

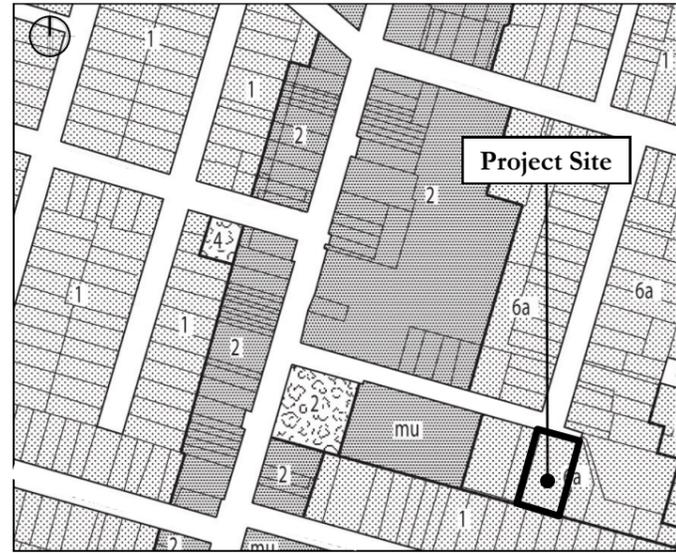
Appendix 3.7.4

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Resource Consent Application

**Design Statement**

**Five Detached Dwellings - Single House Zone**



**District Plan - Zoning Map** (not to scale)  
[in lieu of Unitary Plan Map]

**Project Proposal**

5 detached two storey town houses

**Site Area**

2025 m<sup>2</sup>  
(Contours at 1m)

**Unitary Plan Zoning**

Single House Zone

**Road Classification**

Local road

Note:  
We have not included a neighbourhood analysis for this small scale development, as it is not required for the evaluation of the design merit of this proposal.

## LOCATION PLAN



SCALE 1:750 @ A3 0 15 30 60m

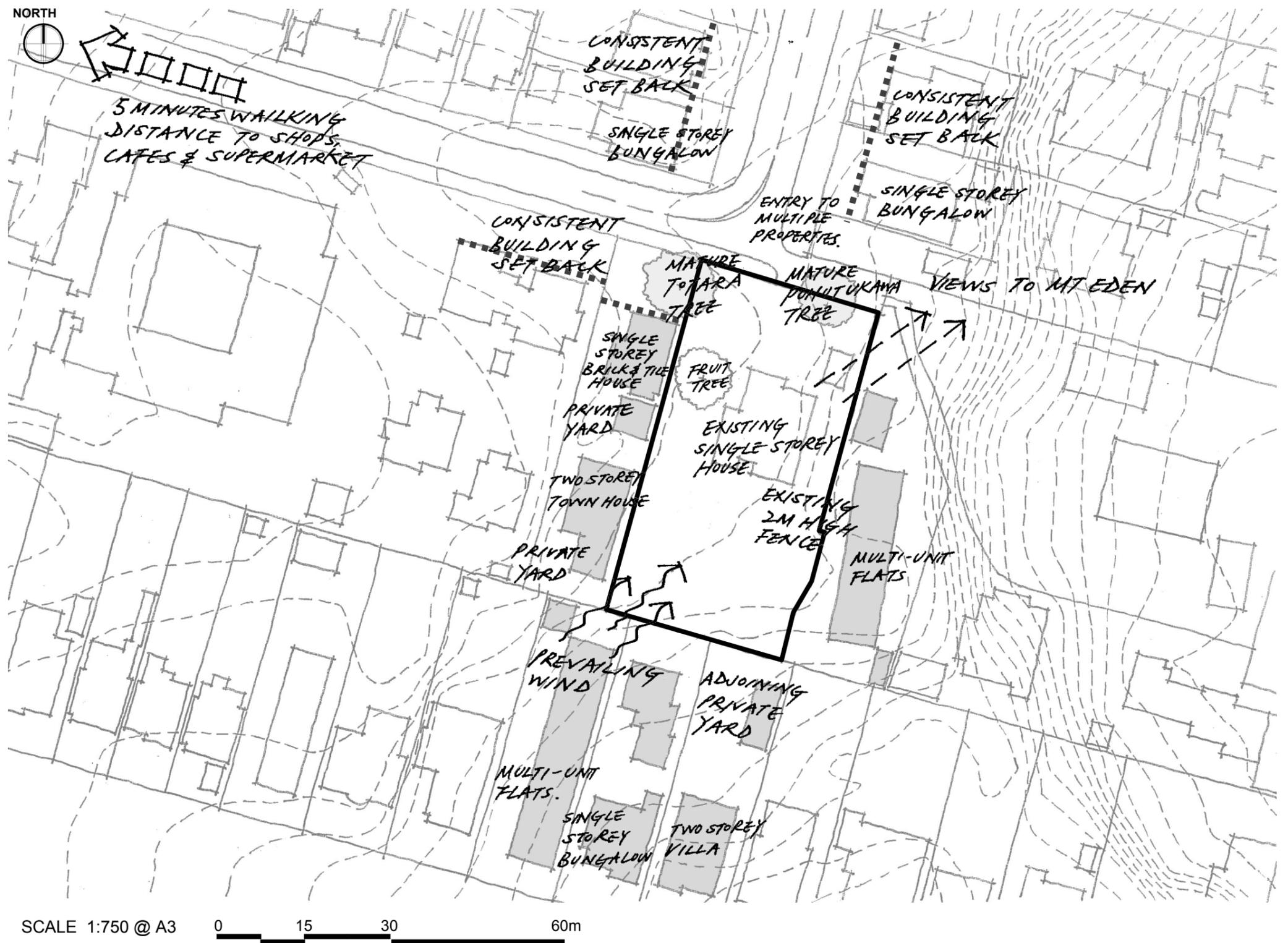
## SITE ANALYSIS

This analysis summarises the key observations about the site. Key points include:

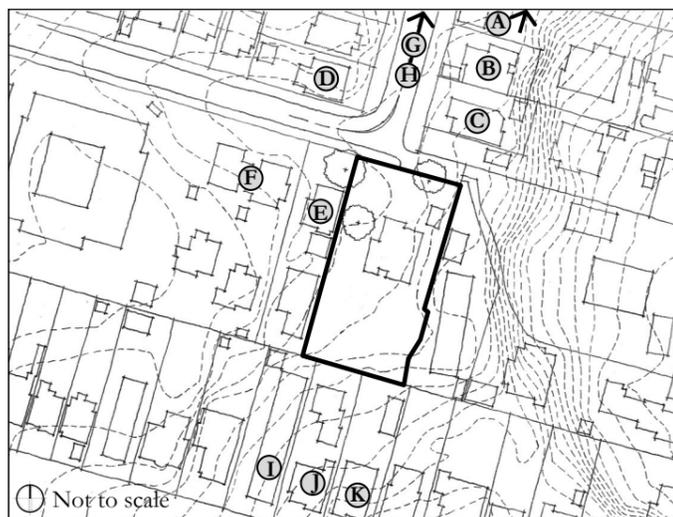
- The site is located in a leafy neighbourhood. The street has moderate residential traffic.
- It is in an area that is appropriate for compact housing. It is within a 200m walking distance to a cluster of main street shops, supermarket, restaurants and cafes, green public open space, and a local primary school. Furthermore there are existing town houses with small lots in the area.
- The immediate neighbourhood is characterised by a mix of detached single and two storey houses, multi-unit flats, and semi-detached town houses.
- The Californian bungalow is the predominant architectural style in the street.
- The common building exterior finishes in the area include timber weatherboards, timber and aluminum joinery, and tile or corrugated steel roofs.
- Building setbacks for adjacent properties are consistently within the range of 6.5m-9m from the front boundary.
- Existing mature Totara and Pohutukawa trees on the front boundary of subject site are important to the local streetscape and provide a form of privacy screening from the properties across the road.
- The entry point to the site is located at a bend in the road. It is shared by several adjoining driveways.

### Design implications

- The massing of the development should be of similar scale to the surrounding properties, and no more than two storeys high.
- The setback of the buildings should be consistent with adjacent properties to maintain the existing streetscape character.
- The vehicular access needs to be in a location that has good visibility for entering and exiting at the bend, and must not conflict with movement from adjoining driveways.
- Existing mature Totara and Pohutukawa trees should be retained.
- Building design should respond to the established Californian bungalow architectural style, and be constructed with materials that are common in the area.



