



# Buckley Hobsonville

Architecture and Landscape Design Guide



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## REVISION 1

This is a live document that will be reviewed and updated over time to ensure its relevance to each phase of development. The Design Panel will identify and recommend to Hobsonville Land Company (HLC) when modifications may be required.

This document contains information relevant to stage 1 and 2 development areas, including special character areas for Buckley Avenue, Linear Park Avenue and Pocket Park 2.

Building typologies included in stages 1 and 2 are Terraces, Courtyards, Villas and Traditional houses [refer to the Design Code for definitions].

Apartments , retail and mixed use are not included in this REVISION 1.

## PART A: INTRODUCTION

### 1.0 How to use this document

#### 1.1 audience

This document will provide design guidance to a varied audience, including:

- Engaged architects and landscape architects
- Builders and suppliers
- Draftsman
- Waitakere City Council
- Future homeowners
- Design Review Panelists

#### 1.2 purpose of the design guide

The *Architecture and Landscape Design Guide (Design Guide)* has been produced to “secure the overall quality of development and reinforce identified neighbourhood character areas, creating a distinctive sense of place for the new Hobsonville Community”

The Design Guide and the *Comprehensive Development Plan (CDP) Planning Conditions* (Design Code) must be used in conjunction with one another for all subdivision and landuse consents applied for within the Buckley Hobsonville CDP area.

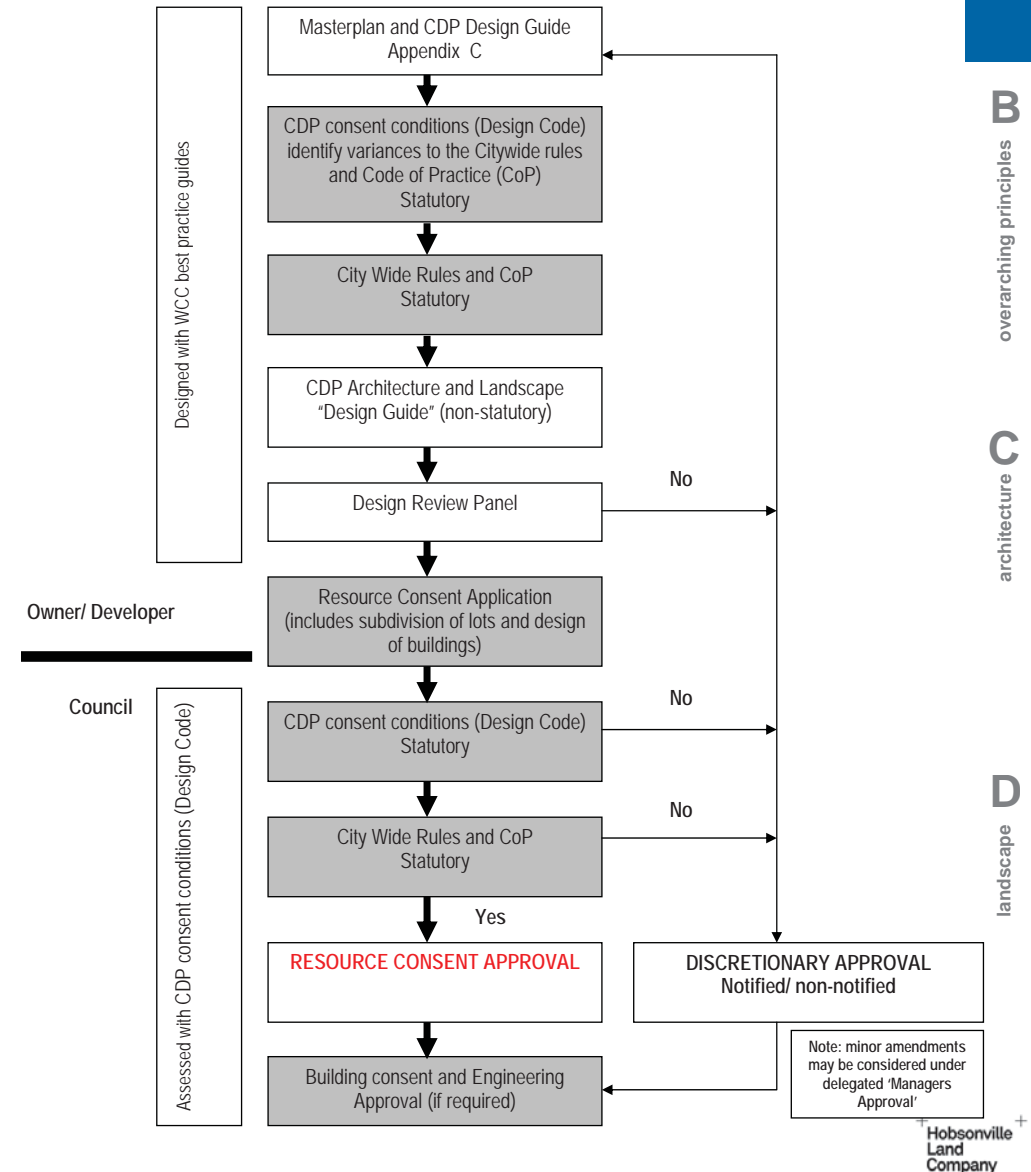
The **Design Code** is a statutory document for the CDP area. The Design Code ensures consistency of urban form and character, and sets out controls for buildings, streets and open space. In general, the relevant District Plan rules apply except where a particular standard is stated in the Design Code (which then supercedes the District Plan).

The **Design Guide** controls architectural and development quality, including front yard landscaping. It interprets and gives effect to the Design Code, providing a degree of certainty for the ‘look and feel’ of the development, while also encouraging variety and interest within the built form and landscape.

The Design Guide is administered by a Design Panel, empowered to evaluate and make recommendations to achieve overall design objectives for the development. This will assist with a streamlined consent application process.

### 1.3 resource consent application framework

figure 1: **SUBDIVISION AND LANDUSE – LOT DEVELOPMENT** (includes subdivision of lots within superblocks, and building design for houses on each lot)



## 1.4 role of the design panel

The Design Panel acts in an advisory capacity, and has four main purposes:

- 1) to guide the urban design and architectural vision for Hobsonville,
- 2) to assist developers, architects and designers to achieve the potential offered by the vision,
- 3) to streamline the consenting process; and
- 4) to ensure that the vision is maintained in perpetuity regardless of the changes in stakeholders.

The Design Panel will assess subdivision and land use resource consent applications (including landscape and building design) prior to formal lodgement with Council. The Panel will consider the overall context and setting of the development, and the relationship between the street design and the houses. The Design Panel is empowered to ensure that the designs put forward are delivering on the expectations set out by the Design Code and Design Guide.

A non-mandatory briefing service will be available to housing developers and their teams at the outset of the design process, to evaluate the subject sites(s) and to discuss possibilities in relation to the Design Guide.

The design review process has two steps, however an applicant could progress through the review process in one step where a design has been previously utilised.

1	Once <b>concept</b> designs have been prepared, the Design Panel will review them to ensure they fit within acceptable directions assessed against the Design Guide and Design Code. The Design Panel is empowered to suggest modifications to the proposals, or if necessary to reject and call for re-submissions. The applicant must respond accordingly.
2	Once <b>developed design</b> drawings have been prepared, the Design Panel will review them and provide written recommendations to Council. The proposal will be assessed against the Design Guide and Design Code and will form part of the supporting information submitted with resource consent applications made to the Council.

Membership of the Design Panel will include architectural, landscape and urban design expertise, with representatives of Waitakere City Council, Hobsonville Land Company Ltd, and any relevant Housing New Zealand Corporation development partner.

A design checklist for both the applicant and the Design Panel is included in the appendices of this Guide, and includes drawings that must be provided at each stage of the application. The Design Panel may advise the applicant on the design skills required to interpret and implement the objectives of the Design Code and Design Guide. The Design Panel will also receive (for information and comment) the final designs for parks and streets that are submitted for superlot subdivisions.

Should significant changes occur during the preparation of Building Consent documents, the proposal must be re-presented to the Design Panel for approval before submission for consent.

## 1.5 document structure

The document is structured under the following headings:

Part A Introduction	Provides background on how to use this document as part of the application process
Part B Overarching principles	Describes the design philosophy, values and objectives relating to architectural design and front yard landscaping.
Part C Architecture	Provides guidance and controls for architectural design and detailing to meet lifestyle, functionality and quality objectives for the development.
Part D Landscape	Provides guidance and controls for front yard design and detailing to meet lifestyle, functionality and quality objectives for the development.
Part E Management	Provides logistical information about construction and maintenance, and a checklist for application requirements
Part F Appendices	Includes plans and other supporting information to assist with interpretation of the Design Guide



## 2.0 Context and masterplan

### 2.1 overarching master plan design strategy

The design strategy for Hobsonville is based on:

- Making a place for the community to inhabit for generations to come
- Designing streets as a place for people not just for cars
- Connecting streets and open space for recreation and access
- Creating a truly mixed development in social and economic terms

The design strategy seeks to create a unique and sustainable urban development based on the core attributes of Auckland's traditional compact suburbs, such as Freemans Bay and Ponsonby.

The overall development encompasses a number of key features:

- serviced land for more than 3,000 homes
- a primary and secondary school, and community facilities
- conservation and protection of historical and natural features
- walkway access along the site's entire Waitemata Harbour coastal edge
- low impact infrastructure, including transport and storm-water
- water and energy efficient building design and urban design
- mixed use at the waterfront landing area, including a ferry service
- a main connector [Hobsonville Point Road] linking the waterfront landing and Hobsonville Village
- provision for public transport along the central spine road
- a village focus for mixed use development and public transport
- on-site employment (estimated 2,000 jobs) including a Waitakere City Council and industry-led, export-orientated marine precinct
- a staged development over a 10-15 year period

The vision for the development is to set new benchmarks for sustainable, mixed use urban development in New Zealand, and to build a community that is accessible for people from all sectors of society. The four interlinked spheres of sustainability- environmental, economic, social and cultural- underpin the requirements of the Design Code and the Design Guide.

[Refer to the Design Code Building matrix 1 for HERS sustainability ratings]

figure 2: master plan framework

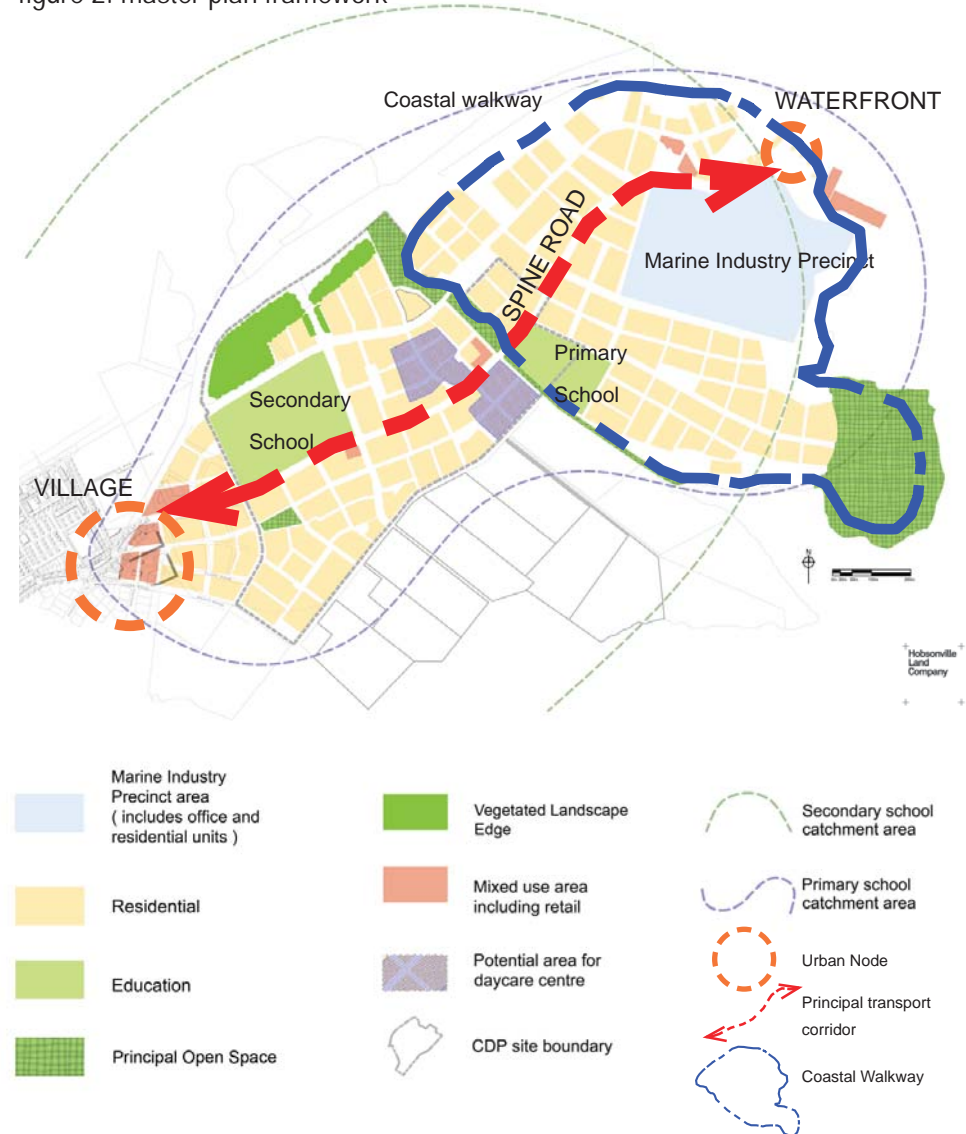


figure 3: illustrative CDP Masterplan





## PART B: DESIGN PRINCIPLES

### 3.0 Character

#### 3.1 coastal character

Hobsonville will become a vibrant, relatively densely populated neighbourhood centre, largely surrounded by the upper Waitemata Harbour. The architecture and landscape of all developments should celebrate the unique peninsula on which the new community will be accommodated.

The character is expressed by creating a vibrant fully integrated community composed of easily recognisable neighbourhoods. Hobsonville reflects the casual, informal and friendly characteristics of a coastal settlement.

The connections to the coastal edge are reinforced by the design and layout of the streets and parks which contribute to the overall consistency and quality of the Hobsonville development.

Character is also created by interpretation of values that are a point of difference for Hobsonville and are discussed further below. This includes a relaxed living style and how it is expressed functionally in the design and detailing of the houses and front yards.

#### 3.2 street character

Street design and urban form are controlled by the Design Code, to ensure consistency and coherence without uniformity. Special character areas are identified and reinforced through the design of the streets and parks which connect land and water.

The design and layout of architecture and front yard landscaping contributes to the streetscape. In particular the quality of the landscape and an overall impression of greenness created by street tree planting and front yard landscaping reinforces the identity and character of the Hobsonville community.

Variety makes a place more enduring, and can happen within each building, from building to building, and within each street. The individuality, complexity and richness created through a mix of architectural styles, materials, colours and proportions, along with the personalization of front yards over time will also contribute to street character.







### 3.3 character area descriptions

Some special character areas have been identified, and include specific streets and parks. The relationship between streets, parks, buildings and landscaping around buildings is important to reinforce the character of the neighbourhood and the overall development. Lot developments must respond to the character established in certain streets and parks, described as follows:

#### Linear Park Avenue

Linear Park Avenue is characterised by its interface with Linear Park, an important open space connection to the coastal edge and peninsula walkway. It is an ecological and recreational corridor, characterised by native tree species, swales and wetland planting. The historic airforce runway intersects Linear Park Avenue, and this is captured in the design of street and park elements.

