



Waitaki

DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI

SOUTH HILL NEIGHBOURHOOD

VOLUNTARY DESIGN GUIDELINES

DECEMBER 2024



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1. Purpose of this guide

The purpose of this design guide is to inspire new development within the South Hill neighbourhood area to be sympathetic to its unique character and encourage good quality housing that is well integrated into the neighbourhood. This guide is for anyone undertaking residential development within the South Hill area.

Understanding the character of the South Hill neighbourhood area is important to ensure the special qualities of the area are identified and maintained or enhanced when people choose to develop their property. This guide draws on the findings of the Ōamaru Heritage and Character Assessment, which identified key character features of the South Hill neighbourhood and set out guidance on how these features can be incorporated into new development, that will allow it to sit harmoniously beside existing residential development and retain the unique character of the place.

This design guide provides additional guidance to the requirements and standards of the Proposed Waitaki District Plan, that will help to achieve a more holistic approach to the distinctive character of the neighbourhood.

2. How to use this guide

The design guide has been divided into five design themes: site design, built form, streetscape interface, topography, access and carparking. Within each theme, key design elements are described and illustrated to provide guidance for development, both in terms of 'rules of thumb' to achieve positive outcomes, and what should be avoided.

The design elements listed under each theme are intended to give flexibility, while ensuring the development contributes positively to the unique character of the area. The diagrams illustrate a range of developments that are examples of good design solutions compatible with the unique character of the area, but are not necessarily the only solutions. Some design elements respond directly to the specific standards in the relevant Residential Zone such as, front fence height. Other design elements go further and give additional advice to protect the character of the area, such as front yard landscaping, garage locations, and window proportions.

3. South Hill neighbourhood area

The following map shows the extent of the South Hill neighbourhood. This boundary was determined by fieldwork, historic research and a review of historic aerial photography as outlined in the Ōamaru Heritage and Character Assessment (2023).

This design guide is relevant to all properties within the South Hill neighbourhood area.



Figure 1: South Hill neighbourhood area

4. Characteristics of South Hill neighbourhood

Understanding the character of the South Hill neighbourhood is important to ensure the special qualities of the area are identified and maintained, or enhanced when people choose to develop their property. The Ōamaru Heritage and Character Assessment identifies the unique character of South Hill as having:

'architectural values arising from the design of colonial cottages, bay villas, English Domestic Revival style houses, and bungalows, some of which were architecturally designed, that typify its streetscapes and generally retain a high level of integrity and authenticity. Many of the houses in the area demonstrate technological craftsmanship qualities arising from the materials, especially Ōamaru stone, used in their construction, and the area as a whole has contextual importance as the backdrop of the town's harbour and town centre heritage areas.'



Figure 2: Examples of dwellings in South Hill, 2022, as shown in the Ōamaru Heritage and Character Assessment.

Site Design

- Dwellings generally located along the street frontage with varying front yard setbacks, and private outdoor space to the rear.
- Some examples of rear infill units.



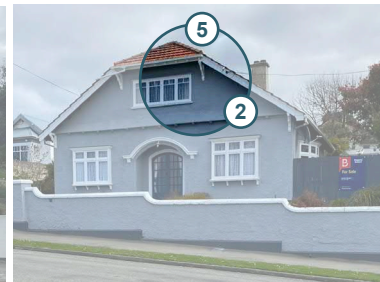
Built Form

- Generally one or two storeys
- Range of architectural styles
- Gable / clipped gable roof forms
- Large windows that have a vertical emphasis



Materials

1. Ōamaru stone cladding
2. Rendered cladding
3. Weatherboard cladding
4. Red brick
5. Concrete / clay tile roof
6. Corrugated iron roof



Streetscape Interface

- Low front boundary fencing
- Lawn, shrubs and specimen trees in front gardens
- Very few hard surfaces in front yards, as cars were typically not accommodated on site originally
- Windows of habitable rooms overlook the street



Access and Parking

No garages were part of original 19th century development. Where garages have been added, they are typically adjacent to the front boundary due to the steep topography.



Topography

1. Upward slope:

Slope managed with low retaining wall along street frontage with steep lawn / planting.

Garage at street level reduces need for retaining on-site for vehicle access.

Buildings set back further from street edge.



2. Downward slope:

Buildings located closer to street frontage.

Garage at street level reduces need for retaining on-site for vehicle access.

