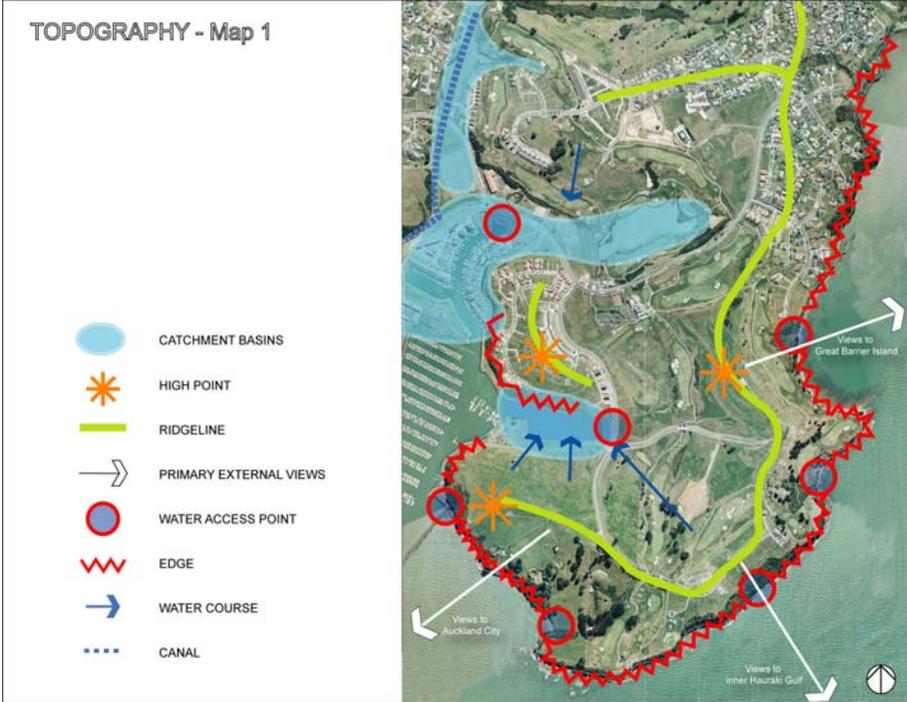
Structure of Guidelines

These guidelines comprise four parts: The District Plan; an Urban Design Interpretation of the District Plan; Optional Complying Standards and Illustrations; and Precinct Plans (See Diagram 1 below). The Urban Design Interpretation sits alongside the District Plan discretions and assessment criteria. To assist the understanding of the Urban Design Interpretation, in some instances Optional Complying Standards have been prepared as a practical way of demonstrating design principles. There may be other ways to achieve the Urban Design Interpretation. In such instances it must be demonstrated that this creates an equivalent or better environmental outcome.

Diagram 1 – Structure of Guidelines



Gulf Harbour Non-Regulatory Design Guidelines

District Plan 2000 – Special 18 (Gulf Harbour) Zone – Matters for Discretion (applies to Integrated Developments) - Summary Rules 12.8.18.5.2.2	Urban Design Interpretation	Illustration
<p>Overview: (Consistency with the Objectives, Policies and Outline Plan (Summary))</p> <ul style="list-style-type: none"> • Site layout and buildings achieve a consistent and harmonious relationship to the natural qualities and coastal context • Amenity values and environmental quality reinforced and enhanced • Contribution of Golf Course to quality of environment maintained and enhanced and amenity and safety of Golf Course itself is maintained and enhanced • Protect open space character and provide reserve network • Mitigate visual impact of residential development on Hauraki Gulf • Protect public views 	<p style="text-align: center;">General Principles</p> <ul style="list-style-type: none"> • Gulf Harbour is an identifiable and distinguishable geographical entity (peninsula) and should be treated as one landscape unit <ul style="list-style-type: none"> - Developments should reinforce and respond to the topography with earthworks minimized - Design of development should take into consideration the use and enjoyment of the golf course, as well as views from public places to the coast and sea and golf course (open space network) - The Golf Course and marine environment should remain as the dominant landscape feature providing significant visual open space as well as recreation resources - Gateway enhancements can help provide markers for people to find their way around the landscape unit - Development within each neighbourhood precinct should be by a specific agreed precinct plan. Should there be a conflict between the precinct plan and the general guidelines herein, the precinct plan should take precedence. - It is intended that the precinct plan is developed before any integrated development or initial subdivision concepts. Covenants will be looked on favourably where they reinforce the guidelines and enhance principles such as architectural diversity and quality. 	<p>The Maps identifying topography, views and linkages provide the context for individual development assessment (see below)</p> <p>Map 1</p> <div style="border: 1px solid black; padding: 10px;"> <p style="text-align: center;">TOPOGRAPHY - Map 1</p>  <p>Legend:</p> <ul style="list-style-type: none"> ● CATCHMENT BASINS ✱ HIGH POINT — RIDGELINE → PRIMARY EXTERNAL VIEWS ● WATER ACCESS POINT ⚡ EDGE → WATER COURSE ⋯ CANAL </div> <p><i>Explanation: Ridgelines contain and separate Gulf Harbour into a series of very discrete areas. These from a basis for creating a series of neighbourhoods for Gulf Harbour.</i></p>

Gulf Harbour Non-Regulatory Design Guidelines

District Plan 2000 – Special 18 (Gulf Harbour) Zone – Matters for Discretion (applies to Integrated Developments) (Summary) Rules 12.8.18.5.2.2	Urban Design Interpretation	Illustration
<p>Overview (continued)</p> <ul style="list-style-type: none"> Site layout and buildings achieve a consistent and harmonious relationship to the natural qualities and coastal context Amenity values and environmental quality reinforced and enhanced Contribution of Golf Course to quality of environment maintained and enhanced and amenity and safety of Golf Course itself is maintained and enhanced Protect open space character and provide reserve network Mitigate visual impact of residential development on Hauraki Gulf Protect public views 		<p>Map 2</p> <div style="border: 1px solid black; padding: 10px;"> <p style="text-align: center;">VIEWS, LANDMARKS & NODES - Map 2</p>  </div> <p>Explanation: <i>Four key outward looking views have been identified:</i></p> <ul style="list-style-type: none"> views to sea and Shakespear Park on entry to Gulf Harbour view to Great Barrier Island view to Rangitoto Island view to Auckland City <p><i>Development to take into account opportunities of such views both on subdivision and building design. Vistas and sightlines within a development need to be identified within precinct plans.</i></p>

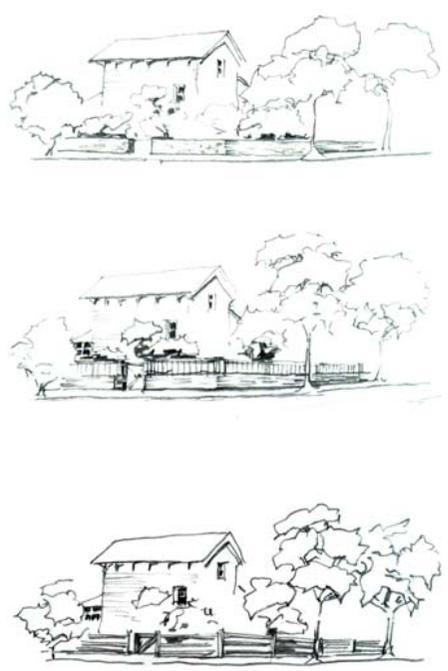
Gulf Harbour Non-Regulatory Design Guidelines