[Refer also to the Design Code, Part C Urban Design]

#### Buckley Avenue

Buckley Avenue is characterised by the retention of existing Phoenix Palms, providing a strong rhythm and consistency to the north side of Buckley Ave. Buildings are set back, with wide planted berms reinforcing the parkland character of the street. Trees and a planted swale under the palms, along with pocket public spaces create a distinctive neighbourhood feel.

[Refer also to the Design Code, Part C Urban Design]



## Homezones

A homezone is a communal lane which provides for the gathering of residents and a safe play area for children. The physical layout and design of the homezone will encourage reduced vehicle speeds to 20 kph and below, without the need for signage or road markings.

Homezones do not have a separate carriageway and footpath but instead provide a shared surface where vehicle users do not have priority over cyclists or pedestrians. Street elements used to create a horizontal shift in vehicle paths will help to reduce traffic speeds.

Homezones are generally fronted by buildings on both sides of the street. However in some instances shared surfaces will be used adjacent to, and within, public reserves. In these cases, speed will be reduced through pinch points created by planting areas and trees, and the same principles for homezones will be applied to the 'shared surface' sections of streets.

Gateway treatments will be used to identify entry to homezones, and will set the tone and character for each zone. On-street parking, changes in surface texture and colour, planting, trees, street furniture and other devices will be used to reduce traffic speeds and create character.

Homezones and shared surface streets are part of the public realm and will be designed and approved at the superlot subdivision stage. There will need to be a review of these types of streets at the time the adjoining lot development is designed. This may require some changes made to the original street designs prior to construction. It will be critical that the Design Panel review the Homezones and shared surface street designs when the adjoining lot development is detailed to ensure integrated design is achieved between the street and the adjoining buildings.

## Local and minor streets

Streetscape cross sections are provided in the Design Code. Trees, low planting, swales and rain gardens are intermittently incorporated into berms and in between parking bays to slow traffic speeds, treat stormwater and create bird corridors. Footpaths, kerb and channels and parking bays are detailed to create character and interest and to also slow traffic speeds.



## Parks

There are expectations outlined in the Design Code for building development that is adjacent to Parks. This is outlined in the Urban Form Plan (section 3.1 of the Design Code) with the expectation of continuous frontage, rear loaded vehicle access and tighter front yard building setbacks.

## Linear Park

This park is characterised by three existing landscape types:

- 1 The upper historic airforce runway, reflected in the formal design elements of the urban plaza
- 2 The groupings of mature deciduous trees, reflected in the informal central playground space
- 3 The natural forms of the lower gully, reflected in the natural character of the pond and wetland area.

## Pocket Park

This park has an urban character, and incorporates the adjoining streets as part of the park, so that these streets function as shared pedestrian and vehicle zones. The location of the park aligns with the historic airforce runway, which is reflected in the park design.



## 4.0 Design values

### 4.1 design for living

Openness, lightness and outdoor living are attributes that are appropriate to a coastal settlement and the Kiwi way of living. To achieve openness, the demarcation between public and private must be clear, with defined edges between private and public space.

A textured and defined interface at the street edge allows for an extension of living space, while still maintaining surveillance and outlook to the street. Front yards overlook the street and contribute to a sense of community and being neighbourly.

The expression of a casual and relaxed outdoor living style is unique to Hobsonville. This means creating functional features that allow open plan living, such as verandahs and terraces. Functional entrances and front yards that are open and welcoming. Attention to sustainable design requirements will give an overall impression of directness, usefulness and authenticity. These considerations cater for lifestyle, rather than just 'style'.

A feeling of space rather than crowding can be created by minimising overlooking, outlook to borrowed views and public space, and orientation of the house on the lot.

### 4.2 design for quality

A combination of visual richness and coherence is created by architectural language and composition, construction systems, materials, finishes, colour and detail.

Therefore with the exception of some excluded materials that do not meet requirements for quality and longevity, the Design Guide will primarily control the application of materials to achieve quality detailing. Materials should be used in a way that reveals their integrity and permanence, with current technology and sustainable design principles informing material choice and performance.

Architectural elements should be honest, direct, functional and an integrated part of the built form. Combinations of materials and their careful application are important to create rich textures and contrast. Individuality and personalisation are encouraged.



## PART C: ARCHITECTURE

### 5.0 Architectural characteristics

The following architectural characteristics are regarded as distinctive and appropriate to the Hobsonville neighbourhood. They apply to all buildings and peripheral elements whether they front onto streets, parks, rear lanes, or homezones.

#### 5.1 directness

Directness is expressed in the way building components are selected and put together. Architecture should be contemporary in style, technology and materials. Except in special cases identified in advance, historicist reconstructions, and fake facades are not appropriate. Buildings and groups of buildings should be visually coherent.

#### 5.2 openness

Openness is expressed in the relation of buildings to private open space, to streets, to parks and to the larger context. An easy and relaxed relationship is appropriate. This affects the architectural gestures which building forms make, and the architectural vocabulary used.

Appropriate examples include:

- open gable roof forms addressing the street
- cantilevered roofs and floors
- prominent balconies and verandahs
- strong modelling of walls
- emphasising solid and void, as in recessed doorways
- added pergolas, awnings, window boxes
- openable windows and doors (natural ventilation preferred over air conditioning)
- emphasis on passive ventilation as part of an over-all environmental performance strategy for Hobsonville.

#### 5.3 lightness

Lightness is expressed in structure and material, physically and visually. Generally, an appearance of lightness rather than massiveness is favoured. This does not exclude the possibility of a structure which appears to float over a solid base, or other cases in which lightness is intensified by contrast with solidity.

Examples include:

- roofs which visually 'float' above walls.
- framed structures with panel infills.
- use of glass to separate and visually lighten more solid elements.

#### 5.4 informality

Informality is expressed through a relaxed architectural manner rather than a formal one. Incorporation of mock-formal architectural statements, such as Greek porticos on applied columns for example, is not appropriate.

#### 5.5 variety

Variety is expressed in form, colour and material. The Design Code identifies sites where buildings of particular distinction are sought (gems), such as landmark and marker buildings. These should be visually clear and engaging, acting as markers in the context of the development. Elsewhere, individual buildings require the considered and coherent use of material and colour, but a higher degree of variety is required than which is displayed in most housing developments. Generally, crisp contrast of colour will help the required sense of lightness and openness, and evoke seafront associations more than sombre colours of similar hues.

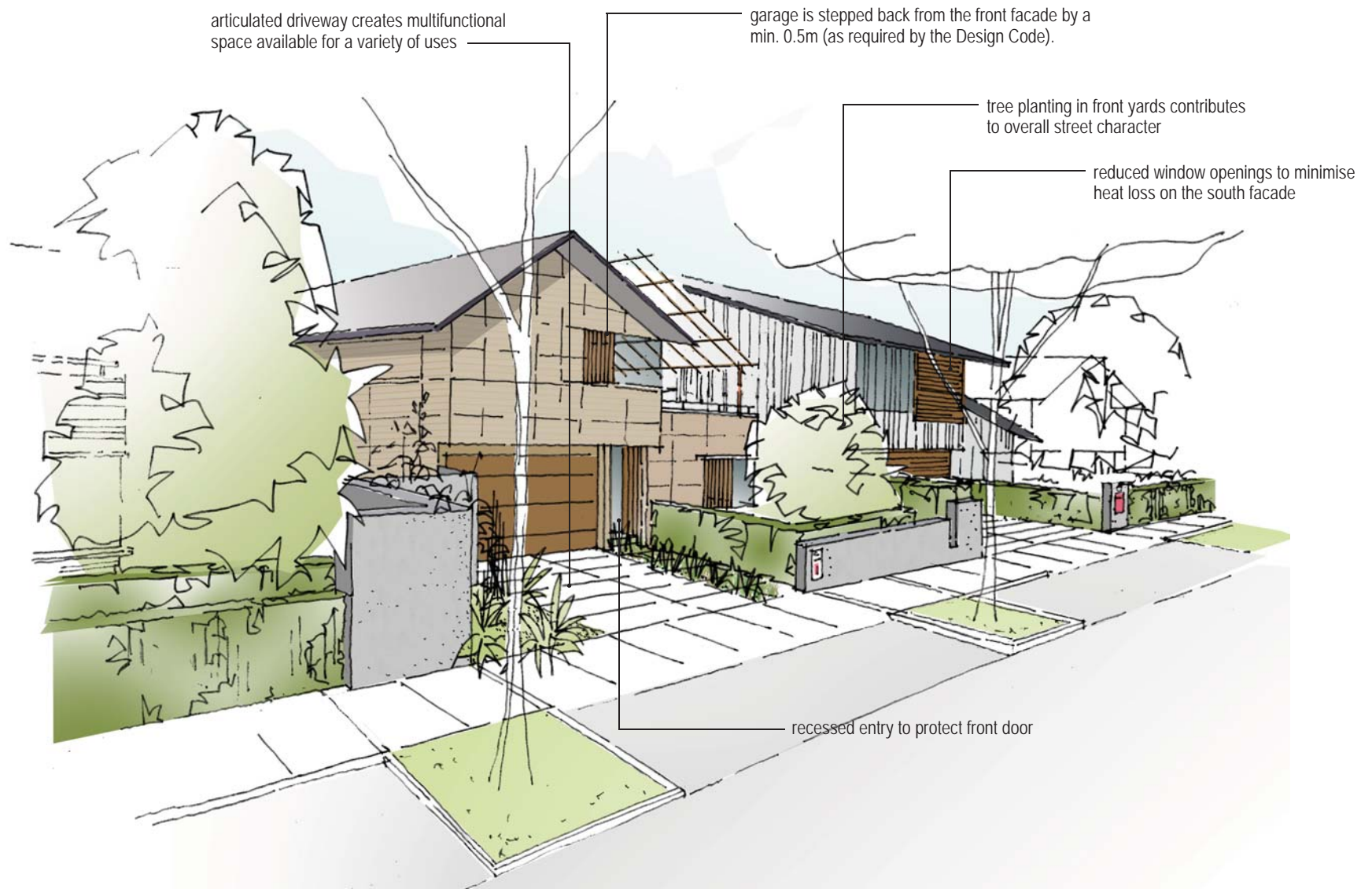
The Design Code also outlines general urban design standards which will help to deliver variety and richness in the building forms and detailing (Refer section 3.7 of the Code)

figure 4: desirable architectural characteristics on a north facing street frontage





figure 5: desirable architectural characteristics on a south facing street frontage



## 6.0 Design for living

Architectural character will in part be determined by functional requirements of the housing types described in this document, rather than by exterior styles. The relation of house units to private open spaces, and to the street or other public space is an example. Another is making the best use of the sun's energy through passive solar design. Following are specific requirements affecting form and appearance of buildings, in context:

### 6.1 environmental response

Good environmentally responsive design will generate –

- 1 Creative architectural forms, which are functional and useful.
- 2 Economic viability for the duration of Hobsonville.
- 3 Comfortable, light and energy efficient homes through the application of passive solar design principles.
- 4 Reduced environmental impact and running costs through energy and water efficiency and the use of environmentally preferable materials.

Examples - orientation of living spaces to the north, the use of eaves and other external shading structures to avoid overheating, good insulation and applied mechanisms such as water tanks and solar collectors.

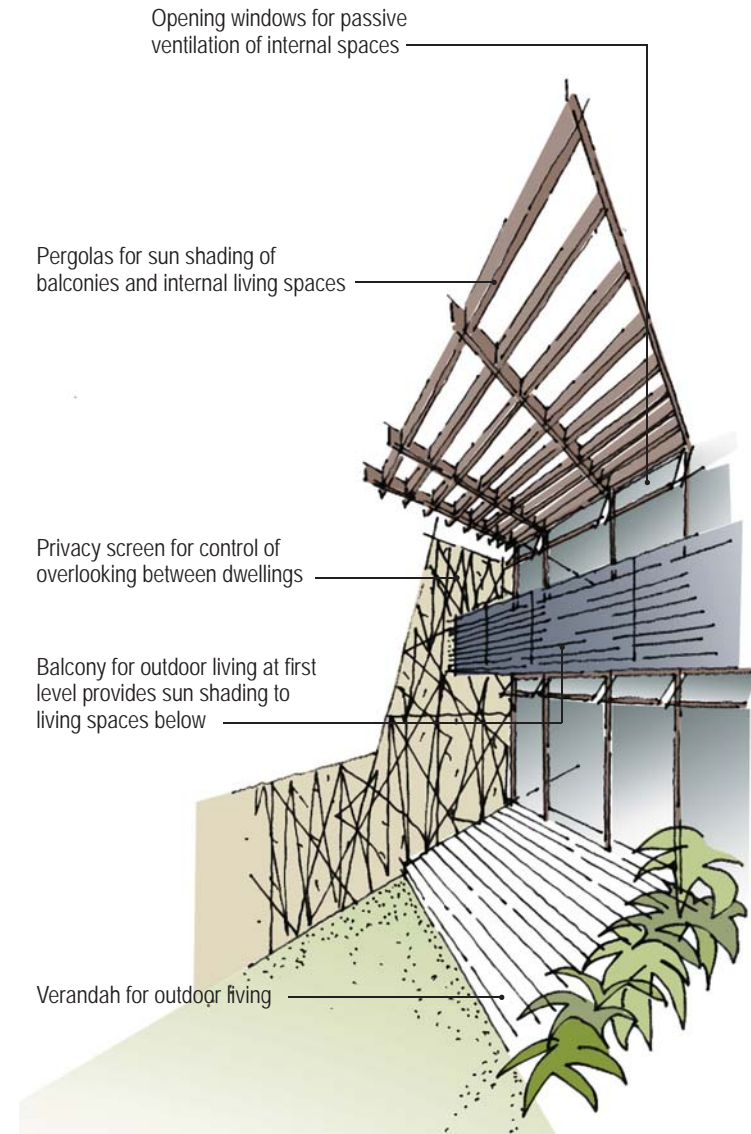
### 6.2 private open space

Demarcations apply to front yards and between adjoining private open spaces at ground level. Visual separations should be constructed between adjoining balconies or terraces to separate upper level houses or apartments.

Private open spaces should be directly accessible from main living areas, and whether at ground floor or at upper levels (balconies and verandahs) be proportioned to comfortably accommodate outdoor living functions.

Outdoor living areas should be partly covered for shade and rain protection, preferably from the access doors outward.

figure 6: private open space, overlooking and ventilation principles



### 6.3 building entrances

Entrances to houses or housing should be protected from rain, and preferably recessed from the general wall plane. They should be sited so they are not compromised by pedestrian and vehicular traffic.

### 6.4 garages and car parking

Minimising the visual impact of car parking and garage doors is a priority, particularly at street frontages.

### 6.5 heat gain and loss

Windows and doors should be sized and positioned, and external shading provided where appropriate, to control excessive heat gain and loss. Internal control of solar heat gain (e.g. by curtains or blinds) should not be required.

