



42 - 64 MILLARD AVENUE Masterton

RESIDENTIAL DEVELOPMENT

MFE FAST TRACK REFERRAL
URBAN DESIGN ASSESSMENT

14 February, 2023

For: DMST Internationals Limited

Prepared by: Urban Acumen Ltd



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This report has been prepared by Lauren White, Director and Principal Urban Designer of Urban Acumen Limited for the purpose of supporting an Application for Referral under the COVID-19 Recovery (Fast Track Consenting) Act, .

Lauren White is a qualified urban designer with over 20 years industry experience across a wide range of projects with a focus on growth planning, subdivision design, and medium density housing. She provides design direction, review and assessment, expert evidence and stakeholder engagement in the pursuit of delivering high performing urban environments. Lauren is also the principal urban designer for this development.

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Contents

01	Introduction	1
1.1	Site Location	
1.2	Site Context	
1.3	Site Description	
1.4	Opportunities & Constraints	
02	Proposal	6
03	Assessment	7
3.1	Approach	7
3.2	National Policy Statement on Urban Development (2020)	7
3.3	Wairapa Combined District Plan (Masterton Edition 2021 Edition) - Chapter 5 - Residential Zone	8
3.4	Wairapa Combined District Plan (Masterton Edition 2021 Edition) - Chapter 18 - Subdivision, Land Development and Urban Growth	10
3.5	Wairapa Combined District Plan (Masterton 2021 Edition)- Chapter 22 - Assessment Criteria for Non-Complying activities	10
3.6	The objectives of the Draft Wairapa Combined District Plan - Urban Form and Development	11
3.7	The objectives and policies of the Draft Wairapa Combined District Plan - Subdivision	12
3.8	The objectives and policies of the Draft Wairapa Combined District Plan - General Residential Zone	14
3.9	Design principles of the National Medium Density Design Guide (MfE, May 2022)	17
04	Conclusion	18

01 Introduction

This document is prepared by Urban Acumen Ltd on behalf of DMST Internationals Ltd. It provides background information and an urban design assessment of the proposal to create approximately 94 sites (of which 22 are indicated for further subdivision as duplexes) at 42 - 64 Millard Avenue, Masterton. This assessment is based on plans produced by Envelope Engineering and submitted with the application, along with supporting information from other design team consultants.

If this Application for Referral is approved, the future resource consent for comprehensive land use and subdivision will include the final subdivision plan and housing plans along with a further urban design assessment report.

The site is located in Masterton in the Wairarapa. The site is currently zoned Special Rural under the Wairarapa Combined District Plan (WCDP), but given its proximity to the existing residential areas, it has the potential to be established into a residential development that reflects and compliments the existing residential characteristics of the local environment.

The site consists of two parcels adjoining, 42 and 64 Millard Avenue. It measures approximately 7.29 hectares and currently accommodates two single-storey detached houses. The existing neighbourhood is typically comprised of well-established, single-storey detached dwellings and the streets are quiet and residential in character.

1.1 Site Location

Masterton is the largest town in the Wairarapa and a region separated from Wellington by the Rimutaka Ranges. It is located between the Ruamahunga and Waingawa Rivers - 100 kilometres north-east of Wellington and 39.4 kilometres south of Eketahuna. Masterton is also linked to Wellington and Hutt Valley by the Wairarapa Rail Line.

The site is located along the urban boundary of Masterton, adjacent to Millard Avenue, which provides road frontage to the entire north-eastern boundary. The land to the north-west and opposite Millard Avenue is zoned Residential in the Wairarapa Combined District Plan and General Residential in the Draft Wairarapa Combined District Plan.

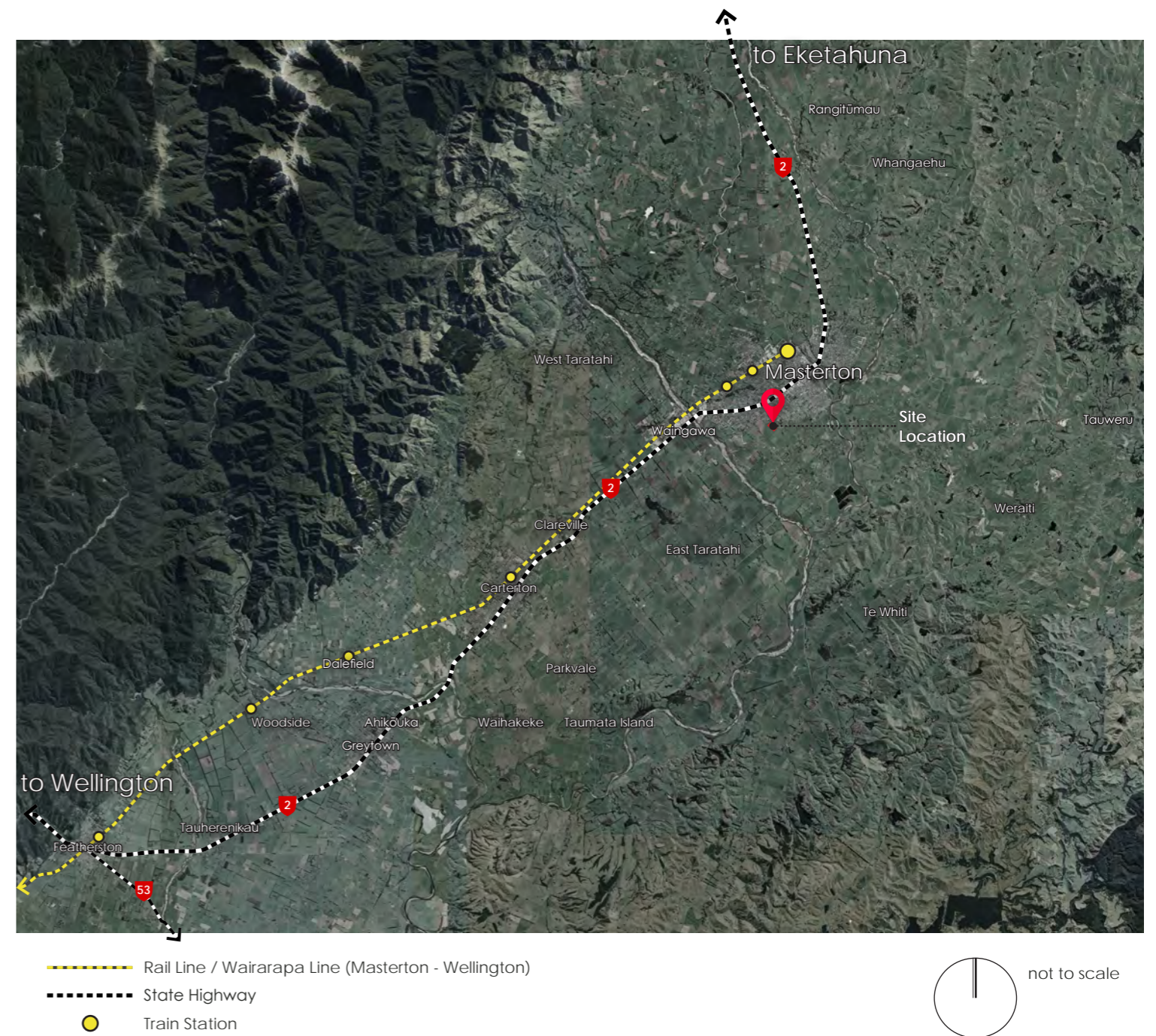


Figure 1. Site Location - Regional

1.2 Site Context

The site is within a 2km range (as the crow flies) of Masterton town centre, which provides a range of retail, entertainment, and community facilities. A local bus service (Bus 202) links the area with the rest of Masterton. The Masterton Station is about 4km away, (about 7 minutes to drive to the Park & Ride) which provides rail service to Wellington. Renall Street Train Station is just over 2km away. South Park, Masterton Primary School, Chanel College, and Manaia Kindergarten are all located within 1km of the site. The site is approximately 1 km south of State Highway 2, which connects the site to the Hutt Valley, and the Wellington Region. Masterton Airport is less than 1km to the south east of the site.

