

Selwyn District Council

Good Solutions Guide Subdividing Large Rural Style Lots



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1.0 AIMS AND OBJECTIVES OF THIS GUIDE

This guide has been designed to assist landowners and developers when considering subdivision of their rural residential land into residential sizes.

This guide gives examples of:

- How site specific constraints can be successfully managed.
- How good urban design can be applied to improve the subdivision.
- How small design changes can lead to improvements for the developer and the wider community.

Landowners should use this guide as an informal framework when considering further development of their rural residential section. This guide explains some of the planning considerations for subdivision, but should be read in conjunction with the Selwyn District Plan and other Selwyn District Guidelines.

2.0 BACKGROUND

This guide is concerned with rural residential areas which have been zoned for subdivision into urban sized lots. These areas are situated on the fringe of townships and often have outlooks over rural land and open space. They currently form an interface between the higher density residential areas closer to town and the farming practices on rural land. However, they have been rezoned because the townships are growing around them.

Rural residential areas often have an attractive established character. Key features are mature tree planting, post and rail fencing, rural style access lanes and character homes on site.

2.1 Potential

This pleasant and established character is worth retaining. It can offer the opportunity to create a unique high quality environment which takes advantage of its setting.

This can create distinctive places which have a very different character and appeal than a standard greenfield subdivision. Respecting this character can add value to future development.

Larger greenfield subdivisions are usually planned comprehensively and quality is assured by the imposition of strict standards for infrastructure.

By contrast, rural residential areas have established character and they offer the opportunity to create a place that is unique and special.



Rural setting:
sheep grazing behind post and wire fence



Rural residential character home



2.2 Opportunities and Constraints

Some of the opportunities and constraints are outlined below.

Opportunities



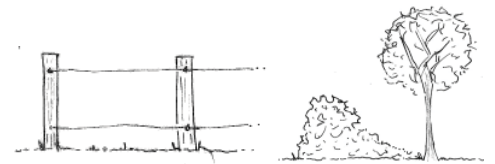
Access – Rural residential sites are sometimes accessed by attractive ‘lanes’, with open sides, post and wire fencing and established plants.



Green and Blue Space – Mature trees and hedging may be retained to provide a focal point or established amenity. Water races can be retained and enhanced, providing shared amenity.



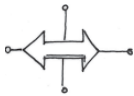
Character – Post and wire fencing should be retained where possible. Lower site coverages give areas a low-key semi rural feel which can be retained. The use of soft surfaces will give the area a semi-rural appearance.



Constraints



Access – The use of rural residential accessways for urban densities can be problematic. They will be shared by more users than they have been designed for which can create safety issues and conflict. If they are fenced, they can have an unattractive alleyway appearance.



Connectivity and Legibility – A lack of through roads and connections for pedestrians and cyclists, dead ends and ‘tucked away’ back sections leads to a general ‘maze-like’ character making it difficult to navigate.



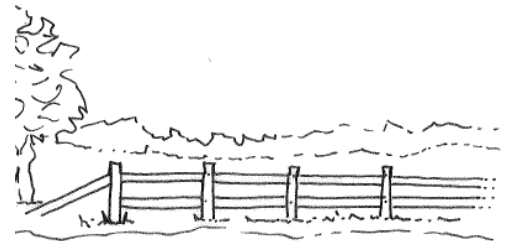
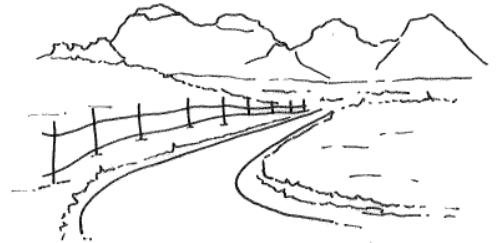
Green and Blue Space – Mature trees and plantings on site can cause shading for adjoining landowners; access to and maintenance of water races and streams can be difficult; some types of rural plantings (hedges, shelterbelts) are not suitable for smaller sections, but have an important wind/noise/visual shelter function.



Sensitivity – Subdivision may cause privacy issues for neighbours (outlook will be changed, increased population, noise, and the potential for new windows to overlook private areas).



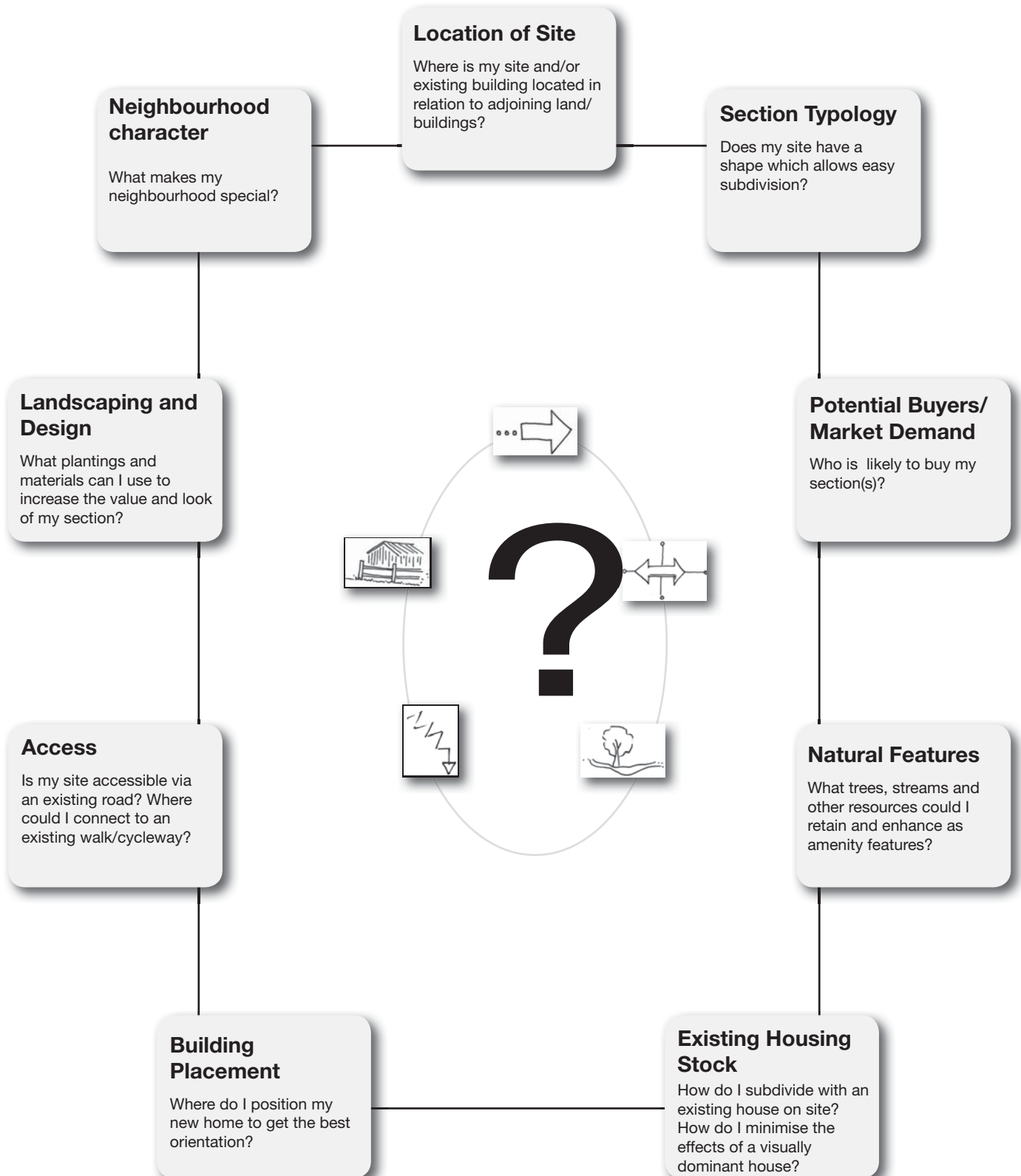
Character – Paling fencing can create a ‘boxed in’ feeling and will decrease the open feel of an area. Standard residential design will appear out of place. Lower site coverage and softer surfaces than urban areas is appropriate.



