

APPENDIX 27B.1

Medium Density Housing Design Assessment Criteria

Purpose of the Medium Density Housing Design Assessment Criteria

In the specified residential zones (Refer Structure Plans in Part 54 or Planning Map 105) the construction and use of medium density housing requires land use resource consent. Such applications are assessed in terms of a series of matters, to which the Council will restrict the exercise of its discretion.

One of the matters which the Council will have regard to is:

“whether the proposal is in accordance with the Medium Density Housing Design Assessment Criteria in Appendix 27B.1”.

The Appendix sets out the assessment criteria under several “Design Elements”. Accompanying illustrations are intended to support the text and represent good design solutions, but are not intended to represent the only design solution. All illustrations are illustrative and indicative only.

Information Requirements

The applicant shall provide a written assessment describing how the criteria for each Design Element are addressed. Applicants will have to demonstrate that the provisions of the criteria have been acknowledged.

It is recognised that certain proposals will not achieve absolute accordance with all criteria. Where necessary, in regard to a criterion demonstrably not met, the applicant shall explain with reference to the explanation for the particular Design Element:

- whether site constraints inhibit the ability to address the criterion, and/or;*
- how the intention of the criterion is met by the proposal, and/or;*

whether the proposal represents a better design solution than that suggested by the criterion.

Design Element 1: Location, Extent, and Mix

1. Medium density housing developments should generally occur only in the locations shown on a Structure Plan (Refer Part 54) or planning maps 105 as "Residential Medium Density Overlay Area", or on Planning Maps 105 as "Town Centre Overlay Area".

2. If a medium density housing development is proposed outside these areas it should be small scale, and located on a site adjacent to (or on the opposite side of a road from) a reserve. The appropriateness of the location will be considered in respect to the matters identified in the design criteria and relevant objectives and policies of a zone or a structure plan.

3. Medium density housing developments should be located on suitably-sized parent sites that are not rear sites.

4. Every medium density development should include a range of dwelling options and ideally a range of typologies.

5. Larger scale medium density housing developments should be designed to deliver:

- outcomes in general accordance with a structure plan;
- interconnected public roads;
- neighbourhood parks and reserve networks;

with reference to relevant design assessment criteria and structure plan provisions (refer Part 54).

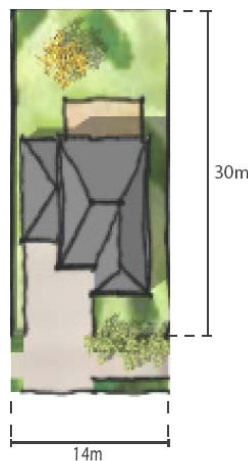
Illustration: Medium Density Housing Development is not the predominant development form



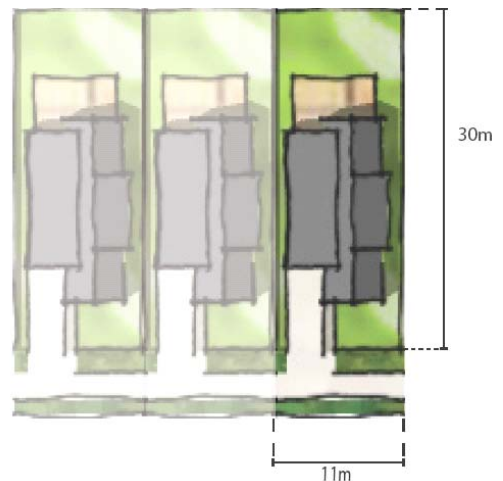
Villa houses fronting Stormwater Reserve

Housing Typologies for Medium Density Housing Developments

Villa:



Town House:



Explanation:

In specified residential zones medium density housing developments are enabled at locations shown on a Structure Plan or Planning Maps 105. The intention is to encourage medium density development as part of the mix of housing product provided within the specified residential zone or Structure Plan Area.

Residential zones surrounding town centre business areas are seen as an appropriate location for medium density housing and Council seeks to encourage it throughout Town Centres as a means to maximize the population able to walk and to support the town centre facilities and future public transport options. "Town Centre Overlay Areas" are identified through a Structure Plan, Planning Maps 105 or a Town Centre Concept Plan.

Extensive continuous areas of medium density housing, if all the housing follows the same typology or design have the potential to compromise amenity and character of a residential area. Design Element 1 provides guidance in assessing the appropriate location, extent and mix of medium density housing developments within growth areas generally, and within identified "Residential Medium Density Overlay Areas" and "Town Centre Overlay Areas" particularly.

Criteria 1 and 2 pertain to the location of medium density housing developments. If they are to be considered as restricted discretionary activities these developments must be limited to locations as shown on a Structure Plan. These locations are generally within a Town Centre or based on a 200m radius from the centre of neighbourhood parks and neighbourhood centres that will be created during the subdivision process, as focal points of residential neighbourhoods. A parent site of 1500m² is required which must not be a rear site.