District Plan 2000 – Special 18 (Gulf Harbour) Zone – Matters for Discretion (applies to Integrated Developments) (Summary) Rules 12.8.18.5.2.2	Urban Design Interpretation	Illustration
<p>Overview (continued)</p> <ul style="list-style-type: none"> • Site layout and buildings achieve a consistent and harmonious relationship to the natural qualities and coastal context • Amenity values and environmental quality reinforced and enhanced • Contribution of Golf Course to quality of environment maintained and enhanced and amenity and safety of Golf Course itself is maintained and enhanced • Protect open space character and provide reserve network • Mitigate visual impact of residential development on Hauraki Gulf • Protect public views 		<p>Map 3</p>  <p>LINKAGES & PROPOSED OPEN SPACE NETWORK</p> <ul style="list-style-type: none"> NEW BOAT HARBOUR PRIMARY CONNECTION SECONDARY CONNECTION PROPOSED CONNECTION EXISTING PEDESTRIAN CONNECTION PROPOSED PEDESTRIAN CONNECTION FOCAL POINT PRIMARY OPEN SPACE FOCAL POINT SECONDARY OPEN SPACE FOCAL POINT NEIGHBOURHOOD PARKS & PIAZZAS WALKING DISTANCES & TIMES <p><i>Explanation: Linkages within and between a development need to identify and reinforce the landscape unit of Gulf Harbour. Gateways can also provide environmental cues to understanding the landscape unit.</i></p> <ul style="list-style-type: none"> • See separate precinct plans in the Appendices to the Guideline: <ul style="list-style-type: none"> - Bella Vista Precinct Plan (see Appendix 3)

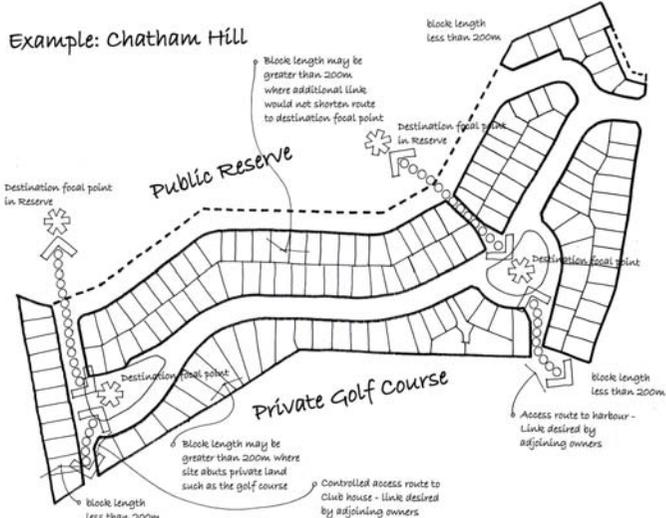
Gulf Harbour Non-Regulatory Design Guidelines

District Plan Matters for Discretion (Applies to Integrated Developments) Rule 12.8.18.5.2.2	Urban Design Interpretation	Optional Complying Standards and Explanation
<p>Golf Edge Treatment</p> <ul style="list-style-type: none"> • Contribution of the Golf Course to quality of environment maintained and enhanced and amenity and safety of Golf Course itself is maintained and enhanced • Any application that adjoins the Golf Course will require the following information to be attached to the consent application: <ul style="list-style-type: none"> i) a site analysis indicating potential areas where golf ball strike could occur along with proposed mitigation measures ii) a landscape plan showing adherence to the specific landscaping typology (see Urban Design Interpretation) and how this relates to the site(s) in question and the Golf Course • The land within which the golf course land is situated (apart from the land to be occupied by buildings for clubrooms, practice facilities, golf school, and golf course maintenance equipment, which exist or have been consented to as Restricted Discretionary Activities) as shown on the Outline Plan at Appendix 5 to the District Plan's Planning Maps, shall be retained as open space by means of a covenant or like mechanism acceptable to the Council, and shall not be used for purposes other than golf course purposes. 	<p>General Principles</p> <ul style="list-style-type: none"> • The Golf Course should remain as the dominant landscape feature providing significant open space as well as private recreation • Appropriate landscaping and screening structures should be used at the interface between the Golf Course and relevant Collaborative Precinct Plans. Five specific landscaping typologies have been prepared for the Golf Course. The purpose of which is to reduce golf ball strike. • That specific golf edge treatment be prepared for identified problem areas (refer map 4), including existing and new development. In certain instances, this may require lot boundaries and sites to be reconfigured so that development is not located in known problem areas. • Encourage consultation between the developer and golf course owners in line with the precinct plan where development will occur within identified golf ball strike areas • That golf edge landscaping themes should be carried across from the Golf Course into neighbouring development • Golf course covenant. Discussions are underway to resolve the application of a covenant on the golf course to retain the area as open space. The guidelines will be updated to incorporate a map(s) associated with the confirmed covenant. 	<p>Landscaping typologies are as follows:</p> <ol style="list-style-type: none"> 1. Landscape Type 1 – Natural Habitat Based around, or close to waterways and wetlands and tracks from low/dense wetland planting through to canopy broadleaves, with appropriate stages in between. All planting to be native. 2. Landscape Type 2 – Path Edge This is low/dense planting including the outside and inside path edge. The outside edge faces directly onto the fairway or rough. It is capable of being mowed but requiring minimal maintenance. The inside edge or path edge comprises dense native grasses and occasional shrubs. 3. Landscape Type 3 – Bushland This is the next zone of succession after the path edge. It is a slightly lower density of native planting in a 4-6 metre height range. 4. Landscape Type 4 – Broadleaf/Open This forms the golf course edge along residential areas and comprises lower density planting of a height between 4-10 metres 5. Landscape Type 5 – Specimen The theme for Gulf Harbour has already been established with iconic pohutukawa. Its open coastal location is appropriate for the golf course 'links' philosophy. <p>Map 4 GOLF CONFLICT AREAS</p> 