# STREETSCAPE AND BUILT FORM ANALYSIS

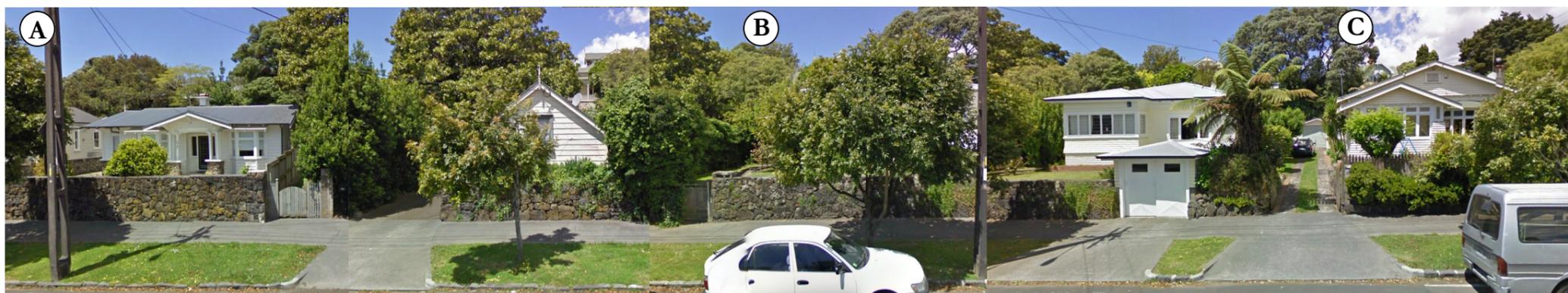


The immediate residential neighbourhood consists of:

- Generous street space with two travel lanes, 2m wide footpaths, 2m wide berms with street trees, and on-street parking on both sides of the street.
- Predominantly single storey Californian bungalows with timber weatherboard exterior cladding. Gable or hipped roofs and brick chimneys are a strong visual character in the street, and the roofs are generally coloured corrugated steel or tiled. Other styles of housing on the street include villas with bay windows, single storey multi-unit flats, and semi-detached double storey town houses.
- Building frontages are generally wide and occupy most of the street frontage. The elevations have a consistent gentle gradient hip or gable roof form, small overhanging eaves, large windows, and front entry door mostly in the centre.
- Building setback are consistent and range between 6.5m to 9m from the front boundary. Front yards are generally landscaped for outdoor living or partially paved for parking, and typically have main living spaces that front onto them.
- A mix of fencing treatments including random-coursed stone walls, concrete block walls, picket fences, and mature hedges. Fences have a height range between 0.5m to 1.8m, and typically have an opening or gate for driveway access.

## Design implications

- Building height should be no more than two storeys high - consistent with existing housing in the area.
- Allow a similar building setback to maintain the character of the existing streetscape.
- Consider the use of timber weatherboard cladding, gabled roof form and chimney detail - these are common in the immediate neighbourhood.
- Front fence height should be no more than 1.8m and compatible with what exists on adjoining properties.



Building frontages are generally wide and occupy most of the street frontage, with a single car width driveway down the side of the property.

The elevations have a consistent gentle gradient hip or gable roof form, small overhanging eaves, large windows, and a front entry door mostly in the centre. Rooms that front the street are typically main living rooms and bedrooms, providing good passive surveillance.

Building set backs on the street are relatively consistent, and range between 6.5m to 9m. Front yards on the street are generally well defined spaces that are either paved for parking purposes or landscaped for outdoor living.



The immediate neighbourhood predominantly includes Californian bungalows constructed with timber weatherboard cladding. Gable or hipped roofs with brick chimneys are a strong visual character in the street, and the roofs are generally coloured corrugated steel or tiled. The majority of the properties are detached single storey houses with generous private open space to the rear.



A single storey brick and tile house is located on the adjoining site to the west. The existing 1.8m high fence defines the front private yard and is constructed in a combination of random-coursed stones and timber.



A two storey semi-detached town houses is located on the neighbouring site to the west of the subject site. The timber weatherboard cladding and gable roof is consistent with the areas predominant bungalow architectural style.



A range of boundary treatments exist in the area, including stone walls, concrete block walls, picket fences, vertical timber panels and mature hedges. Front fences on the street range from 0.5m to 1.8m in height.



Adjoining properties to the south of the subject site are predominantly stand alone timber weatherboard villas in the 'Residential 1' character zone. The common boundary at the rear of the properties is often defined by a 2m high solid timber fence with matured trees and vegetation along side it to provide good visual screening.

# OPPORTUNITIES AND CONSTRAINTS

## Opportunities

Site opportunities to be taken advantage of include:

- The short walking distance to the main street shops, main public transport route, public open space, and local primary school makes the site an ideal location for intensification.
- Established Totara and Pohutukawa trees should be retained as they contribute positively to the street frontage and provide screening from the neighbours.
- Established architectural style and material palette in the immediate neighbourhood for the building design to respond to.
- Ample on-street parking provision that is easily accessible for visitors.
- Relatively flat site to establish usable building platforms and outdoor living spaces.
- Benefits of unobstructed views to Mt Eden in the north-eastern direction.
- The majority of adjoining private yards are located at a good distance away from the common boundary.
- 1.8m common boundary fence and mature vegetation along the southern boundary provides the site good shelter from the prevailing wind. There is opportunity to use the corner for outdoor living.
- The intersection of neighbouring set back lines allows for a built form to be placed on the north eastern corner of the site.

## Constraints

Site constraints that the design will need to respond to include:

- Building setbacks for nearby properties are fairly consistent, therefore a similar set back will need to be adhered to in order to maintain the existing streetscape character.
- Vehicular entry to the site is located on a bend where visibility is poor. It is important to ensure that on-site maneuvering is provided and vehicles exit the site fronting onto the street.
- Several driveways to adjoining properties already share the same entry point. The new access point into subject site will need to avoid conflict with existing driveway movement or add to the complexity.
- The site has a northern orientation which will cause difficulties with allowing solar access into some of the private open spaces which are often at the rear. The design will have a front yard verses privacy-from-the-street conflict if it is located at the front of the buildings.
- The outlook of the development needs to be managed in order to protect the privacy and minimise the nuisance between neighboring buildings.



## DESIGN CONCEPT

The concept plan illustrates the design responses to the identified site constraints and opportunities. They include:

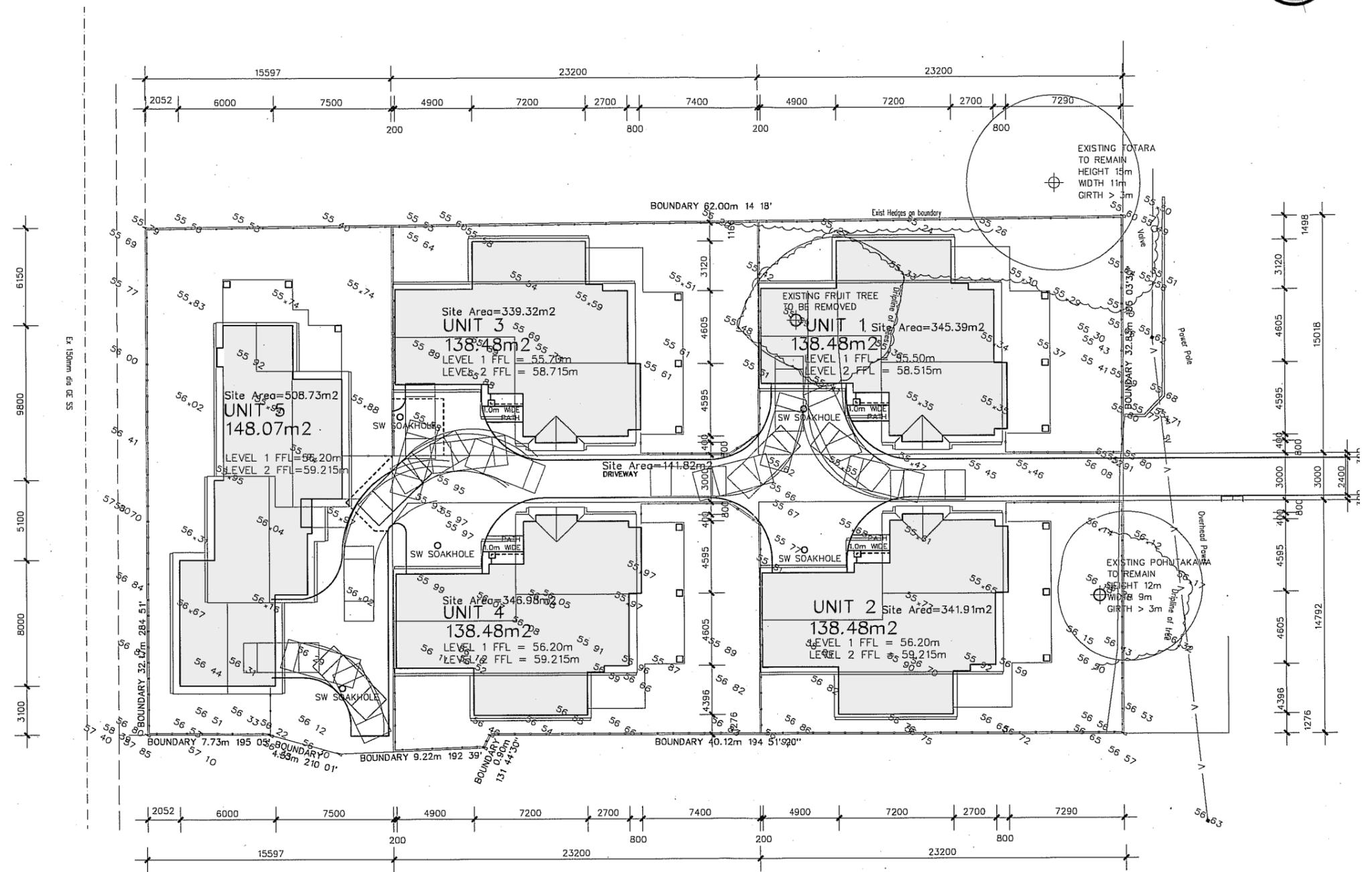
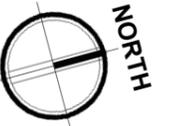
- A single site access point from the street for both entry and exit to minimise potential conflicts with vehicular movement from adjoining driveways. Vehicles are expected to maneuver on-site and front the street when they exit the site.
- A lineal shared driveway access connected directly to garages to maximise circulation efficiency, and reserve valuable land for buildings and private open space.
- Adopt a similar building setback to the adjoining site to maintain the streetscape character.
- Retain existing mature Totara and Pohutukawa to provide some shelter to private open spaces.
- Locate the building mass away from the site boundaries to allow adequate separation distance from buildings on adjoining properties.
- In order to maximise solar access, locate the private open spaces on the northern side of units, or provide side yards as much as possible. Ensure the northern front yards have low fencing with shrubs for privacy.
- Ensure the private open spaces are accessible from the main living spaces.
- Provide large windows on the second storey for the front two units for street surveillance.
- Take advantage of views to Mt Eden by providing windows along the north and east facades. Ensure these are placed away from neighboring windows to reduce nuisance.



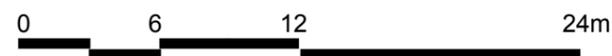
# SITE LAYOUT

The proposed site plan illustrates the following key design proposals:

- One entry/exit point from the street to avoid conflict with existing driveway access to adjoining properties to the east. It also minimises interruption to the footpath and improves visibility when exiting the site onto the street, particularly at a bend.
- Garages are connected by a shared driveway that runs through the middle of the site, providing efficient vehicular access to all units.
- All units have north facing private yards that are accessible from the main living spaces located on the ground floor.
- Each unit is designed with living and bedroom spaces that are oriented towards north to capture the maximum amount of natural sunlight throughout the day.
- All buildings are located at a good distance away from the east, west and south boundaries to avoid overshadowing onto adjoining private yards.
- There is a good balance of landscaping area on the site to ensure good permeability.
- Buildings Unit 1 and Unit 2 are set back from the front boundary by 7.2m. Ideally it would be a little less to provide a more private rear yard and private north eastern yard (as noted on previous page), however it has been set at 7.2m to be consistent with the set backs of adjacent properties, maintaining the streetscape character.
- Private yards for Unit 1 and Unit 2 are enclosed with a 1.8m stone wall which is similar to the fencing of adjoining properties. Ideally it would be lower for good street surveillance (as noted in the previous page), however it has been set at this height to provide privacy for the northern outdoor living spaces and to create a unified line with the neighbours fences.



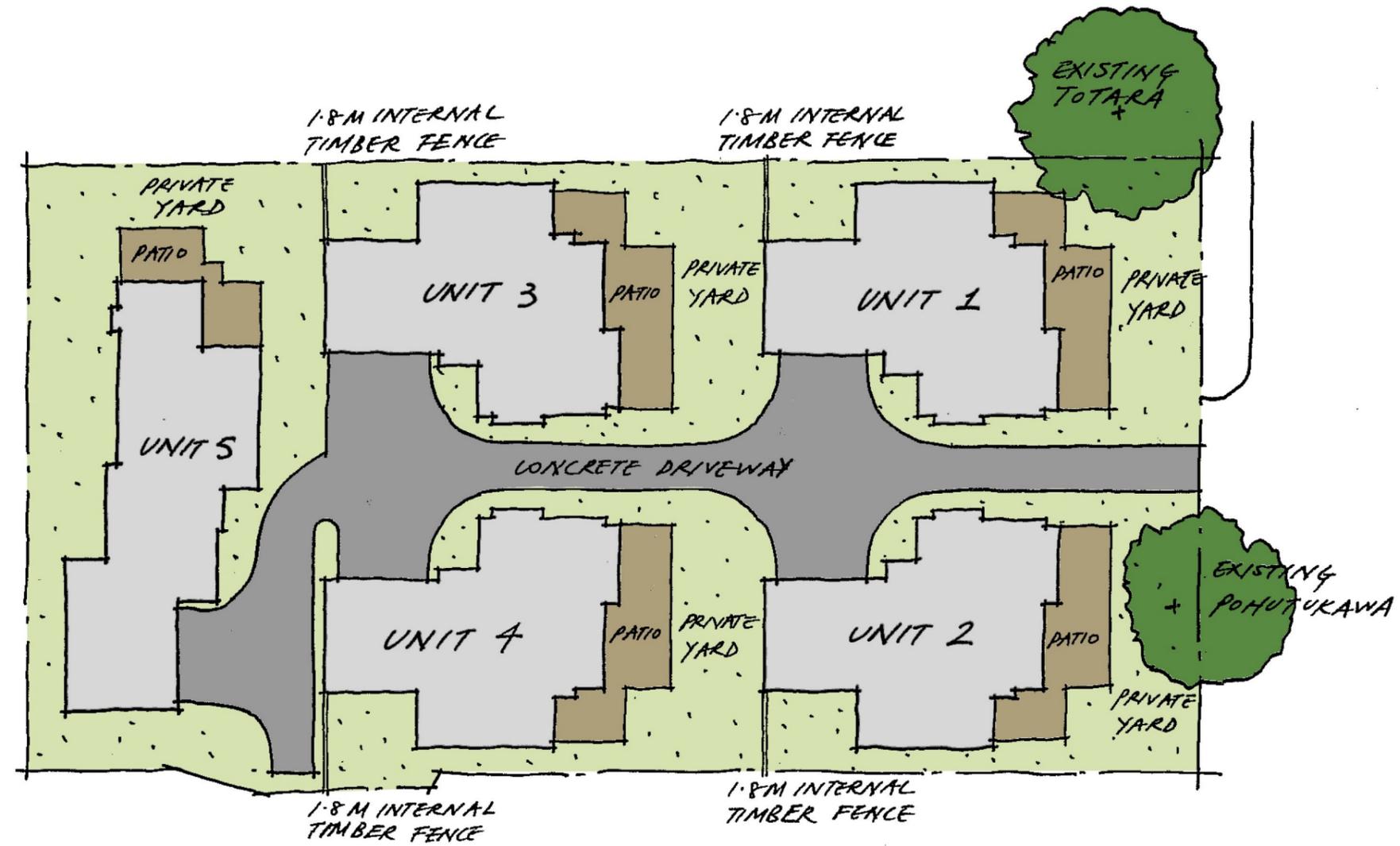
SCALE 1:300 @ A3



# LANDSCAPE PLAN

The proposed landscape plan illustrates the following key design proposals:

- Existing mature Totara tree on adjoining property to the west is retained.
- Existing mature Pohutukawa tree located on the northern boundary of the site is retained.
- Units 1, 2, 3 and 4 all have individual private yards located to the north of each dwelling. This area is accessible from main living spaces and will be largely landscaped with grass.
- Unit 5 has a private yard which wraps around the northern and western sides of the dwelling. This area is accessible from the main living space and will be largely landscaped with grass.
- The main vehicle access to all units is located in the centre of the site and will be paved with concrete to withstand vehicular loading.