The vision is that medium density developments should locate around areas of amenity (in particular neighbourhood parks). This is common urban design practice because:

- *The proximity to open space compensates for any lack of on-site open space;*
- *The open space mitigates the visual scale and intensity of the development;*
- *The population using and overlooking the focal point of the neighbourhood is maximized.*

Outside the mapped locations some medium density housing developments are discretionary activities (refer to the relevant zone rules). Criterion 2 (and associated policies) recognises that there may be certain limited locations where medium density developments might be appropriate – and will likely result in better design outcomes compared to permitted dwellings on small vacant lots, due to the comprehensive nature of their associated application process. The locations should be directly related to the open space provided typically by reserves. In assessing such proposals, all resultant dwellings will also be expected to be on lots directly abutting or on the opposite side of a road abutting a reserve (including a reserve for stormwater purposes). The term "small scale" will need to be assessed on a case by case basis, but as a guide such developments should not comprise (or create a situation whereby the result is) more than 12 contiguous medium density dwellings. These developments should be at the lower end of the density range. The appropriateness of the proposed density should be considered on the merits of the design but as a guide these should be consistent with the "villa" typology – see below - and thus each dwelling should be on a site with a final net area of 300m² or more.

Other forms of residential development falling within the definition of "special housing development" (e.g retirement villages) are also provided for in residential zones. However, it is important to ensure that the physical extent of more intensive forms of residential activity - be they retirement villages or medium density housing developments - is not such that it becomes the dominant building form in any given neighbourhood even within identified areas. As a guide, in considering Criterion 4, the term "predominant ...in a given neighbourhood" should be taken to mean occupying greater than 50% of the land within a 200m radius of the centre of the new development proposal. This criterion does not apply to a Town Centre Overlay where a higher density development is encouraged.

Criterion 5 relates to the mix of medium density typologies. Providing a range of densities and typologies within residential environments provides greater choice and diversity of residents and results in more interesting and less homogenous residential environments.

Several different housing typologies and corresponding lot sizes for medium density housing have been identified. Two are considered to be the most suitable and are provided for in the information below. Higher density forms of housing, at a density of greater than one dwelling per 300m² are discretionary activities in identified locations and will be considered on a case by case basis and also against these assessment criteria and the objectives and policies of the Plan.

Town House:

Town houses are small dwellings typically located on lots of less than 330m². The lots would likely be long and narrow with frontage widths of around 11 metres. They are compact houses likely to accommodate three bedrooms and be most suited to working couples and young families. Car parking would typically be on site within a single or stacked garage.

Villa:

"Villa" housing refers to comprehensive housing developments on small lots - ranging from 330m² to 450m². These houses would be typically two storey and may accommodate larger floor areas (three to four bedrooms) with double garages, and would appeal mostly to families and groups.

Criterion 5 also notes that every medium density development should include a range of dwelling options and ideally include a mix of (the above) typologies. This is both to widen market appeal and add variety to the development. As a guide, in a given development not more than 25% of dwellings should be the same or essentially similar house plan. Council will encourage a mix of typologies across each overlay area as well.

Criterion 6 seeks to ensure that any larger scale comprehensively-planned medium density housing development delivers public roads and neighbourhood reserves in accordance with a structure plan or relevant design assessment criteria for subdivision, or as required to achieve an integrated and connected design for that neighbourhood. The development of private roads or large numbers of housing down a driveway will not meet this criterion.

Design Element 2: Public Interface

1. *The majority of dwellings should front public roads.*
2. *Dwellings fronting roads should be located such that part of the dwelling is as close to the identified front yard as possible, and where located on rectilinear blocks, should be laid out generally perpendicular to the roads adjoining the parent site.*
3. *As many dwelling plans as possible should have a public front and more private side or rear, including main living rooms, facing and opening generally to the northwest or northeast.*
4. *Driveways and garaging should generally be located close to the southernmost side boundary of the resultant lot.*