Gulf Harbour Non-Regulatory Design Guidelines

District Plan Matters for Discretion (Applies to Integrated Developments) Rule 12.8.18.5.2.2	Urban Design Interpretation	Optional Complying Standards and Explanation
<p>Golf Edge Treatment</p> <ul style="list-style-type: none"> • Contribution of the Golf Course to quality of environment maintained and enhanced and amenity and safety of Golf Course itself is maintained and enhanced • Any application that adjoins the Golf Course will require the following information to be attached to the consent application: <ul style="list-style-type: none"> iii) a site analysis indicating potential areas where golf ball strike could occur along with proposed mitigation measures iv) a landscape plan showing adherence to the specific landscaping typology (see Urban Design Interpretation) and how this relates to the site(s) in question and the Golf Course • The land within which the golf course land is situated (apart from the land to be occupied by buildings for clubrooms, practice facilities, golf school, and golf course maintenance equipment, which exist or have been consented to as Restricted Discretionary Activities) as shown on the Outline Plan at Appendix 5 to the District Plan's Planning Maps, shall be retained as open space by means of a covenant or like mechanism acceptable to the Council, and shall not be used for purposes other than golf course purposes. 	<p>General Principles</p> <ul style="list-style-type: none"> • The Golf Course should remain as the dominant landscape feature providing significant open space as well as private recreation • Appropriate landscaping and screening structures should be used at the interface between the Golf Course and relevant Collaborative Precinct Plans. Five specific landscaping typologies have been prepared for the Golf Course. The purpose of which is to reduce golf ball strike • That specific golf edge treatment be prepared for identified problem areas (refer map 4), including existing and new development. In certain instances, this may require lot boundaries and sites to be reconfigured so that development is not located in known problem areas. • Encourage consultation between the developer and golf course owners in line with the precinct plan where development will occur within identified golf ball strike areas • That golf edge landscaping themes should be carried across from the Golf Course into neighbouring development • Golf course covenant. Discussions are underway to resolve the application of a covenant on the golf course to retain the area as open space. The guidelines will be updated to incorporate a map(s) associated with the confirmed covenant. 	<p>Illustration 1 Golf Course Edge Treatment – Fence examples</p> <div style="text-align: center;">  </div> <p style="font-size: small;">Golf course edge treatment - fence type examples i.e. top drawing shows low scoria/stone wall, the middle drawing shows low scoria/stone wall with metal fencing not unlike pool fencing, and the bottom drawing shows wooden post and rail. Where necessary, landscape behind the fence so that views to and from golf course are not inhibited.</p>

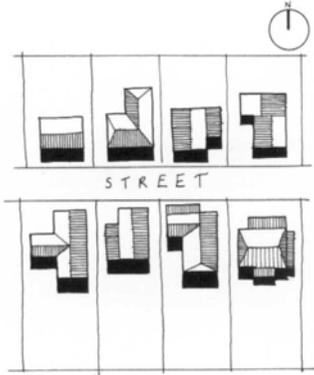
Gulf Harbour Non-Regulatory Design Guidelines

District Plan Matters for Discretion (Applies to Integrated Developments) Rule 12.8.18.5.2.2	Urban Design Interpretation	Optional Complying Standards and Explanation
<p>(a) Site layout, size and orientation</p> <p>(See below also Assessment Criteria (a) (i) & (ii) p.195 Proposed District Plan and Control Element B1 pages 28 & 29 of the Gulf Harbour Plan Module, Pt III Plan Change 26)</p> <p><i>'Whether the layout, size and orientation of sites has appropriate regard to:</i></p> <p>(i) <i>the context of the neighbourhood within the outline plan for the Gulf Harbour zone at Appendix 5 to the Planning Maps and shall reinforce the planned character of the Policy Area in which the development is situated;</i></p> <p>(ii) <i>Site topography, existing vegetation, orientation and micro climates, features of conservation or heritage interest and efficient access to utility services.'</i></p>	<ul style="list-style-type: none"> Site layout in a neighbourhood development should provide for convenient and legible pedestrian and vehicular access through the neighbourhood and to adjoining neighbourhoods The site layout connects into the neighbourhood through: <ul style="list-style-type: none"> Adequate pedestrian, cycle and vehicle access, Visual links to views or features of significance, Buildings facing streets and public open spaces, and Building, streetscape and landscape design relating to the site topography and to the surrounding neighbourhood character As many sites as possible should front onto and be accessed from a legal road, or from an access way which is in turn open along its long boundary to a road or a public reserve The site layout takes into account on-site features, topography, views, vegetation, structures, drainage, services, access, orientation and microclimate considerations and, where appropriate, incorporates any site feature of identified conservation or heritage value Rear sites, where they are located behind other sites, should be generally avoided Subdivision design to be included for urban design assessment The street and site layout provides useable open space capable of being efficiently and cost effectively maintained The site is to have an appropriate area and dimension to enable the siting and construction of dwellings and ancillary buildings, the provision of private outdoor space, convenient vehicle access and parking, and to permit solar access and to meet any other relevant siting and design requirements of the District Plan 	<ul style="list-style-type: none"> Development blocks are not to exceed 150-200m in length Explanation: <i>A block larger than 200m is perceived as a barrier to pedestrian movement (see Illustration 2).</i> <p>In assessing the provision of connections, consider the desirability of the linkage and the location or absence of publicly available destination points along and at the end of the route.</p> <ul style="list-style-type: none"> Limit block perimeter to a maximum of 500m. Explanation: <i>Combined with the maximum block length, 500m avoids rear lots (see Illustration 2)</i> <p>Important Note: <i>development blocks may be broken by both roads and pathways, for the purpose of interpreting this guideline</i></p> <p>Illustration 2</p> 

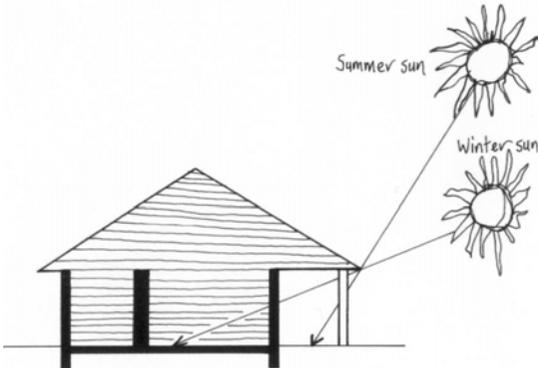
Gulf Harbour Non-Regulatory Design Guidelines

District Plan Matters for Discretion (Applies to Integrated Developments) Rule 12.8.18.5.2.2	Urban Design Interpretation	Optional Complying Standards and Explanation
<p>(a) Site layout, size and orientation (continued)</p> <p><i>'Whether the layout, size and orientation of sites has appropriate regard to:</i></p> <p>(i) <i>the context of the neighbourhood within the outline plan for the Gulf Harbour zone at Appendix 5 to the Planning Maps and shall reinforce the planned character of the Policy Area in which the development is situated;</i></p> <p>(ii) <i>Site topography, existing vegetation, orientation and micro climates, features of conservation or heritage interest and efficient access to utility services.'</i></p>	<ul style="list-style-type: none"> • Minimize use of cul-de-sacs, and where cul-de-sacs are provided, limit length and enable pedestrian linkages from the closed end of cul-de-sacs • While the above is an accepted principle it is generally acknowledged that Gulf Harbour's roading and street network is compromised by existing patterns of development 	<ul style="list-style-type: none"> • Cul-de-sacs to be of the order of 100m (maximum) in length <u>Explanation:</u> <i>Length limits number of households, increased visibility to end of cul-de-sac from head of cul-de-sac</i> • It is important to create pedestrian connections at the head of cul-de-sacs while ensuring that they do not connect to dead end routes <p>Illustrations 3 and 4 below</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  </div> <div style="width: 45%;"> <p>Illustration of Bella Vista subdivision 'before' and 'after' showing a pedestrian link between the two cul-de-sac heads.</p> <p>Note how buildings can now be designed to face onto this link rather than the link passing between two adjoining lots. This arrangement is encouraged because it does not adversely affect resident's privacy.</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">  </div> <div style="width: 45%;"> <p>Pedestrians are not passing next to their private open space and this negates the need for 'high' fences along this pedestrian walkway.</p> </div> </div>

