

6.1.3 Interfaces

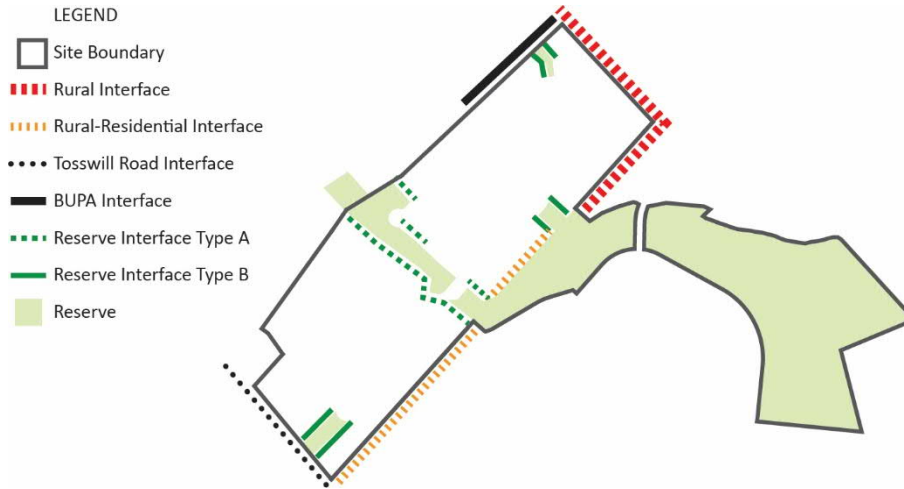


Figure 8 | Key interfaces

The proposed development design seeks to utilise several appropriate boundary treatments, including fencing combined with landscape treatment along key interfaces, aligning with Area 4 ODP. These interfaces are described below. There is an area of unclaimed land shaped as a laneway along the southern end of the north west boundary (alongside lots 105-118), located between the Site and the adjoining development. The neighbouring development has proposed a solid 1.8m high fence along the boundary with this lane. The client is currently in the process of attempting to claim this land.

Rural Interface

The larger sections to the north east of the Site (lots 47-52) are 1000m<sup>2</sup> which complies with the ODP requirements and creates a more visually open transition between the residential land use and the open nature of the rural land use. This interface proposes the use of open post and rail fencing (possibly in combination with wire for stock-proofing) along the boundary, allowing views through to the adjoining rural outlook.

This same fencing typology is proposed for lots 39-45, and while this eastern interface is adjacent likely future rural residential (greenfield priority) land, this treatment is still appropriate given the larger sized allotments expected there with this more open fencing typology creating an attractive and visually open interface.

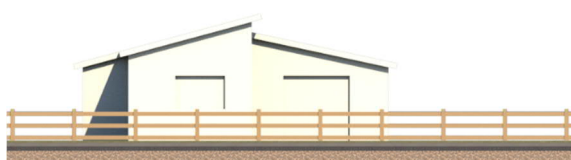


Figure 9.1 | Rural interface elevation (NTS)

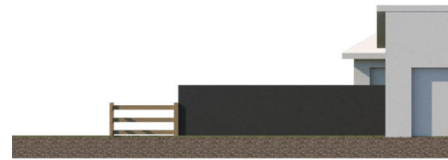


Figure 9.2 | X- section (NTS)

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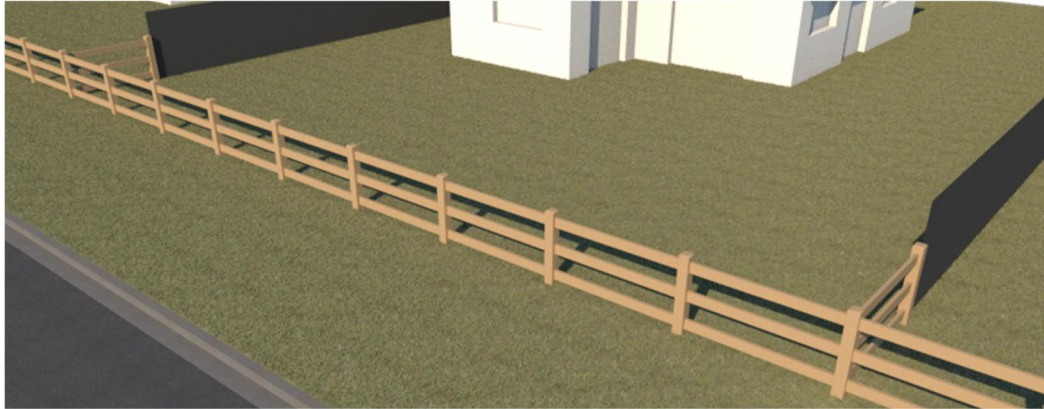


Figure 9.3 | Perspective of Rural interface (NTS) (red dashed line in Figure 8)

The small portion of 3m long post and rail 'returns' into the lots shown above are indicative only, which maybe be implemented as an additional option at the time of development if the developer wishes (not to be a fencing condition). The images above depict how this interface will look in the future with the permeability percentages, materials and heights shown.

