



Southern Links 1 Residential South Design Guidelines

Golden Ridge Farm Limited & Golden Ridge Park Limited
September 2026

Note to the Panel:

The purpose of these Residential Design Guidelines 'Guidelines' is to create a design framework that directs the development and construction of the Residential South Area in a manner that is in general accordance with the resource consent sought (on the assumption that consents are obtained that are consistent with the current design approach).

Consent condition establishes the mechanics and requirements for the Design Guidelines and Certification process through the Residential Design Advisor (RDA) The Guidelines are to be administered by an independent RDA that is to be appointed for the duration of the development of the Residential South Area. The advisor is to be a suitably qualified and experienced Urban Designer. The RDA will review every development proposed and certify compliance with the guidelines. This certification will accompany any building consent application to council confirming compliance with these aspects of the consent conditions. Guidelines are split into two parts.

Part C – Development Core Controls: These are the proposed design standards that must be adhered to across the development. They are to be treated as a design envelope for developers, architects and designers to design within and comply with. Changes to these controls however small are not anticipated as part of this consent. Any deviation outside of these controls will require a variation to the existing consent, or a new consent to be sought. The RDA will certify that each development complies with these core controls and is therefore within the bounds of the bulk and massing and layout outcomes enabled by this resource consent.

Parts D & E – Discretionary Design Guidelines: These design objectives and guidance criteria have been established to manage those aspects of design that require more flexibility and consideration of design outcomes and are not easily managed through a standard, or building envelope approach such as materiality, design of facades and rooflines. The RDA will consider each development against these design guidelines and certify each development is consistent with the outcomes sought and is therefore consistent with the design outcomes anticipated by this resource consent.

These guidelines have been drafted on the assumption that consent is granted in a manner that is consistent with what has been applied for. Any changes to consenting outcomes may need to be reflected throughout this document.

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1.1 Welcome to SL1 Residential South

SL1 Residential South is a proposed masterplanned residential neighbourhood within the wider SL1 Growth Cell, extending south from Hamilton City's urban boundary into the Waipā District. The project covers approximately 46ha of rural land and is intended to form the first stage of a broader greenfield growth area on Hamilton's southern edge.

The wider SL1 Growth Cell comprises approximately 440ha and is located at the interface between Hamilton's urban boundary and key transport and infrastructure corridors. Within this context, SL1 Residential South will help establish the initial residential framework for future growth in the area.

The proposal is guided by a vision to create a well-connected residential community with access to employment, education and supporting amenities. Its layout seeks to integrate with existing and planned transport networks, supporting active and public transport options alongside local road connections into Hamilton.

SL1 Residential South is expected to deliver 938 residential sections. These will provide for a range of housing typologies, including detached dwellings and terraced housing. The masterplan also integrates open space, stormwater management and amenity outcomes to support a coherent neighbourhood structure.

As the first stage of the broader SL1 development, SL1 Residential South forms part of a wider programme of planned growth. The wider SL1 landholding, with more than 330ha being comprehensively masterplanned and progressed through various FTAA applications, and balance land, has the potential to accommodate approximately 5,500 homes over time.



1.2 About these Guidelines

These Design Guidelines ('The Guidelines') are applicable for buildings and landscaping for terrace housing, duplex dwelling and single dwelling typologies. The Guidelines are intended to provide a clear and coordinated framework to manage the design and delivery of high-quality built form and landscaping across the SL1 Residential South development. This is required by a condition of consent.

Compliance with The Guidelines and the Design Review certification process is also reinforced and mandated through a private covenant registered on each property title.

Part C of the Guidelines set out a series of Development Core Controls that establish a 'building envelope' on each residential lot within SL1 Residential South. Development on the lots must comply with the Core Controls, which is required to be certified prior to the lodgement of building consent with council.

If a lot developer seeks to develop lots in a manner which does not comply with the Core Controls, a resource consent variation or new resource consent to authorise the development will be required.

In addition to these Core Controls, Part D & E include a series of Discretionary Design Guidelines that address qualitative aspects of development that allow for aspects of design to respond to the unique context of each individual lot across the development. Consistency with these Discretionary Design Guidelines will be assessed and certified via the Residential Design Advisor (RDA) that is required to be established by the relevant consent condition.

The Guidelines contain specific guidance for each of the typologies proposed. Each typology specific section of the guidelines includes a suite of sample typologies and elevations which illustrate potential built form and design outcomes that demonstrate compliance with the Core Controls and integrate the design outcomes anticipated by the Discretionary Design Guidelines. While these sample typologies and elevations are not fixed designs and they are not consented, they have been selected to showcase various design factors and how the desired outcomes could be achieved, including roof form, materiality and colours, provision of front façade and entrance, location and size of outdoor living spaces, provision of garaging and parking spaces.

1.3 Vision and Design Objectives

The SL1 Residential South masterplan integrates diverse residential options within a compact community, with neighbourhood reserves that connect to natural waterways and existing wetlands.

In addition to Part C: Core Controls, Part D & E: Discretionary Guidelines include objectives and guidelines that provide establish a framework for assessing design quality so that development undertaken in accordance with the Guidelines achieves a high standard of design. Together, the guidelines for SL1 Residential South are to create a neighbourhood that:

- Is a safe, comfortable and enjoyable for all residents.
- Includes a mix of housing types so more people can find a home that suits them.
- Has streets and public spaces that feel safe and inviting.
- Is easy to get around, with clear routes and good connections.
- Looks after the natural environment

These Guidelines intentionally retain some flexibility for individuals and designers to create unique architectural designs while ensuring the overarching objectives are met. They have been developed with reference to the smallest lot size for each typology to enable a compliant and high-quality building response to be achieved across the site, including for compact single-level dwellings where applicable.



1.4 The Role of Residential Design Advisor

The Residential Design Advisor (RDA) has four main purposes:

1. Review and certify that any development proposed is consistent with the relevant conditions of the resource consent granted for SL1 Residential South.
2. To provide independent advice to build partners and developers to establish and maintain the design quality of residential development within SL1 Residential South, in particular for multi-unit terrace housing typologies.
3. To assist developers, architects and designers to achieve the design vision for SL1 Residential South.
4. To ensure that the vision is maintained in perpetuity regardless of the changes in stakeholders.

The appointed RDA is required to be a suitably qualified and experienced urban designer. They will be nominated and employed by the consent holder.

The RDA has the responsibility of certifying whether a proposed project is consistent with the requirements and objectives of the Design Guidelines prior to any formal lodgement with Council of Building Consent. This includes confirming any development proposed complies with the requirements of Part C: Development Core Controls and is consistent with the design outcomes and guidance established under Part D & E: Discretionary Design Guidance. In assessing Part D & E, the DRA will consider the overall context and setting of the development, and the degree to which it aligns with the design objectives and guidelines particularly in relation to streetscape, public spaces and onsite amenity. The RDA is required to ensure that the designs put forward are delivering on the expectations set out by the Design Guide.

Should significant changes occur during the preparation of Building Consent and/or Subdivision Consent documents, the proposal must be re-presented to the RDA for re-certification before submission for building consent.

1.5 Implementation Process

All building and landscape plans must be submitted to the SL1 Residential South Residential Design Advisor (RDA) for certification before any submission of building consent to the relevant territorial authority. The following information must be submitted to the RDA, to illustrate the compliance with the Core Controls and Discretionary Design Guidelines:

- Completed Design Certification Form;
- Site plan: Including site coverage calculations, setbacks, levels, contours, house and garage footprints, entrance path and driveway;
- Floor plans;
- Elevations: Including height in relation to boundary compliance and detailing of materials and façade treatments proposed;
- Landscape plan: Including all planting, retaining walls, fencing and pavement schedules;
- Specification documents, including external colour and material selections, where applicable; and
- 3D rendered images (if available).

All plans and drawings provided for each application should be legible and to scale, with a north arrow, and the relevant lot information and street name. The RDA will aim to review and respond to fully completed and compliant applications within 10 business days.

If the RDA finds the design does not comply with the requirements of these Design Guidelines, then details of the design's inconsistencies with the Design Guidelines will be provided. You will then have an opportunity to revise and re-submit your design proposal.

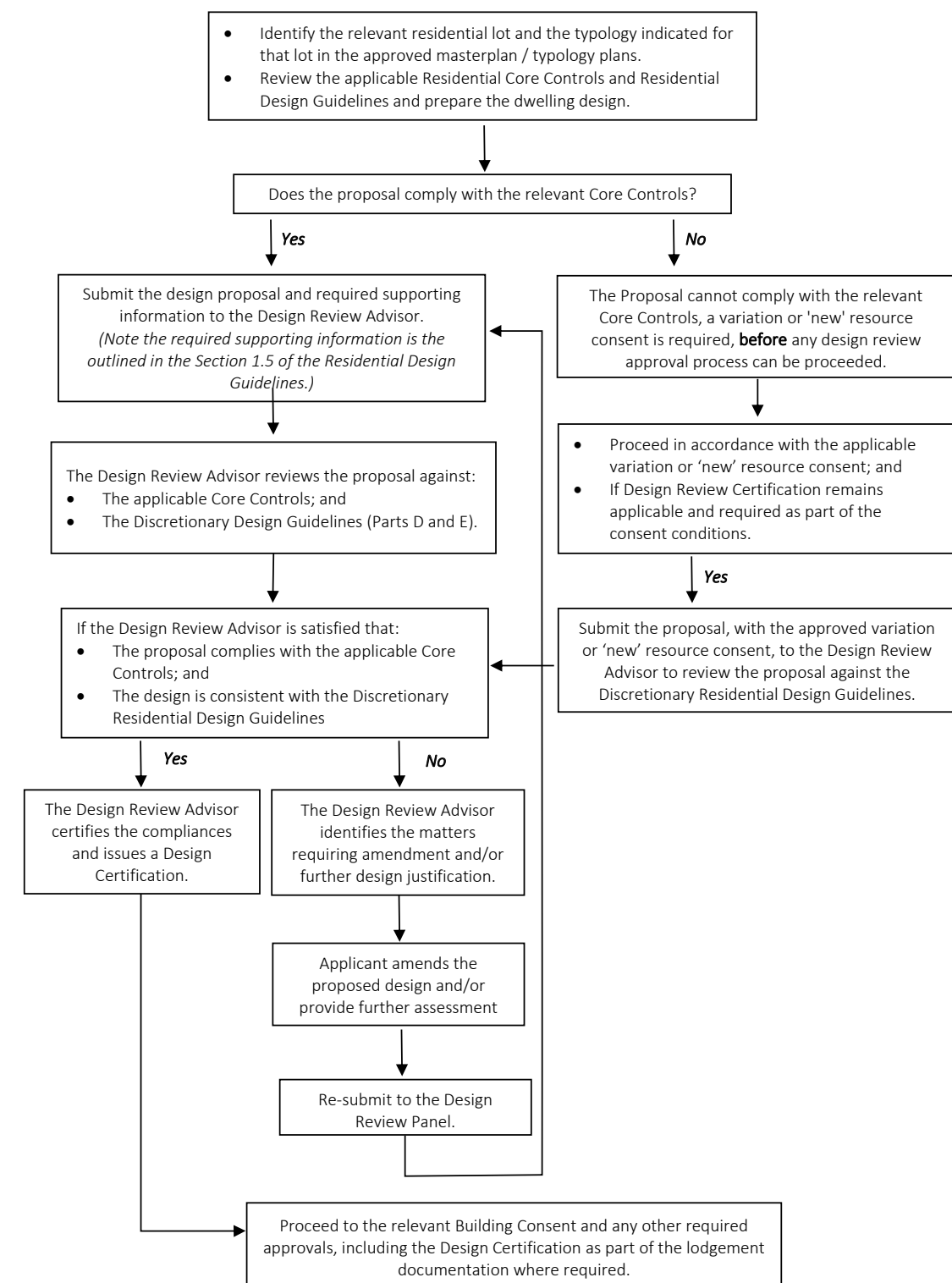
Following the design review, if the RDA is

satisfied the proposed design complies with the Guidelines, then a design certification will be issued. Where a design deviates from the Part B: Discretionary Design Guidelines only, the RDA may still issue a certification, where the RDA considers it will produce good built form outcomes consistent with the intent of the design guidance. The RDA shall document their reasoning and include this with certification documentation. Design confirmation granted for a deviation from a Discretionary Design Guideline does not set a precedent, and future similar deviations are not guaranteed certification.

Council's statutory role will consist of monitoring and certifying that the conditions of the consent have been complied with. In accordance with the approved resource consent, the lot developer is required to submit the design certification to Council as part of the building consent application for any dwelling.

Construction must not commence on any lot unless the relevant Territorial Local Authority has issued its Building Consent for the allotment(s). Construction must reflect the design certified by the RDA.

If a developer seeks to develop lots in a manner which is not consistent with the Core Controls, a resource consent variation or 'new' resource consent to authorise the development will be required. This will be at the cost to the individual builder/developer. For clarity, the Design Review Certification process will still need to be followed before construction is commenced, regardless of whether an additional resource consent is obtained. The flow chart below provides an outline of the design review process.





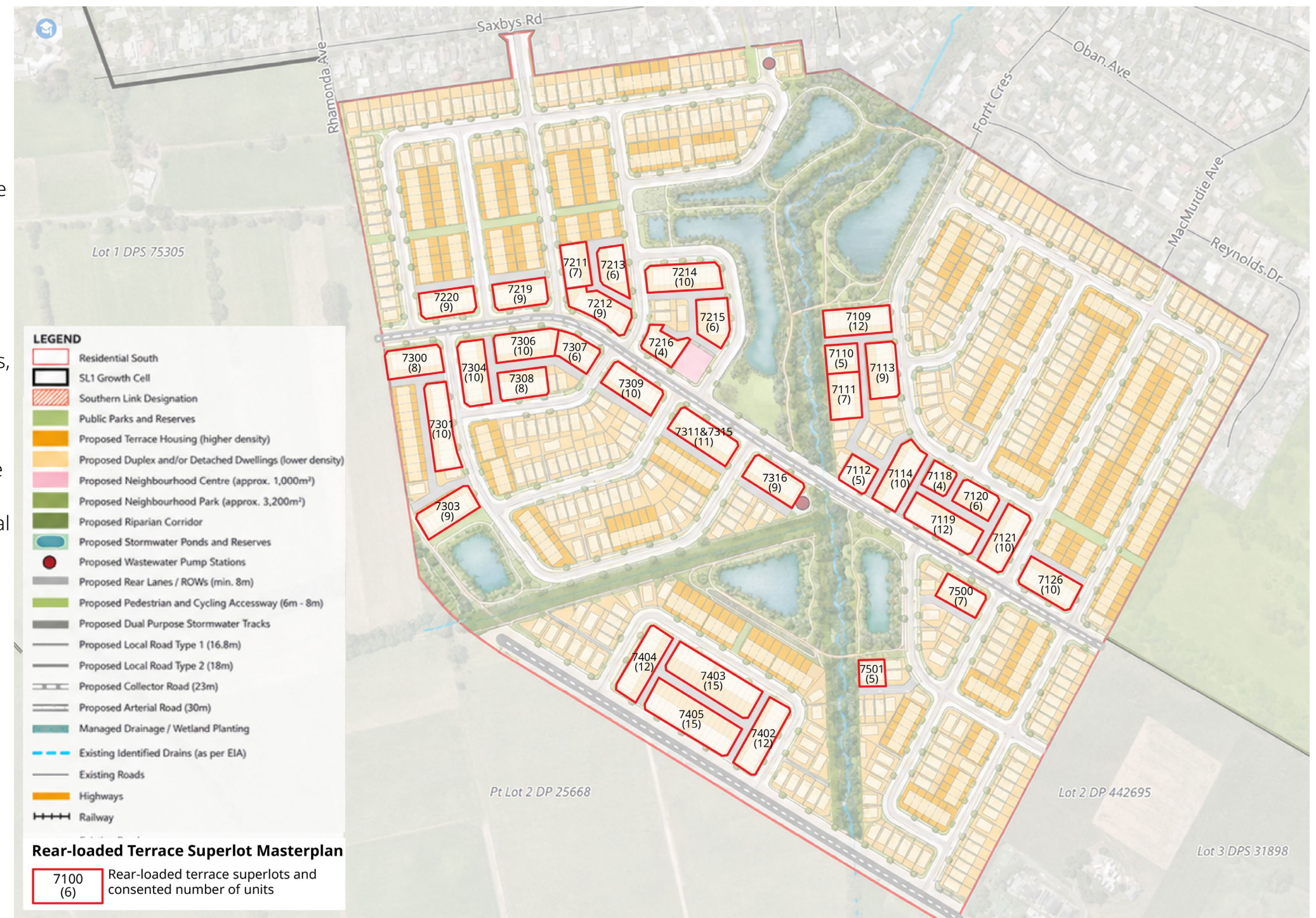
PART C - DEVELOPMENT CORE CONTROLS

REAR - LOADED SUPERLOTS

2.1 Description

Residential units with rear lane access can accommodate a range of typologies, including terrace housing, duplex dwelling and single dwellings. The key defining feature is that vehicle access and parking are provided from the rear lane, typically through rear garages or parking areas.