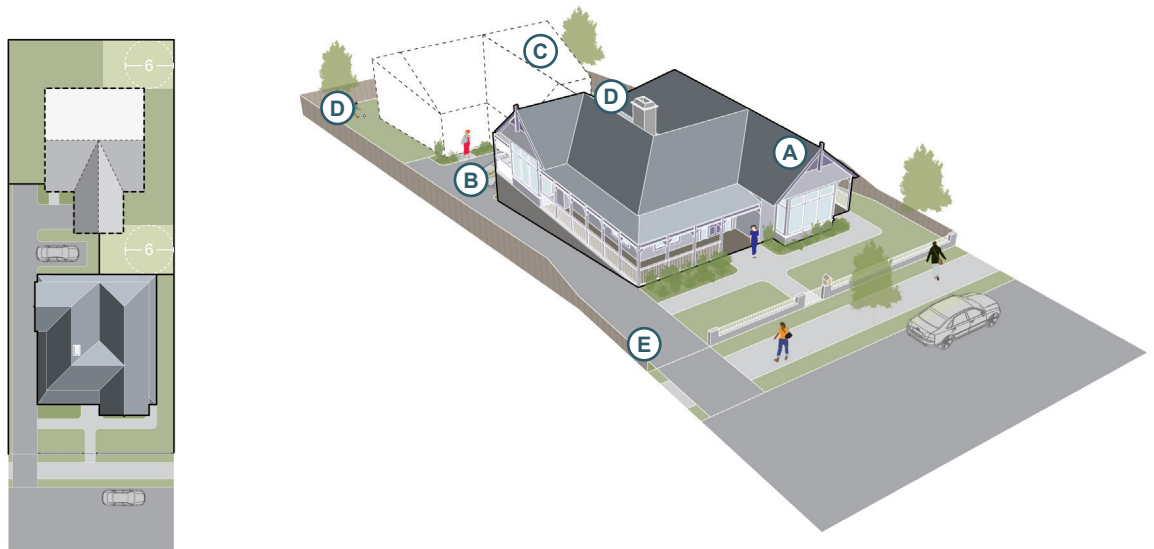
Higher fences and planting for privacy.



5. Site Design

5.1 Existing house with infill dwelling to the rear

- (A)** Existing dwelling retained in the front (could be relocated closer to the street)
- (B)** Garage / parking for front unit located in the rear yard
- (C)** New units located to the rear of existing dwelling.
- (D)** Private outdoor space to the rear, with access to north, east or west sunlight.
- (E)** Shared driveway to reduce amount of hard surfacing.



For sites less than 900m², 1 dwelling often able to be accommodated to the rear

Existing house with infill dwelling(s) to the rear

Retention of existing houses is strongly encouraged in order to preserve the defining character of the area. New dwellings should be constructed in the rear yard behind the existing dwelling, with sufficient distance between them to enable:

- a sense of space surrounding the front dwelling
- outdoor living space to the rear of the front dwelling
- privacy between front and rear units

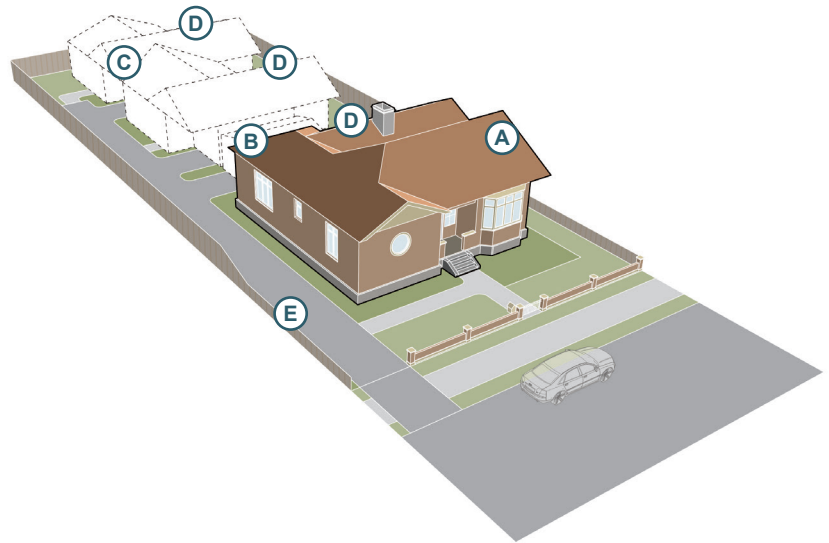
Where possible, new garages or external parking spaces for existing dwellings should be located in the rear yard, behind the building. Vehicle access should be via a shared driveway and vehicle crossing, to reduce hard surfacing and allow space for soft landscaping.