SCALE 1:300 @ A3



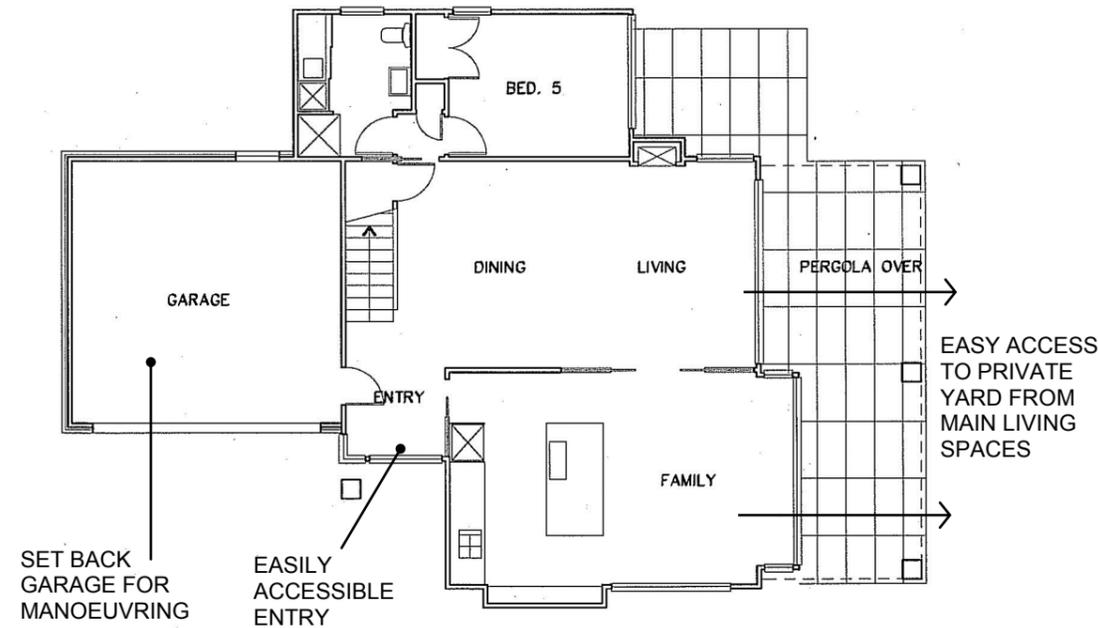
## FLOOR PLANS - UNIT 1 & UNIT 3

### Ground floor plan

- The entrance is located in the centre of the building and connects to the stairs and main living spaces.
- The main living spaces including the living room, family room, and dining room, are north facing with large windows to capture natural sunlight throughout the day. Both living and family rooms have ranch sliders that open onto the private yard located to the north, providing good indoor-outdoor flow.
- A double garage is located on the southern end and is internally accessible from the entry foyer and main living space.
- Other spaces on this level include a double bedroom with a wardrobe, and a bathroom combined with laundry facilities.
- The private yard for Unit 1 is enclosed with a 1.8m stone wall which is similar to the fence of the adjoining property. Ideally it would be lower for good street surveillance (as noted earlier), however it has been set at this height to provide privacy for the northern outdoor living spaces and to create a unified line with the neighbours fence.

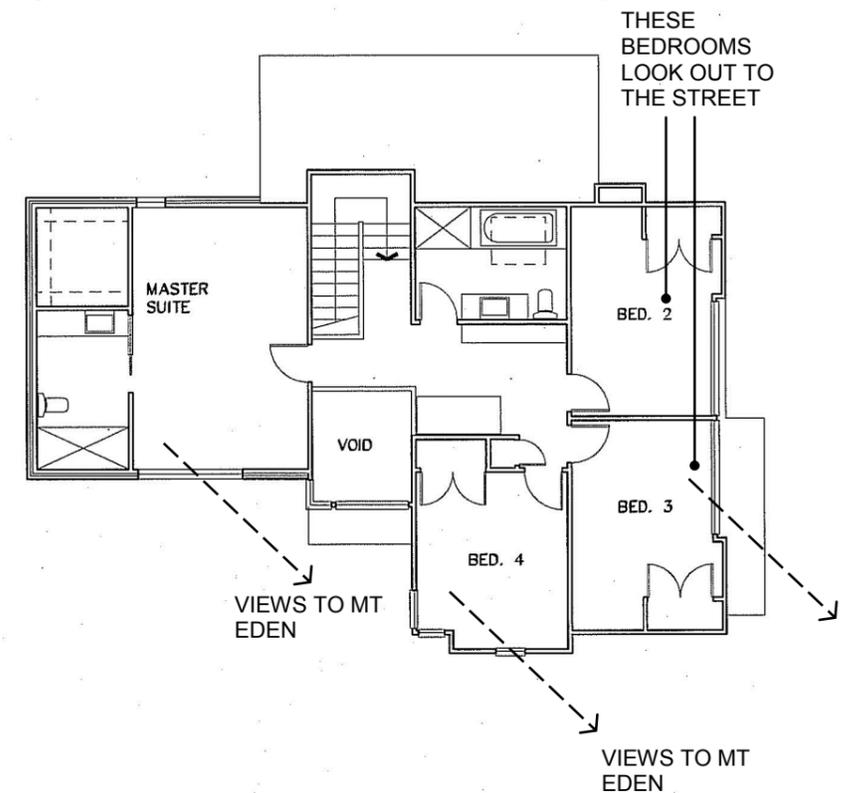
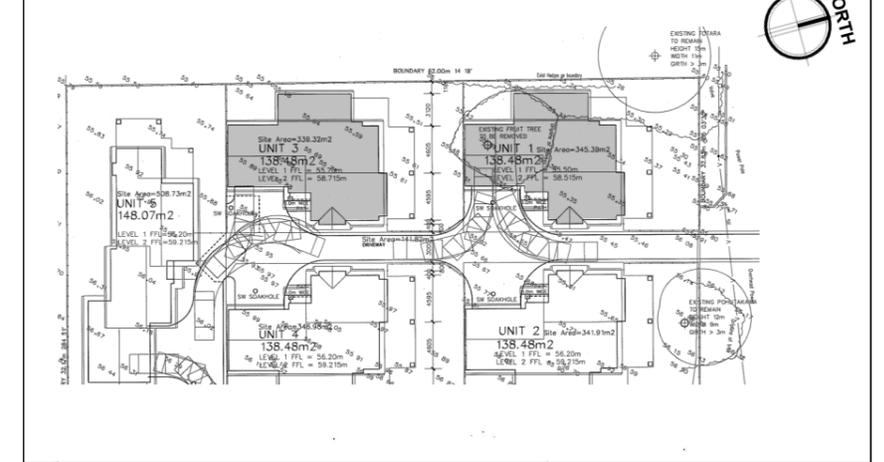
### First floor plan

- The master suite is located on the southern end and has its own walk-in wardrobe and ensuite. The room has large windows on both eastern and western walls to maximise natural lighting into the space. The room enjoys good views of Mt Eden to the north-east.
- All three other bedrooms are have easy access to the main bathroom. Large windows are used along the northern and eastern walls for street surveillance and to maximise natural lighting into these spaces.



