



HOBSONVILLE POINT

Comprehensive Development Plan: **Sunderland, Hobsonville Point**

APPENDIX A - April 2013



isthmus konstrukt JV

in association with:



1	INTRODUCTION	pg	3
1.1	INTRODUCTION TO APPENDIX A	pg	4
2	CDP REGULATING PLANS	pg	13
2.1	KEY STRUCTURING ELEMENTS AND SITE CONSTRAINTS PLAN	pg	14
2.2	STREET TYPOLOGY PLAN	pg	15
2.3	LANDUSE AND ACTIVITIES PLAN	pg	16
2.4	DENSITY AND BLOCK LAYOUT PLAN	pg	17
2.5	SPECIAL HEIGHT AND FRONTAGE PLAN	pg	18
2.6	CHARACTER BUILDINGS AND SPACES PLAN	pg	19
3	CDP CONDITIONS	pg	21
3.0	GENERAL CONDITIONS	pg	22
3.1	KEY STRUCTURING ELEMENTS AND SITE CONSTRAINTS CONDITIONS	pg	24
3.2	STREET TYPOLOGY CONDITIONS	pg	25
3.3	LANDUSE AND ACTIVITIES CONDITIONS	pg	28
3.4	DENSITY AND BLOCK LAYOUT CONDITIONS	pg	38
3.5	SPECIAL HEIGHT AND FRONTAGE CONDITIONS	pg	39
3.6	CHARACTER BUILDINGS AND SPACES CONDITIONS	pg	42

4	DESIGN GUIDELINES	pg	45
4.1	INTRODUCTION	pg	46
4.2	OVERALL DESIGN APPROACH	pg	48
4.3	ARCHITECTURE	pg	50
4.4	LANDSCAPE	pg	69
4.5	HERITAGE BUILDINGS	pg	86
4.6	BIODIVERSITY MANAGEMENT	pg	98
5	DESIGN REVIEW PROCESS	pg	99
5.1	INTRODUCTION	pg	100
5.2	DESIGN AND APPROVAL PROCESS	pg	101
6	TECHNICAL ANNEXURES	pg	105
i	DEFINITIONS	pg	106
ii	OPEN SPACE CONCEPT DIAGRAMS	pg	112
iii	NEIGHBOURHOOD CENTRE CONCEPT	pg	116
iv	STREET TYPOLOGY CROSS SECTIONS	pg	118
v	VARIATIONS TO CoP	pg	124
vi	SUPPLEMENTARY PLANS	pg	133



INTRODUCTION	1
CDP REGULATING PLANS	2
CDP CONDITIONS	3
DESIGN GUIDELINES	4
DESIGN REVIEW PROCESS	5





1

INTRODUCTION

1.1 INTRODUCTION TO APPENDIX A

1.1.1 HOW TO USE THIS DOCUMENT

The regulating plans (section 2), standards and conditions (section 3) and design guidelines (section 4) contained in this document are designed to deliver an urban form for the Sunderland Comprehensive Development Plan [CDP] area. The purpose is to fulfill the requirements of Plan Change 13 of the Operative Auckland District Plan (Waitakere Section) and provide innovative and flexible urban design for the development of a new community.

The relevant sections of Plan Change 13 (PC13) are now deemed to be operative in terms of the subject land. In the case of the Sunderland CDP, this covers Policies 11.34 and 11.36, together with Rules 21 Hobsonville Base Village Special Area, 24 Hobsonville Marine Special Area, 23 Hobsonville Landing Special Area and 22 Hobsonville Future Development Special Area.

This CDP, including the regulating plans, standards, conditions and design guidelines will, together with the other relevant provisions of the Auckland Council District Plan (Waitakere Section), direct and guide all development within the Sunderland CDP area.

The CDP does not authorise physical works, which will be addressed through subsequent resource consent applications. The CDP provides direction and guidance to applicants and the Council when designing and assessing such applications for buildings and development within the Sunderland CDP area.

Users of this document should refer to the six Regulating Plans which are part of the consent conditions that apply to the site under this CDP consent. Finally, the guidelines assist in guiding the design outcomes that are being sought.

Pursuant to Rules 21.2 and Rule 24.3 of the District Plan, any building or additions to buildings for residential or non-residential

use, or development will require a resource consent. In the case of that part of the CDP located within 'Hobsonville Base Village Special Area', where the building or development complies with the standards and conditions as set out in section 2 and 3 of this CDP, the proposal will require consent as a Controlled Activity. In the case of that part of the CDP located within the 'Hobsonville Marine Industry Special Area', where the building or development complies with the standards and conditions as set out in sections 2 and 3 of this CDP, the proposal will require consent as a Limited Discretionary Activity. Works to notable buildings and spaces will also require consent as a Limited Discretionary Activity.

Under the District Plan rules, an activity that does not comply with sections 2 and 3 of this CDP will require consent as a non-complying activity.

Sections 1 and 4 of this CDP are guidelines only and are to be used as criteria to determine the suitability of future buildings and development proposed throughout this CDP.

All resource consents that impact on urban design will also be subject to the urban design review process.

This document incorporates the following:

SECTION 2 CDP REGULATING PLANS

Regulating Plans Include:

- Key Structuring Elements and Site Constraints
- Street Typology
- Landuse and Activities
- Density and Block Layout
- Special Height and Frontage
- Character Buildings and Spaces

These plans depict the components that control the future activities and urban form of the development.

SECTION 3 CDP CONDITIONS

General Conditions

Sets out the conditions that apply across the subject site and which for the most part are not related to specific land uses.

Regulating Plan Conditions

Sets out specific conditions that directly relate to each Regulating Plan and its associated Matrix.

Development Matrices

These set out measurable standards for streets, activities, open space, buildings, density and special heights and frontages as depicted in the Regulating Plans, supported by descriptions, diagrams and cross sections to assist with interpretation where required.

SECTION 4 DESIGN GUIDELINES

Establishes benchmark quality standards and design principles for architecture, landscape and heritage which recognise the unique qualities of the site, including its location and history. These guidelines assist in determining the suitability of proposals within the CDP area and should be seen as assessment criteria.

SECTION 5 DESIGN REVIEW PANEL

Outlines the design review panel process and composition.

1.1.2 STATUTORY CONTEXT

SECTION 6 TECHNICAL ANNEXURES

Broken into 5 parts: definitions, open space concept diagrams, Neighbourhood Centre concept diagram, street type cross sections and variations to code of practice. This section provides technical data supplementary to conditions and regulating plans, along with standard details for streetscapes.

In addition to the matters set out in this CDP, and Rules 21 and 24 of the Auckland District Plan (Waitakere Section), the following District Plan rules and assessment criteria apply to the establishment of buildings and the development within the CDP:

Residential Activities

In all areas except the neighbourhood centre:

- Living Environment Rule 14, Air Discharges, Odour, Dust, Glare and Vibration
- Living Environment Rule 16, Relocated Buildings

City Wide Urban Design Rules

Rule 1 Apartment Design and associated criteria

Natural Environment Rules

Rules relating to Vegetation Alteration (Rule 2) and Earthworks (Rule 3) of the Managed, Coastal, General and Riparian Margins/Coastal Edges Natural Areas, as applicable.

Neighbourhood Centre

Community Environment Rules 2-4, 8-13, and 15

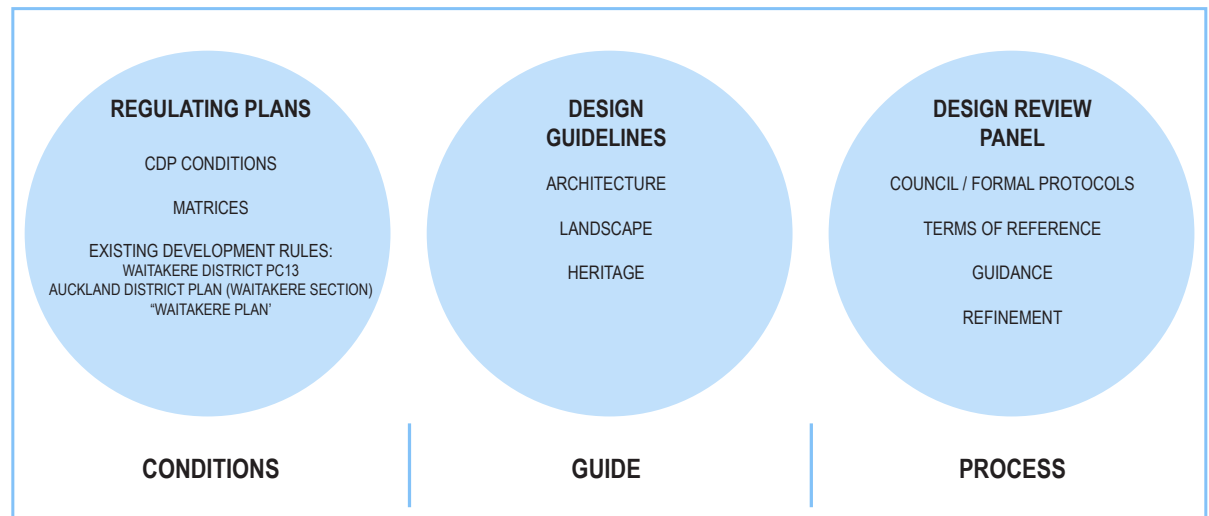
Other

All City Wide Rules
NES (Contamination)

The diagram on this page illustrates the 3 key components of this document that will guide design outcomes for future development within Sunderland:

1. Comprehensive Development Plan (CDP) - Conditions and Standards
2. Design Guidelines - guidance
3. Design Review Panel

Each of the components must operate in conjunction with one another to achieve comprehensive development for Hobsonville Point.



1.1.3 SITE CONTEXT AND DESCRIPTION

The Hobsonville site lies on a peninsula of land extending into the Upper Waitemata Harbour and is located approximately 11 km north-west of central Auckland.

The overall development site is approximately 167 hectares in area. The broad character of the landscape is essentially a flat, low lying open peninsula extending into the upper reaches of the Waitemata harbour. The immediate coastal edge has steep wooded slopes and exposed cliffs. The land was formerly occupied by the Hobsonville Airbase, and has been modified to construct the former airfield and its associated uses.

The Auckland Council District Plan (Waitakere Section), PC13, Buckley CDP, MIP CDP and Sunderland CDP all aim to provide an active, mixed use and sustainable community comprising comprehensively designed residential homes and associated commercial, community, and recreational facilities.