Front yard landscaping (minimum 50%) and low fencing are important to ensuring a positive interface to the street and retaining street amenity.

5. Site Design

5.2 Existing house with infill dwellings to the rear

- (A) Existing dwelling retained in the front (could be relocated closer to the street)
- (B) Garage / parking for front unit located in the rear yard
- (C) New units located to the rear of existing dwelling.
- (D) Private outdoor space to the rear, with access to north, east or west sunlight.
- (E) Shared driveway to reduce amount of hard surfacing.



For sites 900m² or larger, 2 dwellings may be added to the rear

Existing house with infill dwellings to the rear

For existing houses located closer to the street, there may be space for two infill units to the rear.

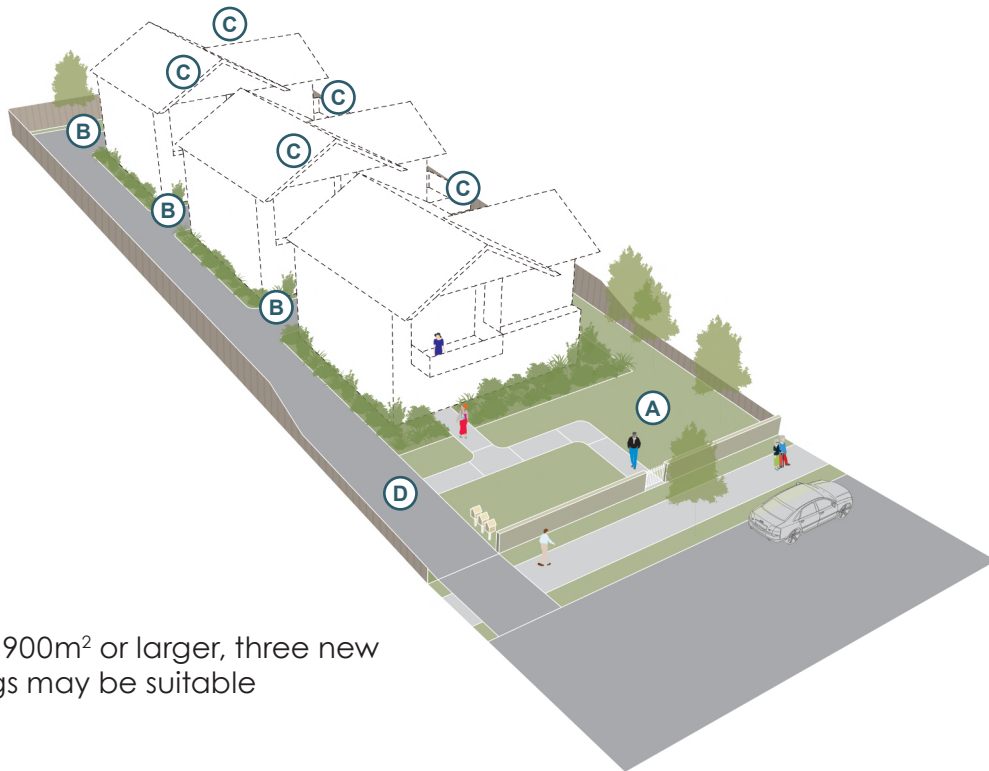
As noted on the previous page, the location of new dwellings should enable sufficient space around both the existing and new dwellings for outdoor living space and privacy between dwellings to ensure on-site amenity for all dwellings.

Carparking and garages should be located to the rear of the front dwelling accessed via a shared driveway, to minimise hard landscaping, garaging and vehicle crossings along the street frontage.

Front yard landscaping and low fencing are important to ensuring a positive interface to the street and retaining street amenity.

5. Site Design

5.3 Intensification on larger lots



For sites 900m² or larger, three new dwellings may be suitable

(A) Front yard soft landscaping

(C) Private outdoor space to the rear, with access to north, east or west sunlight

(B) Garage / parking for front unit located in the rear yard

(D) Shared driveway to reduce amount of hard surfacing

Intensification on larger lots

For larger lots of 900m² or more, up to three new dwellings may be suitable. While it is preferable for the existing dwelling to be retained at the front of the site, it is noted this may not always be practical due to the location and construction of the existing dwelling.