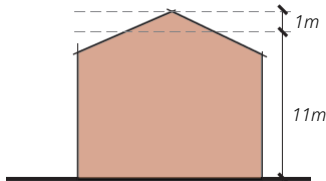
By locating vehicle access to the rear, the front streetscape can be shaped by building frontages, gardens and entry paths rather than garage doors and driveways, creating a more attractive and pedestrian-friendly public realm. Dwellings are generally oriented front-to-back, with private open space located to the rear or side, helping to achieve good privacy, solar access, and natural daylight outcomes.

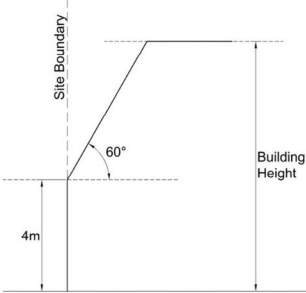


REAR - LOADED SUPERLOTS

2.2 Development Core Controls

All rear-loaded terrace housing, duplex dwellings and single dwellings are required to meet the following bulk and location Core Controls. Unless otherwise stated, these and all further controls and standards adopt the definitions of the Hamilton City Operative District Plan (HCC-ODP) included in Appendix-4.

Density	The number of residential units provided within each superlot shall not be less than or exceed the yield range identified in the SL1 Residential South Masterplan. See Appendix-1 for details.
Site coverage	Maximum 60% For terrace housings, the maximum site coverage shall be assessed across the overall parent site, rather than to an individual unit or individual allotment.
Impermeable surface	Maximum 70% For terrace housings, the maximum impermeable area shall be assessed across the overall parent site, rather than to an individual unit or individual allotment.
Landscaped area	Minimum 20% For terrace housings, the minimum landscaped area shall be assessed across the overall parent site, rather than to an individual unit or individual allotment.
Landscaping forward of building line	Landscaping in grass, shrubs and trees shall be provided for the area between the front building line and the transport corridor boundary, JOAL or ROW as follows: - Terrace housings with residential unit frontage less than 7.5m – Minimum 30% - Terrace housings with residential unit frontage 7.5m or greater – Minimum 40% - Single dwellings & duplex dwellings – Minimum 50% Where a site has frontage to both a transport corridor and a JOAL or ROW, then this standard shall only apply to the area between the building and the transport corridor boundary.
Building height	11m (except that roofs with a pitch of 15 degrees or more may exceed this height by 1m). 

Height in relation to boundary recession plane (HIRB)	4m + 60 degrees. This standard does not apply to: - A boundary with a transport corridor or a rear lane; - Existing or proposed internal boundaries within a site; or - Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed 
Building Setbacks – Transport corridor boundary	Minimum setback distance is: 1m, provided the building or structure can achieve compliance with NZ Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) for local and collector transport corridor;
Building Setbacks – Rear boundary adjoining rear lane	0m setback is required
Building Setbacks – Side boundary	Minimum 1m, except one side yard can be reduced to 0m where: - The setback from the opposite side yard on the site is at least 1.5m; and - Legal provision is made for access and maintenance; and - Neighbours' consent is obtained; or - It is a common/party wall To avoid confusion, there is no side setback requirement for the middle units of a terrace housing.

REAR - LOADED SUPERLOTS

Boundary fences and walls – front boundary and/or adjoins a public park or reserve areas	Within front yards and along boundaries adjoining a public park or reserve, fences and retaining walls shall comply with the following: - The maximum height of a fence within a front yard shall be 1.2m. Except where an outdoor living area is located adjacent to a transport corridor, the maximum fence height may be increased to 1.5m, provided that at least 50% of the portion above 1.2m is visually permeable. - The maximum height of a fence along a boundary adjoining a public park or reserve shall be 1.5m; or it may be increased to 1.8m, provided that at least 50% of the portion above 1.5m is visually permeable. - The maximum combined fence and retaining wall height measured from bottom to top shall be 1.5m, unless: - For a combined height of 1.5m to 2.5m, the structure incorporates one horizontal step of at least 1m in depth, located no more than 1.2m above the level of the transport corridor boundary; or - For a combined height of 2.6m to 3.5m, the structure incorporates two horizontal steps, each at least 1m in depth, with each step located no more than 1.2m above the base of that step.
Boundary fences and walls – all other boundaries	Maximum height of a fence and retaining wall along the rear lane is 1.5m or increased to 1.8m with 50% of the portion above 1.5m is visually permeable. Maximum height of all other fences and retaining walls is 1.8m.
Public interface and passive surveillance	Development shall have pedestrian access from a transport corridor to the front door of each residential unit. Where a residential unit is facing a transport corridor, it shall have: - At least one habitable room with a clear glazed window, with a minimum dimension of 1m, facing the transport corridor. This window shall not be obstructed by an accessory building or fence greater than 1.5m in height. - For corner sites the above requirements shall be required only on the frontage from which pedestrian access is provided (front door).
Separation and Privacy	Residential buildings shall be setback at least 2m from the nearest part of any other residential building, except that no separation is required between buildings that are attached. Windows shall be designed to avoid views into the windows belonging to a different building. Windows must be offset by 1.5m, where different buildings are sited within 3m of one another. This offset requirement does not apply at ground floor level if the building elevations containing the windows are separated by a solid (i.e. visually impermeable) boundary fence that is at least 1.8m in height.

Outlook space	An outlook space must be provided from all habitable room windows: - A principal living room of a residential unit must have an outlook space with a minimum dimension of 4m depth and 4m width. - All other habitable rooms must have an outlook space of 1m in depth and 1m in width. For all required outlook spaces, the following shall apply: - The depth of the outlook space is to be measured at right angles to and horizontal from the window to which it applies. - The width of the outlook space is to be measured from the centre point of the largest window on the building face to which it applies. - The height of the outlook space is required to be the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies. - Outlook spaces may be over driveways and footpaths within the site or over a rear lane, public street or other public open space. - Outlook spaces required from different rooms within the same building may overlap and may also overlap where they are on the same wall plane in the case of a multi-storey building. - Outlook spaces may be under or over a balcony. - Outlook spaces shall be clear and unobstructed by buildings and fences that do not comply with the fencing and wall requirements. - Outlook spaces shall not extend over an outlook space or outdoor living space required by another residential unit.
Outdoor living space	Each residential unit shall be provided with an outdoor living area that is: - For the exclusive use of each residential unit. - Readily accessible from a living area inside the residential unit. - Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas. Outdoor living areas shall have areas and dimensions as follows: - Terraces housing: Minimum 12m2 in area with a minimum dimension of 1.8m. - Duplex dwellings and single dwellings: Minimum 20m2 in area with a minimum dimension of 3m. Outdoor living areas may comprise a combination of ground floor, balcony, verandah, porch, patio or roof terrace space that: - Where provided in the form of a balcony, patio, verandah, porch or roof terrace, is at least 8m2 and has a minimum dimension of 1.8m; and - Is accessible from the residential unit

REAR - LOADED SUPERLOTS

Waste management and service area	All residential units shall provide waste management and service area as following: • A minimum of 5m² of service area shall be provided per residential unit. This may be provided either as one consolidated space or across two separate areas. • Where the service area is provided across two separate areas, one area shall be at least 1.4m² for rubbish storage and shall be located so that bins can be moved to the rear lane for collection without passing through the residential unit, excluding garages. The remaining service area may be located elsewhere within the site. • Clothes drying areas shall be readily accessible from each residential unit. • Service areas shall be screened so they are not visible from a legal road, ground floor of adjoining residential sites, open space zones and public walkways by vegetation or fencing. • Service areas may be located within garages where it is demonstrated that there is sufficient room to accommodate the minimum area without impeding parking.
Vehicle crossing and access	• Car parking for all rear-loaded terrace housing, duplex dwellings and single dwellings must be accessed from the rear lane only.
Vehicle and bicycle parking	Where a vehicle parking space is provided on site, the following controls shall apply: • The size of vehicle parking spaces shall comply with the relevant dimensions. See Appendix-2 for details. • All parking spaces shall not overlap or encroach into the rear lane. Where no dedicated garage is provided for terrace housing and duplex dwellings, the following controls shall apply: • Number of bicycle parking shall comply with the relevant provision standards. See Appendix-3 for details. • Where bicycle parking is required, a secure and covered bicycle parking shall be provided, which is not part of any required outdoor living space but may be located within a dwelling.

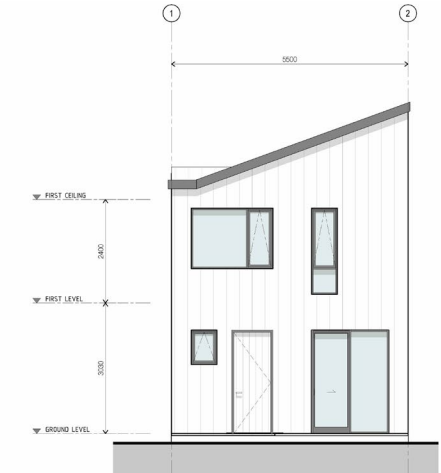
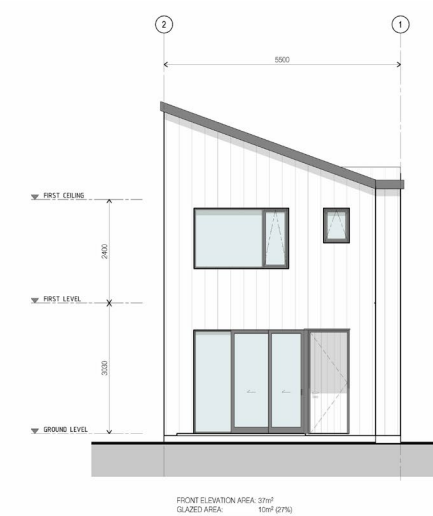


REAR - LOADED SUPERLOTS

2.3 Example Typology Plans and Elevations

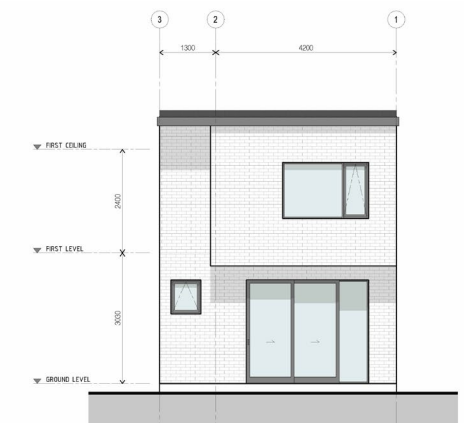
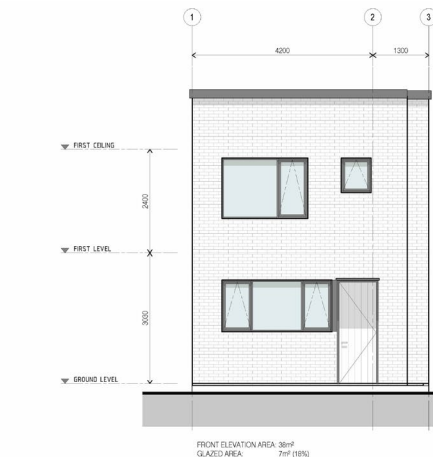
Two-storey terrace unit

- Four bedrooms, three bathrooms, single parking pad.



Two-storey terrace unit

- Two bedrooms, study, Three bathrooms, double parking pad (stacked).



FRONT - LOADED SUPERLOTS

3.1 Description

Front-loaded terrace housing comprises attached dwellings constructed on individual residential lots established through the subdivision. Dwellings are generally built to the side boundaries in accordance with the approved lot layout, creating a continuous or near-continuous built form.

Vehicle access and parking are provided from the primary street frontage, with garages and driveways integrated into the front of each dwelling. This results in a streetscape that incorporates vehicle crossings and garage doors alongside pedestrian entries, landscaping and private front gardens.

Terrace units are generally arranged with a clear front-to-rear orientation, with principal pedestrian entries addressing the street and private open space typically located to the rear. The width and configuration of individual lots will support efficient dwelling layouts while accommodating vehicle access, parking and garaging where required.

Building design and internal layout should respond to the established lot configuration and balance the requirements for vehicle access with a high-quality street interface. Appropriate consideration should also be given to privacy, solar access and natural daylight for dwellings and private open space.



FRONT - LOADED SUPERLOTS

3.2 Development Core Controls

All front-loaded terrace housing, duplex dwellings and single dwellings are required to meet the following bulk and location Core Controls. Unless otherwise stated, these and all further controls and standards adopt the definitions of the Hamilton City Operative District Plan (HCC-ODP). included in Appendix-4.	
Density	The number of residential units provided within each superlot shall not be less than or exceed the yield range identified in the SL1 Residential South Masterplan. See Appendix-1 for details.
Site coverage	Maximum 50% For terrace housings, the maximum site coverage shall be assessed across the overall parent site, rather than to an individual unit or individual allotment.
Impermeable surface	Maximum 70% For terrace housings, the maximum impermeable area shall be assessed across the overall parent site, rather than to an individual unit or individual allotment.
Landscaped area	Minimum 20% For terrace housings, the minimum landscaped area shall be assessed across the overall parent site, rather than to an individual unit or individual allotment.
Landscaping forward of building line	Landscaping in grass, shrubs and trees shall be provided for the area between the front building line and the transport corridor boundary, JOAL or ROW as follows: - Terrace housings with residential unit frontage less than 7.5m – Minimum 30% - Terrace housings with residential unit frontage 7.5m or greater – Minimum 40% - Single dwellings & duplex dwellings – Minimum 50% Where a site has frontage to both a transport corridor and a JOAL or ROW, then this standard shall only apply to the area between the building and the transport corridor boundary.
Building height	11m (except that roofs with a pitch of 15 degrees or more may exceed this height by 1m).

Height in relation to boundary recession plane (HIRB)	4m + 60 degrees, this standard does not apply to: - A boundary with a transport corridor or a rear lane; - Existing or proposed internal boundaries within a site; or - Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed
Building Setbacks – Transport corridor boundary	Each unit must provide a pedestrian access from transport corridor to fMinimum setback distance for local and collector transport corridors is 1.5m, except as provided for below: Where garage doors face a transport corridor, they shall be setback 0.5m from the front façade of the dwelling. - Where garage doors or carports face a transport corridor, they shall be setback maximum of 2m or at least 5m. - Any accessory building, other than garage, either attached or detached shall be setback at least 1m from the front building line of the residential unit. 1m for a single-story unenclosed verandah/ patio/ porch space attached to a residential unit, provided the building or structure can achieve compliance with NZ Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).
Building Setbacks – Rear boundary	Minimum 1m, except for the following lots that are subject to a greater setback to accommodate the relevant landscaping buffer: - Minimum 4m for Lots 333 – 337; - Minimum 6m for Lots 306 – 320.
Building Setbacks – Side yard setback	Minimum 1m, except one side yard can be reduced to 0m where: - The setback from the opposite side yard on the site is at least 1.5m; and - Legal provision is made for access and maintenance; and - Neighbours’ consent is obtained; or - It is a common/party wall To avoid confusion, there is no side setback requirement for the middle units of a terrace housing.

FRONT - LOADED SUPERLOTS

Boundary fences and walls – front boundary and/or adjoins a public park or reserve areas	Within front yards and along boundaries adjoining a public park or reserve, fences and retaining walls shall comply with the following: • The maximum height of a fence within a front yard shall be 1.2m. Except where an outdoor living area is located adjacent to a transport corridor, the maximum fence height may be increased to 1.5m, provided that at least 50% of the portion above 1.2m is visually permeable. • The maximum height of a fence along a boundary adjoining a public park or reserve shall be 1.5m, or it may be increased to 1.8m, provided that at least 50% of the portion above 1.5m is visually permeable. • The maximum combined fence and retaining wall height measured from bottom to top shall be 1.5m, unless: • For a combined height of 1.5m to 2.5m, the structure incorporates one horizontal step of at least 1m in depth, located no more than 1.2m above the level of the transport corridor boundary; or • For a combined height of 2.6m to 3.5m, the structure incorporates two horizontal steps, each at least 1m in depth, with each step located no more than 1.2m above the base of that step.
Boundary fences and walls – all other boundaries	Maximum height of all other fences and retaining walls is 1.8m.
Public interface and passive surveillance	Development shall have pedestrian access from a transport corridor to the front door of each residential unit. Where a residential unit is facing a transport corridor, it shall have: • At least one habitable room with a clear glazed window, with a minimum dimension of 1m, facing the transport corridor. This window shall not be obstructed by an accessory building or fence greater than 1.5m in height. • For corner sites the above requirements shall be required only on the frontage from which pedestrian access is provided (front door).
Separation and Privacy	Residential buildings shall be setback at least 2m from the nearest part of any other residential building, except that no separation is required between buildings that are attached. Windows are designed to avoid views into the windows belonging to a different building. Windows must be offset by 1.5m, where different buildings are sited within 3m of one another. This offset requirement does not apply at ground floor level if the building elevations containing the windows are separated by a solid (i.e. visually impermeable) boundary fence that is at least 1.8m in height.

