

Street Frontages



Adopted changes to Waitakere City District Plan

The changes have been adopted to ensure that private developments are of a high quality and are coordinated with town centres that work well and provide employment opportunities.

City Wide Street Frontages Rules

District Plan Change 18 will provide rules that affect how buildings are designed and positioned on sites within town centres and areas identified for retail, commercial and mixed use activities.

The current District Plan requires only some developments to address how buildings relate to streets. The adopted changes will mean that all development in town centres, mixed use and commercial areas (excluding residential street types) will have to consider how their design contributes to the quality and amenity of pedestrian activity along the street frontage.

All town centres, both existing and new, should have a high proportion of their streets, lined by good building frontages. This is to encourage a variety of retail, commercial and amenity activities that provide for a vibrant street-life and viable employment opportunities.

The prospect of a more intensively developed urban environment which supports a wider mix of activities within existing and new town centres requires high standards of urban design.

The new Policies and Rule for town centre street frontages aim to ensure that:

- buildings are designed to integrate with streets and public spaces to create an attractive, vibrant and safe pedestrian environment
- blank walls adjacent to streets are avoided
- the number of vehicle crossings to sites is reduced
- buildings are not set back behind rows of carparking

Street Typologies

To support the development of quality urban environments in existing and new town centres, seven different street typologies have been identified.

Town Centre & Mainstreet (Typology 1 and 2), Commercial (Typology 3), Transitional Commercial (Typology 4), Mixed Use (Typology 5), Periphery (Typology 6) and Residential (Typology 7).

These different street typologies and the supporting performance standards and assessment criteria of the Street Frontages Rule reflect the different functions of areas within town centres, from the mixed use retail core through to the provision of office, commercial and large format retail areas. Minimum building heights are also introduced in the "core areas" to reinforce the urban character of the centres, by defining the streets and ensuring that sufficient intensification of activity occurs with any new development.

The **Town Centre & Mainstreet Street Typologies** apply to existing centres (Typology 1) and new centres (Typology 2) where there is a need for continuous retail frontages.

Town Centre streets and Mainstreets will require buildings to have:

- a minimum of two storeys at the street frontage
- facades built up to the street edge
- vehicle access from the rear where possible
- ground floor facades that are predominantly windows, doors and display spaces
- few gaps between buildings
- continuous weather protection over sidewalks

The adopted district plan changes are part of Waitakere's Growth and Transportation Integration Programme – a response to the Local Government (Auckland) Amendment Act 2004.



Street Frontages

Plan Change 18

The upper floors of buildings (including apartments and offices) should overlook the street with parking provided at the rear of sites. To retain the vibrancy of the street frontage, the ground floor space of buildings should provide for non-residential activities. Pedestrian safety is improved by providing vehicle access from rear service lanes rather than by footpath crossings into driveways between buildings.

The **Transitional Commercial Street Typology** applies mainly to new town centres and specifies similar development standards to above but with no minimum building heights. Performance standards still encourage continuous street frontages with car parking located at the rear of buildings.

The **Commercial Street Typology** applies to existing town centres and addresses the fragmented layout and pattern of existing development by providing for some design flexibility. This typology introduces performance standards and design criteria which enable, for example, a reduced width of building frontage to the street which may then allow for some car parking to be located adjacent to the street and screened with landscaping.

The **Periphery Street Typology** also allows for some design flexibility through the introduction of primary and secondary streets.

Primary Periphery streets require buildings to adjoin the street edge with car parking behind. To ensure pedestrian amenity, buildings will again be required to front the street with glazing, display spaces, doors and canopies over footpaths.

Secondary Periphery streets frontages may have parking, manoeuvring, loading and/or service areas and is so, these will be required to be screened with landscaping.

The **Mixed Use Street Typology** has performance standards and design criteria that provide opportunities

for a range of residential and non-residential activities to co-exist in a single building.

The Town Centre **Residential Street Typology** provides performance standards and design criteria for the frontage of residential buildings to streets identified for residential only development. These will usually be streets in close proximity to town centres.

Some forms of development, such as large, internally focused malls, may not be able to meet all of the criteria listed in the Policies and Rule for Street Frontages. However the rule seeks to ensure that these developments still meet the intent of the policies to create attractive, mixed use town centres.

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Specific provisions are also established in New Lynn, Massey North/Westgate and Hobsonville.

Separate Information Sheets are available on

City Wide Rules for Apartments

City Wide Rules for Site Development



For complete details on the district plan changes, please contact the Council or visit the Council's web site at www.waitakere.govt.nz.