New dwellings located close to the street frontage should comply with the front yard setback control, and the front yard should consist of at least 50% soft landscape to provide amenity to the street and enable new development to sit comfortably within the existing context.

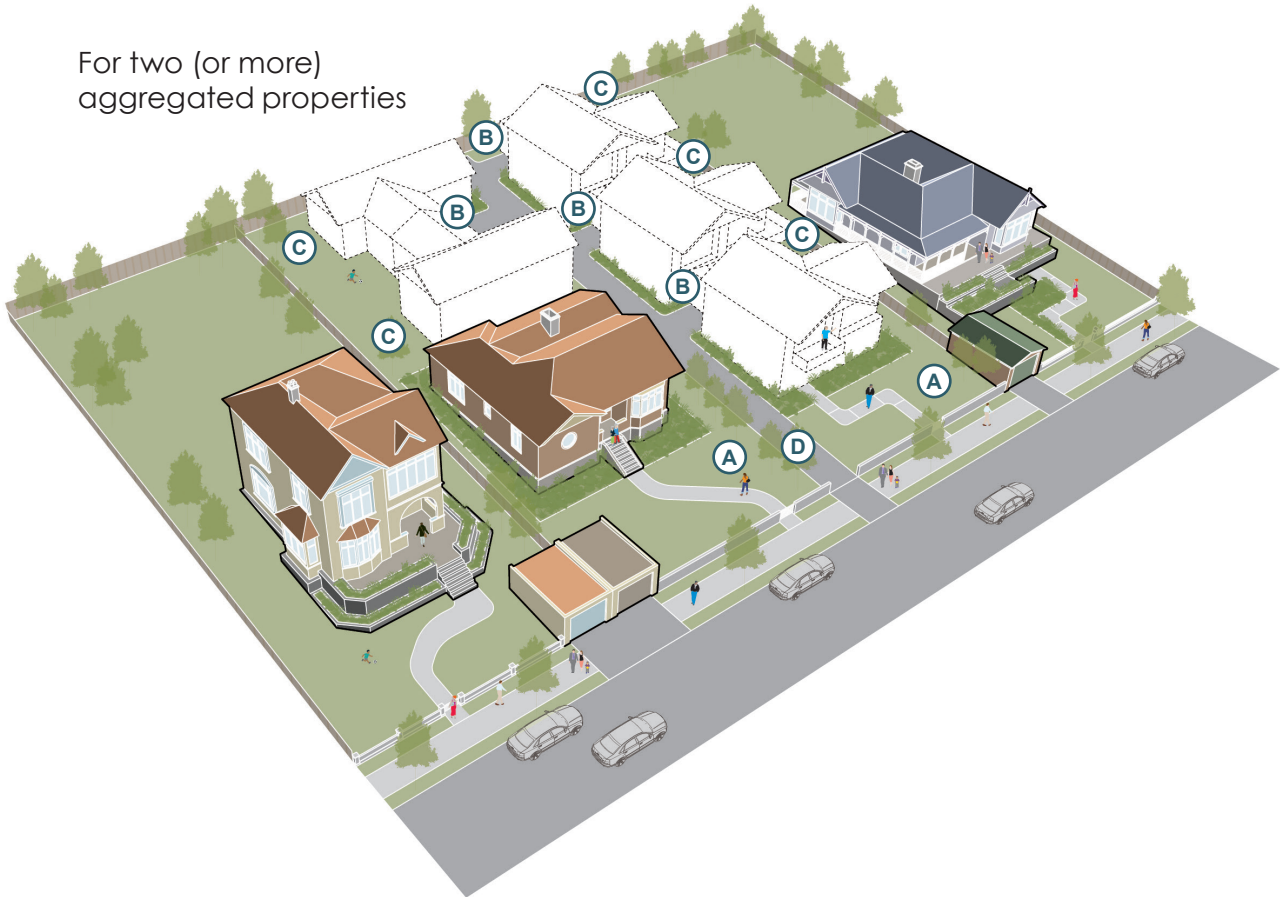
Front yard fencing should be a maximum of 1.2m and retaining walls within front yards should have a maximum height of 1m. Steep slopes can be managed through low retaining walls, battered planting, and careful consideration of parking locations.