Outlook space	An outlook space must be provided from all habitable room windows: • A principal living room of a residential unit must have an outlook space with a minimum dimension of 4m depth and 4m width. • All other habitable rooms must have an outlook space of 1m in depth and 1m in width. For all required outlook spaces, the following shall apply: • The depth of the outlook space is to be measured at right angles to and horizontal from the window to which it applies. • The width of the outlook space is to be measured from the centre point of the largest window on the building face to which it applies. • The height of the outlook space is required to be the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies. • Outlook spaces may be over driveways and footpaths within the site or over a rear lane, public street or other public open space. • Outlook spaces required from different rooms within the same building may overlap and may also overlap where they are on the same wall plane in the case of a multi-storey building. • Outlook spaces may be under or over a balcony. • Outlook spaces shall be clear and unobstructed by buildings and fences that do not comply with the fencing and wall requirements. • Outlook spaces shall not extend over an outlook spaces or outdoor living space required by another residential unit.
Outdoor living space	Each residential unit shall be provided with an outdoor living area that is: • For the exclusive use of each residential unit. • Readily accessible from a living area inside the residential unit. • Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas. Outdoor living areas shall have areas and dimensions as follows: • Terrace housing: Minimum 12m2 in area with a minimum dimension of 1.8m. • Duplex dwellings and single dwellings: Minimum 20m2 in area with a minimum dimension of 3m. Outdoor living areas may comprise a combination of ground floor, balcony, verandah, porch, patio or roof terrace space that: • Where provided in the form of a balcony, patio, verandah, porch or roof terrace, is at least 8m2 and has a minimum dimension of 1.8m; and • Is accessible from the residential unit

FRONT - LOADED SUPERLOTS

Waste management and service area	All residential units shall provide waste management and service area as following: • A minimum of 5m² of service area shall be provided per residential unit. This may be provided either as one consolidated space or across two separate areas. • Where the service area is provided across two separate areas, one area shall be at least 1.4m² for rubbish storage and shall be located so that bins can be moved for roadside collection without passing through the residential unit, excluding garages. The remaining service area may be located elsewhere within the site. • Clothes drying areas shall be readily accessible from each residential unit. • Service areas shall be screened so they are not visible from a legal road, ground floor of adjoining residential sites, open space zones and public walkways by vegetation or fencing. • Service areas may be located within garages where it is demonstrated that there is sufficient room to accommodate the minimum area without impeding parking.
Vehicle crossing and access	Where vehicle access is provided from the transport corridors, a maximum of one double-width vehicle crossing shall be provided for every two residential units in a duplex or terrace housing development. Where a terrace building has an odd number of units, one unit may have its own single-width vehicle crossing. For the purpose of this control: • A single-width vehicle crossing serving a single residential unit in a terrace housing or duplex development, shall be from 3.0m to 3.5m wide. • A double-width vehicle crossing serving two adjoining residential units in a terrace housing or duplex development shall be from 5.5m to 6.0m wide and centred on the boundary between the residential units.
Vehicle and bicycle parking	Where a vehicle parking space is provided on site, the following controls shall apply: • The size of vehicle parking spaces shall comply with the relevant dimensions. See Appendix-2 for details. • All parking spaces shall not overlap or encroach into the berm area and street footpath. Where no dedicated garage is provided for terrace housing and duplex dwellings, the following controls shall apply: • Number of bicycle parking shall comply with the relevant provision standards. See Appendix-3 for details. • Where bicycle parking is required, a secure and covered bicycle parking shall be provided, which is not part of any required outdoor living space but may be located within a dwelling.



FRONT - LOADED SUPERLOTS

3.3 Example Typology Plans and Elevations

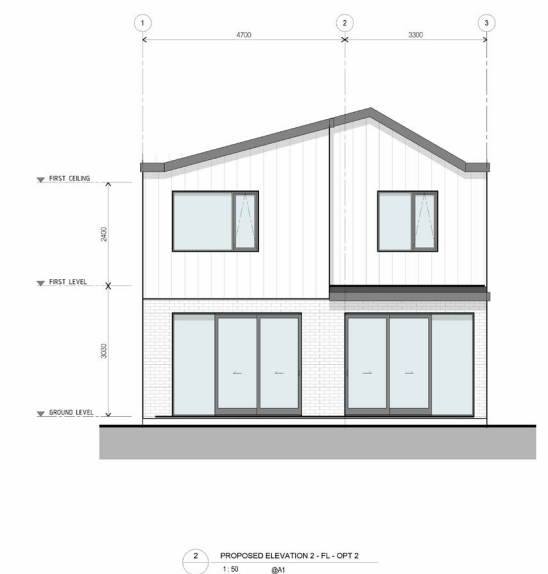
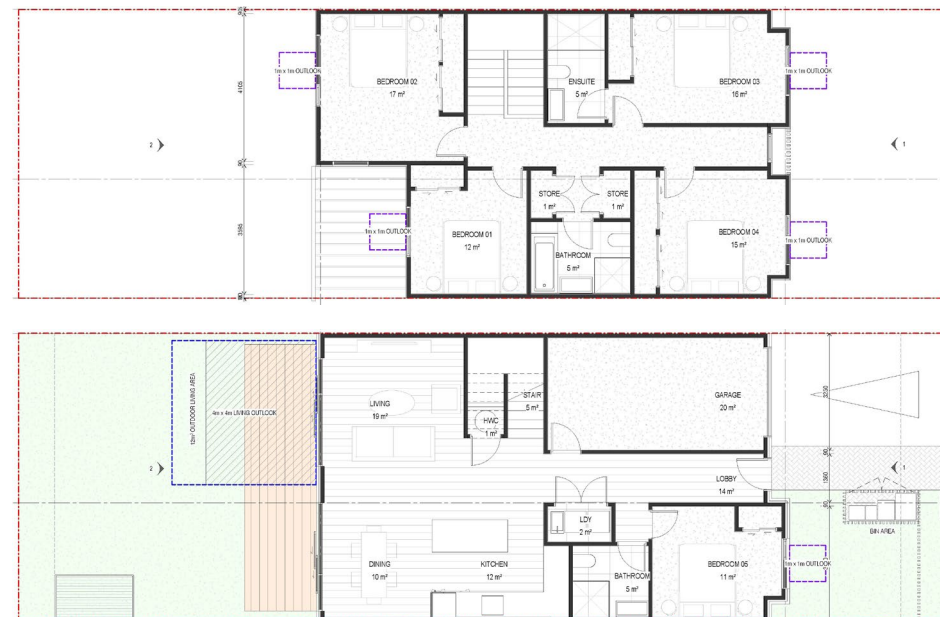
Two-storey terrace unit

- Four bedrooms, three bathrooms, single garage, single parking pad.



Two-storey terrace unit

- Five bedrooms, three bathrooms, single garage, single parking pad.



DUPLEX DWELLING AND SINGLE DWELLINGS LOTS

4.1 Description

Outside of the rear-loaded and front-loaded superlots identified above, the remaining residential lots have been identified as being suitable to accommodate duplex and single dwellings, subject to being able to comply with the relevant design controls.

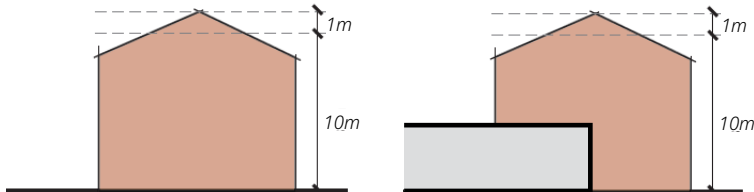
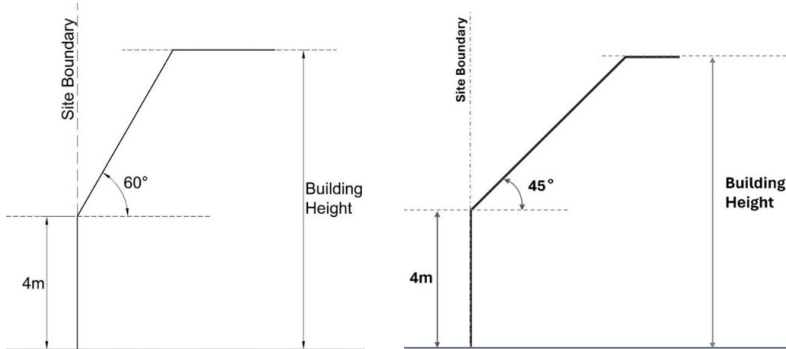
Duplex dwellings comprise two attached dwellings sharing a common wall in a semi-detached configuration. Single dwellings may be single or two storeys, ranging from compact homes to larger family dwellings, depending on lot size and design response.

Both typologies are typically oriented to the primary street frontage where possible, with private open space located to the rear or side. This supports good daylight, outlook, and privacy outcomes, while maintaining a general residential suburban pattern of front setbacks, landscaped yards and clearly defined street frontages. Variety can be achieved through variation in height, roof form, entrances, and architectural or landscape detailing



DUPLEX DWELLING AND SINGLE DWELLINGS LOTS

4.2 Development Controls

All front-loaded terrace housing, duplex dwellings and single dwellings are required to meet the following bulk and location Core Controls. Unless otherwise stated, these and all further controls and standards adopt the definitions of the Hamilton City Operative District Plan (HCC-ODP). included in Appendix-4.	
Density	Maximum 1 single dwelling per lot
Site coverage	Maximum 50%
Impermeable surface	Maximum 70%
Landscaped area	Minimum 20%
Landscaping forward of building line	Landscaping in grass, shrubs and trees shall be provided forward of the front building line Minimum 50% for single dwelling & duplex dwelling This control does not apply to rear sites or sites served by a JOAL or RoW serving five or fewer units.
Building height	10m (except that roofs with a pitch of 15 degrees or more may exceed this height by 1m). 
Height in relation to boundary recession plane (HIRB)	For side boundaries, the standard is 4m + 60 degrees. For all other boundaries, the standard is 4m + 45 degrees. The above standards do not apply to: - A boundary with a transport corridor or a rear lane; - Existing or proposed internal boundaries within a site; or - Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. 

Building Setbacks – Transport corridor boundary	Minimum setback distance for local and collector transport corridor is 1.5m, except as provided for below: - Where garage doors face a transport corridor, they shall be setback 0.5m from the front façade of the dwelling. - Where garage doors or carports face a transport corridor, they shall be setback maximum of 2m or at least 5m. - Any accessory building, other than garage, either attached or detached shall be setback at least 1m from the front building line of the residential unit. 1m for a single-story unenclosed verandah/ patio/ porch space attached to a residential unit, provided the building or structure can achieve compliance with NZ Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).
Building Setbacks – Rear boundary	Minimum 1m, except for the following lots that are subject to a greater setback to accommodate the relevant landscaping buffer: - Minimum 4m for Lots 1, 4 – 18, 20 – 32, 60 – 68, 322 – 331, 338 – 341, and 376 – 394; - Minimum 6m for Lots 69 and 321.
Building Setbacks – Side yard setback	Minimum 1m, except one side yard can be reduced to 0m where: - The setback from the opposite side yard on the site is at least 1.5m; and - Legal provision is made for access and maintenance; and - Neighbours’ consent is obtained; or - It is a common/party wall
Boundary fences and walls – front boundary and/or adjoins a public park or reserve areas	Within front yards and along boundaries adjoining a public park or reserve, fences and retaining walls shall comply with the following: - The maximum height of a fence within a front yard shall be 1.2m. Except where an outdoor living area is located adjacent to a transport corridor, the maximum fence height may be increased to 1.5m, provided that at least 50% of the portion above 1.2m is visually permeable. - The maximum height of a fence along a boundary adjoining a public park or reserve shall be 1.5m, or it may be increased to 1.8m, provided that at least 50% of the portion above 1.5m is visually permeable. - The maximum combined fence and retaining wall height measured from bottom to top shall be 1.5m, unless: - For a combined height of 1.5m to 2.5m, the structure incorporates one horizontal step of at least 1m in depth, located no more than 1.2m above the level of the transport corridor boundary; or - For a combined height of 2.6m to 3.5m, the structure incorporates two horizontal steps, each at least 1m in depth, with each step located no more than 1.2m above the base of that step.

DUPLEX DWELLING AND SINGLE DWELLINGS LOTS

Boundary fences and walls – all other boundaries	Maximum height of all other fences and retaining walls is 1.8m. This standard does not apply to retaining walls that form part of, or are required to support, the dwelling on Sloping Lots, including retaining walls associated with split-level house design.
Public interface and passive surveillance	Development shall have pedestrian access from a transport corridor to the front door of each residential unit. Where a residential unit is facing a transport corridor, it shall have: - At least one habitable room with a clear glazed window, with a minimum dimension of 1m, facing the transport corridor. This window shall not be obstructed by an accessory building or fence greater than 1.5m in height. - For corner sites the above requirements shall be required only on the frontage from which pedestrian access is provided (front door).
Separation and Privacy	Residential buildings shall be setback at least 2m from the nearest part of any other residential building, except that no separation is required between buildings that are attached. Windows are designed to avoid views into the windows belonging to a different building. Windows must be offset by 1.5m, where different buildings are sited within 3m of one another. This setback requirement does not apply at ground floor level if the building elevations containing the windows are separated by a solid (i.e. visually impermeable) boundary fence that is at least 1.8m in height.

Outlook space	An outlook space must be provided from all habitable room windows: - A principal living room of a residential unit must have an outlook space with a minimum dimension of 4m depth and 4m width. - All other habitable rooms must have an outlook space of 1m in depth and 1m in width. For all required outlook spaces, the following shall apply: - The depth of the outlook space is to be measured at right angles to and horizontal from the window to which it applies. - The width of the outlook space is to be measured from the centre point of the largest window on the building face to which it applies. - The height of the outlook space is required to be the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies. - Outlook spaces may be over driveways and footpaths within the site or over a rear lane, public street or other public open space. - Outlook spaces required from different rooms within the same building may overlap and may also overlap where they are on the same wall plane in the case of a multi-storey building. - Outlook spaces may be under or over a balcony. - Outlook spaces shall be clear and unobstructed by buildings and fences, unless it is provided by the boundary fences and wall standards. - Outlook spaces shall not extend over an outlook spaces or outdoor living space required by another residential unit.
Outdoor living space	Each residential unit shall be provided with an outdoor living area that is: - For the exclusive use of each residential unit. - Readily accessible from a living area inside the residential unit. - Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas. Outdoor living areas shall have areas and dimensions with a minimum 20m2 in area and a minimum dimension of 3m.

DUPLEX DWELLING AND SINGLE DWELLINGS LOTS

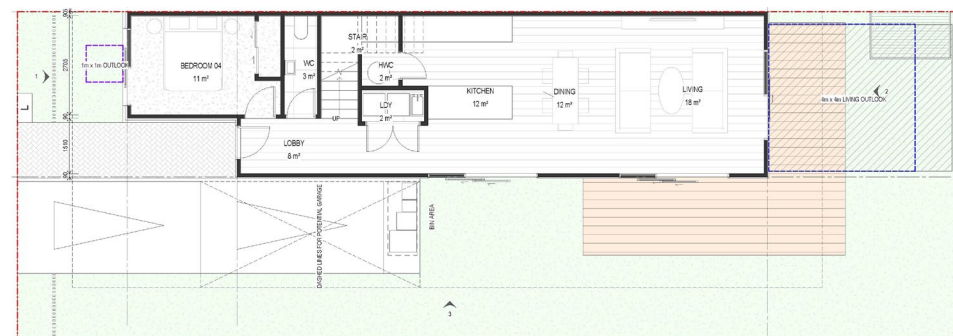
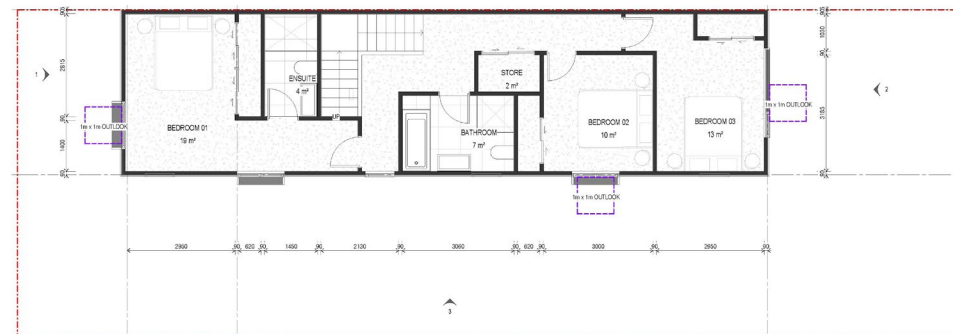
Waste management and service area	All residential units shall provide waste management and service area as following: • A minimum of 5m² of service area shall be provided per residential unit. This may be provided either as one consolidated space or across two separate areas. • Where the service area is provided across two separate areas, one area shall be at least 1.4m² for rubbish storage and shall be located so that bins can be moved for roadside collection without passing through the residential unit, excluding garages. The remaining service area may be located elsewhere within the site. • Clothes drying areas shall be readily accessible from each residential unit. • Service areas shall be screened so they are not visible from a legal road, ground floor of adjoining residential sites, open space zones and public walkways by vegetation or fencing. • Service areas may be located within garages where it is demonstrated that there is sufficient room to accommodate the minimum area without impeding parking.
Vehicle crossing and access	• Where vehicle access is provided from the transport corridors, a maximum of one double-width vehicle crossing shall be provided for every two residential units in a duplex development. For the purpose of this control: • A single-width vehicle crossing serving a single residential unit in a duplex development, shall be from 3.0m to 3.5m wide. • A double-width vehicle crossing serving two adjoining residential units in a duplex development shall be from 5.5m to 6.0m wide and centred on the boundary between the residential units.
Vehicle and bicycle parking	Where a vehicle parking space is provided on site, the following controls shall apply: • The size of vehicle parking spaces shall comply with the relevant dimensions. See Appendix-2 for details. • All parking spaces shall not overlap or encroach into the berm area and street footpath. Where no dedicated garage is provided for terrace housing and duplex dwellings, the following controls shall apply: • Number of bicycle parking shall comply with the relevant provision standards. See Appendix-3 for details. • Where bicycle parking is required, a secure and covered bicycle parking shall be provided, which is not part of any required outdoor living space but may be located within a dwelling.