SITE LOCATION PLAN



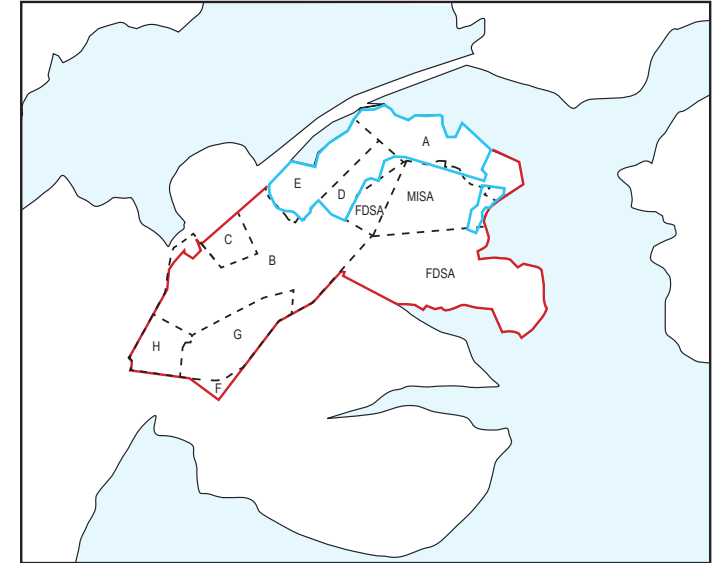
- Overall masterplan area
- Sunderland CDP area

WIDER EXISTING LANDSCAPE CHARACTER AND LANDSCAPE ELEMENTS



- Overall masterplan area
- Sunderland CDP area
- Significant areas of woodland
- Parks and Reserves
- Hobsonville Aerodrome
- Lifestyle plots and rural housing
- Low density suburban housing
- Prominent hill feature
- Hobsonville Church and Cemetery
- Arterial route

PRECINCT BOUNDARIES



- Overall masterplan area
- Sunderland CDP area
- PC13 Precincts
- A - Sunderland Head
- B - Campus Runway Park
- C - Motorway Interchange
- D - Hudson Bay Road
- E - Buckley Avenue
- F - Triangle
- G - Base Housing
- H - Hobsonville Village
- MISA - Marine Industry Special Area
- FDSA - Future Development Special Area

1.1 INTRODUCTION TO APPENDIX A

1.1.4 URBAN DESIGN STRATEGY

The overall design strategy for Hobsonville Point is based on:

- making a vibrant 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 development history and traditional compact suburbs, such as Freemans Bay and Ponsonby. To also increase the supply of medium density and affordable housing, by providing a wide range of housing types, sizes and price points including detached, attached and affordable homes.

Key attributes of the overall Master plan framework include:

- a spine road down the centre of the peninsula,
- a traditional street layout and hierarchy;
- houses to face the street and positively reinforce the concept of community and place making;
- the site history is revealed and reinforced in the design,
- a mix of building types in each block creates variety, individuality and affordability;
- the recreational open space network is connected to the wider community, including a coastal walkway;
- short blocks served by a pedestrian-friendly street network;
- flexible carparking options to encourage a change in car use behaviour;
- integrated public transport to provide more transport options;
- environmental design solutions for sustainable built outcomes; and,
- creation of a potential regional park destination at Bomb Point, Onekiritea.

The overall scheme of development encompasses a number of key features:

- serviced land for approximately up to 3000 homes;
- a primary and secondary school, and community facilities;
- conservation and protection of notable historical and natural features;
- public walkway access along the site's entire Waitemata Harbour coastal edge;
- low impact design infrastructure, including transport and stormwater;
- water and energy efficient building 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;
- a village focus for mixed use development and public transport;
- the roll out of broadband as part of site infrastructure;
- on-site employment including a Property Investment Limited and industry-led, export-orientated marine precinct;
- a staged development over a 10-15 year period (subject to market demand);
- provision for public transport along the central spine road;
- a 'heritage core' concept which builds on the site's character and heritage and acknowledges its importance in defining and giving identity to distinctive neighbourhoods;
- a high level of connectivity; and,
- quality urban development.

OVERALL MASTER PLAN FRAMEWORK



Project vision:

To build a strong, vibrant community that sets new benchmarks for a quality and accessible urban development with an environmentally responsible focus.

1.1 INTRODUCTION TO APPENDIX A

1.1.5 SUNDERLAND CONCEPTUAL FRAMEWORK - SUSTAINABLE DEVELOPMENT OBJECTIVES

The Sunderland CDP addresses development within a portion of the overall Hobsonville Point. The Sunderland CDP mainly incorporates the precincts known as A - Sunderland Head, E - Buckley Avenue and D - Hudson Bay Road.

It should be noted that the precincts within the Hobsonville Base Village Special Area described in PC13 have been combined and redefined as Sunderland: Hobsonville Point for the purposes of future staged development. The Sunderland Head Precinct, Hudson Bay Road Precinct, Buckley Avenue Precinct and small parts of the Campus Runway Park and Marine Industry Special Area are included within the scope of this CDP application. These are hereafter described as Sunderland.

There are four key concepts behind the masterplan for the Sunderland CDP. These concepts work to maximise the site's landscape and heritage character while helping to establish new benchmarks for sustainable, mixed use urban development in New Zealand.

Concept 1: Activation of the Spine



Hobsonville Point Road is to function as the development's spine, activated through a series of mixed use nodes and the neighbourhood centre. It is also a focus for public transport.

This concept is critical to the success of the peninsula as it maximises opportunity for activity, vibrancy and vitality. It follows an international precedent of contrast between intense centre and passive perimeter. The implementation of the activated spine road will create high quality, desirable urban places that can stand on their own in the centre of Hobsonville without relying on the harbour edge.

This concept works to maximise economic sustainability through extension of employment opportunities, provision of local shops and the opportunity for live-work units.

Concept 2: Draw the coastal edge in / Emphasise landform



This concept is based on harnessing the intrinsic landscape character of the site, the coastal edge. Emphasis of the headlands and the extension of coastal gullies aids in the formation of neighbourhood character and greater increases the connection to the coast from Hobsonville Point Road.

Visual and physical connection between the coastal edge and spine road plays an important role in delivering a legible and memorable environment. This along with the integrated open space network it helps to provide, is important in the creation of a socially sustainable development with a high quality of life.

This concept also contributes to environmental sustainability, enhancing ecological values across the site.

Concept 3: Strengthen and maximise the coastal edge



The coastal edge is strengthened through the provision of reserve which protects and includes native vegetation, allows views to the harbour and incorporates the coastal walkway.

Hobsonville Point's coastal edge is a major asset to its future community. It will provide enhanced biodiversity and ecological value while functioning as a unique recreational landscape for both residents and visitors. The coastal setting of Sunderland also contributes greatly to the character of its neighbourhoods. Social and environmental sustainability objectives can be achieved by maximising its amenity and ecological value.

A high quality interface between the coastal edge and the adjoining streets and houses is essential to this concept. The concept also seeks a much more open visual connection along the coastal edge through the removal of existing exotic weeds and vegetation. This will achieve enhanced view shafts through to the coastal edge at identified locations, along with a more open and native landscape character.

Concept 4: Create and reinforce a heritage corridor



Heritage buildings and places provide interest and character seldom offered and difficult to achieve through new build. This concept is about using and developing heritage to maximum potential without missing the restore / reinvent / recycle opportunities that come with a site so rich in history.

The heritage corridor concept contributes to cultural sustainability. It embraces the development and re-use of heritage and the synergy of old and new. In conjunction with the landscape features of the site, this will provide interesting neighbourhood character and a unique sense of place for Sunderland.

1.1 INTRODUCTION TO APPENDIX A

1.1.6 HERITAGE STATEMENT

The Sunderland Precinct is planned around an established network of existing roads which serviced the former Hobsonville Airbase. These roads, together with a set of inherited Air Force buildings, give the Precinct its primary form and establish an underlying layer of heritage which is fully integrated into the expanded community.

The heritage and character buildings are either individual landmark structures, or groups of (generally) residential buildings of varying scale and style, each with an associated land area which forms part of the heritage character of each structure.

The development builds on this heritage and acknowledges its importance in defining and giving identity to distinctive neighbourhoods within the Precinct. It also allows and encourages the re-use, refurbishment and reinvention of these buildings into 21st century economic uses.

Heritage neighbourhoods / character areas

The majority of existing heritage buildings will be retained as part of the development. These buildings provide a sense of place and identity which will form the basis of neighbourhoods within the planned development. The particular value of this is the evidence they provide of an established community. These buildings increase the variety of dwelling types available in the precinct, and the way in which they occupy the landscape will result in a richer mix of streetscapes. They reinforce the pattern of existing streets and the largest of these buildings will provide distinctive landmarks in the developed precinct.

Buildings needing a heritage management plan

A number of the heritage buildings have such significance that they will warrant special protection and controls to ensure that their heritage value is recognised and protected. This means that certain features of these buildings should not be changed, except in a small way, and that where additions are made, these can be clearly understood as being new, and are distinguishable from original parts of the buildings. It may be appropriate also to remove or modify non-original parts of these buildings where this enables them to be sympathetically adapted to new uses.

Buildings in this category are:

- Catalina Barracks
- The Base Commander's House (in its new setting)
- Headquarters building
- Catalina Hangar
- Mill House and Cottage
- Officers' Houses in Marlborough Crescent
- Houses in Sunderland Avenue
- Four houses in Marine Parade

Each of these buildings will be subject to a heritage management plan which will explain the significance of the building, which parts of the building are considered to contribute to that significance, and how changes to the building should be undertaken.

Relocated Buildings

Five residential buildings in Marine Parade will be relocated within the Precinct. This will facilitate more intensive development of high value sites presently occupied by buildings of comparatively modest heritage significance. These will be re-sited on sites close to the Sunderland group of dwellings, in such a way as to complement that group of houses without changing their setting.

The Base Commander's house will be re-sited on Buckley Avenue, close to the Catalina Café Building.

A number of other existing houses presently located west of Buckley Avenue will also be moved to new sites in the block immediately south of Sunderland Avenue, away from Hobsonville Road in order to maintain a separation from this more heavily trafficked thoroughfare.