Although the site is currently zoned Special Rural, it is located along Millard Avenue and adjoins the Urban/Rural boundary. The adjacent area to the north and east of the site is an established residential community characterised by single storey dwellings at low density. There is a variety of lot sizes in the adjacent residential environment, ranging from around 400m² to approximately 700m².

Millard Road has a variety of urban and rural conditions. The original large rural land parcels along the northern portion of Millard Ave (zoned General Residential) have been subdivided into a variety of residential properties. Lots adjoining Millard Avenue are typically approximately 700m² in area, but there are some smaller lots (around 385m² to 485m²), including one duplex (30 and 30A Millard Avenue).

Further south down Millard Avenue, lots are typically larger lifestyle properties.

The future (yet to be consented) development of 41 Millard Avenue, across the road from the site, has a range of lot sizes from around 450m² to about 750m² (see map overleaf). Frontage widths of the newly created along Millard Avenue are approximately 20m.

The rural land that surrounds the site on the north, west and south is comprised of one large landholding (over 50ha) and is currently used for grazing. This landholding is accessed from both Millard Ave and South Road and also has road frontage with Mania Road.

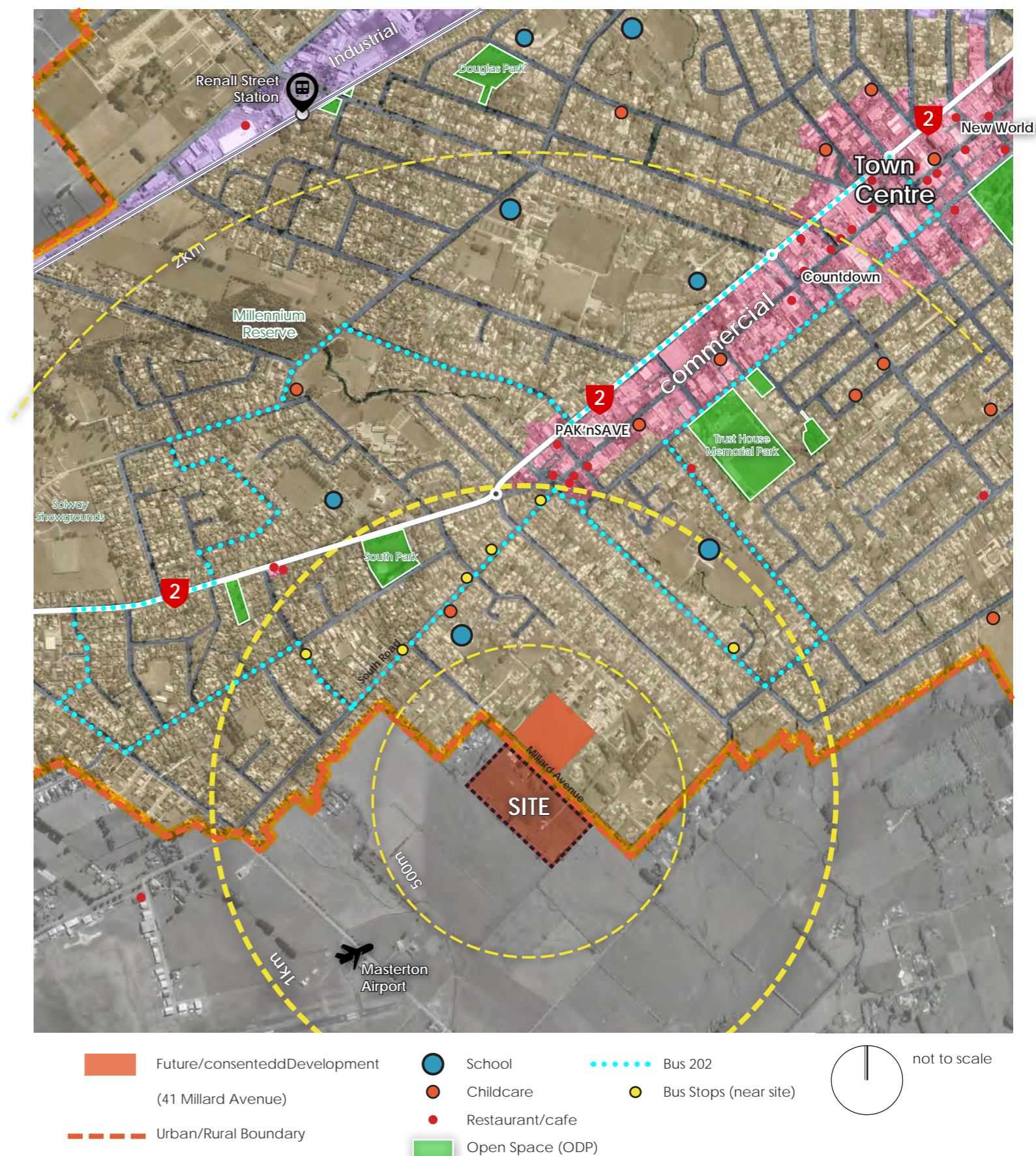


Figure 2. Site Context - Local



Existing residential environment along Millard Avenue (northern end)



project site frontage - existing house to be removed



Primary school and kindergarten on South Road



63 Millard Ave



Northern side of Millard Ave across the road from the site

1.3 Site Description

The site measures approximately 7.29 hectares and consists of two lots, 42 and 64 Millard Avenue. It is a rectangular shape with a north-west/south-east orientation.

The site has approximately 380m of frontage on Millard Avenue, which (along this length) is a rural road in design, without kerb + channel or footpaths.

The site currently accommodates two dwellings, both of which will be removed prior to development. The topography of the site is generally flat, with a difference in elevation across the site of less than 3m. There are a number of mature trees on the property which appear to be associated with shelterbelts.

Existing farm drains traverse the site from north to south.



View across site from southern corner



Figure 3. The Site

0m 100m

1.4 Opportunities & Constraints

constraints

- rural interfaces to north, west and south
- existing relatively low residential density to the north west
- low density streetscape along Millard Avenue with relatively wide (about 18m) frontages
- need to futureproof connections to adjacent development
- existing stormwater drains and requirements for stormwater management
- location of consented road intersections for 41 Millard Avenue development
- access to adjacent rural property along north-western boundary (likely to be a future road once that property is rezoned as urban in the future) - need to consider potential interface condition in the future

opportunities

- good proximity to community facilities, the existing town centre, and transportation infrastructure
- easy access from lengthy existing road frontage on Millard Avenue
- level & relatively flat topography
- good orientation to maximise solar gain and outlook
- include a mix of residential typologies, including some comprehensively developed medium density typologies (duplexes) to promote affordability and a mixed community
- leverage amenity of passive open spaces as outlook and recreation spaces for higher density housing
- provide a transition/appropriate interface to the adjacent rural activity
- futureproof connections to adjacent land parcels to allow for a connected environment in the future (assuming future extension of the urban boundary is a possibility given the adjacent)
- reflect scale and frontage width of existing and consented residential development on Millard Avenue to provide a consistent and complementary streetscape
- utilise stormwater management infrastructure to add amenity and sense of place



Figure 4. Analysis

0m 100m

02 Proposal

The proposal is fully described and illustrated in the application documents. In summary it proposes to:

- establish a residential subdivision that is generally consistent with its surrounding context and the General Residential Zone;
- define the overall layout, roading network and open spaces; and
- include a majority of lots on which the construction of a dwelling would be a permitted activity (under the General Residential Zone of the Operative District Plan) and a smaller number of "superlots", development of which will be subject to a subsequent combined land use and subdivision resource consent application.