DUPLEX DWELLING AND SINGLE DWELLINGS LOTS

4.3 Example Typology Plans and Elevations

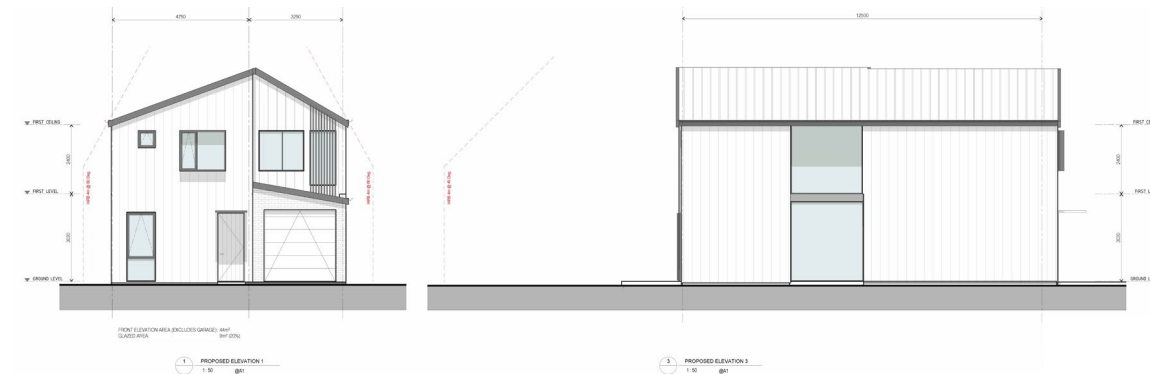
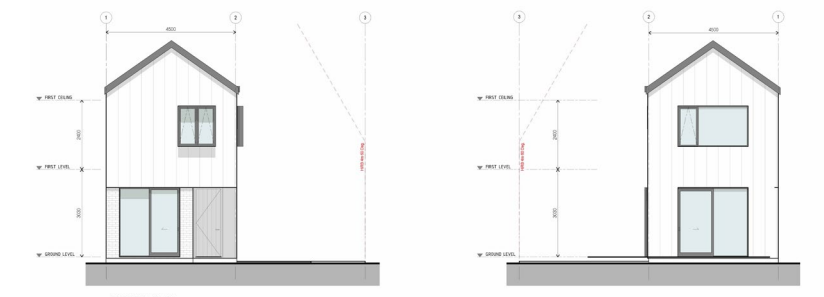
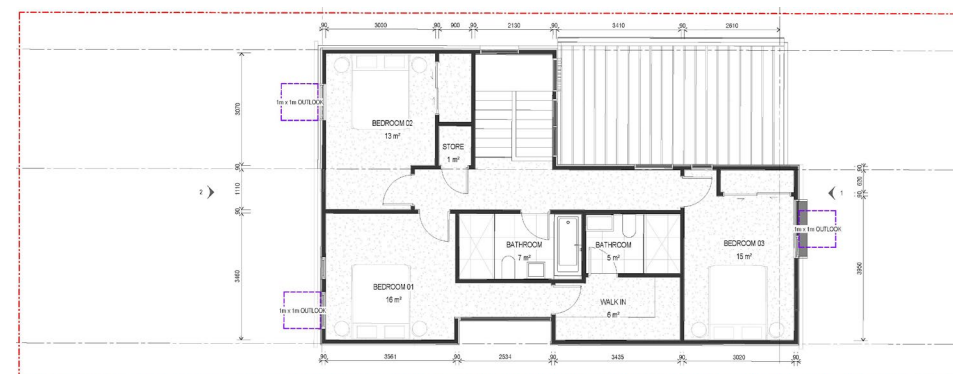
Two-storey duplex unit

- Four bedrooms, studio, two bathrooms, single garage, single parking pad.



Two-storey single dwelling unit

- Four bedrooms, three bathrooms, single garage, single parking pad.



PART D - DISCRETIONARY BUILT FORM GUIDELINES

5.1 Visual Appearance and Articulations

§Objective: To achieve high-quality, well-articulated façades that enhance visual interest, reflect the form and function of the building and contribute positively to building appearance and streetscape quality.

§Guidelines:

- Buildings should be designed to avoid overly bulky or dominant forms, with building mass broken down through façade articulation, recessed or projecting elements, stepped forms and varied rooflines.
- Building façades should provide a balanced composition of elements, and incorporate sufficient modulation to avoid long, unrelieved, or monotonous elevations. This can be achieved through incorporating a coordinated mix of elements, such as windows and/or bay windows, balconies, porches, awnings and thoughtful material selection and placement.
- Variations in façade design should be integrated with the overall building form and be proportionate to the scale of the building.
- Main entrances should be clearly visible and identifiable from the street or other public frontage and should incorporate suitable lighting and weather protection. Design solutions may include a porch, recess, canopy, projection, or other built form element.
- For terrace housings, the end units within a terrace building should be designed to provide additional articulation and visual interest relative to middle units, particularly where they are more exposed to the street or public realm. Additional articulation to end dwellings should be achieved through one or more of the following:
 - provide different architectural features integrating with the main dwelling (such as pergolas, bay windows, dormer windows, verandas and balconies);
 - a material or colour change (applied in coherent groupings);
 - a façade offset (such as entry recess or projection or veranda line change);
 - a roofline step or parapet height change.

5.2 Public Realm Interface

§Objective: To ensure the interface between dwellings and the public realm is active, and well-integrated, so that it supports passive surveillance, and provides an appropriate balance between privacy and resident interaction with the street.

§Guidelines:

- Doors and windows on public-facing façades should be well-proportioned and integrated with the overall architectural style, façade composition, and material palette of the dwelling.
- Public-facing façades should incorporate openings and other design features that provide passive surveillance and visual interest, while avoiding blank or inactive frontages. Suitable design solutions include providing ground and/or upper-level windows and balconies to provide passive surveillance opportunities, as well as visual interest to the streetscape.
- Where private outdoor living areas are provided in the front setback, they should be appropriately screened through the use of landscaping and/or fencing to allow balance of passive surveillance, streetscape amenity and onsite privacy.
- Dwellings on corner sites should positively address both street frontages through building design, windows, entries, and façade articulation, and should avoid blank walls facing either street.
- Dwellings adjoining a public park, reserve, pedestrian path, or infrastructure open space should provide at least one habitable room window on the relevant façade to enable passive surveillance and maintain a visual connection with that public space.

5.3 Roof Form and Design

§Objective: To achieve high-quality roof design that reinforces building form, adds visual interest, and contributes to a clear and cohesive architectural expression.

§Guidelines:

- Variety in rooflines and roof profiles within the same streetscape is encouraged. Preferred roof forms include gable roofs, combined gable and hip roofs, and mono-pitch roofs.
- Roofs shall be architecturally designed and integrated with the overall building form and style, contributing to a cohesive architectural expression.
- The main roof over the dwelling shall be the primary roof form and should incorporate the pedestrian entrance. Where applicable, the roof over a garage shall be secondary in form and less visually prominent.
- Roof design should respond to solar orientation, rainwater collection, and provide appropriate eave overhangs for weather protection.
- Where applicable, solar panels shall be integrated into the roof pitch, preferably on north-facing roof planes, and located within the ridgeline and eave profile.
- Where applicable, solar panels shall have low-glare finishes and be set back from ridgelines to minimise reflected glare to neighbouring dwellings and the public realm, including streets, parks, and reserves.
- Roof-mounted equipment must be positioned to reduce visibility from the public realm. This includes evaporative cooling units, television aerials, and satellite dishes.

5.4 Materials and Colours

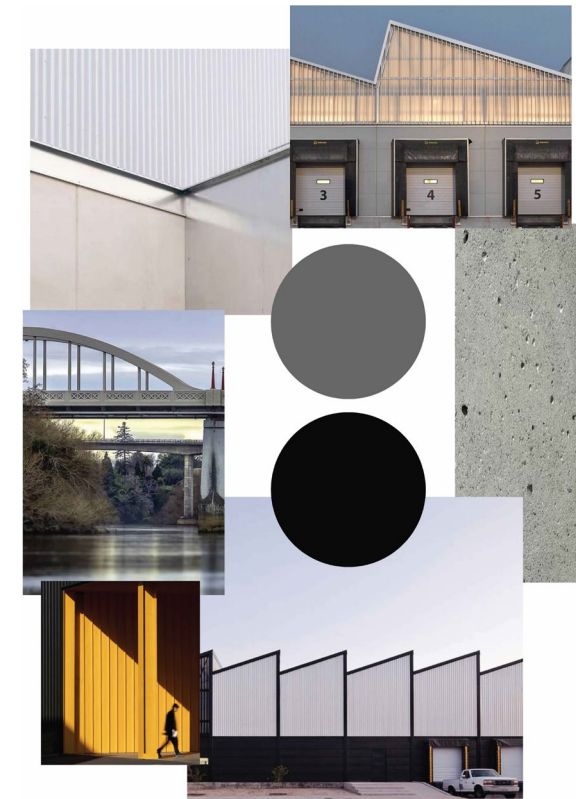
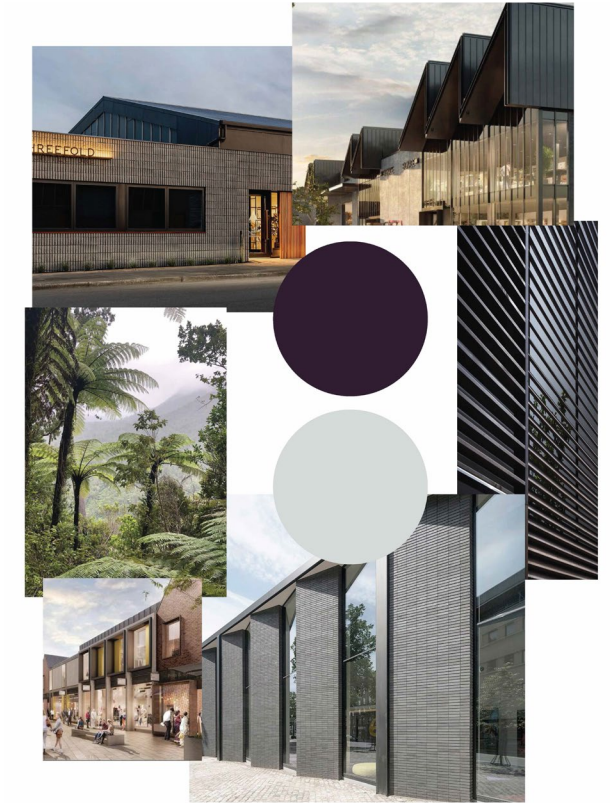
§Objective:

- To promote the use of durable, low-impact materials and a context-responsive colour palette that complements the architectural character of dwellings.
- To achieve consistency in texture and tone across compact higher density terrace housing, while allowing sufficient variation to create a cohesive and visually interesting neighbourhood.

§Guidelines:

- Use durable materials that contribute to visual consistency across the neighbourhood. Colours and finishes should complement the architectural form of the dwelling and contribute to a cohesive streetscape.
- Building façades shall incorporate at least two different façade materials, excluding glazing, unless otherwise approved by the Design Certification process. Suggested materials include:
 - weatherboard, or similar approved material;
 - vertical cedar, or similar approved board and batten;
 - tanalised plywood;
 - concrete tilt panel or in-situ concrete with an approved finish;
 - copper sheet cladding or other approved metal finishes, provided they remain limited in extent and visually subservient in both quantity and colour;
 - cement plaster finish; or
 - brick or block.
- Roof materials shall be durable and finished in non-reflective colours. Unpainted galvanised iron, unpainted zincalume, or similar highly reflective materials must not be used.
- Roof materials, gutters, downpipes, flashings, and other visible roof drainage elements shall be selected to complement the roof and wall materials.
- Built elements detached from the main dwelling, such as garages, sheds, and other accessory buildings, shall be consistent with or complementary to the main building in material, form and colour.
- The use of highly reflective, mirrored, heavily tinted, coloured, frosted, or patterned glass on the full length over the street-facing façade must not be used.

- Downpipes, vents, flues, meter boxes, heat pumps, and other service elements shall be integrated into the building design and finished in colours that are recessive and complementary to the main façade materials. They should be located away from primary frontages and screened from the public realm where practicable.
- Dwellings are encouraged to adopt a contemporary colour palette based on neutral, muted, or earth-toned colours. Bright, fluorescent, or pastel colours, and excessive variation in the primary exterior materials of a dwelling, are discouraged.
- For terrace housings, variation in colour and material palette is encouraged, but should be carefully managed in a coordinated manner across groups of dwellings, so that the streetscape has visual interest while maintaining an overall cohesive neighbourhood.



5.5 Lane Design

§Objective: To provide a safe, efficient and attractive rear lane that supports vehicle access, parking and servicing while maintaining residential amenity, passive surveillance and a high-quality interface with adjoining dwellings.

§Guidelines:

- Rear lanes shall be designed as low-speed and shared environments that prioritise safety, legibility and passive surveillance. Acceptable design solutions include:
 - Changes in paving, surface treatment, texture, or material should be used to signal a low-speed environment and assist with traffic calming.
 - Visual cues, signage, and lane markings should be used where necessary to clearly identify the movement environment and improve awareness for all lane users.
 - Landscaping should be incorporated to soften the appearance of rear lanes and reduce the dominance of hard surfaces, garages, and fences. This may include low-level planting, climbers, or other vertical greenery where practicable.
- Rear lanes shall provide consistent and well-positioned lighting for pedestrians and vehicles to minimise dark spots and improve safety, while avoiding unnecessary light spill into habitable rooms and adjoining private outdoor spaces.
- Large expanses of dark asphalt should be avoided where practicable. Consider lighter-toned aggregates, paving or other lighter-coloured surface finishes to reduce heat build-up and improve visual quality.
- Garages, fences and any building elements facing rear lanes should be designed as part of the overall architectural composition of the dwelling.
- Fencing to rear lanes should maintain privacy while still allowing some casual surveillance of the lane where appropriate.
- Pedestrian access to dwellings from rear lanes should be clear, convenient and safely integrated with garage and servicing arrangements.
- Opportunities for windows, upper-level rooms or accommodation above garages facing the lane are encouraged where appropriate to improve passive surveillance.

5.6 Pedestrian and Vehicle Access

§Objective: To provide safe, legible and efficient pedestrian and vehicle access that supports residential amenity, prioritises walkability, and responds positively to the dwelling layout and public realm.

§Guidelines:

- For private shared accessways that serve more than 5 dwellings (except rear lanes), the relevant dwellings should address accessways in the same manner as they would address a public street, with clearly identifiable entrances and an appropriate level of passive surveillance.
- The number and width of vehicle crossings should be minimised where practicable to reduce the visual dominance of vehicle access and maintain a more pedestrian-friendly frontage and streetscape.
- Pedestrian access to each dwelling shall be direct, convenient and safe, with a clear route from the street, lane or shared accessway to the main entrance.
- Main pedestrian paths shall be of sufficient width to allow comfortable movement and shall be designed to avoid conflicts with vehicle manoeuvring areas where practicable.
- Pedestrian and vehicle movements should be clearly differentiated where appropriate through changes in surface treatment, level, material, planting or other design cues.
- Where private shared accessways are used, they should be designed to operate as low-speed spaces with clear visual priority for pedestrian safety.
- Lighting should be provided to pedestrian paths, shared accessways and vehicle access areas to support safety and visibility, while avoiding unnecessary light spill into habitable rooms and neighbouring outdoor spaces.

5.7 Garages and Parking

Objective: To provide safe and efficient vehicle access and parking that supports different housing typologies while maintaining residential amenity and a well-designed built form response.

Guidelines:

- Where a garage is facing the transport corridor, the maximum width of the garage shall be no greater than half of the width of the front façade of the residential dwelling.
- Garages, carports, car pads and associated vehicle access shall be designed to support the safe and efficient operation of rear lanes without compromising pedestrian safety or the amenity of adjoining dwellings. No part of a parked vehicle may overhang into the rear lane or shared manoeuvring area.
- The location and size of garages, carports and car pads must not compromise the function, usability, or amenity of private outdoor living space. Parking, manoeuvring, and access areas shall not encroach into or overlap with required outdoor living areas or service areas.
- Garages, parking spaces, and driveways should be located and spaced to respond to and maximise the retention of existing streetscape infrastructure, including street lighting, street trees, and on-street parking. Removal of such infrastructure should be avoided where practicable. Where removal is unavoidable, it should be reinstated or otherwise addressed in accordance with Council standards.
- Garages and parking structures should not dominate the built form of the dwelling and shall be designed as secondary elements that are visually recessive and proportionate to the residential dwelling.
- Where garages or parking areas are visible from the public realm, they should be designed to soften visual prominence or monotonous appearance. This can be achieved through the use of design solutions including landscaping, fencing, recesses or architectural detailing.
- Garage doors facing a transport corridor shall be integrated into the architectural design of the dwelling. This can be achieved through:
 - Use single-width garages and carports as a preferred design approach. Where double-width garages are used, they should be carefully designed to reduce their visual scale and bulk.
 - Use the same or complementary materials, colours and architectural detailing of the main dwelling.