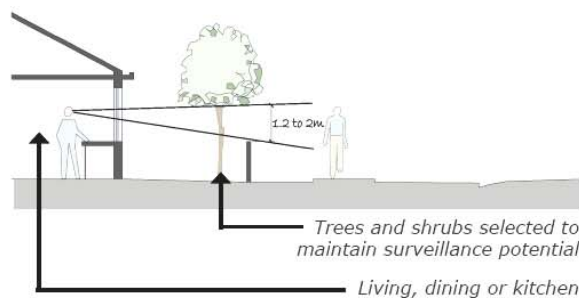
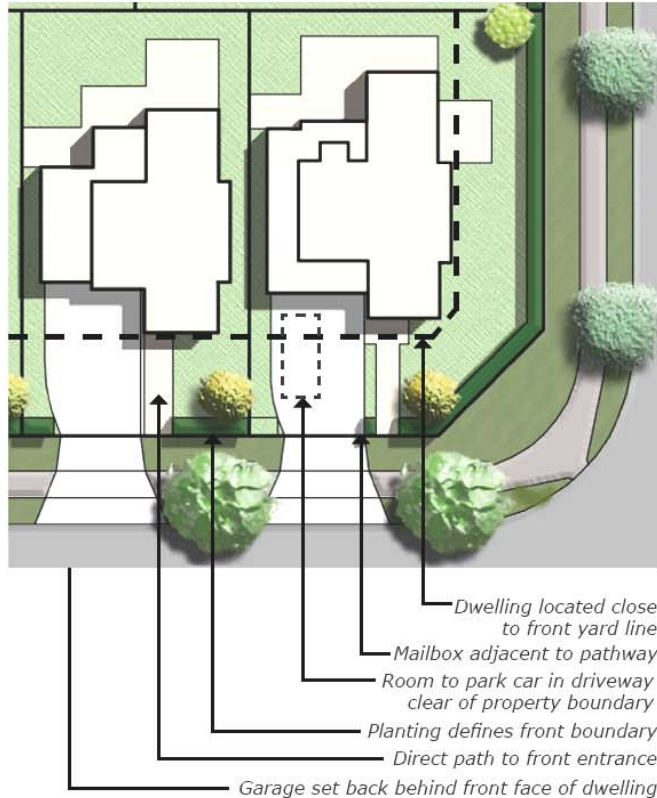


5. Garage doors should generally be set back at least 1m behind the line of the front face of the dwelling and at least 6 metres back from the boundary with the road.

6. Every dwelling should have a sheltered entry that is clearly visible from the road. If this is not possible because of the position of the lot the entry should be visible from the main public access to the development.

7. Dwellings adjacent to a street or reserve or other form of open space feature should have at least one window from a living room, dining room or kitchen that enables views to the road, reserve or a feature.

8. Soft landscaping in between the dwelling and any road or reserve boundary should be concentrated along the boundary with the public space, using species that maintain open sight lines between the 1.2 and 2.0 metre height.



Explanation:

Design Element 2 pertains to the public face of the built development – where it relates to the road or any other public space. Careful attention to design detail is required at this interface to reduce opportunities for crime as well as to contribute positively to the amenity and enjoyment of the public space. The criteria apply the principles of CPTED (Crime Prevention Through Environmental Design) as they relate to medium density housing design and site planning.

For the avoidance of doubt, reference to “roads” in this Design Element includes any unformed roads and road reserves used only for driveways or walkways. Generally medium density housing developments should ensure that the majority of dwellings have frontage to a public road, and avoid situations where developments result in inappropriately large numbers of dwellings being located off driveways and private roads.

Criterion 2 recognises that in general the dwelling should have a limited front yard area between the road frontage and the house. This area should not be utilised as the main outdoor living court for the dwelling because of the temptation in future to try to privatise this space with high fences or tall vegetation. However, location of usable verandahs and porches as a secondary outdoor space is encouraged here for the additional interaction with the street that they provide.

Garages tend to be empty and if their doors are predominant they do not make the street feel safer or look better. Garage doors should generally be set back at least 1 metre behind the front face of the house, and 6 metres back from the boundary with the road, which also enables the parking of a car within the driveway.

The “public front” of the dwelling referred to in Criterion 3 means the area from the boundary with the public space (usually road, though this could be a driveway running along a reserve boundary) and up to and including the front façade of the house. This space should generally be visible from the public space, but should also be clearly identified as part of the property owned by the dwelling owner. Territorial reinforcement by way of the planting referred to in Criterion 8, plant borders, and low front fencing assist further in this. This front yard area thus plays an important role in successfully managing the transition from the public street space to a house’s interior private space, and the composition of the rear or side of a site is also important when the rear or side boundary abuts a public space (reserve or street).

Ensuring that dwellings have clearly defined entrances adds to user safety and orientation, and provides a sense of address and identity for occupiers when viewed from the road. It should be noted that this also applies to a reserve if the dwelling has a main entry door which fronts a reserve or fronts a driveway running along the edge of the reserve.

Utilising only low (or no) fences, and tree species selected to maintain visual connection, and encouraging the design of houses so that indoor living spaces overlook the road or reserve, contributes to public safety by enabling informal visual surveillance from the dwelling to the public place.

Fences and walls, other than low open rail fences, along any reserve frontages, should generally be avoided. A high solid fence is not safe because once an intruder has entered the property nobody can see what he or she is doing. The development standards restrict the height of solid fencing allowed on the front and reserve boundaries for this reason.

Creating and maintaining the ability for informal surveillance over public space from the living areas of the dwelling provides in turn a perception of safety for the public space. Sightlines should be maintained by the restriction in height of walls, fences and/or planting borders (and by the selection of high-canopied trees).