### 6.6 natural ventilation

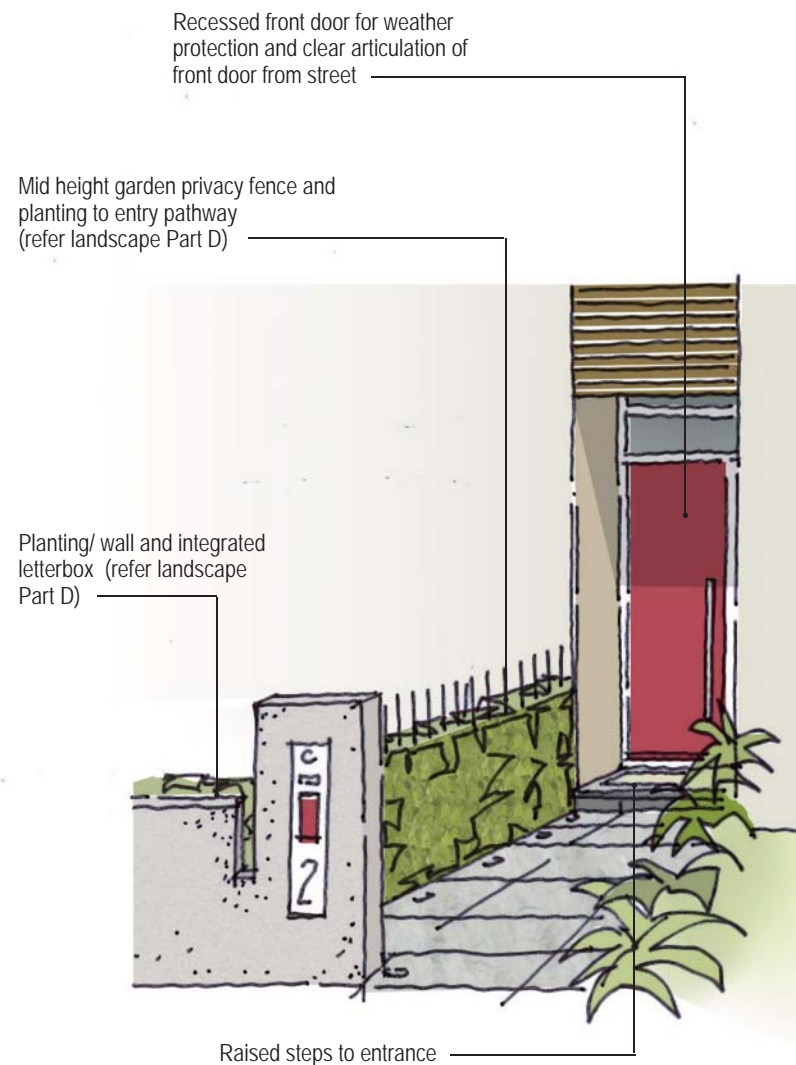
All habitable rooms should be naturally ventilated with opening windows, and/or doors or vents. Cross-ventilation is highly desirable. A proportion of windows must be able to be left open without compromising security to allow for cross ventilation. This can be achieved through high level windows or security stays.

Artificial ventilation or air-conditioning is not encouraged and should only be used where required by the NZ Building Code.

### 6.7 service areas

Service areas for rubbish bins, clotheslines and garden storage should be sited so as not to compromise outdoor living courts or be visually obtrusive. Care must be given to ensure areas are large enough for wheelie bins for rubbish, recycling and garden rubbish. Bins should be able to be stored out of the rain, and out of the view of the public when seen from the street.

figure 7: design principles for street frontage and front door entrance





## 6.8 rear lanes

Since rear lanes perform several functions, accommodating pedestrians as well as vehicles, it is important that they are pleasant places to be in. For this reason all service facilities such as rubbish storage must be screened from view.

A number of architectural devices are appropriate to enliven lanes and improve safety:

- A pleasing mix of garage doors with gateways, fences, and trees is desirable. Refer to the Design Code Section C P27.
- No more than two double garage doors should adjoin without a break.
- The material and patterning of garage doors can be designed to reduce their blandness and bulk.
- Upper floor accommodation, or verandahs or balconies can be built over garages. These increase surveillance of lanes, and add formal variety to the public space.
- Careful attention should be given to the size, setback and detailing of gates to allow good pedestrian access combined with service access for items like wheelie-bins.
- The practical and aesthetic standards which apply to buildings and fences in general, apply also to access lane frontages.

[refer to Design Code - Part C Urban Design for other requirements including rubbish truck access and lighting]

## 6.9 overlooking

Care must be taken to provide privacy for occupants. Any sense of being observed while going about ones daily life in the house or apartment must be minimised. This applies to being overlooked from adjacent dwellings, or from the street.

Windows should be located and sized to provide outlook and also offer appropriate visual privacy. This may come from screening, planting, or distance, but should not rely on curtains alone. Windows should be designed after careful consideration of orientation, and use, rather than just from concern for exterior appearance. For example, full height windows may not be appropriate in a bedroom if the room design means furniture is likely to be placed across the window, or objects are likely to be piled there because of insufficient storage space.

## 6.10 peripheral elements

**Waste-water plumbing, drainage pipework and other services ducting** should generally be concealed from view of the street.

**Rain-water pipes and tanks** should be as unobtrusive as possible; down-pipes run with minimum bends. A mid-range neutral paint colour is appropriate. Unpainted upvc is unacceptable.

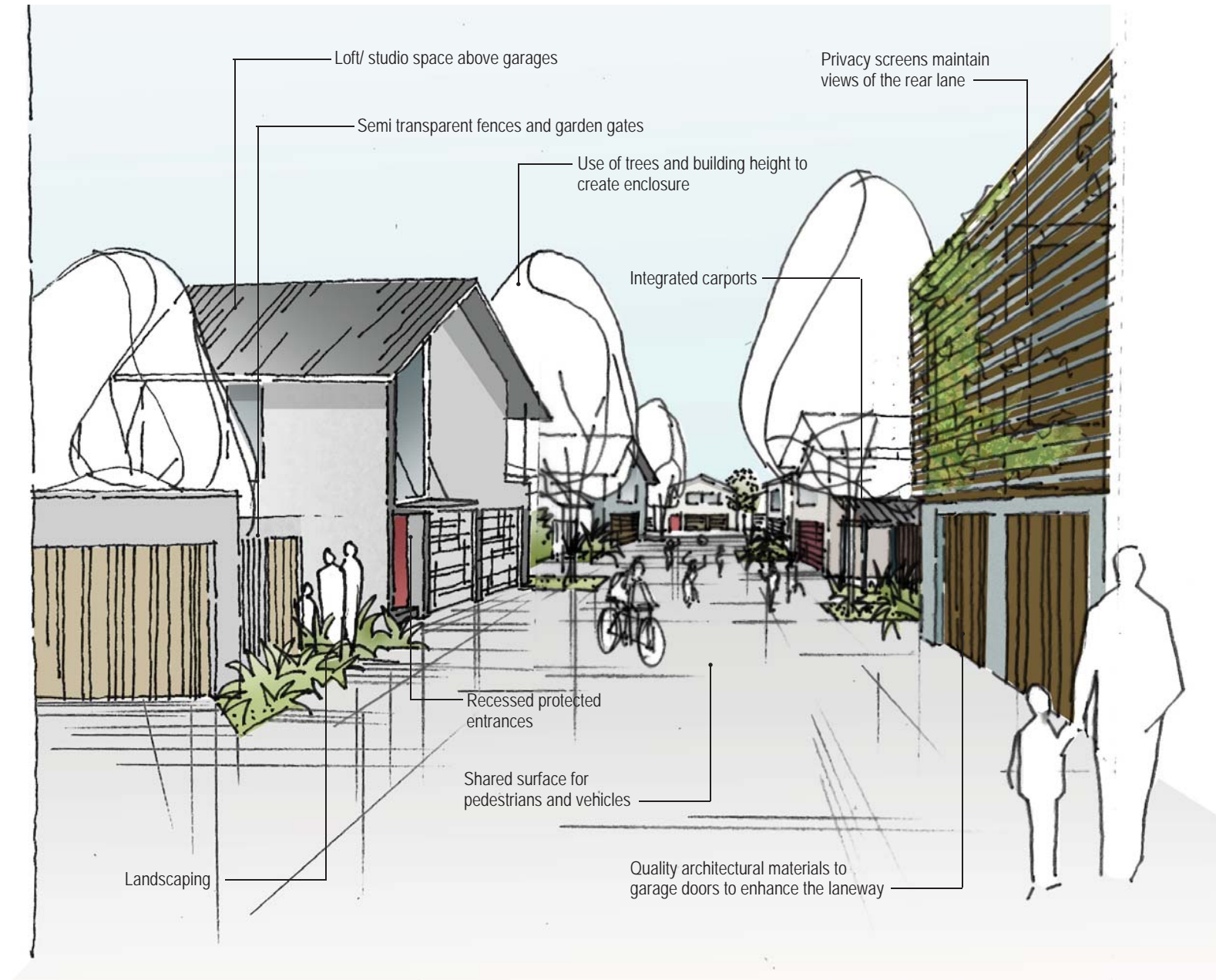
**Television and radio antennae.** The development will be providing fibre to the premises triple play services (internet, telephone and television) to every building. This should ensure that there is no need for antennae. Dwellings should be wired to supply at least one data point per level. If antennae are installed they should not be visible from the street. They should be mounted in a way which does not compromise the weatherproofness of the roof (i.e. with flashed brackets, or with raised pads in low-pitch membrane roofs).

**Heat Pumps pool pumps, and other mechanical plant** should be sited out of public view, and positioned to minimise noise nuisance to neighbours.

**Water Tanks and associated pipework** should be unobtrusive. Tanks may only be sited in front yards if they are underground and screened in all other applications.

**Signs** in residential areas should only advertise home occupations. They should fit their architectural context, and be no larger than 0.25 square metres in area.

figure 8: design principles for home zones and rear lanes



## 7.0 Design for quality

The combination of visual richness and coherence is affected by architectural language and composition, construction system, materials, finishes, colour and detail. This also applies to peripheral elements such as fences and letterboxes.

### 7.1 coherence and variety

The Design Code for Hobsonville has been carefully formulated to ensure that built form contributes to the creation of street spaces with specific qualities and differing scales. Care should be taken in the design of the architecture to reinforce the urban design intentions. Each building or set of buildings needs to be designed with consideration for the neighbouring buildings, so as to ensure a sense of coherence combined with variety. The intention is to create an environment of richness without forced variety. Adjacent buildings which are the same form but with different facades, for example, are not appropriate in large numbers.

There will be occasions when a coherent façade may continue the length of a block or on one or both sides of a street. In other cases, the facades may vary as they progress along the block. As with a city which has developed over generations, this will be acceptable as long as the other requirements listed in this Design Guide are incorporated.

In many cases blocks will incorporate 'gems' in previously identified locations: corner sites for example. Here the architectural language may vary in accordance with the location and form.

The compositional possibilities for each site or block may be discussed before the design stage begins by the designer/developer with the Design Panel. Pre Design briefings by the Design Panel will assist with this process.

### 7.2 construction systems and materials

Buildings are to be built from contemporary systems and materials. Materials should wherever possible express what they are, rather than attempting to represent another material. Materials should be incorporated in such a way as to reinforce the expressive gestures of the building; e.g. solid forms suggest solid materials, lighter more open

forms suggest visually lighter materials. Functional and sustainable detailing is expected, to ensure durability of the resulting building.

Where parapets are proposed they should fit the general architectural detailing of the building, they should generally be flashed full depth to adjoining roofs. Views of low-pitched metal roofs abutting parapets should be avoided where possible.

### 7.3 limitations and exclusions

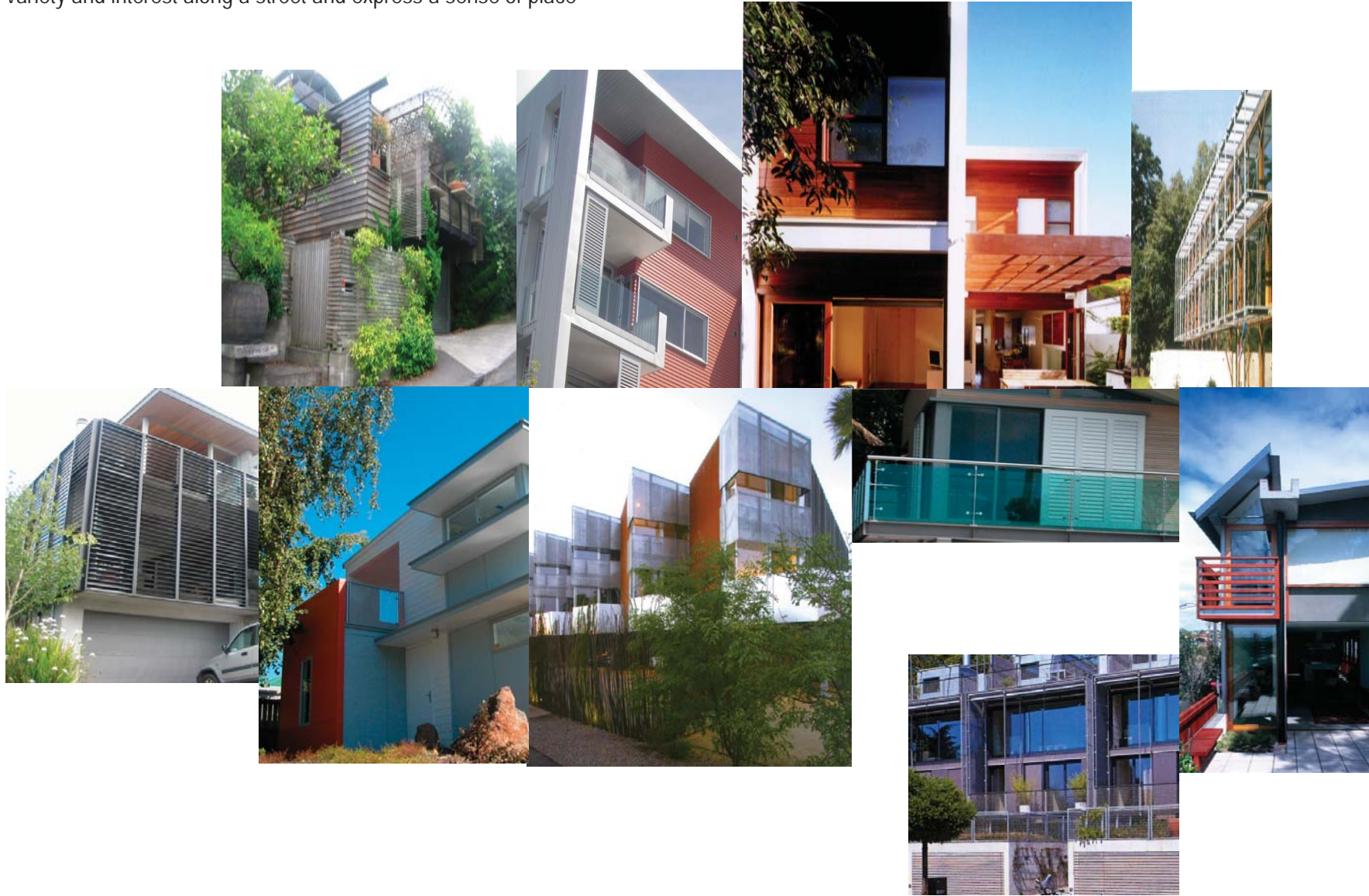
The Design Panel may, at its discretion, limit the extent and manner in which certain materials are used. Such materials as upvc weatherboarding and fibre-cement products will be subject to such discretion, but other materials may be included by the Panel if it considers the way in which they are to be used lowers the quality of the development.

Certain materials and systems are excluded for aesthetic and/or practical reasons. These are-

- 1 Timber or steel framed wall constructions supporting monolithic plaster systems. (Plaster is acceptable on concrete and masonry, including brick veneer)
- 2 Pre-rusted steel cladding panels as weatherproofing skins
- 3 Expanded polystyrene panel systems covered with high build paint.
- 4 Untreated timber framing in any situation
- 5 Exposed tanalised pole retaining walls. (Visual impact to be mitigated by planting and or screening)
- 6 Pressed metal roofing tiles
- 7 Unreinforced liquid- applied membrane/tanking systems, except behind masonry garden walls
- 8 Laminated glass with unprotected edges to the interlayer.
- 9 Bitumen-coated soft board
- 10 Perforated metal sheeting with perforations formed after coating
- 11 Lead.
- 12 Galvanised and zinc/aluminium-coated steel internal guttering
- 13 Aggregate chip-coated waterproofing membranes to gutters
- 14 Fibre cement fencing of any profile or sheet form
- 15 Unpainted or unstained Pine timber walls, fencing, or ancillary structures



figure 9: combinations of colour, texture and materials to achieve variety and interest along a street and express a sense of place



## PART C: LANDSCAPE

### 8.0 Landscape characteristics

#### 8.1 coastal edge and linkages

The coastal peninsula setting and the connection between land and water is reinforced in the layout of streets and parks, and the planting and materials that are used. In particular, the tree planting scheme reinforces ecological corridor connections across the peninsula and around the coastal edge. Historical associations and landscape references to the former airforce runway are also made in the streets and parks.

