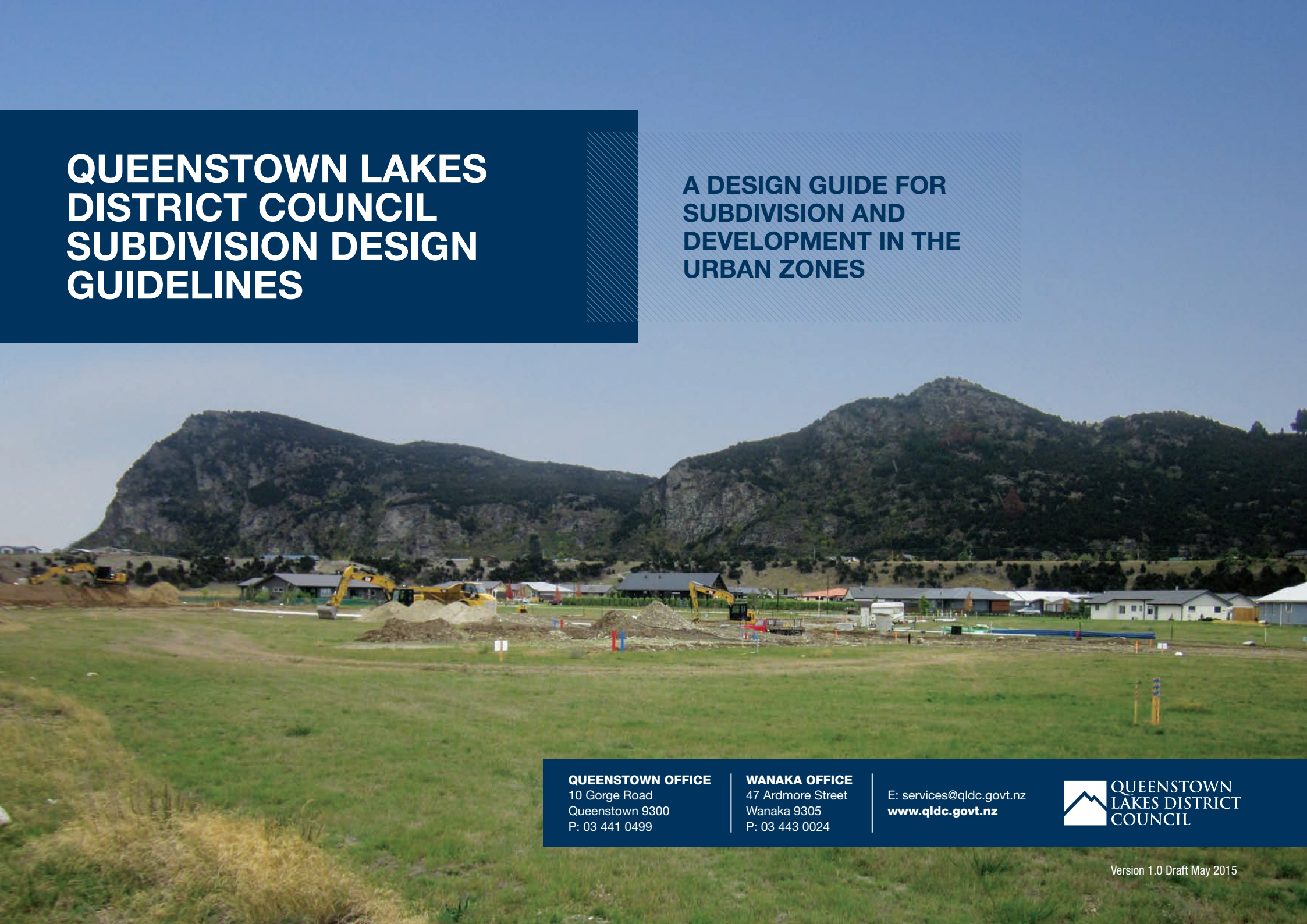
QUEENSTOWN LAKES DISTRICT COUNCIL SUBDIVISION DESIGN GUIDELINES

A DESIGN GUIDE FOR SUBDIVISION AND DEVELOPMENT IN THE URBAN ZONES



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QUEENSTOWN LAKES DISTRICT COUNCIL

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PURPOSE OF THE GUIDELINE

To assist sub dividers and those involved in the subdivision process to create places that are desirable to live, work and play.

