



urban design rules



RULE 1

APARTMENT DESIGN

RULES {A203, A217, A221, A222, A226}

1.0 General Performance Standards

The following performance standards shall apply only to *Apartments* and *Apartment Buildings*.

(Note: Refer to the relevant Human Environment rule for *resource consent* status).

(i) Apartment Size

Apartments shall have a minimum gross floor area of 40m² excluding garages, dedicated external storage areas, balconies, roof gardens, outdoor living areas and common internal access.

(ii) Balconies, roof gardens, courtyards

Each *Apartment* shall be provided with its own balcony, roof garden or courtyard, which has a minimum area of 7.0m², accommodates a 2.0 metre diameter circle, and is directly accessed from the main living room.

(iii) Outlook/Amenity

(a) An outlook space shall be provided from the *main glazing* of each *Apartment* (from one exterior face of the *Apartment Building* only).

(b) The minimum dimensions of the outlook space, measured at right angles to the exterior face of each *storey* of the building shall be in accordance with **Figure 1(iii)**.

(c) The outlook space may be over:

- (i) the site on which the *Apartment Building* is located;
- (ii) legal road (irrespective of the width of the road reserve);
- (iii) public open space; or
- (iv) another site, provided that in this event all of the following shall apply:
 - the outlook space shall be secured in perpetuity for the benefit of the *Apartment Building* by a legal instrument to be put in place prior to the commencement of construction;
 - written approval of the owner of the adjoining site for the outlook space shall be provided when the application for resource consent is lodged;

ASSESSMENT CRITERIA

1(a) General

Applications that comply with the General Performance Standards 1.0 (i) - (iii) will be assessed in relation to assessment criterion 1(a) only.

- (i) The extent to which each *Apartment* and *Apartment Building* meets the design criteria of the *Apartment Design Criteria Appendix* to this rule; and
- (ii) The extent to which the *Apartment Building* contributes to high standards of *design, pedestrian amenity, safe and attractive streets and public places* and assists in stimulating pedestrian activity; and
- (iii) The extent to which any new *Apartment Building* or any additions or alterations to an existing *Apartment Building* in either case being over 20 metres in height will be required to mitigate any actual or potential adverse effects on public open spaces or *streets* from changes in wind patterns.

Note: A report by a registered engineer qualified in wind assessments will be required to accompany any application for an *Apartment Building* with a height of 20 metres or greater.

1(b) Apartment Size

- (i) The extent to which a variety of *Apartment* sizes is provided within an *Apartment Building* or in combination with other existing or proposed *Apartment Buildings*.
- (ii) The extent to which the layout or internal design of each *Apartment* provides amenity and convenience for the occupants.
- (iii) The extent to which adequate storage is provided for each *Apartment*.

1(c) Balconies, roof gardens, courtyards

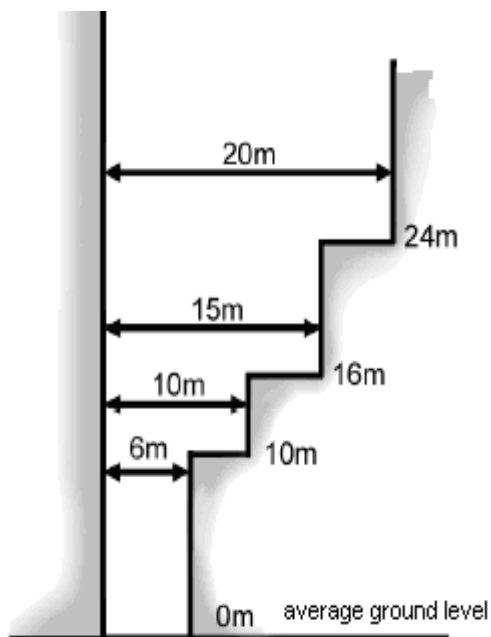
- (i) The extent to which private balconies, courtyards and rooftop gardens relate to the size of the *Apartment* and the potential number of occupants in the *Apartment*.
- (ii) The extent to which complementary or secondary open spaces such as Juliet balconies accessible from other rooms of the *Apartment* are provided, ~~or~~

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- more than one Apartment Building may share an outlook space.

Figure 1(iii) Outlook/Amenity



Where the Performance Standards specified in Rule 1.0 are not met, a resource consent will be required. The resource consent category shall be as prescribed in the relevant Human Environment Rule and will be assessed having regard, as relevant, to assessment criteria 1(a) - 1(i) and any other matters that are relevant under section 104 of the Act.

- (iii) The extent to which indoor and/or more outdoor communal recreation facilities are provided elsewhere in the development for the exclusive use of occupants, or
- (iv) The extent to which the ability to meet the standards is affected by a proposal to retrofit an existing building in a town centre, or
- (v) The extent to which balconies are of diminished amenity value due to unavoidable southerly orientation

1(d) Outlook/Amenity

The extent to which the layout or arrangement of Apartment(s) on the site and the design and location of the main glazing of the apartment(s) ensures adequate sunlight, daylight, and air admission.

Where existing buildings are converted to Apartment Buildings, the extent to which it can be demonstrated that appropriate light, air, amenity and outlook can be provided by alternative means for each Apartment with design solutions such as sky lights.

1(f)

For Apartments or Apartment Buildings which do not meet one or more of the performance standards, the extent to which the non-compliance is offset by special circumstances, including compliance with other specific design elements of this Rule and/or the provision of some other facility or amenities within the Apartment Building or development which will be available for the occupants/residents of the Apartments to ensure their well being.

1(g)

The extent to which the Apartment(s) or Apartment Building are in accordance with any Concept Plan and/or approved Comprehensive Development Plan.

1(h) Apartment Buildings for Retirement Purposes

Where an Apartment Building is to be dedicated for retirement purposes (defined as being for residents who are at least 55 years or older) and where that Apartment Building does not meet any particular performance standard and/or design criterion of the Apartment Design Criteria Appendix, the extent to which the non-

compliance is offset by the special circumstances and needs of the occupants.

1(i) Mixed Use Buildings and Mixed Use Areas

The extent to which an *Apartment* within a *Mixed Use Building* or *Mixed Use Area* is located and designed in such a way as to ensure the avoidance or mitigation of reverse sensitivity effects, and safe and efficient access for residents.

Note: see also policies: 1.1, 1.2, 1.14, 1.15, 2.1, 3.1, 4.2, 10.2, 10.3, 10.4, 10.5, 10.7, 10.18, 10.27, 11.1, 11.2, 11.3, 11.11, 11.12, 11.15, 11.19, 11.20, 11.27, 11.28, 11.28A, 11.35, 11.36, 11.37A, 11.37B, 11.41, 11.44, 11.45, 11.46, 11.47, 11.48, 11.49.

(Policy Section of the Waitakere District Plan)

RESOURCE CONSENT CONDITIONS

In granting a *resource consent* Council may impose conditions. Conditions may include any one or more of the following matters:

- Requiring alterations to *design* and/or location
- Requiring the registration of consent notices on titles if necessary to meet an ongoing performance standards
- Requiring the provision of a *landscape treatment* plan and implementation of that plan within a given time
- Limiting the bulk and scale of *activities* and other *development*
- Requiring measures within all *Apartments* to attenuate potential adverse effects from adjoining non-residential activities
- Requiring certification at the completion of building or development by an acoustic engineer or other suitably qualified person
- The imposition of a *bond* to ensure satisfaction of conditions of consent
- Requiring *financial contributions* in accordance with the *Plan*
- Requiring *onsite* or *offsite* works and services to avoid, remedy, mitigate or offset *adverse effects*
- Requiring compliance with the findings of an assessment of the effects of wind from the proposed development on the adjoining environment

Ensuring appropriate conditions in body corporate documents and the like (including covenants or consent notices on titles) to provide advice or note limitations on the extent of compliance with a noise control

NOTES:

1. If an activity is not controlled or restricted in any way by any part of the *Plan* it is permitted, but may require consents under other legislation/plans.
2. Activities must comply with all other relevant rules of the *Plan* or be the subject of a *resource consent*. Check all other rules in this *Human Environment* and also the *Natural Area Rules*, the *City-Wide Rules*, and where relevant, the *Subdivision Rules*.
3. Words in *italics* are defined - see the Definitions part of the *City-Wide Rules*.
4. Words in **bold** are explained - see the Explanations part of the Introduction to the Rules.
5. The Council may have a guideline to help interpret this rule - check at the Council Offices.
6. For *resource consents* see the Information Requirements in the *City-Wide Rules*.
7. Applicants for *Apartments*, *mixed use* and other *development* in town centres should have a pre-application meeting with Council staff to discuss the application prior to lodging. This process should identify potential design issues.