2

CDP REGULATING PLANS

2.1 EXISTING STRUCTURING ELEMENTS AND SITE CONSTRAINTS PLAN



0 50 100 150

LEGEND

- CDP Boundary
- Block Boundary
- 20m coastal esplanade reserve boundary
- Geotech Building Restriction
- Geotech Building Limitation
- 10 metre geotechnical setback from top of coastal cliff

- Building of heritage value to be retained in current location
- Building of heritage value to be retained and relocated
- Building of heritage value to be potentially retained
- Landscape of heritage value

- 1 Catalina Cafe
- 2 Sunderland Ave Houses
- 3 Mill House
- 4 Chichester Cottage
- 5 Parade Ground
- 6 Old Headquarters Building
- 7 Marine Parade Houses
- 8 Sunderland Lounge
- 9 Catalina (No 2) Hangar
- 10 Catalina Barracks
- 11 The Oval
- 12 Officers Housing
- 13 Base Commanders House

- * Phoenix palms to be removed
- * Phoenix palms to be retained or relocated
- * Phoenix palms consented to be relocated

- Cluster of Trees; Retain all significant specimens both native and exotic, subject to Mill House Environs Landscape Plan

- Coastal Vegetation Corridor

- Viewshaft

Refer to 3.1 for associated conditions.



INTRODUCTION 1

CDP REGULATING PLANS 2

CDP CONDITIONS 3

DESIGN GUIDELINES 4

DESIGN REVIEW PROCESS 5

2.2 STREET TYPOLOGY PLAN



0 50 100 150

LEGEND

- CDP Boundary
- Coastal Reserve Boundary
- Urban Boulevard
- Secondary Street
- Minor Street
- Coastal Connector street
- Coastal Edge Street
- Special Character Street
- Buckley Avenue
- MIP Access Street
- Over Dimension Route to MIP
- Coastal Walkway
- Pedestrian Linkage
- Bus Stop

Note:
Dashed lines indicate roads and pedestrian linkages in flexible locations.
Solid lines indicate roads and pedestrian linkages in fixed locations.

Refer to 3.2 for associated conditions.



2.3 LANDUSE AND ACTIVITIES PLAN



0 50 100 150

LEGEND

- CDP Boundary
- Block Boundary

Landuse:

- Public Open Space / reserve
- 2 Wetland/ Pond
- 3 The Parade Ground
- 4 Headquarters Park and Pohutukawa Grove
- 5 The Oval
- 6 Coastal Edge
- 7 Coastal Edge
- 8 Mill House Environs
- 9 Coastal Edge
- 10 Hobsonville Point Park
- 11 Liquidambar Grove
- Harrier Point

- * Neighbourhood Centre Plaza

- 20m Coastal Esplanade Reserve
- Attached & Detached Housing Zone
- Attached and Apartment Zone

Activities:

- Potential retirement living
- /// Potential Neighbourhood Centre
- Potential Non residential use
- High noise route and MIP Interface
- Increased height zone

Refer to 3.3 for associated conditions.



INTRODUCTION 1

CDP REGULATING PLANS 2

CDP CONDITIONS 3

DESIGN GUIDELINES 4

DESIGN REVIEW PROCESS 5

2.4 DENSITY AND BLOCK LAYOUT PLAN



0 50 100 150

LEGEND

- CDP Boundary
- Block Boundary

Refer to 3.4 for associated conditions.



2.5 SPECIAL HEIGHT AND FRONTAGE PLAN



0 50 100 150

LEGEND

- CDP Boundary
- Block Boundary
- Type A - neighbourhood centre
- Type B - urban street
- Type C - urban street
- Type D - suburban street
- Type E - open space/walkway
- Heritage condition
- * Marker Building

Refer to 3.5 for associated conditions.



Note: refer 3.3.3 and 3.3.4
Building typology matrices
for heights and frontages of
buildings on internal streets.

Special Heights and Frontages
depicted here take precedence
over typical heights and
frontages set out in Building
typology matrices.

INTRODUCTION 1

CDP REGULATING PLANS 2

CDP CONDITIONS 3

DESIGN GUIDELINES 4

DESIGN REVIEW PROCESS 5

2.6 CHARACTER BUILDINGS AND SPACES PLAN



0 50 100 150

LEGEND

- CDP Boundary
- Block Boundary
- Building of heritage value to be retained in current location
- Building (or building portion) of heritage value to be optionally retained
- Building of heritage value to be relocated (current location)
- Building of heritage value relocated (new location)
- Curtilage of heritage buildings
- ... Notable Open Space

Refer to 3.6 for associated conditions.





INTRODUCTION	1
CDP REGULATING PLANS	2
CDP CONDITIONS	3
DESIGN GUIDELINES	4
DESIGN REVIEW PROCESS	5





3

CDP CONDITIONS

3.0 GENERAL CONDITIONS

3.0.1 All development and activities under this Comprehensive Development Plan [CDP] shall be undertaken in accordance with:

- General Consent Conditions
- Regulating Plans and associated conditions
- Development Matrices

3.0.2 All development and activities under this Comprehensive Development Plan [CDP] shall be undertaken in general accordance with the urban design requirements and standards contained in Section 4 Design Guidelines. In the case of all subsequent resource consent applications the matters contained within Section 4 Design Guidelines shall be regarded as assessment criteria to be considered in the preparation and assessment of resource consent applications.

3.0.3 Any proposed development in the CDP area shall be submitted to the Design Review Panel for its assessment and advice - in accordance with the process described within Section 5 Design Review Process - before any resource consent application is lodged with the Council for that proposed development. A copy of the Panel's Design Assessment Report shall be provided to Auckland Council at the time any resource consent application for that proposed development is lodged with Council, together with any comments on or responses to the Panel's Report.

3.0.4 Pursuant to Sections 123(b) and 125 of the Resource Management Act, this consent shall lapse and expire 10 years from the date of the commencement of this consent.

3.0.5 Site Services

The consent holder shall implement methods to ensure that the following specified impermeable surface limits are not exceeded:

- (i) 90% within the legal road reserves;
- (ii) 5% within Parks reserves
- (iii) 100% in the Neighbourhood Centre, and sites accommodating Apartments
- (iv) 80% average over all blocks including rear lanes
- (v) 65-100% in the residential housing areas subject to the applicant providing an assessment of the cumulative impermeable surfaces across the CDP area demonstrating stormwater infrastructure capacity and that 73% average impermeability will not be exceeded.

The methods may include the consent holder providing, at each stage of the development, a statement of cumulative impermeable surface totals to demonstrate that the above limits have not been exceeded.

No development shall proceed in accordance with this CDP consent until the changes proposed by the Sunderland Hobsonville CDP to Council's Network Discharge Consent (NDC) for Hobsonville Peninsula have been approved by the Auckland Council.

All communications, water supply and electricity running along the streets within the CDP Area can be accommodated under the footpaths on each side of the streets in streets where a road berm is not provided.

NOTE:

In addition to the above, Rule 21.2 provides for controlled activity applications to be assessed against the relevant assessment criteria in Assessment Criteria 21(a) to 21(b c)

including matters of design which by virtue of assessment matter 21(c) includes the Design Guidelines set out at Section 3.1 of this document.

3.0.6 Archaeology

If sub-surface pre-1900 archaeological evidence should be unearthed during construction (e.g. intact shell midden, hangi, storage pits relating to Maori occupations, cobbled floors, brick or stone foundations, or rubbish pits relating to 19th century occupation) work must cease in the immediate vicinity of the remains and the project archaeologist and/or the Historic Places Trust must be contacted.

If modification of a pre-1900 archaeological site does become necessary, an Authority to modify an archaeological site must be applied for under Section 11 of the Historic places Act 1993 and granted prior to any further work being carried out that will affect the site.

In the event of koiwi (human remains) being uncovered, work shall cease in the immediate vicinity and the tangata whenua, Historic Places Trust and the NZ Police shall be contacted so that appropriate arrangements can be made.

That care should be taken in the vicinity of sites R11/494 and 2140 to ensure the sites are not damaged during any weed control, planting or landscaping works.

That any weed control, planting or landscaping works in the vicinity of sites R11/492, 494 and 2140 and the former wharf should be monitored by an archaeologist, to establish the extent of any archaeological deposits and ensure that they are avoided (if possible).

That the remnant wharf posts of the former Hobsonville Wharf should not be damaged or removed.

That prior to any weed control, planting, landscaping or track works along the coastal perimeter, an Authority should be applied for from the NZHPT under Section 12 of the HPA. This would provide for any unavoidable damage to the recorded archaeological sites or to any additional subsurface deposits exposed during weed control, planting or landscaping works.

That if archaeological remains are present and cannot be avoided they should be recorded or further investigated in accordance with any conditions of the Authority.

If post-1900 military archaeological evidence should be unearthed during construction such information shall be recorded and provided to NZ Defence.

3.0.7 Contamination

No earthworks, required to give effect to this CDP shall be undertaken, unless a particular development block meets the relevant criteria contained in the National Environmental Standards and/or the permitted district and regional permitted activity levels, or a resource consent has been granted in accordance with the requirements of the National Environmental Standard for Assessing and Managing Contaminants in Soils, and/or the requirement of the relevant District and Regional Plan. All earthworks and associated activities shall be undertaken in accordance with the requirement of any resource consent.

3.0.8 Subdivision

Any application for a vacant lot subdivision less than 450m² must include a plan showing a building envelope for each proposed lot that complies with conditions 2.0, 3.0 - 3.6 of this CDP.

Any subdivision within the Neighbourhood Centre shall be subject to Special Area Rule 21.

That following the super lot subdivision for one or more development blocks (refer to regulating plan 2.4), the first subdivision or landuse consent for each approved development block shall include a master plan. The master plan shall provide the following details for the particular development block(s):

- typology(s)
- height(s)
- private open space
- outlook types ('primary', 'secondary' and 'no outlook')
- access lanes
- parking
- lot layouts
- site services
- locations and details of all proposed small houses , provided that no more than 20% of residential units on any superlot shall be small houses.
- Solar access to private open space (including shadow diagrams)

Subsequent subdivision and landuse consents will be considered against the master plan for each development block, in addition to the other relevant matters contained within this CDP.

3.0.9 Existing Uses

The following existing non-residential activities shall be permitted to continue to operate (subject to any relevant resource consent conditions, if any) until the particular area or building is redeveloped:

Youth Development Unit
Hobsonville Land Company Office
Camp pack up store (Storage Use)
Catalina Hangar – (Marine Industry Use)
Traditional boat building school
Farmers Market
Catalina Cafe

3.0.10 No physical works, including infrastructure, buildings, earthworks or vegetation removal (other than those works that are a permitted activity under the District Plan), shall be undertaken within the proposed esplanade reserve or within any riparian stream or coastal margin, until a detailed ecological management plan relating to the proposed physical works has been prepared and approved by the Council, which covers (but is not limited to) the following matters:

- Provision for the protection of rare or threatened species and their habitat,
- Provision for the protection of lizards, including areas outside esplanade reserves,
- Connections between habitat nodes along existing natural coastal and stream networks, and safe passage of wildlife populations
- The protection and enhancement of the quality and quantity of stormwater inputs to the harbour environment (e.g. stormwater outfalls)
- Provision for the retention and enhancement (wherever possible) of permanent streams to provide suitable fauna habitat
- Provision for the protection of notable plants, threatened plant species and locally uncommon plant species in the area
- Predator control
- Appropriate forms of mitigation, if avoidance of adverse ecological effects cannot be avoided.