The guideline suggests how neighborhoods can be structured so the layout of streets, lots, parks and connections achieve maximum benefits to the subdivider, end-resident and community.

The guideline focuses on the broader scale aspects of subdivision design. It does not specify guidance on finer detailed elements such as street design, landscaping and the installation of infrastructure.

The QLDC Land Development and Subdivision Code of Practice provides specific detail on design.

The council will support subdivision that is designed to suit the local context and responds well to opportunities and constraints.

NOTES

- The primary focus of the Guideline is on 'greenfield' subdivisions, recognising the limitation of infill subdivision. Although the Guideline can assist with the design and siting of additional buildings in small scale and infill subdivision.
- The Guideline is not intended to be applicable to subdivision in the Rural Zones.
- The Council is grateful to the Kapiti Coast District Council for allowing the 'KAPITI COAST DISTRICT COUNCIL BEST PRACTICE SUBDIVISION GUIDE' to be drawn upon as part of the production of the Guideline.

SUBDIVISION DESIGN PRINCIPLES

- **LOGIC**
  Should underpin all design. Good subdivision will focus on a response to the opportunities and constraints of the site and surrounding neighbourhood.
- **INTEGRATE**
  With surrounding neighbourhoods through roading, trail and open space networks.
- **LAYOUT**
  Will respond to local landforms, climate, views and district wide character.
- **REINFORCE**
  Existing focal points to ensure residents will be able to walk to existing and planned facilities and services.
- **VARIETY**
  Of lot sizes to encourage a diverse community, a range of housing options and opportunity for infill housing where appropriate.
- **CONNECT**
  Streets, trails and walking and cycling connections between existing and planned subdivisions to provide accessibility, efficiency, reduce vehicle dependence and emissions.
- **OPEN SPACES**
  Need to be well located, safe, fit for purpose, cost effective to maintain and where possible, connected to encourage biodiversity and connections.
- **SAFE**
  Subdivisions will have allotments and public open spaces fronting the road and trails providing informal surveillance of the public realm.
- **REDUCE**
  The impacts of stormwater, resource use and vehicle dependency.
- **MAXIMISE**
  Sunlight, opportunities for domestic scale renewable energy and efficient use of water.
- **HERITAGE AND NATURAL FEATURES**
  Should be protected and utilised in a manner that adds value to the subdivision and feature.

THE COUNCIL'S APPROACH

THE COUNCIL WILL ENCOURAGE GOOD SUBDIVISION DESIGN BY

- Granting applications that are consistent with the guidelines on a non-notified basis.
- Provide a QLDC Land Development and Subdivision Code of Practice as a single, document to advise subdividers, engineers, planners and surveyors.
- Recognising where effort has been made to integrate and enhance existing and planned waterways, stormwater paths, pedestrian and cycle connections.
- Striving to achieve Integration, communication, transparency and partnership across planning, engineering and parks teams to provide an effective and efficient regulatory process for the subdivider.