2.3 Subdivision Parameters

A contextual analysis (see Selwyn Subdivision Guide) is the basis for any subdivision or development. Parameters are measures that can be used to understand how a parcel of land could be and should be developed. They identify the issues and constraints, as well as the advantages and positive aspects of a site.

The parameters that could be applied to the rural residential context are listed below:



3.0 CONSIDERATIONS AND SOLUTIONS

3.1 Neighbourhood Character

Neighbourhood character refers to the qualities that make one neighbourhood distinct from another and encompasses a range of key elements:

- The built environment and architectural style (type and design of housing stock)
- Street width and layout
- Vegetation
- Fence height and style
- Main activities on site
- Lot pattern and section sizes
- Distance to town centre/community services
- Distance to public transport



Evaluating these relies mainly on making a subjective judgment. Nevertheless, every urban place has a 'neighbourhood' feel and character.

Good Solutions

Example – Identify the Key Elements of Your Neighbourhood

- 1 Perceived lot pattern is mainly rectangular shaped.
- 2 The main activity on site is residential housing.
- 3 The lot sizes range from 0.5ha to 1ha.
- 4 Natural features include a water race along Waterbridge Way and open space planting.
- 5 Built characteristics of this site include humpback bridges over the water race.



Key elements
of Waterbridge Way neighbourhood



When subdividing your site always look at the elements that make your neighbourhood character special.

3.2 Location of Site

The site will have its own particular constraints and opportunities; the development process will also impose limitations which will need to be addressed. Some thought will need to be given as to how to deal with these limitations.

For example, a centralised swale is often used to treat and dispose of stormwater. This can offer the opportunity for amenity but if not dealt with properly can cause problems. Utility service structures (e.g. substations) have visual, acoustic and safety effects that need to be screened and buffered.



Houses facing a landscaped stormwater reserve
across the road

Design Solutions – What Can I Do?

- Use natural or built features to create a substantial buffer zone between your private property and neighbouring activities.
- The use of trees, hedges and planting in general will mitigate any visual and some of the acoustic effects.
- The use of accessways or roading will create a distance to your property which might help to reduce potential effects such as shading.

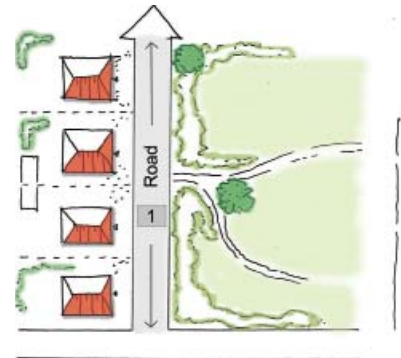


Hedges provide visual amenity and privacy

Good Solutions

Example – Sections Next to Reserve

- 1 Housing should front the reserve whenever possible. Tall fencing next to a reserve makes houses more vulnerable to burglary and makes the reserve less safe and appealing. An outlook onto a reserve from the front of a house is attractive to buyers and will add value.
- 2 A road between public reserve and private housing creates separation between private and public activity.



The location of your site in relation to other activities in the surrounding area is important. Take advantage of the opportunities they offer.

3.3 Section Typology

Rural residential allotments can have different shapes and sizes, which may or may not lend themselves to re-subdivision. Section size and shape are parameters which will determine the potential number of sections after subdivision and their position to each other.

Long Narrow Sections

Long thin sections with a width of around 40m-50m are common. These are usually best subdivided with the accessway placed on the edge of the section so that the front of the houses face the right of way and private space can be at the rear.

When subdividing one of these sections, consider working with your neighbour to reduce costs and create a street with houses facing each other across the accessway.

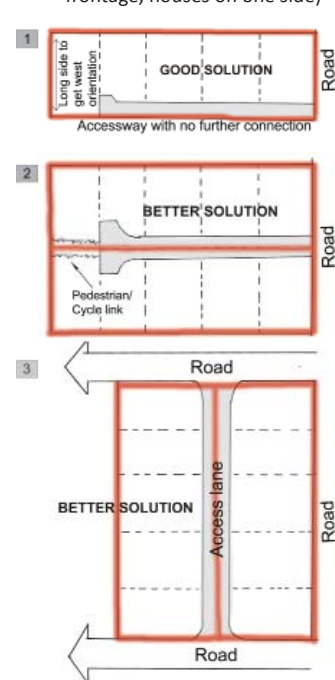
Good Solutions

Example – Subdivision of a Long Narrow Section

- 1 Option 1
Subdividing into six allotments with a private accessway.
- 2 Option 2
Subdivision of two adjoining sections with private accessway and a pedestrian/cycle link.
- 3 Option 3
Subdivision of two adjoining sections with an access lane.