3.1 EXISTING STRUCTURING ELEMENTS AND SITE CONSTRAINTS CONDITIONS

3.1.1 CONDITIONS

The following conditions shall apply to the “2.1 Existing Structural Elements and Site Constraints Conditions” regulating plan:

3.1.1.1 No buildings shall be erected beyond (i.e the seaward side) the ‘Geotech Building Restriction’ line depicted on the ‘Existing Structuring Elements and Site Constraints Plan’ unless a site specific ground investigation report is prepared. This report shall be provided by a qualified geotechnical engineer or geologist. The report shall, identify the extent to which buildings can extend beyond this line and, if so, all foundations must be constructed to the standard set out in the site specific report.

3.1.1.2 No buildings shall be erected between the ‘Geotech Building Limitation’ and ‘Geotech Building Restriction’ lines depicted on the ‘Existing Structuring Elements and Site Constraints Plan’ that produce a total surcharge loading of more than 15kPa unless a site specific ground investigation report is prepared. This report shall be provided by a qualified geotechnical engineer or geologist. The report shall identify whether buildings can extend beyond this line and, if so, all foundations must be constructed to the standard set out in the site report.

3.1.1.3 No buildings shall be erected beyond (i.e. the seaward side) the ‘10 metre geotechnical setback from top of coastal cliff’, unless a site specific ground investigation report has been prepared by a qualified geotechnical engineer or geologist. The report shall identify the extent to which buildings can extend beyond this line and, if so, all foundations must be constructed to the standard set out in the site specific report.

3.1.1.4 All vegetation labeled and depicted on the ‘Existing Structuring Elements and Site Constraints Plan’ as ‘Phoenix Palm to be removed’ shall be removed from site unless relocated in accordance with 3.1.1.5. Any additional phoenix palms on site that are not depicted on the plan shall also be removed.

3.1.1.5 All vegetation labeled and depicted on the ‘Existing Structuring Elements and Site Constraints Plan’ as ‘Phoenix Palm to be retained or relocated’ shall be retained in their current locations unless removal is unavoidable in order to achieve road or access, in which case the palm shall be relocated.

Advice Note: The relocation of any Phoenix Palm tree requires approval from Auckland Council Biosecurity.

3.1.1.6 All vegetation labeled and depicted on the ‘Existing Structuring Elements and Site Constraints Plan’ as ‘Phoenix Palm consented to be relocated’ shall be trees selected from those shown as ‘Phoenix Palm to be removed’ and shall be relocated to the locations identified ensuring consistent appearance along the row.

3.1.1.7 Any works to trees and vegetation labeled and depicted on the ‘Existing Structuring Elements and Site Constraints Plan’ as ‘Cluster of Trees: Retain all significant specimens both native and exotic’ shall be subject to a resource consent application(s) pursuant to Rule 2 of the Coastal Natural Area. Such works shall be accompanied by a Mill House Environs Landscape Plan which shall be submitted to and approved by the council.

3.1.1.8 All works to trees and vegetation located within the coastal vegetation corridor shall be subject to the relevant Natural Area rule/s and subject to a resource consent application(s) (unless specifically permitted by the District Plan) to assess the effects of removal and works within the dripline of such trees. All tree works shall be undertaken in accordance with accepted arboricultural practice.

3.1.1.9 All ‘Viewshafts’ labeled and depicted on the ‘Existing Structuring Elements & Site Constraints Plan’ shall be retained in the locations shown and shall be kept clear of buildings.

Advice Note: This condition does not authorise the removal of protected (i.e. under the District Plan or by this CDP) vegetation to provide for these viewshafts.

NOTE:

Refer Section 3.6 Character Buildings and Spaces Conditions for conditions regarding buildings of Heritage value.

3.2.1 CONDITIONS

The following conditions shall apply to the “2.2 Street Typology” regulating plan:

3.2.1.1 All roads and pedestrian linkages identified on the ‘Street Typology Plan’ as ‘Fixed Location’ shall be located in accordance with the locations identified. In the case of this condition “in accordance with” allows a degree of flexibility to provide for minor changes (+/- 10m from the centerline of each road) arising through the detailed design phase of the development.

3.2.1.2 All roads and pedestrian linkages identified on the ‘Street Typology Plan’ as ‘Flexible Location’ shall be established to provide the number shown, with the same orientations illustrated and ensuring connections between fixed roads occur as identified.

3.2.1.3 Notwithstanding Conditions 3.2.1.1 and 3.2.1.2 above, for a retirement village to be established within the area of ‘Potential Retirement Living’ as depicted on the ‘Landuse and Activities Plan’ then the ‘Minor Street(s) - Flexible Location’ do not need to be constructed. However, a retirement village shall include a legible pattern of streets and street based development within it.

3.2.1.4 Bus stops shall be established in the general locations identified on the ‘Street Typology Plan’. Final location and design for bus stops will be dealt with during the Resource Consent application for the road.

3.2.1.5 The ‘Coastal Walkway’ shall be established generally in accordance with the location identified on the ‘Street Typology Plan’. In the case of this condition “generally in accordance with” allows a degree of flexibility to provide for movement of the route (+/- 10m from the location identified) arising through the detailed design phase of the walkway.

3.2.1.6 All works shall comply with the relevant Auckland Council or Auckland Transport code of practice unless otherwise modified by the street typology cross sections or noted in the CoP variation schedule within Section 6 Technical Annexures.

3.2.1.6 (i) Street cross sections including carriageway widths, footpath widths, parking layout and street tree layout shall be in general accordance with the street typology cross sections set out at Section 6 Technical Annexure iv of this document, and the Street Typology Matrix at 3.2.3 of this document.

3.2.1.6 (ii) There shall be no more than 3 contiguous parallel carparking spaces before a street tree is to be provided to break the length of parking (where parking provided in bays).

3.2.1.6 (iii) There shall be no more than 5 contiguous angle parks before a street tree is to be provided to break the length of parking (where parking provided in bays).

3.2.1.6 (iv) Street trees may be planted within 7m from a light pole, subject to ensuring compliance with the street lighting illumination standards, and ensuring there is no visual or physical conflict between the placement of street trees and lighting.

3.2.1.7 On street car parking throughout the development (excluding potential retirement living) shall be provided at a minimum of 0.2 spaces per residential unit, which may include on site visitor parking for apartment living. This shall be determined on a cumulative, street by street basis for the entire Sunderland CDP.

3.2.1.8 An over dimension route shall be established to the MIP in the location shown on the street typology plan. The over dimension route shall provide for a clearance zone as shown on street typology cross section C of the technical annexures. The over dimension route shall accommodate manoeuvring for a vehicle and load with a length of 25m and width of 7m. Until such time as the over dimension route is constructed an interim route on Buckley Avenue to the MIP shall be maintained with equivalent access.

3.2.1.9 Pedestrian linkages shall be a minimum of 6m in width with a minimum 2m wide footpath within them. Amenity planting must be included.

3.2.1.10 Where a pedestrian linkage is shown to connect the end of a road to the coastal edge, it must be constructed to align with the road and allow a direct view down it from the road to the coastal edge.

3.2 STREET TYPOLOGY CONDITIONS

3.2.2 STREET TYPOLOGY MATRIX

	A		B	C	D	E
	Urban Boulevard		Secondary Street	MIP Access Street	Minor Street	Coastal Connector Street
	Hobsonville Point Road	Hudson Bay Road				
Street Character/ Role (not a standard)	Urban High Street This road running the length of the site, is designed to draw all elements together. While the green framework connects the natural space around the shoreline perimeter, Hobsonville Point Road is designed to attract people and activities into the centre of the community.	Urban High Street Allowing community space, pedestrian movement and traffic movement	Local Street Streets intended to be community spaces for cyclists and cars and overlooked by housing	Portion of over Dimension 'load' Route	Local Street Streets intended to be community spaces for cyclists and cars and overlooked by housing.	Local Street Provide legibility and strong connection between Hobsonville Point Road and coastal edge. Strong pedestrian connection to coast is to be created with wider footpath one side and raised crossings where it crosses bisecting roads. This footpath must connect pedestrians with the coastal walkway.
Intended operating speed	40 km per hour	50 km per hour	30 km per hour	30 km per hour	30 km per hour	30 km per hour
Vehicular / Cyclist definition Refer Cross Sections	Separate provision for cycleway to be provided. For off-road shared cycleway/ footpath min 3.5m width For on-road Cycleway min 1.8m width within carriageway	Separate provision for cycleway to be provided. For on-road Cycleway min 1.8m width within carriageway	No separated cycling provision provided	No separated cycling provision provided	No separated cycling provision provided	No separated cycling provision provided
Street Design	As per street type cross section A1 - A1	As per street type cross section A2 - A2	As per street type cross section B - B	As per street type cross section C - C	Typical minor street as per street type cross section D1 - D1 and Hobsonville Point Park edge as per section D2 - D2. Conventional minor street as per section D3 - D3. 'Conventional minor street' can be considered as an alternative to 'Typical minor street'.	Asymmetrical street design as per street type cross section E - E
Street Trees Species Shall be in accordance with 4.4.2 Street and Lot Frontage Planting Themes	Central Swale planted with native species. Street trees to be large scale deciduous specimens with showy autumn colour i.e. <i>Liriodendron tulipifera</i> . Tree species' are to be consistent with Hobsonville Point Road constructed in Buckley Precinct.	Street trees shall be provided to create a high amenity urban street environment. Tree species from Hobsonville Point Road shall be continued onto Hudson Bay Road.	Street trees shall be provided to create a high amenity neighbourhood street environment.	Street trees must be positioned in the berm to ensure their growth does not encroach on the 8m wide clear zone (including 500mm buffer either side). Tree species with upright form should be selected.	Street trees shall be provided to create a high amenity neighbourhood street environment.	Native Coastal tree species in line with 4.4.2 Coastal Edge Street and Lot frontage planting theme, should be used on all Coastal Connector Streets. Double row of trees one side of road. All Coastal Connector Streets to have same tree species e.g. <i>Metrosideros</i> spp.

