

Riverside Park

Design Statement & Built Form Guidelines


Riverside Park
LAKE WANAKA





Development Vision

Riverside Park is a community founded on the principles of sustainable urban design appropriate to the local context. The master planning and subdivision design process has been guided by the following principles:

- The protection and enhancement of the site's significant landscape and environmental features
- Integration of the development with existing service infrastructure including roading, water and sewer systems
- Maximising land use efficiency and minimising energy use
- The provision of a safe and visually attractive urban environment that provides for a variety of housing types and densities to meet the diverse needs of the community
- An integrated approach to the design of open space and urban water management
- The establishment of a safe and efficient street network including pedestrian and cycle linkages
- The establishment of a number of neighbourhood parks and provision of a central recreational facility
- The provision of a high quality living environment
- Cost effective and resource-efficient development





Setting & Site Description

Albert Town is a settlement located on the terraces above the Clutha River. It has views to the surrounding mountains creating a spectacular outlook. The Clutha River defines the edge of the town as do the distinctive river terraces to the west. Riverside Park is an expansion of Albert Town, occupying the lower river terrace alongside the existing township.

It is recognised that the maintenance of amenity values and character of the Riverside Park community is important to the health and wellbeing of its residents. Generous, centrally located neighbourhood reserves and community facilities are provided, the escarpment has been afforded reserve status and will be restored as a woodland with Kanuka as the predominant species. This

reserve area contains walking and cycling trails which provide linkages between the upper terrace and the Clutha River.

The design and orientation of the subdivision has sought to maximise residents enjoyment of the site's landscape values and to minimise any adverse effect on natural resources. Residential allotments have been oriented to maximise solar gain and to provide a

safe and functional urban environment. A variety of lot sizes are available ranging from centrally located smaller lots on which more intensive development (including a number of duplexes) is possible, to larger suburban style allotments adjoining the escarpment reserve and outer boundaries of the development. It is intended that development of housing at Riverside Park will include a diverse range of styles and designs, and that the form and character of the development will reflect the diversity of its residents and the existing character of Albert Town.

Subzone A

The purpose of Subzone A is to provide for higher density residential development. Certain 800m² sites are identified as subdividable down to a minimum area of 400m². On these lots, the development of duplex housing is required, where two residential dwellings on adjoining lots share a common wall along the internal boundary. These sites are located close to neighbourhood reserves. The remaining lots within Subzone A are typical 'township' lots of 800m².

Subzone B

Subzone B makes up the majority of the Riverside Park development and provides typical residential lots consistent with Albert Town, with an average lot size of 800m².

Subzone C

Subzone C provides for larger residential lots along the State Highway 6 boundary, ranging from 1000m² – 2000m² in area. To enhance the visual amenity of Riverside Park, a 10m building setback from the State Highway has been imposed on these lots. In addition, the State Highway boundary is being landscaped with construction of a post and rail fence along the length of the site.

Design Guidelines

The developer's intention is to encourage a community which residents can be rightly proud of. The character of Riverside Park will in large part be defined by the way in which houses and gardens are developed. The following guidelines have been formulated to assist property owners in this process.

Style & Theme

The established character of Albert Town is defined by the diversity of its residential buildings, gardens, fences and other structures.

Similarly, Riverside Park is an urban environment, and will be made up of a diverse range of styles and appearances. These will range from traditional house designs to contemporary, modern concepts. No single style is promoted as preferential.

However, there are some designs which may not be desirable and are discouraged. These include but are not limited to the following:

- Rural style 'barns'
- Relocated dwellings
- 'A' frames
- Outbuildings intended for use as the principal dwelling on the site

These and other variations on these themes which are inconsistent with the urban flavour of Riverside Park are discouraged and will not be approved by the Design Approval Committee.

Materials & Treatments

It is not proposed to provide a definitive list of approved materials, colours or styles. As a future resident, that is your choice. Houses

are however likely to be constructed from the following materials:

- Timber / cement type weatherboard
- Compressed cement board
- Concrete block
- Cement plaster
- Timber shingles
- Timber board and batten
- Oamaru stone
- River rock
- Brick
- Corrugated iron

Roofing styles will likely be a mixture of hip and gable, flat or monopitch, lean to and of varying pitches. Roof treatments are likely to be long-run steel or Eurotray (colour steel/painted zinalume), shingle or tile (cedar, concrete, asphalt).

As a general guide, large areas of bright colours, reflective surfaces, single materials, non-urban designs (such as barns) are unlikely to be acceptable.

All dwellings will be required to be completed within a period of 15 months from the date of commencement of construction work. It is expected that earthworks and landscaping will be completed within 12 months of building completion.