How a long narrow site could be developed (open frontage, houses on one side)



Forestry Blocks

The Selwyn District contains a number of forestry blocks (frequently 20m wide and 200m deep) which can be difficult to subdivide.

These long and narrow sections have certain constraints. It can be difficult to achieve enough width for houses and accessways and long thin sections with an accessway down one side can result. It is difficult to create private space on these sections without using tall fencing along the accessway. The use of this fencing creates unattractive 'alleyways'.

Due to minimum widths required for sections and accessways, it is difficult to create more than two additional sections from a forestry block unless two adjacent lots are combined.



Forest lot subdivision - open frontages, but lack of private space and the accessway would not comply with District Plan.

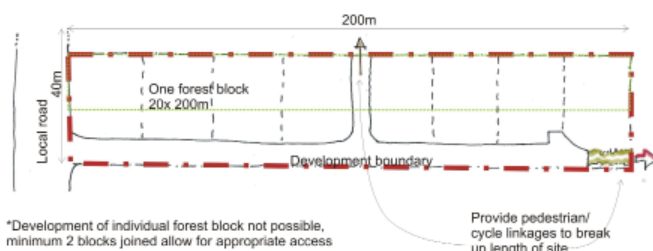
Good Solutions

Example – Subdivision of a Forest Block

- 1 Subdivision of two adjoining 20 x 200m blocks.
- 2 Subdivision of five adjoining 20 x 200m blocks.

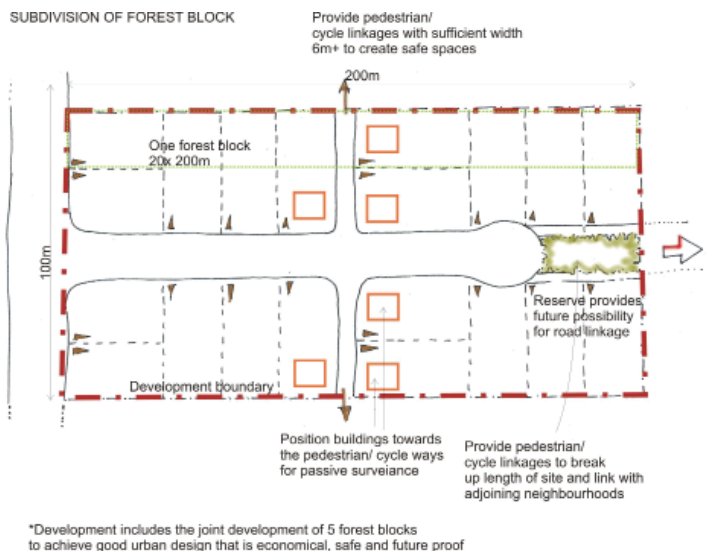
1 GOOD SOLUTION

SUBDIVISION OF FOREST BLOCK



2 BETTER SOLUTION

SUBDIVISION OF FOREST BLOCK



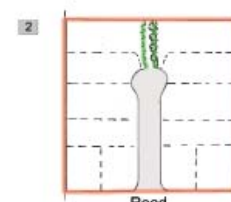
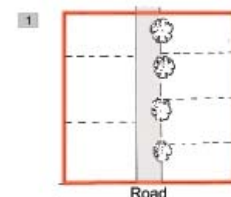
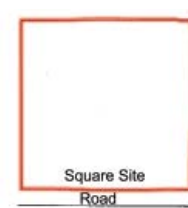
Square Sections

Example – Subdivision of a Square Section

Square shaped sites allow for numerous development options. The following example shows how a square 1ha block could be subdivided.

Good Solutions

- 1 Option 1
Subdividing a square site into seven large allotments via private accessway, retaining existing trees.
- 2 Option 2
Subdivide a square section into 12 allotments via cul de sac (including a pedestrian/cycle link).



Odd Shaped Sections

Some sites and sections have a rather odd shape and have numerous corners, or are limited in other ways. An odd shaped large section is likely to be subdivided into odd shaped small sections which can create limitations for siting the building platform, how to orientate the building, how to access the site, and how to establish a clear front and back of the house.

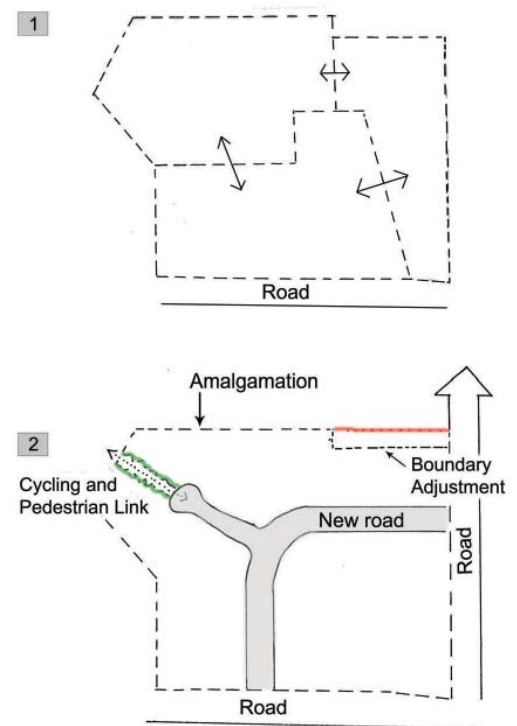
Design Solutions – What Can I Do?

- Look into a potential boundary adjustment or the amalgamation of sections with your neighbours to create a more rectangular shape and hence more buildable sections for all parties.
- Develop a house design which addresses the site limitations by following the shape of the site.

Good Solutions

Example – Subdivision Odd Shaped Site

- 1 Three different landowners, odd shaped section.
- 2 Site after land amalgamation and boundary adjustment.



Small Sections

Small sections have limited space for landscaping and access. Small subdivisions often mean an intensification (e.g. subdividing the back part of a site). The limitation in size requires careful planning, smart architectural design and skilful landscaping to make best use of the available space.

Design Solutions – What Can I Do?