3.2 STREET TYPOLOGY CONDITIONS

F	G	H			
Coastal Edge Street	Buckley Avenue	Special Character Street			
		Marlborough Crescent	Sunderland Avenue	Buckley Ave at Parade Ground / Headquarters Building	Neighbourhood Centre
Local Street Allowing community space, pedestrian movement and traffic movement. Has a coastal edge character and allows connection to the coastal walkway and cycleway. Features low impact design.	Parkway Road Buckley Ave is a slow speed environment with regular spacing of elements such as speed tables and give way intersections. Buckley Avenue is considered an important landscape heritage feature of the site. The alignment of Buckley Ave should include at least one stepped giveway intersection to further reduce its potential to operate as a thoroughfare. Where coastal reserve gullies meet the edge of Buckley ave, native gully vegetation should extend up to and where possible across road. Potential for carriageway to narrow through these areas through the use of chicanes containing planting. Pedestrian access linking to coastal walkway shall be provided for in these areas.	Heritage Street Allowing community space, pedestrian movement and traffic movement	Heritage Street Allowing community space, pedestrian movement and traffic movement	Heritage Street Allowing community space, pedestrian movement and traffic movement.	Urban High Street Allowing community space, pedestrian movement and traffic movement. Special carriageway treatment and traffic calming to be considered. Potential for raised table and or shared surface.
20 km per hour	50 km per hour	20 km per hour	30 km per hour	30 km per hour	20 km per hour
No separated cycling provision provided	No separated cycling provision provided	No separated cycling provision provided	No separated cycling provision provided	No separated cycling provision provided	Separate provision for cycleway to be provided. For on-road Cycleway min 1.8m width within carriageway continuing seamlessly from Hobsonville Point Road.
No cross section provided: specific design required. Must incorporate coastal walkway on edge closest to coast. Carriageway width typically 5.4m. Refer Design Guide section 4.4.3.	A design for Buckley Ave shall be provided and must show how through traffic is to be controlled to provide a low speed environment between the secondary streets that bisect it. Carriageway width typically 6m. Width of road reserve may change throughout the length of the road. Refer street type cross section C - C for clearance zone requirement of over dimension route.	Road in front of barracks to have parking on south side only, no parking on barracks side of road, footpath only as per street type cross section H1 - H1. 2m wide footpath on north edge of Marlborough Cres from Catalina Barracks to pedestrian linkage west of Officers Houses. Remainder to be as per street type cross section H2 - H2. Refer Design Guide section 4.4.3.	As per street type cross section H2 - H2 Refer Design Guide section 4.4.3.	Min 2m wide footpaths. Potential for raised table and or / shared surface No cross section provided: specific design required. Refer Design Guide section 4.4.3.	Min 2m wide south facing footpath, min 3m wide north facing footpath. Carriageway width typically 6m. Potential for raised table and or / shared surface. No cross section provided: specific design required. Refer Design Guide section 4.4.3.
Native coastal street tree species shall be used.	Existing Phoenix palms and Magnolia grandiflora can be incorporated into the streetscape, a design for the Phoenix Palms in Buckley Avenue and proposed street trees shall be provided. Additional street trees should be predominantly native bird attracting trees, contributing to ecological corridor and consistent with species planted in Buckley Precinct.	Street trees shall be provided on the edge of the oval to create a high amenity street and park environment referencing the heritage value of the oval.	Deciduous street trees shall be provided to create a high amenity street environment referencing the heritage value of the street.	No new street trees between headquarters building and parade ground for min stretch of 30m either side of flagpole.	Tree species from Hobsonville Point Road shall be continued onto Hudson Bay Road.

3.3 LANDUSE AND ACTIVITIES CONDITIONS

3.3.1 CONDITIONS

The following conditions shall apply to the “2.3 Land Use and Activities” regulating plan:

Residential

3.3.1.1 Any application for resource consent for a residential building shall nominate a residential building typology in accordance with the ‘Building Typology Matrices’ (Conditions 3.3.3 - 3.3.4)

3.3.1.2 Within the area identified on the ‘Landuse and Activities Plan’ as ‘Attached and Detached Housing Zone’ residential buildings shall be limited to ‘detached housing’ and ‘attached housing’ as described on the Building Typology Matrices.

3.3.1.3 Within the area identified on the ‘Landuse and Activities Plan’ as ‘Attached and Apartment Zone’ residential buildings shall be limited to ‘attached housing’ and ‘apartments’ as described on the Building Typology Matrices.

3.3.1.4 Within the area identified on the ‘Landuse and Activities Plan’ as ‘Increased height zone’ residential apartment buildings may exceed height restrictions set in place by the underlying ‘Attached and Apartment Zone’. Maximum height in the ‘Increased height zone’ is 30m and buildings of this increased height have a maximum building length of 60m.

3.3.1.5 Privacy shall be addressed. Refer to ‘Outlook and Privacy’ in Section 4 Design Guidelines.

3.3.1.6 All new residential units shall be designed to achieve the following :

3.3.1.6 (i) A calculated or modeled BPI value at 1.2 or lower using any method acceptable for calculating compliance with H1 of the New Zealand Building Code.

3.3.1.6 (ii) In the case of detached and attached housing typologies (but not apartments), these are to have a solar or heat pump hot water system, or an alternative system that achieves a minimum of 5.5 stars in the Water Heating Assessment Tool developed by EECA (April 2009).

3.3.1.7 All new residential units shall have their toilet, laundry and garden water use supplied from rainwater tanks. Rainwater tanks for the relevant building typologies will be sized in accordance with the table below. Rain tank capacity for attached housing and apartment typologies can be provided in either individual or as communal rainwater systems. All dwellings will be fitted with water efficient fixtures, including 3 Star (under the Water Efficiency Labeling Scheme (WELS) Apr 2010) or better toilets, shower heads and taps over hand basins, or achieve equivalent flow rates by other means.

Refer table below for all typologies:

Detached and Attached Housing

1 Bedroom (includes Studio)	1000 L
2 Bedroom	2000 L
3 Bedroom	3000 L
4 Bedroom	3000 L (roof area > 110m ²) or 5000 L (roof area < 110m ²)
5 Bedroom	5000 L

Note: all attached houses to be 3000L max to achieve acceptable amenity

Apartments

1 Bedroom (includes Studio)	1000 L
2 Bedroom	1000 L
3 Bedroom	1500 L
4 Bedroom	2000 L
5 Bedroom	2500 L

Potential Retirement Living

3.3.1.8 Any retirement living shall be located within the areas identified for such a use on the 'Landuse and Activities Plan'.

Retirement Living may include the following activities:

- Single residential dwelling
- Terrace
- Apartment
- Hospital and medical facilities hospice
- Ancillary recreational, dining and amenity areas

The final design and layout for any retirement village shall be assessed as a single application by way of a subsequent resource consent application. This application shall identify the delineated areas for all units. The design of all residential units, terraces and apartments shall be in accordance with the typologies and standards contained within this CDP.

3.3.1.9 For units located within retirement living, the private open space shall be delineated in such a way as to establish clearly that such space is set aside for the exclusive use of the occupants of that unit.

3.3.1.10 Retirement living units shall have private outdoor open space complying with the following:

- An exclusive minimum area of 18m² at ground level with a minimum dimension of 3m in any direction, being accessible from the unit to which it relates;
- or
- A balcony with an area of 8m² and a minimum width of 1.8m which has convenient access from a habitable room;

or

- A roof-top space with a minimum area of 10m² and a minimum width of 2m in any direction, which has convenient access from a habitable room.

This does not preclude the provision of additional communal open space within the complex.

3.3.1.11 All buildings shall comply with the setbacks identified on the 'Height and Frontage Plan' and 'Building Typology Matrix'. In the case of retirement living, boundary setback rules shall apply to the edge of delineated areas.

3.3.1.12 All buildings shall comply with the building heights specified in the 'Height and Frontage Plan' and 'Building Typology Matrix'.

3.3.1.13 Any retirement village shall be provided with a maximum of one car park space for each staff member and one visitor carpark per six units that the village is designed to accommodate. Parking for retirement living units shall be in accordance with 3.3.3.

3.3.1.14 The maximum permitted building coverage is 65% and the maximum permitted impermeable coverage (building and impervious surfaces) is 85%.

3.3.1.15 The maximum building length for apartments within Retirement Living shall be 45m before the building length must break by a minimum of 1 metre, or, the building line must angle away from the street by a minimum of 15°, or the building line must be offset by a minimum of 1 metre.

Potential Neighbourhood Centre

3.3.1.16 Within the area identified as 'Potential Neighbourhood Centre' on the 'Landuse and Activities Plan' all new buildings shall have a minimum ground floor height of 3.3m from floor to ceiling.

3.3.1.17 Activities within the neighbourhood centre may include residential, non residential and retail activities as defined within the Auckland Council District Plan (Waitakere Section).

Retail Activities

3.3.1.18 Any retail activity shall be located within the area identified as 'Potential Neighbourhood Centre' on the 'Landuse and Activities Plan' and shall be located on the ground floor level.

3.3.1.19 Any single retail tenancy located within the 'Neighbourhood Centre' area identified on the 'Landuse and Activities Plan' shall not exceed a Gross Floor Area of 500m².

3.3.1.20 The average gross floor area of all retail activities located within the 'Neighbourhood Centre' identified on the 'Landuse and Activities Plan' shall not exceed 200m².

3.3 LANDUSE AND ACTIVITIES CONDITIONS

Other Non- Residential Activities

3.3.1.21 The combined area of all retail activities located within the 'Neighbourhood Centre' identified on the 'Landuse and Activities Plan' shall not exceed a Gross Floor Area of 2000m².

3.3.1.22 Loading spaces are to be provided for retail with a floor area in excess of 300m².

3.3.1.23 Each new building to be utilised for retail activities shall comply with the bulk and location provisions specified for an 'Apartment' as set out on the 'Building Typology Matrix'.

3.3.1.24 A continuous pedestrian canopy shall be provided along the entire length of any retail activity in a new building within the 'Neighbourhood Centre'. Where part of a building is being used as retail the canopy shall extend to that part of the building.

Advice Note: A licence from Auckland Transport may be required to occupy any part of a road reserve.

3.3.1.25 Any retail activity shall demonstrate that there is sufficient parking either within the subject site, or in the surrounding street(s) and public parking areas. Suitable provision shall be made for operational mobility parking and for the servicing of retail units.