The landscaping in front yards should reinforce the character of the peninsula and contribute to the overall consistency and quality of the Hobsonville development.

#### 8.2 greenness and consistency

The quality of the landscape and an overall impression of greenness created by street tree planting and front yard landscaping will provide an overall consistency and personality for the neighbourhood. The landscaping for private front yards can be used to supplement the street tree and public realm planting, while clearly delineating private and public space.

#### 8.3 special character streets and parks

Front yard landscaping should reinforce the special character of the following streets and parks in stage 1 and 2 of the development, with the use of only masonry or stone walls (not fences) and specific planting palettes:

##### Linear Park Avenue

Linear Park avenue has a coastal zone theme, and is part of the harbour edge and coastal walkway route around the peninsula. Front yard landscaping must incorporate native coastal planting, including shrubs and groundcovers. Front yard treatment should include low masonry or stone walls in materials that relate to the materials of the house with which it is associated, and have the same quality or substance.

##### Buckley Avenue

Buckley Avenue is a distinctive street with the character of a wide green park corridor. The street will have communal spaces, palm trees augmented by planted trees, and low planting in swales. Front yard landscaping must reinforce this character through the use of similar lush native bush gully and subtropical planting themes. Front yard treatment should include low masonry or stone walls in materials that relate to the materials of the house with which it is associated, and have the same quality or substance.

##### Pocket Park

Pocket park 2 has an association with the former alignment of the historic runway, and is formal and geometric in character. Front yard landscaping for all houses fronting onto the park must include native plantings to support 'bird hubs' in parks and reserves. Front yard treatment should include low masonry or stone walls in materials that relate to the materials of the house with which it is associated, and have the same quality or substance. Lots fronting the pocket park will have that street address.

##### Home zones and rear lanes

Home zones and rear lanes are similar to one another, however rear lanes provide access to garages at the rear of properties as a secondary entrance while homezones have only one front entrance from the laneway. Both are community and neighbourhood spaces in their own right. All trees, planting and shared surfaces should be integrated up to the building line, so there is no delineation along the street/ property boundary. The street, landscape and buildings should be considered as a total integrated design, and submitted to the Design Panel as such. Different surface textures, trees and planting in lanes and homezones should be used to create horizontal shifts in vehicle paths and eliminate long through vistas for drivers. Semi-transparent fencing should be used in these zones to maintain surveillance to communal areas.

##### Minor/ local streets

All remaining streets are local or minor streets, and a variety of front yard landscaping treatments are encouraged for individuality and variety. Native and exotic species may be used. Timber or steel fences, or planting between pillars may be used to define front boundaries.

figure 10: overall landscape concept for CDP area





## 9.0 Design for living

### 9.1 spatial layout

If a front lawn is provided then it must be useable (e.g. you can lie on it and it is worth mowing). There is a direct relationship between building setbacks and front lawns, where building setbacks are greater on north facing sections (3.5m to 5.0m) and could accommodate lawns. If the lawn is not useable then the front yard must be entirely planted and integrated with outdoor living space provided by verandahs, steps, terraces and other architectural features designed for each house.

### 9.2 privacy and surveillance

A front yard is the realm between public and private and shares elements of both, i.e:

**Semi-public:** Front yards overlook the street and contribute to a sense of community and being neighbourly. Tree planting in front yards helps to reinforce an overall impression of greenness and consistency relating to the character and scale of street tree planting.

**Semi-private:** Front yards are an extension of the house and reflect the lifestyle of the people living there. Front yards are personalised by planting, and reflect a keen interest in gardening and outdoor living.

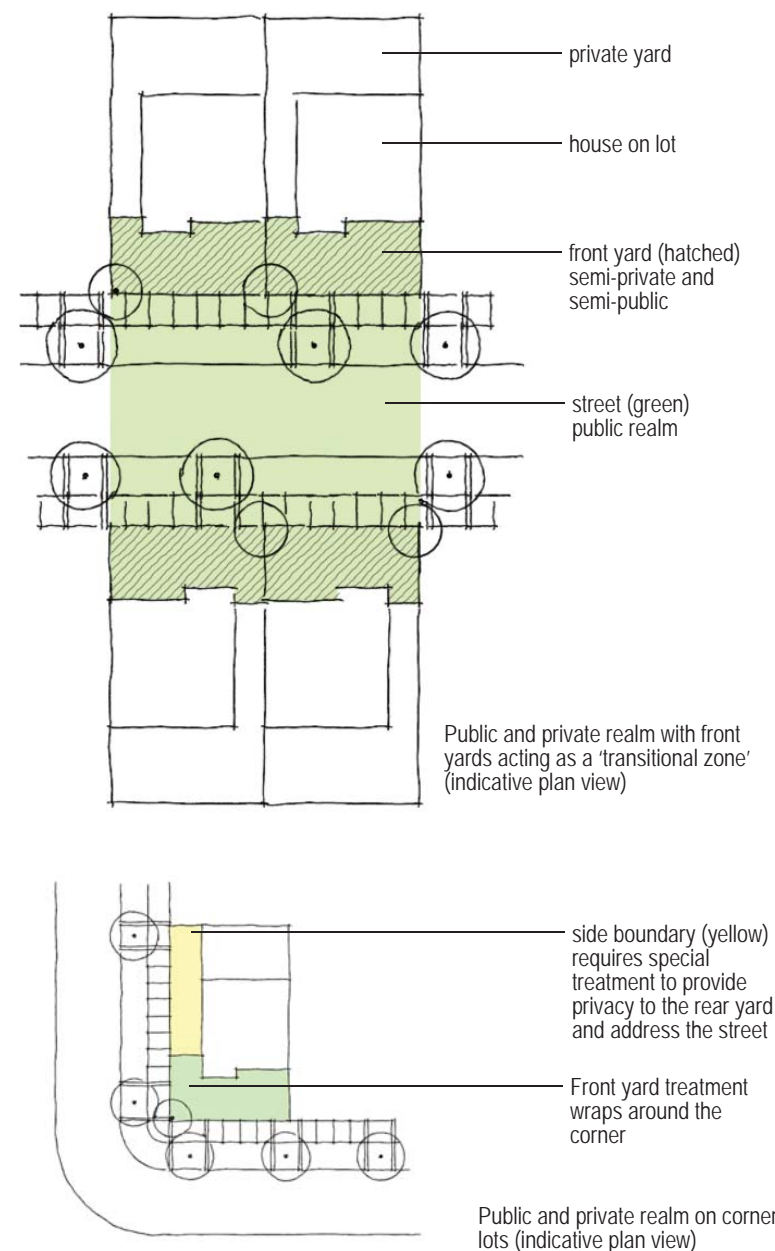
Fences and walls must be used to demarcate front yard boundaries. The height and location of these elements must provide a degree of privacy while still allowing outlook and surveillance to the street (refer to Design Code for fence height restrictions). The distinction can be assisted with planting, changes of level and surface material.

Corner lots require special treatment, where a lot has two frontages that must positively address the street. In these situations the front yard treatment must extend around the corner for at least the same distance as the lot width. Semi-transparent fencing and screen planting must be used for the rear yard.

### 9.3 design approach and application

Letterboxes, fences, walls, paths and other hard landscaping elements must be fit for purpose and functional, and designed with balanced proportions and robust materials.

figure 11: front and corner lot treatment



## 10.0 Design for quality

The elements to be controlled for front yard landscaping are as follows:

- Trees
- Planting
- Fences and walls
- Gates
- Retaining walls
- Letterboxes
- Driveways
- Entrance paths

## 10.1 lot landscaping diagrams

Indicative lot landscaping diagrams show the positioning of the above elements on a lot. The following lot and housing types are illustrated, with different scenarios for setbacks and access:

- Traditional (front access)
- Terrace (rear access)
- Courtyard (front access)
- Courtyard (rear access, corner lot)
- Villa (front access, corner lot)

figure 12: traditional housing type with front access, (> 3.5m front setback)

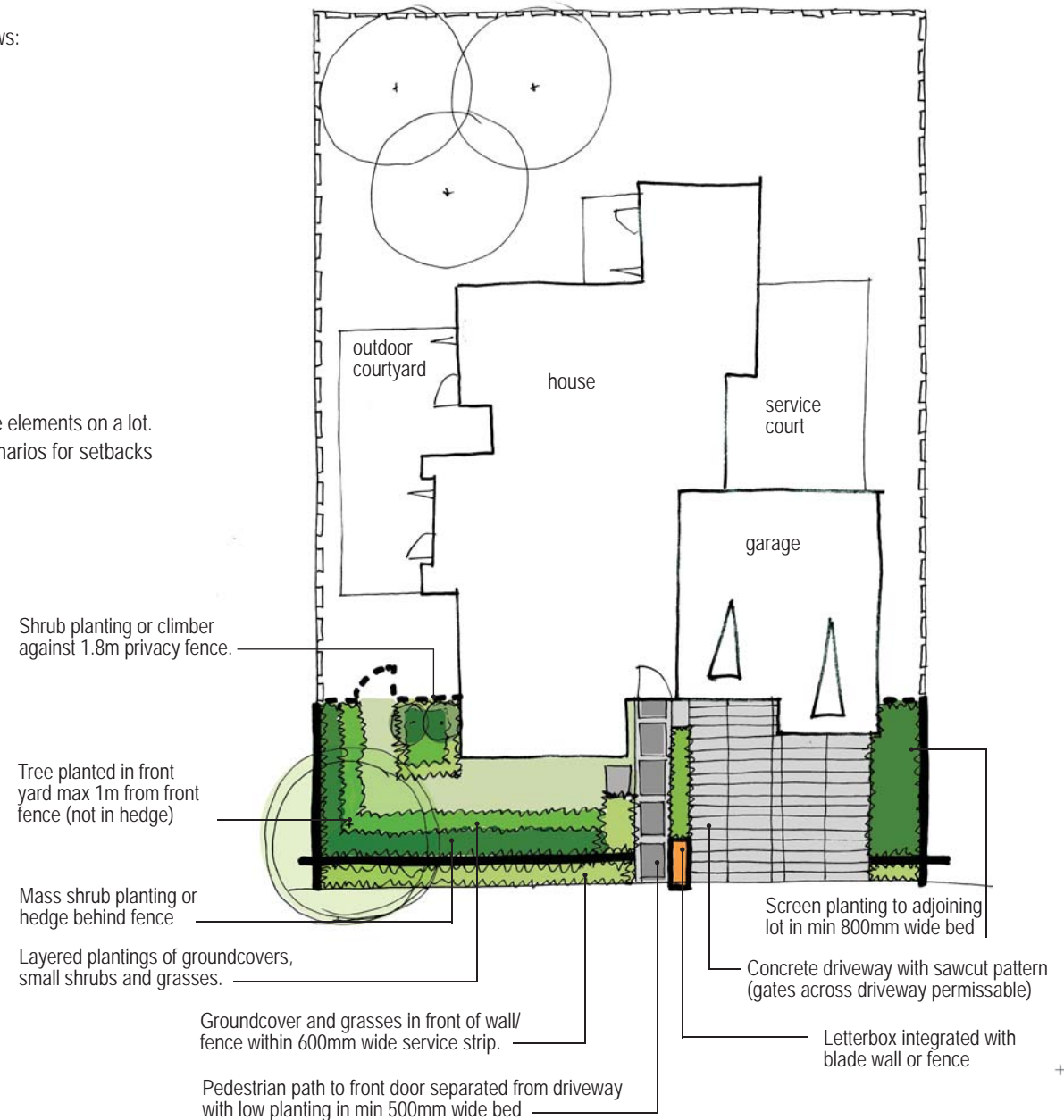


figure 13: terrace housing type with rear access (< 3.5m front setback)

Note: rear laneways to be specifically designed and integrated with lot layout and landscaping (refer also to CDP Design Code section 3.8 for typical rear lane treatment)

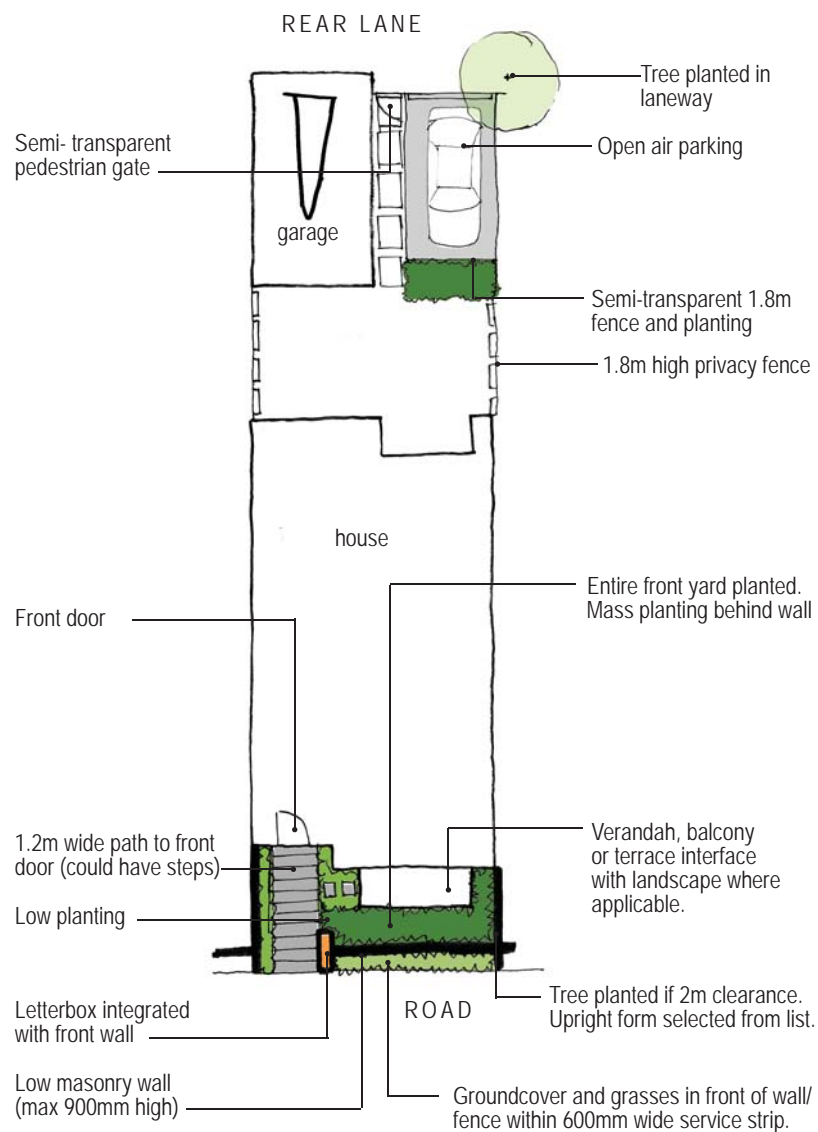


figure 14: courtyard housing type with front access (>3.5m front setback)