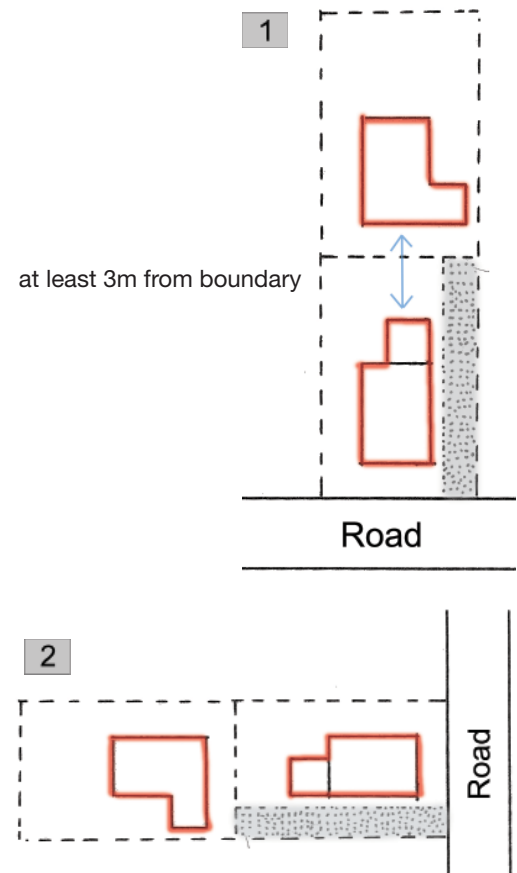
Where possible avoid the creation of back sections.

- Where back sections are unavoidable, investigate the possibility of sharing accessways with your neighbours if they are considering future subdivision. This means less use of land, fewer accessways and less cost for both of you.
- Subdivide the site in a way that good building platforms can be established for future housing on site; a good building platform allows for:
 - Space for north/west facing outdoor living areas.
 - Sufficient setback from existing dwellings on site and on neighbouring properties to avoid privacy issues.
 - Vehicular access on the east or south side of the section.
 - Landscape design that incorporates new access.

Good Solutions

Example – Subdivision Small Site

- 1 & 2 Good examples for small sections.



Back Sections

Back sections can be the result of an individual subdivision where the back of a bigger section has been subdivided or where a large portion of land is situated in the rear of existing housing.

Often these back lots are accessed individually by a narrow accessway and often bordered by solid fencing each side. The narrow width of these accessways creates manoeuvring and safety issues for vehicular movement, especially when they curve and the end of the curve is hidden behind fencing.

Other issues are the lack of street interface for the building in the back section and the lack of pedestrian and cycling connectivity and legibility.

The following example highlights some of these issues and shows measures to mitigate them.



Undesirable, closed off alleyway created by rear lot development



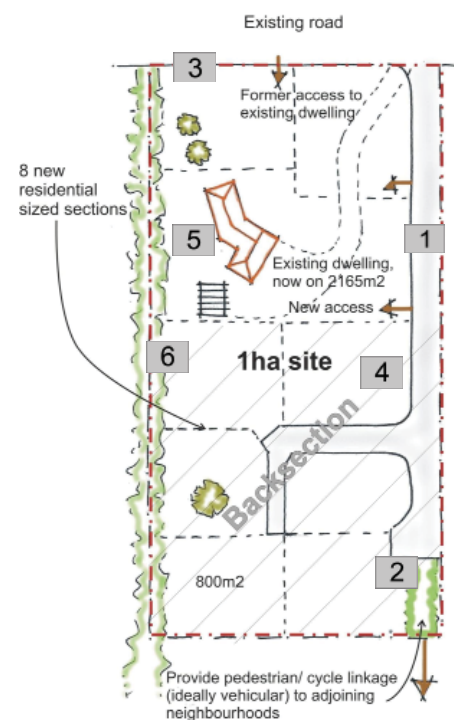
Semi-open right of way. Less enclosed street scene but appearance is spoiled by fencing on side boundaries

Good Solutions

Example – Back Section

- 1 Provide access from the south where possible to get the best orientation for the house.
- 2 Keep vegetation to adjoining property along road frontage low, plant street trees to enhance character.
- 3 Retain existing mature trees and have them as statement in section, maintain hedges and use for privacy.
- 4 Create section sizes that are complementary to intended house on site and adjoining sites.
- 5 Incorporate existing house in subdivision layout.
- 6 Have a fence and landscape design concept for the whole site in place to ensure you retain the rural residential feel (post and rail fencing, low hedging along street frontage).
- 7 Use shared short accessways for multiple landowners to minimise costs and sealed areas.

Option 1



Option 2



Option 1:

- Individual development of 1ha block.
- Shared access for all new residential sections with sufficient width for manoeuvring and landscaping.

Option 2:

- Joint development of two landowners provides better design outcome than individual development.
- Shared access via cul de sac with sufficient width for increased vehicle movements, landscaping and maneuvering and also the possibility to connect to neighbourhood.

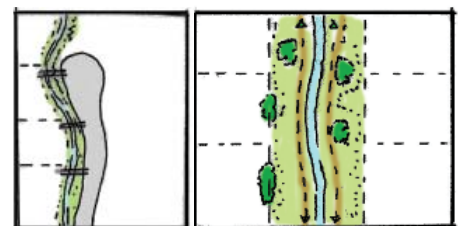
Sections with Water Features

It might be that your subdivision features a stream or a water race which may or may not run along an existing boundary fence line. Any water, especially if flowing, can become a feature of your site adding interest and value to your subdivision. To gain benefits for your subdivision you might decide to:

- Enhance and beautify your waterway as part of the landscape design of your site.
- Incorporate waterways to become part of the berm (so they can be easily accessed for cleaning).
- Consult with specialists to identify suitable planting to enhance ecology (e.g. filter the water or provide habitat for fish).
- Incorporate the waterway into an existing neighbouring cycling/ pedestrian network as public reserve and have walkable areas with ponds, bridges and weirs.
- Create a waterway esplanade to ensure the sections that are bordering the reserve have low fencing and that a walkway or a road runs alongside it.



A well-maintained water race is an interesting feature to any site



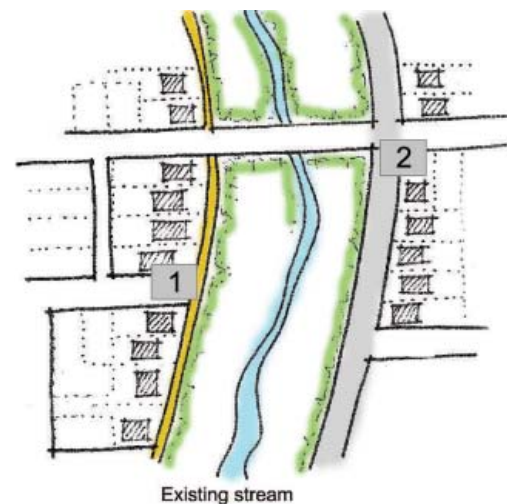
Watrerrace along road frontage

Stream within reserve; bordered by walkways

Good Solutions

Example – Site Development

- 1 Footpath adjoining back section boundary formed by low or no fencing.
- 2 Road adjacent to reserve and stream houses overlooking reserve.