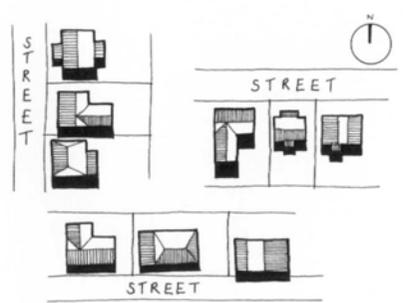
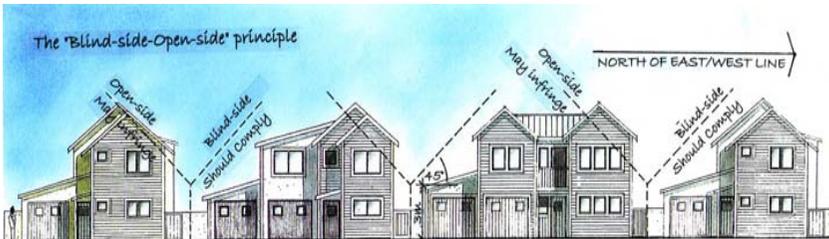
Gulf Harbour Non-Regulatory Design Guidelines

District Plan Matters for Discretion (Applies to Integrated Developments) Rule 12.8.18.5.2.2	Urban Design Interpretation	Optional Complying Standards and Explanation
<p>(a) Site layout, size and orientation (Continued)</p> <p><i>'Whether the layout, size and orientation of sites has appropriate regard to:</i></p> <p>(i) <i>the context of the neighbourhood within the outline plan for the Gulf Harbour zone at Appendix 5 to the Planning Maps and shall reinforce the planned character of the Policy Area in which the development is situated;</i></p> <p>(ii) <i>Site topography, existing vegetation, orientation and micro climates, features of conservation or heritage interest and efficient access to utility services.'</i></p>	<p>Either:</p> <ul style="list-style-type: none"> Site layout should maximize sun access to private open space (e.g. rear yards) <p>or</p> <ul style="list-style-type: none"> Blocks and lots should be designed to enable dwellings with good solar access <ul style="list-style-type: none"> Roads / Streets should be part of the open space network that contributes to the overall amenity and pleasantness of a neighbourhood 	<p>Illustration 5</p>  <p>Where the front yard of sites faces north, ensure that the subdivision plan includes sites which are:</p> <ul style="list-style-type: none"> Elongated to provide deep rear yards, or Wide enough to enable side yard private open spaces, or Are designed for housing which includes balconies or verandahs on the northern side of the house to supplement private ground floor space at the rear. <p><u>Explanation:</u> <i>Deep south-facing rear yards allow sun to penetrate over the dwelling into the rear yard.</i></p> <p>Generally the vested road (site boundary to site boundary) is to be in the order of 15 – 21m</p> <p><u>Explanation:</u> <i>Vested roads are part of the open space network, 15 – 21m allows for a variety of carriageway widths, footpath and grass verge options, the combination of which may vary for each road reserve. These may vary according to road function and associated building types.</i></p>

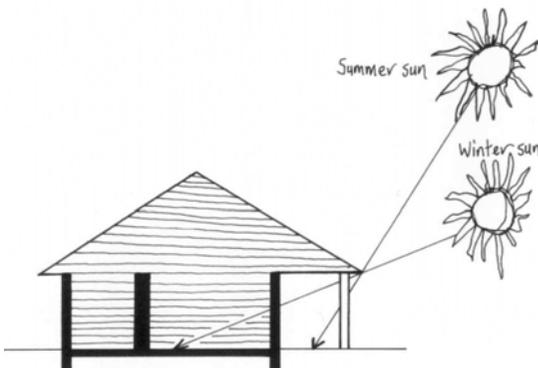
Gulf Harbour Non-Regulatory Design Guidelines

District Plan Matters for Discretion (Applies to Integrated Developments) Rule 12.8.18.5.2.2	Urban Design Interpretation	Optional Complying Standards and Explanation
<p>(b) Buildings siting, orientation and design See below also assessment criteria (b) (i) – (vi) p.195 PDP and Control Element B2 pages 30-33 of the Gulf Harbour Plan Module, Pt III Plan Change 26)</p> <p><i>“(b) Whether the layout, orientation, and design of buildings:</i> <i>(i) provides appropriately for the reasonably foreseeable needs of households that are likely to occupy the dwellings, as regards provision and arrangement of indoor and outdoor spaces, privacy, and outlook (visual links to significant views or features);</i> <i>(ii) enables adequate year-round daylight and sunlight to indoor and outdoor living areas;</i> <i>(iii) achieves acceptable levels of privacy on and between sites by avoiding direct overlooking of outdoor spaces and main internal living areas of other dwellings, or mitigated such overlooking by building layout, location and design of windows and balconies, screening devices and landscaping or by remoteness;</i> <i>(iv) ensures that the siting, length and height of walls of dwellings and outbuildings does not have more than minor adverse effects on amenity values of adjacent dwellings and land;</i> <i>(v) makes convenient provision, in a manner that does not detract from amenity values, for each of the following in relation to each dwelling unit;</i> <ul style="list-style-type: none"> • a garbage and recycling area • storage for outdoor related equipment • a mail box <i>(vi) promotes the security of residents and property by facilitating surveillance of access to sites, dwellings and public areas.’</i></p>	<ul style="list-style-type: none"> • Buildings should positively address the street in a way that <ul style="list-style-type: none"> (i) allows a visitor to know how to access the building (ii) provides amenity to the streetscape (iii) demonstrates the transition that occurs between the public street and private development • Where buildings adjoin the Golf Course, the siting design of the building and associated yard should take account of potential safety and amenity issues related to the use of the Golf Course • Encourage consultation between the developer and golf course owners in line with the precinct plan (see page 4 – General Principles) where development will occur within identified golf ball strike areas (see page 7) • Buildings are sited and designed to maximise daylight and sunlight access to indoor and outdoor areas • That safe and convenient provision is made in relation to each household unit for: <ul style="list-style-type: none"> • a garbage bin area; • collection of recyclable materials; • storage space for outdoor related equipment (e.g. prams/strollers, bicycles etc); • mail boxes are located for convenient access by residents 	<ul style="list-style-type: none"> • Entry doors, windows, porches, balconies, entry courtyards, entry courts, are included in forming an active frontage area to the street. <i>Explanation: These features or any combination of them have a welcoming element and reduce likelihood of frontages fenced by walls, or continuous lengths of blank walls.</i> • Yards and planting can be used as a form of “buffer”. Planting is to be consistent and compatible with the adjoining golf course landscape. <i>Explanation: While the Golf Course Owners are responsible for mitigating nuisance elements, it is desirable that buildings are not located to exacerbate unacceptable mitigation measures on the Golf Course, for example, high solid wall screenings.</i> • Maximise windows facing north, and maximize exposure of private outdoor space (e.g. rear yards) to the north <i>Explanation: Access to sun and daylight offers amenity and well-being to residents. (see Illustrations 6 + 7)</i> <p>Illustration 6</p> 