Allotment Layout

With the exception of Subzone A, the Township Zone provisions for allotment layout are largely applicable to new dwellings within Riverside Park. The District Plan rules applicable to each subzone are summarised in the following tables:

Subzone A

| | |
|---|---|
| Building setback from road boundaries (excluding secondary rear access lanes) | 2m |
| Building setback from rear access lane boundaries | 2m for dwellings and no setback for garages and accessory buildings. |
| Rear access lanes | Where sites have access to both rear lanes and primary roads, the dwellings must face the primary road. |
| Setbacks from internal boundaries [Exemptions for accessory buildings, eaves, porches, balconies etc are provided] | Front sites: one setback, minimum distance of 4.5m adjoining a boundary of at least 15m in length, plus one setback of a minimum distance of 3m and one of a minimum distance of 2m. Rear sites: all setbacks shall be 2m. Two residential or accessory buildings on adjoining sites may share a common wall. |
| Continuous building length | If any houses are longer than 16m along an internal boundary setback, the building must be either stepped back from the boundary an additional 0.5m for every 6m of additional length (over 16m). |
| Building coverage | 40% |
| Outdoor living | 100m ² of outdoor living area is required per residential dwelling. |
| Access | Where rear lanes are available, all garaging and vehicle access to the site must be provided via the rear lane. |
| Building height | 7m |
| Height to yard ratio | No part of the building shall protrude through a recession line inclined towards the site at an angle of 25° commencing at 2.5m above ground level at any given point on the site boundary (except where buildings share a common wall). |

Subzone B

| | |
|---|---|
| Building setback from road boundaries (excluding secondary rear access lanes) | 4.5m |
| Setbacks from internal boundaries [Exemptions for accessory buildings, eaves, porches, balconies etc are provided] | Front sites: one setback, minimum distance of 4.5m adjoining a boundary of at least 15m in length, plus one setback of a minimum distance of 3m and one of a minimum distance of 2m. Rear sites: all setbacks shall be 2m. |
| Continuous building length | If any houses are longer than 16m along an internal boundary setback, the building must be either stepped back from the boundary an additional 0.5m for every 6m of additional length (over 16m). |
| Building coverage | 35% |
| Outdoor living | 100m ² of outdoor living area is required per residential dwelling. |
| Access | Where rear lanes are available, all garaging and vehicle access to the site must be provided via the rear lane. |
| Building height | 7m |
| Height to yard ratio | No part of the building shall protrude through a recession line inclined towards the site at an angle of 25° commencing at 2.5m above ground level at any given point on the site boundary. |

Subzone C

| | |
|---|---|
| Building setback from road boundaries | 4.5m |
| Building setback from the State Highway 6 boundary | 10m |
| Setbacks from internal boundaries [Exemptions for accessory buildings, eaves, porches, balconies etc are provided] | Front sites: one setback, minimum distance of 4.5m adjoining a boundary of at least 15m in length, plus one setback of a minimum distance of 3m and one of a minimum distance of 2m. Rear sites: all setbacks shall be 2m. |
| Continuous building length | If any houses are longer than 16m along an internal boundary setback, the building must be either stepped back from the boundary an additional 0.5m for every 6m of additional length (over 16m). |
| Building coverage | 35% |
| Outdoor living | 100m ² of outdoor living area is required per residential dwelling, which must be easily accessible from the living areas, and does not include driveways or parking areas. |
| Building height | 7m |
| Height to yard ratio | No part of the building shall protrude through a recession line inclined towards the site at an angle of 25° commencing at 2.5m above ground level at any given point on the site boundary. |



Connectivity

There is a defined connectivity hierarchy in Riverside Park. This hierarchy achieves the following outcomes:

- Safety
- Ease of use and understanding
- Dedicated pedestrian and cycling
- Sense of entry

The following elements are identified:

1. Points of Entry

There is one main entrance to the subdivision from Aubrey Road and two connections from Frye Crescent and Sherwin Avenue.

2. Main Arterial Road

This connects Aubrey Road through to Sherwin Avenue. A design goal in the layout is to limit the number of residential lots with access directly onto this arterial road. This is for safety and aesthetic considerations.

3. Through Roads

These roads serve particular areas of the site. They are narrower in road width in order to slow traffic down. This contributes to a slower speed environment which is generally safer for pedestrians and cyclists.

4. Lanes

These service the adjacent sections and allow for garages to be located off the alleys and not streets. This means there is no vehicle crossing from the house to the street. In some cases

the lots face onto adjoining green spaces/walkways.

5. Walkways/Cycleways

There is an extensive system of walkways/cycleways through the site leading either to the central facility or to the adjacent walkway. These walkways/cycleways will provide linkage through the site with permeable paving and native plantings.

Landscaping

Appropriate landscape design will make an important contribution to the overall look and feel of Riverside Park. The use of planting, fences and other structures will both complement and enhance the landscape patterns and reinforce the overall character of the community.

Fences

Fences located within the road setback should not exceed 1.2m and should be of 'open syle' (e.g. post and rail, post and wire, trellis etc). Rural style post and wire fencing will be constructed by the developer along all reserve boundaries adjacent to residential sites. Fences onto reserves to be a maximum of 1.2m high.

Community Facilities

Designed to create a vibrant community feel, Riverside Park has its own recreational facilities for the whole family to enjoy. The facilities provide an opportunity to get to know neighbours and other residents through formal

and informal gatherings.