Existing stream

3.4 Potential Buyers and Market Demand

Section layout and design will attract different buyers. Larger sections will be attractive to families, small sections might appeal to singles and older people, easy care sections tend to attract business people.

Design Solutions – What Can I Do?

- Work out which buyer is likely to buy your section by identifying the benefits of the site and those of your neighbourhood.
- Assess community facilities such as schools or kindergartens in the immediate vicinity as they might be reasons for families to want to live in the area.
- Assess public transport in your area (bus stops) as it might appeal to elderly or people without a vehicle.



Clever use of plants and water add value to your section

- Vary lot sizes to accommodate variable market requirements.
- Develop a section layout that allows flexible use and which can be amended over time.
- Increase your sections value with smart and attractive landscaping that complements existing features on site.



Make sure your section layout and landscape design fits the intended buyer.



Community reserve with sportsfields

3.5 Natural Features on Site

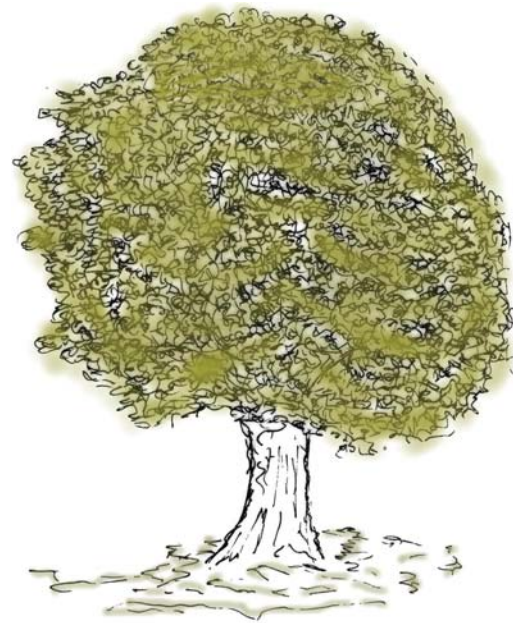


Natural features on site could be mature individual trees, trees planted along a boundary as shelterbelts against prevailing winds or native plantings, which all add amenity to the site.



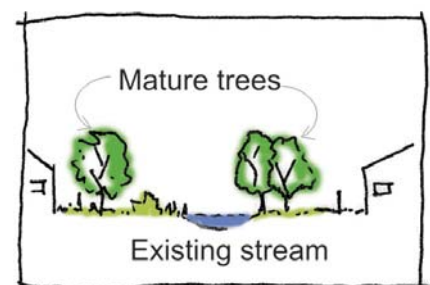
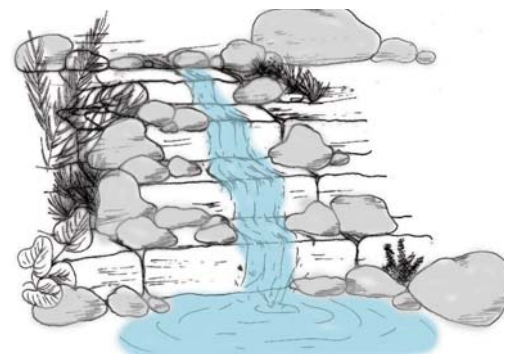
The beneficial amenity value and the softening effect of natural features should be weighed against the effect of potential shading from large trees in proximity to boundaries. Another issue is the instability of older trees which can cause issues for new housing. Some types of trees are too dominant in height and size and do not fit within a rural residential environment.

Some trees are protected in the District Plan and you should contact your Council to determine if it applies to your trees. Existing (mature) trees provide important amenity value and should be protected if possible. They can also increase the value and saleability of land. Water races, streams and rivers are interesting features that create constant movement and sound which add that special touch to your site. The management and maintenance of these water features is important for their function and appearance. It is important to allow for easy access when including or realigning them on site.



Design Solutions – What Can I Do?

- Do not fell any trees or remove any natural features until it has been considered if and how they might be used to enhance your subdivision. Remove trees if they are too big for the subdivided space and would create substantial shading.
- Look for attractive views from your land to the surrounding landscape and try to incorporate those 'viewshafts' as they add value to your site.
- Incorporate existing landscape features in the layout of sections and roads; trees could be used as focal points, for entrances or as part of reserves and berms; water races could become amenity features that add colour and sound to your subdivision.
- Identify if your site contains any archaeological or heritage value or areas of ecological importance.



Highlight and incorporate existing natural features and make sure they can be maintained and used.

3.6 Existing (Visually Dominant) Houses

In some cases, development may be undertaken around an existing house. Sometimes, the house will be demolished. This is likely to depend on economic factors such as its value and age, as well as personal preference. There may be a need to move existing buildings, such as garages which are often located at the end of a driveway.

Large buildings (especially if they are situated on small sections) are difficult to integrate into new subdivisions as they can have significant effects on the adjoining properties and the street scene. The effects might be caused due to the height, shape, mass, colour or material of the building.

Issues when retaining an existing house on site could include:

- Its visual dominance on site in comparison to new housing stock.
- Potential privacy issues due to windows overlooking new sections.
- Potential shading, casting shadows, and blocking incoming light.

Design Solutions – What Can I Do?

- Subdivide your site in a way that allows the existing building to remain on its own large section (larger sections for larger housing to keep separation from neighbours and maintain a sense of proportion).
- Think about privacy and do not place boundaries near to upper floor windows.
- Position plantings (hedges) strategically to create privacy where needed.
- Align sections so that buildings can be placed with private sunny space at the side or rear. Use colours and cladding material that is complimentary to the existing rural residential style to make the new building harmonise with the surrounds (this might be achieved via design covenants for colour schemes and exterior material use).