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- Requiring protection of an outlook space in perpetuity
- Such other matters provided for in section 108 of the Act or in the assessment criteria.

Introduction {A203, A217, A221, A222, A226}

This Appendix sets out the design criteria for Apartments and Apartment Buildings.

The criteria provide performance measures for assessing the design of Apartments to provide opportunities for site responsive designs, while ensuring that Apartments provide a positive contribution to the character and amenity of the particular neighbourhood in which they are located. A further aim is to enable the development of Apartments that ensure a good level of amenity for residents.

The design criteria are grouped into the following three categories:

Element A Site Development;

**Element B Apartment Design
(relating to the layout of
individual apartments); and**

Element C Apartment Buildings.

The Apartment Design criteria are a necessary adjunct to the City-Wide Rule 1 Apartment Design, which establishes three basic requirements for an Apartment: size; provision of a balcony or other outdoor space; and a minimum outlook area. These requirements are quantified and measurable and are necessary in order to provide certainty of a minimum standard of development.

The Apartment Design Criteria establish the design criteria that Apartments and Apartment Buildings will be assessed against. These criteria are generally qualitative rather than being quantifiable. This is because each Apartment and Apartment Building will require a different design solution for the issues such as internal access, layout and ventilation.

Some of the design criteria specify minimum requirements (storage, for example) that are deemed to satisfy the criteria but which are qualified by a range of assessment criteria. Other design criteria are not necessarily measurable but resource consent applications will need to demonstrate consideration and appropriate provision for meeting those criteria in the proposal. While there may be circumstances where the various elements may need to be balanced against each other, an appropriate level

of amenity must be achieved for all aspects of the development.

For Apartments in a Mixed Use Building or Mixed Use Area there are specific criteria that address reverse sensitivity and separation of uses to ensure that those Apartments have safe and secure access for residents.

Note: These Apartment Design Criteria should be read in conjunction with any available non-statutory apartment or building design guideline available from Council.

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ELEMENT A

NEIGHBOURHOOD CHARACTER, SITE LAYOUT AND BUILDING LOCATION

The integration of any new development into its neighbourhood requires careful attention to the relationship with the surrounding properties, public space and streetscape. This becomes more essential the more established the neighbourhood is because of the potential change to the *landscape character* and *amenity values* that can result from the introduction of different building and architectural styles, loss of trees and changes to the relationship with the street arising from building bulk and location.

Rules ensure that architects and designers analyse the nature of the neighbourhood when preparing the concept for a development. The purpose of the *Site Analysis* and *Street Frontage* rules is to address the above issues, and in conjunction with the City Wide Rule 1 Apartment Design and this Apartment Design Criteria Appendix are intended to ensure *Apartments* are developed in a manner which achieves good integration with their neighbourhood.

The City Wide Site Analysis, Street Frontage and Apartment Design rules, in conjunction with the existing bulk and location rules in those *Human Environments* that provide for *Apartments*, ensure that new *apartment buildings* or the retrofitting or constructing of additional floors to existing buildings for *Apartment* purposes will provide certainty of quality urban design outcomes.

ELEMENT B

Gross Floor Areas

City Wide Rule 1 Apartment Design requires a minimum floor area for *apartments*, and is considered necessary to ensure that the residential development achieves a minimum level of amenity for the occupants.

SITE DEVELOPMENT

DESIGN CRITERIA

A1 The proposed *development* should address the criteria of the City Wide Rule 2 Site Analysis and City Wide Rule 3 Building Design-Street Frontage rules relating to the specific site.

A2 The overall *design, character and landscape treatment* of the site layout should:

- (a) provide for the retention of existing natural features such as trees, with an emphasis on protected and heritage trees;
- (b) limit earthworks and ensure the *Apartment Building* and its associated development relates to the topography and views;
- (c) provide well oriented living spaces - balconies and any common outdoor areas, and efficient and safe site access;
- (d) provide for an integrated streetscape.

A3 The *height and design* of the *Apartment Building* should relate to adjacent *buildings* and *site boundaries* to ensure overshadowing and dominance is minimised.

DESIGN CRITERIA

B1 *Apartments* should be an appropriate size to meet minimum amenity standards for occupants. Generally minimum *apartment* sizes should be as follows:

- studio - 40m²
- one bedroom - 45m²
- one and a half bedroom - 60m²
- two bedroom - 70m²
- three bedroom - 90m²

(in all cases exclusive of balconies, roof gardens and courtyards, but which may include up to 50% of the minimum requirement for storage space where that is provided elsewhere in the *Apartment Building*).

Note: The above may vary for *Apartments* utilised for dedicated retirement purposes.

Provision for a Mix of Apartments

In addition to the rules for a minimum floor area, compliance with the design criteria should ensure that the size, layout, provision for storage, natural ventilation and daylight in apartments are adequate for the amenity and well-being of residents. Flexibility in apartment design is desirable to ensure that apartments will provide for a range of permanent and temporary occupants in different age groups, and to take into account differences in the number of residents wishing to share accommodation.

A range of *Apartment* sizes should be provided in an *Apartment Building* or *Apartment Building* development. In general, it is desirable that a development includes a range of apartments to achieve a mix of occupants and variety in the building form and appearance.

In some cases, *Human Environment* (eg. *special areas*) rules require the preparation of a comprehensive development plan. This may negate the necessity for having a range of apartment sizes in each *Apartment Building* as that variety can be achieved across the precinct in a number of *Apartment Buildings*. These same considerations may also apply to *apartments* in town centres particularly for smaller developments and additions to existing buildings, but would need to be addressed as a part of the design response.

A greater number of smaller apartments are acceptable where the development is part of a purpose-built facility, such as a retirement home, or a student accommodation, provided that communal lounges, living spaces and outdoor areas, and facilities are provided to off set the smaller living spaces. In such cases the proposal should be dedicated, for instance by legal covenant, for the purpose proposed.

B2 A range of *Apartment* sizes should be provided in an *Apartment Building*. Where an *Apartment Building* contains 10 or more apartments, no more than 60% should be one bedroom or studio units. As an alternative, where several *Apartment Buildings* are to be constructed within an area or precinct, a range of *Apartment* sizes should be provided within that area or precinct. Where *Apartment Buildings* are to be used for student accommodation or retirement purposes this criterion may be waived.

B3 The internal layout of each *apartment* should provide for the following:

- (i) convenience and efficiency in the layout and room proportions with good circulation and relationships to glazing;
- (ii) habitable rooms with a minimum floor to ceiling height of 2.4m (see also ventilation requirements)
- (iii) Living areas that are adequately sized and proportioned. As a guide, living and dining areas should have a minimum width of 3.2 metres and a minimum area of:
 - (a) studio 11m²;
 - (b) one bedroom 21m²
 - (c) two bedroom 30m²
 - (d) three bedroom unit 38m²

(in all cases exclusive of kitchen and circulation areas)

- (iv) the provision of the following basic furniture items (to be illustrated on scale drawings of the *apartment* floor plan):
 - (a) Living areas of sufficient floor area to contain a dining table and chairs, standard size lounge seating for the number of intended occupants
 - storage for a stereo and TV set, all able to be

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Requirements for Storage

Studies have highlighted a lack of suitable storage facilities in apartment developments. By ensuring a minimum gross floor area for apartments it is considered that there will be adequate space to meet the storage needs of the occupants. All apartments shall be provided with a designated internal storage space, separate to the hot water cupboard and be designed to allow easy access and use.

