

# MEDIUM DENSITY RESIDENTIAL ZONE

## Proposed Design Standards for new homes



### Maximum building height

There would be a maximum building height of 11 metres, plus an additional 1 metre for certain roofs and structures such as chimneys.



### Height in relation to boundary

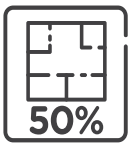
We're proposing a 'building envelope', which buildings must be contained in, that will require buildings to 'step down' from three to two storeys at the rear portion of the site and enables buildings to be higher along the front portion of the site.



### Separation distances

We're proposing houses could be closer to boundaries, up to 1 metre from side boundaries and 1.5 metres from front boundaries.

Garages, including internal garages, would need to be setback, so vehicles don't need to stop on the footpath.



### Building coverage

We're proposing buildings would be allowed to cover up to 50% of a site.



### Landscaping

A minimum amount of landscaping would be required on all sites.



### Shade

There is a requirement to provide shade in outdoor areas.



### Number of residential units

Three houses on a site could be built without resource consent or neighbour approval, as long as all design standards are met.



### Outdoor living space

We're proposing an area of open space outdoors for residents to use for each house. These will need to meet minimum size, have access sunlight and be connected to the main living area.



### Outlook space

There would be standards around how much space outside of windows needs to be clear of buildings.



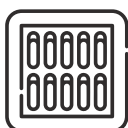
### Permeable surface

There would be a minimum of 30% of a site that must be free of surfaces that do not allow water to pass through.



### Minimum floor levels

Minimum floor levels would be required.



### Stormwater Control

We propose all sites must include a stormwater attenuation device sized to contain a minimum 18 litres of water per 1m<sup>2</sup> of new impervious area.



### Glazing

We're proposing that houses facing the street must contain a minimum of 20% glazing and side facades must contain at least 10% glazing.



### Front door orientation

Residential unit's fronting a public road must have the front door facing the road, or within the first two-thirds of the side facade facing the accessway.



### Garages

We propose that garages facing the a public road must not occupy more than 50% of the width of the front facade.



### Onsite carparking

We're proposing carparks must be setback 5.5 metres from the front boundary and not take up the whole front of the house.



### Vehicle Crossings

The maximum number of vehicle crossings per site would be one per 8m of frontage, with no more than two accesses per site.



### Onsite vehicle manoeuvring

Compliant onsite manoeuvring space for vehicles would be required.



### On site bicycle parking

We're proposing that one bike park per residential unit will be required.



### Onsite rubbish storage and collection

Each residential unit would be required to provide a screened rubbish area to accommodate a wheelie bin and a recycling crate.



### Fencing

We're proposing maximum heights on fencing.