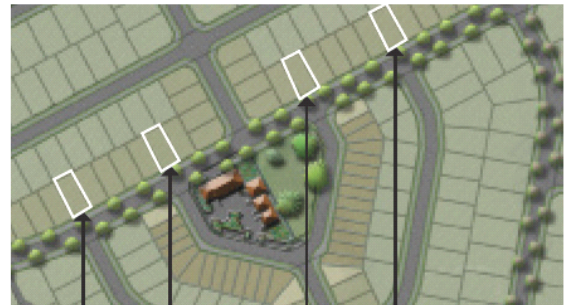
Design Element 3: External Appearance

1. A transition in height and scale between the new development and any neighbouring buildings should be provided.



2. Height should not exceed the relevant development standard unless it is limited to specific locations, and can provide interest and identity or define local landmarks.

3. When viewed from any public space buildings should create visual interest through modulation, articulation, roof form, openings, and variation, and avoid a continuous flat or blank building frontage to the public space.



Possible Landmark Sites opposite T-Junctions where elements of greater height might be suitable.

4. Secondary elements such as balconies, canopies, porches, bay windows, dormers and pediments should also be used to break up continuous mass and large roof forms.



Visual interest created through variation in roof form, height and facade treatment

5. Garage doors should not dominate the road elevation.

6. Where similar buildings are grouped or joined together individuality should be provided to each dwelling through devices such as individualised front doors, architectural detail, window boxes, colour schemes, materials and so on.



Individuality provided to terrace block units through varied canopy, porch and door treatments

7. The style and materials used for any walls or fences forward of the front face of a dwelling should relate directly to the style and materials of the dwelling.



Fences between buildings and low walls in front designed to match appearance and colour of houses

Explanation:

Design Element 3 pertains to the appearance of the built development – with particular reference to how it is viewed from the road or any other adjoining public space. Careful attention to design detail is required to avoid any adverse external visual or scale effects, and to contribute positively to the amenity of the public space.

Criterion 1 recognises that integrating medium density housing into existing low density residential areas requires careful attention to the relationship with nearby properties and streetscape. Any consistency of scale, roof forms, and general setbacks in the neighbourhood should be identified and referenced (though not necessarily duplicated) in the development. Careful consideration should be given to appropriate heights near the boundaries with neighbouring residential properties, to achieve a suitable transition in scale.

On occasions it may be appropriate for the height of parts of the development to exceed the relevant development standard. This should occur only in limited locations well removed from boundaries with neighbouring conventional development, and only in order to provide interest and identity (not just additional floor space) or define local landmarks or vistas. An example of an appropriate landmark location could be opposite T intersections, which would thus terminate the vista along the stem of the "T". In a Town Centre, another particularly appropriate location would be on the corner sites formed by an existing gridded road pattern.

Depending on the sequencing of development the opportunity is available for medium density development to create a unique character for each neighbourhood. Variation in design detail as viewed from public spaces enhances amenity through creating visual interest. In general this will be assisted by using openings, offsets in plan form, modulation, and a distinct roof form to provide interest and avoid monotony.

Large blank walls and a continuous 'flat' building frontage facing onto public space should be avoided. Criterion 4 thus identifies various elements that can be used to break up large walls and large roofscapes alike.

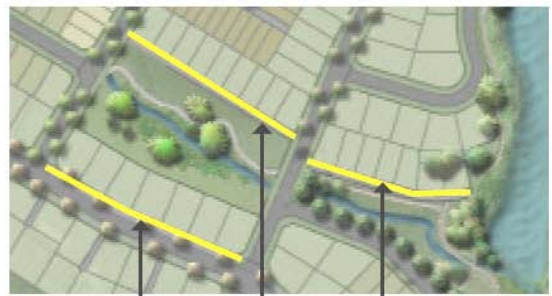
Avoiding over-dominance of road elevations by garage doors (particularly in single storey development) will contribute to pedestrian amenity. In addition to hiding the doors at the rear or setting back the doors (refer Design Element 2), techniques that could be used include using two single doors rather than a large double door, and providing windows in the double width doors.

Achieving individuality between units within a development should always be an aim. Particularly where blocks of identical design are used, attention should be paid to varying details between units, such as the design of windows and doors, paint colours etc to ensure the individuality of each unit is expressed.

Criterion 7 seeks a correlation between the building materials and front fence or wall design. This relates to the appearance and texture of the two, and will usually mean that unpainted close-boarded timber paling fences will not be acceptable.

Design Element 4: Planning, Position and Orientation

1. Buildings should be oriented and located to define external spaces that allow adequate daylight to dwellings and sunlight to main living rooms and private outdoor spaces.