In identified town centres (such as New Lynn), because of the accessibility of integrated passenger transport facilities (bus and rail stations) with a higher frequency of service, there is not a requirement for car parking associated with Apartment Buildings. Cycling is also an

arranged in suitable positions which allow for ease of movement about the furniture;

- (b) Kitchens: Bench with a minimum length of 1.5m by 0.5 wide, storage units/drawers and cupboards for equipment and food, stove and space for a 0.7m by 0.7m refrigerator;
- (c) Bathrooms: Bath or shower, wash hand basin and/or vanity unit and toilet if not provided in separate room;
- (d) Toilet, if not provide in a bathroom;
- (e) Clothes washing and drying facilities, provided that there may be communal provision for drying facilities; and
- (f) Bedrooms: Beds and wardrobe(s) able to be arranged in suitable positions which allow for ease of movement about the furniture.

B4 The layout of apartments in an Apartment Building should provide for the following:

- (i) Adequate separation of sleeping quarters from living areas between units and from lift shafts, and mechanical vents;
- (ii) Ease of access for the delivery/removal of furniture into and out of an apartment with provision of non standard height and larger width entrances, lobbies, doors, common corridors, staircases, or where necessary service lifts.

B5 The layout should provide for adequate storage. As a guide the following apply:

- (i) Studio/one bedroom apartment 4m³;
- (ii) Two bedroom apartment 5m³;
- (iii) Three bedroom apartment 5.5m³.

Provided that:

- (iv) A minimum of 50% of the required storage should be provided within the apartment, the remainder provided within the Apartment Building.

B6 Provisions should be made within the Apartment Building for secure bicycle storage, particularly in town centres.

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alternative mode of transport and is being encouraged with the development of cycleways around the City and is also popular for recreation. *Apartment Buildings*, particularly in town centres and Special Areas where car parking requirements are less stringent ~~relaxed~~, need to provide secure convenient bicycle storage.

Natural Ventilation and Daylight

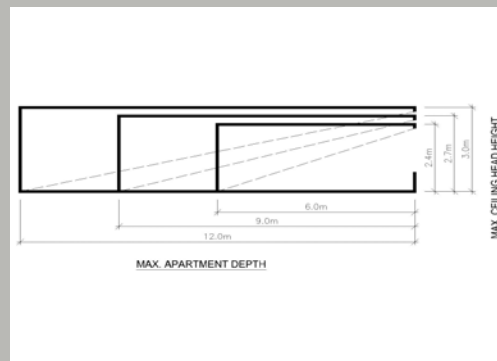
Natural ventilation is the preferred ventilation for apartments, but is acknowledged that where apartments are adjacent to external noise or air discharges, alternative ventilation may be appropriate. Alternative ventilation systems should minimise energy use.

Ensuring an adequate level of daylight access into apartments is beneficial to the occupants well being and health. The design and layout of apartments should provide for daylight access.

B7 Apartments should be designed to achieve appropriate natural ventilation and daylight requirements

In respect of *habitable rooms* (excluding kitchens) glazing should achieve daylight penetration to the maximum depth of the room and rooms should generally meet the following dimensions:

	Ceiling Height	Maximum Room Depth From Window
(i)	2.4 metres	6.0 metres
(ii)	2.7 metres	9.0 metres
(iii)	3.0 metres	12.0 metres



B8 Ventilation should be provided within the *Apartment Building* as follows:

- (i) Cross ventilation, through window and door configurations, allowing unimpeded air movement through the full width and depth of the *Apartment*;
- (ii) Kitchens and bathrooms rooms are independently ventilated;
- (iii) Basement car parks and service areas are ventilated;
- iv) Preference should be given in all cases to natural ventilation (eg. opening windows). Alternative ventilation may be acceptable where natural ventilation is shown to not be appropriate.

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Balconies, Roof Gardens and Courtyards

The City-Wide Rule 1 Apartment Design requires a private balcony, roof garden or courtyard for each apartment for passive recreation by the occupants.

The climate in Auckland is generally mild and the summer months can be warm and humid. The provision of balconies, rooftop gardens or courtyards for all apartments is required to enable passive recreation by the occupants of the apartment. In addition to meeting minimum dimensions, balconies or decks should be designed to ensure that they are useable and provide a satisfactory level of amenity.

The apartment layout needs to provide for convenient access to the balcony, roof garden or courtyard and together with the main glazing of the living room an orientation and outlook that ensures appropriate levels of **privacy**, outlook, daylight and sunlight while also considering opportunities for surveillance.

Shared *outdoor space* (such as gardens and barbeque areas), or recreational facilities (such as swimming pools and tennis courts) with safe and efficient access from apartments, while not being mandatory, may also be provided for developments where appropriate.

Outlook and Amenity

The City Wide Rule 1 Apartment Design requires a minimum outlook from the *main glazing* of the apartment. The purpose of the rule is to ensure that the light, air and amenity of an apartment is protected where the main outlook and glazing of the apartment does not front a road or public space and the land adjoining the apartment is in a Special Area, Community, Working or Living Environment and could be developed with a large building or high solid wall on the boundary.

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B9 Balconies, roof gardens and courtyards should:

- (i) be a reasonable location, size, dimension and orientation to relate adequately to the size of the *Apartment* and the potential number of occupants in the *Apartment*. As a guide studio and one bedroom apartments should have a minimum balcony size of 7.0m² and two and three bedroom apartments should have balcony size greater than 7.0m²;
- (ii) be oriented to achieve privacy from adjoining *Apartments*, and are protected from the wind;
- (iii) be oriented to provide passive surveillance of public spaces, internal accessways or communal (but privately owned) outdoor space;
- (iv) be orientated to maximise sun and daylight access;
- (v) add visual interest and aesthetic coherence to the facade;
- (vi) avoid being located adjacent to any air discharge device from within the *Apartment Building* or on an adjoining site.

B10 The setback from the main outlook and glazing of an apartment to any site boundary, other than a boundary with a road, or building on the same site, should ensure access to daylight and air, providing for the amenity of the occupants. (Note: Compliance with City Wide Rule 1.0 (iii) Outlook/Amenity satisfies this criterion).

B11 As a guide, secondary glazing should maintain an outlook space for light, air and amenity from other habitable rooms with a minimum dimension of:

- (i) Building height up to 12 metres - 3.0 metre outlook space
- (ii) Building height above 12 metres - 4.5 metre outlook space;

measured at right angles to the exterior face of the building.

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Provided that where existing *buildings* are converted to *Apartment Buildings*, these criteria may be reduced or waived where it can be demonstrated that appropriate light, air, amenity and outlook can be provided by alternative means for each *Apartment* with design solutions such as sky lights.

Tertiary glazing shall comply with the requirements of the Building Code.

Solar Access

An adequate amount of sunlight is beneficial for peoples' well being and health. Ensuring an adequate level of solar access into apartments is beneficial to the occupants and can reduce heating costs thereby contributing to energy efficiency. The design and layout of apartments should provide access to winter sunlight from north, east or west facing windows or living areas and appropriate shading to north and west facing glazing in summer.

B12 The design should ensure:

- (i) habitable rooms and outdoor spaces allow for solar admission and sun access during the shortest winter day (As a guide habitable rooms for at least 70 percent of the units should receive sun access for a minimum of three hours between 9 am and 3 pm on the winter solstice (June 21);
- (ii) glazing is of sufficient size and appropriately located to allow natural light into rooms to allow daily activities to occur without the need for artificial lighting;
- (iii) design devices such as overhangs, vertical screens, heat absorbing materials (such as tiles) and reflective glass are used to help to regulate summer and winter solar gain and provide passive sources of heating;
- (iv) apartments have adequate ceiling heights and appropriate depths to maintain apartment amenity by allowing daylight penetration.