The proposal's design intentions and outcomes that will contribute to a good urban design outcome are:

- the urbanisation of a parcel of land that is contiguous with the existing urban area and represents a logical expansion of the urban boundary and promotes compact urban form;
- the utilisation of a generous existing road frontage which makes good use of existing infrastructure;
- the recognition of the typical scale and character of existing and consented residential development on Millard Avenue;
- the creation of a legible internal circulation system with provision for active transport modes;
- the inclusion of an open space to provide opportunity for recreation for both new residents and those in the immediate area;
- the opportunity for social interaction, a sense of community and ownership;
- the clear ownership and maintenance of open spaces, avoiding any "left over" spaces;
- the opportunity for a mix of single and double storey built forms and visually interesting streetscapes;
- maximising opportunity for street planting while accommodating car parking;
- applying the concept of "density around amenity" and utilising open spaces as outlook and recreation spaces for higher density housing (duplexes) which in turn increases activation and surveillance of public space
- the futureproofing of connectivity for future urban area expansion
- the provision of an appropriate transition to adjacent rural land through larger lots and setbacks

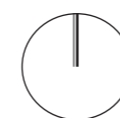


Figure 5.

Proposed subdivision layout

0m

100m

03 Assessment

3.1 Approach

The proposal is for a residential subdivision where the careful consideration of detailed urban design outcomes will be assessed at a subsequent resource consent stage as a non-complying activity. Given current zoning, the resource consent will include subdivision and land use consent for the future dwellings. The bulk and location of the future dwellings will be controlled via proffered bulk and location standards and design guidelines. This is a beneficial approach to development given the intention to include comprehensively developed dwelling typologies where the careful and integrated design of dwellings, streets and public spaces will be key to achieving good residential amenity.

Although the development is located in the Rural Zone, this assessment assumes that residential use is a supportable activity from a planning perspective, that it does not have an adverse effect on the viability and operational requirements of adjacent rural land and that the objectives, policies and development standards of the Residential Zone (Operative District Plan) or General Residential Zone (Draft District Plan) would apply.

The documents which are considered relevant assessment frameworks for this report include:

- National Policy Statement on Urban Development 2020
- The objectives, policies and rules + standards of Chapter 5 of the Wairarapa Combined District Plan (Masterton 2021 Edition) - Residential Zone
- The objectives, policies and rules + standards of Chapter 18 of the Wairarapa Combined District Plan (Masterton 2021 Edition) - Subdivision, Land Development and Urban Growth
- Assessment Criteria for Non-Complying activities - Chapter 22 of the Wairarapa Combined District Plan (Masterton 2021 Edition)
- The objectives of the Draft Wairarapa Combined District Plan - Urban Form and Development (as of 8th September 2023)
- The objectives, policies and rules of the Draft Wairarapa Combined District Plan - Subdivision (as of 8th September 2023)
- The objectives, policies and rules of the Draft Wairarapa Combined District Plan - General Residential Zone (as of 8th September 2023)
- The principles of the National Medium Density Design Guide (although not a statutory document, useful for assessment of potential outcomes of the future comprehensively designed and consented lots)

Relevant extracts from the above documents are reproduced in **green text** prior to assessment commentary.

Where recommendations for detail design or additional advice is provided, these are indicated in **red text**.

3.2 National Policy Statement on Urban Development 2020

The overall alignment of the proposal with this high level document is discussed in the application document by Scope Planning. From an urban design perspective, the key direction is considered to be:

Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:

- (a) have or enable a variety of homes that:
 - (i) meet the needs, in terms of type, price, and location, of different households; and
 - (ii) enable Māori to express their cultural traditions and norms; and
- (b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and
- (c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and
- (d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and
- (e) support reductions in greenhouse gas emissions; and
- (f) are resilient to the likely current and future effects of climate change

Aspects of the proposal which contribute to achieving a well-functioning environment include:

- it provides a high level of neighbourhood connectivity for all travel modes;
- it provides variety and flexibility with respect to site size and house types, including a range of lot sizes and the inclusion of “superlots” anticipated to have attached typologies (duplexes) which provides choice and a greater variation of potential pricepoint;
- it is located within easy walking distance of a bus stop and would support a future potential bus route on Millard Avenue.

3.3 Operative Wairarapa Combined District Plan (Masterton Edition 2021 Edition) - Chapter 5 - Residential Zone

Objectives and Policies

Res 1 - Residential Amenity Values and Character

To maintain and enhance the character and amenity values of Wairarapa's residential areas, having due regard to the particular characteristics of each neighbourhood, and the need to provide for a diversity of residential lifestyles and non-residential services and activities

- (a) Manage the Wairarapa's residential area under a single overall framework to provide for a wide range of lifestyles in a manner that is consistent with maintaining and enhancing an acceptable level of residential character and amenity values.
- (b) To provide residents with an acceptable level of certainty through environmental controls imposed on development and land use in the Residential Zone.
- (c) Apply specific management requirements as necessary to maintain and enhance the special character and amenity values of those residential areas with differing characters.
- (d) Require comprehensive residential developments to be designed and developed to a high environmental standard through a specific management framework.
- (e) Promote variety and innovation in residential development to meet the diverse needs of current and future generations, including opportunities to use renewable energy in housing design and siting.
- (f) Enable a wide range of residential based business and activities in keeping with the relative amenity values and character of residential neighbourhoods.
- (g) Protect the character and amenity of the Residential Zone from the potential adverse effects of relocated buildings.
- (h) Provide for existing local shopping areas and other supporting services such as schools, and ensure any change or expansion in these areas do not adversely affect the qualities of the residential environment.
- (i) Manage non-residential activities that are not generally accepted within a residential area to avoid, remedy or mitigate adverse effects on residential character and amenity values.

Key Rules and Standards

- (a) Maximum Building Height - 10m
- (b) Maximum Height to Boundary - 3 metres height at the boundary with a 45-degree recession plane.
- (c) Minimum Building Setback
 - (i) 5 metres from the front boundary.
 - (ii) For front sites, 1.5 metres from all other boundaries, except that there shall be two setbacks of at least 3 metres from any side and/or rear boundary.
 - (iii) For rear sites, 1.5 metres from all other boundaries, except that there shall be two setbacks of at least 3 metres from any side and/or rear boundary.



Figure 6. Example of potential dwellings along Millard Avenue

The proposal is relatively consistent with existing and anticipated residential character in the immediate area and extends housing choice through the inclusion of duplexes. Vacant/detached lots measure at least 400m² and all have a regular shape and proportion which can result in efficient and functional residential use. These lots can easily comply with the development standards of the Residential Zone and achieve an acceptable level of residential amenity.

With the exception of three large "rear" lots which utilise the deep width of the internal blocks, all lots have a clear public frontage and opportunity for private open space at the rear. The orientation of the site enables all dwellings to access direct sun in internal and external living spaces at some point of the day. There are only a handful of north facing lots (either rear lots or along the south eastern boundary but these lots are all of a larger size that can enable living spaces to access sun either to the front or to the side (or both).

With respect to the proposed duplex lots, these typologies are located internally, and away from external interfaces in order to respect the existing character of Millard Avenue. They can comply with relevant development standards (refer Figure 7) and achieve good residential amenity in relation to solar access, privacy and outdoor space. Both single and double storey duplexes can be accommodated on the proposed sites which enables a variety of house designs and lifestyle choice, including universally accessible designs which may prove attractive to elderly people seeking to remain in the community or be attracted from the surrounding areas.

As residential development of the site is a non-complying activity, future dwellings will be subject to further consents during which proposed residential amenity and character can be assessed.