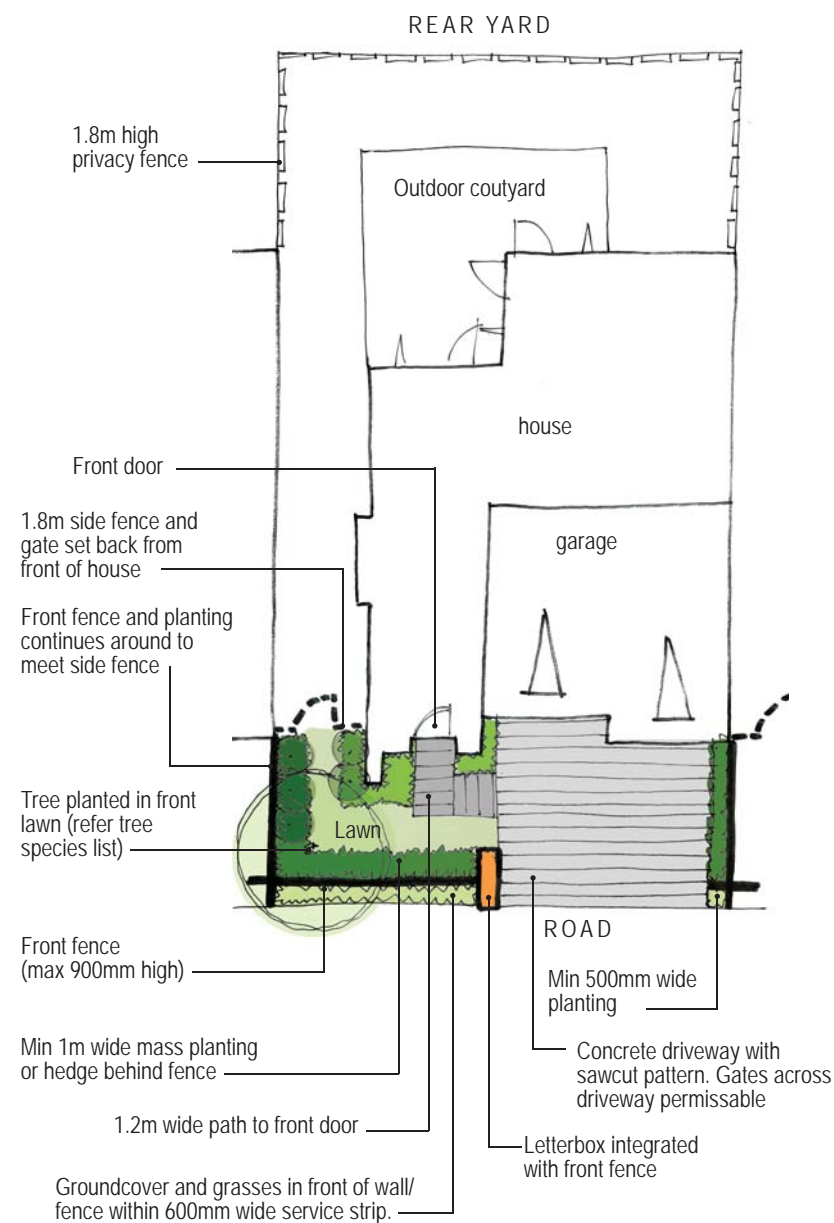




figure 15: courtyard housing type, corner lot with rear access  
( $< 3.5\text{m}$  front setback)

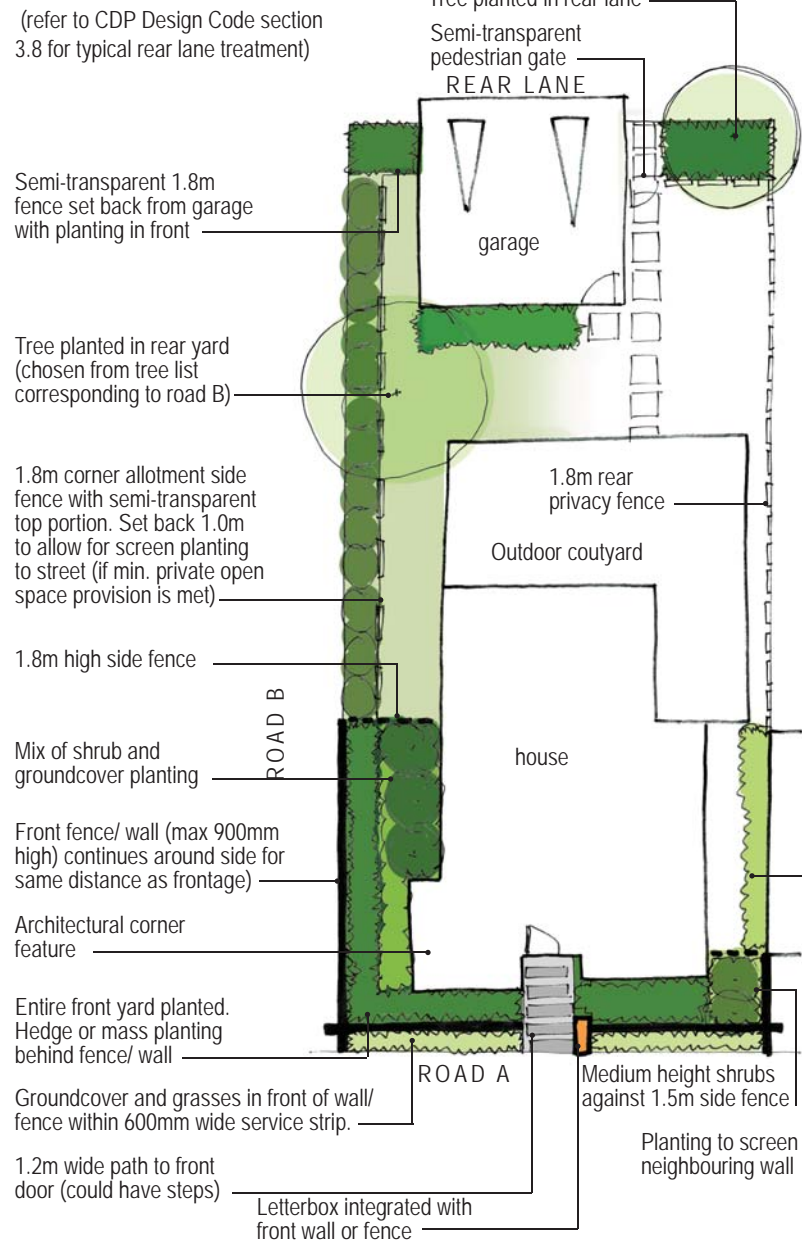
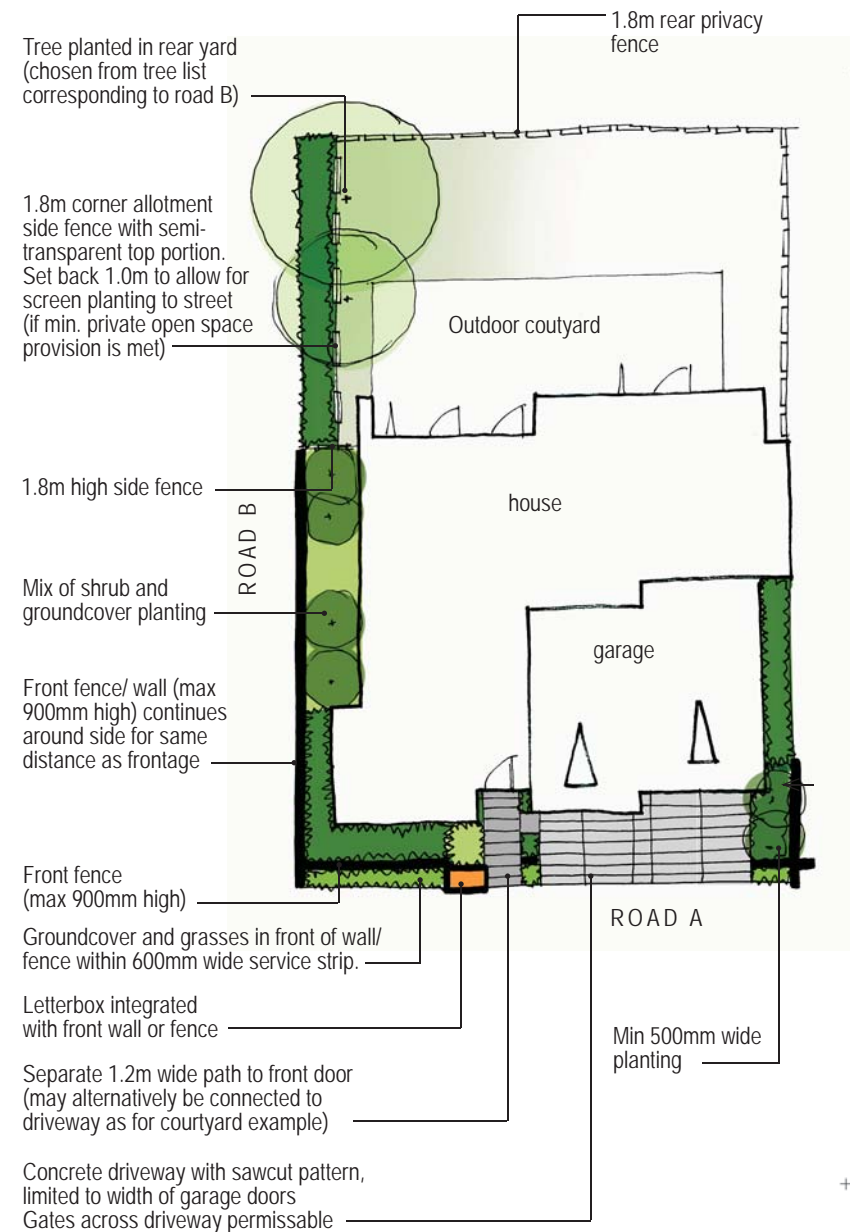


figure 16: villa housing type, corner lot with front access  
( $< 3.5\text{m}$  front setback)



## 10.2 trees

Trees must be accommodated on the front boundary where the clearance between the front wall / fence and the building is 2m or greater. Care must be taken not to plant trees in conflict with buildings or other structures.

Front yard trees are part of the street tree avenue and should complement street tree planting (refer to the CDP Design Code section 5.9). Tree species must be selected from the list provided in this Guide. Up to two species may be chosen from the list for each street, with the exception of Buckley Ave which may have more. Where there are space constraints a more upright tree form should be selected from the list for each street.

All front yard trees must be:

- a minimum size of Pb 150 (exceptions may be considered subject to availability for particular species such as fruit trees)
- positioned as close to the front boundary and between side boundaries as possible
- planted in lawn or amongst groundcover planting and grasses (not in a hedge)

## 10.3 front yard planting

Front yard planting must define front boundaries, reinforce entrances, soften hard surfaces, screen services, and provide privacy and separation between each lot. Planting must be designed to create layers of height, texture and colour. Plant species are unrestricted unless within a character zone where a plant species list is provided (refer to front yard planting plan). All front yards with a setback of less than 3.5m must be entirely planted where soft landscaping is required.

All front yard planting must be:

- limited in overall height to maintain outlook to the street (generally this means planting is no taller than 1.5m in height (at maturity or maintained as a hedge) unless the planting is against a building or side/ privacy fence).
- mass planted in groups of at least 3 shrubs or 5 groundcover plants of the same species
- spaced to achieve a continuous and even coverage once mature
- a minimum grade of PB12 for hedges and screen planting, and min Pb5 elsewhere
- a single species used for hedges
- selected and sited for optimum growing conditions (e.g. for shade /shelter)
- appropriately selected for intended purpose (e.g. larger shrubs for screening)

figure 17: courtyard housing type with front access (>3.5m front setback)

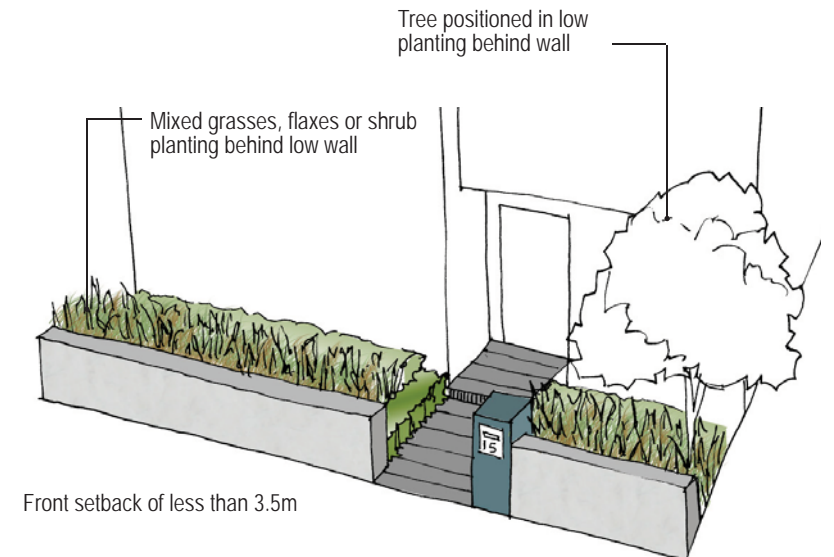
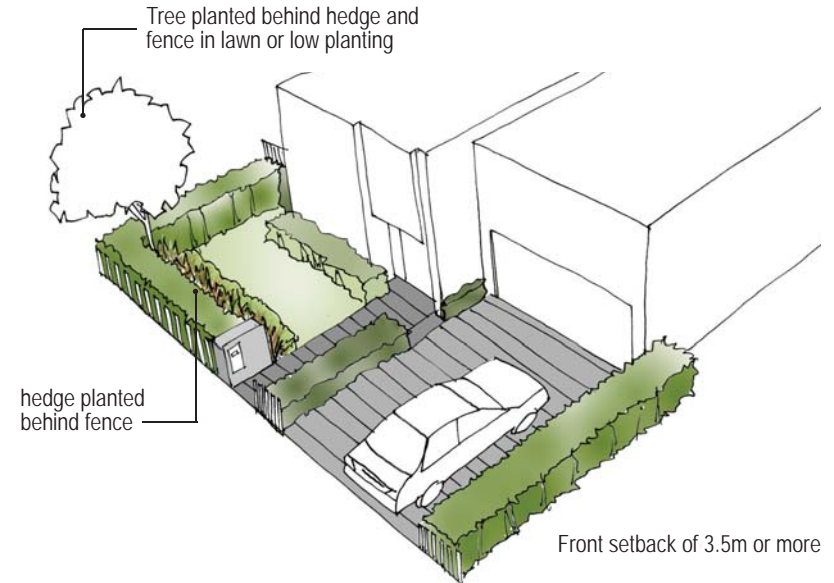
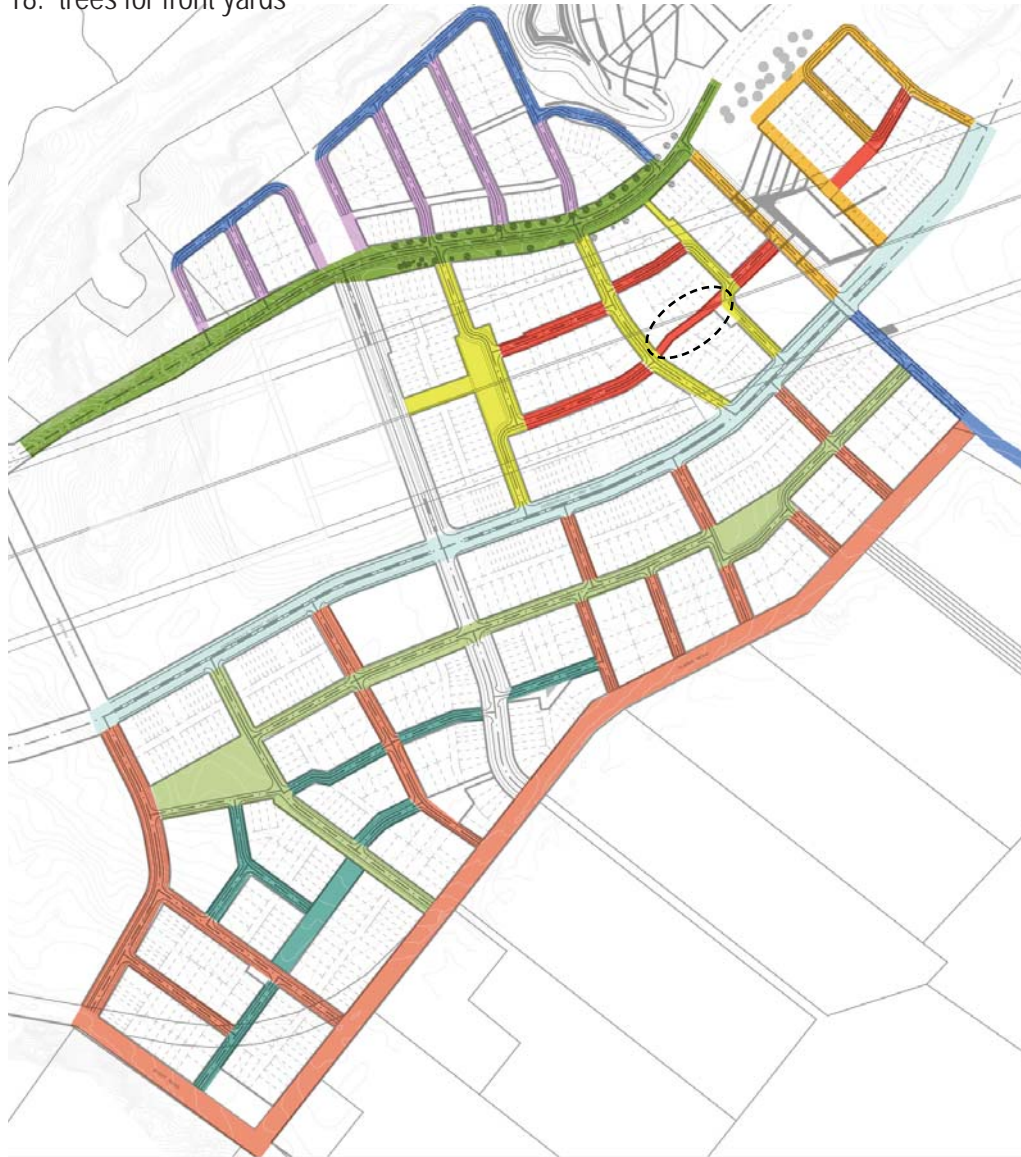


figure 18: trees for front yards



Note:

- If nikau or cabbage trees are chosen, plant in groups with multiple trees per lot where possible.
- Where native species are used, eco-sourced plants (grown from local seed) should be used wherever possible to maximise ecological outcomes.
- Should Citrus Spp. be chosen as one of a street's species' it may include any or all of the following : *Citrus x acerantifolia* 'Tahiti' - tahitian lime - 3m x 3m  
*Citrus limon* cv. 'Lemonade' - lemonade - 3.5m x 3m  
*Citrus x meyeri* 'Meyer' - meyer lemon - 3m x 2.5m  
*Citrus reticulata* 'Satsuma' - mandarin - 5m x 3m  
*Citrus x tangelo* 'Seminole' - tangelo' - 5m x 3m

	<i>Knightia excelsa</i> - rewarewa - 7m x 2-3m <i>Sophora mycophylla</i> - kowhai - 5m x 3m <i>Dodonaea viscosa</i> - akeake - 3m x 1.5m <i>Cordyline australis</i> - cabbage tree - 6m x 1.5-2m <i>Melicytus ramiflorus</i> - mahoe - 4.5m x 2m
	<i>Magnolia grandiflora</i> 'Little Gem' - 7m x 4m <i>Rhopalostylis sapida</i> - nikau - 6-10m x 2-3m <i>Meryta sinclairii</i> - puka - 6m x 3.5m <i>Hymenosporum flavum</i> - australian frangipani - 6m x 3m
	<i>Schefflera digitata</i> - pate - 3m x 2m <i>Sophora mycophylla</i> - kowhai - 5m x 3m <i>Plagianthus regius</i> - ribbonwood - 6m x 2m <i>Hedycarya arborea</i> - pigeonwood - 5m x 4m <i>Pouteria costata</i> - tawapou - 5m x 4m
	<i>Quercus robur</i> "fastigiata" - fastigiate oak - 15-20m x 3-5m ○ = Homezone : Requires specific design
	<i>Hedycarya arborea</i> - pigeonwood - 5m x 4m <i>Pouteria costata</i> - tawapou - 5m x 4m <i>Sophora mycophylla</i> - kowhai - 5m x 3m <i>Metrosideros excelsa</i> 'Maori Princess' - 7m x 4m <i>Melicytus ramiflorus</i> - mahoe - 4.5m x 2m
	<i>Hedycarya arborea</i> - pigeonwood - 5m x 4m <i>Pouteria costata</i> - tawapou - 5m x 4m <i>Sophora mycophylla</i> - kowhai - 5m x 3m <i>Melicytus ramiflorus</i> - mahoe - 4.5m x 2m <i>Alectryon excelsus</i> - titoki - 7m x 4m <i>Schefflera digitata</i> - pate - 3m x 2m
	<i>Magnolia grandiflora</i> 'Little Gem' - 7m x 4m <i>Citrus</i> Spp. (See note) <i>Feijoa</i> Spp. - 4m x 4m <i>Cyphomandra betacea</i> - tamarillo - 3m x 2m <i>Psidium littorale</i> var. 'longipes' - cherry guava - 3-6m x 2-3m <i>Olea europaea</i> 'el greco' - olive - 8m x 6m <i>Michelia figo</i> - port wine magnolia - 4.5m x 3m
	<i>Malus</i> spp. - crab apple - 4m x 2-3m <i>Betula nigra</i> - river birch - 9m x 4m <i>Quercus robur</i> 'fastigiata' - fastigiate oak - 15-20m x 3-5m <i>Rhopalostylis sapida</i> - nikau - 6-10m x 2-3m <i>Cordyline australis</i> - cabbage tree - 6m x 1.5-2m
	<i>Magnolia grandiflora</i> 'Little Gem' - 7m x 4m <i>Feijoa</i> Spp. - 4m x 4m <i>Citrus</i> Spp. (See note) <i>Schefflera digitata</i> - pate - 3m x 2m <i>Cyphomandra betacea</i> - tamarillo - 3m x 2m
	<i>Michelia figo</i> - port wine magnolia - 4.5m x 3m <i>Malus</i> spp. - crab apple - 4m x 2-3m



figure 19: front yard planting themes



- Parks
- Runway Zone
- Coastal Zone
- Linear Park Ave Native Coastal Character Area
- Buckley Ave Native Bush Gull & Sub-tropical Character Area
- Pocket Park 2 Native Character Area
- Homezone Character Area
- Greenway Native Character Area
- Bird Attracting Species Corridor (native & exotic)



Character planting zones for Stage 1 and 2 include:

- Buckley Avenue
- Linear Park Avenue
- Pocket Park

Refer to front yard plant species list for character zones in appendices of this Guide (part F)

Note: Where native species are used, eco-sourced plants (grown from local seed) should be used wherever possible to maximise ecological outcomes.

## 10.4 fences and walls

All lots must have a front fence or low wall combined with planting on the boundary line, unless the building is within 1.5m of the front boundary and separation is created by planting or other architectural elements (e.g. steps, terrace, verandah). A fence or wall must be designed to relate to the materials of the house with which it is associated. It need not be of the same materials, but it needs to have a similar quality and substance.

Lots adjoining special street character areas must have masonry or stone walls on the front boundary. All other lots may use varied fencing styles to define the front boundary and create variety and individuality.

Fences and walls must be set back from the front boundary by 0.6m to allow for service plinths in accordance with the Design Code. Alternatively where there are space constraints requiring a fence to be located on the boundary line, service plinths and meters should be located behind fences (with the approval of relevant authorities where required). Fence and wall heights must comply with the Design Code.

Where a 1.8m high privacy fence is visible from the public realm (e.g. corner lots and rear lanes), the top 0.5m portion of the fence must be semi transparent. Fencing must be designed with a sectioned or stepped profile on side sloping lots (i.e. not follow the slope of the land).

Certain materials and systems are excluded for aesthetic and/ or practical reasons. These are:

- Unstained or unpainted pinus radiata retaining walls or fencing
- Sheet panels (e.g. fibre-cement)
- Acrylic spray finishes on sheet boarding.

## 10.5 gates

Gates may be incorporated into fences and walls for pedestrian entrance paths or across driveways. The gate should be in keeping with the scale of the fence or wall with which it is associated, and should be permeable (semi-transparent).

## 10.6 retaining walls

Timber pole retaining walls to the front yards should be planted, or screened from view. Treated pine walls must be stained or painted black. Materials and construction methods used for retaining walls must be in keeping with the materials of the house with which it is associated and have the same quality standards.

## 10.7 letterboxes

Each house or attached unit must have an individual letterbox, with the exception of apartment blocks which may have grouped postal boxes. Letterboxes must be located on the front boundary and accessible from the path or driveway providing access to the front door.

A variety of letterbox styles may be used, provided that the letterbox is integrated with a wall or fence and is designed to relate to the materials and style of the fence or wall. Any style of freestanding letterbox on a post or pole is excluded for aesthetic and practical reasons.

All letterboxes must be made from permanent and robust materials able to withstand heavy usage, big enough to accommodate large letters and newspapers, and must provide protection from the rain. House numbers are to be clearly located on the buildings or letterboxes so as to be clearly visible from the street.

## 10.8 driveways

Where driveways are created they must be no greater than the width of the garage door, in accordance with the Design Code - Building Matrix. The material and finish must be concrete paving (broom finish with 4kg/m<sup>3</sup> black oxide) to match footpaths. The concrete must have a sawcut pattern with 0.75m centres parallel to the garage doors, and 1.5m perpendicular centres to define the driveway within the private property boundary.

## 10.9 entrance paths

Paths shall be provided for each house or unit and must be connected to the footpath in the adjacent street or park. Steps, terraces or other architectural features may replace paths where there is a setback of less than 2m and where a change in level is created. All paths must be 1.2m wide in accordance with the Design Code. The material and finish may vary, however the paths must have a durable paved surface (as opposed to loose material).

Options for entrance paths may include: poured in-situ concrete (broomed finish with black oxide, exposed aggregate, and/ or sawcut patterns), concrete or brick unit pavers, concrete with timber or unit paver edging or banding.



figure 20: design principles for landscaping, Buckley Ave

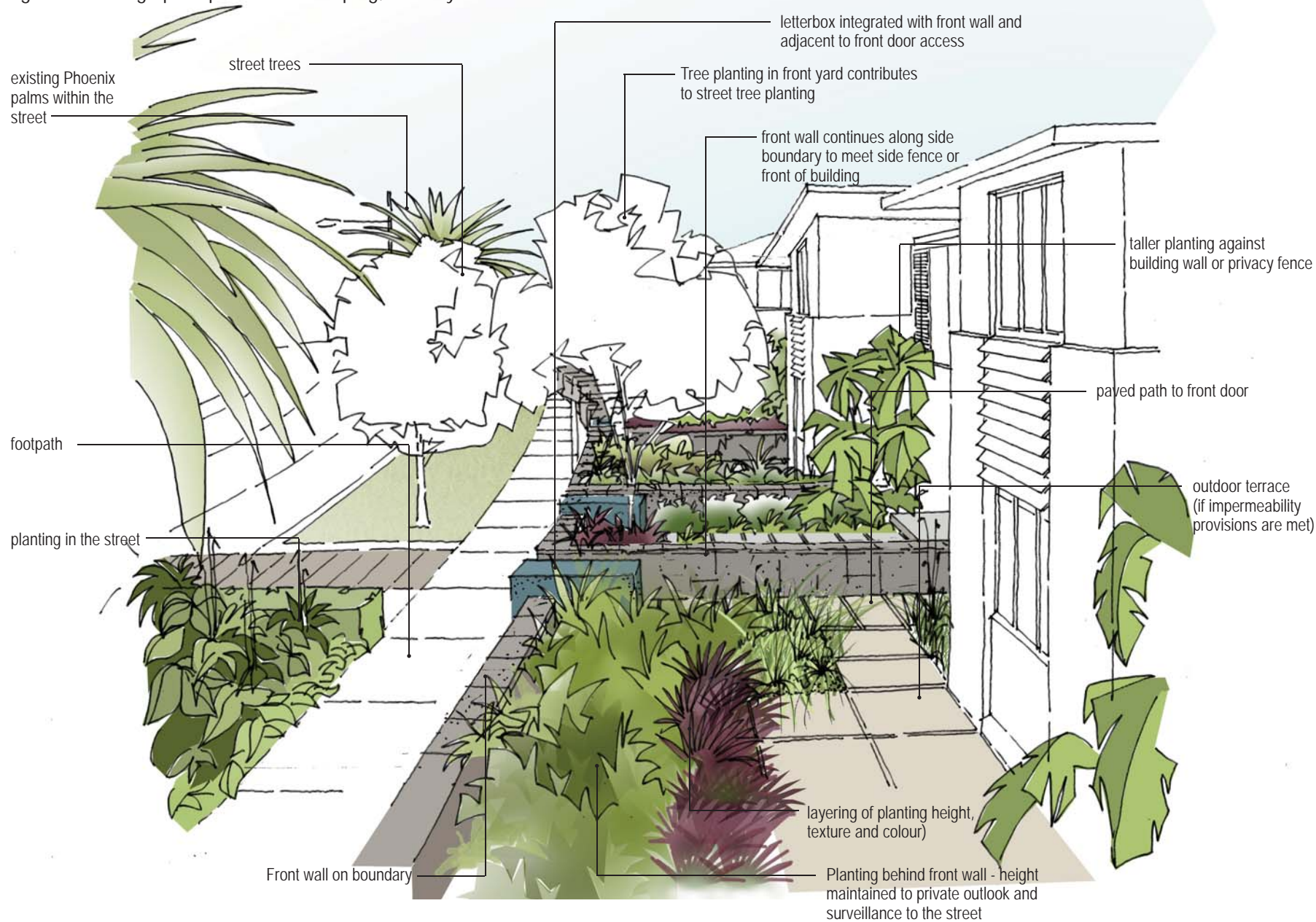




figure 21: design principles for landscaping, Linear Park

(note this example relates to Linear Park South Stage 1B in the development staging plan included in the appendices as figure 25. Other housing typologies and lot configurations may apply to Linear Park)