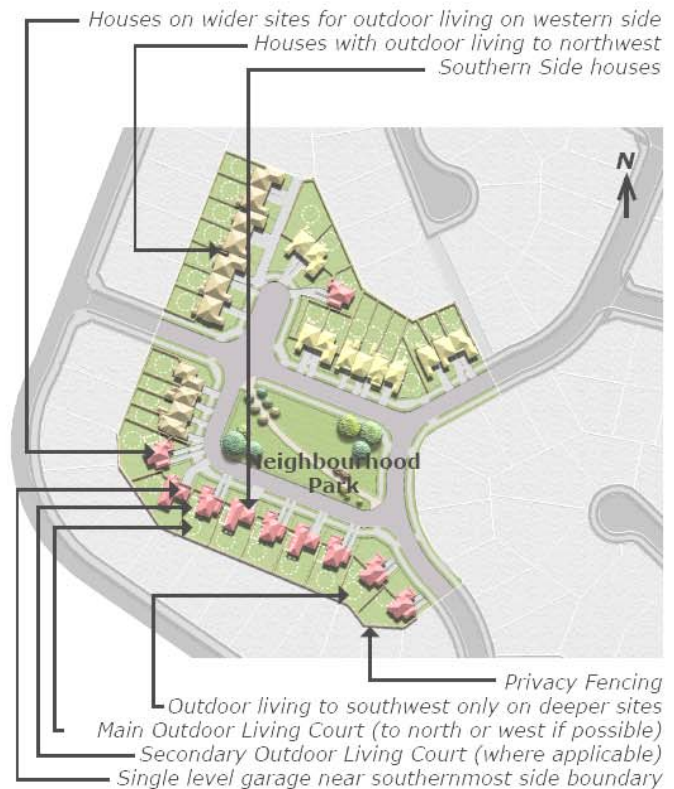


Access to buildings along southern edges of lots

2. Main living rooms should be located on the northern or northwestern side of the dwelling.

3. Buildings should be positioned to minimise overshadowing or visual domination of adjoining private outdoor spaces.

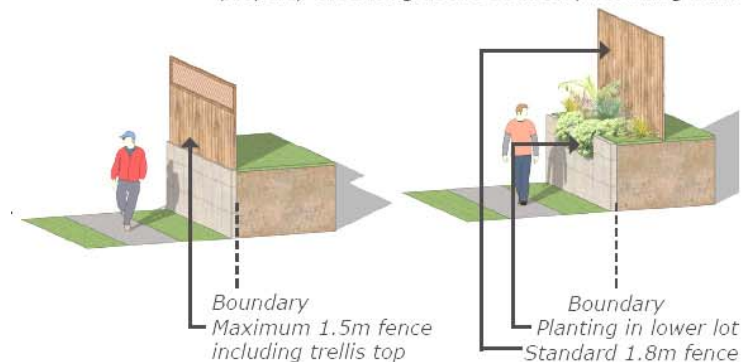
4. Dwellings should be positioned and openings designed to capitalise on any views that are available.



5. Site layouts should retain any existing mature trees where they contribute to site amenity.

Illustration: Options for reducing the effects on lower property of fencing above boundary retaining wall.

6. Fencing on retained boundaries should be designed to avoid excessive shading and presentation of a large face of combined blank wall.



Explanation:

Design Element 4 pertains to the overall layout of a site for medium density housing development. The general positioning and organisation of buildings on a site and the shape, orientation and detail of the space around them is often a principal determinant of the quality and amenity of developments and the effects on neighbouring houses.

Adequate daylight and sunlight to habitable rooms and outdoor spaces maintains amenity and energy efficiency and it is important that this is qualitatively considered given the closeness of the buildings to each other. A useful first principle in achieving solar access to dwellings is by plan layouts with access and service rooms on the south of the building, and living spaces (indoor and outdoor) on the north side.

The extent of openings should also be designed with reference to the general orientation, to reduce the need for heating in winter and cooling in summer. This must be weighed up against other design issues such as streetscape and views (e.g. if the front wall faces south towards a street, it should have glazing to provide visual interest and articulation, as well as passive surveillance). Eaves and overhangs also prevent overheating in summer and reduce opportunities for water penetration and so will be generally encouraged.

Site and building planning for all residential development should also take advantage of views (pre-existing and created by the development) - both distant views and local views to public spaces (reserves and roads), preferably from main living spaces.

Layouts that incorporate existing mature trees within lots can also ensure an "instant amenity" and so are encouraged.

The criteria may impose contradictory requirements on some sites. For example, where the road frontage is directly to the north of the site it is more difficult to meet criteria related to sunlight access and private open space and criteria seeking to maximise the number of units accessed directly from the road. Where there is a conflict between only two criteria, they should be regarded as being listed in order of importance.

Design Element 5: Private Outdoor Spaces

1. Every dwelling should be provided with a flat private outdoor space located to the north, east or west of the dwelling and directly accessible from it.

2. If possible, private outdoor space should be at ground level. It may be provided in part or whole as balconies or roof decks, where overlooking the private outdoor space of other units is avoided or minimised.

3. Private outdoor space should not be positioned solely at ground level between the dwelling and any road boundary, though secondary semi-private spaces such as verandahs may be positioned in this location.

4. Private outdoor space should be of a size to suit both probable occupancy and dwelling type, and have regard to the availability of storage space, the availability of shared open space within the development, and the proximity of the site to a public reserve.

5. Private outdoor space should be well proportioned for its envisaged uses and conveniently accessible from the main living areas of the dwelling.