Gulf Harbour Non-Regulatory Design Guidelines

District Plan Matters for Discretion (Applies to Integrated Developments) Rule 12.8.18.5.2.2	Urban Design Interpretation	Optional Complying Standards and Explanation
<p>Buildings siting, orientation and design (continued)</p> <p><i>'(b) Whether the layout, orientation, and design of buildings:</i></p> <p><i>(i) provides appropriately for the reasonably foreseeable needs of households that are likely to occupy the dwellings, as regards provision and arrangement of indoor and outdoor spaces, privacy, and outlook (visual links to significant views or features);</i></p> <p><i>(ii) enables adequate year-round daylight and sunlight to indoor and outdoor living areas;</i></p> <p><i>(iii) achieves acceptable levels of privacy on and between sites by avoiding direct overlooking of outdoor spaces and main internal living areas of other dwellings, or mitigated such overlooking by building layout, location and design of windows and balconies, screening devices and landscaping or by remoteness;</i></p> <p><i>(iv) ensures that the siting, length and height of walls of dwellings and outbuildings does not have more than minor adverse effects on amenity values of adjacent dwellings and land;</i></p> <p><i>(v) makes convenient provision, in a manner that does not detract from amenity values, for each of the following in relation to each dwelling unit;</i></p> <ul style="list-style-type: none"> - a garbage and recycling area - storage for outdoor related equipment - a mail box <p><i>(vi) promotes the security of residents and property by facilitating surveillance of access to sites, dwellings and public areas.'</i></p>	<ul style="list-style-type: none"> • Buildings are sited and designed to maximize daylight and sunlight access to indoor and outdoor areas (see Illustration 7) • Buildings should be designed and located so that they do not dominate and shade: <ul style="list-style-type: none"> i) buildings on an adjoining site or precinct plan ii) buildings located on individual sites or a precinct plan 	<p>Illustration 7</p>  <p>A suggested design technique for boundaries internal to a development is the "Blind-side-Open-side" principle. This principle enables access to sunlight and ensures privacy between dwellings. Note this guidance is not directed at plan configurations that focus on front and back orientation with virtually no side windows.</p> <p>The "Open-side" of the house receives good sunlight and may include side windows to habitable rooms, and usable outdoor space at the side. The "Blind-side" receives poor sunlight and is generally used for garaging and secondary spaces such as circulation, bathroom and toilets, studies and minor bedrooms. Windows to upper floors on the "Blind-side" can be minimised and will usually incorporate obscure glazing.</p> <p>Illustration 8 blind side – open side principle</p>  <p>Important Note: buildings abutting existing residential properties/adjoining sites will be expected to comply with a 3 metre plus 45 degree angle.</p>

Gulf Harbour Non-Regulatory Design Guidelines

District Plan Matters for Discretion (Applies to Integrated Developments) Rule 12.8.18.5.2.2	Urban Design Interpretation	Optional Complying Standards and Explanation
<p>(b) Buildings siting, orientation and design (continued)</p> <p><i>‘(b) Whether the layout, orientation, and design of buildings:</i></p> <p><i>(i) provides appropriately for the reasonably foreseeable needs of households that are likely to occupy the dwellings, as regards provision and arrangement of indoor and outdoor spaces, privacy, and outlook (visual links to significant views or features);</i></p> <p><i>(ii) enables adequate year-round daylight and sunlight to indoor and outdoor living areas;</i></p> <p><i>(iii) achieves acceptable levels of privacy on and between sites by avoiding direct overlooking of outdoor spaces and main internal living areas of other dwellings, or mitigated such overlooking by building layout, location and design of windows and balconies, screening devices and landscaping or by remoteness;</i></p> <p><i>(iv) ensures that the siting, length and height of walls of dwellings and outbuildings does not have more than minor adverse effects on amenity values of adjacent dwellings and land;</i></p> <p><i>(v) makes convenient provision, in a manner that does not detract from amenity values, for each of the following in relation to each dwelling unit;</i></p> <ul style="list-style-type: none"> - a garbage and recycling area - storage for outdoor related equipment - a mail box <p><i>(vi) promotes the security of residents and property by facilitating surveillance of access to sites, dwellings and public areas.’</i></p>	<ul style="list-style-type: none"> • Maximise privacy between dwellings, in particular care should be taken over the interface of sides of adjacent buildings • Building form in any neighbourhood precinct should exhibit diversity and variation in building design • Building type should address local conditions of topography, views and climate 	<ul style="list-style-type: none"> • As noted in PDP, criteria (b)(iii) avoid direct overlooking of outdoor spaces and main internal living areas of other dwellings, or mitigate overlooking by building design, layout, location (including design of windows and balconies, screening devices and landscaping) <i>Explanation: Privacy and how it is achieved is very dependent on each development and local circumstances (e.g. type of house, topography therefore no fixed standard is included.</i> • Variation of architectural elements to avoid monotonous repetition of building form. This can be achieved by a variety of solutions within an aesthetic coherence through roof pitches, materials, presence of decks, courtyards, balconies and other detailing • For example, eaves facing north for control of summer sun; eaves for the exclusion of rain; sheltered courtyards for protection from wind (see Illustration 9 below) <p>Illustration 9</p> 

Gulf Harbour Non-Regulatory Design Guidelines

District Plan Matters for Discretion (Applies to Integrated Developments) Rule 12.8.18.5.2.2	Urban Design Interpretation	Optional Complying Standards and Explanation
<p>(b) Buildings siting, orientation and design (continued)</p> <p><i>‘(b) Whether the layout, orientation, and design of buildings:</i></p> <p><i>(i) provides appropriately for the reasonably foreseeable needs of households that are likely to occupy the dwellings, as regards provision and arrangement of indoor and outdoor spaces, privacy, and outlook (visual links to significant views or features);</i></p> <p><i>(ii) enables adequate year-round daylight and sunlight to indoor and outdoor living areas;</i></p> <p><i>(iii) achieves acceptable levels of privacy on and between sites by avoiding direct overlooking of outdoor spaces and main internal living areas of other dwellings, or mitigated such overlooking by building layout, location and design of windows and balconies, screening devices and landscaping or by remoteness;</i></p> <p><i>(iv) ensures that the siting, length and height of walls of dwellings and outbuildings does not have more than minor adverse effects on amenity values of adjacent dwellings and land;</i></p> <p><i>(v) makes convenient provision, in a manner that does not detract from amenity values, for each of the following in relation to each dwelling unit;</i></p> <ul style="list-style-type: none"> - a garbage and recycling area - storage for outdoor related equipment - a mail box <p><i>(vi) promotes the security of residents and property by facilitating surveillance of access to sites, dwellings and public areas.’</i></p>	<ul style="list-style-type: none"> • Garbage and storage areas should be located and designed not to be visible from the street or other public places, but to also have convenient access to the street • Avoid locating satellite dishes and other protrusions (e.g. clothes lines) at the front of buildings. Where possible locate these objects so that they are not clearly visible from the street. 	<ul style="list-style-type: none"> • Garbage located at side of site can provide through-site access • Provide additional space in garage for storage and through-site access • Avoid locating satellite dishes on the building’s façade which faces the street, unless they can be hidden from view by the building’s parapet or some other architectural feature. It is preferable that satellite dishes and clothes lines are located at either side or rear of the dwelling • Rear lanes for car access and service can be an option