All garaging should be located behind the front building, and access for all units should be accessed via a shared driveway to reduce the amount of hard surfacing.

5. Site Design

5.4 Comprehensive development

For two (or more) aggregated properties



(A) Front yard soft landscaping

(B) Garage / parking for front unit located in the rear yard

(C) Private outdoor space to the rear, with access to north, east or west sunlight

(D) Shared driveway to reduce amount of hard surfacing

Intensification on larger lots

For larger lots of 900m² or more, up to three new dwellings may be suitable. While it is preferable for the existing dwelling to be retained at the front of the site, it is noted this may not always be practical due to the location and construction of the existing dwelling.

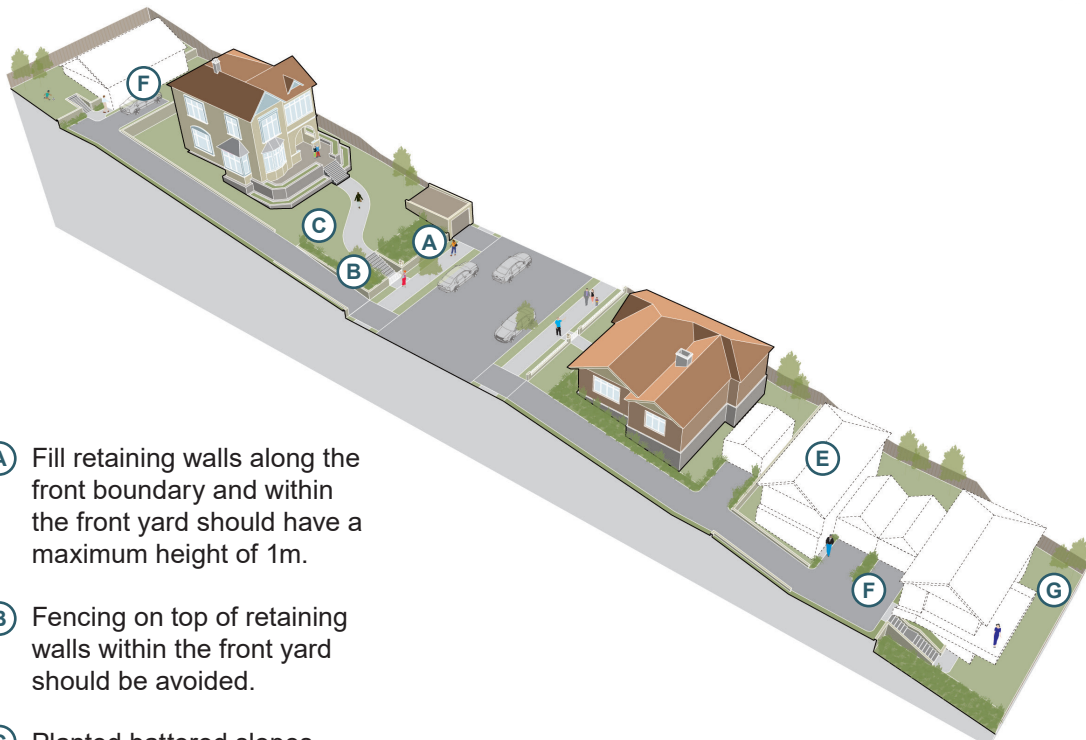
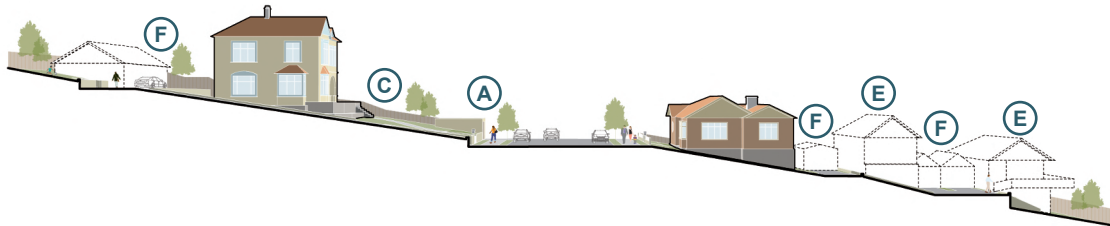
New dwellings located close to the street frontage should comply with the front yard

setback control, and the front yard should include permeable landscape with lawn or low planting, and low front boundary fencing to enable new development to sit comfortably within the existing context.