Complete with a community swimming pool, children's pool, spa pool, gym, clubhouse and barbeque area, this has become a central gathering point for the residents of Riverside Park. Annual membership fees apply.

Design Process

To ensure that the Riverside Park development meets the expectations of all parties, a design approval process is proposed. This is intended as a straight forward and transparent approval process. This will enable central oversight by the developer over the built form and will ensure that an appropriate prevailing character of Riverside Park as an urban community sitting comfortably within its surrounding environment is achieved.

Prior to applying for building consent from the Council, residents will be required to submit their plans to a Design Approval Committee. The standard adopted will be the 'reasonable person test' – that is, would a reasonable person object to living next door to this dwelling?

The following will be required to be submitted for design approval:

1. Site Plan

- Shows footprint of the house and any accessory buildings (garages, sheds etc)
- Indicates colour of the roof
- Indicates location of gardens, lawns, hedges, trees and shrubs (with proposed species).

2. Floor Plan

3. Elevations

- Indicating proposed colour scheme.

These plans should be at A3 size, to scale and include a north point. They should enable the Design Approval Committee to quickly assess your proposal and provide sign off.

This is intended to be a streamlined assessment process in order that lot owners can proceed to build their home. For this reason, the Committee undertakes to get these plans back to you within one week of them being received. To ensure this speedy turnaround can be achieved, it is not proposed to enter into discussions with residents.



Sustainable Design

In addition to the design guidelines provided, Infinity actively encourages residents to carry through its vision for sustainable development by incorporating the following principles in the design of their homes at Riverside Park:

Energy Efficiency

- Design passive solar energy facilities for the home through layout and orientation of living spaces, use of concrete floor thermal mass and underfloor insulation
- Thermal resistance for the roof and walls by maximising insulation
- Use of energy efficient appliances, solar panels and heat pump technology
- Centralise plumbing, insulate hot water cylinders and 'lag' hot water piping
- Consider resource efficiency, longevity of the building and strive for low maintenance
- Consideration of landscaping to maximise winter sun and minimise watering and fertilisation
- Use of exotic species appropriate to the climate and ground conditions
- Use of native species.

Water Conservation

- Collection of rainwater for external use (garden/washing car)
- Use water conserving appliances including toilets, shower, taps, washing machine and dishwasher
- Reduce irrigation and surface water run-off.

Building Materials

- Sustainable, certified, toxic-treatment-free timber
- Selection of low volatile organic compounds (VOC) and toxic-free paints, finishes and adhesives
- Materials that permit the building membrane to 'breathe'
- Natural floor surfaces such as tile, timber and linoleum
- Sustainable solid timbers rather than processed composite sheet materials
- Inert gypsum-based wall and ceiling linings.

Low Environmental Impact

- Create indoor/outdoor links and user-friendly transition areas
- Include water permeable landscape features
- Enhance native bush and create edible gardens
- Establish home recycling bins and garden composting.

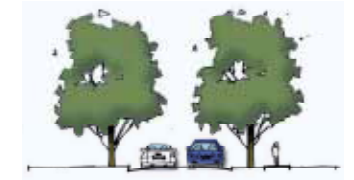
Waste Reduction

- Select materials using recycled components
- Design for re-use and recycling
- Control and reduce waste and packaging
- Reduce resource consumption
- Use of in-sink disposal systems are discouraged.

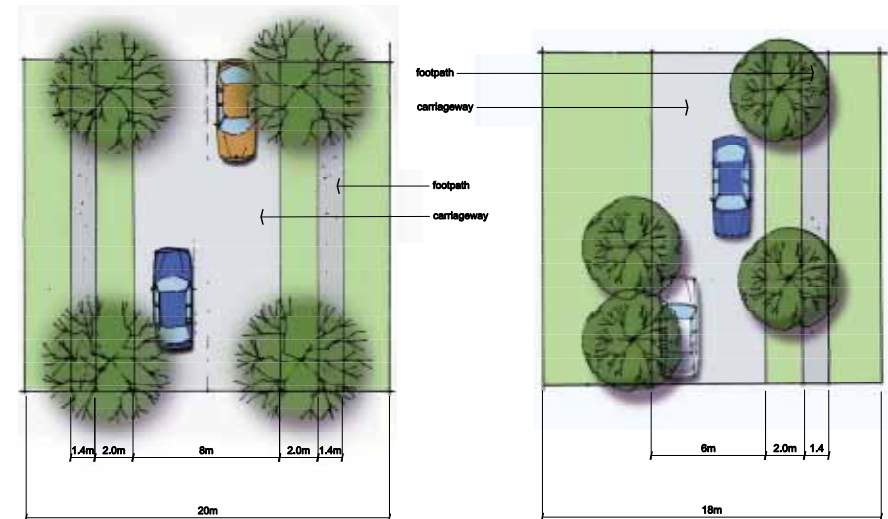
It is acknowledged that for individual home builders, product selection will come down to personal choice, availability and cost effectiveness.



Typical plans of primary street and cross section through primary street



Typical plans of secondary street and cross section through secondary street



Another quality development by award winning developer



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Disclaimer

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