Visual Privacy

Visual privacy relates to design of apartments to provide for the **privacy** of residents and neighbouring sites.

B13 Reasonable levels of **privacy** should be maintained between the main indoor and outdoor living areas of the *Apartment*. Windows and balconies should be designed to reduce overlooking of the private open space in the same or an adjoining *Apartment Building*. Proposals will be assessed in terms of the use of architectural devices such as screens, or window positioning and dimensions that are integrated with the building design without adverse effect on amenity for residents or neighbours.

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Acoustic Privacy

Acoustic privacy is important for the well-being of residents living in apartments. Noise sources are both internal and external. The requirements of the Building Act 2004 will ensure common elements of an apartment development are constructed to prevent unacceptable noise transmission to the habitable spaces of household units.

Managing internal noise can be minimised by ensuring the layout of the apartment provides separation for noise sensitive sleeping and living areas from noise sources such as a kitchen or laundry in the same or adjoining apartment.

Other sources of noise include (but are not limited to):

- (i) Lift shafts, stairwells, common circulation areas;
- (ii) vehicle parking, driveways and security doors;
- (iii) service ducts or equipment areas including pump maintenance, air conditioning and garbage chutes and collection areas;
- (iv) active recreational areas - swimming pools, spas, barbeque areas and tennis courts in the development.

External noise sources can be from high noise transport routes and entertainment activities in town centres or nearby industrial areas. Issues of reverse sensitivity are addressed by requiring all apartments to comply with the City Wide Noise Rule 1.10 - Residential Activities - Noise Attenuation.

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ELEMENT C

Building Entries, Circulation and Mailboxes

The design and layout of Apartment Building entries should achieve identity and visibility, shelter, security and potential for disabled persons' access in addition to appropriate placement of mail boxes and provision for the movement of furniture into an apartment.

Apartment Building entries need to be clearly identifiable and provide simple, safe, secure and direct access for both residents and visitors.

The main objective for common circulation areas is to ensure they have a high level of amenity allowing for ease of movement for people and their possessions and for personal safety. Minimum dimensions are specified as a guide and lighting and ventilation should be considered.

Long corridors should be avoided.

For proposals departing from the guidelines above there will need to be specific reasons and a very high level of amenity demonstrated.

Safety

The form of urban development can influence the use of public space and perceptions of safety and security as well as actual opportunities for crime. The purpose of these design criteria are to ensure that development minimises opportunities for crime. Apartment Buildings need to provide a safe and secure environment for residents and visitors.

Opportunities for crime can be minimised by providing safe and controlled ground level entry and exit into apartment buildings at all times of the day and night. Passive surveillance from apartments and any other uses in the Apartment

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C1 Lobbies and common or shared corridors to apartments should be designed as follows:

- (i) Lobbies minimum dimension 2.0 metres in any direction; and
- (ii) Corridors providing access to a maximum of 5 apartments - a minimum width of 1.2 metres; or
- (iii) Corridors providing access to 6 or more than 6 apartments - a minimum width of 1.6 metres.

C2 The design should provide for:

- (i) Legible and visible entrances from road with residential activity entrances being separated from non-residential activities in mixed use developments;
- (ii) Secure access to the building, car parking area and communal areas;
- (iii) Appropriate lighting of building entries, common area corridors and access from car parking;
- (iv) For furniture delivery and removal from apartments to be easily undertaken;
- (v) Appropriate weather protection;
- (vi) Accessible mailboxes for residents and delivery services, located in a safe, secure and well-lit location;
- (vii) Provision for communal paper recycling facilities adjacent to the mailboxes for unwanted circulars;
- (viii) A safety audit for personal security and safety.

C3 The design should:

- (i) Ensure that living spaces of apartments front and maintain views over roads and open spaces to provide passive surveillance;
- (ii) Minimise or avoid high solid fences and walls along roads;
- (iii) Provide secure access to the building, car parking areas and communal areas;
- (iv) Provide appropriate lighting of building entries, corridors and access from car parking areas;

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Building and clearly delineating public and private areas are other methods of creating safer environments.

The Crime Prevention Through Environmental Design guidelines are a good reference for designers.

Building Facilities

To protect occupants from exposure to unacceptable effects, appropriately locate and design shared facilities to provide for rubbish collection and service connections.

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- (v) Include a safety audit for personal security and safety, Crime Prevention Through Environmental Design, and access for younger and older residents, and those with disabilities provided that only apartments with access to lifts must allow for full wheelchair access.

Rubbish and Recycling Facilities and Collection

- C4** Rubbish and recycling facilities should be provided within each apartment building by:
- (i) Designing and locating facilities to minimise adverse impacts on the streetscape;
 - (ii) Providing convenient and practical access for residents and for collection vehicles;
 - (iii) Locating facilities to avoid adverse impact on resident amenity, in particular when the waste is being collected, and from odour, litter and visual impacts;
 - (iv) Accommodating appropriately sized facilities for the potential waste and recycling needs of the residents and total number of units in the building;
 - (v) Separating waste into disposal and recycling bins (including the full range of recyclable materials and organic waste);
 - (vi) Managing a regular public or private collection;
 - (vii) Designing well ventilated, durable, waterproof, and rodent proof facilities;
 - (viii) Providing facilities with water and drainage for cleaning and maintenance.

ICT Infrastructure

C5

Where possible provide each apartment with the ability to access a Broadband standard of communications infrastructure.

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Building Maintenance

Building design and construction should facilitate regular and easy maintenance. This is not a reason for plain buildings with uninteresting facades and no articulation. Instead it requires both the use of good quality durable building materials for the exterior cladding and for the surfacing of common areas within the building in conjunction with the provision of good building maintenance systems. The design of an *Apartment Building* will be considered in relation to the relevant design criteria in C6..

Building Maintenance

C6

- (i) Utilise good quality durable building materials for the interior surfaces of the common areas and for exterior cladding;
- (ii) Facilitate easy and cost effective building maintenance of parking and rubbish storage/collection areas with access to power supply and outdoor taps;
- (iii) Secure storage facilities which may include provision for maintenance and cleaning materials;
- (iv) Allocate a car parking space for the building manager, if provision is made for a building manager and/or maintenance and cleaning service providers.

Site and Building Management

The ownership arrangements of most apartment buildings and developments are established under the Unit Titles Act 1972 (or any subsequent amendment thereof). Day to day management of commonly owned property in the building is administered by a body corporate or other legal entity representing all owners. The body corporate sets annual fees to cover matters such as insurance, maintenance, administration and property management. Building managers can be employed and some building managers live on site.

C7 The body corporate or other legal entity should provide appropriate management systems for the proposed development.

The Council as the consent authority has an interest in ensuring that an appropriate system of management is put in place for apartment buildings to minimise potential adverse effects arising due to poorly maintained buildings or inadequate management.

Therefore a condition of any resource consent that is issued may require the establishment of a Body Corporate or other legal entity to address the proposed management systems for the *Apartment Buildings* relating to the following matters:

type of management - employment of an onsite manager or use of building management firm;

RULE 1

APARTMENT DESIGN CRITERIA

- the regular maintenance (Maintenance Plan and Schedule), repair and renewal throughout the lifetime of the apartment complex of infrastructure and amenities for use by the residents including (without limitation) gymnasiums, spa pools, swimming pools, outdoor gardens, courtyards, tennis courts, drainage and planted vegetation;
- rubbish collection services;
- cleaning; and
- site security

Stormwater

This relates to the potential for landscape *design* to enhance and integrate the *development* into the surrounding neighbourhood, and create a quality living *environment*. The specific response will relate to the location because there will be limited opportunities in town centre locations, but may require accommodating existing protected trees.