- Where car pads are provided, they shall be clearly defined and include space for landscaping and a pedestrian path to the dwelling, rather than extending as an undifferentiated hardstand across the site.
- Secure and convenient bicycle parking should also be incorporated as part of the overall parking and access design.



5.8 Outdoor Living Space and Balconies

Objective: To provide residents with functional private outdoor living areas that enhance amenity and are fit for purpose for the type, size and layout of the dwelling.

Guidelines:

- The primary outdoor living space should be located to the rear of the dwelling, or as an upper-level balcony where appropriate, to achieve a reasonable level of privacy and functional outdoor living opportunity.
- Where the primary outdoor living space is located adjacent to a public street frontage or shared accessway and laneway, additional privacy measures shall be incorporated through a combination of landscaping, fencing, level changes, setbacks, and/or screening. A secondary smaller outdoor space may also be provided where practicable.
- Outdoor living spaces shall be located and oriented to maximise sunlight access and shelter from prevailing winds. Where an outdoor living space is located directly south of a dwelling, increased depth should be provided where practicable to improve sunlight access during winter months.
- For dwellings with front setbacks of 1.5m or less, a raised building platform of approximately 0.3m to 1m above ground level should be considered to improve privacy and amenity for ground floor living spaces and outdoor areas.
- Where a balcony is used as the primary outdoor living spaces should incorporate measures to improve comfort and usability, such as partial overhead cover, wind screening, and sun shading where appropriate.
- Balconies shall be designed to provide a reasonable level of privacy from adjoining dwellings and nearby balconies, while still allowing outlook, daylight, and passive surveillance where appropriate. This can be achieved through the following:
 - Use recessed balconies where practicable, as they generally provide improved privacy, weather protection, and façade articulation compared with cantilevered balconies.
 - Use balustrades and screening elements to provide safety and privacy while maintaining visual quality and avoiding an overly bulky or enclosed appearance.
- Balconies shall be designed as integrated into the overall architectural form, detailing and composition of the building.
- Downpipes, drainage, and other service elements associated with balconies and outdoor living spaces should be integrated into the overall building design.

- Mechanical equipment and other service elements should not be located within outdoor living spaces unless they are fully integrated and screened so they do not detract from amenity or the functionality of the outdoor living spaces.

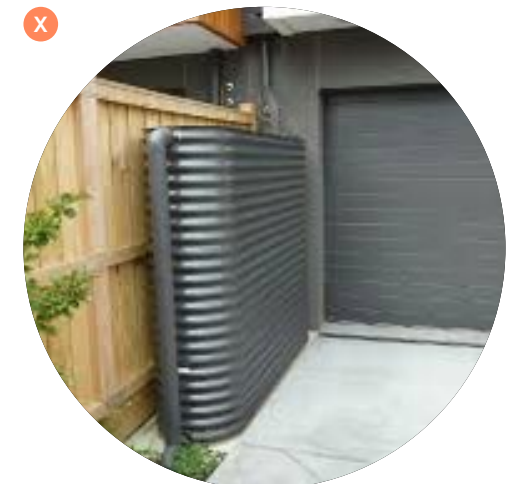
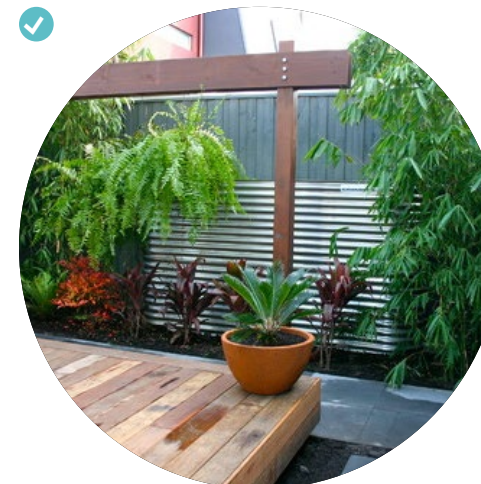
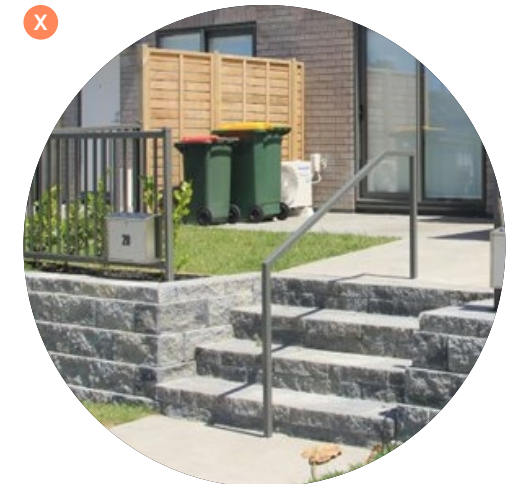


5.9 Service Areas

§Objective: To ensure service areas are functional and efficiently integrated into the development, minimising visual impact on dwellings, streets, laneways and other publicly accessible spaces.

§Guidelines:

- Service areas for rubbish bins, clotheslines and utilities storage should be sited so as not to compromise outdoor living spaces or be visually obtrusive, preferably to the side or rear of the dwelling. Where service areas and areas for utilities storage are visible from the public realm, they shall be screened using landscaping, fencing or other built elements integrated with the overall building design.
- Areas for waste and recycling storage shall be located so wheelie bins can be easily moved between the dwelling and collection point, without creating conflicts with pedestrian access, parking or outdoor living areas.
- Care must be given to ensure areas are large enough for wheelie bins for rubbish and recycling waste. Wheelie bins should be able to be stored out of the rain, and out of the view of the public when seen from the street.
- Rainwater detention tanks should be located under driveways or other paved service areas where practicable. Where rainwater detention tanks are above-ground, they should be integrated into, attached to or located alongside an accessory part of the building, and must not be placed within the front yard of any residential dwelling.
- Areas for utilities storage should be positioned on the southern side of the site or in other less prominent locations where practicable. And it must not obstruct the required parking spaces, pedestrian paths, entrances or outdoor living spaces.
- Where no dedicated garage is provided, a storage area of at least 5m² should be considered to accommodate household service items, utility equipment and bulky items on site, preferably within the side or rear of the dwelling. This should be of weatherproof, secure and not visually prominent.
- Where communal or shared service area is provided, it should be located in accessible and practical locations for all residents.



PART E - DISCRETIONARY LANDSCAPING GUIDELINES

6.1 Fences, Gates and Walls

§Objective: To ensure fences, gates and retaining walls contribute positively to the streetscape and landscape amenity, provide appropriate privacy and create an attractive transition between public and private spaces.

6.1.1 Fence and walls

§Guidelines:

- Fences and walls should be designed as an integrated part of the dwelling and site design, and should complement the architectural character, material palette and landscape treatment of the development.
- Fences should be constructed from durable, high-quality materials with an appropriate finished appearance, such as painted, stained, prefinished, plastered, honed, or otherwise coated materials. The use of second-hand materials or from unfinished or low-quality materials, such as corrugated metal fencing, should be avoided.
- Fence materials and finishes should be similar or complementary to those of the associated dwelling, without needing to exactly match the building materials.
- Fence returns, wing walls and other fence elements visible from the public realm should be consistent with the adjoining fence in height, materials, detailing and colour.
- For terrace housings, fences within the front yards should be consistent in appearance across the development to help create a coordinated and cohesive streetscape outcome.

6.1.2 Gates

§Guidelines:

- Gates should be designed as an integral part of the fence or wall composition and should complement the height, materials, detailing and colour of the adjoining fence or wall.
- Vehicle and pedestrian gates should be proportioned and detailed to minimise visual dominance and maintain a high-quality frontage presentation and avoid an overly solid or defensive appearance.
- Pedestrian gates should be clearly identifiable and conveniently located in relation to the main entry path.

- Where privacy is required, gates may incorporate semi-transparent or visually permeable elements to balance privacy, safety and passive surveillance.

6.1.3 Retaining walls

§Guidelines:

- Retaining walls visible from streets, laneways, parks, reserves or other public spaces should be finished to a high standard and softened with planting where practicable.
- Retaining walls within front yards, and/or along boundaries adjoining parks or reserves, should use durable and quality materials, such as dressed timber, masonry, stone or other materials approved by the Design Certification Process.
- Where timber retaining walls are used, they should incorporate dressed timber, square posts and a capping board, and should be stained or painted in a dark recessive tone or another colour complementary to the dwelling.
- For terrace housings, retaining walls within the front yards should be consistent in appearance across the development to help create a coordinated and cohesive streetscape outcome.

6.2 Front Yard Planting

§Objective: To provide high-quality front yard planting that is integrated with the streetscape and development context, and contributes to the landscape character, tree canopy and green network of the neighbourhood.

§Guidelines

- Front yard planting should contribute positively to the streetscape by softening building edges, defining boundaries, reinforcing entrances, supporting passive surveillance and improving the transition between public and private space. This can be achieved through the following design solutions:
 - Incorporate a coordinated mix of lawn, groundcovers, shrubs, hedges and small trees, appropriate to the size and function of the space.
 - Planting should be used alongside accessways where practicable to soften hard surfaces and improve the visual quality of pedestrian and vehicle accessway.
 - Maintain planting at a scale that preserves outlook from dwellings to the street and allows passive surveillance of the public realm, except where higher planting is required for screening.
 - Front yard planting should be integrated with any adjacent fencing, low walls, retaining walls and entrance paths so that the frontage reads as a coordinated landscape composition.
- For all end-units of the terrace housings, all duplex dwellings and all single dwellings, at least one specimen tree as per the Approved Planting Schedule (below) shall be provided within the front yard.
- Front yard planting, excluding specimen trees, should generally be limited to a mature height of 1.2m to maintain outlook to the street and support passive surveillance. The fragmentation of planting within front yard into multiple narrow or disconnected strips by paths, paved areas or service elements should be avoided.
- Where applicable, trees within front yards should be located to allow healthy growth and canopy development without adversely affecting buildings, fences, walls or underground services.
- Planting should be arranged in deliberate groupings and layers to create a coherent landscape structure, rather than being scattered as isolated individual plants. It should be designed to avoid conflict with buildings, driveways, pedestrian paths, utility services and sightlines for vehicle access.
- For terrace housings, simple and consistent planting palettes are encouraged to avoid visual clutter and support a tidy and coherent frontage.

6.3 Paving and Hard Surfaces

§Objective: To ensure on-site paving and hard surface areas contribute positively to streetscape and laneway amenity, while responding to heat island effects, stormwater management and the overall amenity.

§Guidelines:

- Entrance paths to each dwelling shall be direct, unobstructed and clearly defined. They should be separate from required outdoor living areas and planting within the front yard when practicable.
- Entrance paths, driveways and parking areas shall be constructed using durable, high-quality hardscape materials and graded or drained to avoid surface ponding. Loose gravel and loose stone surfaces should be avoided for primary pedestrian paths and vehicle access areas.
- The extent of hard surfaces within front yards should be minimised to avoid frontages being dominated by paving, parking and vehicle manoeuvring areas. Large areas of paving should be softened with adjacent planting, planted strips, or trees where practicable to reduce visual harshness and improve amenity.
- Coloured concrete, exposed aggregate concrete, stencilled coloured concrete, unit paving, or other durable finished surfaces should be used to improve visual quality and reduce the dominance of hardstand and parking areas. Long expanses of plain dark asphalt should be avoided.
- Permeable paving or other finishes that assist with stormwater infiltration and reduce runoff are encouraged where practicable, particularly for car pads, secondary paths and other non-primary hardstand areas.
- For laneways and privately shared accessways, pavement treatments should support pedestrian amenity and assist with traffic calming. Textured paving, unit paving, or changes in material, colour, or pattern may be used to reinforce slower vehicle speeds and highlight shared movement areas.
- Consider materials with lower heat absorption in place of dark, heat-retaining finishes where practicable. Materials that can assist with thermal comfort include permeable paving, exposed aggregate, textured concrete, and light to mid-toned, low-glare unit pavers.

6.4 Letterboxes and Lighting

Objective: To ensure letterboxes and exterior lighting are well integrated with the dwelling and landscape design, support safety and functionality, and contribute positively to the streetscape and residential amenity.

Guidelines:

- Letterboxes shall be designed as an integrated part of the dwelling frontage, fencing, walls or other built frontage elements where practicable, and should complement the associated dwelling in terms of materials, colour and style. Freestanding post-mounted letterboxes should be avoided.
- Street numbers shall be clearly displayed on the dwelling and/or letterbox so they are easily visible from the street for visitors, deliveries, and emergency services. Letterboxes should be located adjacent to the primary pedestrian entry and positioned so they are convenient to access from the street, path, or driveway.
- Letterboxes shall be constructed from durable, permanent, and weather-resistant materials, and should be of sufficient size to accommodate standard mail and small deliveries.
- Exterior lighting should be designed to support safety, legibility, and ease of movement, while minimising glare, light spill and adverse effects on neighbouring properties and the public realm. Possible design solutions include using hoods, louvres, shields, or similar fittings where necessary to direct light downward and reduce light pollution.
- Low-level, low-intensity, and shielded light sources should be used where practicable. LED lighting is encouraged for its energy efficiency, longevity, and greater control over light quality and direction.
- Light fittings should be integrated into the building and landscape design, rather than appearing as visually dominant add-on elements.
- Exposed floodlights, bright bulbs, or poorly directed fittings that cause upward light spill or shine directly into neighbouring windows, outdoor living areas, or the street should be avoided.



6.5 Planting Selection and Schedules

§Objective:

- To establish a resilient, low-maintenance planting palette that responds to local conditions and contributes to neighbourhood biodiversity.
- To provide seasonal variation, texture, and colour that enrich the streetscape throughout the year.
- To encourage the use of appropriate planting for screening, frontage definition and amenity, while enhancing streetscape quality and neighbourhood character.

§Guidelines:

- All specimen trees, slope batter and plant species shall be selected from the Approved Planting Schedule. Alternative species may be approved by the Design Certification Process, provided they are consistent with the intent of the Plant Schedule and demonstrate the suitability to the following criteria:
 - Plant species should be selected to suit their intended purpose, including frontage definition, softening built form, screening and/or ecological habitat value.
 - Plant species should be appropriate to the local climate and the microclimate of the site, including sun exposure, wind, soil depth, drainage and moisture conditions.
 - Drought-tolerant, durable and low-maintenance species are encouraged where appropriate to support long-term establishment and ease of ongoing maintenance.
 - A balanced mix of trees, shrubs, groundcovers and other planting types should be used to create visual interest and diversity.
 - Plant species used on batters should be suitable for slope stabilisation, low maintenance and long-term establishment.
- Where specimen trees are provided, they should be located and spaced to allow for healthy growth and canopy development, while avoiding conflict with buildings, retaining walls, fences, driveways, and underground services. Root barriers should be used where necessary.
- For corner sites, front yard planting should wrap around the corner and continue along part of the secondary frontage to reinforce the prominence of the corner and provide a coordinated frontage treatment.
- Planting design should incorporate height layering to create visual depth and a cohesive landscape structure. Taller planting should generally be located toward the rear of planting areas, with lower species toward the front. In narrow planting strips,

layering may occur side-to-side rather than front-to-back.

- Planting should be integrated with fences, retaining walls, paths and building edges so that landscape and built form read together as a cohesive frontage composition.
- Planting should be arranged to avoid obstructing pedestrian access, sightlines, or vehicle visibility, particularly near entrances, driveways, and corners.
- Native species are encouraged wherever practicable, particularly where they contribute to local habitat, biodiversity and resilience.
- Seasonal variation through a mix of evergreen and deciduous species where appropriate, and through variation in foliage colour, flowering, texture and form are encouraged.
- Plant set-out should be orderly and coordinated to achieve a cohesive and well-resolved appearance.