6. Outdoor space on site should also include service areas for bin storage and bin filling to occur without creating adverse visual or noise affects for neighbours, and should include provision of an outdoor washing line.

Illustration: Effective use of small outdoor space for a medium density house

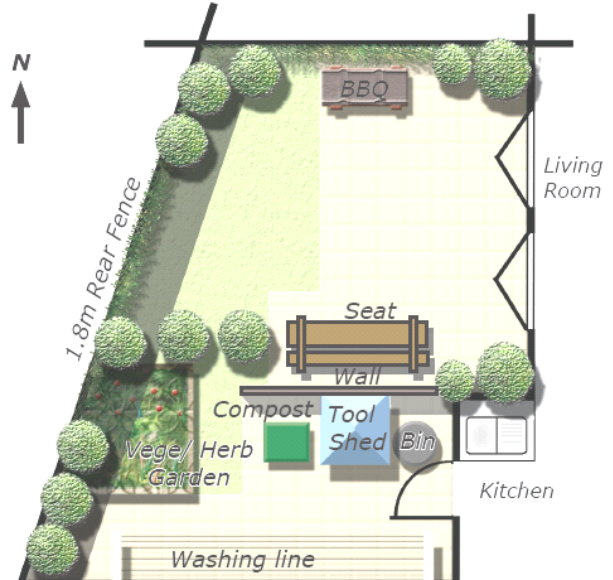


Illustration - house south of road and reserve using balcony and verandah as semi-private space (refer criterion 3)



Verandahs are a good solution for private open space partially facing the street

Balcony with view of reserve

Explanation:

Design Element 5 pertains to the provision of on-site outdoor space directly associated with dwellings. A sufficient quantity of well-sited and carefully detailed private outdoor space greatly increases the amenity of a dwelling and, by implication, the neighbourhood. Private outdoor space increases the range of activities that people can enjoy in and around their home, can accommodate both recreational opportunities and, if necessary, servicing and storage requirements. Ideal characteristics for private open space are direct connection to the dwelling, orientation generally to the north or northwest, and freedom from being overlooked by neighbours.

Private outdoor space should be located at ground level. Balconies and roof decks are also often a good solution for additional open space on the northern side of dwellings located near to and south of a boundary with a road or reserve, enabling views of the public space without the need to erect screen fences on the boundary.

Private outdoor space should be of a size to suit probable occupancy and dwelling type and to help maintain building separation. For example, housing intended for an elderly market, and housing with one or two bedrooms will likely require only a minimum quantity of space, whereas family housing will require a greater area. At ground level a minimum provision of 60m² of usable space is considered appropriate for most medium density housing types. Regard should also be had for any other functions that might be required of the space – for example, additional allowance should be made for outdoor storage where there is no garage or other obvious internal storage area. When considering proposals involving small spaces, particular consideration should be given to the availability of shared open space or leisure facilities either within the development, or on immediately adjacent public reserves.

Proportion is as important as area. A minimum dimension in any direction of 5m should be maintained at ground level. It is useful to think of designing the open space as similar to creating an “outdoor living room”, in terms of dimension, scale and orientation.

Outdoor space on-site should also be designed with regard to outdoor services requirements, such as storage of waste and bins. Ideally this should be separate from the main outdoor living area, but if they are contiguous then suitable screening or storage (e.g a “bin store”), should be provided. All medium density dwellings should include provision for an outdoor washing line.

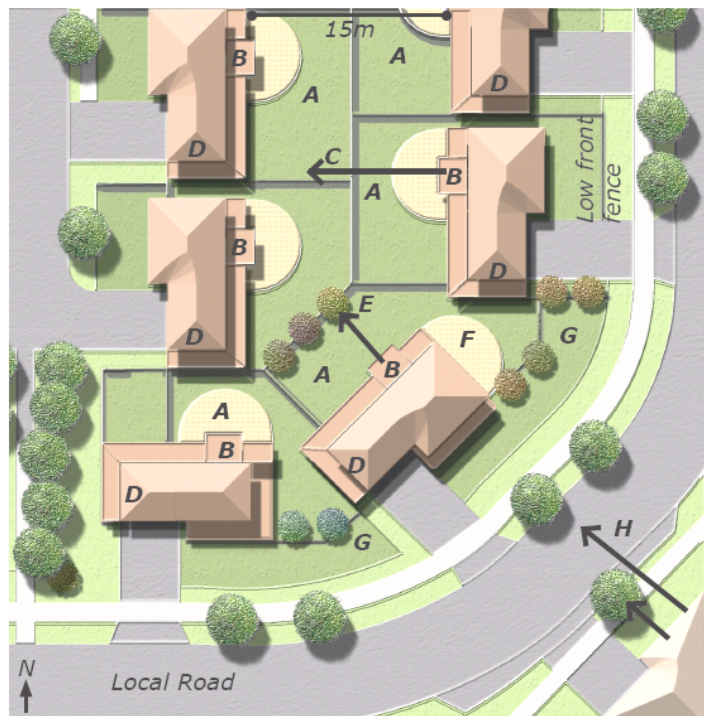
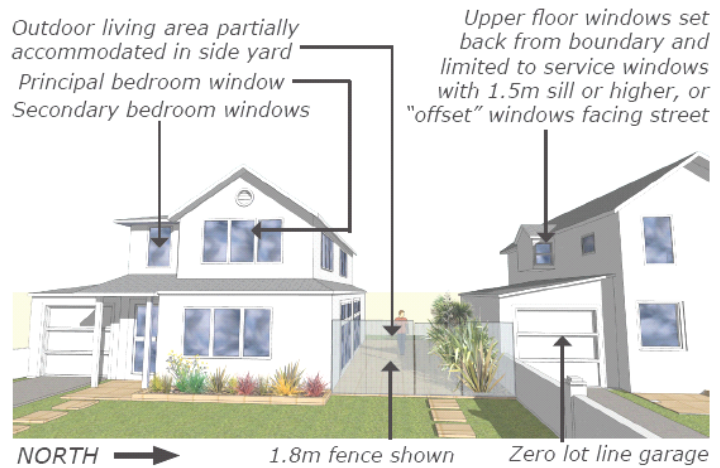
Design Element 6: Visual and Acoustic Privacy