Landscape Treatment

The opportunity for landscaping will depend on the nature of the development. Landscaping may be hard or soft or a combination of both depending on the location and opportunities to provide landscaping within the structure of the building. Larger sites may have ground level areas held in common for passive recreation, or ground level apartments may have their own private outdoor areas.

For larger developments that are staged, the proposed landscaping needs to be established prior to the occupation of buildings in the associated development stage in order to provide the necessary screening or mitigation of the development. Details of the implementation and/or and maintenance of landscaping should be provided with applications for resource consent.

C8 The design should:

- Attenuate, treat and reuse storm water within the site;
- Provide water saving devices such as low flow shower heads;
- Utilise storm water for landscaping or gardens within the site and or development;
- Be in accordance with an Integrated Catchment Management Plan.

C9 A landscaping plan will be required for all applications for apartment developments.

C10 The design of the proposed landscaping plan:

- Is an integrated design that incorporates the site development with the character of the adjoining land and any existing vegetation or trees;
- Provides plant types that are appropriate to the *site*, locality, and their ongoing growth;
- Provides semi-permeable surfaces where appropriate, to paved areas to assist with rainwater drainage;
- Provides opportunities for residents to create their own small gardens such as the provision of planter boxes;
- Enhances energy efficiency by locating deciduous trees in locations where they can provide shade in summer to west facing balconies and windows;
- Includes an implementation and maintenance schedule outlining the methodology (including site works and construction) to be undertaken for the establishment of the proposed landscaping on the site and its ongoing care.

RULE 1

Car Parking and Vehicle Access

The design and layout of driveways for resident and visitor car parking should achieve convenient, safe and attractive vehicle access.

There will be different car parking and driveway standards for Apartment Buildings depending on their location with respect to town centres and public transport nodes to encourage the use of public transport.

Where vehicle parking is to be provided it shall be designed to avoid unattractive gaps in the street frontage. Access from a service lane should also be considered. Underground parking or parking on an upper floor level of the building is also possible.

APARTMENT DESIGN CRITERIA

C11 Car Parking and Loading

The design should ensure:

- (i) Sufficient car parks are provided on site for residents and visitors;
- (ii) Car parking areas are secure, well lit and conveniently accessible for residents;
- (iii) Car parks are located behind buildings (not visible from the street) or in semi or full basements to preserve an uninterrupted streetscape;

C12 Access

The design should ensure:

- (i) Access ways and driveways avoid adverse impacts on the visual quality of the streetscape;
- (ii) Access is by rear service lanes in town centres;
- (iii) Ramps to basements, including transition spaces are located within the property boundary and avoid effects on the functioning of the street and its visual qualities;
- (iv) Security gates are located within property boundaries to ensure queuing vehicles can wait within the property, maintaining uninterrupted pedestrian, cyclist and vehicle movements along the street and footpath.

C13 Parking for Mixed Use and Apartment Development

- (i) Separation or clear demarcation for the car parking, vehicle access, loading and service areas of non-residential tenants from residential car parking spaces (if provided).
- (ii) Security for residential car parks (if provided).

C14 Alternative Provision for Parking for Apartments

Alternative parking arrangements such as complementary parking utilising parking spaces for adjoining commercial activities, which operate at different times, or kerbside parking, will be considered.

Conditions of consent where parking is not provided for apartments may include placing Consent Notices on titles to prevent the future conversion of apartments to other uses which require car parking, or to ensure only compatible activities locate in the development.

C15 Bicycle Parking

Provision of bicycle parking/storage will be considered with all apartment developments, and is required in the following circumstances:

- (i) Where parking standards are reduced;
- (ii) For developments located in town centres, and in the case of *mixed use* developments this may include provision for employees working in the building.

C16 Parking/Storage for bicycles should provide for the following:

- (i) A rail to which the bicycle frame and both wheels can be locked, or parking/storage;
- (ii) A locked enclosure or cage accessed by residents only;
- (iii) A fully enclosed bicycle locker;
- (iv) Appropriate visitor bicycle parking.

Mixed Use Developments

The provision for non residential and residential activities in the same *Apartment Building* or development requires design solutions to ensure that the non-residential activities do not adversely impact on the amenity and security of residents.

C17 The following matters will be considered in assessing the suitability of proposed mixed use buildings or developments:

- (i) The design should avoid, remedy or mitigate potential adverse effects (from non-residential activities located within the building or development) on the amenity of residential activities located within the same building or development by addressing the following:
 - (a) Provision of noise attenuation to the residential units from activities in mixed use areas. Refer *City Wide General Noise Standard Rule 1.10 - Residential Activities - Noise Attenuation* for acoustic requirements;
 - (b) Controlling odour from non-residential activities. (Also refer *Community Environment Rule 10 Air Discharges*);

RULE 1

APARTMENT DESIGN CRITERIA

- (c) Provision of appropriate facilities for waste storage and collection for non-residential activities provision of the convenient location of facilities for rubbish collectors. This includes managing the time of the day when collection occurs;
- (d) Separation of clear demarcation for *car parking*, vehicle access, loading, and service areas for *non-residential* tenants from *residential car parking* (if provided; and
- (e) Security for *residential car parks* (if provided.

RULE 2

SITE ANALYSIS RULE

2.0 General Performance Standards {A203, A217, A221, A222, A226}

The following performance standards shall apply to *Site Analysis*.

2.1 Standards for Site Analysis

(Note: refer to the relevant Human Environment Rules for Permitted Activity or resource consent status):

- (a) All applications for ~~medium density housing, apartments, mixed use and retail development~~ involving the construction of new *buildings* or ~~and~~ additions over 100m² gross floor area providing for retail development, mixed use, apartments and medium density housing must be accompanied by the following:
- (i) A detailed site and neighbourhood analysis of the area within a 400m radius of the site which documents the existing built form and identified future desirable character of the site and surrounding neighbourhood.
- (ii) A *design response* which explains how the design of the proposed development has responded to the existing and proposed neighbourhood character and satisfies the site analysis and policies and objectives of the District Plan.

The site analysis shall include:

- (i) Plans at a recognised and readable scale, North Point, boundaries and dimensions to be shown.
- (ii) Contours at 0.5metre intervals with spot levels shown at strategic points on the external *site* boundaries.
- (iii) Site plan of existing physical conditions accurately detailing all buildings, fences vegetation and paved surfaces on the site. The outline of existing buildings on adjoining sites where they are adjacent to or on the boundary should be detailed. Height and dripline of vegetation on and overhanging the site is to be detailed.
- (iv) Location and extent of all Natural Areas or other special features, as shown on the District Plan Maps.

ASSESSMENT CRITERIA

(Note: Refer to the relevant Human Environment rules for resource consent status.)

2(a)

The extent to which the *design response* for the proposal ensures that the location, scale and *design* of the *development* will complement **amenity values** and **neighbourhood character**.

2(b)

The extent to which the *buildings* are compatible with the size of the *site*.

2(c)

The extent to which *buildings* have regard to and where possible incorporate natural features on or around the *site*.

2(d)

The extent to which the design of *buildings* minimises the need for earthworks and alteration to the topography of the site and avoids abrupt changes to ground levels at the boundary with adjoining *sites* or the street frontage.

2(e)

The extent to which proposed landscaping relates to the retention of vegetation on the site, street trees or planting and landscaping on adjoining land.

2(f)

The extent to which the design of *buildings* and associated features provide for, or connect to, pedestrian linkages on adjoining sites.

2(g)

The extent to which *connections* to services are integrated into the *development* of the site.

2(h)

The extent to which the *site development* minimises adverse aural and visual effects of access and *parking* and rubbish storage/ facilities on *residential activities* within the site or on adjoining *sites*.