Good Solutions

Example – Existing (Visually Dominant) Houses

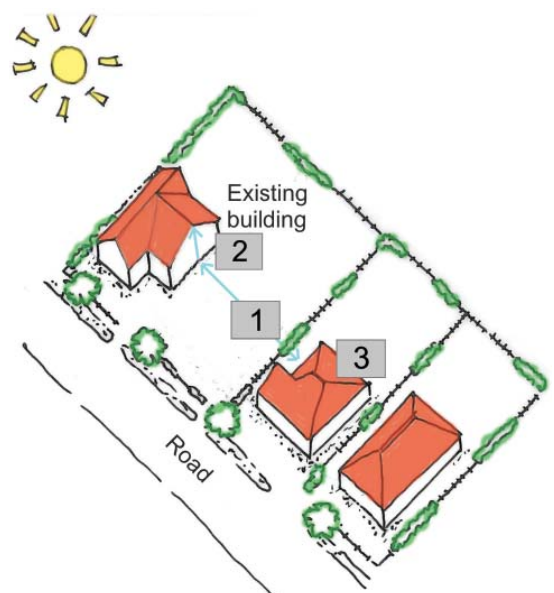
- 1 Make sure there is sufficient distance between new and existing housing stock.
- 2 Mitigate the height of the existing building with sufficient distance to neighbouring sections.
- 3 Require (by covenants) the use of similar styles, roof shapes and designs to complement existing housing.



Where an existing house is retained, it should be integrated into the proposed subdivision layout.



Visually dominant family homes require larger section sizes



3.7 Access

Private accessways should be designed as a narrower version of streets that can be perceived as attractive spaces. Houses should front them directly. Avoid the creation of narrow access alleyways and separate parallel running accessways.

Multiple accessways for each individual lot mean more hard surface and less vegetation, green space and the loss of the rural residential character. Vehicular access should therefore be shared where possible.

Fronting Walkways

When walkways are proposed through a site they can be combined with accessways to create a street-like environment. Houses should front these accessways directly so that they become public spaces with street observation.

Re-using Existing Accesses

When re-using existing accesses think about the development of the larger area and share accessways where possible.

The special open character of rural residential zoning is affected if the established low-key character is not maintained and this will affect market value and saleability.

A combination of elements including street trees, footpaths, landscaping, lighting and appropriate carriageway width provide an attractive and safe street.



A right of way designed to look like a street



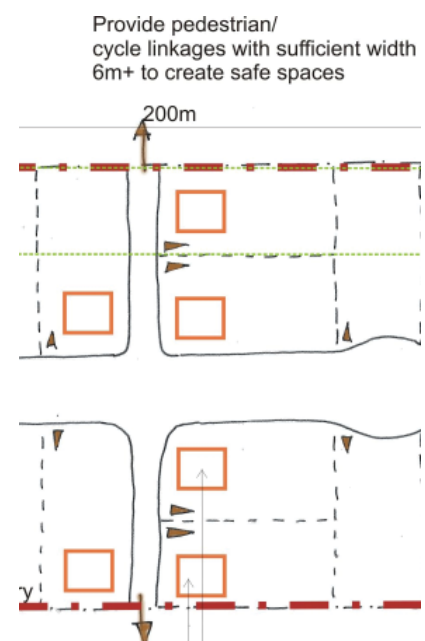
An attractively designed right of way for a rear section



Houses with attractive, open frontages

Design Solutions – What Can I Do?

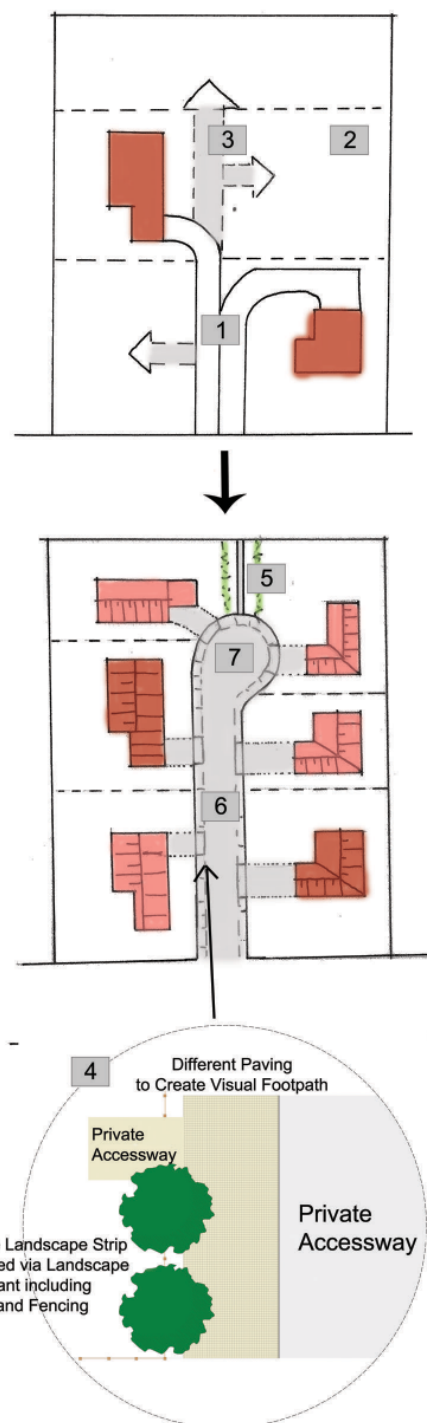
- Minimise the amount of hard surface to that required for vehicle movement; where possible use semi-permeable building materials for driveways which decreases stormwater runoff.
- Share turning areas with adjoining landowners by creating shared turning heads.
- Share access with other landowners especially when subdividing long narrow allotments.



Good Solution

Example – Subdivision of a 1ha Block with a Shared Accessway

- 1 1ha block with two houses, each with separate private accessway.
- 2 Rest of site is currently undeveloped.
- 3 Most likely position for additional private accessways to access remaining allotments.
- 4 Increase pedestrian safety by separate pavement pattern which creates a visual footpath.
- 5 Safe pedestrian and cycle link with sufficient width, no high boundary fences and appropriate lighting.
- 6 Access for six allotments off one shared accessway reduces costs and sealed area.
- 7 Accessway is straight and visible from road and has turning areas.



3.8 Building Placement and Street Frontage

Pleasant open streets are created when roads and rights of way are fronted by houses, with windows and doors visible from the street. Garages and fences close off the street and create unattractive 'dead' frontage. They should not be prominent within the street scene.

Shared rights of way should be considered as public streets and some effort made to ensure they are attractive spaces, not utilitarian alleyways. This will make your subdivision more attractive and add value.

Front yards can be separated from walkways or roads by low walls, low fencing, planting or a combination of these.

The ideal outcome is where the fronts of houses face each other across a street and the backs are opposite the backs of other houses. This layout naturally creates separation and openness as houses are established with gardens at the rear.

Houses orientated to the street and with windows and doors facing the street or right of way directly enable residents to see what is happening in their street. This passive observation helps to create safe and friendly neighbourhoods and more attractive subdivisions.