Gulf Harbour Non-Regulatory Design Guidelines

District Plan Matters for Discretion (Applies to Integrated Developments) Rule 12.8.18.5.2.2	Urban Design Interpretation	Optional Complying Standards and Explanation
<p>(c) Private Open Space (See below also assessment criteria (c)(i) – (v) p.196 PDP and Control Element B3 p 34 of the Gulf Harbour Plan Module, Pt III Plan Change 26)</p> <p><i>‘(c) Whether private open space is:</i> <i>(i) of sufficient area in relation to each dwelling unit to provide for the outdoor living and play needs of that household (Note: In determining the area for each household, regard shall be had to the requirements of Rule 8.10.6.1 – Private Open Space);</i> <i>(ii) arranged in relation to buildings or screened, so that reasonable privacy is provided to users, and overlooking from other dwelling units or from public spaces is avoided or mitigated;</i> <i>(iii) orientated to receive daylight and sunlight and be suitable for year-round use;</i> <i>(iv) clearly identified, and exclusive of parking and manoeuvring areas for vehicles;</i> <i>(v) able to be accessed from a main living area and function as an extension of the dwelling for relaxation dining, entertainment, recreation and children’s play.’</i></p>	<ul style="list-style-type: none"> • Every dwelling should have private open space for the exclusive use of that dwelling in the form of a yard or courtyard or a balcony in the case of dwellings located at first floor level or above • Private open space should be functionally related to its dwelling unit • Private open space should not generally be positioned solely at ground level between the household unit and the front road boundary • Verandahs should be considered for semi-private space facing north to a public street • Private open space should be sunny and sheltered • Balconies should have adequate outlook 	<ul style="list-style-type: none"> • Rule 8.10.6.1 is a complying Standard • Where ground level private open space does not meet the dimension standards of Rule 8.10.6.1 private open space can also be provided by way of balconies, having a minimum plan dimension of 5m by 2m • Private open space needs to be designed and located so that it is not able to be overlooked from other dwelling units habitable rooms or from other private open space • Maximise exposure of private open space to the north • Locate balconies so that there is a clear outlook of at least 6m and so that they face onto public space, roads or golf course, not other properties • It is desirable that balconies facing roads are designed as recessed elements rather than protruding from the face of buildings

Gulf Harbour Non-Regulatory Design Guidelines

District Plan Matters for Discretion (Applies to Integrated Developments) Rule 12.8.18.5.2.2	Urban Design Interpretation	Optional Complying Standards and Explanation
<p>(d) Streetscape and landscaping (See also assessment criteria (d)(i)-(v) p.196 PDP and Control Element B5 pages 37-39 of the Gulf Harbour Plan Module, Pt III Plan Change 26)</p> <p><i>'(d) Whether treatment and landscaping of streets to result in a streetscape which reinforces the planned character of the Policy Area and maintains or enhances amenity values by:</i></p> <p><i>(i) making appropriate use of site attributes such as landform, existing vegetation, views, land capability and drainage;</i></p> <p><i>(ii) being sensitive to the context of street within the Zone, and being appropriate to the function of the street within the network shown on the Outline Plan;</i></p> <p><i>(iii) satisfying safety and maintenance requirements, reinforcing desired traffic speed and behaviour, and considering lines of sight for pedestrians, cyclists and vehicles;</i></p> <p><i>(iv) achieving an appropriate relationship between building height and bulk, and street width;</i></p> <p><i>(v) accommodating utility services in a way that minimizes adverse impacts;</i></p> <p><i>(vi) utilizing appropriate street furniture, incorporating existing significant vegetation within the street treatment, and establishing linkages to reserves and open spaces;</i></p> <p><i>(vii) designing and siting buildings so that they address the street so far as practical and their appearance reinforces the planned character of the Policy Area and the function of the street;</i></p> <p><i>(viii) setting buildings back from the street so that their height and relationship to the street frontage and width is not "overbearing" in relation to pedestrians, their relationship to site boundaries allows efficient use of the site, and indoor and outdoor living spaces enjoy sufficient privacy relative to the street;</i></p> <p><i>(iv) locating and designing accessory buildings, including garages and carports, so that they fit appropriately into the streetscape.'</i></p>	<ul style="list-style-type: none"> • Each neighbourhood precinct should be designed with streets that respond to the site's existing land form, vegetation, views, natural water courses (for the purposes of storm water runoff) and areas of public open space • The street network should be designed to accommodate safe traffic speeds and sightlines for all road users (pedestrians, cyclists and motorists) • Buildings are designed and located so that there is a degree of variation and diversity along the street, but within a coherent framework • Streetscape identity should address local conditions of topography, views and climate • When undertaking boulevard treatment to main roads (planting and parking in the middle of the carriageway) carefully consider people's safety 	<ul style="list-style-type: none"> • See General Principles • Design roads according to legal speed limits and use design features such as level changes, texture (cobblestones) and landscaping to 'calm' traffic while ensuring sightlines are maintained for pedestrians, cyclists and motorists • Each neighbourhood precinct is to contain a number of different building types • Design streets so they are seen as a series of inter-related elements rather than one continuous row of repetitive buildings