#### BUPA retirement village Interface

The interface with the adjoining proposed retirement village (lots 52-60) will require special treatment to ensure the sections retain a high-amenity private open space with appropriate solar gain, while creating an appropriate frontage to the adjoining development. We anticipate from the preliminary levels received of the adjoining development that the retirement village and associated infrastructure will be approximately 400-700mm higher than the development Site, meaning that the boundary of the residential allotments will have a retaining wall (to be constructed by BUPA) along the north west boundary, as shown in the images below.



Figure 10.1 | Elevation of BUPA interface (NTS) (black line in Figure 8)

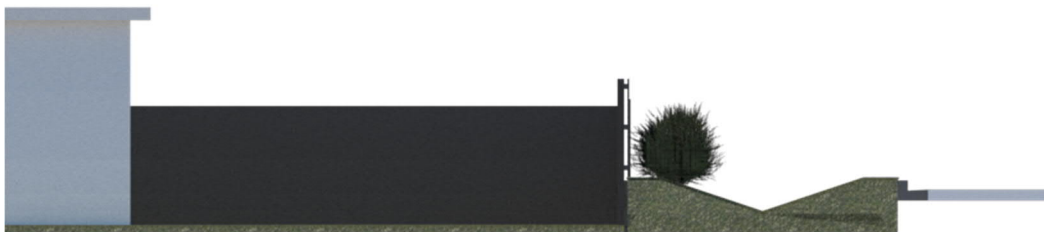


Figure 10.2 | X-section of BUPA interface (NTS, indicative levels)

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Figure 10.3 | Perspective of BUPA interface – residential side (indicative levels)



Figure 10.4 | Perspective of BUPA interface – BUPA side

The proposed fencing along this interface will consist of 65% of the lot width at 1.2m high at the south western portion of the boundary, and 35% of the lot width at 1.5m high at the northern portion of the boundary to provide some privacy for the anticipated primary outdoor living spaces.

The 1.5m high fencing next to anticipated outdoor living areas will be comprised of approx. 90mm x 20mm vertical timber panels (or similar SDC approved equivalent), with 20mm gaps between panels, capping timber, and a dark/recessive stain. This section of fencing will have an overall permeability of 22%.

The 1.2m high fencing will be comprised of approx. 45mm x 45mm vertical timber battens (or similar SDC approved equivalent), with 90mm gaps between battens, and a dark/recessive stain. This section of fencing will have an overall permeability of 66%.

In addition, 65% of each of the lot frontages will be planted with a 1m wide landscaped plantingstrip within the adjacent legal road berm. There will not be underground services along this future road berm and there is a stormwater swale designed by BUPA within this berm. The planting will be placed predominantly in front of the higher section of the fence on order to visually soften this part of the fence. The proposed plants will be hardy species of around 1.2-1.5m in height at maturity.

Landscape plans depicting proposed planting of this frontage are attached in Appendix C of this document.

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### Rural-Residential Interface

The south east boundary of the Site adjoins land that has been described in the WDC Rural Residential Strategy as a priority Site for future Rural Residential development. This boundary is proposed to be treated in a similar aesthetic to the BUPA interface with a mix of higher and lower portions of fence that have varying degrees of permeability.

The proposed fencing along this interface (lots 1,2,19-24,26,27,32-38) will consist of 40% of the lot width fencing at 1.2m high (anticipated to be located centrally), and 60% of the lot width fencing at 1.6m high (anticipated to be located at either end of the boundary- for example, on a 20m frontage width lot, this would be 6m at 1.6m, 8m central at 1.2m and then 6m at 1.6m). This is illustrated in the image below.

The 1.6m high fencing will be comprised of approx. 90mm x 20mm vertical timber panels (or similar SDC approved equivalent), with 20mm gaps between panels, capping timber, and a dark/recessive stain. This section of fencing will have an overall permeability of 22%.