Design Solutions – What Can I Do?

Subdivide your section in a way that houses can be built to face the street, with sunlight access to private areas to the side or rear. It should not be necessary to fence the front of the section to achieve sunny private space.

Make sure that your property fronts onto a public road or that private accessways have sufficient width to allow refuse trucks to manoeuvre.

Good Solutions

Example – Building Placement and Street Frontage

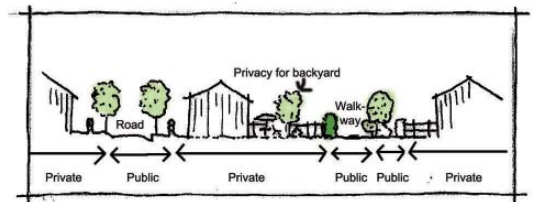
- 1 Position main portion of house towards the street.
- 2 Have a kitchen or living area window facing the street for good passive observation.
- 3 Have low level planting in front sections.
- 4 Have dense hedging or planting along parts that require more privacy.



Consider privacy, outlook and shading when locating a dwelling and other buildings such as sheds or garages. Also consider solar orientation, wind shelter and interface with the street scene.



Front yards are the public private interface; back yards are reserved for private open space. Front yards are required to contribute to attractive public space, not to form part of the house's private area.



3.9 Fencing

Fencing has a very significant impact on the appearance of a neighbourhood. Tall fences in front of houses create enclosure in a street or right of way and give it an unpleasant alleyway character. This does not reflect the potential that rural residential areas have for attractive development.

Fences should never be necessary in front of a house as private space should be to the side or rear. Front yard fences only need to have a low height (80cm) to signal the change from public to private space.

Rural style fencing is generally open and this contributes to the distinctive character. Retaining it can add greatly to the attractiveness of a subdivision.

Post and rail fences are a good option as they are easy to construct and help to retain the open rural character. Alternatively plantings such as hedges or mixtures of low shrubs can be used.

Make the most of existing character. Retain existing hedges and post and wire fences where possible. Where hedges need to be removed, consider replacing them with new planting before removal. This can become established so that fencing may not be required.

Where fencing is required, restrict its height to 1.6m and landscape in front of it.



An attractive open streetscape



Trimmed hedge and wall provide separation between private and public interface

Design Solutions – What Can I Do?

- Make use of existing planting and post and rail fencing where possible; avoid any closed boarded fencing adjacent to public areas.
- Fencing and design covenants written on the title of each new allotment may help to control the location, design, colour and height of fences.



The type and height of fencing should be chosen according to the intended function. Low fencing or walls for front yards, 1.6m high fencing and hedging for back yards provides visual privacy and maintains character.



Different types of material create interesting private spaces

3.10 Planting

As part of your subdivision planting plays an important role in improving the outlook to and from your subdivision. Planting also helps to establish privacy in your back yard. To maintain the open rural residential feel it is important to keep planting moderate and use species that are already established or grow well in the area. The use of a range of native species promotes ecological diversity.

Design Solutions – What Can I Do?

- Use native tree and shrub plantings to create shelter.
- Incorporate existing trees and plantings, plant new where appropriate to create privacy.
- Street planting can improve a subdivision instantly and improves the visual character over the years.
- Use landscape planting as a measure to help reduce stormwater runoff.
- Tree covenants written on the title of each new allotment help to protect existing valuable trees and determine the garden plant species near areas of special value.



Plantings have multiple functions depending on their intended use. They provide visual amenity, create privacy and generally improve value. The best way to ensure there is good planting is to establish it before the lots are sold.



Trees effect your neighbourhood and streetscape



3.11 Stormwater

Subdivision will inevitably increase the area of hard surface and lead to increased stormwater runoff. Council normally requires that this be dealt with on-site and a swale or other solution will be required at subdivision stage to treat and dispose of stormwater for shared accessways.

The best way to accommodate swales is to make a feature of them and place them in a prominent location next to the shared access.

The Subdivision Design Guide should be consulted for ways to deal with stormwater.

Design Solutions – What Can I Do?

- Use appropriate plantings and permeable surfaces to allow stormwater to soak into the ground.
- Use swales as features in your subdivision.



Example of planted stormwater basin

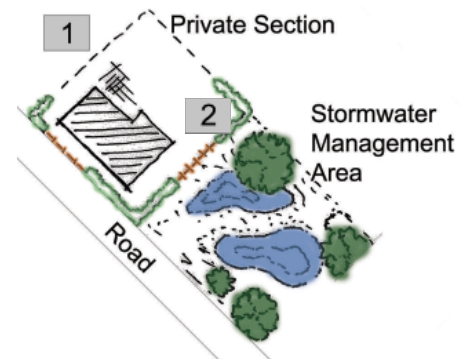


A less well designed subdivision with poor street appearance and a dangerous swale

Good Solutions

Example – Sections Next to Stormwater Management Area

- 1 Stormwater management areas can be an opportunity to incorporate attractive open space in your development.
- 2 Use plantings for screening and creating privacy along the property boundary, but use permeable fencing for passive observation and outlook over greenspace.



3.12 Building Design

Careful consideration should be given to the exterior of proposed buildings. It only takes one building out of character to tip the scales for the visual appearance of the whole area. Characteristics of houses include:

- The type and height of buildings
- Design proportions
- The roof shape
- Colour and material of walls and roofs
- Window shapes and chimneys
- Balconies
- Porches or verandas

Design Solutions – What Can I Do?

- Identify and preserve existing neighbourhood characteristics with your house design.
- Make sure your building design has the same or similar characteristics as adjoining properties (this can be achieved within a contemporary style or a resemblance of traditional styles).



Good Solutions

Example – Building Design

- 1 Position the house on site to have maximum sunshine hours (indoor and outdoor living space facing northwest).
- 2 Incorporate existing trees and plantings, plant new where appropriate to create privacy.
- 3 Use a variety of plantings to suit the site and to promote ecological diversity.
- 4 Have a kitchen window or living room window facing the road for passive observation over street.
- 5 Use a mixture of post and rail fencing with low hedges to create a rural 'open' feel.
- 6 Have street trees to enhance the neighbourhood.
- 7 Use low hedges or walls (0.8m) to maintain visual contact with street scene.
- 8 Have semi-permeable surfaces for accessways to remove stormwater runoff.



Appropriate housing design which is compatible with existing housing stock adds value to the neighbourhood and your development.