STATUS OF THE GUIDELINES

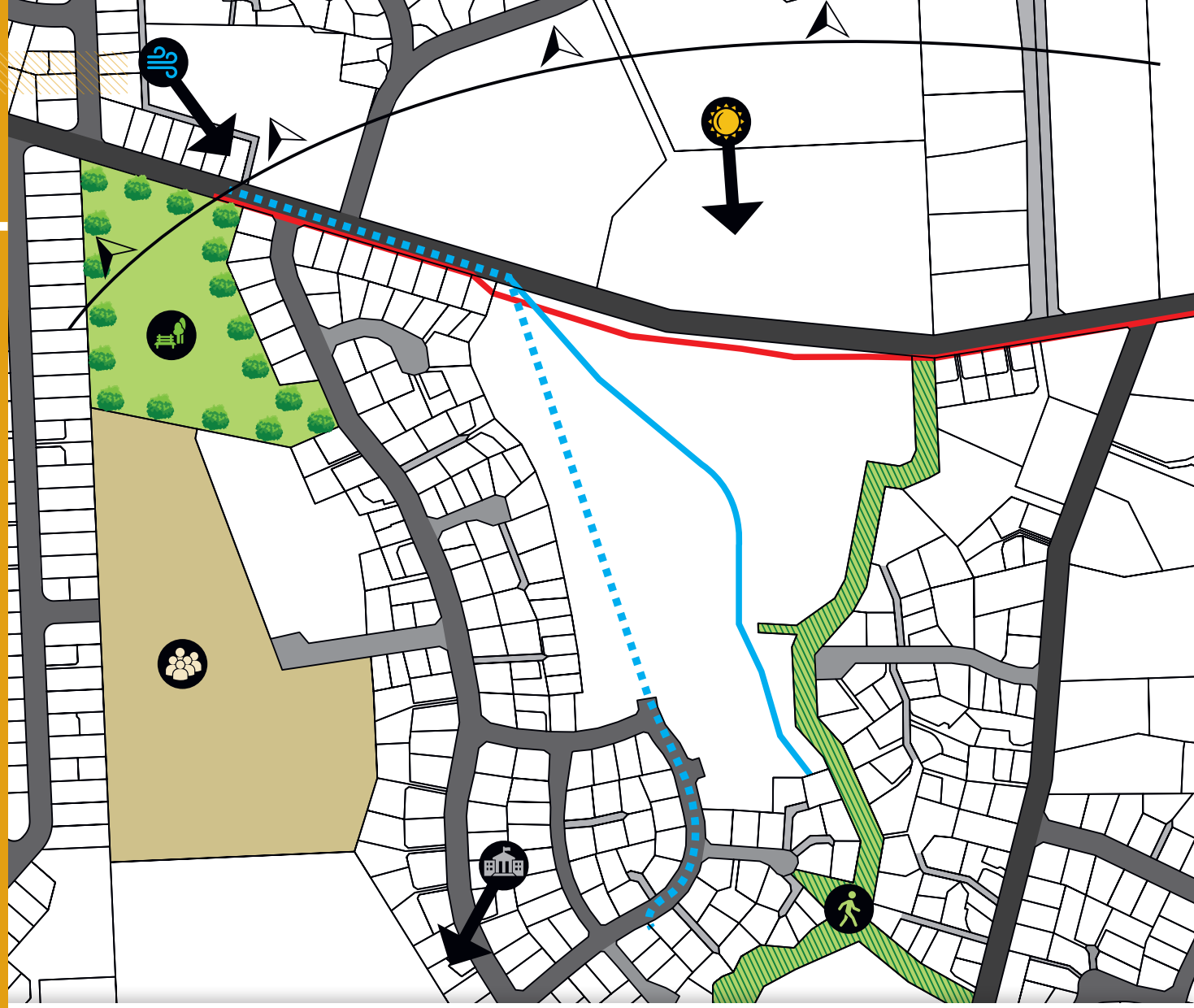
- The guidelines are not part of the District Plan, although have status under Section 104 of the Resource Management Act. They will be considered as part of the assessment of resource consent applications.
- The policies and rules of the District Plan Subdivision chapter acknowledge that subdivision has a variable nature and there is no strict formula to create a good subdivision.
- Differences in neighborhood character, environmental opportunities and constraints and the provision of infrastructure require a response tailored to each situation.
- Subdivision that is consistent with the intent of the guidelines is likely to be consistent with the District Plan Subdivision Chapter objectives and policies.
- Version 1.0 Draft May 2015

NEIGHBOURHOOD ANALYSIS

Early identification of the opportunities on the site that would enhance the subdivision and any likely issues, including hazards and engineering related constraints are important factors that are encouraged to be resolved early in the design and feasibility stage.