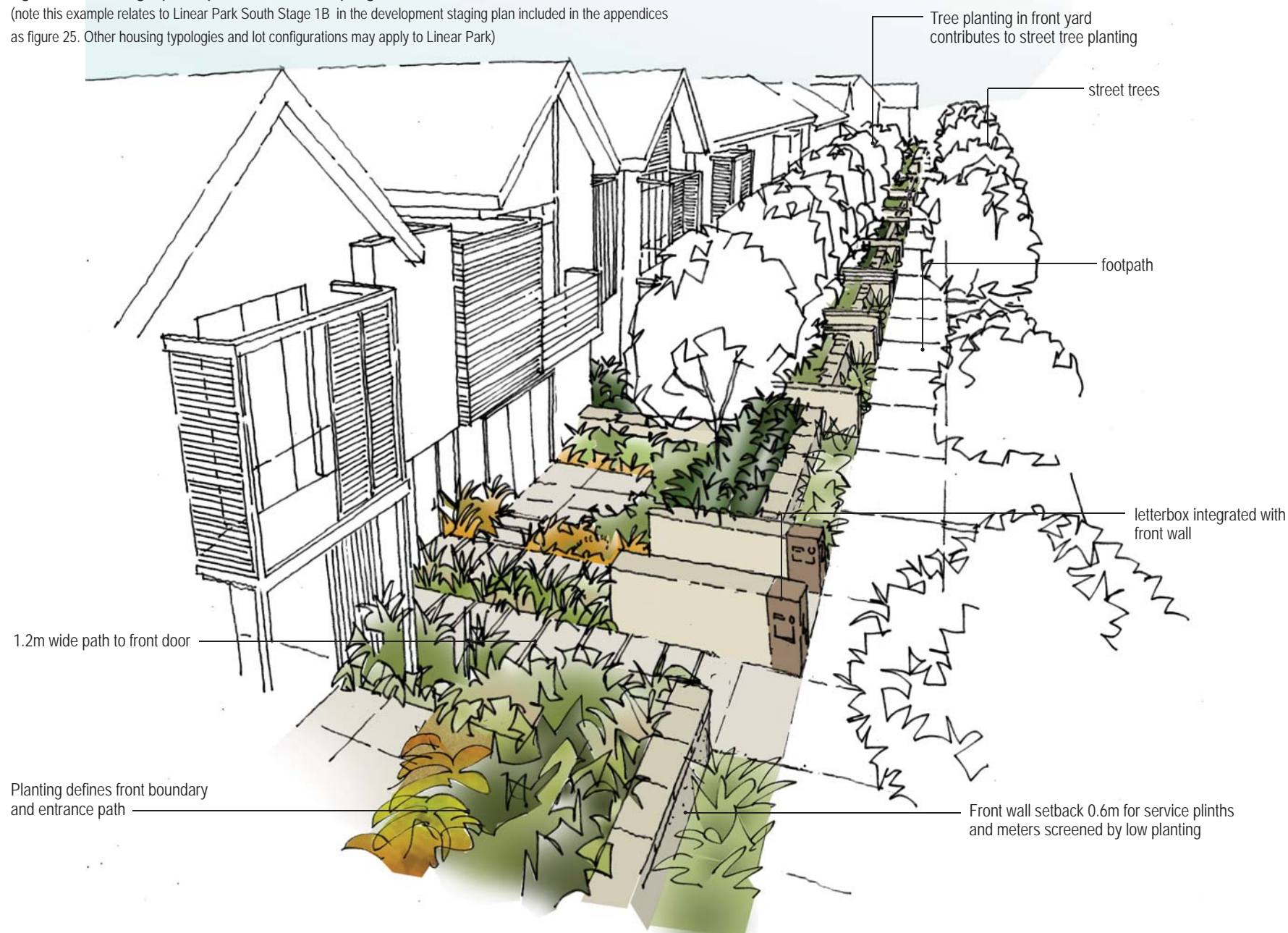


figure 22: combinations of landscaping elements and layering of planting colour, texture and height to achieve variety and interest along a street and express a sense of place





## PART E: MANAGEMENT

### 11.0 Logistics

#### 11.1 time for completion of landscaping

Private realm landscaping consists of landscaping within the section between the completed house and the front and side boundaries (in the case of corner sections) exposed to the public.

Private realm landscaping design details are to be provided as part of the house design for comment by the Design Review Panel.

The approved landscaping works including soft (topsoil, planting, shrubs, trees, turf, mulch) and hard (paving, fencing, letterboxes) shall be completed within 4 weeks of occupation of the dwelling.

In the case of a Builder developing sections the approved landscaping works including soft and hard shall be completed within 2 weeks of procuring the completion/occupancy certificate.

#### 11.2 signs

Signs will not be permitted on residential sections with the following exceptions.

- Display home signage on authorised display home sites only.
- Builders or tradespersons identification and safety signage (maximum 600mm x 600mm) required during dwelling construction. These signs must be removed within 5 days of the issue of the occupancy permit.
- A sign advertising the sale of a vacant lot or completed dwelling with the written approval of the Neighborhood Design Officer and provided that the sign is no larger than 1800mm X 900mm. These signs must be removed within 5 days of the property being sold.
- Home Occupation Signs will be considered providing that the sign is not larger than 0.2m<sup>2</sup>.

#### 11.3 hours of operation and duty of care

The hours of operation of building works are as specified in the WCC Building consent. During construction the owner is responsible for the reinstatement to original standard of damaged footpaths, crossovers, turfing, verge and street trees adjoining their allotment caused by building activity. The allotment is to be fully enclosed with chain wire mesh fencing during construction. Access to the allotment must only be via the designated vehicle access crossing.

#### 11.4 maintenance of lots

The allotment must be kept clear of loose rubbish at all times, with rubbish stored in appropriate receptacle. Weeds and rubbish including site excavation and building materials and off cuts must not be accumulated on the allotment. Landscaping shall be maintained in good healthy order until the house is occupied

#### 11.5 rubbish removal

Generally good house keeping is expected to support good order and to establish pride and safety in the community. It is anticipated that some housing will be occupied while other housing is being constructed.

The Builder is responsible for removing excess rubbish that is stored on site during construction in a timely manner. In the event that rubbish is excessively stored on site by the Builder or Land Owner, then the Developer shall request the rubbish be removed in a timely manner. If rubbish is not removed in a timely manner acting reasonably, then the Developer shall arrange for the rubbish to be removed. The costs including a management fee associated with the removal of excess rubbish from the site shall be recoverable by the Developer from the Builder and or Land Owner.



## 12.0 Design checklists

### 12.1 design response report (applicant or agent to complete)

#### 1.0 description of development

##### 1.1 contact details

Property owner:

Designer(s):

##### 1.2 site details

Lot No:

Legal description:

Street or road name:

Lot size m2 (min and max range):

Building type(s) (refer CDP Design Code- building matrix): Courtyard / Terrace / Villa / Traditional *(circle)*

Special character area(s) included in development area: YES / NO *(circle which applies)*

Rear lanes (or homezones) included in development area: YES / NO *(circle which applies)*

##### 1.3 design review stage *(tick which box applies to this submission):*

☐ Step 1: Information submitted for **concept design** review\*

☐ Step 2: Information submitted for **developed design** review

\* Note: A non-mandatory briefing service is available to the applicant to discuss possibilities for the site in relation to the Design Guide and Design Code prior to concept design review. An applicant could progress through design review in one step (developed design) where a design has been previously utilised.

#### 2.0 concept design (Step 1)

##### 2.1 concept design information submitted to design panel *(tick box if provided with this submission):*

- ☐ Preliminary design – completed design checklist and brief outline of proposal
- ☐ Site plan for development including building footprint(s) positioned on lot(s)
- ☐ Architectural drawings- plans and elevations of buildings
- ☐ Perspective drawings at eye level showing the proposal in its context
- ☐ Site landscaping plan

#### 3.0 developed design (Step 2)

##### 3.1 developed design information submitted to design panel *(tick box if provided with this submission):*

- ☐ Completed design checklist and outline of proposal including response to Panel's comments
- ☐ Site plan for development including building footprint(s) positioned on lot(s), within context shown
- ☐ 2 sets of annotated and dimensioned building drawings, design specifications and perspective drawings
- ☐ 2 sets of annotated and dimensioned site landscaping and fencing plans and drawings
- ☐ HERS rating certificate showing thermal performance (min 5 stars) and hot water system (min 5.5 stars) rating

##### 3.2 compliance with relevant documents *(tick box if considered and implemented in designs):*

- ☐ Waitakere City District Plan (i.e. Citywide rules, Medium density criteria, Living environment rules where applicable, refer also to the CDP)
- ☐ Buckley Hobsonville CDP Consent Conditions (Design Code), specifically: compliance with Part B general consent conditions, Part C urban design standards, Part D development plans, Part E development matrices
- ☐ Buckley Hobsonville Architecture and Landscape Design Guide (Design Guide)
- ☐ New Zealand Building Code
- ☐ Waitakere City Code of Practice (Engineering Standards)

**3.3 innovations are explained in the proposal** *(tick box if provided with this submission):*

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Dispensations to regulatory provisions are sought* |
| <input type="checkbox"/> | Specific innovations are outlined in the proposal  |

\*Note: The Design Panel will not be assessing compliance with regulatory provisions (e.g. the District Plan, Building Code, WCC Code of Practice etc) which will be part of the formal consent process with Council. Rather, the Panel's interest is to understand any regulatory dispensations sought by the development proposal, and to encourage innovation. The applicant should bring any departures from the regulatory standards to the attention of the Panel and explain how the proposal will deliver the outcomes sought by the Design Guide and the Design Code to achieve innovative outcomes.

**3.4 detail included in building plans and drawings** *(Tick box if shown on plans and comply with CDP Design Code Development Plans and Building Matrix):*

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Lot size m2, and lot dimensions (width and depth)              |
| <input type="checkbox"/> | No. of stories and maximum height                              |
| <input type="checkbox"/> | Floor to ceiling heights                                       |
| <input type="checkbox"/> | Threshold condition (refer to Design Code lot layout diagrams) |
| <input type="checkbox"/> | Floor area of new dwelling - m2                                |
| <input type="checkbox"/> | Site coverage (building, permeable and impermeable %)          |
| <input type="checkbox"/> | Ground level private open space- m2                            |
| <input type="checkbox"/> | Setbacks (front, side and rear setbacks)                       |
| <input type="checkbox"/> | Building to building separation distances                      |
| <input type="checkbox"/> | Garage location, on site parking and servicing                 |

**3.5 detail included in landscape plans and drawings** *(Tick box if shown on plans and comply with CDP Design Code Development Plans and Building Matrix):*

- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | Lot dimensions (width and depth), setbacks and building line variations shown on all landscaping plans            |
| <input type="checkbox"/> | Location, materials and design for front, side and rear fencing, walls and retaining walls, gates and letterboxes |
| <input type="checkbox"/> | Surfacing including layout and materials for paths and driveways  |
| <input type="checkbox"/> | Soft landscaping including trees, lawn and planting (plants sizes, species, numbers and locations)                |
| <input type="checkbox"/> | Interface with special character street or park noted on plans  |

## 12.2 design assessment report (Design Panel to complete)

### 1.0 specific assessment criteria

#### 1.1 urban form *(tick box if complies with the relevant sections of the CDP Design Code):*

- ☐ Complies with Urban Form Plan (building heights, setbacks, access and linkages, continuous frontage, landmark and marker buildings, occupied frontage etc)
- ☐ Complies with Land Use Plan
- ☐ Complies with Building Type matrix
- ☐ Complies with Urban Design Standards

#### 1.2 alignment with public realm design *(consider how well these are integrated in the proposal):*

- ☐ The proposed development is aligned with the approved designs for the public realm areas (i.e. streets and parks ) that relate to this proposal; OR
- ☐ There is a need to review and seek changes to achieve a better integrated outcome with the proposed development

#### 1.3 architecture *(tick box if considered and satisfactorily implemented in the design):*

- ☐ The design is environmentally responsive and water and energy efficient
- ☐ Private open spaces are demarcated, and accessible from main living areas
- ☐ Entrances are visible from the street, sheltered, and recessed where possible
- ☐ The visual impact of garaging is minimised
- ☐ The design makes good use of passive solar design principles
- ☐ Habitable rooms are naturally ventilated
- ☐ Service areas are sited out of public view
- ☐ Rear lanes are specifically designed with architectural devices
- ☐ The design addresses outlook to the street and privacy for occupants
- ☐ Peripheral elements are unobtrusive and screened from view
- ☐ Buildings are built from contemporary systems and materials
- ☐ Detailing is functional and sustainable
- ☐ No excluded materials and systems are used

#### 1.4 landscape *(tick box if considered and satisfactorily implemented in the design):*

- ☐ Trees are specified for front yards where there is a setback of 2m or greater, with size, species and location shown
- ☐ Front yards are fully planted where the setback is 3.5m or less
- ☐ Special character areas have walls and planting themes in accordance with list provided
- ☐ All front boundaries are defined with a fence or wall, with materials that relate to the house
- ☐ All wall and fence heights and setbacks comply with the Design Code
- ☐ Corner lot, rear lane and homezone frontages are specifically designed
- ☐ Letterboxes are integrated with the front wall or fence and designed to relate to the house
- ☐ Driveways are limited to the width of the garage door, and are concrete with sawcut pattern as specified
- ☐ Entrance paths are no greater than 1.2m in width and made of durable materials
- ☐ Retaining walls are planted or screened from view, and painted or stained black if pine
- ☐ No excluded materials and systems are used



## 2.0 overall impressions of character and quality

### 2.1 innovation *(tick box if these are considered satisfactory in the proposal):*

- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | The proposal seeks to achieve innovative design outcomes  |
| <input type="checkbox"/> | The overall design composition creates a sense of coherence combined with variety along the street: |

### 2.2 architectural characteristics *(Provide comments on how well these are considered and expressed in the design):*

Directness:

Openness:

Lightness:

Informality:

Variety:

### 4.1 landscape characteristics *(Provide comments on how well these are considered and expressed in the design):*

Contribution to special character areas:

Demarcation of public and private space:

Surveillance and overlooking:

## 3.0 issues identified for further resolution

### 3.1 urban design issues *(complete if applicable):*

<input type="checkbox"/>	Fundamental issues:	Description:
--------------------------	---------------------	--------------

<input type="checkbox"/>	Significant issues:	Description:
--------------------------	---------------------	--------------

<input type="checkbox"/>	Other issues:	Description:
--------------------------	---------------	--------------

### 3.3 architecture issues *(complete if applicable):*

<input type="checkbox"/>	Fundamental issues:	Description:
--------------------------	---------------------	--------------

<input type="checkbox"/>	Significant issues:	Description:
--------------------------	---------------------	--------------

<input type="checkbox"/>	Other issues:	Description:
--------------------------	---------------	--------------

### 4.3 landscape issues *(complete if applicable):*

<input type="checkbox"/>	Fundamental issues:	Description:
--------------------------	---------------------	--------------

<input type="checkbox"/>	Significant issues:	Description:
--------------------------	---------------------	--------------

<input type="checkbox"/>	Other issues:	Description:
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## PART F: APPENDICES

### 13.0 Plans

figure 23: CDP area



figure 24: stage 1 and 2 area



figure 25: development staging plan





## 14.0 Plant lists for front yards (character zones)

### 14.1 linear park native coastal plant species

#### Flaxes, Grasses and Herbaceous species

*Libertia grandiflora*  
*Libertia ixioides*  
*Libertia perigrinans*  
*Dianella nigra*  
*Astelia banksii*  
*Astelia chathamica* 'Silver Spear'  
*Xeronema callistemon*  
*Celmisia major*

*Chionochloa flavicans*  
*Carex flagellifera*  
*Carex testacea*  
*Carex comans*  
*Carex comans* 'Frosted Curls'

*Phormium cookianum*  
*Phormium cookianum* 'Jack Spratt'  
*Phormium* 'Pepe'  
*Phormium* 'Tom Thumb'  
*Phormium* 'Emerald Gem'  
*Phormium* 'Evening Glow'  
*Phormium* 'Yellow Wave'  
*Phormium* 'Dark Delight'

#### Climbers

*Tecomanthe speciosa*  
*Metrosideros carminea*

#### Small/Medium Shrubs (<1/1.5m)

*Brachyglottis greyi*  
*Cordyline pumilio*

*Metrosideros* 'Tahiti'  
*Melicytus crassifolius*  
*Hebe obtusata*  
*Hebe* 'Emerald Gem'  
*Hebe chathamica*  
*Hebe* 'Wiri Mist'  
*Hebe* 'Wiri Charm'  
*Hebe* 'Wiri Cloud'  
*Hebe topiara*  
*Hebe speciosa*

#### Hedge Species

*Corokia cotoneaster*  
*Corokia x Virgata* 'Frosted Chocolate'  
*Corokia x Virgata* 'Geentys Green'  
*Griselinia littoralis*  
*Griselinia lucida*  
*Coprosma repens*  
*Coprosma* 'Middlemore'  
*Muehlenbeckia astonii*