Gulf Harbour Non-Regulatory Design Guidelines

District Plan Matters for Discretion (Applies to Integrated Developments) Rule 12.8.18.5.2.2	Urban Design Interpretation	Optional Complying Standards and Explanation
<p>d) Streetscape and landscaping (continued)</p> <p><i>'(d) Whether treatment and landscaping of streets to result in a streetscape which reinforces the planned character of the Policy Area and maintains or enhances amenity values by:</i></p> <ul style="list-style-type: none"> <i>(i) making appropriate use of site attributes such as landform, existing vegetation, views, land capability and drainage;</i> <i>(ii) being sensitive to the context of street within the Zone, and being appropriate to the function of the street within the network shown on the Outline Plan;</i> <i>(iii) satisfying safety and maintenance requirements, reinforcing desired traffic speed and behaviour, and considering lines of sight for pedestrians, cyclists and vehicles;</i> <i>(iv) achieving an appropriate relationship between building height and bulk, and street width;</i> <i>(v) accommodating utility services in a way that minimizes adverse impacts;</i> <i>(vi) utilizing appropriate street furniture, incorporating existing significant vegetation within the street treatment, and establishing linkages to reserves and open spaces;</i> <i>(vii) designing and siting buildings so that they address the street so far as practical and their appearance reinforces the planned character of the Policy Area and the function of the street;</i> <i>(viii) setting buildings back from the street so that their height and relationship to the street frontage and width is not "overbearing" in relation to pedestrians, their relationship to site boundaries allows efficient use of the site, and indoor and outdoor living spaces enjoy sufficient privacy relative to the street;</i> <i>(iv) locating and designing accessory buildings, including garages and carports, so that they fit appropriately into the streetscape.'</i> 	<ul style="list-style-type: none"> • Garages and carports are sited and designed so that: <ul style="list-style-type: none"> (i) there is sufficient space to park a car between the site's front boundary and the front of the garage/carport (ii) where ever possible they are setback from the dwelling's main façade (iii) they are compatible with the building design and adjacent development in terms of height, roof form, detailing, materials and colours 	<p>Illustration 10</p>

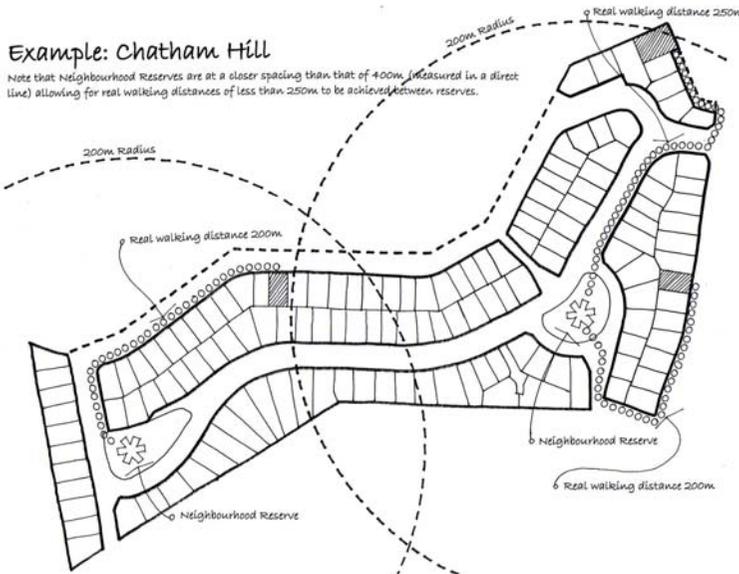
Gulf Harbour Non-Regulatory Design Guidelines

District Plan Matters for Discretion (Applies to Integrated Developments) Rule 12.8.18.5.2.2	Urban Design Interpretation	Optional Complying Standards and Explanation
<p>(d) Streetscape and landscaping (continued)</p> <p><i>‘(d) Whether treatment and landscaping of streets to result in a streetscape which reinforces the planned character of the Policy Area and maintains or enhances amenity values by:</i></p> <ul style="list-style-type: none"> <i>(i) making appropriate use of site attributes such as landform, existing vegetation, views, land capability and drainage;</i> <i>(ii) being sensitive to the context of street within the Zone, and being appropriate to the function of the street within the network shown on the Outline Plan;</i> <i>(iii) satisfying safety and maintenance requirements, reinforcing desired traffic speed and behaviour, and considering lines of sight for pedestrians, cyclists and vehicles;</i> <i>(iv) achieving an appropriate relationship between building height and bulk, and street width;</i> <i>(v) accommodating utility services in a way that minimizes adverse impacts;</i> <i>(vi) utilizing appropriate street furniture, incorporating existing significant vegetation within the street treatment, and establishing linkages to reserves and open spaces;</i> <i>(vii) designing and siting buildings so that they address the street so far as practical and their appearance reinforces the planned character of the Policy Area and the function of the street;</i> <i>(viii) setting buildings back from the street so that their height and relationship to the street frontage and width is not “overbearing” in relation to pedestrians, their relationship to site boundaries allows efficient use of the site, and indoor and outdoor living spaces enjoy sufficient privacy relative to the street;</i> <i>(iv) locating and designing accessory buildings, including garages and carports, so that they fit appropriately into the streetscape.’</i> 	<ul style="list-style-type: none"> • Appropriate landscaping and street furniture should be incorporated into the neighbourhood precinct’s streetscape 	<ul style="list-style-type: none"> • The planting of street trees in street berms can help create an attractive streetscape. Selected species are those that naturally occur within the Whangaparaoa Peninsula • Where possible eco source plants • Street berms to be designed to accommodate utility services and street trees • Street trees to be spaced according to their size when they reach maturity

Gulf Harbour Non-Regulatory Design Guidelines

District Plan Matters for Discretion (Applies to Integrated Developments) Rule 12.8.18.5.2.2	Urban Design Interpretation	Optional Complying Standards and Explanation
<p>(e) Neighbourhood reserves</p> <p>(See also assessment criteria (e)(i) – (vii) p.196 PDP and Control Element B11 pages 52 & 53 of the Gulf Harbour Plan Module, Pt III Plan Change 26)</p> <p><i>‘(e) Whether the location and extent of neighbourhood reserves is consistent with and/or complementary to the neighbourhood reserve network identified in the Outline Plan at Appendix 5 to the Planning Maps, and shall be considered having regard to the:</i></p> <p><i>(I) relationship of the neighbourhood to other reserves and open spaces, existing and proposed as indicated in the Outline Plan;</i></p> <p><i>(II) distance and accessibility of the neighbourhood reserve to users;</i></p> <p><i>(III) quality of the reserve in terms of its potential to be used for structured and unstructured activities;</i></p> <p><i>(IV) relationship of the reserve to the surrounding street and site layout (see Outline Plan) such that the personal safety, surveillance and convenience of users is promoted;</i></p> <p><i>(V) opportunities to link open space networks, community facilities and public services;</i></p> <p><i>(VI) size of the population that will be served by the neighbourhood reserve;</i></p> <p><i>(VII) presence of other neighbourhood reserves in the vicinity (e.g. land adjoining or nearby to existing neighbourhood reserves may obviate the need to provide additional land, in which case a cash contribution shall be required).’</i></p>	<ul style="list-style-type: none"> • Neighbourhood reserves should be distributed throughout each neighbourhood precinct to serve all households. • The location and design of neighbourhood reserves should promote personal safety • The location and design of neighbourhood reserves should take into account the overall effect of sun access, shelter and views. • All neighbourhood reserves should be of an appropriate shape and size to accommodate children’s play and to respond to user needs i.e. sitting, picnics etc. • Where appropriate, neighbourhood reserves should be located in conjunction with community facilities so the two facilities can be integrated with each other. • Where appropriate public open space should be linked to one another by roads or paths. This should be further reinforced by landscaping, streetscape features and/or public artworks. Regard should be had to the design of any pedestrian linkage in terms of personal safety and surveillance. 	<ul style="list-style-type: none"> • Rule 12.8.18.3.6 (a) is a complying standard. • Particular regard to be given to these guidelines when assessing compliance to rules 12.8.18.3.6 (a) (iii) and (v), or in regard to any development with a reserve or reserves which do not meet one or more of these standards. • Ensure that neighbourhood reserves front onto public streets with development fronting onto reserves. At least 50% of the perimeter of a reserve is to be public street adjoining that reserve, to promote personal safety and surveillance. <i>Private back yards adjoining reserves are to be generally avoided.</i> • When considering spaces that do not meet one or more of the dimensional or slope requirements identified in 12.8.18.3.6 (a) regard to be had to the following: <ul style="list-style-type: none"> • Areas for proposed or future children’s play equipment to be accommodated within an area not less than 300m² and with no dimension less than 15m. • Where reserves smaller than 2000m² or not accommodating a 40m diameter circle are proposed, likely user needs and the ability of the proposed space to accommodate some active or structured activity, by reference to known dimensional standards for likely activities and slope (generally a slope of less than 1:12 is desired for ball play) need to be considered. • Design pathways between open spaces to be short, direct and wide (typically a minimum 6m width), and adjacent houses located and designed to provide informal surveillance over the pathway. <p>(continued on page 21)</p>