Issues and opportunities to consider during the next design stage to contribute to achieving the above principle include:

- *how front yard setbacks and landscaping (planting and fencing) on Millard Road can contribute the character of that street*
- *exploring ways to use design standards/guides for dwelling placement and design and landscape design to manage the rural interface to maximise residential amenity and avoid potential reverse sensitivity issues*
- *ways to vary designs of duplexes to achieve visual interest along streets*
- *ensuring duplexes directly adjoining the pocket park provide an active frontage to that space (e.g. doors, gates) and provide passive surveillance*
- *exploring ways to maximise street planting, (particularly in streets which serve duplexes) to contribute to overall amenity and character of the development*

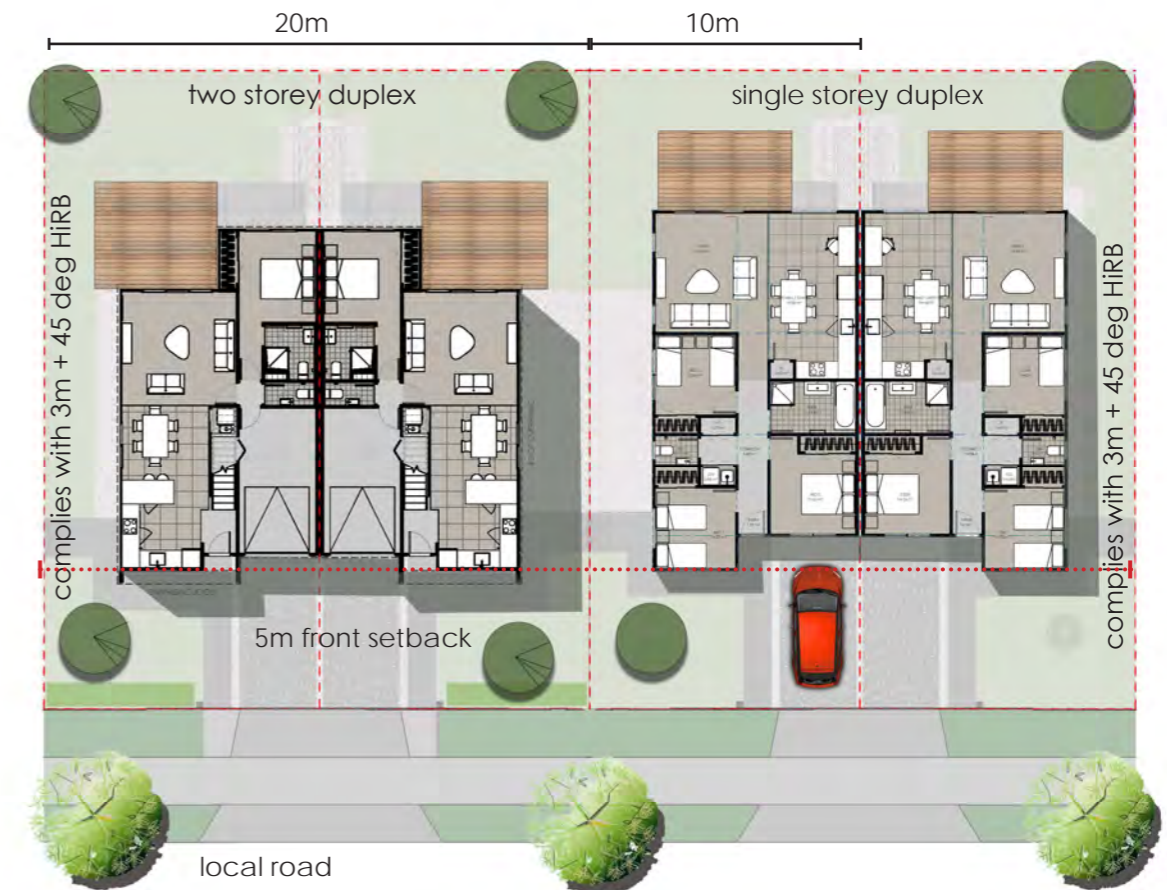


Figure 7. example of duplexes compliance with Operative District Plan standards for Residential Zone

3.4 Operative Wairarapa Combined District Plan (Masterton Edition 2021 Edition) - Chapter 18 - Subdivision, Land Development and Urban Growth

Objectives and Policies

SLD 1 - To ensure subdivision and land development maintains and enhances the character, amenity, natural and visual qualities of the Wairarapa, and protects the efficient and effective operation of land uses and physical resources.

- (a) Manage subdivision and land development in a manner that is appropriate for the character and qualities of the environmental zone in which it is located, while recognising that such change may alter the character and qualities.*
- (b) Provide subdivision where it is compatible with the physical characteristics of the site, provided any adverse environmental effects are avoided, remedied or mitigated.*
- (c) Provide flexible subdivision in the Commercial and Industrial Zones to promote the efficient use of these resources and their infrastructural capacity.*
- (d) Set minimum allotment sizes for the Residential and Rural Zones that provide a baseline for maintaining the character, scale and intensity of development of their Zones, including their servicing capacity, while recognising the differing constraints, qualities and characteristics within each zone.*
- (e) Provide for higher density subdivision and development in the Residential Zone around community focus points, such as the central business districts and main transport links, and to ensure the design and quality of proposed buildings and site development maintains or enhances neighbourhood character, residential amenity values and the efficient functioning of infrastructure and roads.*

The proposed development is relatively consistent with the existing and anticipated residential environment in the area. The frontage width of lots along Millard Avenue respect/reflect those of existing properties further to the north in order to promote a cohesive streetscape and overall character.

The proposed stormwater management strategy works with the natural contour and echoes the system of farm drains. The interface with the adjacent rural land can be managed through a number of design measures (refer Section 3.6 below).

Higher density dwelling typologies (duplexes) are proposed to be located around and in close proximity of either active or passive open space and along a road which has additional opportunity (berm space) for more and/or larger street trees which will contribute to a high residential amenity for these units.

Issues and opportunities to consider during the next design stage to contribute to achieving the above principle include:

- *how front yard setbacks and landscaping on Millard Road can contribute the character of that street*
- *exploring ways to maximise street landscaping (trees, rain gardens, swales etc.) in streets that accommodate higher density dwelling typologies*

3.5 Operative Wairarapa Combined District Plan (Masterton 2021 Edition)- Chapter 22 - Assessment Criteria for Non-Complying activities

22.1.1 Subdivision - General Assessment Criteria

Amenity

- (i) The extent to which the area's amenity values and character are protected and/or enhanced.*
- (ii) The ability to avoid, remedy or mitigate reverse sensitivity effects where specific site characteristics and the nature of adjoining or nearby land uses are likely to generate the potential for complaints about adjoining land based primary production activities, or other lawfully established activities.*

Natural Resources

- (iii) The extent to which existing landforms, significant trees, indigenous vegetation and habitats and waterbodies are protected and/or enhanced.*

Development

- (xii) Whether the design and layout of the subdivision avoids, remedies or mitigates any adverse effects on the surrounding environment.*
- (xiv) The ability of any existing or likely proposed building to comply with all standards in this Plan.*
- (xv) The ability of every allotment of land to accommodate a conforming dwelling house or a principal building and to be utilised in a manner that can comply with the Plan provisions.*

It is assumed that no heritage, hazard, contamination or significant natural feature constraints (e.g. protected trees) apply to the site. It is also noted that infrastructure and transport issues are addressed by other reports in the application. The proposed subdivision design seeks to manage the rural interface by:

- where practical, minimising the number of properties which adjoin the rural boundary through the location of passive open space (stormwater management areas) and orientating private internal and external open spaces away from the boundary (e.g. on the north western and south eastern boundaries); and
- providing larger lots along the boundary (e.g. western edge) to enable greater rear yard setbacks for dwellings.

Issues and opportunities to consider during the next design stage to contribute to achieving the above principle include:

- *how front yard setbacks and landscaping on Millard Road can contribute the character of that street*
- *exploring ways to retain any specimen trees that are compatible with residential development and have ecological*
- *including native planting in streets and active and passive open spaces*
- *exploring ways to use design standards/guides for dwelling placement and design and landscape design to manage the rural interface to maximise residential amenity and avoid potential reverse sensitivity issues.*

3.6 The objectives of the Draft Wairarapa Combined District Plan - Urban Form and Development

UFD-O1 Urban form of the Wairarapa

Wairarapa's urban form is a series of connected urban areas located along the main transport routes which each support a local community.

UFD-O2 Urban growth

The Wairarapa's urban areas grow in a planned, efficient, and structured way to meet future needs in a responsive manner.

The urbanisation of this land is supportable when considering its location adjoining Millard Avenue and the extent and shape of existing residential zoned land. It is logical for a rural boundary to be located at the rear of properties rather than along a road boundary. Rural properties do not require significant road frontage and land parcels along roads tend to experience pressure for urbanisation given their good access and proximity to infrastructure.