The 1.2m high fencing will be comprised of approx. 45mm x 45mm vertical timber battens (or similar SDC approved equivalent), with 50mm gaps between battens, and a dark/recessive stain. This section of fencing will have a minimum overall permeability of 53% (this is a minimum percentage as the applicant may wish to use a more permeable steel option).

As this interface is the south eastern boundary of the site, landscape planting (typically between 500mm and 1500mm for low density lots) is anticipated to be implemented by future residents, that has the potential to combine with the permeable fencing typologies proposed to visually soften this interface.

Lots 34, 35, 36, 38 and 39, which are included in above lots and will apply this treatment, are covered in a different paragraph of the applicable ODP text for the site. These lots, while facing north west, will have the rear part of their backyards backing onto the local purpose stormwater reserve (located within the Inner Plains-zoned land). The interface treatment outlined above for Rural Residential is however still appropriate and applicable for this reserve edge as it will ensure a visually sensitive yet permeable and cohesive boundary solution.

In addition, detailed landscape plans with areas of planting beds are anticipated within the Local Purpose Stormwater reserve along the back of these lots, with this future landscape design subject to SDC approval at detailed engineering design stage. This is expected to contribute to both the amenity for those residents within lots adjacent this reserve, as well as the general public using this open space area.

The above measures, with illustrations below, are seen as an appropriate design response to interface treatment to the 'anticipated' rural residential (currently IP Zone) south east interface, as including the portion next to the reserve, providing both passive surveillance and avoiding any fencing or screening that would otherwise undermine the amenity of the future reserve, a key requirement of the ODP.

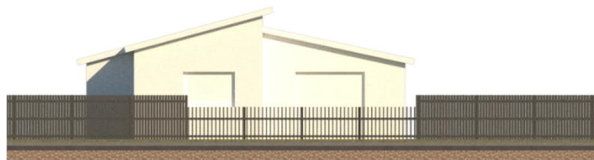


Figure 11.1 | Rural-Res elevation (NTS)



Figure 11.2 | X-section (NTS)

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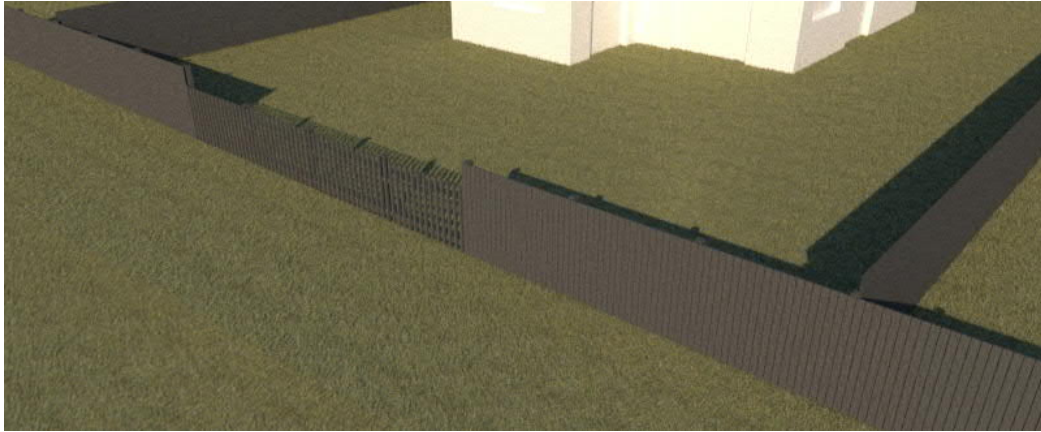


Figure 11.3 | Perspective of Rural-Residential interface (Orange dashed line in Figure 8)

The images above are indicative only and depict how this interface may look in the future with the percentages, transparencies, materials and heights shown.

#### Interface between reserves and residential lots

##### Central Reserve

The interfaces between the central open space corridor reserves and residential lots (shown as green dashed line in the diagram) will in general comply with land use provisions of the ODP, which allows for a minimum of 50% transparency along the full length of the fence adjoining the central open space corridor. This could be interpreted to mean 50% of a 1.8m high fence being permeable, however the applicant proposes a higher permeability solution overall to this, to maximise visibility and allow for greater visual cohesion between lots and the reserve.

The proposed fencing along these interfaces (lots 84, 96, 97-105, and Lot 33) is anticipated to consist of the same treatment as the BUPA interface, with 65% of the lot frontage width to be 1.2m high fencing ideally adjacent a habitable room, and 35% of the lot frontage width to be 1.5m high fencing ideally adjacent private outdoor living areas (most likely in the northernmost corners) to provide some privacy for these areas.