Gulf Harbour Non-Regulatory Design Guidelines

District Plan Matters for Discretion (Applies to Integrated Developments) Rule 12.8.18.5.2.2	Urban Design Interpretation	Optional Complying Standards and Explanation
<p>(f) Neighbourhood reserves</p> <p>(See also assessment criteria (e)(i) – (vii) p.196 PDP and Control Element B11 pages 52 & 53 of the Gulf Harbour Plan Module, Pt III Plan Change 26)</p> <p><i>‘(e) Whether the location and extent of neighbourhood reserves is consistent with and/or complementary to the neighbourhood reserve network identified in the Outline Plan at Appendix 5 to the Planning Maps, and shall be considered having regard to the:</i></p> <ul style="list-style-type: none"> <i>(i) relationship of the neighbourhood to other reserves and open spaces, existing and proposed as indicated in the Outline Plan;</i> <i>(ii) distance and accessibility of the neighbourhood reserve to users;</i> <i>(iii) quality of the reserve in terms of its potential to be used for structured and unstructured activities;</i> <i>(iv) relationship of the reserve to the surrounding street and site layout (see Outline Plan) such that the personal safety, surveillance and convenience of users is promoted;</i> <i>(v) opportunities to link open space networks, community facilities and public services;</i> <i>(vi) size of the population that will be served by the neighbourhood reserve;</i> <i>(vii) presence of other neighbourhood reserves in the vicinity (e.g. land adjoining or nearby to existing neighbourhood reserves may obviate the need to provide additional land, in which case a cash contribution shall be required).’</i> 	<ul style="list-style-type: none"> • Neighbourhood reserves should be distributed throughout each neighbourhood precinct to serve all households • The location and design of neighbourhood reserves should promote personal safety • The location and design of neighbourhood reserves should take into account the overall effect of sun access, shelter and views • All neighbourhood reserves should be of an appropriate shape and size to accommodate children’s play and to respond to user needs i.e. sitting, picnics etc • Where appropriate, neighbourhood reserves should be located in conjunction with community facilities so the two facilities can be integrated with each other • Where appropriate public open space should be linked to one another by roads or paths. This should be further reinforced by landscaping, streetscape features and/or public artworks. Regard should be had to the design of any pedestrian linkage in terms of personal safety and surveillance 	<p>(continued)</p> <ul style="list-style-type: none"> • The total area of reserves within the development added to the area of any reserves able to be reached within a 500m walk of any house are generally to be at least 30m² per household. • Where reserves smaller than 2000m² are proposed they need to be located such that all homes are within a 250m walk of one of them. • Where slope or size preclude significant structured or unstructured play other existing, proposed or potential structured play opportunities need to be available within a 500m walk of the homes of the development. <p>Illustration 11</p> <p>Example: Chatham Hill</p> <p><small>Note that Neighbourhood Reserves are at a closer spacing than that of 400m (measured in a direct line) allowing for real walking distances of less than 250m to be achieved between reserves.</small></p>  <p>The diagram illustrates a residential development layout with several shaded areas representing 'Neighbourhood Reserves'. Dashed lines indicate a '200m radius' around each reserve. Curved lines represent 'Real walking distance' paths, with labels for 'Real walking distance 200m' and 'Real walking distance 250m'. A central area is labeled 'PLAY AREA'. The diagram shows how the spacing of reserves and the layout of paths allow for shorter real walking distances than a direct line measurement would suggest.</p>

Gulf Harbour Non-Regulatory Design Guidelines

District Plan Matters for Discretion (Applies to Integrated Developments) Rule 12.8.18.5.2.2	Urban Design Interpretation	Optional Complying Standards and Explanation
<p>(f) Conservation values and landscape</p> <p>(See also assessment criteria (f) (i) – (vi) p.197 PDP and Control Element B12 pages 54 & 55 of the Gulf Harbour Plan Module, Pt III Plan Change 26)</p> <p><i>'(f) Whether features of natural and cultural heritage significance within the Gulf Harbour Zone are recognized by:</i></p> <p><i>(i) retaining and protecting trees that are listed;</i></p> <p><i>(ii) retaining bush and trees where this is necessary to achieve the planned character of Policy Areas within the Gulf Harbour Zone;</i></p> <p><i>(iv) retaining so far as practical, bush and trees that contribute significantly to ecological or habitat values and amenity values or enhance the character of the area;</i></p> <p><i>(iv) undertaking earthworks, excavations and the removal of topsoil, only where and to the extent necessary to provide for the activities for which the land is to be used;</i></p> <p><i>(v) designing the layout of sites and buildings so that watercourses or wetlands which are ecologically significant, and landforms which contribute to amenity values or the character of the locality are disturbed to the least practicable extent;</i></p> <p><i>(vi) protecting places or features which are listed for protection because of their historic, archaeological or cultural value, or which are recognized as having significance in those respects during the course of detailed planning or development; (refer chapter 17 – Cultural Heritage).'</i></p>	<ul style="list-style-type: none"> • Retain as integral components of development, existing features of ecological value • Retain existing land form and natural landscape qualities as fundamental parts of amenity values and character • Places or features of historic, archaeological or cultural value should be protected. 	<ul style="list-style-type: none"> • Retain existing quality trees where these contribute to neighbourhood amenity and ecological values • Minimise the disturbance of ecologically significant water courses and land forms. • Design development to fit a site's topography, rather than modifying the topography to fit a particular design. • Where possible avoid damage to features with historic, archaeological or cultural value. (Note schedule in District Plan and check Historic Places Trust Register of archaeological sites).

Appendix 1

Proposed District Plan 2000 – Gulf Harbour Outline Plan

Appendix 2

Precinct Plans – Map(s) of Collaborative Precinct Plans (in the process of being prepared)

Appendix 3

Bella Vista Subdivision

Appendix 4

Plan Change 26 (Relevant Provisions)