1. Ground level private outdoor space should be protected from being overlooked from windows and private outdoor spaces of adjacent dwellings through the use of the following design devices:

- The shape and position of buildings, spaces and windows;
- separation distance;
- intervening screening, e.g.:
 - fences 1.6m to 1.8m high (not on a road boundary);
 - dense trees, planting or hedges;
- screening devices on balconies;
- offset and high sill windows;
- obscured and restricted-opening windows (service rooms only).

2. Direct views from the windows of one dwelling into the windows of another should be avoided or minimised, through the use of the design devices cited for Criterion 1, as applicable.

3. Acoustic privacy between dwellings should be enhanced by separation between openings, effective solid acoustic screening, and by separating the noise sensitive spaces (such as bedrooms) of one unit from the service rooms, garages and parking areas of another.



- A. private fenced back yard
- B. balcony with side screens
- C. houses offset so direct views are from balcony to rear of garage area
- D. "blind" walls (ground floor: no windows, upper floor: high sill windows)
- E. additional tree screening
- F. side yard as alternative ground floor open space
- G. frontage trees to enhance privacy for side yard area while maintaining potential for surveillance
- H. street trees positioned to limit upper floor views across street

Explanation:

Design Element 6 sets down considerations for appropriate levels of privacy for dwellings and their private outdoor spaces. Design devices which can be used to avoid or minimise adverse privacy effects are included in Criterion 1, and should be regarded as being listed in order of preference i.e. it is best to avoid or minimise adverse privacy effects, rather than rely heavily on mitigation such as screening or obscured glazing. Where a site adjoining the development site is already developed for residential activities particular regard should be had to maintaining the visual and acoustic privacy of the existing dwellings.

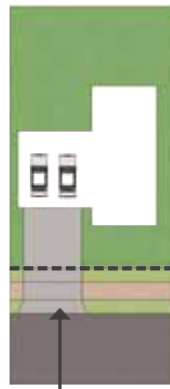
Protection of private outdoor spaces from all possible sources of overlooking will often not be absolute. For example, if a ground level private outdoor space abuts a reserve it will usually be more desirable to achieve views from the space to the reserve at the expense of some privacy for the outdoor space. Hedges and soft landscaping are a good solution for such situations. Regard should also be had to the day-to-day likelihood of overlooking - for example, overlooking might be acceptable if a viewer must stand at the edge of a balcony to glimpse a private outdoor space, or if an overlooking window serves only a bathroom or circulation space.

However, privacy directly between windows of dwellings should generally be achieved through use of the above design devices. Separation distance between windows is often one of the few design devices available, especially for upper floor windows, and in more intensive developments separation distances that are greater than that which might be achieved in a low density permitted activity situation may be required. As a guide, a minimum distance of 15m should be maintained between any upper floor windows to habitable rooms on dwellings facing each other in a "private-back-to-private-back" situation, and of 12m between dwellings facing each other across a publicly accessible space. This separation distance may be substantially reduced where the other design devices are used effectively. However, even when no direct view between them is available, the shortest distance between opening windows to habitable rooms on separate dwellings should be at least 3m.