2(i)

The extent to which opportunities for sharing vehicle access or car parking with adjoining sites to reduce vehicle crossings on the street frontage are considered.

RULE 2

SITE ANALYSIS RULE

- (v) Existing driveways vehicle crossing details, in addition to footpath, kerb and carriageway details adjacent to the site, should be shown. Other street features such as trees, street lights, transformers, relationship/access to public transport, fire hydrants should be shown or detailed.
- (vi) Location and use of sites, buildings and structures, including the height of walls, fences and retaining walls along site boundaries.
- (vii) Abutting main private open spaces and habitable room windows which have outlooks towards the subject site, service areas and the like.
- (viii) Accurately plotted services - as-built drainage (i.e. stormwater and sanitary sewer networks).
- (ix) All existing easements, building line restrictions, and road widening designations should be shown.
- (x) Views to and from the site should be noted.
- (xi) Potential noise sources should be identified.
- (xii) Community facilities and distance via the existing movement network should be noted (i.e. corner shop, bus stop, parks, schools).
- (xiii) Contaminated soils and areas of uncertified fill on the site should be identified.
- (xiv) Any notable natural features or heritage features should be identified.
- (xv) Extent of any proposed building demolition.

Assessment of *Controlled/Limited Discretionary/Discretionary Activity* applications will be limited to matters of location, design, screening and planting and will be considered in accordance with Assessment Criteria 2(a)-(2(f)).

(2i)

The extent to which the design and location of buildings avoids creating adverse effects such as large blank walls on the outlook from adjoining sites and transport corridors.

Note: See also Policies: 1.1, 1.2, 1.14, 2.1, 3.1, 4.2, 10.17, 10.27, 11.1, 11.2, 11.27, 11.28, 11.33 (Policy Section of the Waitakere District Plan).

RESOURCE CONSENT CONDITIONS

In granting a *resource consent* Council may impose conditions. Conditions may include any one or more of the following matters:

- Requiring alterations to *design* and/or location on the *site*;
- Requiring the retention of trees and/or other vegetation;
- Requiring provision for *outdoor space*;
- Requiring the provision of a *landscape treatment* plan and implementation of that plan within a given time;
- Limiting the bulk and scale of *activities* and other *development*;
- The imposition of a *bond* to ensure satisfaction of conditions of consent;
- Requiring *financial contributions* in accordance with the *Plan*;
- Requiring *onsite* or *offsite* works and services to avoid, remedy, mitigate or offset *adverse effects*;

Such other matters provided for in section 108 of the *Act*.

NOTE:

1. If an activity is not controlled or restricted in any way by any part of the *Plan* it is permitted, but may require consents under other legislation/plans.
2. Activities must comply with all other relevant rules of the *Plan* or be the subject of a *resource consent*. Check all other rules in this *Human Environment* and also the *Natural Area Rules*, the *City-Wide Rules* (including *General Information Requirements*), and where relevant, the *Subdivision Rules*.
3. Words in *italics* are defined - see the Definitions part of the *City-Wide Rules*.
4. Words in **bold** are explained - see the Explanations part of the Introduction to the Rules.
5. The Council may have a guideline to help interpret this rule - check at the Council Offices.
6. For *resource consents* see the Information Requirements in the *City-Wide Rules*.
7. Applicants for medium density housing, mixed use and development in town centres should have a pre-application meeting with Council staff to discuss the application prior to lodging. This process should identify potential design issues.

RULE 3

BUILDING DESIGN - STREET FRONTAGE

3.0 General Performance Standards {A202, A203, A212, A217, A221, A222, A226}

The following performance standards apply to Street Typologies except that these standards shall not apply where minor additions and alterations are proposed to existing buildings.

3.1 Standards for Street Typologies {A221}

(Note: refer to the relevant Human Environment rules for Permitted Activity or resource consent status).

A. Town Centre - 'Town Centre & Mainstreet Typology 1'

Note: This typology applies to existing town centres.

The following Performance Standards apply to buildings or development on a site which fronts a street or Urban Open Space identified on an Urban Concept Plan, Human Environment map or an Approved Comprehensive Development Plan as Town Centre & Mainstreet Typology 1: Buildings and development on sites where:

(i) Buildings:

- have a minimum of two storeys of useable floorspace (above the finished level of the street and may include atriums or arcade entries);
- are built up to and are continuous for the full width of the site's street frontage.

provided that exceptions will be allowed where:

- (a) an outdoor plaza is associated with the building's ground floor activities, provided that it does not exceed 10 metres of the site's street frontage and has a maximum depth from the street to the building of 10 metres.
- (b) where it can be shown that access cannot be achieved by a rear service lane or from a street not identified as Town Centre - Mainstreet Typology 1, no more than one vehicular access or new service lane for the site not exceeding 3 metres in width.
- (c) a recess is provided in the building frontage for pedestrian entrances or lobbies.

ASSESSMENT CRITERIA {A221}

(Note: refer to the relevant Human Environment rules for resource consent status and other assessment criteria that may apply to a particular resource consent application).

General - All Street Typologies

3(a)

The extent to which all development and buildings contribute to high standards of design, pedestrian amenity, safe and attractive streets and public places and assist in stimulating pedestrian activity by:

- (i) modulation and detailing of the building's structure through the use of architectural elements;
- (ii) avoiding blank walls on street frontages. Ground floors, including frontage to plazas and Urban Open Spaces should have a predominance of windows, doors and openings, while upper floors should use windows, balconies and other articulations to create active street frontages. Shop front lighting should be provided to assist night-time visibility and pedestrian safety; {A221}
- (iii) avoiding excessive earthworks (cut and fill) and retaining walls on the street frontage that affect the continuity of active street frontages, the visual appearance of the street frontage facade and the ease of pedestrian access to the site;
- (iv) designing so that outdoor plazas and seating areas associated with cafes and restaurants enhance the streetscape. These should be open to the street with limited use of walls and changes in height to delineate the semi public spaces, so as to maintain a visual connection between the activity and the street.
- (v) providing continuous weather protection for pedestrians where a site has street frontage to a Town Centre Mainstreet & Typology 1, Town Centre & Mainstreet Typology 2 or Town Centre - Transitional Commercial Typology 4 or weather protection over pedestrian entrances on other street frontages sufficient to provide amenity for pedestrians;

- (d) an Urban Open Space is developed in accordance with that identified on an Urban Concept Plan or Approved Comprehensive Development Plan, and that area is fronted by buildings.
- (ii) Buildings have a canopy across the full width of the street frontage of the building (except where approved vehicle access is provided) sufficient to provide weather protection for pedestrians and connection to canopies on adjoining sites or building.

B. Town Centre - ‘Town Centre & Mainstreet Typology 2’ {A207}

The following Performance Standards apply to buildings or development on a site which fronts a street or Urban Open Space identified on an Urban Concept Plan, Human Environment map or an Approved Comprehensive Development Plan as Town Centre & Mainstreet Typology 2:

Note: This typology applies to new town centres.

Buildings and development on sites where:

- (i) Buildings:
 - have a minimum of two storeys of useable floorspace (above the finished level of the street and may include atriums or arcade entries);
 - are built up to and are continuous for the full width of the street frontage of the site.

Provided that exceptions will be allowed where:

- (a) an outdoor plaza is associated with the building’s ground floor activities, provided that it does not exceed 10-metres of the site’s street frontage and has a maximum depth from the street to the building of 10.0 metres.
- (b) a recess is provided in the building frontage for pedestrian entrances or lobbies.
- (c) There is no more than one vehicular access or service lane not exceeding 6.0 metres in width per 50 metres of the street frontage, provided that no vehicle access shall be permitted within the ‘Mainstreet’ identified on the Massey North Urban Concept Plan.