Approved Planting Schedules

Plant Information					Approximate Growth Rates	
	Botanical Name	Common Name	Grade at Planting (L)	Planting Centres (m)	Approx. Height (m) 5yrs	Approx. Width (m) 5yrs
Private Lot Planting Palettes						
Residential Character Area A						
Trees						
1	<i>Knightsia excelsa</i>	Rewarewa	45L	5m+	4.5	2.5
2	<i>Acer palmatum</i> 'Bloodgood'	Japanese maple	45L	5m+	4	3
3	<i>Acer rubrum</i> 'Jeffer's Red'	Jeffer's red maple	45L	5m+	6	4
4	<i>Cercis canadensis</i>	Forest Pansy	45L	5m+	4	4
5	<i>Magnolia</i> 'Star Wars'	Magnolia	45L	5m+	4	3
6	<i>Magnolia grandiflora</i> 'Little Gem'	Evergreen magnolia	45L	5m+	4	2
7	<i>Prunus yedoensis</i> 'Awanui'	Flowering cherry	45L	5m+	5	4
8	<i>Pyrus calleryana</i> 'Aristocrat'	Ornamental pear	45L	5m+	6	3
Fruit Trees						
1	<i>Malus domestica</i>	Apple tree	45L	5m+	4	3
2	<i>Citrus</i> sp.	Lemon	45L	5m+	3	2
3	<i>Citrus</i> sp.	Mandarin	45L	5m+	3	2
4	<i>Citrus</i> sp.	Grapefruit	45L	5m+	4	3
5	<i>Feijoa sellowiana</i>	Feijoa	45L	5m+	4	3
6	<i>Prunus salicina</i>	Japanese plum	45L	5m+	4	3
Rear Boundary Trees (To contribute to visual screening)						
1	<i>Vitex lucens</i>	Pūriri	45L	5m+	8	3
2	<i>Podocarpus totara</i>	Tōtara	45L	5m+	5	3
3	<i>Liquidambar styraciflua</i>	Liquidambar	45L	5m+	6	4
4	<i>Dacrycarpus dacrydiodes</i>	Kahikatea	60L	5m+	8	3
5	<i>Populus</i> 'Crows Nest'	Upright Poplar	2m pole	5m+	10	3
Climbers						
1	<i>Trachelospermum jasminoides</i>	Star jasmine	5L	1	3	2

2	<i>Bougainvillea</i> sp.	n/a	5L	1	4	3
3	<i>Wisteria sinensis</i>	Wisteria	5L	1	5	4
4	<i>Muehlenbeckia complexa</i>	Pōhuehue	5L	1	2	3
5	<i>Clematis paniculata</i>	Puawānanga	5L	1	4	3
Hedges						
1	<i>Buxus sempervirens</i>	Box hedge	2L	0.5	1	0.5
2	<i>Griselinia littoralis</i>	Broadleaf	2L	0.5	2	1
3	<i>Loropetalum china pink</i>	n/a	2L	0.5	1.5	1.5
4	<i>Murraya paniculata</i>	Orange jessamine	2L	0.5	1.5	1
5	<i>Teucrium fruticans</i>	Silver germander	2L	0.5	1.2	1
Shrubs						
1	<i>Arthropodium</i> 'matapouri'	Rengarenga lily	2L	0.5	0.5	0.5
2	<i>Choisya ternata</i>	Mexican orange blossom	2L	0.5	1.5	1.5
3	<i>Hebe Santa Monica</i>	n/a	2L	0.5	1	1
4	<i>Liriope muscari</i> 'Evergreen Giant'	Lily turf	2L	0.5	0.5	0.5
5	<i>Phormium</i> 'green dwarf'	Dwarf mountain flax	2L	0.5	1	1
6	<i>Rosmarinus officinalis</i>	Rosemary	2L	0.5	1	1
7	<i>Salvia leucantha</i>	Mexican sage	2L	0.5	1.2	1
Groundcovers						
1	<i>Acaena inermis</i> 'Purpurea'	Purple bidibid	2L	0.5	0.1	0.5
2	<i>Cotoneaster dammeri</i>	Bearberry cotoneaster	2L	0.5	0.5	1.5
3	<i>Lithodora</i> 'Grace Ward'	n/a	2L	0.5	0.2	0.6
4	<i>Pratia angulata</i>	Panakenake	2L	0.5	0.1	0.5
5	<i>Trachelospermum jasminoides</i>	Star jasmine	2L	0.5	0.5	1

Approved Planting Schedules

Plant Information					Approximate Growth Rates	
	Botanical Name	Common Name	Grade at Planting (L)	Planting Centres (m)	Approx. Height (m) 5yrs	Approx. Width (m) 5yrs
Private Lot Planting Palettes						
Residential Character Area B						
Trees						
1	<i>Nestegis lanceolata</i>	White maire	45L	5m+	4	2.5
2	<i>Acer palmatum 'Bloodgood'</i>	Japanese maple	45L	5m+	4	3
3	<i>Acer rubrum 'Jeffer's Red'</i>	Jeffer's red maple	45L	5m+	6	4
4	<i>Cercis canadensis</i>	Forest Pansy	45L	5m+	4	4
5	<i>Magnolia 'Star Wars'</i>	Magnolia	45L	5m+	4	3
6	<i>Magnolia grandiflora 'Little Gem'</i>	Evergreen magnolia	45L	5m+	4	2
7	<i>Prunus yedoensis 'Awanui'</i>	Flowering cherry	45L	5m+	5	4
8	<i>Pyrus calleryana 'Aristocrat'</i>	Ornamental pear	45L	5m+	6	3
Fruit Trees						
1	<i>Malus domestica</i>	Apple tree	45L	5m+	4	3
2	<i>Citrus sp.</i>	Lemon	45L	5m+	3	2
3	<i>Citrus sp.</i>	Mandarin	45L	5m+	3	2
4	<i>Citrus sp.</i>	Grapefruit	45L	5m+	4	3
5	<i>Feijoa sellowiana</i>	Feijoa	45L	5m+	4	3
6	<i>Prunus salicina</i>	Japanese plum	45L	5m+	4	3
Rear Boundary Trees (To contribute to visual screening)						
1	<i>Vitex lucens</i>	Pūriri	45L	5m+	8	3
2	<i>Podocarpus totara</i>	Tōtara	45L	5m+	5	3
3	<i>Liquidambar styraciflua</i>	Liquidambar	45L	5m+	6	4
4	<i>Dacrycarpus dacrydiodes</i>	Kahikatea	60L	5m+	8	3
5	<i>Populus 'Crows Nest'</i>	Upright Poplar	2m pole	5m+	10	3
Climbers						
1	<i>Trachelospermum jasminoides</i>	Star jasmine	5L	1	3	2

2	<i>Bougainvillea sp.</i>	n/a	5L	1	4	3
3	<i>Mandevillea 'Sun Parasol Red'</i>	Chilean Jasmine	5L	1	3	2
4	<i>Muehlenbeckia complexa</i>	Pōhuehue	5L	1	2	3
5	<i>Clematis paniculata</i>	Puawānanga	5L	1	4	3
Hedges						
1	<i>Buxus sempervirens</i>	Box hedge	2L	0.5	1	0.5
2	<i>Griselinia littoralis</i>	Broadleaf	2L	0.5	2	1
3	<i>Loropetalum china pink</i>	n/a	2L	0.5	1.5	1.5
4	<i>Murraya paniculata</i>	Orange jessamine	2L	0.5	1.5	1
5	<i>Coprosma repens</i>	Taupata	2L	0.5	3	2
Shrubs						
1	<i>Arthropodium 'matapouri'</i>	Rengarenga lily	2L	0.5	0.5	0.5
2	<i>Choisya ternata</i>	Mexican orange blossom	2L	0.5	1.5	1.5
3	<i>Hebe 'Wiri Mist'</i>	Shrubby Veronica	2L	0.5	1	1
4	<i>Liriope muscari 'Evergreen Giant'</i>	Lily turf	2L	0.5	0.5	0.5
5	<i>Phormium 'green dwarf'</i>	Dwarf mountain flax	2L	0.5	1	1
6	<i>Libertia ixiodes</i>	Mikomiko	2L	0.5	0.5	0.5
7	<i>Salvia leucantha</i>	Mexican sage	2L	0.5	1.2	1
Groundcovers						
1	<i>Coproama acerosa 'Hawera'</i>	Sandy coprosma	2L	0.5	0.2	1
2	<i>Cotoneaster dammeri</i>	Bearberry cotoneaster	2L	0.5	0.5	1.5
3	<i>Lithodora 'Grace Ward'</i>	n/a	2L	0.5	0.2	0.6
4	<i>Pratia angulata</i>	Panakenake	2L	0.5	0.1	0.5
5	<i>Trachelospermum jasminoides</i>	Star jasmine	2L	0.5	0.5	1

Approved Planting Schedules

Plant Information					Approximate Growth Rates	
	Botanical Name	Common Name	Grade at Planting (L)	Planting Centres (m)	Approx. Height (m) 5yrs	Approx. Width (m) 5yrs
Private Lot Planting Palettes						
Residential Character Area C						
Trees						
1	<i>Pennantia carymbasa</i>	Kaikomako	45L	5m+	3.5	3
2	<i>Acer palmatum</i> 'Bloodgood'	Japanese maple	45L	5m+	4	3
3	<i>Acer rubrum</i> 'Jeffer's Red'	Jeffer's red maple	45L	5m+	6	4
4	<i>Cercis canadensis</i>	Forest Pansy	45L	5m+	4	4
5	<i>Magnolia</i> 'Star Wars'	Magnolia	45L	5m+	4	3
6	<i>Magnolia grandiflora</i> 'Little Gem'	Evergreen magnolia	45L	5m+	4	2
7	<i>Prunus yedoensis</i> 'Awanui'	Flowering cherry	45L	5m+	5	4
8	<i>Pyrus calleryana</i> 'Aristocrat'	Ornamental pear	45L	5m+	6	3
Fruit Trees						
1	<i>Malus domestica</i>	Apple tree	45L	5m+	4	3
2	<i>Citrus</i> sp.	Lemon	45L	5m+	3	2
3	<i>Citrus</i> sp.	Mandarin	45L	5m+	3	2
4	<i>Citrus</i> sp.	Grapefruit	45L	5m+	4	3
5	<i>Feijoa sellowiana</i>	Feijoa	45L	5m+	4	3
6	<i>Prunus salicina</i>	Japanese plum	45L	5m+	4	3
Rear Boundary Trees (To contribute to visual screening)						
1	<i>Vitex lucens</i>	Pūriri	45L	5m+	8	3
2	<i>Podocarpus totara</i>	Tōtara	45L	5m+	5	3
3	<i>Liquidambar styraciflua</i>	Liquidambar	45L	5m+	6	4
4	<i>Dacrycarpus dacrydiodes</i>	Kahikatea	60L	5m+	8	3
5	<i>Populus</i> 'Crows Nest'	Upright Poplar	2m pole	5m+	10	3
Climbers						
1	<i>Trachelospermum jasminoides</i>	Star jasmine	5L	1	3	2

2	<i>Bougainvillea</i> sp.	n/a	5L	1	4	3
3	<i>Wisteria sinensis</i>	Wisteria	5L	1	5	4
4	<i>Muehlenbeckia complexa</i>	Pōhuehue	5L	1	2	3
5	<i>Clematis paniculata</i>	Puawānanga	5L	1	4	3
Hedges						
1	<i>Buxus sempervirens</i>	Box hedge	2L	0.5	1	0.5
2	<i>Griselinia littoralis</i>	Broadleaf	2L	0.5	2	1
3	<i>Loropetalum china pink</i>	n/a	2L	0.5	1.5	1.5
4	<i>Murraya paniculata</i>	Orange jessamine	2L	0.5	1.5	1
5	<i>Teucrium fruticans</i>	Silver germander	2L	0.5	1.2	1
Shrubs						
1	<i>Arthropodium</i> 'matapouri'	Rengarenga lily	2L	0.5	0.5	0.5
2	<i>Choisya ternata</i>	Mexican orange blossom	2L	0.5	1.5	1.5
3	<i>Hebe Santa Monica</i>	n/a	2L	0.5	1	1
4	<i>Liriope muscari</i> 'Evergreen Giant'	Lily turf	2L	0.5	0.5	0.5
5	<i>Phormium</i> 'green dwarf'	Dwarf mountain flax	2L	0.5	1	1
6	<i>Rosmarinus officinalis</i>	Rosemary	2L	0.5	1	1
7	<i>Salvia leucantha</i>	Mexican sage	2L	0.5	1.2	1
Groundcovers						
1	<i>Acaena inermis</i> 'Purpurea'	Purple bidibid	2L	0.5	0.1	0.5
2	<i>Cotoneaster dammeri</i>	Bearberry cotoneaster	2L	0.5	0.5	1.5
3	<i>Lithodora</i> 'Grace Ward'	n/a	2L	0.5	0.2	0.6
4	<i>Pratia angulata</i>	Panakenake	2L	0.5	0.1	0.5
5	<i>Trachelospermum jasminoides</i>	Star jasmine	2L	0.5	0.5	1

Trees



Japanese maple



Jeffer's red maple



Forest pansy



Magnolia



Evergreen magnolia



Flowering cherry



Ornamental pear

Fruit Trees



Apple



Lemon



Mandarin



Grapefruit



Feijoa



Japanese plum

Rear Boundary Trees



Puriri



Totara



Liquidambar



Kahikatea



Poplar

Climbers



Star jasmine



Bougainvillea sp.



Westeria



Pōhuehue



Puawānanga



Pink bower plant



Chilean jasmine

Hedges



Box hedge



Broadleaf



Loropetalum



Orange jessamine



Silver germander



Shrubby tororato



Taupata



Pittosporum

Groundcovers



Purple bidbid



Lithodora



Panakenake



Star jasmine



Turutu



Lomandra



Sandy coprosma



Lily turf



Bearberry cotoneaster

Shrubs



Rengarenga lily



Mexican orange blossom



Hebe



Lily turf



Dwarf wharariki



Rosemary



Mexican sage



Kaffir lily



Carex



Oioi

SL1 Residential South Design Certification Application Form

Applicant Name:
Lot/DP Number:

Contact Email:
Phone Number:

Housing Typology :
Independent of lot developer: Y / N

Information Requirements				
Submit the following information to demonstrate compliance with the Residential Development Controls and Discretionary Design Guidance.				
Required information	Provided	Not provided	N/A	Comments / Note
Completed Design Approval Form: Completed application form for Design Review Panel assessment.				
Site Plan: Site coverage, setbacks, levels, contours, dwelling/garage footprints, entrance path and driveway.				
Floor Plans: Proposed dwelling layout and relationship to entrances, outdoor areas and servicing.				
Elevations: All elevations, including height in relation to boundary compliance and detailing of materials and façade treatments proposed.				
Landscape Plan: Planting, retaining walls, fencing and paving / hard-surface treatments.				
Materials and Colours / Specification: External cladding, roof materials, colours, finishes and other visible external elements.				
3D Rendered Images: Provide where available to illustrate the overall design and streetscape appearance.				
Drawing standard: Plans and drawings should be legible and to scale, and include a north arrow, relevant lot information and street name.				
Section 1: Checklist for Part C - Development Core Controls				
Checklist Items	Complies	Does not comply	Comments / Note	
Applicable Housing Typology: Development adopts the housing typology identified for the subject lot in the approved subdivision / masterplan.				
Residential Development Controls: Development complies with all applicable Part C controls and lot-specific requirements for the relevant housing typology.				
Section 2: Checklist for Part D - Discretionary Built Form Guidelines				
Checklist Items	Complies	Does not comply	Comments / Note	
Visual Appearance and Articulation: Building form and facades are well articulated, visually interesting and avoid bulky or monotonous elevations.				
Public Realm Interface: Public-facing facades provide active frontage, visible entrances and passive surveillance while maintaining privacy.				
Roof Form and Design: Roofs are integrated with the dwelling and appropriately address form, weather protection, solar orientation and rooftop services.				

Materials and Colours: Materials are durable and coordinated, using an approved limited palette and recessive, non-reflective colours and finishes.			
Lane Design: Rear lanes are safe, low-speed and attractive, with appropriate paving, landscaping, lighting and passive surveillance.			
Pedestrian and Vehicle Access: Access is safe, direct and legible, with pedestrian movement prioritised and conflicts minimised.			
Garages and Parking: Garages, parking and driveways are integrated as secondary elements and do not dominate the dwelling or streetscape.			
Outdoor Living Spaces and Balconies: Outdoor living areas are functional, private, sunny and sheltered, with balconies integrated into the building design.			
Service Areas: Bins, clothes drying, tanks and utilities are functional, discreetly located and screened from public view.			
Section 3: Checklist for Part E - Discretionary Landscaping Guidelines			
Checklist Items	Complies	Does not comply	Comments / Note
Fences, Gates and Walls: Fences, gates and retaining walls are durable, coordinated with the dwelling and landscaping, and provide appropriate privacy and public interface.			
Front Yard Planting: Front yards provide coordinated, layered planting that softens development, supports surveillance and includes specimen trees where required.			
Paving and Hard Surfaces: Paths, driveways and parking use durable, high-quality finishes and minimise the visual dominance of hard surfaces.			
Letterboxes and Lighting: Letterboxes are visible and integrated with the frontage; lighting is discreet, safe and minimises glare and light spill.			
Planting Selection and Schedules: Planting follows the approved palette, suits local conditions and provides durable, low-maintenance and cohesive landscaping.			