THE NEIGHBOURHOOD OPPORTUNITIES AND CONSTRAINTS:

- Identify the positive elements of the local character
- Street, walking and cycling networks
- Existing and planned local centres, parks, playgrounds, rivers and lakes
- Public transport where this is available
- Places of education and work
- Built and natural heritage features
- Vegetation patterns
- Consider the local and wider landform and how existing and planned development has responded to this
- Hazards
- Existing and planned utilities
- Infrastructure capacity, connections and linkages with existing neighbourhoods, including:
    - Wastewater
    - Water
    - Stormwater
    - Power
    - Communication
    - Existing utilities



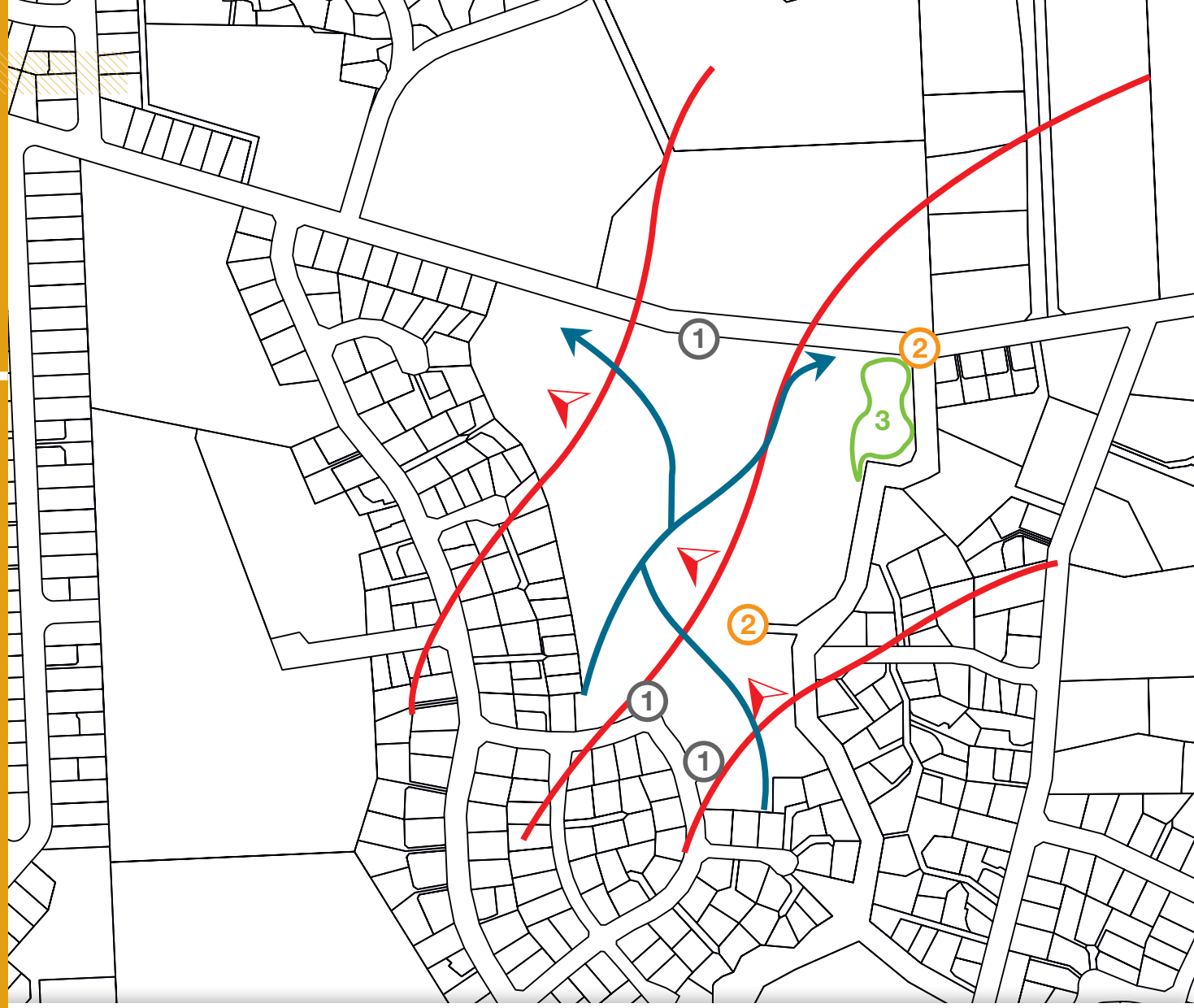
Sun direction
Wind direction
Park
Community Facility
Town Centre
Public Open Space/ Walkway
Outlook
Collector Road
Local Road
Cul de sac
Water
Existing Overland Flow Path
Waste Water

Disclaimer: *Site analysis and design are solely for the purpose of demonstrating application of the principles of this document.*