GROUND FLOOR PLAN

### SITE LOCATION - UNIT 1 & UNIT 3



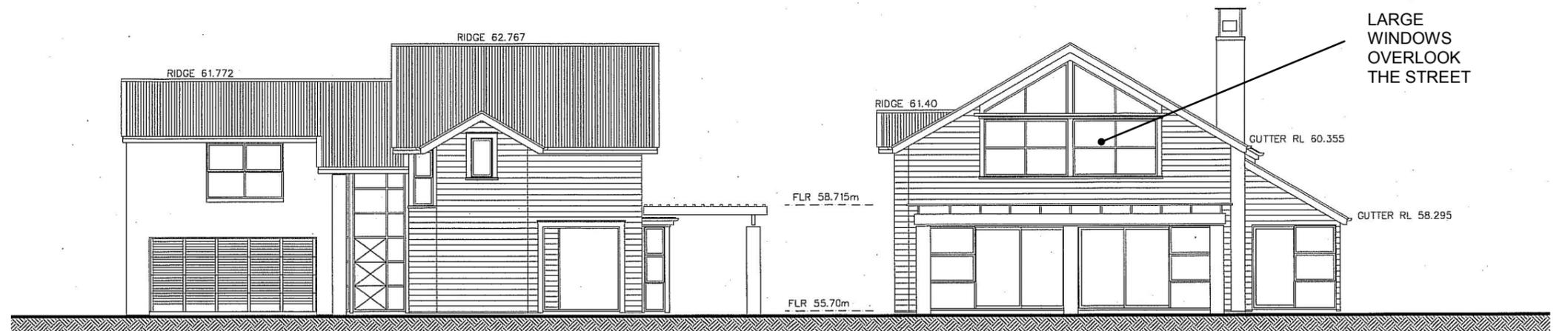
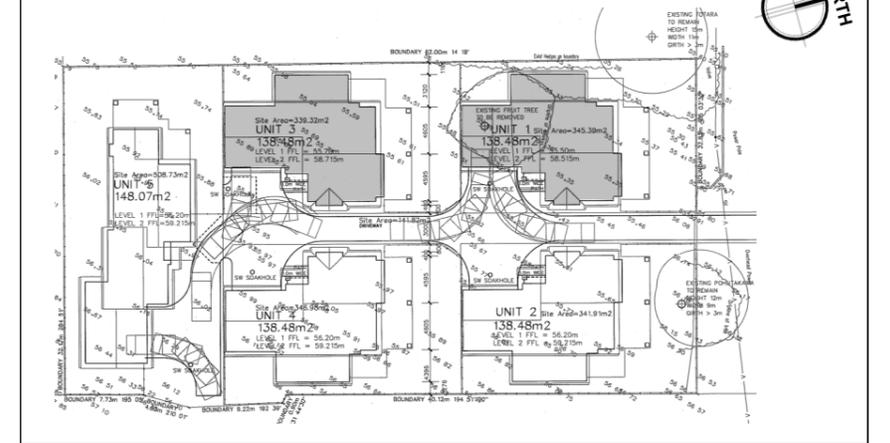
FIRST FLOOR PLAN

## ELEVATIONS - UNIT 1 & UNIT 3

### Building form and material

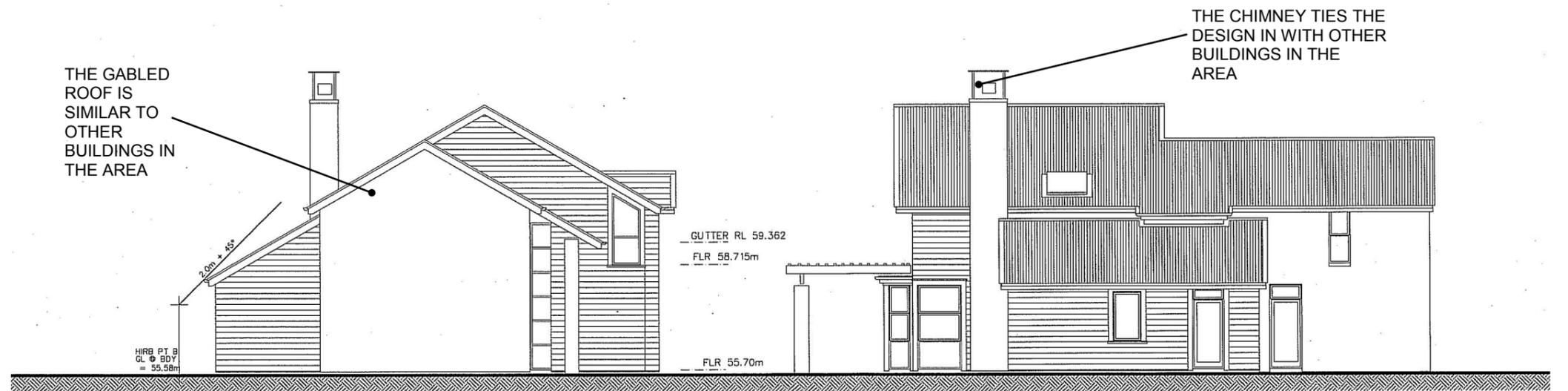
- Exterior finishes consist of timber weatherboard, aluminum joinery, and a corrugated steel roof, which are materials commonly used in the immediate neighbourhood.
- The two-storey building height is appropriate for the locality, and it is within the height in relation to boundary envelope.
- The use of a gabled roof is consistent with the roof form of nearby properties. The inclusion of a chimney reflects a strong visual feature that exists in majority of bungalows in the immediate neighbourhood.

### SITE LOCATION - UNIT 1 & UNIT 3



EAST ELEVATION

NORTH ELEVATION



SOUTH ELEVATION

WEST ELEVATION

## FLOOR PLANS - UNIT 2 & UNIT 4

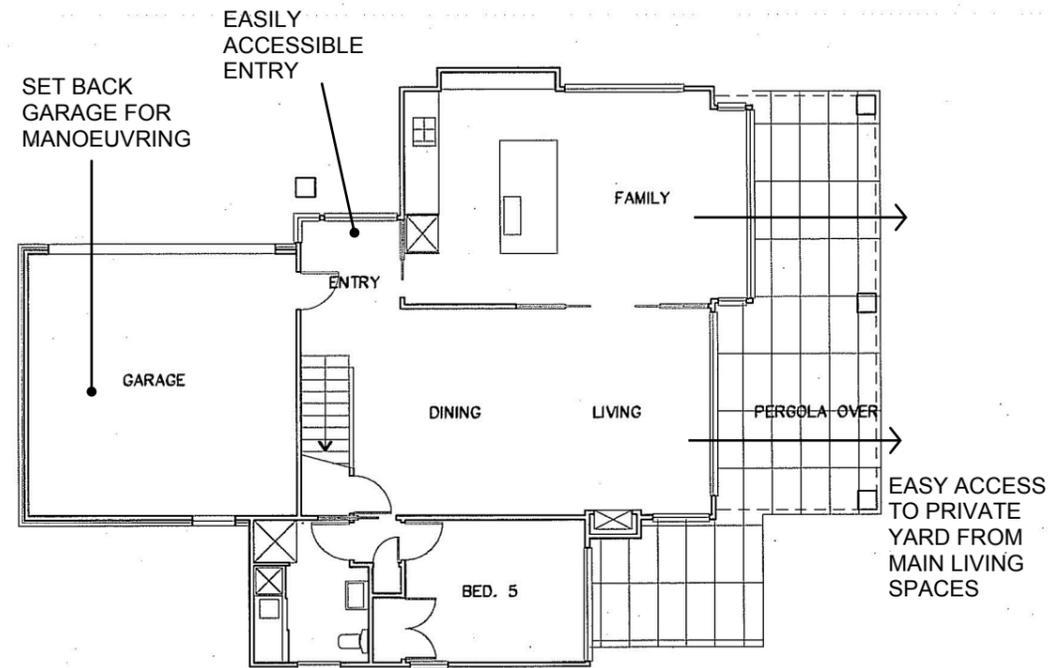
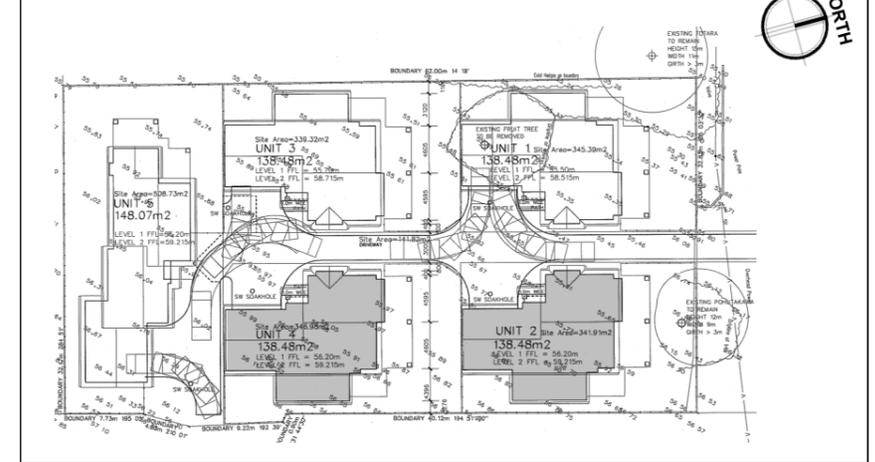
### Ground floor plan

- The entrance is located in the centre of the building and connects to the stairs and main living space.
- The main living spaces including the living, family and dining rooms are north facing with large windows to capture natural sunlight throughout the day. Both the living and family spaces have ranch sliders that open onto the private yard located to the north, providing good indoor-outdoor flow.
- The double garage is located to the southern end, and is internally accessible from the entry foyer and living space.
- Other spaces on this level include a double bedroom with a wardrobe, and a bathroom combined with laundry facilities.
- The private yard for Unit 2 is enclosed with a 1.8m stone wall which is similar to the fence of the adjoining property. Ideally it would be lower for good street surveillance (as noted earlier), however it has been set at this height to provide privacy for the northern outdoor living spaces and to create a unified line with the neighbours fence.