Residential Design Advisor - Outcome			
Outcome	Certified / Certified with comments / Revise and resubmit	Date	
Panel comments			
Reviewer name		Signature	
Certification reference			

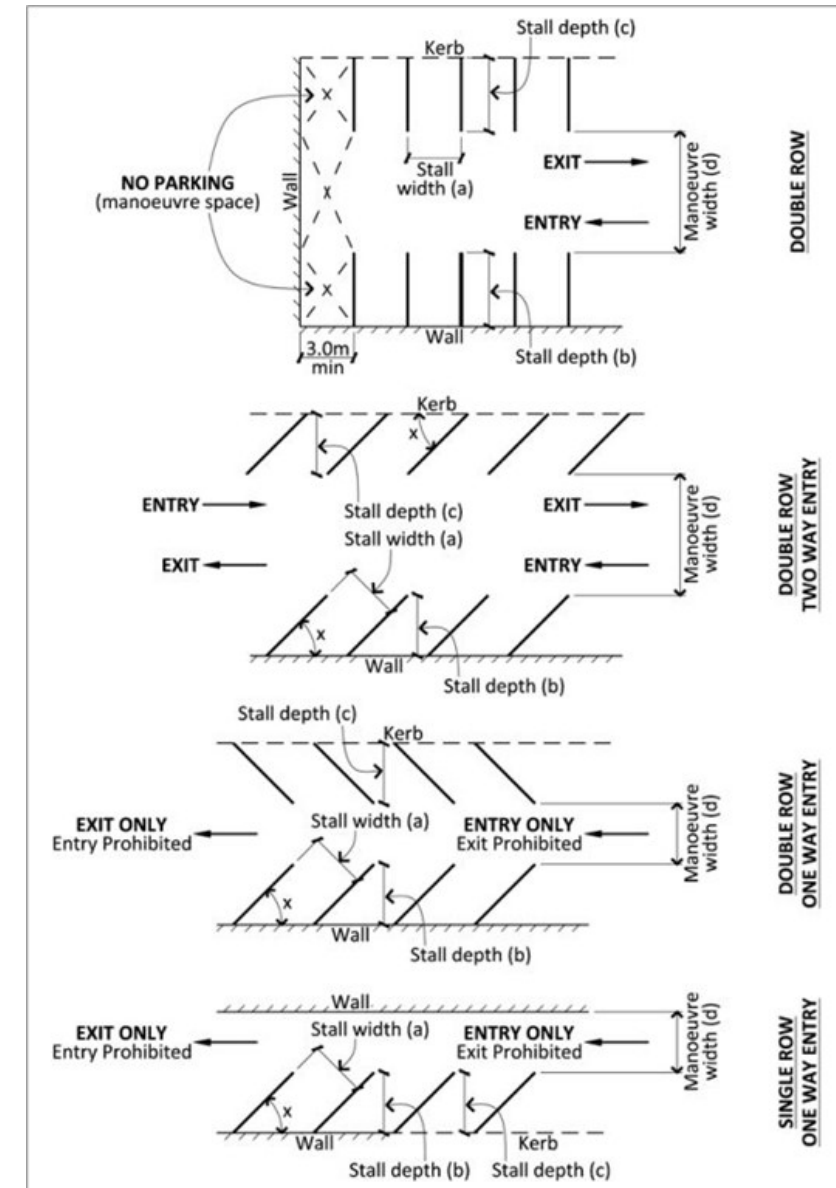
Appendix 1 - Superlots Density / Yield

Rear-loaded Superlots	Superlot 7109 = 12 Superlot 7110 = 5 Superlot 7111 = 7 Superlot 7112 = 5 Superlot 7113 = 9 Superlot 7114 = 10 Superlot 7118 = 4 Superlot 7119 = 12 Superlot 7120 = 6 Superlot 7121 = 10 Superlot 7126 = 10 Superlot 7211 = 7 Superlot 7212 = 9 Superlot 7213 = 6 Superlot 7214 = 10 Superlot 7215 = 6 Superlot 7216 = 4 Superlot 7219 = 9 Superlot 7220 = 9 Superlot 7300 = 8 Superlot 7301 = 10 Superlot 7303 = 9 Superlot 7304 = 10 Superlot 7306 = 10 Superlot 7307 = 6 Superlot 7308 = 8 Superlot 7309 = 10 Superlot 7311 & 7315 = 11 Superlot 7316 = 9 Superlot 7402 = 12 Superlot 7403 = 15 Superlot 7404 = 12 Superlot 7405 = 15 Superlot 7500 = 7 Superlot 7501 = 5
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Front-loaded Superlots	Superlot 7100 = 6 Superlot 7101 = 3 Superlot 7102 = 12 Superlot 7103 = 6 Superlot 7104 = 11 Superlot 7105 = 6 Superlot 7106 = 3 Superlot 7107 = 3 Superlot 7108 = 6 Superlot 7115 = 5 Superlot 7116 = 6 Superlot 7117 = 5 Superlot 7122 = 4 Superlot 7123 = 8 Superlot 7124 = 8 Superlot 7125 = 4 Superlot 7127 = 8 Superlot 7128 = 7 Superlot 7200 = 6 Superlot 7201 = 6 Superlot 7202 = 5 Superlot 7203 = 6 Superlot 7204 = 7 Superlot 7205 = 7 Superlot 7206 = 6 Superlot 7207 = 6 Superlot 7208 = 6 Superlot 7209 = 3 Superlot 7210 = 3 Superlot 7217 = 5 Superlot 7218 = 5 Superlot 7221 = 5 Superlot 7222 = 5 Superlot 7302 = 11 Superlot 7305 = 8 Superlot 7310 = 4 Superlot 7312 = 7 Superlot 7313 = 6 Superlot 7314 = 4 Superlot 7400 = 9 Superlot 7401 = 8 Superlot 7502 = 6 Superlot 7503 = 3 Superlot 7504 = 3 Superlot 7505 = 3 Superlot 7506 = 4 Superlot 7507 = 4 Superlot 7508 = 3 Superlot 7509 = 8
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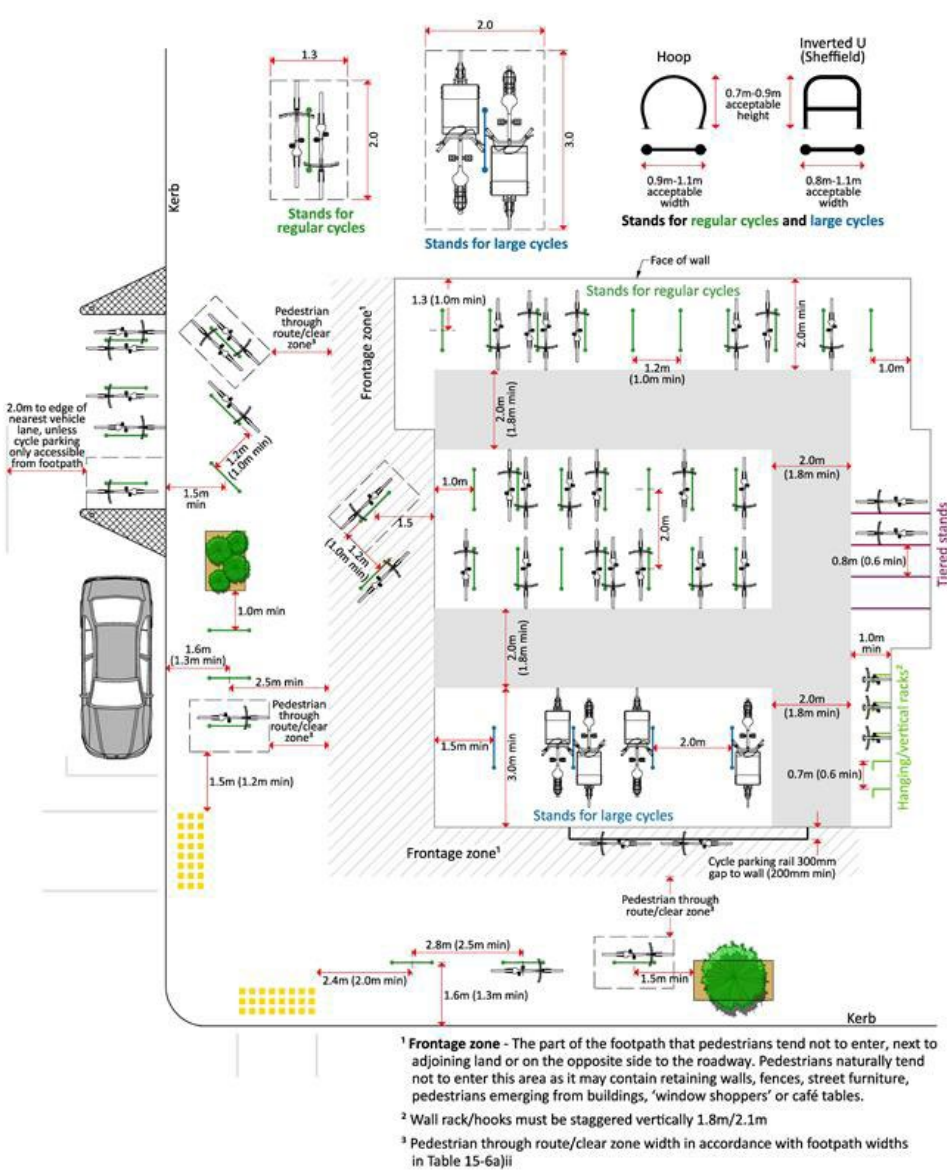
Appendix 2 - Vehicle Parking Spaces Provision Standards and Dimensions

Type of parking		Stall width (a)	Stall depth		Manoeuvre width (d)	Total depth (e)	
Parking angle (x)	Type		From wall (b)	From kerb (c)		One row	Two rows
90	Nose in	2.4	5.1	4.1	7.9	13.0	18.1
		2.5			7.6	12.7	17.8
		2.6			7.2	12.3	17.4
		2.7			6.8	11.9	17.0
75	Nose in	2.4	5.4	4.4	6.4	11.3	17.2
		2.5			5.8	11.2	16.6
		2.6			5.2	10.6	16.0
		2.7			4.6	10.0	15.4
60	Nose in	2.4	5.4	4.5	4.5	9.9	15.3
		2.5			4.2	9.6	15.0
		2.6			3.9	9.3	14.7
		2.7			3.6	9.0	14.4
45	Nose in	2.4	5.0	4.2	3.6	8.6	13.6
		2.5			3.5	8.5	13.5
		2.6			3.4	8.4	13.4
		2.7			3.3	8.3	13.3
30	Nose in	2.4	4.3	3.7	3.0	7.3	11.6
		2.5					
		2.6					
		2.7					
0	Parallel	2.5	Stall length 6.0		3.7	6.2	8.7



Appendix 3 - Bicycle Parking Spaces Provision Standards and Dimensions

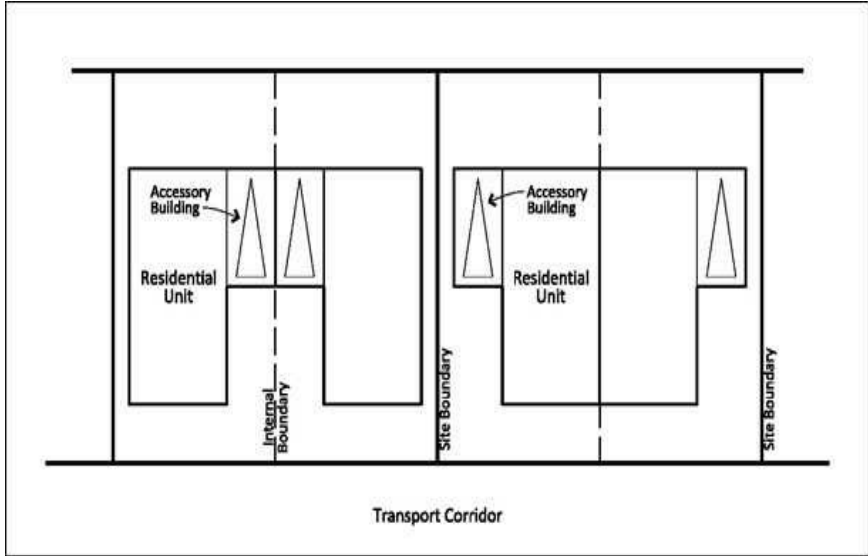
Activity	Visitor and student cycle parking spaces	Staff and resident cycle parking spaces
Single dwellings	-	-
Duplex dwellings and Terraced housing		For residential units with one or two bedrooms – 1 space per residential unit without a garage. For residential units with three or more bedrooms – 2 spaces per residential unit without a garage.



Appendix 4 - Definitions and Terms

Accessible	Means able to be accessed by all users including those with sight and mobility impairment.
Accessory building	Means a building, which is clearly incidental to the principal building or primary land use on a site. Accessory buildings include garages, carports, sleep-outs, rumpus rooms, garden sheds, and storage sheds. Such a building will not meet all of the primary living requirements of the occupants, and the occupants remain members of the principal household. An accessory building used as a sleep-out must contain no more than two bedrooms and must not contain any kitchen facilities or laundry facilities. Solar panels and solar water-heating devices not attached to a building are included in the definition of an accessory building. Accessory buildings can be either attached to or detached from another building on the site.
Adjacent	Mean lying near to, but not necessarily contiguous to.
Adjoining	Means next to and joined with or is contiguous to.
Allotment	Means: a) Any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not: i. The subdivision shown on the survey plan has been allowed, or subdivision approval has been granted by Council. ii. A subdivision consent for the subdivision shown on the survey plan has been granted under the Act. b) Any parcel of land or building or part of a building that is shown or identified separately: i. On a survey plan. ii. On a licence within the meaning of Part 7A of the Land Transfer Act 1952. c) Any unit on a unit plan. d) Any parcel of land not subject to the Land Transfer Act 1952.
Building	Means any structure of any kind, whether temporary or permanent, moveable or immovable, and includes a) Any fence or wall over 2.5m in height b) Any retaining wall over 1.5m in height and load bearing c) Any scaffolding or falsework erected temporarily for maintenance or construction purposes. d) Any vehicle, trailer, tent, caravan or boat, whether fixed or moveable, used as a place of accommodation, business or storage. e) Any swimming pool with walls more than 1.2m above the ground level at any point. f) Any deck more than 1m above the ground level at any point. g) A mast pole or a telecommunication aerial that is on, or forms part of, a building and that is more than 7m in height above the point of its attachment or base support (except a dish aerial that is less than 2m wide).

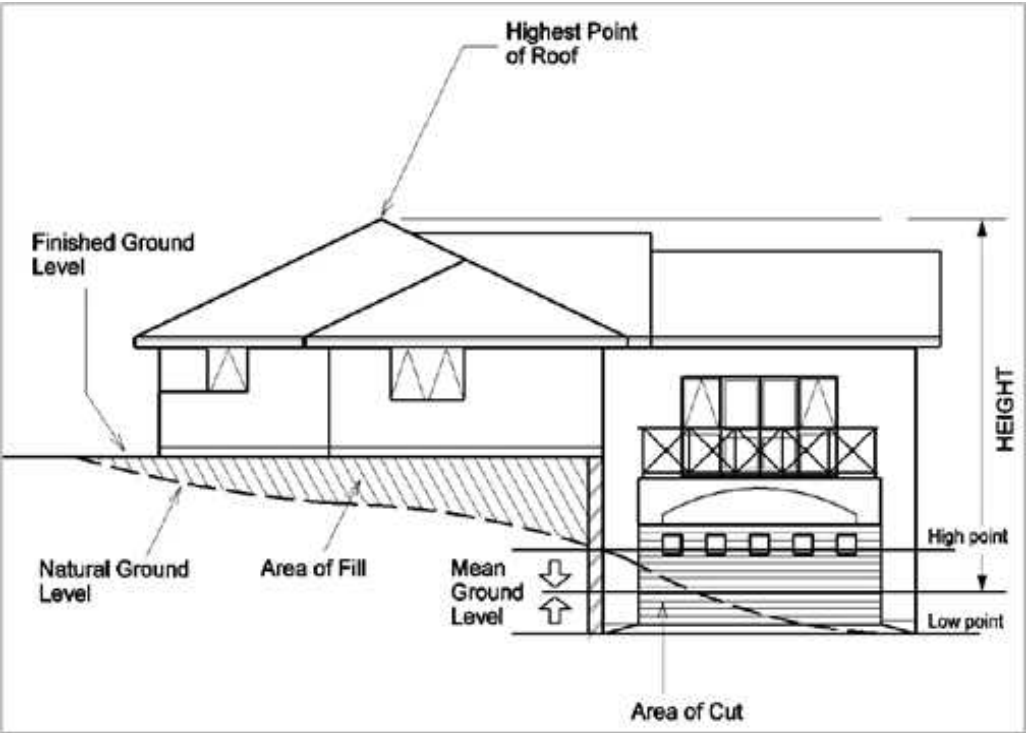
	A building does not include: h) Except for the purposes of the Electricity Transmission Corridor Rules in Table 25.7.4: i. Pergolas, not roofed or enclosed, and not exceeding 3m in height; and ii. Lych-gates not exceeding 3m in height. i) Steps, terraces and patios, not roofed or enclosed, and not exceeding 1m in height. j) Public art, floodlights, goal posts, park furniture.
Building line	Reefer to front building line
Bulk and location	Means density, site coverage, permeable surfacing, height in relation to boundary, building setback, separation, outdoor living area and service area related provisions.
Collector transport corridor	Means any transport corridor identified in Appendix 15, Figure 15-4b to 15-4f as Collector or Proposed Collector, the function and form of which is defined in Appendix 15-4.
Construction	Means any work in connection with the construction, erection, installation, carrying out, repair, maintenance, cleaning, painting, renewal, removal, alteration, dismantling, or demolition of: a) Any building, erection, edifice, structure, wall, fence or chimney, whether constructed wholly or partly above or below ground level. b) Any road, motorway, harbour or foreshore works, railway, cableway, tramway, canal, or aerodrome. c) Any drainage, irrigation, or river control work. d) Any electricity, water, wastewater, stormwater, gas, or telecommunications reticulation. e) Any bridge, viaduct, dam, reservoir, earthworks, pipeline, aqueduct, culvert, drive, shaft, tunnel, or reclamation. Any scaffolding. Construction work includes: a) Any work in connection with any excavation, site preparation, or preparatory work, carried out for the purpose of any construction work. b) The use of any plant, tools, gear or materials for the purpose of any construction work. c) Any construction work carried out underwater, including work on ships, wrecks, buoys, rafts, and obstructions to navigation. d) Any inspection or other work carried out for the purpose of ascertaining whether construction work should be carried out.
Council	Means the Hamilton City Council and includes and committee, subcommittee or person acting under delegated authority.
Developer	Means any individual, entity, or group undertaking development.