[Defined as activities other than residential, retirement village or retail within the areas identified as 'Potential Non-residential use' on the 'Landuse and Activities Plan'] except for home occupations which are provided for under Rule 21.1(c) [Hobsonville Base Village Special Area]

In particular, the following 'Non-residential activities' may be suitable:

- Commercial Offices
- Educational Facility
- Retail (controlled above)
- Community Facilities
- Restaurant and Café's (controlled below)
- Non-permanent accommodation
- Healthcare services
- Childcare centre
- Personal and other services
- Conference facilities
- Places of Assembly

3.3.1.26 Any other non-residential activity identified above may be located within the areas identified on the 'Landuse and Activities Plan' as 'Potential non-residential use' and 'Neighbourhood Centre', subject to compliance with all other conditions and subject to a resource consent pursuant Rule 21.3 (c) of the District Plan.

3.3.1.27 Any proposed non-residential activities located within the area identified as 'Potential non-residential use' and 'Neighbourhood Centre' on the 'Landuse and Activities Plan' are subject to the following conditions:

- restaurants and cafes located within the area identified as 'Potential non-residential use' shall not exceed a gross floor area of 200m² and shall only be allowed within Catalina Café (existing use), Mill House, Base Commanders House, Catalina Barracks or the Old Headquarters Building.
- non-permanent accommodation (within Mill House) – is limited to a maximum of 50 guests.

Provided that all non residential activities will still require resource consent as a restricted discretionary activity where the effects of such activities shall be addressed, including any effects on local amenity, heritage or character values.

Any non residential activity shall demonstrate that there is sufficient parking either within the subject site, or in the surrounding street(s) and public parking areas.

3.3.1.28 Parking and loading spaces are to be provided in accordance with District Plan Rule 21.3(g)(xvii) clauses 1,2,3,4 and 6 [Hobsonville Base Village Special Area], provided that regard shall be given to the availability of kerb side parking and public parking areas.

3.3 LANDUSE AND ACTIVITIES CONDITIONS

Noise

Activities are subject to the following noise conditions:

3.3.1.29 Noise Emission

Activities shall meet the noise limits set out in the following table as measured at any part of a site (other than the site on which the activity is situated).

Receiving Area	7.00 am to 7.00 pm Monday to Saturday	7.00 am to 10.00 pm Monday to Saturday 7.00 am to 10.00 pm Sundays & Public Holidays	10.00 pm to 7.00 am	
	Leq	Leq	Leq	L _{max}
Residential	50 dBA	45 dBA	40 dBA	70 dBA
Potential Non-Residential	55 dBA	55 dBA	45 dBA	75 dBA
Potential Neighbourhood Centre, Potential Carpark Facility	65 dBA	65 dBA	45 dBA	75 dBA

3.3.1.30 High Noise Route

Any building containing Residential Activities erected on a front site adjoining a High Noise Route as identified on the 'Land Use and Activities Plan' shall comply with City Wide Rule 1.2 (High Noise Routes) of the Auckland District plan (Waitakere Section).

3.3.1.31 Residential Activity adjacent to the Marine Industry Precinct Interface

Any building containing Residential Activities erected on a front site facing the MIP Interface as identified on the 'Land Use and Activities Plan' shall be designed and constructed so that the noise limits specified below are not exceeded:

- a) 45 dBA Leq for habitable rooms, and 35 dBA Leq for bedrooms.
- b) The design shall be based on the assumption that:
 - i. Noise from the Marine Industry Precinct at the boundary of the sites fronting the Eastern MIP interface is 65 dBA Leq at all times and for the remainder of the sites facing the MIP is 55 dBA Leq at all times.
 - ii. The design shall be based on the noise levels in b.i) being incident at the façade of the building
 - iii. At the same time and under the same physical conditions as the internal noise limits in a) are achieved, all habitable rooms shall be adequately ventilated in accordance with the Building Code.

3.3.1.32 Residential Activity in Non-Residential Use and Neighbourhood Centre Areas

Any building containing Residential Activities in a Non-Residential Use or Neighbourhood Centre Area as identified on the 'Land Use and Activities Plan' shall be designed and constructed so that a noise limit of 35 dBA Leq is not exceeded in any habitable room:

- c) The design shall be based on the assumption that:

- iv. The design shall be based on the following noise levels being incident at the façade of the building

	dBA		Octave Band Centre Frequency (Hz)					
		63	125	250	500	1k	2k	4k
Neighbourhood Centre Area (dB)	60	69	62	61	56	54	54	49
Non-Residential Use Area (dB)	55	64	57	56	51	49	49	44

- v. At the same time and under the same physical conditions as the internal noise limits in a) are achieved, all habitable rooms shall be adequately ventilated in accordance with the Building Code.

3.3 LANDUSE AND ACTIVITIES CONDITIONS

Noise continued

3.3.1.33 Residential and Retirement Units

Where there is a common building element such as floors or walls shared by residential or retirement units and/or a commercial activity, the noise level arising from any activity measured within a habitable room of an adjacent occupancy, shall not exceed the following levels:

0700 to 2200	45 dBA Leq
2200 to 0700	35 dBA Leq 55 dBA Lmax 45 dB Leq @ 63 Hz 40 dB Leq @ 125 Hz

Open Space / Reserves

3.3.1.34 Open Space reserves shall be located in general accordance with the locations identified on the 'Landuse and Activities Plan' and be of the minimum sizes identified in the 'Open Space Table'.

3.3.1.35 The exact dimensions, layout and design of all open space reserves will be assessed by the council at the time of subdivision and approval for all designs must be sought from the local board and the council's approval processes.

3.3.1.36 Materials and furniture palettes must be developed by the applicant and be approved by Council. They shall include a range of materials, finishes and design elements that reflect park hierarchy.

3.3.1.37 Fences on the boundaries of parks must be designed in accordance with the 'Fences and Walls' and 'Coastal Edge and Public Open Space Fencing' landscape design guidance and comply with definition diagram 16.

3.3.1.38 All planting and lawn works must comply with the council's planting and lawn specification.

3.3.1.39 All weeds and environmentally damaging plants species must be removed and maintained from all open space and reserves in accordance with an approved weed management plan.

3.3.1.40 Drainage is to be provided in all open spaces and reserves where it is required and low impact design solutions are to be included wherever possible.

3.3.1.41 All stormwater inlet and outlet structures are to be designed to fit within their surrounding environment without being visually or physically obtrusive.

3.3.1.42 Stormwater ponds, wetlands and associated structures shall be designed to eliminate the requirement for fencing. In situations where this is not possible, fencing shall be mitigated.

3.3.1.43 The coastal walkway shall be constructed in accordance with the staging of consents under this CDP.

3.3.1.44 Mill House environs are to be subject to a specific landscape plan and must reflect heritage character of Mill House.

3.3.1.45 The applicant shall submit a way finding strategy for Hobsonville Point to Council for approval at stage 1 of the coastal walkway.

3.3 LANDUSE AND ACTIVITIES CONDITIONS

3.3.2 OPEN SPACE TABLE

	Esplanade Reserve	2 Wetland / Pond	3 The Parade Ground	4 Headquarters Park and Pohutukawa Grove	5 The Oval	6 Coastal edge	7 Coastal edge	9 Coastal edge	8 Mill House Environs	10 Hobsonville Point Park Liquidambar Grove	11 Harrier Point	* Neighbourhood Centre Plaza
Current CDP Concept Gross Area	26531	3970	2053	2996	4320	21450			10250	3923	1890	approx 300
Heritage Landscapes			*		*				*			
Functions	Esplanade Reserve	Local Park Stormwater treatment	Local Park Village Green	Local Park Village Green	Local Park Informal active	Local Park Informal active Coastal Walkway			Local Park Informal active Coastal Walkway	Local Park Connector space	Local Park Informal active	Community amenity area
Character and Requirements	As per Coastal Edge (open space 6, 7 and 10)	Stormwater treatment / wetland / functional open space. Must include native amenity planting and native bird attracting tree species. Informal character with walkway circulating pond and specimen trees. Design shall allow visibility from the street into the reserve.	Structured open space. Design shall reference heritage value of parade ground. Existing flag pole and memorial must be retained in their current position and incorporated. Design shall include open lawn space for community gatherings / events / kick-about space. Lawn to be upgraded.	Structured open space. Design shall include open lawn space for community gatherings / events. Must be designed in conjunction with surrounding streetscape. Retain existing pohutukawa grove and associate walkway connection to Sunderland Lounge with it. Special attention to the relationship of additional specimen trees with the Headquarters building must be applied. Lawn to be upgraded. Parallel or angled parking to edges of reserve. Shall include play equipment e.g. swings.	Important feature park. Park should be open in character, predominantly lawn area with specimen trees around perimeter. Kick-about space, informal cricket pitch. No paths shall cross the oval, the internal lawn area is to remain in tact.	Native revegetation and coastal walkway incl. clearings for seating and passive recreation. Potential for fitness equipment trail. Smaller pockets of kick about space shall be provided where possible. Coastal walkway to be of hard surface, loose or compacted aggregates are not acceptable for final surface of walkway. Coastal Walkway width: 2.5m Coastal walkway to be generally located along the top of the coastal cliff area. All weed species must be removed, slopes to be revegetated with native species. Views to the harbour are to be maintained where they currently occur or are opened through the removal of weed vegetation. Headland reserves shall provide for picnicking. Reserve 9 shall include play equipment e.g. swings.			Feature park. Shall include coastal walkway, clearings for seating and passive recreation, picnics etc. Retain existing specimen trees and Mill house gardens, opportunity for additional ornamental gardens. Large areas of lawn shall be retained. Main route of coastal walkway to occur south side of Mill House. Driveway to Mill house to be included, exiting onto "minor street - flexible location" on edge of block 8.	Large existing grove of Liquidambar trees retained. Promenade walkway beneath trees connecting Catalina Café and Hobsonville Point Park, surrounded by lawn space. Seating provided.	Coastal Edge Reserve. Native coastal tree and plant species to be used. Shall include picnic space with views to water. Flat area at top suitable for kick about space. Seating provided.	Urban plaza space with seating and shade trees. Space for gathering and outdoor dining spill out from neighbourhood centre. Connection to pedestrian linkage through neighbourhood centre to be provided. Potential for raised carriageway treatment adjacent, allowing easy pedestrian movement across road.
Lighting	As per Coastal Edge (open space 6, 7 and 10)	No park lighting. Street lighting sufficient.	No park lighting. Street lighting sufficient.	Lighting required for walkway connection through pohutukawa grove.	No park lighting. Street lighting sufficient.	A street or park light is to be located at each entry point to the coastal walkway, included in the street light circuit. No park lighting or coastal walkway lighting for areas not visible from streets.			No park lighting. Street lighting sufficient.	No park lighting. Street lighting sufficient.	Requirement for lighting to be determined at consent stage.	Lighting required.
Street Furniture	As per Coastal Edge (open space 6, 7 and 10)	Possible seat - in line with materials and furniture palette. To be determined at consent stage.	Possible - in line with materials and furniture palette. To be determined at consent stage.	Possible - in line with materials and furniture palette. To be determined at consent stage.	Possible - in line with materials and furniture palette. To be determined at consent stage.	Coastal walkway to have its own materials and furniture palette distinguishing it from other open space.			Yes - in line with materials and furniture palette.	Yes - in line with Hobsonville Point Park materials and furniture palette.	Yes - in line with materials and furniture palette.	Yes - in line with materials and furniture palette.

