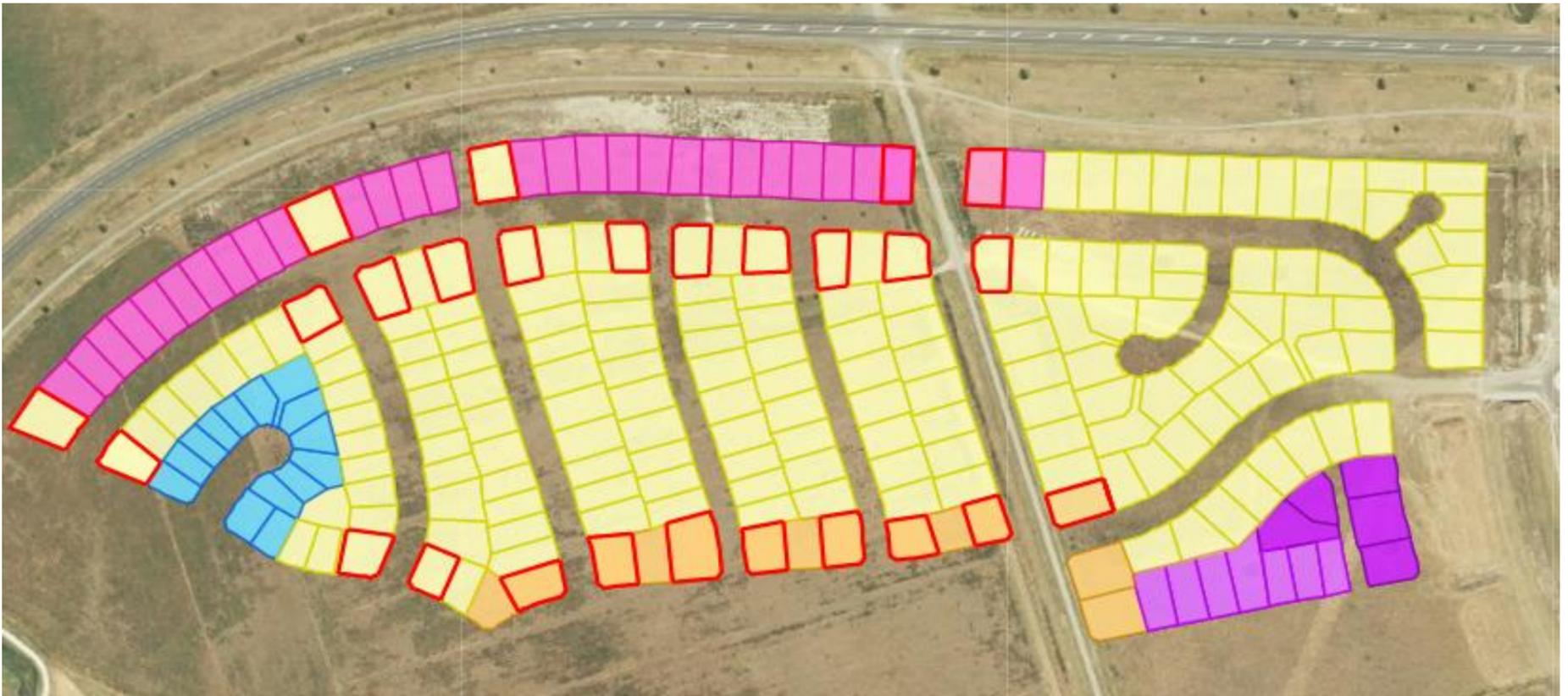


Parklands Housing Typology Scheme Plan - Area 3



Precinct	Design Objectives	Example	(images are indicative only)
Prebensen Drive Edge	<p>Height of building will reduce the perceived height of the acoustic wall</p> <p>Mix of 1 and 2 storey dwellings</p> <p>Multi level / angled rooflines to provide interest</p> <p>Large and medium size sections to allow viewshafts between dwellings (north) out to Poraiti hills and estuary</p>		
Traditional Parklands	<p>2 bay garage allowed (but only if side wall to street)</p> <p>Minimum floor area not required</p> <p>Maximum height 5m</p> <p>Single storey</p> <p>Ability to introduce smaller dwellings on narrower sections ie. 1 - 4 bedroom quality design.</p>		
Avenue / Terrace	<p>Terraced houses to be 2-storey dwellings with active frontage to the street / reserve</p> <p>House facades to be stepped and rooflines to be multi angled /varitey of rooflines to provide visual interest</p> <p>Integral garage facing street frontage (3.5m wide door max), with garage door set back 1m from front façade of house</p> <p>Front yard 3m setback</p> <p>Rear yard to be larger to mitigate shadowing neighbours</p> <p>Maximum of 4 terrace houses to be developed in same architectural style</p> <p>1m high front boundary wall maximum</p> <p>70% site coverage (reflect Hardinge Road Zone)</p> <p>If attached / terrace houses: height in relation to boundary with common wall (reflect Hardinge Road Zone)</p> <p>2 rooms wide, with end 'unit' wider to allow side yard / open space</p> <p>Passive surveillance from 2 storey houses to park / reserves</p>		
Facing Internal Reserve	<p>Mixture of 1 and 2 storey dwellings</p> <p>Duplex allowed (must include multi angled / variety of roofline levels to provide visual interest)</p> <p>Duplex: One wide side yard to allow viewshaft through from neighbour behind</p> <p>Terrace housing allowed (no more than 3 houses in same architectural style)</p>		

	Larger sections (for families) with larger back yards so not overlooking neighbour behind		
	Bookend houses 2 storey, maximum height 8m		
	Houses immediately adjoining reserve to have 1m maximum boundary fence or hedging along reserve boundary (Plan Change Area)		
	Allowed 2-bay garage, with either single garage door facing street or side wall facing street		
	1m maximum height fences along road frontages, plus landscaping to increase amenity.		
	Houses south side of reserve: garage can be less than 5m setback but must be either single bay or have side wall facing street (Plan Change Area)		



Cottage	Single storey dwellings, maximum height 5m ??
	Single bay garage or carpart set back from street
	40% site coverage (Marewa Art Deco Character Zone)
	Smaller homes for couples / singles
	Compact, quality outdoor living spaces
	1m maximum height front fence
	5m front yard setback
	Cluster dwellings together to provide sense of community



Corner / Bookend	1 and 2 storey houses with 'dual facades' (2 faces to the street)
	Increased space at front for landscaping (amenity and privacy)
	1m max fence along one road frontage, 1.5m by NCC approval on secondary street
	2 car garaging max but requires end wall facing street
	Single driveway option
	Houses to have either a variety of rooflines, architectural elements (ie. pergolas) or be stepped up wedding cake style to provide visual interest



Townhouses	Mixture of 1 and 2 storey dwellings
	Smaller sections clustered together (ability for rear access road)
	Cluster dwellings together to provide sense of community
	2 bay garage allowed (but only if side wall to street)
	1m high front boundary wall maximum
	Compact, quality outdoor living spaces
	House facades to be stepped and rooflines to be multi angled / variety of rooflines to provide visual interest



External Boundary Treatments



Prebensen Drive - 60% solid / 40% permeable fence, same module as existing
Facing Internal Reserve - preferably no fence or 1m max solid fence
Facing Neighbourhood Park - preferably no fence or 1m max solid fence



Prebensen Drive example