SITE ANALYSIS

CONSIDER SITE CHARACTERISTICS TO IDENTIFY OPPORTUNITIES AND CONSTRAINTS

- Topography and landforms
- Orientation – views, prevailing wind, aspect
- Road, trail, walking, cycling and open space connection points
- Existing utilities
- Previous land uses and the potential for contaminated land
- Cultural features or heritage items
- Distance to existing and planned local centres, parks, rivers and lakes beyond the site
- Existing buildings that are to be retained
- Existing vegetation that would enhance the subdivision
- Water bodies, including springs and natural drainage features
- The location of any commercial activities or areas with higher densities
- Infrastructure connections and capacity and integrate these with existing services including
    - Reticulation
    - Power
    - Communication



Contour and Direction of Slope

Drainage Flow

1 Road Connection Points

2 Pedestrian/Cycling Connection Points

3 Existing Vegetation

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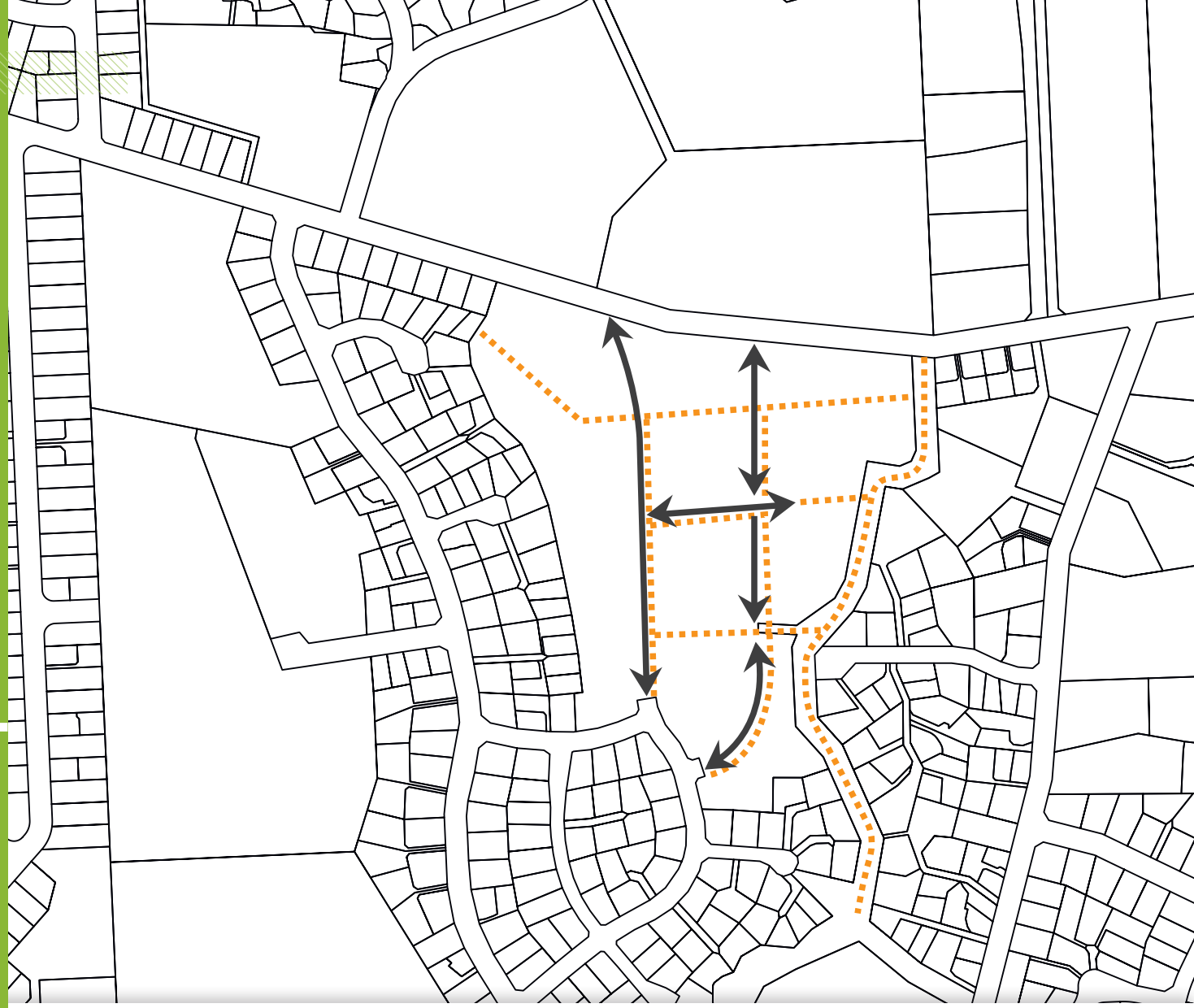
Using the information derived from the neighbourhood and site analysis, identify opportunities and constraints for the subdivision, with focus on the following aspects:

- Transport and connections
- Street and lot orientation
- Open spaces
- Stormwater management
- Hazards
- Infrastructure

TRANSPORT AND CONNECTIONS

- Create direct connections between roads and pathways
- Minimise the use of cul-de-sacs
- Avoid cul-de-sacs with no pathway connections
- Roads can be made safe by good design
- Encourage a walkable and cycle friendly neighbourhood with connection to community facilities not more than 500 metres from any lot
- Provide efficient walking and cycling connections to existing and planned public transport
- Provide for future public transport such as the provision for bus stops on the road verge



Roading/Vehicle Connections

Pedestrian & Cycling Connections

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STREET AND LOT ORIENTATION AND LAYOUT

- Orientate roads north/south with lots orientated east/west where possible to ensure good sunlight and northerly outlook
- Ensure south facing lots have north facing backyards for outdoor living
- Limit the length and size of blocks to ensure that large blocks do not discourage walking distances between connections
- Avoid rear lots where possible
- Consider the selection of appropriate tree species to promote sunlight throughout winter, reduce water dependance once established and ensure ample room on the verge to accommodate the root system of the tree
- Minimise earthworks and disrupting the landform by:
    - Designing the layout of roads and lots to fit with the natural character and topography of the site
    - Avoid situations where significant post subdivision development earthworks will be required to create building platforms and driveways.

Park

Community Facility

Medium Density

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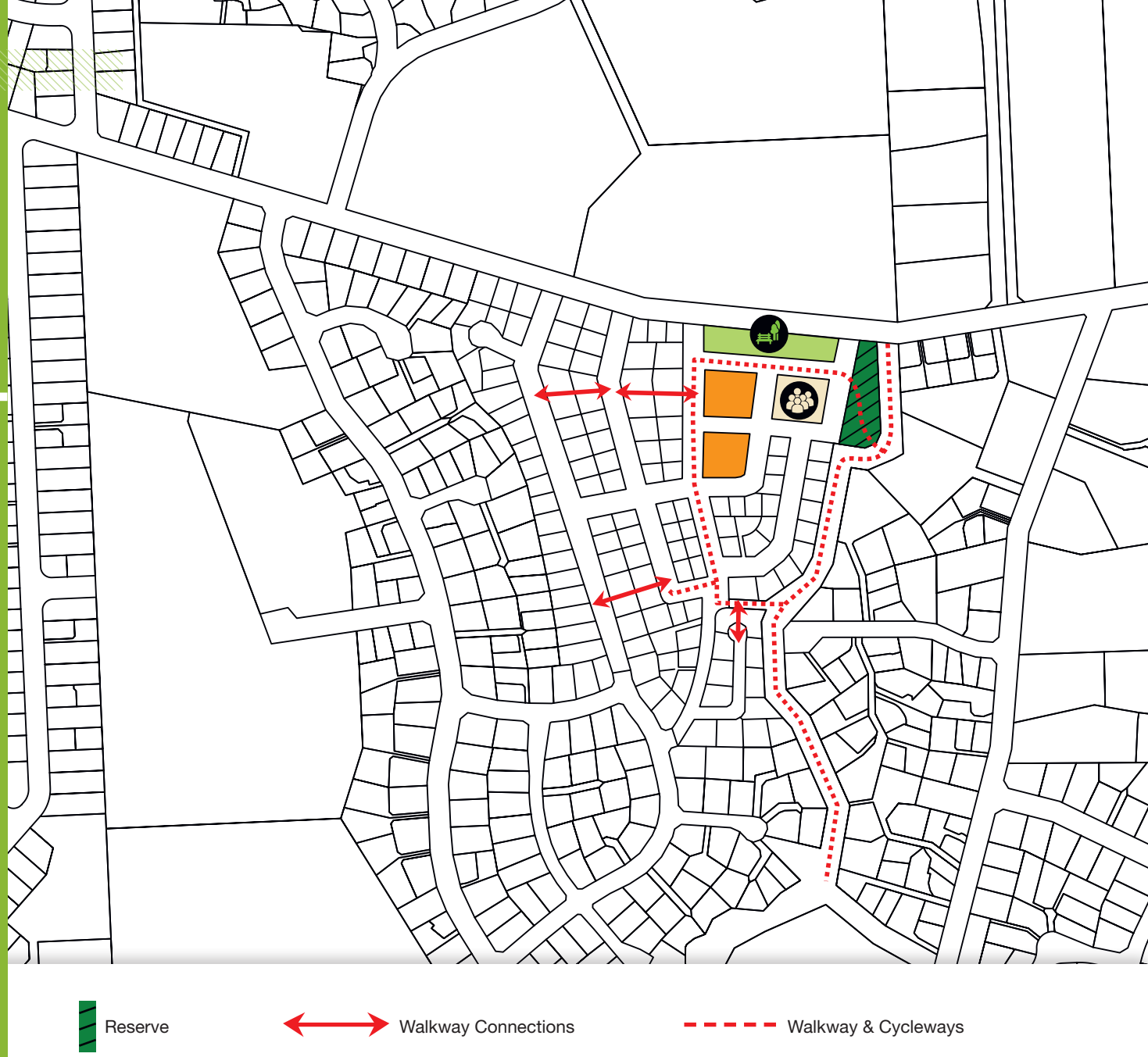
OPEN SPACES