A fenced off corner section - which does not contribute to a pleasant street



An alternative way to develop the corner that creates private space at the rear

4.0 SUBDIVISION DESIGN STEPS

The design steps for a subdivision can be split up into three main steps:

Step 1 (a and b): A site analysis identifying the status quo of the individual site and the surrounding areas.

Step 2: The layout of basic parameters which need to be shown on site.

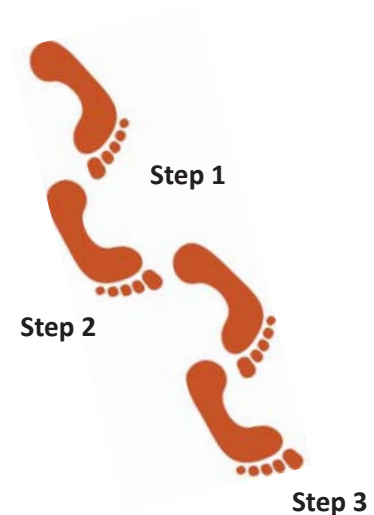
Step 3: Develop different subdivision scenarios. Ensure access, orientation, open space, natural features and servicing is addressed.

4.1 Site Analysis – What Makes the Site?

The context for a site is what makes it unique. Using the special characteristics of the site to your advantage is the best way of adding value.

Use the subdivision design parameters listed in Section 2.3 and identify any constraints and opportunities. Showing them on a plan is an important starting point for ideas and developing a vision for the site. Having something 'on paper' also avoids misunderstanding at a later point and highlights what design direction needs to be taken.

Cover the area at least 400m away from your site when doing this site analysis. The 400m is a basic figure, which is used for identifying the walking distance to community facilities such as bus stops and passive recreation areas.

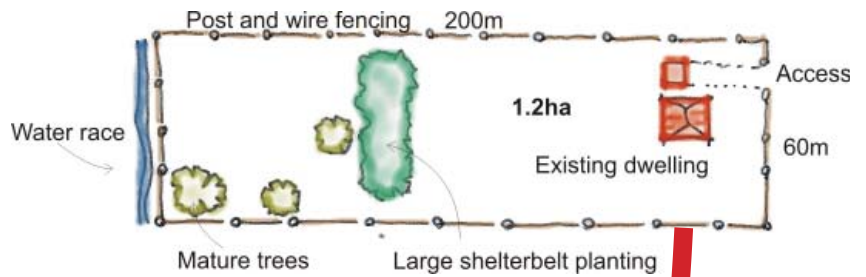


Good Solutions

Example 1a – Site Analysis

- Existing dwelling on site
- Existing post and wire fencing
- Existing natural features (water race, trees, shelterbelt, orchard)
- Existing access point

SITE ANALYSIS



Example 1b – The Site in Context

- 1 Existing non-residential neighbouring activities
- 2 Existing residential activities
- 3 Existing natural feature (water race, trees, shelterbelt, orchard)
- 4 Existing access point
- 5 Existing community amenity - reserve
- 6 Possible vehicle access points
- 7 Stormwater flowpath

THE SITE IN CONTEXT

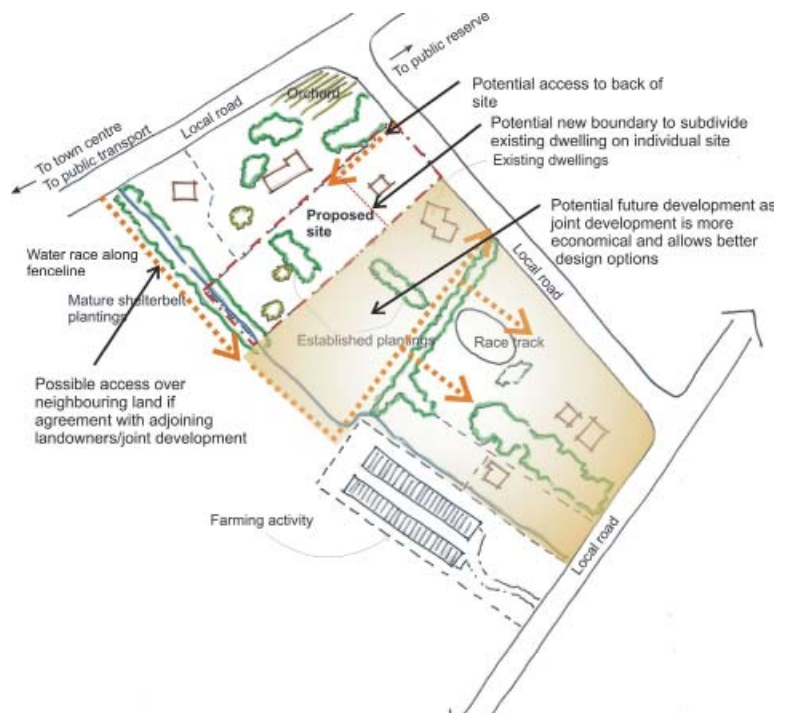


4.2 Development Parameters – What Can I Do With My Site?

Once the constraints and issues are highlighted on the site take the next step and structure the findings in relation to their context:

- Transport and movement
- Green and blue networks (water and reserves, walkways etc)
- Site and surroundings
- Buildings

DEVELOPMENT PARAMETERS



Good Solutions

Example – Development Parameters

4.3 Subdivision Development – How Can I Develop My Site?

Good Solutions

Example 1 – Subdivision of Proposed 1.2ha Site

- Individual development
- Access via cul de sac and individual accessways
- Retain existing dwellings on individual allotments
- Subdivide rest of land into residential sized sections
- 1ha lot subdivided into 11 new and one existing allotment
- Provide pedestrian/cycle linkages throughout new development
- Incorporate trees where possible
- Expose water race for residents in the subdivision to view
- Use greenspace to soften rural residential outlook



Good Solutions

Example 2 – Subdivision of Proposed Site and Adjoining Land through Joint Development

- Development with several landowners
- Access via loop road and culs de sac
- Amalgamation and boundary adjustments necessary to retain existing dwelling on individual lot
- Retain existing dwellings on individual allotments
- Provide pedestrian/cycle linkages throughout new development
- Incorporate trees where possible
- Expose water race for residents in the subdivision to view
- Provide reserve buffer to adjoining farming activity
- Have culs de sac short and straight; have a loop road to link between adjoining communities and new development



5.0 REFERENCES

Selwyn District Council, Selwyn District Plan, www.selwyn.govt.nz

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