The 1.2m high fencing (as shown in the image below) will be comprised of 45mm x 45mm vertical timber battens (or similar SDC approved equivalent), with 90mm gaps between battens, and a dark/recessive stain. This section of fencing will have an overall permeability of 66%.

The 1.5m high fencing next to anticipated outdoor living areas will be comprised of vertical 90mm x 20mm timber panels, with 20mm gaps, capping timber, and a dark/recessive stain. This section of fencing will have an overall permeability of 22%.



Figure 12.1 | Elevation of reserve interface (NTS). Landscaping shown in reserve is indicative only.

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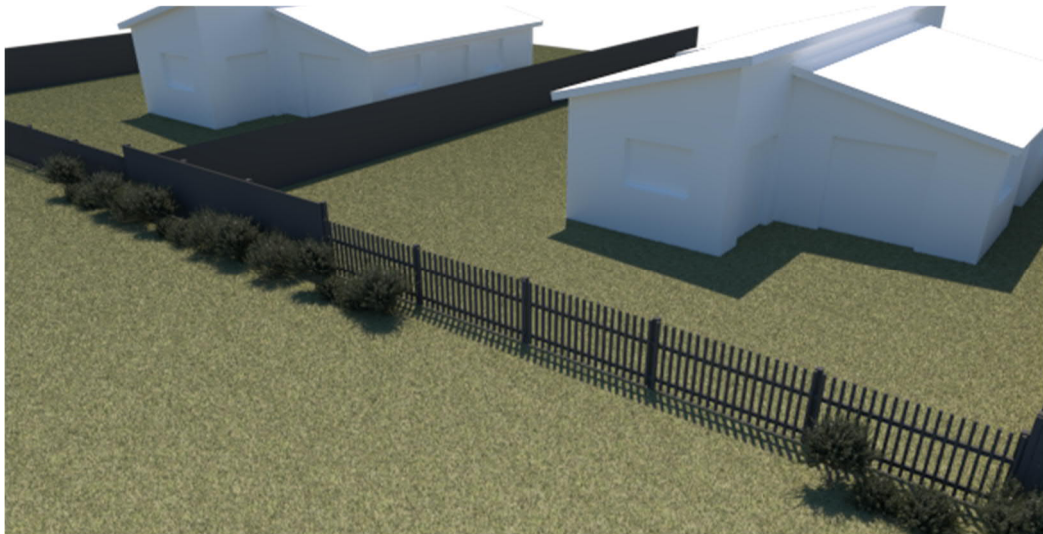


Figure 12.2 | Perspective of 'Central Reserve Fencing' interface (green dashed line in Figure 8)

Houses overlooking the central open space corridor and other reserves will contribute to the passive surveillance of these open space assets, improving the safety and amenity of these spaces. While the higher portion at 1.5m will not have 50% transparency above 1.2m, we believe as it has 22% transparency combined with the use of 66% permeable fencing for the remainder means that overall this will have a far more permeable outcome than, for example, a solid 1.2m fence that would comply with the District Plan Rule.

A recommendation for dwellings located on the northern side of the central reserve that have southern garaging/access off the ROW (lots 93-96) are to have a minimum area of glazing of 2 m<sup>2</sup> fronting the reserve to allow for passive surveillance opportunities. While we understand this is the southern side of these dwellings with typically limited glazing, we also acknowledge the need for the design of these buildings not to turn their backs on this central reserve, and we think this minimum glazing requirement will allow for an appropriate outcome.

The ROW adjoining reserves will not be fenced in order to maintain a sense of openness and visibility; with bollards used to restrict undesired vehicle access. Frontage fencing of lots 93-95 that faces the right of way adjacent to the reserve, is not anticipated as they front the Right of Way (not the reserve), however, could also be the same typology as the fences of reserve frontages, as shown in the above image. This approach for these lots along the Right of Way would ensure a permeable interface with a high level of openness and passive surveillance, and while not required by the ODP or the District Plan, would produce a consistent aesthetic and high levels of passive surveillance.

Lot 83, which will likely have a playground adjacent to it (subject to discussions with SDC), may require additional landscape treatment in the adjacent reserve in order to mitigate the increased noise and activity from the playground and provide a degree of privacy for the residents. Fencing proposed for lot 83 would be the same as the other lots fronting this reserve.