- Developers are required to discuss any impact of subdivision on existing reserves or the development and potential vesting of any new reserves with the Council's Parks Team prior to lodging any development plans or resource consent applications with Council
- Parks have frontage to roads so they are visible, have opportunities for passive surveillance and easy to access
- Avoid parks on rear lots
- Where possible, connect with walkways and open spaces to form a network
- Provide on road car parking adjacent to parks
- Avoid creating pedestrian and cycleways that are located between the backs of lots
- Take opportunities to integrate water bodies and stormwater management areas with open spaces
- Avoid roads/vehicle accesses through reserves unless to access agreed car parking serving the reserve
- Refer to the Landscape section of the QLDC Land Development and Subdivision Code of Practice for guidance on planting in reserves, including within the road reserve
- Locate playgrounds where they will have optimal access and informal surveillance



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STORMWATER MANAGEMENT

- Manage stormwater within the catchment to avoid problems with runoff, flooding, erosion and pollution
- Consider the pre-development hydrological regime and how designing with this may enhance stormwater management and local amenity and water quality values
- Building in the requirements of secondary flow paths
- While acknowledging the primary function of Drainage swales and detention ponds, their design has the potential to enhance, or, detract from the local landscape and will influence the character of the neighbourhood
- Investigate how the location of and design of drainage swales and detention ponds can be designed to become important parts of the landscape within public open space areas
- Where there will be co-location of stormwater management areas within reserves, subdividers are required to discuss the proposed features with the Council's parks team