#### Medium/Large Shrubs and Small Trees (>1.5m)

*Pseudopanax discolor*  
*Pseudopanax laetus*  
*Coprosma* 'Middlemore'  
*Coprosma crassifolia*  
*Corokia x Virgata* 'Frosted Chocolate'  
*Corokia x Virgata* 'Geentys Green'  
*Macropiper excelsum*  
*Muehlenbeckia astonii*

*Cordyline australis*  
*Cordyline banksii*  
*Cordyline* 'Falcon'  
*Pseudopanax crassifolius*  
*Plagianthus regius*

#### Groundcovers

*Coprosma acerosa* 'Hawera'  
*Coprosma acerosa* 'Red Rocks'  
*Coprosma repens* 'Prostrata'  
*Scleranthus biflorus*  
*Selliera radicans*  
*Nertera depressa*  
*Pratia angulata*

Note: other species may be considered (particularly climber and hedge species) to achieve greater variety, if consistent with native coastal plant theme, character and intent)

## 14.2 pocket park 2 native plant species

### Flaxes, Grasses and Herbaceous species

Arthropodium cirratum  
 Libertia grandiflora  
 Libertia ixioides  
 Libertia perigrinans  
 Dianella nigra  
 Xeronema callistemon

Chionochloa flavicans  
 Carex testacea  
 Carex comans

Phormium cookianum  
 Phormium cookianum 'Jack Spratt'  
 Phormium 'Pepe'  
 Phormium 'Tom Thumb'  
 Phormium 'Emerald Gem'  
 Phormium 'Evening Glow'  
 Phormium 'Black Rage'  
 Phormium 'Rainbow series'  
 Phormium 'Yellow Wave'  
 Phormium 'Dark Delight'

### Climbers

Tecomanthe speciosa  
 Metrosideros carminea

### Small/Medium Shrubs (<1/1.5m)

Coprosma neglecta  
 Cordyline pumilio  
 Hebe obtusata  
 Hebe 'Emerald Gem'  
 Hebe 'Wiri Mist'

Hebe 'Wiri Charm'  
 Hebe 'Wiri Cloud'  
 Hebe 'Wiri Gem'  
 Hebe 'Wiri Dawn'  
 Hebe speciosa  
 Brachyglottis greyi  
 Leptospermum scoparium 'Huia'  
 Leptospermum scoparium 'Tui'  
 Leptospermum scoparium 'Wairere'  
 Leptospermum scoparium 'Kiwi'  
 Leptospermum scoparium 'Pink Cascade'  
 Leptospermum scoparium 'White Cascade'  
 Leptospermum scoparium 'Rosy Morn'

### Hedge Species

Coprosma 'Middlemore'  
 Coprosma repens  
 Corokia x Virgata 'Frosted Chocolate'  
 Corokia x Virgata 'Geentys Green'  
 Griselinia littoralis  
 Griselinia lucida

### Medium/Large Shrubs and Small Trees (>1.5m)

Pseudopanax discolor  
 Pseudopanax laetus  
 Pseudowintera colorata  
 Macropiper excelsum  
 Coprosma 'Middlemore'  
 Coprosma repens

Cordyline australis  
 Cordyline banksii  
 Cordyline 'Falcon'  
 Cordyline Spp.  
 Pseudopanax crassifolius  
 Plagianthus regius  
 Rhopalostylis sapida

### Groundcovers

Acaena inermis 'Purpurea'  
 Coprosma repens 'Prostrata'  
 Scleranthus biflorus  
 Selliera radicans  
 Nertera depressa

Note: other species may be considered (particularly climber and hedge species) to achieve greater variety, if consistent with native plant theme, character and intent)

### 14.3 Buckley Ave native bush gully and subtropical plant species

#### Native Flaxes and Herbaceous species

*Libertia grandiflora*  
*Libertia ixioides*  
*Libertia perigrinans*  
*Dianella nigra*  
*Xeronema callistemon*  
*Cordyline 'Falcon'*  
*Arthropodium cirratum*  
*Phormium cookianum*  
*Phormium 'Pepe'*  
*Phormium 'Emerald Gem'*  
*Phormium 'Black Rage'*  
*Phormium 'Rainbow Queen'*

#### Climbers

*Tecomanthe speciosa*  
*Metrosideros carminea*

#### Small/Medium Shrubs (<1/1.5m)

*Coprosma neglecta*  
*Hebe speciosa*  
*Hebe 'Wiri Charm'*  
*Hebe 'Wiri Cloud'*  
*Hebe 'Wiri Gem'*

#### Hedge Species

*Coprosma 'Middlemore'*  
*Coprosma repens*  
*Griselinia littoralis*  
*Griselinia lucida*

#### Medium/Large shrubs and Small Trees (>1.5m)

*Macropiper excelsum*  
*Pseudopanax discolor*  
*Pseudopanax laetus*  
*Pseudowintera colorata*  
*Macropiper excelsum*

*Cordyline banksii*  
*Cordyline 'Falcon'*  
*Cordyline Spp.*  
*Rhopalostylis sapida*

#### Groundcovers

*Acaena inermis 'Purpurea'*  
*Coprosma repens 'Prostrata'*  
*Scleranthus biflorus*  
*Selliera radicans*  
*Leptinella dioica*  
*Leptinella squalida*  
*Nertera depressa*  
*Pratia angulata*

#### Ferns

*Asplenium bulbiferum*  
*Asplenium obtusatum*  
*Asplenium oblongifolium*  
*Blechnum discolor*  
*Blechnum novae-zealandiae*

#### Exotic / Subtropical Species

##### Small/Medium (<1m)

*Canna generalis*  
 Dwarf Hibiscus eg. *Hibiscus 'Disco Belle'*  
*Ophiopogon japonicus*  
*Liguliera 'Reninformus'*  
*Ligularia dentata*  
*Diets grandiflora*  
*Bromeliad Spp.*  
*Hosta Spp.*

##### Medium/Large (>1m)

*Kniphofia Spp.*  
*Strelitzia reginae*  
 Ornamental Taro eg:  
*Alocasia reginula 'Black Velvet'*  
*Alocasia cucullata*  
*Collocasia fallax*  
*Collocasia esculenta*

*Michelia yunnanensis*  
*Michelia 'Bubbles'*  
*Musa cv. 'Australian Lady Finger'*  
*Strelitzia nicolai*

Note: other species may be considered (particularly climber and hedge species) to achieve greater variety, if consistent with native bush gully and subtropical plant theme, character and intent)



## 15.0 Concept designs for streets and parks

### 15.1 Linear Park Avenue concept plan





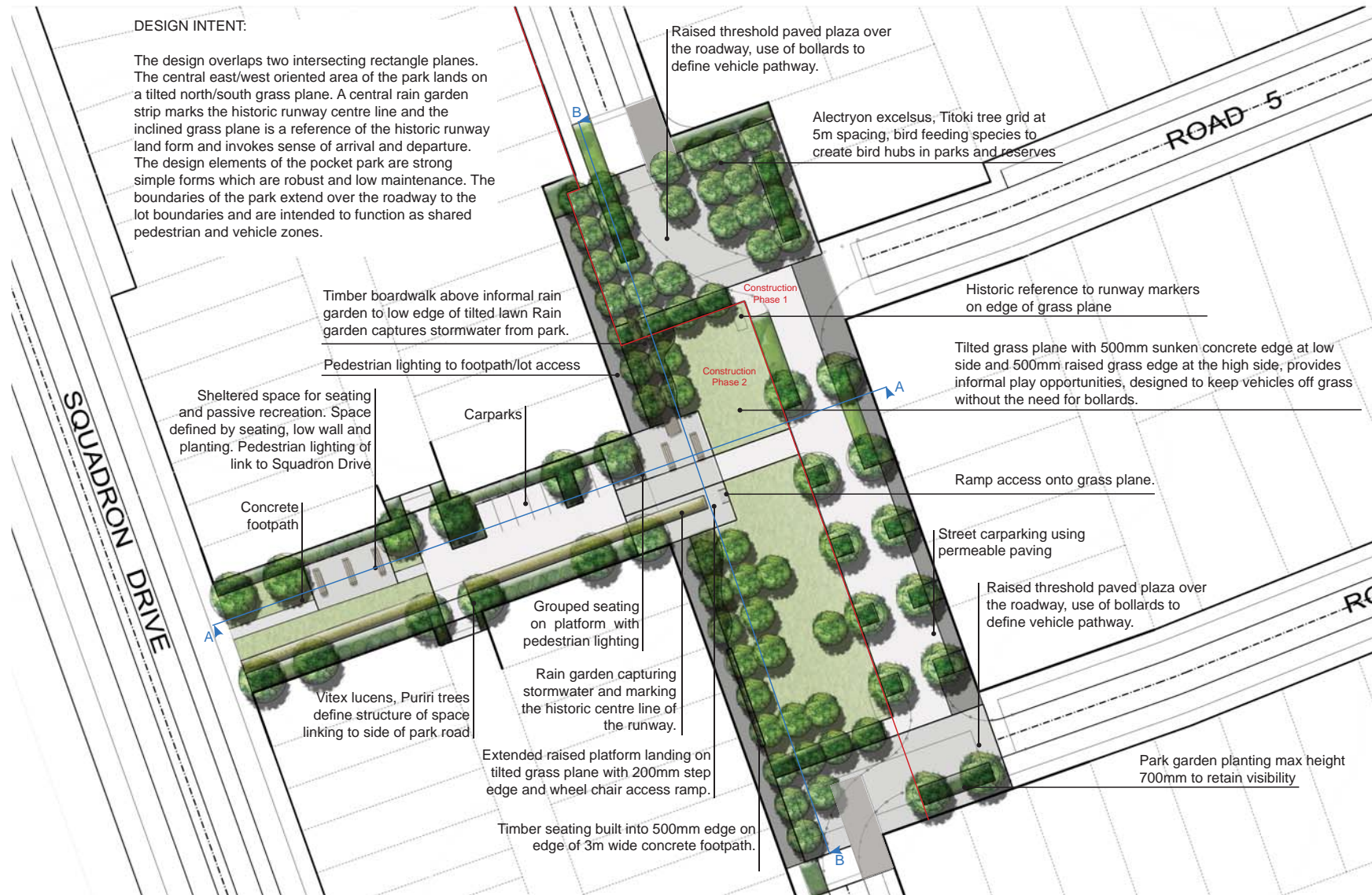
## 15.2 Buckley Ave (East)

### DESIGN INTENT:

The retention of the Phoenix palms provides a strong vertical rhythm to the north side of Buckley Ave, this vertical form has been contrasted by locating the horizontal linear form of the planted swale under the palms. The swale will include bush gully species such as coastal ferns with young nikau and tree ferns to incorporate a Waitakere natural character. The larger spacing of the existing palms on the south side creates opportunities for pocket public spaces between. Puriri trees are proposed along the south side providing bird corridor species and a complimentary colour and form with the palms.

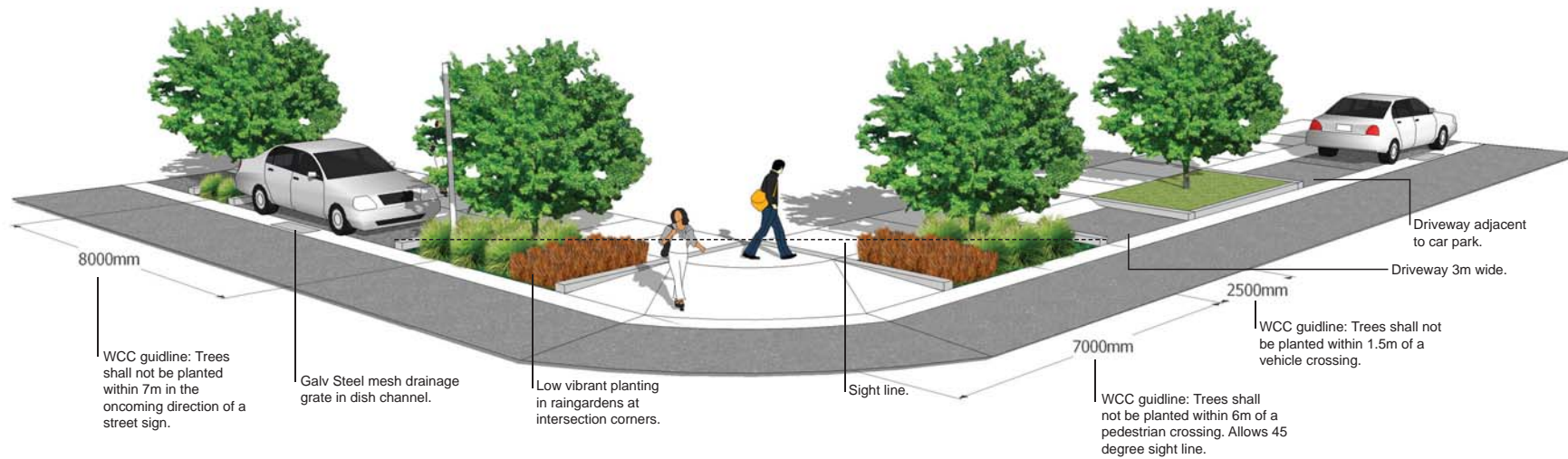


## 15.3 pocket park

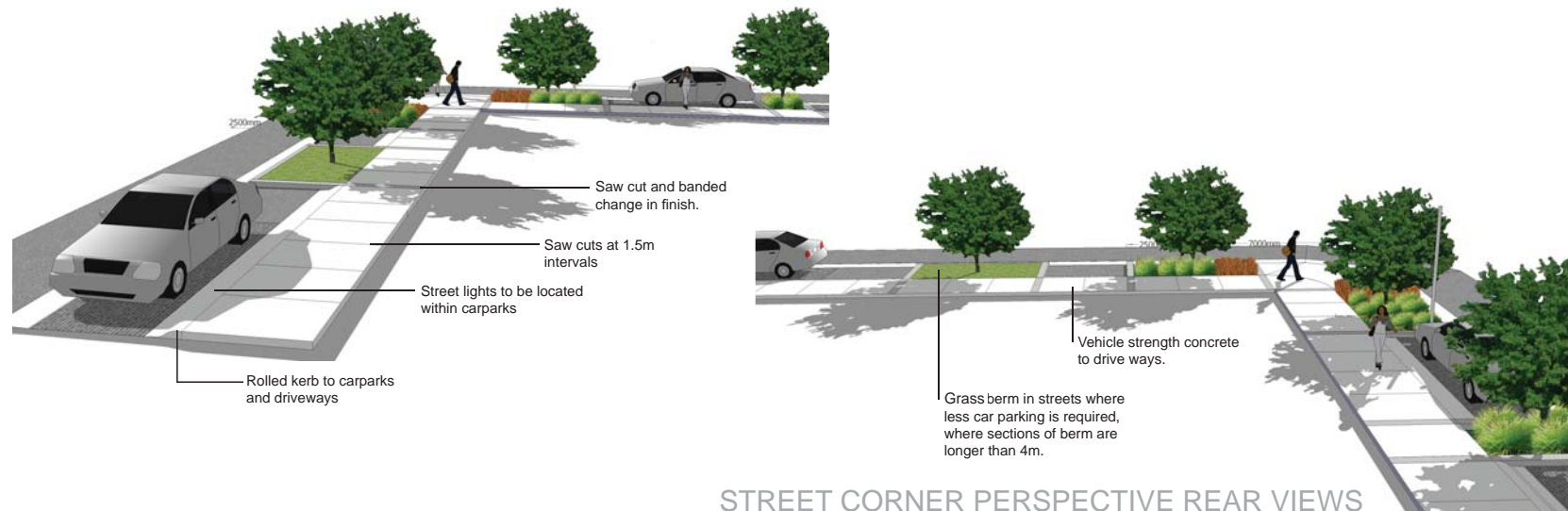




## 15.4 streetscapes



STREET CORNER PERSPECTIVE



STREET CORNER PERSPECTIVE REAR VIEWS

## 15.5 home zone