The site is not classified by Landcare Research and is located outside of significant constraints associated with the aerodrome. Its extent is consisted/balanced with residential zoned land

to the north and may form part of a band of future urbanised land along Millard Avenue which would promote an efficient use of infrastructure and a contribute to a consolidated urban form. Irrespective of potential future urbanisation of adjacent land, the site represents a rational extension of the urban boundary and the site's rural interfaces can be managed by a combination of:

- where practical, minimising the number of properties which adjoin the rural boundary through the location of passive open space (stormwater management areas) and orientating private internal and external open spaces away from the boundary (e.g. on the north western and south eastern boundaries);
- providing larger lots along the boundary (e.g. western edge) to enable greater rear yard setbacks for dwellings;
- ensuring appropriate fencing and landscaping along the boundaries; and/or
- using a design guide and/or consent notices during future consenting processes to ensure appropriate architectural and landscape design limits/prevents any adverse effects or reverse sensitivity issues.



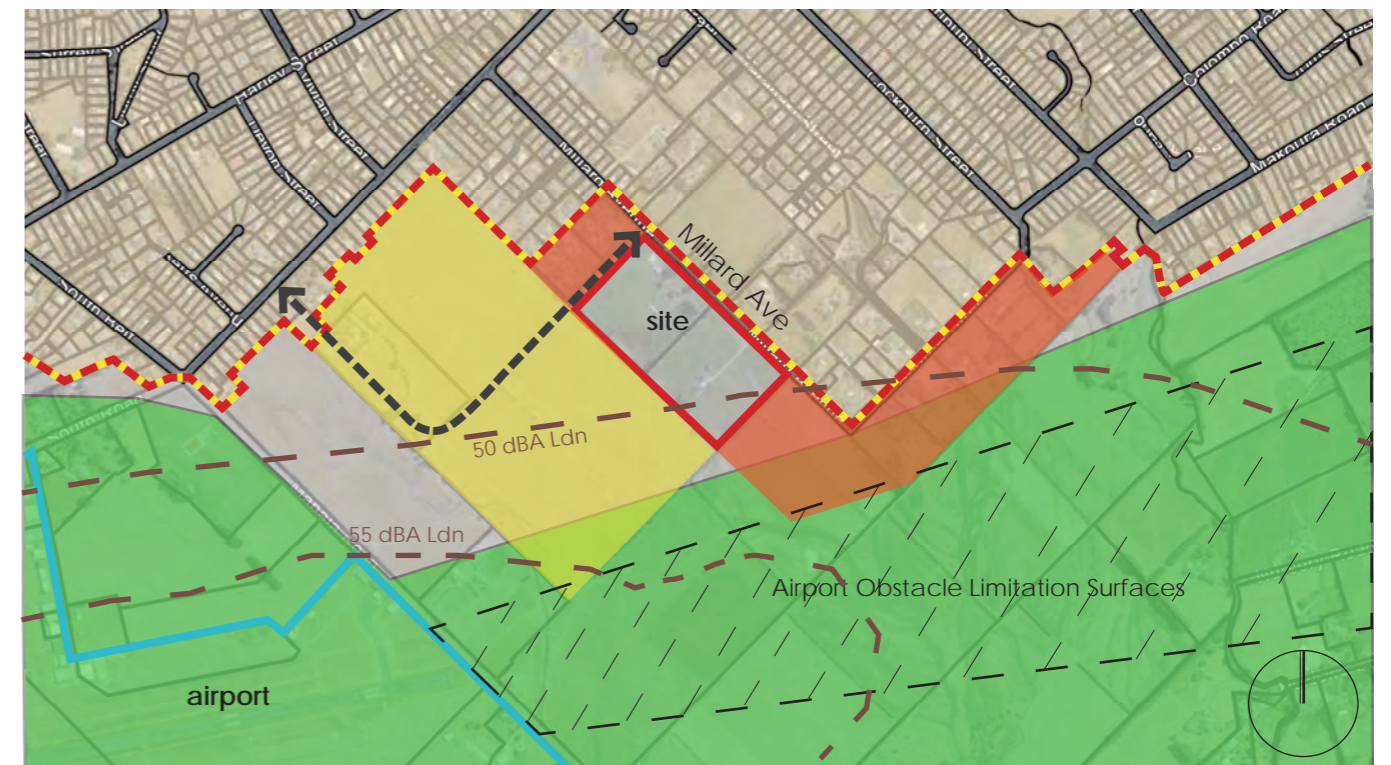
Land Use Capability

- LUC Class 1
- LUC Class 2
- LUC Class 3

Baseline Highly Productive Land

- HPL - LUC Class 1
- HPL - LUC Class 2
- HPL - LUC Class 3

Figure 8. Site in Context of Land Use Capability and Highly Productive Land (Landcare Research)



- the site
- classed as highly productive land
- potential urban expansion along Millard Avenue
- potential urban expansion of adjacent land holding
- existing urban boundary
- Hood Aerodrome Designation
- rural access or potential link road
- noise contour (acoustic measures required within 50dBA Ldn)

Figure 9. Potential urban boundary

3.7 The objectives and policies of the Draft Wairarapa Combined District Plan - Subdivision

Objective SUB-O1 Subdivision and development design

Subdivision and developments create allotments and patterns of land use and development

that:

- provide for the anticipated purpose, character, and amenity of each zone and the qualities and values of the site(s) including natural features and landscapes, waterbodies, indigenous biodiversity, historic heritage, and sites and areas of significance to Māori;
- provide for a variety of housing types that cater for the range of community needs, such as affordability, accessibility, and lifestyle;
- are well-functioning, accessible, integrated, and connected with adjoining neighbourhoods;
- provide accessible and well-designed open space areas; protect cultural, heritage, and natural values; and respond to the risks of natural hazards and is resilient to climate change.

Objective SUB-O3 Future development

Subdivision and development are provided for where they integrate with the existing and planned development of land, roads, and infrastructure, and avoid fragmentation or development that undermines the effective and efficient provision of infrastructure and roads.

The proposed development creates a variety of allotments to accommodate dwellings of different sizes and designs. All dwellings will be accessed from, and front onto, public roads, shared accessways or public open space (pocket park).

The subdivision pattern is an efficient grid which aligns with lot boundaries and Millard Avenue and provides for sections which are regular, efficient and functional in shape. The road and pedestrian network connects development to Millard Avenue and provides for future connections to land to the south west. Proposed accessways along the north-western boundary enable connection to be made to a potential public road if or when that large landholding is urbanised.

Issues and opportunities to consider during the next design stage to contribute to achieving the above principle include:

- consider a Right of Way in favour of the public for pedestrian access across one or both of the accessways along the north-western boundary should the urbanisation of adjacent land be a possibility in the future
- consider input from mana whenua on naming, landscaping and open space design (active and passive)

Policy SUB-P1 Creation and design of allotments

Allow subdivision and development that results in the efficient and productive use of land, provides for the needs of the community, and supports the policies of the District Plan for the applicable zones, where the design:

- reflects patterns of development that are consistent, compatible, and reinforce the role, function, and existing or planned character and qualities of the zone as set out by the Objectives and Policies of the applicable zone;
- maintains the integrity of the zone with lot sizes sufficient to accommodate intended land uses;
- if within the urban boundary, provides adequate public open space that is accessible, usable, and well-designed, and encourages social interaction, neighbourhood cohesion, and a sense of place;
- has legal and physical access to each allotment created by the subdivision;
- creates esplanade reserves and access where land adjoins MHWS and/or rivers whose bed has an average width of 3m or more;
- ensures that the staging of the subdivision relative to building construction is efficient and appropriate to the scale and complexity of the overall development; and
- results in good urban design outcomes by using measures to enhance urban environments such as Crime Prevention Through Environmental Design (CPTED), energy efficiency, and transport connectivity measures.