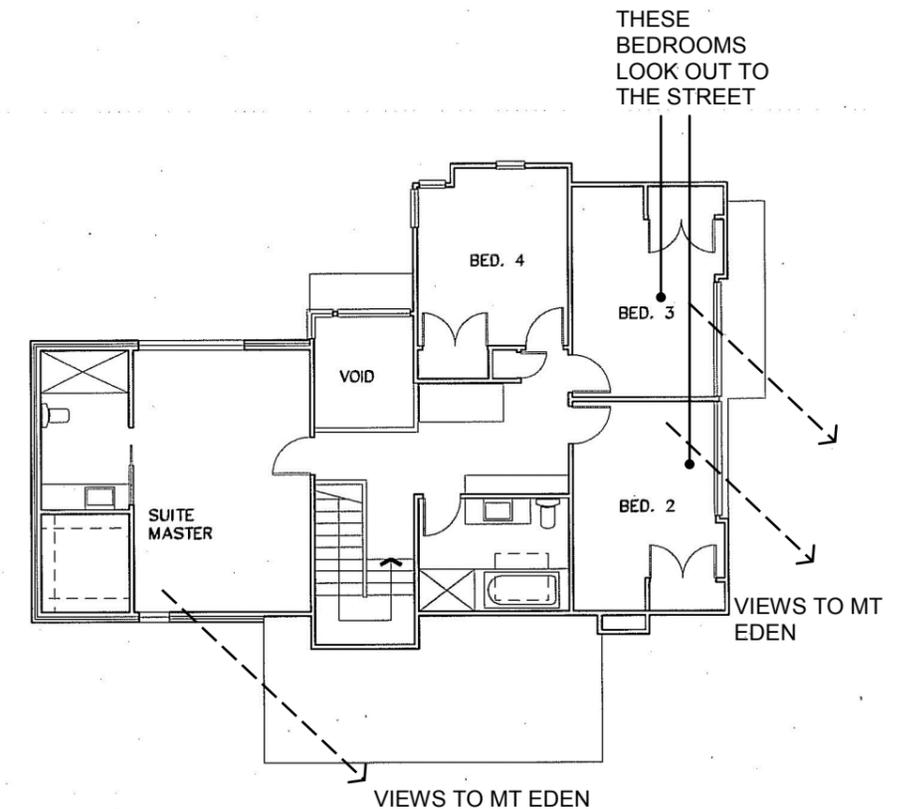
### First floor plan

- The master suite is located on the southern end and has its own walk-in wardrobe and ensuite. The room has large windows on both eastern and western walls to maximise natural lighting into the space. The room enjoys good views of Mt Eden to the north-east.
- All three other bedrooms are located have easy access to the main bathroom. Large windows are used along the northern and western walls for street surveillance and to maximise natural lighting into these spaces.

### SITE LOCATION - UNIT 2 & UNIT 4



GROUND FLOOR PLAN



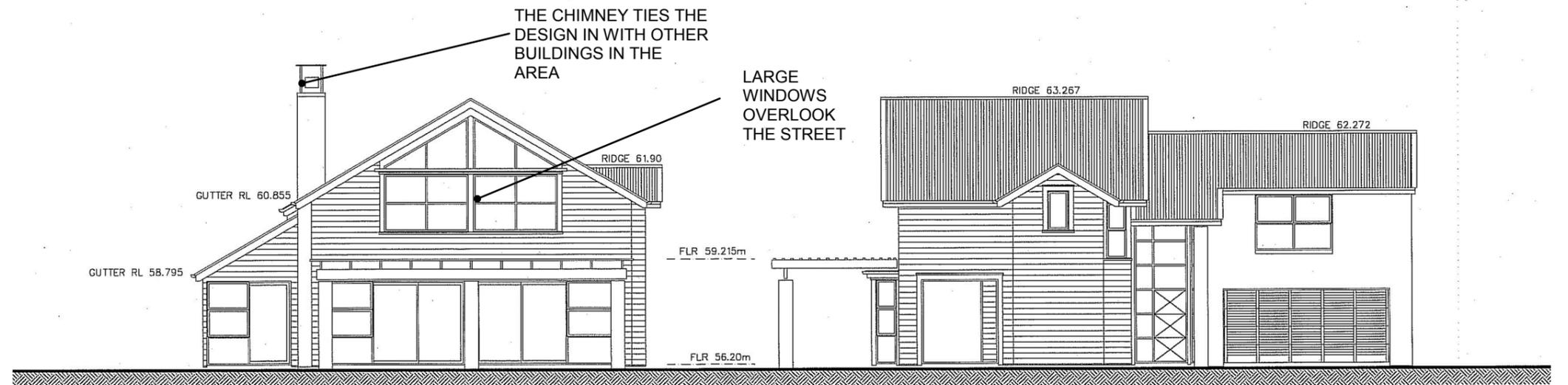
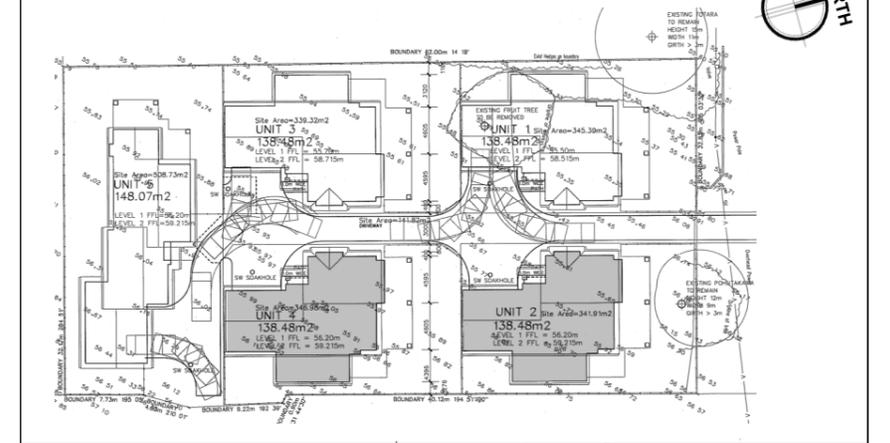
FIRST FLOOR PLAN

## ELEVATIONS - UNIT 2 & UNIT 4

### Building form and material

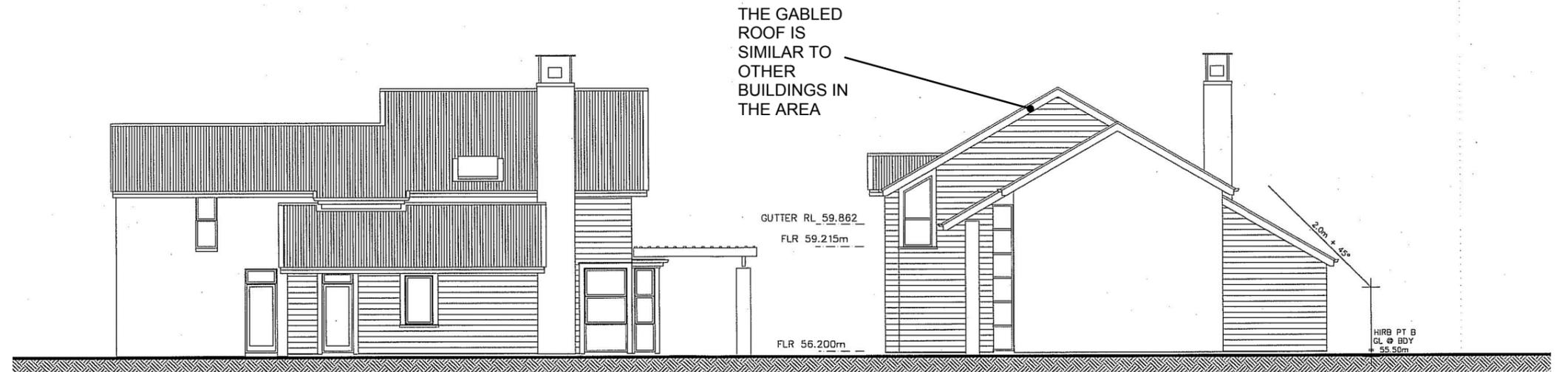
- Exterior finishes consist of timber weatherboard, aluminum joinery, and a corrugated steel roof, which are materials commonly used in the immediate neighbourhood.
- Two-storey building height is appropriate for the locality and it is within the height in relation to boundary envelope.
- The use of a gabled roof is consistent with the roof form of nearby properties. The inclusion of a chimney reflects a strong visual feature that exists in majority of bungalows in the immediate neighbourhood.