- (vi) in the case of a larger format buildings (above 2500m² ground floor area) avoiding blank walls by providing active street frontages utilising the techniques in 3(a) i & ii. Where this is not achieved buildings should be sleeved with smaller building(s) and activities which provide active street frontages; {A221}

- (viii) with the exception of the Town Centre - Periphery Typology 6 and Town Centre - Residential 7 Typology, designing car parking and loading spaces either:

- (a) located to the rear of the building, in a basement (or semi-basement) below the ground level or within the building at ground level, provided that the building must be able to accommodate a non-residential activity between any ground floor parking area and the street which is oriented towards streets rather than parking areas; or
- (b) for larger sites according to a perimeter block layout where car parking is provided behind or within buildings (except for kerbside parking) and with the active street frontages oriented towards streets rather than parking areas; and/or
- (c) maximising the opportunity for provision of communal car parking areas. {A221}

viii Where site adjoins:

- an Open Space Environment;
- pedestrian walkway;
- reserve;
- drainage/ecological open space;
- Urban Open Space illustrated on an Urban Concept Plan or Approved Comprehensive Development Plan; or
- other public space.

designing the frontage of the building or development to a high standard, and where appropriate providing active street frontages ensuring the amenity of the adjoining site is maintained and that the proposal provides for safe and attractive public places.

RULE 3

BUILDING DESIGN - STREET FRONTAGE

- (d) an Urban Open Space area as developed in accordance with that identified on an Urban Concept Plan or Approved Comprehensive Development Plan, and that area is fronted by buildings.
- (ii) Buildings have a canopy across the full width of the street frontage of the building (except where an approved vehicle access is provided) sufficient to provide weather protection for pedestrians and connection to canopies on adjoining sites or building.
- (iii) Buildings do not have residential activities at ground level, except for entrances, lobbies and access ways associated with residential activities on the upper floors.

C. Town Centre - 'Commercial Typology 3'

The following Performance Standards apply to buildings or development on a site which fronts a street or Urban Open Space identified on an Urban Concept Plan or Human Environment map as Town Centre - Commercial:

Note: This typology presently applies to existing town centres.

Buildings and development on sites where:

- (i) Buildings are set back a maximum of 3 metres from the street.
- (ii) Buildings have a minimum of 2 storeys of useable floorspace (above the finished level of the street and may include atriums or arcade entries) along the street frontage.
- (iii) Buildings occupy at least 50% of the street frontage of the site.
- (iv) The front yard (excluding driveways) is planted in accordance with an approved landscape treatment plan.

D. Town Centre - 'Transitional Commercial Typology 4'

Note: This typology presently applies to new town centres.

The following Performance Standards apply to buildings or development on a site which fronts a street or Urban Open Space identified on an Urban Concept Plan, Human Environment maps or an Approved Comprehensive Development Plan as Town Centre - Transitional Commercial:

- (ix) providing for vehicular and pedestrian safety while achieving active street frontages.
- (x) incorporating 'Crime Prevention Through Environmental Design; and 'Universal Design' principles.
- (xi) Meeting the design criteria for the relevant street typology set out in 3(b) - 3(f) below:

3(b) Town Centre & Mainstreet (Typology 1 & 2), or Town Centre - Transitional Commercial Typology 4

Development with street frontage to Town Centre & Mainstreet Typology 1, Town Centre & Mainstreet Typology 2 and Town Centre - Transitional Commercial Typology 4 should:

- (i) be built up to the site's street frontage for the entire length of the street frontage of the site. In the New Lynn Town Centre, where gaps between buildings are necessary for vehicle access, then they should be carefully designed to limit their effect on pedestrian activity, and where appropriate provide only a single lane access. In the Massey North Town Centre Special Area, service lanes should be provided within urban blocks in accordance with the Urban Concept Plan or an Approved Comprehensive Development Plan to allow access to the rear of buildings, minimising gaps in the streetscape;
- (ii) provide the main pedestrian entrance to the building directly accessible from the street. Where the building fronts two different types of street the main pedestrian entrance should be located on the facade fronting the Town Centre & Mainstreet Typology 1 or 2.

3(c) Town Centre - Commercial Typology 3

Development with street frontage to a Town Centre - Commercial Typology 3 should:

- (i) ensure car parking, manoeuvring and loading areas and site access do not dominate the streetscape and pedestrian environment or result in the building being distant from the street;
- (ii) provide active street frontages for at least 50% of the site's frontage, by bringing parts of the building close to the street edge, as well as through appropriate treatment of ground floor facades, including display space and glazing achieved through the use of transparent doors and windows.

RULE 3

BUILDING DESIGN - STREET FRONTAGE

Buildings and development on sites where:

- (i) Buildings which are built up to and are continuous for the full width of that site's street frontage and which adjoin adjacent buildings provided that exceptions will be allowed where:
- (a) There is no more than one vehicular access or service lane not exceeding 6.0 metres in width, per 50 metres of the street or per site.
 - (b) a recess is provided in the building frontage for pedestrian entrances or lobbies.
 - (c) an outdoor plaza is associated with the building's ground floor activities, provided that it does not exceed 10 metres of the site's street frontage and has a maximum depth from the street to the building of 10 metres.
- (ii) Buildings have a canopy across the full width of the street frontage of the building (except where approved vehicle access is provided) sufficient to provide weather protection for pedestrians and connection to canopies on adjoining sites or premises.

E. Town Centre - 'Mixed Use' Typology 5

The following Performance Standards apply to buildings or development on a site which fronts a street or Urban Open Space identified on an Urban Concept Plan, Human Environment maps or an Approved Comprehensive Development Plan as Town Centre - Mixed Use:

Buildings and development on sites where:

- (i) Buildings:
- have a minimum of two storeys of useable floorspace
 - are setback a maximum of 1.5 metres from the street:
 - are continuous for the full width of that site's street frontage and adjoin adjacent buildings.

Provided that exceptions will be allowed where:

- (a) there is no more than one vehicular access not exceeding 6.0 metres in width, per 50 metres of the street or per site;

- (iii) provide the main pedestrian entrance to the building directly accessible from the street.
- (iv) design and implement a landscape treatment plan to soften the dominance and visual appearance to the street and pedestrian environment of parking areas, manoeuvring areas and buildings while ensuring planting:
 - (a) comprises trees rather than shrubs or other low profile vegetation;
 - (b) does not have a detrimental effect on the safe and efficient movement of pedestrians and vehicles around the site and between the site and the surrounding road network;
 - (c) does not adversely effect sight lines at intersections between internal routes and entrances and exits from the site.

3(d) Town Centre - Mixed Use Typology 5

Development with street frontage to Town Centre - Mixed Use Typology 5 should:

- (i) be built with a minimal setback to the street for the entire length of the street frontage of the site. Vehicles access should be shared between buildings to reduce gaps in the streetscape and service lanes should be provided within urban blocks in accordance with the Urban Concept Plan or an Approved Comprehensive Development Plan.

3(e) Town Centre -j Periphery Typology 6 {A221}

Development with street frontage to a Town Centre - Periphery Typology 6 should develop street frontages indicated by the 'primary' and 'secondary' streets shown on an Approved Comprehensive Development Plan or Urban Concept Plan and:

- (i) for 'primary' Periphery streets ensure that buildings adjoin the street and contribute to continuous building and active street frontages and are developed in accordance with the assessment criteria in 3(a). Car parking, manoeuvring, loading and service areas and site access should be located behind buildings or located fronting 'secondary' Periphery streets to ensure these do not dominate the streetscape and

RULE 3

BUILDING DESIGN - STREET FRONTAGE

(b) a recess is provided in the building frontage for pedestrian entrances or lobbies.

F. Town Centre - 'Periphery Typology 6'

The following Performance Standards apply to *buildings or development on a site which fronts a street or Urban Open Space identified on an Urban Concept Plan, Human Environment maps or an Approved Comprehensive Development Plan as Town Centre - Periphery:*

- (i) *Buildings and development on sites where:*
 - (a) The front yard (excluding driveways) and car parking areas are planted in accordance with an approved *landscape treatment plan*.