Note:

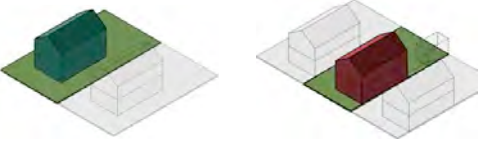

Open space area required by IFA: 51,522m²

Open Space area provided on Sunderland Landuse and Activities Plan: 50,822m²
(excludes Esplanade reserve area)

An additional 700m² shall be provided at the time of subdivision when exact dimensions and layout of reserves is confirmed. This could be achieved by increasing the size of one or more reserves and is subject to approval from Auckland Council.

3.3 LANDUSE AND ACTIVITIES CONDITIONS

3.3.3 BUILDING TYPOLOGY MATRIX - ATTACHED /DETACHED HOUSING ZONE

		a	b
Residential Building typology:		Detached housing Living Environment Rules 12,14-16 apply in their entirety, unless overridden by the following rules. All other Living Environment rules do not apply.	Attached housing Living Environment Rules do not apply.
Definition:		A free standing dwelling that does not share walls with another dwelling. The ground floor plan shape may or may not have one edge on a side boundary known as a zero lot condition. The zero lot setback typically occurs in the southern or eastern quarters giving a more efficient use of private open space to the opposing side and capitalising on good solar orientation to the north and west. Parking and servicing is from the street or a rear lane and can be integrated with the house or be detached. 	A self contained unit that adjoins with another such unit, sharing walls and/or intermediate floors. Unlike the apartment typology however, all ground floor units must have direct street access. 
1	Zone:	Attached / Detached Zone	
2	No. Floors shall be:	3 max	4 max
3	Building height differential:	At no time shall adjacent housing (not separated by a road, pedestrian access or distance of 10m) of either typology, have a storey differential of more than 2 (expressed as number of floors).	
4	Maximum Height: - Wall height (external) ⁱ - Overall height	7.5m 10.5m	N/A 15m
5	Site Coverage ⁱⁱ shall be as follows: - Building - Impermeable	55% max 80% max	65% max 85% max
6	On site Parking shall be:	Residential: 1 bed = 1 car space max ^{xvi} 2 bed + = 2 car spaces max ^{xvi} Non-residential: max 1/25m ² of GFA, 1/35m ² of GFA above the ground floor	Residential: 1 bed = 1 car space max ^{xvi} 2 bed + = 2 car spaces max ^{xvi} Non-residential: max 1/25m ² of GFA, 1/35m ² of GFA above the ground floor

3.3 LANDUSE AND ACTIVITIES CONDITIONS

	a	b
7	Front yardⁱⁱⁱ:	1m min / 6m max
8	Side yard:	1.2m min OR zero lot ^{iv} one side only
9	Rear yard^v:	0m min
10	Building Separation: Primary Outlook ^{vii} Secondary Outlook ^{viii} No Outlook ^{ix}	6m min 3m min 0m min
11	Private Outdoor Space^{x, xi}:	1 bed = 18m ² min 2 bed = 40m ² min 3 bed = 50m ² min 4 bed = 60m ² min
	(Does not apply to retirement living)	(Does not apply to retirement living)


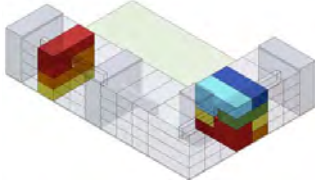
- Wall height relates to side yard only and is measured from natural ground level to the underside of the eaves
- Below ground carparking shall be excluded from site coverage
- For any front yard requirement that is not regulated by "Special Height and Frontage Matrix"
- Zero lot shall mean building on the boundary or a distance no greater than 200mm off the boundary. For walls higher than 3m, that portion of the building being zero lot shall be no more than 50% of the length of that boundary and limited to a height of 6m. That portion of the building above 6m shall be set back a min of 2m from the boundary
- Garages and associated buildings over or adjacent to garages on rear lanes shall be exempt from the rear yard requirement.
- Small House means a dwelling with a maximum of two storeys, and a maximum 100m² gross floor area (including garage) and a maximum of three bedrooms.
- Refer definition 26 in Technical Annexure i for explanation of 'Primary Outlook'
- Refer definition 27 in Technical Annexure i for explanation of 'Secondary Outlook'
- Refer definition 28 in Technical Annexure i for explanation of 'No Outlook'
- All required POS shall have a minimum dimension of 2 metres. A 4m diameter circle shall be able to be accommodated within the POS requirements for 1 and 2 bedroom units. A 5m diameter circle shall be able to be accommodated within the POS requirements for 3 or more bedroom units. The required circle shall be wholly contained within a bearing to the north of 135° and 225° from the wall of the dwelling which abuts the POS and not be of a slope exceeding 1 in 10. The POS circle shall be directly accessible from within the living space of the dwelling, on foot, through a door on the same side of the dwelling as the POS circle. External storage elements^{xvii}, rainwater tanks, service areas, carparks and manoeuvring areas shall be excluded from the POS area calculation.
- Specific to Residential Building Typology 'Attached Housing': Where a single unit is wholly above the ground plane, POS requirements for 'Residential Building Typology Apartment' shall apply.
- Buildings presently located within Hobsonville Point may be relocated within the Attached and Detached housing zones and shall comply with the above standards.
- For lots located along north-west side of the proposed relocated Marine Parade houses frontage, a minimum 1.2 metre side yard shall apply to the lots.
- Densities shall be in accordance with 2.4 'Density and Block Layout Plan'
- Conditions that do not have a 'Small House' note still apply to 'Small Houses'
- Driveways required for accessing carparks shall not be counted as a carpark space.
- Each house should be provided with a lockable external store of waterproof and durable construction. As a guide it should have a minimum volume of 6m³ and may be part of the garage, or locker in a carport.
- Any building located directly adjacent to the primary or secondary outlook of a small house shall be limited to a maximum of 2 storeys.

Note: Heights and frontages outlined here apply for all sites not affected by 2.5 Special Height and Frontage Plan

Refer to the end of this document (Technical Annexure i) for Building Separation and Lot Layout definitions

3.3 LANDUSE AND ACTIVITIES CONDITIONS

3.3.4 BUILDING TYPOLOGY MATRIX - ATTACHED AND APARTMENT ZONE

		b	c
Residential Building typology:		Attached housing Living Environment Rules do not apply.	Apartments City Wide Rule 1 (Apartment Rules) apply in their entirety except for Rule 1.0(ii).
Definition:		A self contained unit that adjoins with another such unit, sharing walls and/or intermediate floors. Unlike the apartment typology however, all ground floor units must have direct street access.	A self-contained dwelling unit that occupies only part of a building. The units can be arranged side by side, stacked or interlocked in a variety of ways that preserves the individuality of each unit. Access to each unit is typically via common circulation areas. Ground floor units may have direct street access. Parking and servicing is remote from the unit and typically grouped together to service all units of a single building in a common area.
			
1	Zone:	Attached / Apartment Zone	
2	No. Floors shall be:	4 max	3 - 5 min - max or: 3 - 9 min - max for Increased Height Zone
3	Maximum Height: - Wall height (external) ⁱ - Overall height	N/A 15m	18m or 30m for Increased Height Zone
4	Site Coverage ⁱⁱ shall be as follows: - Building - Impermeable	65% max 85% max	100% max
5	On site Parking shall be:	Residential: 1 bed = 1 car space max ^{xvi} 2 bed + = 2 car spaces max ^{xvi} Non-residential: max 1/25m ² of GFA, 1/35m ² of GFA above the ground floor	Residential: 1 bed = 1 car space max ^{xvi} 2 bed + = 2 car spaces max ^{xvi} Non-residential: max 1/25m ² of GFA, 1/35m ² of GFA above the ground floor

3.3 LANDUSE AND ACTIVITIES CONDITIONS

	b	c
6	Front yard ⁱⁱⁱ :	1m min
7	Side yard:	0m min
8	Rear yard ^v :	0m min
9	Building Separation:	<div> <div> Primary Outlook^{vi} 6m min Secondary Outlook^{vi} 3m min No Outlook^{vi} 0m min </div> <div> Small House ^{vii, xvi}: 4m min 2m min 0m min </div> </div>
10	Private Outdoor Space ^x :	<div> 1 bed = 18m² min 2 bed = 40m² min 3 bed = 50m² min 4 bed = 60m² min </div> <div> Small House ^{vii}: 1 bed: 18m² min 2 bed: 25m² min 3 bed: 40m² min </div>

- i. Wall height relates to side yard only and is measured from natural ground level to the underside of the eaves
- ii. Below ground carparking shall be excluded from site coverage
- iii. For any front yard requirement that is not regulated by "Special Height and Frontage Matrix"
- iv. Zero lot shall mean building on the boundary or a distance no greater than 200mm off the boundary. For walls higher than 3m, that portion of the building being zero lot shall be no more than 50% of the length of that boundary and limited to a height of 6m. That portion of the building above 6m shall be set back a min of 2m from the boundary
- v. Garages and associated buildings over or adjacent to garages on rear lanes shall be exempt from the rear yard requirement.
- vi. Refer definitions 26-28 in Technical Annexure i for explanations of outlook types
- vii. Small House means a dwelling with a maximum of two storeys, and a maximum 100m² gross floor area (including garage) and a maximum of three bedrooms.
- viii. For the purpose of building separation: Front shall mean the external face of any building or portion thereof that has as a minimum a habitable facing a street or public or communal open space
- ix. For the purpose of building separation: Side shall mean the external face of any building or portion thereof that does not have a habitable space with its primary access or window treatment facing out
- x. All required POS shall have a minimum dimension of 2 metres. A 4m diameter circle shall be able to be accommodated within the POS requirements for 1 and 2 bedroom units. A 5m diameter circle shall be able to be accommodated within the POS requirements for 3 or more bedroom units. The required circle shall be wholly contained within a bearing to the north of 135° and 225° from the wall of the dwelling which abuts the POS and not be of a slope exceeding 1 in 10. The POS circle shall be directly accessible from within the living space of the dwelling, on foot, through a door on the same side of the dwelling as the POS circle. External storage elements^{xv}, rainwater tanks, service areas, carparks and manoeuvring areas shall be excluded from the POS area calculation.
- xi. Buildings presently located within Hobsonville Point may be relocated within the Attached and Detached housing zones and shall comply with the above standards.
- xii. Densities shall be in accordance with 2.4 'Density and Block Layout Plan'
- xiii. Conditions that do not have a 'Small House' note still apply to Small Houses.
- xiv. Driveways required for accessing carparks shall not be counted as a carpark space.
- xv. Each house should be provided with a lockable external store of waterproof and durable construction. As a guide it should have a minimum volume of 6m³ and may be part of the garage, or locker in a carport.
- xvi. Any building located directly adjacent to the primary or secondary outlook of a small house shall be limited to a maximum of 2 storeys.