### SITE LOCATION - UNIT 2 & UNIT 4



**NORTH ELEVATION**

**WEST ELEVATION**



**EAST ELEVATION**

**SOUTH ELEVATION**

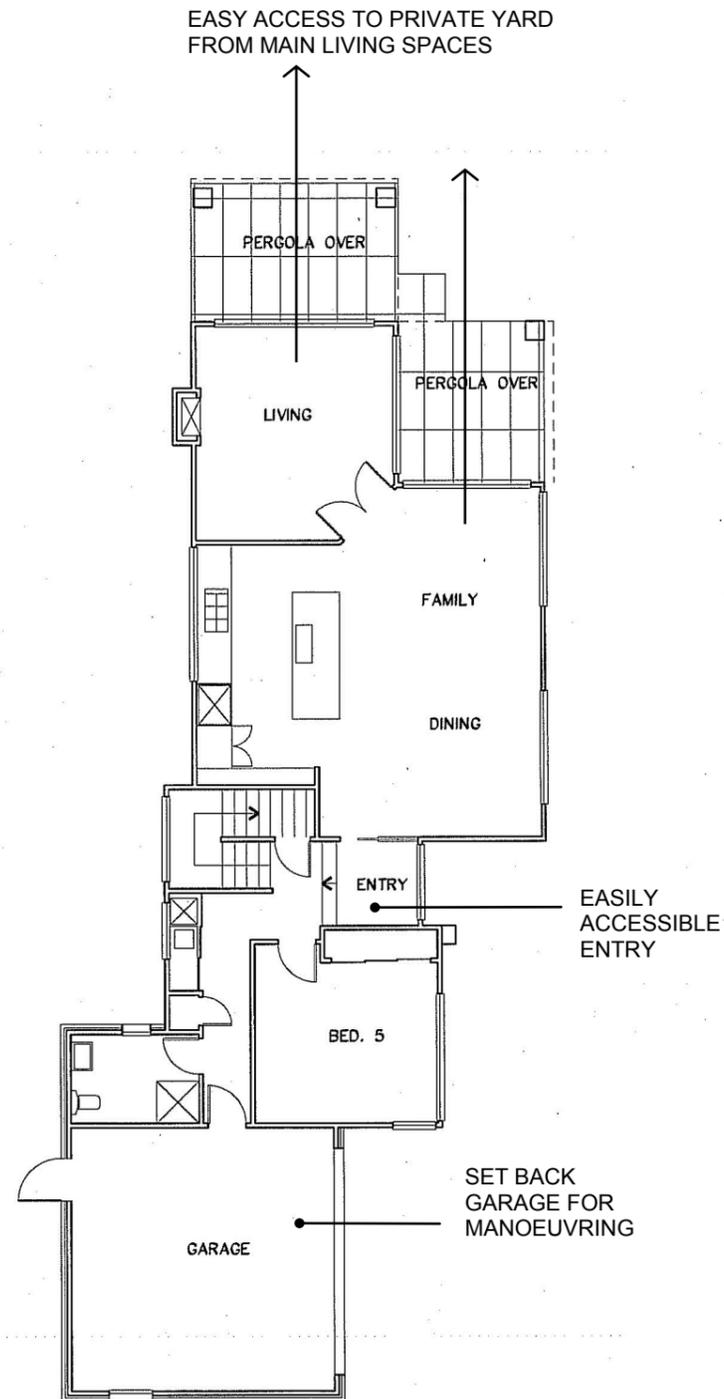
## FLOOR PLANS - UNIT 5

### Ground floor plan

- Entry is located in the centre of the building and connects to the stairs, dining and kitchen spaces.
- All main living spaces including living, family and dining rooms are north facing with large windows to capture natural sunlight throughout the day. Both living and family spaces have ranch sliders that open onto the private open space located to the north-west of the building providing good indoor-outdoor flow.
- A double garage is located at the eastern end and is connected to the main stairs through a corridor. It also has a separate door that provides access to the backyard.
- Other spaces on this level include a double bedroom with a double wardrobe, a bathroom with a toilet, and laundry facilities.

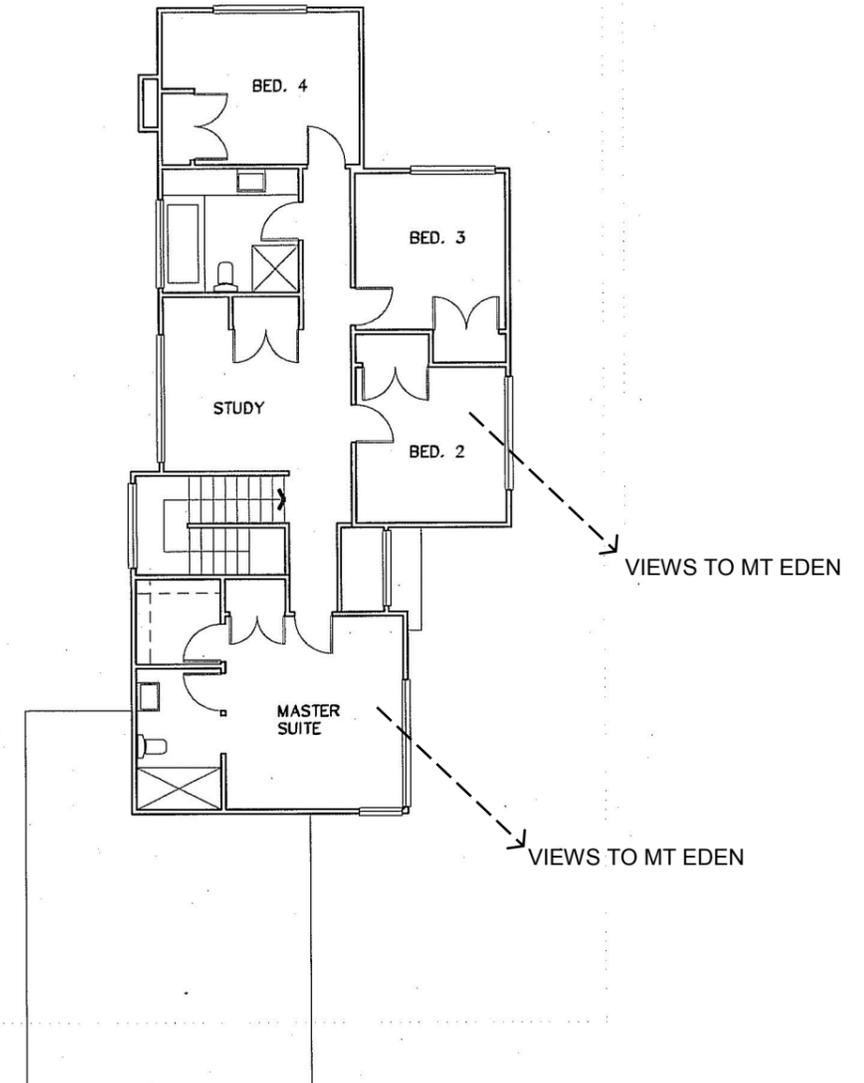
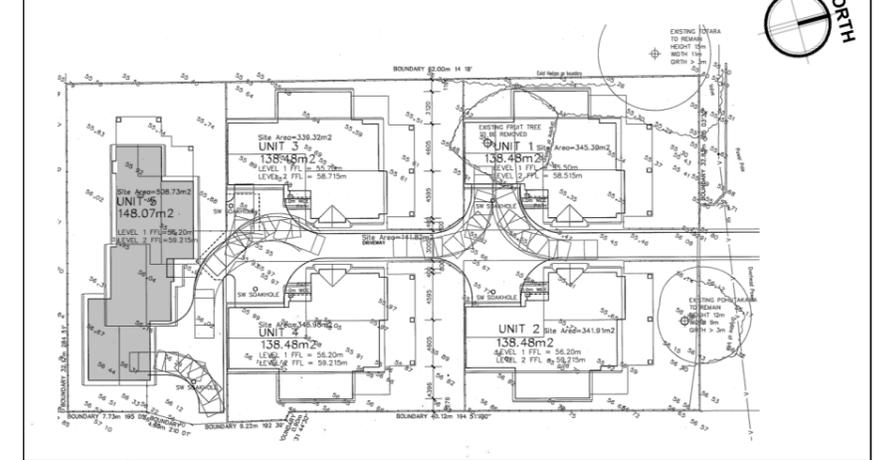
### First floor plan

- The master suite is located on the eastern end and has its own walk-in wardrobe and ensuite. The room has large windows to maximise the north sun and enjoys good views of Mt Eden to the north-east.
- All three other bedrooms have large north facing windows and have easy access to the main bathroom and study space.