All garaging should be located behind the front building, and access for all units should be accessed via a shared driveway to reduce the amount of hard surfacing.

6. Managing Slope

Due to the steep topography, managing slope for South Hill is an important consideration. The following is recommended to ensure a positive streetscape interface, and amenity both to the street, and internally within the site:



(A) Fill retaining walls along the front boundary and within the front yard should have a maximum height of 1m.

(B) Fencing on top of retaining walls within the front yard should be avoided.

(C) Planted battered slopes could be considered instead of retaining walls where space allows.

(D) Retaining walls of over 1m in height should be broken down into smaller sections with planting between to soften the appearance of the walls.

(E) Split level building typologies could be used that are designed to accommodate slope.

(F) Careful placement of garaging and car manoeuvring spaces to minimise the amount of retaining required.

(G) For development of lower slopes, consideration should be given to the wider visibility of retaining walls and large structures from further down the hill and in the town centre.

7. Streetscape Interface

Streetscape interface refers to how development appears from the street. Front yard landscaping, boundary fences and slope management are important components to ensuring development is attractive, sits comfortably within its surroundings, allows for overlooking of the street, and creates opportunity for social and safe interactions. For South Hill, front yard landscaping needs to be compatible with current front yard treatments, that generally consist of lawn or low shrubs with some specimen tree planting, and boundary treatments of hedging, low front boundary fencing and low retaining walls.

Front yard

1. Front yards should be planted with lawn, shrubs and groundcovers, and specimen trees.
2. Hard surfacing within front yards should be kept to a maximum of 50%, to allow space for front yard landscaping.
3. Outdoor living space should be located in the rear yard.



Extensive concrete in front yard should be avoided

Fencing

5. Front boundary fencing should have a maximum height of 1.2m.
6. For sloping sites, fill retaining walls within the front yard should have a maximum height of 1m. The combined height of retaining walls and fencing should not exceed 1.2m. Fencing on top of retaining walls within the front yard should be avoided.
7. Hedging may be used if privacy is required in the front yard.



8. Access and Carparking

Location of vehicle access, carparking and garaging can have a significant impact on the attractiveness and integration of development when viewed from the street. Within South Hill, there are many examples of single garages aligned with the front boundary that reduce the need for retaining walls in front gardens to accommodate vehicles, and allow space for soft landscaping.

Such an approach may be appropriate for new development to manage levels, however these must be limited to modest single garages, and must carefully consider the surrounding context. Internal access garages are acceptable for new development, however these should be located to the rear of the dwelling. Associated hardstand and manoeuvring space should allow at least 50% of the front yard to be planted with soft landscaping. Larger garages and parking areas should be located to the rear of the dwelling.

For infill housing or multi-unit development, shared driveways are encouraged to reduce the number of vehicle crossings and the amount of hard surfacing.

1. Single vehicle garages aligned with the front boundary may be appropriate to manage levels, avoid retaining in front gardens to enable level car access, and encourage soft landscaping within the front yard.
2. Double garages and extensive hard surfacing should be avoided in the front yard.
3. Garaging should not dominate building frontages, and attached garages should be recessed behind the front facade.
4. Parking to the rear of the dwelling is encouraged.



9. Design and Appearance

Design and appearance are determined by the combination of proportion, modulation and articulation of the building form and facade. Generally, the specific development controls for the zone will determine the building scale and built form within the South Hill neighbourhood, allowing a maximum of two-storey development.

The choice of roof form, window fenestration, cladding and fencing materials will affect the appearance of the development and how well it integrates with the precinct.

Roof form

1. Roof forms in South Hill are typically gable, hip roofs or clipped gable.
2. Flat roofs, strong horizontal forms and mono-pitch roofs should be avoided.
3. Roofing materials generally consist of corrugated iron or tile.



Window and Door openings

4. Many dwellings in South Hill are orientated toward the view, and do not always have front doors on the street frontage. Where appropriate, front doors may be located on a side elevation.
5. Windows of habitable rooms overlooking the street provide a positive interface and encourage safer streets. A minimum of 20% of building frontage is recommended to be glazing.



Material and Colour

A range of cladding materials can be found in the area and can be considered for new development, such as Ōamaru stone, weatherboard, and rendered plaster.

There is also a varied colour palette within South Hill, generally consisting of light blues, greys, warm creams, and terracotta.