The proposal delivers a connected grid network and “street based” development that is typical of the wider residential environments in Masterton. It provides a better urban design outcome than typical infill developments where private driveways serve multiple rear lots and preclude any future connectivity to adjacent land holdings. Good roading and pedestrian/cycle connections are made to Millard Avenue and block sizes promote internal walkability. Where required, private accessways also function as shared spaces, with front doors facing onto them and sufficient width for landscaping and footpaths.

The proposed pocket park provides opportunity for a community focal point, recreation and social interaction. It is bordered on three sides by public roading making it visually and physically accessible by the public and safe. The southern boundary is directly adjoined by duplexes which can enjoy north facing outlook over the space, providing passive surveillance and thereby real and perceived safety. These dwellings have garaging/car parking to the rear which maximises the opportunity for habitable room windows to overlook the park. They can also have front doors and have private outdoor spaces which can “overflow” in to the park promoting activation of the space.

Issues and opportunities to consider during the next design stage to contribute to achieving the above principle include:

- ensuring fencing on lots adjoining the pocket park balance the need for privacy and passive surveillance

SUB-P5 Rural character and amenity values of subdivision in the General Rural Zone

Provide for subdivision, use, and development where it does not compromise the purpose, character, and amenity values of the General Rural Zone by:

- enabling and promoting openness and predominance of vegetation;
- enabling and promoting a productive working landscape;
- enabling primary production and ancillary activities;
- providing for varying forms, scale, and separation of structures associated with primary production activities;

- *managing the density and location of residential development; ensuring allotments can be self-serviced;*
- *retaining a clear delineation and contrast between the district's rural areas and urban areas; and*
- *avoiding, remedying, or mitigating reverse sensitivity effects.*

The development is located in the Rural Zone and if approved, will adjoin rural zoned land on three sides. It is assumed that residential use of the site and the extension of the urban boundary is feasible (given the proximity of the airport) and has high level planning support. It is acknowledged that there will be change to the nature of this interface through development of the site and from an urban design perspective, the nature of the interface is relevant to assess.

Managing this change in condition is typically addressed by one or more of the following measures:

- providing a transition through larger lots/lower density on the boundaries
- requiring a greater setback for dwellings from the rural boundary
- using a landscape buffer to screen views between residential activity and rural activity
- using fencing to prevent access and noise
- requiring a specific fencing to maintain rural amenity, e.g. a post and rail fence
- using "no complaints" covenants

Proposed lots adjoining rural land are larger (at least 500sqm) and deeper (over 30m) which enables a greater rear yard/building setback along the boundary and/or the provision of a landscape buffer.

SubDivision - Table 1

Minimum allotment sizes in Residential Zones

GRZ: General Residential Zone- 350m² with an average of 400m² for subdivisions creating 3 or more lots

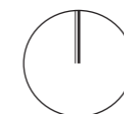
LDRO: Low Density Residential Overlay - 450m² with an average of 500m² for subdivisions creating 3 or more lots

MDRO: Medium Density Residential Overlay - 200m²

The proposal would align with these section sizes. The majority of lots are over 400m² in size (there are only 3 lots with less than 400m² and they are located adjacent to panhandles which provides them with additional outlook, sun and less restrictive recession planes). The duplex lots are 500m² so would comply with the above standard for medium density development. Lots located adjacent to rural zoned land on the south west and south east are all over 500m² which renders them compliant with the above standard for low density.



Figure 10. Rural interface - larger/deeper lots



3.8 The objectives and policies of the Draft Wairarapa Combined District Plan - General Residential Zone

Residential character changes over time to meet changing residential lifestyle needs. More intensive forms of urban development require good design to ensure positive residential character outcomes are achieved.

The Medium Density Residential Precinct (MDRP) is an area that provides for a greater density of development than the standard General Residential Zone. The MDRP applies to areas in Masterton that are located close to centres, services, open spaces, connectivity, and infrastructure capacity. By enabling increased densities in these areas, the MDRP will play a key role in minimising urban sprawl and increasing housing supply and housing options in the district.

The MDRP is generally characterised by a mix of residential uses at a range of densities, such as existing suburban-scale residential housing (stand-alone houses), semi-detached housing, terraced housing, low-rise apartments, and townhouses/flats. It is anticipated that the character and scale of buildings in these areas will transition over time as the number of medium density residential developments increases (i.e., multi-unit, semi-detached, and terraced houses).

The variety of lot sizes in the proposal mean is essentially “straddles” the anticipated outcomes in the General Residential Zone, the Medium Density Residential Precinct and the Low Density Residential Precinct. This is because in addition to the “regular lots of between 400m² and 500m², it includes a small number of duplex lots (1 unit per 250m²) as well as a perimeter of lots over 500m² which adjoin rural land.

GRZ-O1 Purpose of the General Residential Zone

The General Residential Zone primarily consists of residential activities that cater for a variety of housing needs that integrate with existing or planned reticulated infrastructure.

GRZ-O2 Character and amenity values of the General Residential Zone

The character and amenity values in the General Residential Zone, including the scale, form, and density of use and development, primarily consists of:

- *a built form comprising a range of residential unit types and sizes, characterised by predominantly 1- to 2-storey buildings and openness around and between buildings;*
- *landscaping and trees, especially on street frontages;*
- *a spacious living environment with high quality on-site residential amenity for residents and for adjoining sites and the street;*
- *an urban environment that is visually attractive, safe, easy to navigate, and convenient to access; and*
- *development that is highly compatible with existing special character and amenity values.*

GRZ-O5 Planned character and amenity of the Medium Density Residential Precinct

The Medium Density Residential Precinct (MDRP):

- *primarily consists of residential activities in a range of residential unit types and sizes*

- including semi-detached dwellings, townhouses, terraced houses, and low-rise apartments, at a higher density than is anticipated in the General Residential Zone;*
- *residential activities and development are in keeping with the planned residential character of predominantly 2- and 3-storey buildings, in a variety of forms and surrounded by open space;*
- *residential activities and development provide quality on-site residential amenity for residents, adjoining sites, and the street;*
- *medium density development is primarily located within the MDRP; and*
- *accommodates non-residential activities that support the function of local communities, where they are compatible with residential activities and in keeping with the planned character and amenity values of the MDRP.*

The proposal aligns with the above objectives as it provides for residential activity and all necessary infrastructure requirements to support it. The proposed sections will allow for a range of dwelling designs, both single storey and double storey. It is anticipated that the proposed lots sizes (generally consistent with those of the General Residential Zone) will be able to achieve good residential amenity through compliance with the relevant development standards (including maximum building coverage and recession planes etc.). The subdivision pattern is highly connected to Millard Avenue and futureproofs connection for future urbanised land.

Sites along Millard Avenue are generally 17m in width which is generally consistent with others on Millard Avenue and will therefore present a comparable perception of residential density to its context.

The Medium Density lots (duplex lot @ 500m² for two du's) are located away from the site's external interfaces where their potential visual impact can be contained. Duplexes are anticipated to be two levels (their lot size does not require dwellings to go to 3 level in order to accommodate a family home) and will essentially appear to be large single dwellings in scale and form. Medium density dwellings support the function of the pocket park and encourage its occupation/use as it provides an additional option for dwellings with more compact private outdoor space. Residents of duplexes can also easily access public transport (potentially on Millard Avenue in the future), schooling and shopping.

Issues and opportunities to consider during the next design stage to contribute to achieving the above principle include:

- *exploring the feasibility and value of a greater front yard/building setback and landscaping requirements along Millard Avenue in order to promote streetscape consistency and present a high amenity external interface*
- *exploring the feasibility and value of a greater rear yard/building setback and landscaping requirements along rural interfaces in order to assist with the transition to rural activity and accommodate a landscape buffer if needed*

GRZ-P1 Enable a range of residential activities

- *Enable residential activities in a range of residential unit types, sizes, and intensities, where these are compatible with the built form, character, and amenity values anticipated in the General Residential Zone and any applicable precinct.*

GRZ-P2 Promote variety, innovation, and good design outcomes in residential development

- Promote variety, innovation, and good design outcomes in residential development to meet a range of residential needs for current and future generations in a way that reflects the General Residential Zone and any applicable precinct (including, but not limited to, a variety of siting, landscaping and trees, and opportunities to reduce emissions and energy use) through housing and subdivision design.