Development	Means any activity undertaken to change the scale, character or intensity of any use of land, and includes any building activity.
Dish	Means an antenna with which signals are transmitted to, or received from, a communications satellite. This applies to dishes attached to a building, as well as those mounted on their own support structure.
Duplex dwelling or Duplex Residential Unit	Means a residential building comprising two attached residential units on one allotment, or two Computer Freehold Registers where subsequently subdivided in reliance on 23.7.b.ii. For the avoidance of doubt, residential units physically connected by one or more accessory buildings, such as garages, will also be deemed to be attached. For the purpose of this definition ‘allotment’ shall have the same meaning as ‘Computer Freehold Register’ as such term is defined in the Land Transfer Act 2017, and may comprise more than one freehold register where held together by a registered legal instrument. 
Eave	Means that portion of the roof extending beyond the exterior wall of a building, having a maximum overhang of 1.0m.
Effect	a) Any positive or adverse effect. b) Any temporary or permanent effect. c) Any past, present or future effect. d) Any cumulative effect which arises over time or in combination with other effects regardless of the scale, intensity, duration, or frequency of the effect, and also includes: i. Any potential effect of high probability. ii. Any potential effect of low probability which has a high potential impact.

Emergency services	Means those facilities of organisations which are responsible for the safety and physical welfare of people or property in the community, and includes fire, ambulance and police stations.
Environment	Means: a) Ecosystems and their constituent parts, including people and communities. b) All natural and physical resources. c) Amenity values. d) The social, economic, aesthetic and cultural conditions which affect the matters stated in a. to c. of this definition or which are affected by those matters.
Fence	Means any structure, intended to be a permanent division, screen or barrier, but shall not include a post-wire fence or temporary fence.
Front building line	Means a line or lines drawn across the site creating a space forward of the façade of any buildings facing an adjoining transport corridor.
Frontage	Means that portion of the boundary of any lot which is also the boundary of an existing road, or road to be vested or otherwise legalised as a condition of subdivision consent. For the purpose of this definition, 'road' does not include any service lane or accessway.
Ground level	See natural ground level.
Habitable floor area	Means any room that is part of a building used for any noise sensitive activity, apart from those rooms used solely for the purposes of an entrance, passageway, toilet, bathroom, laundry, garage or storeroom.

Height (in relation to maximum height of a building): Means the vertical distance between

- a) A horizontal plane through the highest point of the roof, excluding service rooms containing equipment such as lift machinery, tanks, air-conditioning and heating plants, aerials and dishes as permitted in Volume 1, Chapter 25.7 City-wide — Network Utilities and the Electricity National Grid Corridor; and chimneys, flues and similar projections of less than 1m² in area and projecting not more than 2m above maximum permitted height.
- b) A horizontal plane through the mean of the highest and lowest point of the natural ground level along the relevant external wall of the building provided that any calculated mean height shall not exceed the maximum permitted height.



Household

Means a person or a group of people related or unrelated who reside together and interact on a daily basis to maintain a self-contained housekeeping unit. This definition excludes people living in residential centres or managed care facilities.

Impermeable surfaces

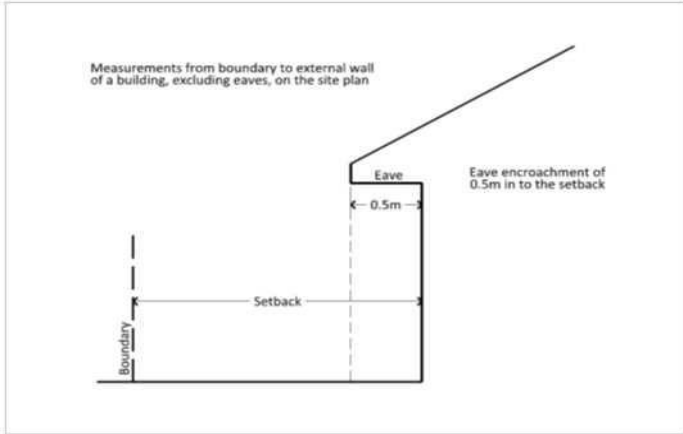
Means surfaces such as roads, roof tops, footpaths, paving, decking which does not allow water to drain through to a surface which can absorb water, swimming pools, patios or highly compacted soil that are not vegetated and do not infiltrate run-off.

Note

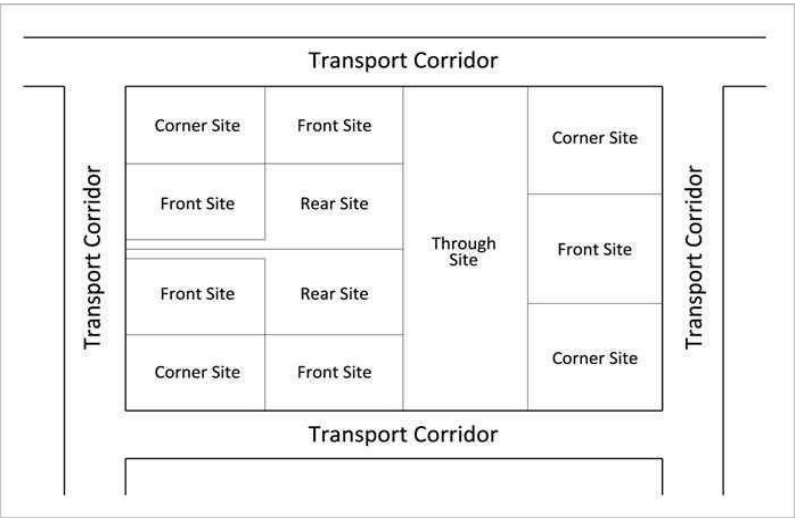
For the purposes of Rule 25.13.4.2A Stormwater — Residential zones, this definition is amended by excluding swimming pools, living roofs, and porous or permeable paving, and including sealed or compacted metal driveways and car parking areas.

Infrastructure	Means: a) pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel, or geothermal energy; b) a network for the purpose of telecommunication as defined in section 5 of the Telecommunications Act 2001; c) a network for the purpose of radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989; d) facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, excluding facilities, lines, and support structures if a person - iii. uses them in connection with the generation of electricity for the person's use; and iv. does not use them to generate any electricity for supply to any other person; e) a water supply distribution system, including a system for irrigation; f) a drainage or sewerage system; g) structures for transport on land by cycleways, rail, roads, walkways, or any other means; h) facilities for the loading or unloading of cargo or passengers transported on land by any means; i) an airport as defined in section 2 of the Airport Authorities Act 1966 j) a navigation installation as defined in section 2 of the Civil Aviation Act 1990; k) facilities for the loading or unloading of cargo or passengers carried by sea, including a port related commercial undertaking as defined in section 2(1) of the Port Companies Act 1988; l) anything described as a network utility operation in regulations made for the purposes of the definition of network utility operator in section 166.
Landscape design	Means the functional layout and design of a site involving the planned use of open space, landform, plant-form, water and artificial features for the purpose of beautifying or enhancing a site for human use and enjoyment.
Lot	See allotment.
Manoeuvring areas	Means that part of the site used by vehicles to move about to gain access to and from parking spaces. Parking spaces and loading spaces may be served in whole or part by a common manoeuvring area. The manoeuvring area excludes any required queuing length.
Natural Ground Level	Means lowest of: a) The level of the ground at the time the Section 224 certificate is issued. b) The finished level of the ground as the result of building construction work. c) The finished level of the ground as the result of any subsequent works.

Noise-sensitive activities:	Means residential activities (including residential accommodation in buildings which predominantly have other uses such as commercial or industrial premises), marae , spaces within buildings used for overnight patient medical care, and teaching areas and sleeping rooms in buildings used as educational facilities. For the purpose of this definition educational facilities includes tertiary institutions and schools , and premises licensed under the Education (Early Childhood Services) Regulations, and playgrounds which are part of such facilities and located within 20m of buildings used for teaching purposes.
Outdoor living area	Means an on-site, outdoor area for the exclusive use of each residential unit, (unless otherwise stated, e.g., communal outdoor living areas for residential centres), free of any building or carparking, but which may include the area beneath eaves, and covered decks, balconies and terraces regardless of height.
Park	Means a defined and named area of recreation land administered or owned by Hamilton City Council.
Parking space	Means a space on a site suitable and available for the parking of a vehicle which complies with standards referred to in Volume 1, Chapter 25.14: City-wide – Transportation.
Pergola	With a roof it becomes an accessory building, a pergola attached to dwelling becomes an attached accessory building.
Planting	Means the provision of trees, shrubs, and/or groundcover plantings, and may include any other vegetative forms so arranged as to improve visual amenity.
Planting strip	Means an area of planting of a permeable nature consisting of a combination of groundcovers, shrubs and trees, which is designed in such a manner so as not to obscure visibility for road users.
Public space	Means any space (whether in public or private ownership) that can be accessed without charge by everyone to use or see. This can include roads, squares, public place, parks and reserves.
Public transport	Means any existing or planned service for the carriage of passengers (other than an aircraft) that is available to the public generally by means of: a) A vehicle designed or adapted to carry more than 12 persons (including the driver) ; or b) A rail vehicle; or c) A ferry
Rear lane	Means a private way whose function is to primarily serve as a rear access to front sites or sites fronting a public reserve. It will include any infrastructure or vegetation over, on, or under the lane.
Residential building	Means any building or part thereof used or intended to be used for human habitation.
Residential unit	Means a building or group of buildings, or part of a building or group of buildings that is: a) Used, or intended to be used, only or mainly for residential activities

	b) Occupied, or intended to be occupied, exclusively as the home or residence of not more than one household.
Road	Means all land comprising formed and unformed roads as defined in section 315(1) of the Local Government Act 1974.
Satellite dishes	Refer to dish.
Service areas	Means an area provided for the service needs (including rubbish and recycling bin storage requirements) of the occupants of a residential unit; commercial; industrial; community or recreational activity.
Setback	Means the distance from the boundary, specified object, or building line restriction in respect of a road widening, which is required to be free, unoccupied or unobstructed by buildings from the ground upwards, with the exception of eaves (extending no more than 0.50m into any setback) and, except as otherwise provided for in this District Plan. Front and rear setbacks extend across the full width of the site and side setbacks lie along the length of a side boundary between the front and rear setbacks. 
Single dwelling or Single residential unit	Means a residential building designed for, and occupied exclusively by, one household.
Site	Means an area of land which is: a) Comprised in a single certificate of title or in respect of which a single certificate of title could be issued without further consent from the Council. b) Composed of two or more lots held together in one (or more) certificate(s) of title and where no single lot can be dealt with separately without the prior consent of the Council. c) An area of land which has been defined for the purpose of transferring it from one certificate of title to another. d) An area of land which is, or is to be, used or developed as one property whether or not that use or development covers the whole or a part(s) of one or more lots.

Allotments shown on a subdivision or survey plan for the purposes of effecting cross leases or company leases or issuing separate unit titles under the Unit Titles Act 2010, shall be deemed to comprise one site.

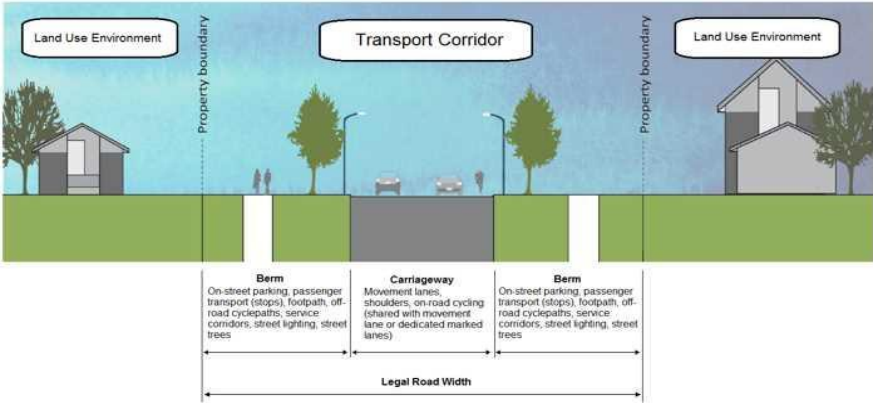


Corner site: Means an allotment which lies within a general change of direction (being a change of 45° or more) of the abutting street or streets.

Through site: Means any allotment having two or more street frontages that are not contiguous.

Rear site: Means any allotment other than a front, corner or through allotment as defined above.

Site coverage	Means a portion of a site which is covered by buildings, whether principal or accessory, excluding eaves and uncovered decks and terraces. The net site area shall be used for the purpose of calculating coverage. For the avoidance of doubt when calculating site coverage, the permitted eave overhang of 1.0m shall be excluded in all circumstances.
Streetscape	Means the physical features such as buildings, landscaping, street furniture and other elements that contribute to the appearance or view of a road.
Terrace housing	(Within the Residential Zones): In relation to the Residential Zones, means a single residential building: a) That contains three or more residential units; and b) Where the residential units are aligned horizontally side by side; and c) Where each residential unit has its own entrance on the ground floor.

Transport corridor	Means the whole corridor that provides for carriageway, berms and any adjoining pedestrian or cycle paths, landscaping and lighting, and includes roads and access segregation strips, but excludes private roads in the Ruakura Logistics Zone and Knowledge Zone. 
Transport network	Means the combined network of: - Existing and future transport corridors (as shown on any Structure Plan, Figures 15-4b to 15-4f or Designation). - Private roads and ways, access ways, service lanes, pedestrian paths, and cycle and passenger transport lanes or routes (both within and outside the transport corridor). - Rail, river ferry and air travel routes. that provides for the movement of people and goods to, from and through the City. It includes all of the ancillary support transport infrastructure and activities, and vehicle entrances. It also includes those facilities in addition to transport infrastructure that support the use of the transport network, as well as (but not limited to) end-of-journey facilities and Travel Management Plans.
Tree (in relation to landscaping and screening)	Means a large perennial plant with a woody trunk that has a mature growth height of greater than 3m or with a trunk diameter at its base of greater than 100mm.
Upper-level	Means those floors at a level higher than 2.5m above ground level at any corner of external foundations of the building.
Urban design	According to the NZ UD Protocol (Ministry for the Environment, 2005), Urban Design is concerned with the design of the buildings, places, spaces and networks that make up our towns and cities, and the ways people use them. It ranges in scale from a metropolitan region, city or town down to a street, public space or even a single building. Urban design is concerned not just with appearances and built form but with the environmental, economic, social and cultural consequences of design. It is an approach that draws together many different sectors and professions, and it includes both the process of decision-making as well as the outcomes of design. Within the local government context, urban design can be thought of as 'The art of designing the public environment of a city, including the interface between

	private properties and the public environment’. The public environment is any area that is accessible to the general public without control or restriction and includes public spaces, malls, arcades, streets, avenues, parks, waterfronts etc.
Vehicle	Has the same meaning as “motor vehicle” in the Land Transport Act. a) Means a contrivance equipped with wheels, tracks, or revolving runners on which it moves or is moved; and b) Includes a hovercraft, a skateboard, in-line skates, and roller skates; but c) Does not include: i. A perambulator or pushchair: ii. A shopping or sporting trundler not propelled by mechanical power: iii. A wheelbarrow or hand-trolley iv. A pedestrian-controlled lawnmower: v. A pedestrian controlled agricultural machine not propelled by mechanical power: vi. An article of furniture: vii. A wheelchair not propelled by mechanical power: viii. Any other contrivance specified by the rules is not to be a vehicle for the purpose of this definition: ix. Any rail vehicle.
Vehicle crossing	Means the formed and properly constructed vehicle entry/exit point from the carriageway of any road up to and including that portion of the road boundary of the site across which a vehicle entry or exit point is permitted by this District Plan. It includes any culvert, bridge or kerbing.
Walkways and cycleways	Means publicly accessible formed pathways and includes mountain bike/BMX tracks, boardwalks, shared paths, footpaths and cycle paths.
Wetland	Means permanently or intermittently wet areas, shallow water, and land-water margins that support a natural ecosystem of plants and animals adapted to wet conditions.
Yard	Has the same meaning as setback
Noise Sensitive Activities	Means residential activities (including residential accommodation in buildings which predominantly have other uses such as commercial or industrial premises), marae, spaces within buildings used for overnight patient medical care, and teaching areas and sleeping rooms in buildings used as educational facilities. For the purpose of this definition educational facilities includes tertiary institutions and schools, and premises licensed under the Education (Early Childhood Services) Regulations, and playgrounds which are part of such facilities and located within 20m of buildings used for teaching purposes.