G. Town Centre - 'Residential Typology 7'

The following Performance Standards apply to *buildings or development on a site which fronts a street identified on an Urban Concept Plan, Human Environment maps or an Approved Comprehensive Development Plan as Town Centre - Residential:*

Buildings and development on sites where:

- (i) *Buildings are set back no greater than 3 metres from the street, except that garages and carports fronting a street shall be setback a minimum of 5 metres from the street; and*
- (ii) *The front yard (excluding driveways) and car parking areas are planted in accordance with an approved landscape treatment plan.*

pedestrian environment or result in the *buildings* being distant from the *street*;

- (ii) 'secondary' Periphery streets, buildings and development adjoining streets should develop **active street frontages** through use of glazing and display space and avoid continuous blank walls. *Car parking* manoeuvring loading and service areas and site access should be appropriately screened or landscaped.
- (iii) design and implement a *landscape treatment plan* to soften the dominance and **visual appearance** to the street and pedestrian environment of parking areas, manoeuvring areas and *buildings* while ensuring that *planting*:
 - (a) comprises trees rather than shrubs or other low profile *vegetation*;
 - (b) provides for planting of any front yard between the *building* and the *street*;
 - (c) provides a *planted strip* between the *car parking* areas (excluding driveways) and the *street* suitably sized for trees capable of growing to maturity;
 - (d) provides planting for areas of uncovered at grade *car parking* with 1 specimen tree for every 6 *car parking* spaces ~~stalls~~;
 - (e) does not have a detrimental effect on the *safe* and efficient movement of pedestrians and vehicles around the *site* and between the *site* and the surrounding road network;
 - (f) does not adversely *effect* sight lines at intersections between internal routes and entrances and exits from the *site*.

3(f) Town Centre - Residential Typology 7

Development with street frontage to a Town Centre - Residential Typology 7 should:

- (i) provide opportunities for passive surveillance of the *street* from habitable rooms (Ground floor *Apartments*, where adjoining the *street*, have glazing from a habitable room such as a kitchen, living or dining room overlooking the *street*).
- (ii) ensure *car parking*, manoeuvring and loading areas and site access do not dominate the streetscape and pedestrian environment or result in the *apartment building* being distant from the *street*;

- (iii) ensure retaining walls do not dominate the streetscape and pedestrian environment or reduce opportunities for passive surveillance;
- (iv) ensure that where *buildings* adjoin the *street*, have the main pedestrian entrance directly accessible from the *street*;
- (v) design and implement a *landscape treatment plan* to soften the **visual appearance** of *parking areas*, *manoeuvring areas* and *buildings* while ensuring that planting:
 - (a) comprises *trees* rather than shrubs or other low profile *vegetation*;
 - (b) does not have a detrimental effect on the *safe* and efficient movement of pedestrians and vehicles around the *site* and between the *site* and the surrounding road network;
 - (c) does not adversely *effect* sight lines at intersections between *internal routes* and entrances and exits from the *site*.

3(g)

The extent to which *outdoor storage areas* should be located, *designed* or screened to avoid creating adverse visual and odour *effects* on pedestrian *amenity*, *roads* and *adjoining sites*.

3(h)

The extent to which *building(s)*, *parking*, *entranceways* and *footpaths* are *designed* for ease of access for the disabled, elderly and children.

3(i)

The extent to which more than minor adverse *effects* can be avoided, remedied, mitigated or offset through provision of works and services on or off the *site* and/or through payment or provision of a *financial contribution*.

3(j)

In the case of:
Town Centre & Mainstreet (Typology 1 & 2), *Town Centre - Commercial Typology 3*; or *Town Centre - Transitional Commercial Typology 4*,
 the extent to which *Comprehensive Retail Developments* with a *gross floor area* greater than 10,000m² (either by itself or in combination with existing *buildings* on the site) involving a shopping mall/multi tenancy complex activity (which generally has shop frontages internally rather than externally focused) should ensure that;

NOTES:

1. For the Street Frontage Rule please refer to Rule 5A Building Design - Street Frontage - New Lynn of the *Community Environment*, or Rule 21 Hobsonville Base Village Special Area, or Rule 25 Hobsonville Village Centre Special Area, or Rule 26 Massey North Town Centre Special Area, all of the *Special Areas Rules*.
2. If an activity is not controlled or restricted in any way by any part of the *Plan* it is permitted, but may require consents under other legislation/plans.
3. Activities must comply with all other relevant rules of the *Plan* or be the subject of a *resource consent*. Check all other rules in this *Human Environment* and also the *Natural Area Rules*, the *City-Wide Rules* and, where relevant, the *Subdivision Rules*.
4. Words in *italics* are defined - see the Definitions part of the *City-Wide Rules*.
5. Words in **bold** are explained - see the Explanations part of the Introduction to the Rules.
6. The Council may have a guideline to help interpret this rule - check at the Council Offices.
7. For *resource consents* see the Information Requirements in the *City-Wide Rules*.

- (i) street facades are **sleeved** by smaller *(building(s) and activities* to avoid blank walls and inactive facades along *street frontages*. At least 50% of the facade should be treated in this way, with the remaining facade articulated so as to avoid adverse visual effects. Continuous stretches of blank walls should not exceed 10m in length;
- (ii) *developments* on sites with *street frontage* to a *Town Centre - Mainstreet Typology 1* and *Town Centre - Mainstreet Typology 2* are designed and located so that there is at least one main pedestrian entrance to the *development*, directly from the *street*;
- (iii) building height is sufficient to create a contained street scene. Development should be a minimum of two storeys usable floor space in height where it is within 10 metres of the *street*;
- (iv) weather protection for pedestrians is provided along any *street frontage* for pedestrian access through or around the site;
- (v) *natural features* are protected and recognised in the *development*. *Development* should relate to these features through the positioning of entrances, windows and outdoor seating and eating areas;
- (vi) *car parking*, storage areas and vehicular accesses are not located on a *Town Centre - Mainstreet Typology 1* and *Town Centre - Mainstreet Typology 2* frontage;
- (vii) appropriate pedestrian access routes are incorporated through the *site*, with these routes open to the public at least during business hours, helping to form part of a logical pedestrian network within the *Town Centre*.

3(k)

The extent to which, for any *development* not meeting the minimum *building height* where fronting a *Town Centre - Mainstreet Typology 1* and *Town Centre - Mainstreet Typology 2*, there are exceptional circumstances relating to the nature of the activity that would make upper storeys impractical.

Note: Double volume atriums and arcade entrances are deemed to comply with Rules 3A(i) and 3B(i).

3(41)

The extent to which areas of open space, plazas, planting and street frontage treatment are used to offset the visual impact of buildings and development.

Note see also policies: 1.15, 4.1, 10.3, 10.5, 10.6, 10.8, 10.27, 11.3, 11.8, 11.10, 11.14, 11.15, 11.16, 11.17, 11.19, 11.35, 11.36, 11.37A, 11.37B, 11.38, 11.41, 11.44, 11.45, 11.46, 11.48, 11.49.

Policy Section of the Waitakere District Plan)

RESOURCE CONSENT CONDITIONS

In granting a resource consent Council may impose conditions. Conditions may include any one or more of the following matters:

- Building height;
- Building design and location;
- The location and design of vehicle access, including driveways and service lanes;
- The design and location of car parking;
- Requiring the provision of a landscape treatment plan and implementation of that plan within a given time;
- Specifying the design and location of planting;
- Specifying the species, height and density of planting;
- Provision for weather protection;
- Limiting the bulk and scale of activities and other development;
- The imposition of a bond to ensure satisfaction of conditions of consent;
- Requiring financial contributions in accordance with the Plan;
- Requiring onsite or offsite works and services to avoid, remedy, mitigate or offset adverse effects;
- Such other matters provided for in section 108 of the Act.