GRZ-P4 Residential character in the General Residential Zone

Provide for activities and structures that support the planned character for the General Residential Zone, which provides for:

- intensity of development that is predominantly single detached or semi-detached residential units on single sites, with suburban lot sizes, and providing for high quality and spacious on-site amenity;
- building height, bulk, and form that achieves the planned built character of predominantly 1- to 2-storey residential units within a generally spacious setting;
- building height, bulk, and location maintains a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjoining sites;
- development that achieves attractive and safe streets and public open spaces, including by: providing for passive surveillance; optimising front yard landscaping; and minimising visual dominance of garage doors;
- a good standard of internal amenity within sites including usable and accessible outdoor living areas for residents; and
- multi-unit residential development and retirement villages on larger sites where it is demonstrated that they achieve the planned character for the zone.

GRZ-P6 Residential character in the Medium Density Residential Precinct

Provide for activities and structures that support the planned character and amenity values for the MDRP, which provides for:

- higher density living in areas with good accessibility to parks, main centres, or local commercial centres;
- a mix of detached, semi-detached, and multi-unit living, including multi-unit redevelopment opportunities through flexible development controls and encouragement for multi-site redevelopment;
- building height, bulk, and form that achieves the planned built character of predominantly 2- and 3-storey residential units in a variety of forms by: limiting the height, bulk, and form of development; managing the design and appearance of multi-unit residential development; and requiring sufficient setbacks and landscaped areas;
- building height, bulk, and location that maintains a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjoining sites;
- development that achieves attractive and safe streets and public open spaces, including by: providing for passive surveillance; optimising front yard landscaping; and minimising visual dominance of garage doors;
- a good standard of internal amenity within sites including useable and accessible outdoor living areas for residents;
- development designed to meet the day to day needs of residents by: providing privacy and outlook; and providing access to daylight and sunlight and providing the amenities necessary for those residents;
- a peaceful residential environment, in particular minimising the adverse effects of night-time noise and outdoor lighting, and limited signs; and
- small-scale commercial or community activities that service the local community.

The proposal is consistent with the above policies by:

- providing a range of section sizes that can accommodate dwellings that comply with relevant development standards and achieve good residential amenity
- including medium density housing which extends choice and promotes affordability
- makes good use of the larger site to site medium density housing where it does not adjoin existing lower density or rural environments
- adopts a medium density housing typology (duplexes) which is compatible with the typical scale, form and bulk of dwellings in the zone
- adopts wide frontages which provide a comparable perception of density and maximise opportunity for street trees (between driveway crossings)
- utilises a rear lane and accessways to remove driveways and garages from the street in order to promote passive surveillance, efficient access/land use and avoids "double-fronted" lots in the event a public road is vested along the north western boundary

GRZ-R4 -Activity status: Permitted

Where:

- In the General Residential Zone, there is no more than one residential unit per 350m² site and one residential unit per 400m² of net site area thereafter;
- In the Medium Density Residential Precinct, there is no more than one residential unit per 200m² of net site area; or
- In the Low Density Residential Precinct, there is no more than one residential unit per 400m² site and one residential unit per 500m² of net site area thereafter.

The proposal would align with these proposed section sizes. The majority of lots are over 400m² in size (there are only 3 lots with less than 400m² and they are located adjacent to panhandles which provides them with additional outlook, sun and less restrictive recession planes). The duplex lots are 500m² so would comply with the above standard for medium density development. Lots located adjacent to rural zoned land on the south west and south east are all over 500m² which renders them compliant with the above proposed standard for low density.

GRZ-R11 Multi-unit housing

Medium Density Activity status: Restricted discretionary

Matters of discretion:

- The extent to which building design, siting, form, and external appearance is in accordance with the Multi-unit Housing Design Guide.
- The effect of the intensity and scale of the activity, the building design, siting, form, and external appearance is compatible with the planned character and residential amenity for the precinct.
- The extent to which topography, site orientation, and planting have been integrated into the site layout and design.
- The effect on amenity values of adjoining residential properties, including privacy,

shading, and sense of enclosure.

- The ability to provide adequate privacy, outdoor living space, storage space/utility and/or refuse areas for each residential unit.
- The effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment.
- The extent of impervious surfaces and landscaping.
- The capacity of existing infrastructure to service the activity, including three waters infrastructure.
- The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.

The proposed duplex lots are located internally and generally associated with proposed active and passive open spaces. This maintains a relatively consistent site frontage (and perception of density) along Millard Avenue.

The detailed assessment of the above outcomes will be undertaken as part of a subsequent resource consent application. However, the proposed sites are considered to provide for likely building form and scale which would be compatible with that of detached dwellings likely to be delivered on the “vacant” lots in this development and that on 45 Millard Avenue. They can include both single storey and double storey designs (see Figure 11) and comply with the principles of the National Medium Density Housing Design Guide (see Section 3.9). (Note: The Draft District Plan does not contain the Multi-unit Housing Design Guide referred to in this chapter. This Design Guide will be considered and prepared during the next phase in preparing the Proposed District Plan).

All the roading and infrastructure needs of these dwellings can be met, including the management of stormwater (see other reports forming part of this application).

Please refer to commentary and recommendations under Section 3.9 - National Medium Density Design Guide

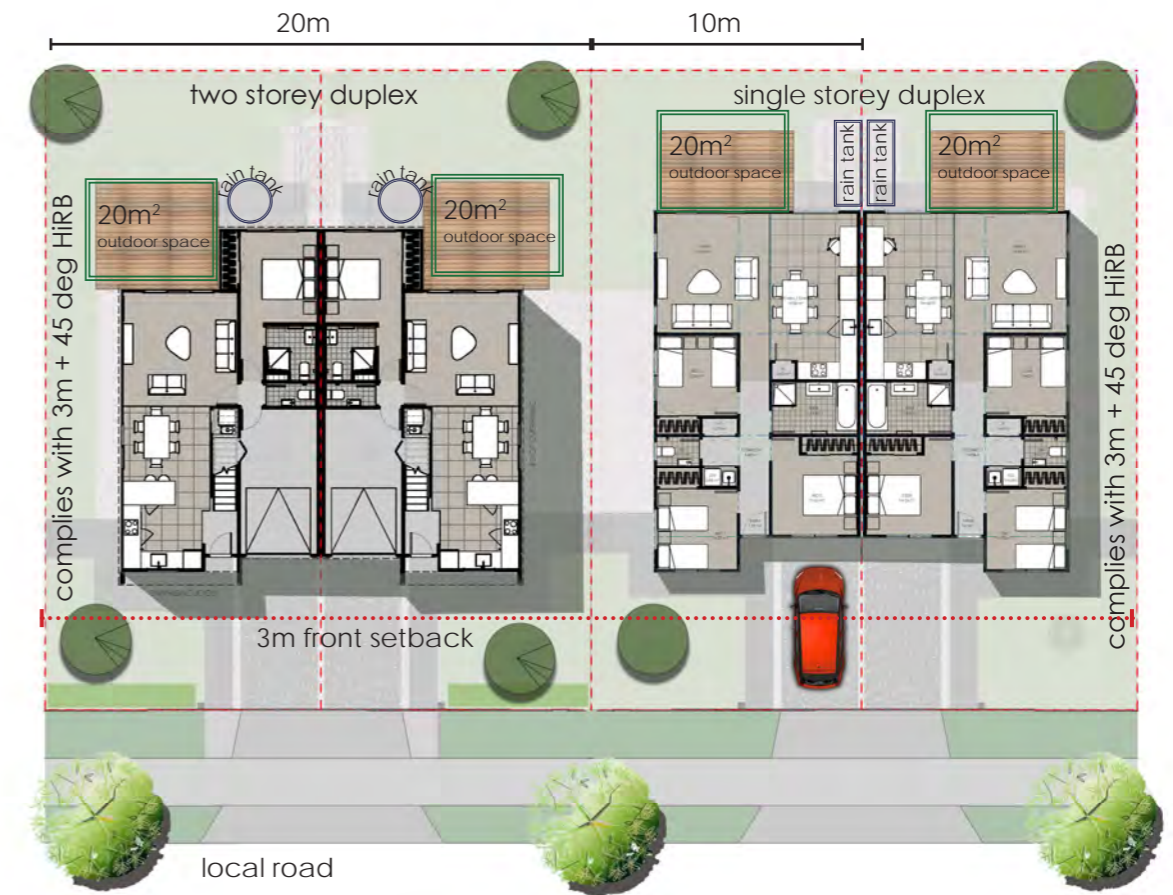


Figure 11. example of duplexes compliance with Draft District Plan standards for General Residential Zone

3.9 Design principles of the National Medium Density Design Guide (MfE, May 2022)

The proposal has a majority of lots that are consistent with outcomes anticipated by the Residential Zone (Operative Plan) and General Residential Zone (Draft Operative Plan). However, a number of lots are proposed to accommodate duplex housing and as such are considered medium density housing. This section provides a high level assessment of this aspect of the proposal. A detailed assessment will be provided as part of the subsequent resource consent process where urban design outcomes associated with architectural and landscape design can be reviewed.