#### Access Reserve Linkages

For lots that front other access reserve 'pedestrian linkages' that are not the central reserve (lots 1-3,18,19,38 (north east edge), 39 (south west edge), 52, 53) these are proposed to have a 1.2m high solid timber fence with 0% permeability along the full width of these reserve boundaries. This is due to location of footpaths being closer to these boundaries and the need for a more solid lower height option that will still allow for appropriate levels of passive surveillance over these open spaces. These allotments may have fencing above 1.2m to protect areas of outdoor living or private spaces, however these higher portions of fence (if used) will comply with District

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Plan requirement of 50% permeability above 1.2m as stated in Rule 4.17.1. The 1.2m solid portion of the fence will utilise timber battens with a dark/recessive stain, to be consistent with the rest of the development.

A condition stating solid to 1.2m for a maximum of 100% of the frontage width, combined with 50% permeability above that to 1.8m for a maximum of 35% of the frontage width, would be appropriate for fencing of these interfaces.

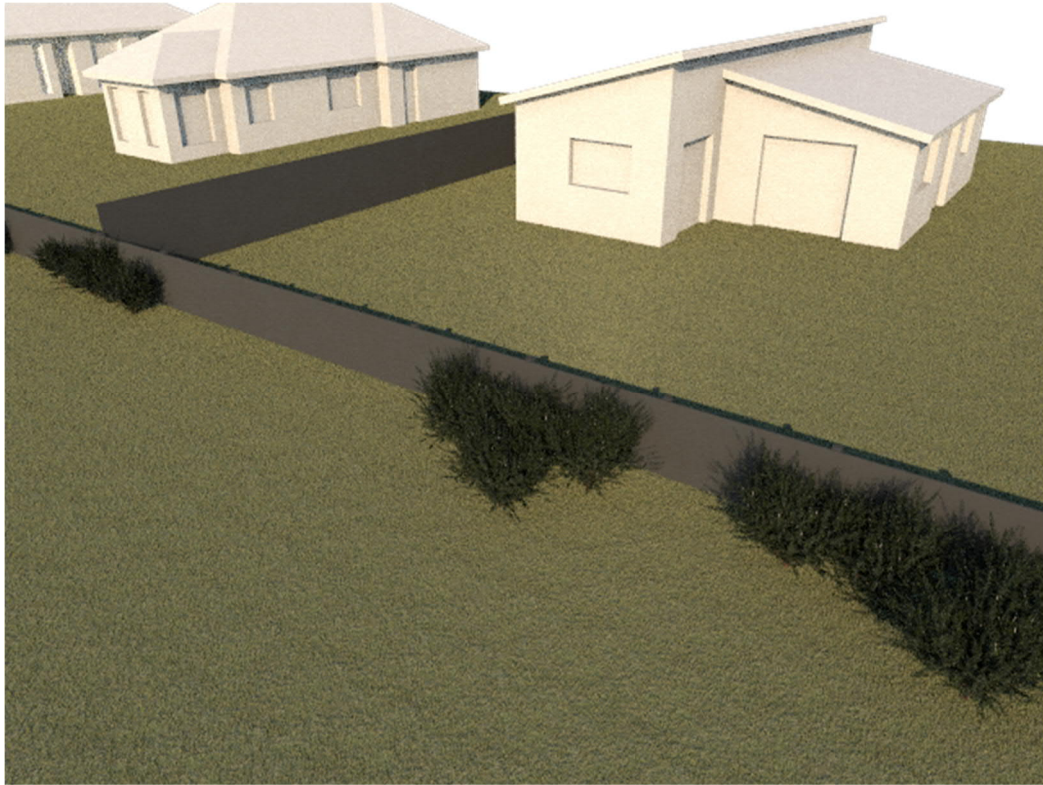


Figure 12.3 | Perspective of 'Access Reserve Linkages' interface (solid green line in Figure 8)

#### Tosswill Road interface

As described in the ODP, the houses along Tosswill Road will front the street, activating this frontage, enhancing street amenity and providing passive surveillance. Exact fencing and landscape requirements are yet to be determined by the Applicant, however an open and attractive frontage is proposed, with well-defined (and ideally separated from vehicular access) pedestrian accessways a key component along this edge. Easements are shown in the subdivision plan, indicating locations of entrance features within those allotments, that will be in keeping with the developments French village aesthetic. No conditions are proposed for this interface however any fencing will comply with District Plan rules such as Rule 4.17.1.

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