Integrate stormwater retention & treatment area with vegetation reserve

Stormwater

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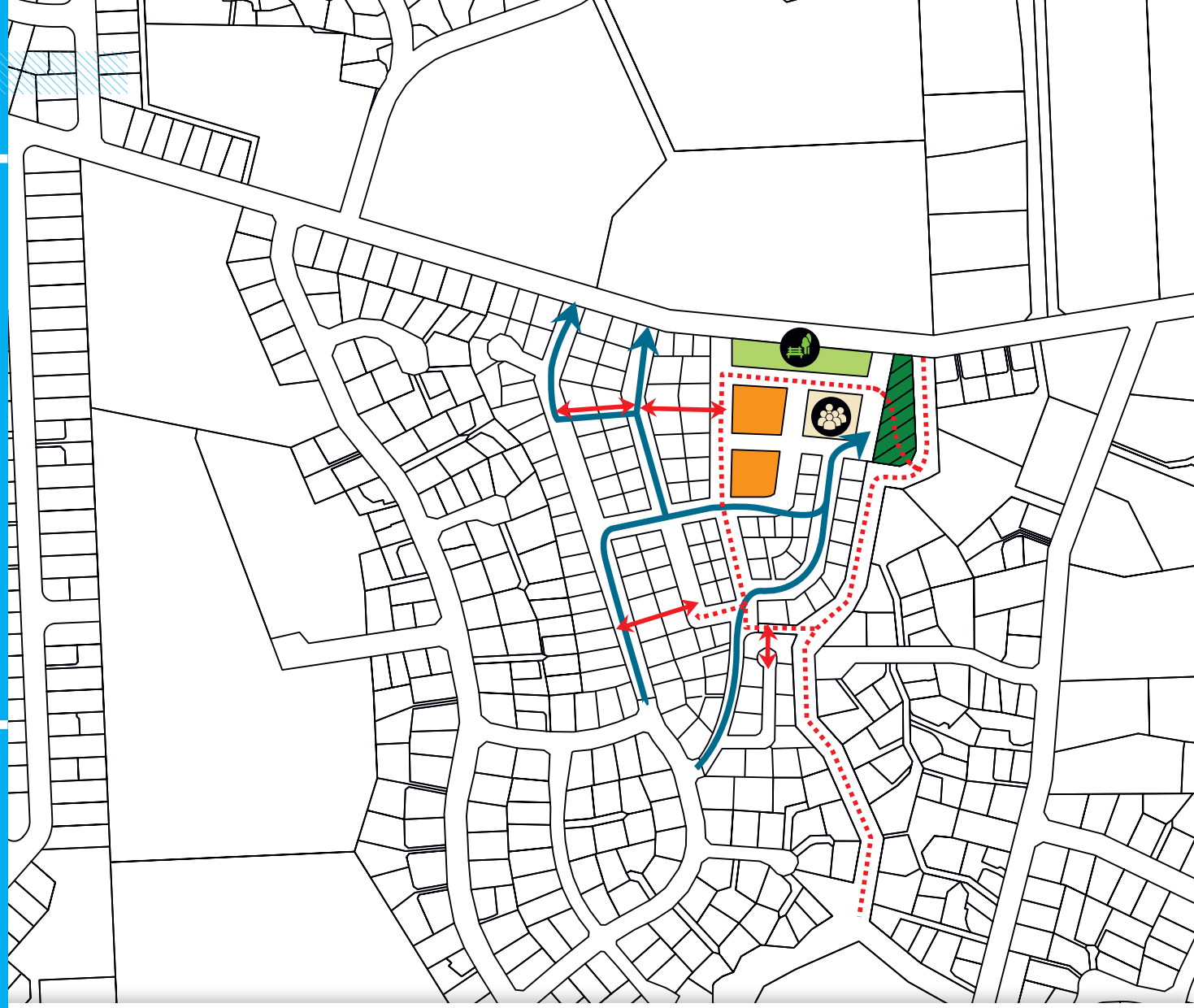
SUBDIVISION DESIGN PRINCIPLES

- **LOGIC** – Respond to the opportunities and constraints
- **INTEGRATE** – with surrounding neighbourhoods
- **LAYOUT** – Responds to the landform and views
- **REINFORCE** – Existing focal points
- **CONNECT** – Streets, open spaces, walking and cycling networks
- **OPEN SPACES** – Are well located and fit for purpose
- **SAFE** – Allotments and public open space fronts the road
- **REDUCE** – Impacts of stormwater and vehicle dependence
- **MAXIMISE** – Sunlight and efficient energy and water use
- **HERITAGE AND NATURAL FEATURES** – protected and utilised

SUBDIVISION OUTCOME

- Park located near collector road
- Medium density development and area for any community based or commercial activities located near the park and collector roads with both vehicle and pedestrian connections throughout the subdivision
- Avoided rear sections where possible
- Minimised the use of cul-de-sacs
- Utilised connections to existing neighbourhood
- Medium density development and community activity located internally within the proposed subdivision to absorb impacts on adjoining lower density residential areas
- Areas of vegetation integrated with stormwater retention area



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