Fit within the wider natural, cultural, and urban landscape

- *Understand the interwoven relationships of a place by responding to the wider social, cultural, and environmental context.*
- *Acknowledge and recognise the importance of local traditional knowledge identifying, protecting, enhancing, and contributing to the values and aspirations of tangata whenua (people of the land).*
- *Acknowledge the city/town/neighbourhood scale and street setting, contributing to the enhanced quality of the future environment and supporting tools and plans for tangata whenua and the wider community.*
- *Contribute to a positive public perception of medium-density housing by developing attractive and quality environments.*

The proposal extends an existing residential environment and community. It supports the urbanisation/upgrading of Millard Avenue and located sites + dwellings such that they actively front this road and the existing community. It also futureproofs potential future urban development around it, contributing to a connected community. The duplex lots are located to enjoy a close physical and visual relationship with the proposed open spaces (either active or passive), have private open spaces with a northerly orientation which provides them with good solar access and have the potential to accommodate high quality dwellings. The proposed active open space enhances the living environment of the wider community.

Issues and opportunities to consider during the next design stage to contribute to achieving the above principle include:

- *opportunities for mana whenua to contribute to place naming and open space design*
- *opportunity for the retention (likely relocation) of the existing dwellings onto new sites which will then reference the past use of the site*
- *opportunities to retain or relocate significant mature trees, particularly into the proposed reserves in order to reference past use, provide immediate scale and impact and amenity*

Develop housing and access solutions that provide for the needs of residents

- *Understand and respond to the wider housing needs of the community.*
- *Design developments with whānau in mind, by considering residents' accessibility to public transport, or their convenience to local education, employment, recreational and community services, to help inform the transport options provided.*

- *Design houses that provide for day-to-day living of all residents, which incorporates the needs of an aging population, young children and disabled people (i.e., universal design).*
- *Contribute to housing solutions that cater for diversity, accessibility, and for small and large family and non-family households.*

The proposal provides a variety of section sizes capable of accommodating a wide range of dwelling scale and design and extend housing choice in Masterton. The proposed duplex houses offer a smaller and more affordable section size which could be attractive to a range of buyers, including older people/downsizers.

The site is within walking distance of existing bus services and its development promotes the potential for Millard Avenue to accommodate a bus route in the future. It is within easy walking distance of Masterton Primary School and Manaiā Kindergarten, 1.2km from Masterton Intermediate School and less than 5min drive from PaknSave. Three public access points to Millard Avenue are proposed, making it easy, safe and convenient for residents to connect to future bus service and community facilities.

Needs of aging and/or disabled people can be accommodated by single level dwellings on larger sites while the duplexes provide smaller housing options, ideal for singles, couples or small families.

Contribute to healthy and safe communities and homes

- *Support day-to-day social interaction with those using streets and parks, while allowing residents and neighbours to seek privacy when desired.*
- *Recognise the importance of hauora (health and wellbeing) through multi-generational and intergenerational living, and the need to meet different cultural lifestyles.*
- *Support the comfort and health of residents by providing warm, dry, well-ventilated, and accessible homes.*
- *Recognise the importance and vitality of whānau (family) and mauri (life force) to cater for overall health, wellbeing, and identity.*

The proposal includes a new public open space which will become the focus of the new community and also provide an opportunity for existing residents, thereby promoting social integration. Duplex dwellings which adjoin the active reserve space have rear lane vehicle access which allows them to have north facing private outdoor space that can open out onto the space and maximise the number of habitable rooms (and extent of passive surveillance) which overlook it.

All streets have footpaths and proposed sites are designed to allow dwellings to actively front streets, promoting activation and passive surveillance. The lot sizes can accommodate a variety of housing sizes to cater for a range of family sizes and types.

Issues and opportunities to consider during the next design stage to contribute to achieving the above principle include:

- *the interfaces between dwellings and the pocket park, particularly those directly adjoining its southern boundary, and the need for them to present front doors and open/low fencing in order to achieve activation and passive surveillance*

-
- *opportunity for the pairing of driveway crossings to maximise potential for street trees and safety and convenience of pedestrians on footpaths*
 - *opportunity for shared paths to provide safe access for residents to the pocket park and Millard Avenue*

Encourage sustainable design that minimises impacts on the natural environment

- *Understand the significance of kaitiakitanga (guardianship) to inform the inter-connected design of housing, communal facilities, food production, and natural habitats.*
- *Acknowledge and consider important knowledge and values of mana whenua (Māori who have retained authority over their land or territory), understanding the interwoven nature of environmental and cultural systems.*
- *Acknowledge wider climate and other environmental qualities that can support sustainable design, respond to the challenges of climate change, and is resilient to natural hazards.*
- *Incorporate passive design techniques to reduce energy usage and greenhouse gas emissions, apply water sensitive design, minimise waste, and support sustainable transport modes like walking, cycling and public transport.*

The proposed open spaces (both active and passive stormwater management spaces) provide opportunities for planting to contribute to the natural landscape of the development. The stormwater management area is publicly visible and accessible, showcasing the low-impact design approach. The subdivision design provides sightlines out to the adjacent rural areas, providing visual connection to elevated land form, particularly to the south east.

The subdivision layout maximises the ability for dwellings to have internal and external living spaces which can receive good levels of sunlight. There are very few lots which have north facing frontages (and the resultant choice between privacy or sunlight for living spaces).

The highly connected street pattern, safe and landscaped streets promotes walking and cycling. The stormwater management strategy has applied water sensitive design techniques.

Issues and opportunities to consider during the next design stage to contribute to achieving the above principle include:

- *maximise opportunity for street trees to add to overall tree cover in the subdivision, and corresponding shading/cooling and habitat for birds and insects*
- *consider utilising native plant species and those better suited to the local climate*
- *consider providing on-lot trees in front yards where they can contribute to street planting and ecological values*

04 Conclusion

The site is of a size and context that is appropriate for a masterplanned residential development. The proposal development exhibits good urban design outcomes and provides the opportunity to further establish good residential amenity and appropriate interfaces with the adjacent rural land.

In summary, it provides the following urban design benefits:

- a logical extension to the existing urban area
- proposed and potential further design measures to address the rural interface
- good internal connectivity and future connectivity with adjacent land (should it be urbanised in the future)
- relatively consistent lot frontages and perception of density with existing development to the north of Millard Street
- efficient use of the land resource
- a priority for dwellings to front/face onto well designed and attractive public streets and a minority of accessways and rea lots
- a range of lot/housing options to extend the lifestyle choice in Masterton
- a new pocket park to function as the social heart of the development, contribute to residential amenity and provide opportunity for active recreation
- efficient and function lots which enable good solar gain for internal and external living spaces

The development proposal is broadly consistent with relevant assessment frameworks and the next stage of design provides the opportunity to carefully consider detailed design outcomes.

As such, the proposal is supported from an urban design perspective.