Design Element 7: Parking and Access

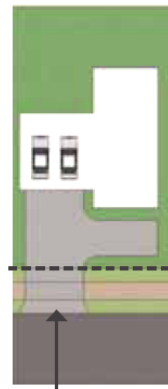
1. Use of space on the development site for the turning and manoeuvring of vehicles should be minimised.
2. Garages and outdoor parking spaces for medium density housing developments should be located adjoining or in close proximity to, and visible from, the unit they serve.
3. Outdoor parking spaces, shared vehicle access routes and any pedestrian routes on site should be well lit for night time visibility and security.
4. Garages and parking spaces should be positioned such that, if possible, driveways are not located side by side, and that driveways are separated from each other by at least 7m when measured at the line of the footpath.
5. Multiple outdoor parking spaces on the front 5m of any site abutting a road should generally be avoided, unless the spaces are designed and positioned to minimise visual impact on the streetscape.
6. Outdoor parking and access areas serving more than two dwellings should include attractive hard and soft landscape features where visible from publicly accessible locations.
7. On-site visitor parking that is easily located and identified by unfamiliar users should be provided for developments that are more than one lot deep off the road.

Good Solution

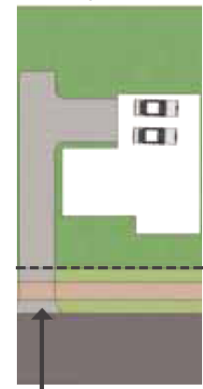


Reverse onto street to minimise turning onsite

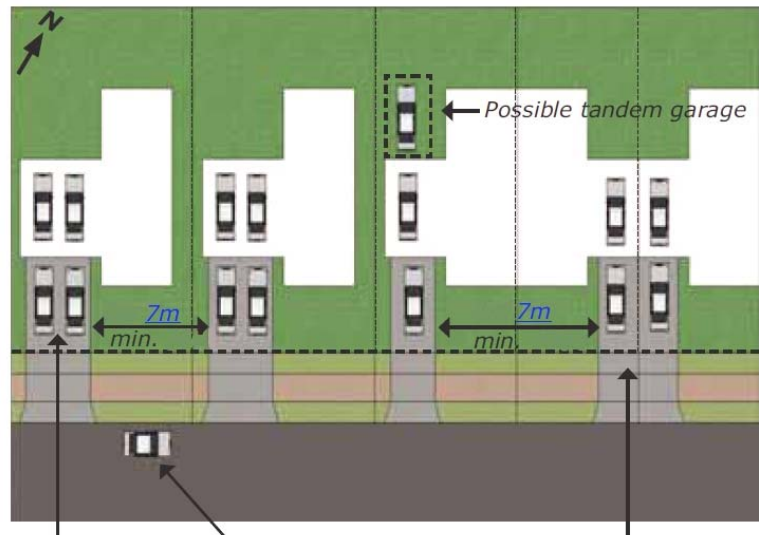
Solutions to be Generally Avoided



Avoid turning space in front yard unless it is unsafe to reverse onto road or the District Plan requires on-site manoeuvring



Should only be utilised on large sites, to leave sufficient outdoor space



Maximum potential two cars in front 6m at right angles to road

Maintain space for car to park between driveways

Use paired driveways on houses to maintain separation and reduce crossing numbers

Explanation:

Design Element 7 pertains to the design of vehicular and pedestrian access and parking, which should be considered integrally with overall site design.

On-site parking and reversing space should be designed in accordance with the geometric standards of Part 51 of the District Plan. Criterion 1 calls for the use of on-site space for the turning and manoeuvring of vehicles to be minimised, beyond these requirements. This will normally be by the use of direct vehicular access for individual units achieved by reversing onto roads (with safe reversing). The alternative of manoeuvring on site to exit forward should only be used where reversing is not safe, or where there is a high traffic volume (e.g. an arterial road).

Parking spaces in medium density housing developments should be in close proximity to the dwelling they serve for convenience and security. Where parking spaces in residential developments are not in close proximity, the links between parking spaces and households should be well lit. Lighting could range from motion-activated directional security lights for small developments, through to bollard-mounted path lights and directional spot lights for larger developments. Broad spread flood lighting should be avoided. Where parking is separated from houses and provided in any form of communal space, the Council will generally require information on lighting at the building consent stage if it is not provided with a resource consent application.

Large vehicle parking areas abutting the public street are unlikely to assist in achieving the intent of the criteria. The intention of Criterion 5 is to minimise the proportion of the front of the site taken up by vehicle parking. Accordingly the utilisation of the driveway space in front of a garage or beside a dwelling for more than a single required outdoor parking space is not encouraged. To meet this intention any single parking space should also be oriented close to right angles to the road, and other outdoor parking in the front 5m of the site should be avoided. Larger parking areas generally should not be located near the road frontage, and should be appropriately landscaped or otherwise screened by buildings when viewed from the road.

Criterion 5 also seeks to avoid situations where the footpath on the berm in front of a street fronting medium density development is dominated by long sequences of driveways. The dimension of 7m allows a car to park on the street between driveways. While it will not always be possible to separate driveways on adjoining sites, having them side by side should be the exception, not the rule. Developments with narrow frontages will need to consider single or stacked garage solutions (ie with single width driveways), in order to be able to meet this criterion.

On-site visitor parking should be considered for larger developments particularly where specific parking provision for units is limited (i.e. not all dwellings accessed directly from the road), and it should be located with regard to the safety and ease with which it can be located by an unfamiliar visiting driver.