GROUND FLOOR PLAN

### SITE LOCATION - UNIT 5



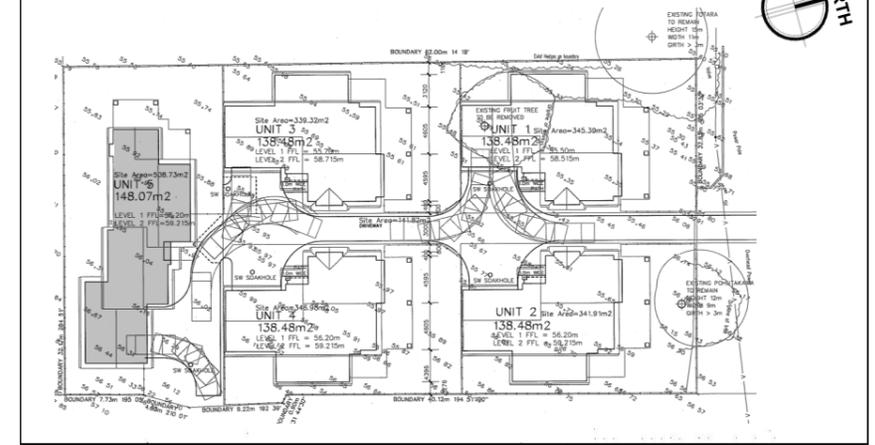
FIRST FLOOR PLAN

# ELEVATIONS - UNIT 5

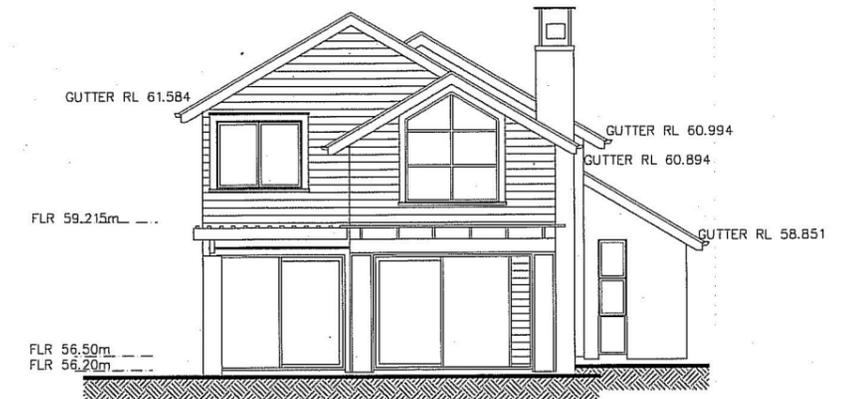
## Building form and material

- Exterior finishes consist of timber weatherboard, aluminum joinery, and a corrugated steel roof, which are all materials commonly used in the immediate neighbourhood.
- The two-storey building height is appropriate for the locality and it is within the height in relation to boundary envelope.
- The use of a gabled roof is consistent with the roof form of nearby properties. The inclusion of a chimney reflects a strong visual feature that exists in majority of bungalows in the immediate neighbourhood.

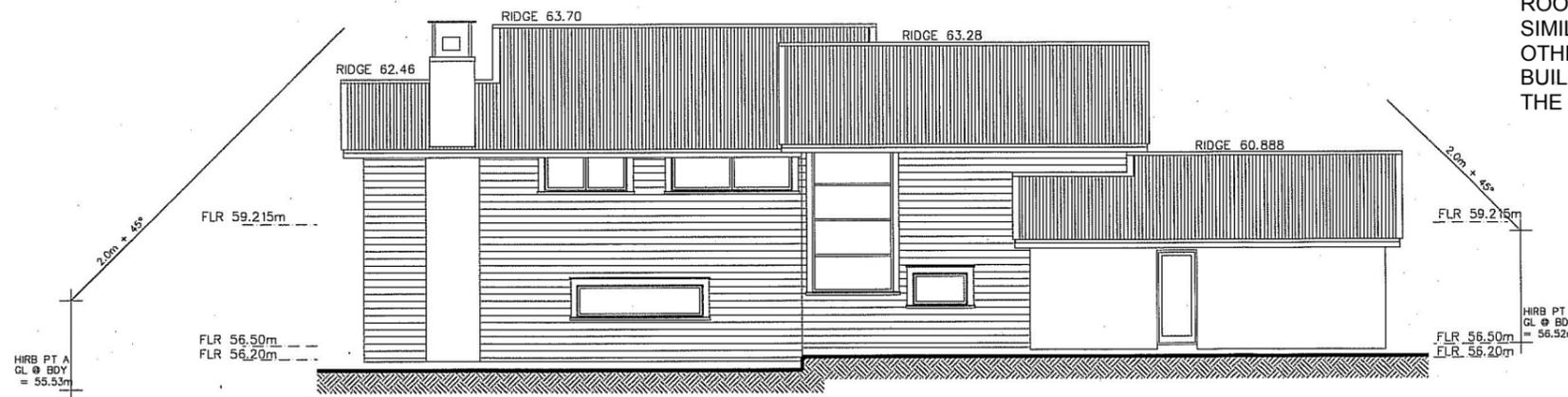
## SITE LOCATION - UNIT 5



**NORTH ELEVATION**



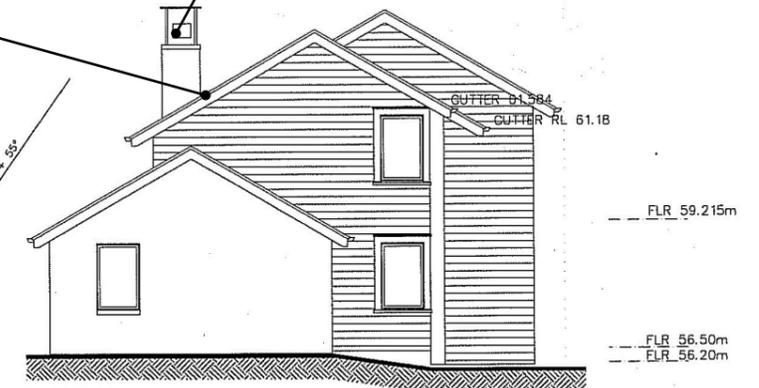
**WEST ELEVATION**



**SOUTH ELEVATION**

THE GABLED ROOF IS SIMILAR TO OTHER BUILDINGS IN THE AREA

THE CHIMNEY TIES THE DESIGN IN WITH OTHER BUILDINGS IN THE AREA



**EAST ELEVATION**

Resource Consent Application

# **Design Statement: Commercial Building Project**

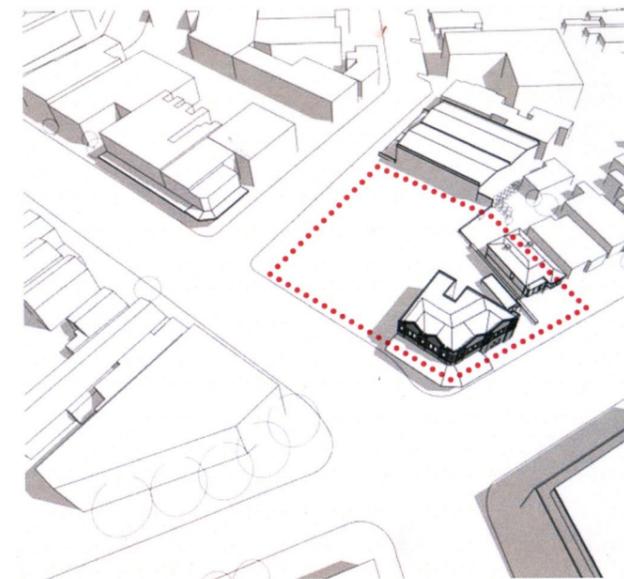
March 2013





Land title ownership

- Owner A
- Owner B
- Owner C



Project area

**Ownership:**

There are two owners working together to produce a cohesive design

**Previous Use:**

Mobil Service Station then a temporary pop up showroom

**Site Area:**

1,771sqm

**District Plan Zoning:**

Town Centre Zone