Note: Heights and frontages outlined here apply for all sites not affected by 2.5 Special Height and Frontage Plan
Refer to the end of this document (Technical Annexure i) for Building Separation and Lot Layout definitions

3.4 DENSITY AND BLOCK LAYOUT

3.4.1 CONDITION

The following conditions shall apply to the “2.4 Density and Block Layout” regulating plan:

3.4.1.1 The number of residential units to be erected over the CDP area shall be between a minimum of 592 units and a maximum of 1175 units. These residential units shall be provided for within the minimum and maximum yields specified for the ‘Development Blocks’ identified on the ‘Density and Block Layout’ plan as set out in the ‘Residential Unit Yield Table’.

3.4.1.2 If more than one block is developed by the same owner then the total minimum and maximum yield can be apportioned over all those blocks held by that owner subject to achieving all other CDP conditions.

3.4.1.3 As each block is developed, the applicant shall provide a running total of the number of units in the CDP area to confirm that the maximum and minimum density thresholds will not be breached.

3.4.1.4 Rectangular block sizes shall be a maximum of 200m long by a maximum of 70m deep. Separation between blocks shall be achieved through the use of streets, lanes or open spaces.

3.4.2 RESIDENTIAL UNIT YIELD TABLE

Development block	Minimum Yield	Maximum Yield
1	87	175
2	0	0
3	37	75
4	27	55
5	62	120
6	12	20
7	0	1
8	13	30
9	18	35
10	18	35
11	49	90
12	0	0
13	8	15
14	9	30
15	8	15
16	3	5
17	14	30
18	33	40
19	4	4
20	20	40
21	9	20
22	13	30
23	35	45
24	106	250
25	7	15
TOTAL	592	1175

3.5.1 CONDITIONS

The following conditions shall apply to all new buildings within the Sunderland CDP area:

3.5.1.1 All buildings shall comply with the standards specified in the 'Height and Frontage Matrix' and the 'Height and Frontage Plan'.

3.5.1.2 In addition to condition 3.5.1.1 above, all residential buildings shall also comply with the standards specified on the 'Building Typology Matrix'.

3.5.1.3 Notwithstanding the maximum height limits prescribed by the 'Building Typology Matrix' micro wind energy structures no greater than 2m in diameter may exceed the specified limits by a maximum of 3m.

3.5.1.4 Potential non-residential units (as depicted on the 'Landuse and Activities Plan') shall have a maximum threshold condition of 0.5m.

3.5.1.5 All front loaded garages must step back a minimum of 0.5m from the building frontage.

3.5.1.6 Front setback for garages and carports on streets not depicted on the 'Special Height and Frontage Plan' shall be in accordance with the conditions outlined in '3.5.2 Special Height and Frontage Matrix, Type D Suburban Street'

3.5.1.7 Garage doors and carports shall not exceed 50% of the width of the front face of the unit or be greater than 5m wide. This shall not preclude an alternative design being considered by the Design Review Panel or Council such as where a 5m wide garage does not allow for adequate vehicle manoeuvring into the street.

3.5.1.8 Where driveways are created they must be no greater than the width of the garage door + 0.5m.

3.5.1.9 No more than 5% or 1 "jointly owned access lot" or "right of way" shall be allowed per development block, whichever is the greater number. Any "jointly owned access lot" or "right of way" shall serve no more than 2 dwellings.

3.5.1.10 All buildings associated with retirement living shall comply with the building heights specified in the 'Special Height and Frontage Plan' and 'Building Typology Matrix'.

3.5.1.11 All buildings associated with the 'Potential Neighbourhood Centre' shall comply with the standards specified in the 'Special Height and Frontage Matrix' and the 'Building Typology Matrix' in relation to any mixed use (residential and non-residential) or non-residential development.

3.5.1.12 All buildings (including any potential retirement living buildings) fronting an open space or walkway depicted on the 'Special Height and Frontage Plan' shall provide an occupied, activated frontage to that open space or walkway area, to provide for passive surveillance.

Fencing and wall standards

3.5.1.13 Road boundary fences shall have a maximum height of 0.9m.

3.5.1.14 On any site where the building is erected within 1.5m of the road boundary no fence may be erected.

3.5.1.15 On rear boundaries fences shall have a maximum height of 1.8m and in the case of rear boundaries onto rear lanes any fence shall be visually permeable across 50% of the elevation area to allow partial surveillance of the rear lanes.

3.5.1.16 On side boundaries fences shall have a maximum height of 1.8m.

3.5.1.17 Notwithstanding the above in the case of corner sites (i.e. those that have two road frontages) any boundary fence to the rear of the residential unit on the site shall have a maximum height of 1.8m.

3.5.1.18 Where there is no front fence and a fence is to run between adjoining properties it shall do so at least 1m back from the front corner of the building.

3.5.1.19 The maximum combined fence and retaining wall height on a front boundary shall be 0.9m

Upper Level Setback

3.5.1.20 Any building having more than four levels shall have an upper level setback requirement of 3m min applied to all levels above the fourth level. The 3m set back shall apply to all street frontages, open space frontages and where buildings are adjacent to heritage buildings.

The setback shall be measured between the primary building facade line established by the lower 4 levels and that of the primary building facade line above the fourth level.

3.5 SPECIAL HEIGHT AND FRONTAGE CONDITIONS

3.5.1 CONDITIONS (continued)

Building Line Variation

3.5.1.21 Any bay window, balcony or chimney form or part thereof shall have a plan area not greater than 3m² beyond the building line.

In addition to the above, the following conditions shall apply to the “2.5 Special Height and Frontage” regulating plan:

3.5.1.22 Where ‘Continuous frontage’ is required in accordance with the ‘Special Height and Frontage Matrix’, exceptions will be allowed where a recess is provided in the building frontage for pedestrian entrances, lobbies or plaza space.

Marker buildings

3.5.1.23 Marker buildings are intended to provide a distinctive architectural and urban design feature and shall be specifically designed to respond to their immediate context.

A marker building will include the following design elements:

- Demonstrate a high quality of design and architectural resolution;
- As a minimum, actively address all adjoining public street and open spaces frontages.

A marker building may include the following elements:

- One additional floor level in addition to the maximum floors levels specified in the Building Typology Matrices;
- Mixed use activities within the neighbourhood centre area.

Buildings over 4 floors in height must be in accordance with the Upper Level Setback conditions and definition 12 in Technical Annexure i.

A consent application for any marker building shall include a **Context Report** that covers as a minimum the following aspects:

- Site Analysis
- Opportunities and Constraints

and

A **Design Response** that is informed by the Context Report and covers as a minimum the following aspects:

- Design principles and Site response
- Building form and massing
- Relationship to streetscape and or landscape
- Plan layout
- Solar access and Overshadowing

Heritage Building Frontages

3.5.1.24 Alterations or additions to existing or relocated heritage buildings (including new buildings located on the curtilage of heritage sites) shall be subject to a resource consent pursuant to Rule 21.4 of the District Plan (Discretionary Activity) and shall be accompanied by a heritage management plan.

The effects of such works will be considered on a case by case basis and will be assessed against the heritage guidelines within this CDP, and the relevant criteria contained within Rule 21.

Coastal Edge and Public Open Space Fencing

3.5.1.25 Properties fronting to a coastal edge or public open space boundary shall:

- Have a maximum combined retaining and fencing height of 1500mm on the site boundary/s adjoining the coastal edge and public open space
- Side boundary fences shall be at the same height as the fence on the coastal edge or public open space boundary for at least the distance between this boundary and the building facade.

3.5 SPECIAL HEIGHT AND FRONTAGE CONDITIONS

3.5.2 SPECIAL HEIGHT AND FRONTAGE MATRIX

	a	b	c	d	e
Street or Urban Open Space Frontage Typology:	Type A Neighbourhood Centre	Type B Urban Street - Formal	Type C Urban Street - Informal	Type D Suburban Street	Type E Open space / Walkway
Description:	Buildings fronting Type A Neighbourhood Centre streets shall stimulate pedestrian activity by providing safe and active street frontages. Increased building height, continuous frontage and reduced setback reinforces the urban character of the neighbourhood centre. Reduced threshold conditions and no vehicular access and garaging ensures continuity of active street frontages, ease of access to the building from the street, and safety for pedestrians.	Buildings fronting Type C Urban Streets provide a more formal urban frontage. Scale and density is urban in character. Increased building height, continuous frontage and reduced setback reinforces the urban character of the street. No vehicular access or garaging is permitted to ensure pedestrian safety.	Buildings fronting Type B Urban streets provide a less formal urban frontage that is also envisaged for specific open spaces proximate to a scale and density that is urban in character. Safety for all users is ensured by allowing for but reducing the impact of car parking and manoeuvring areas. Modest private open space can be accommodated in the front yard, however setback is limited so as to retain an urban character, albeit less formal.	Buildings fronting Type D Suburban Streets provide a suburban frontage, reinforced with a generous building setback and limited building length. Safety for all users is ensured by allowing for but reducing the impact of car parking and manoeuvring areas. Landscaping helps to reinforce the suburban character of the streets.	Buildings shall front Open Spaces and Walkways in order to provide passive surveillance, ensuring safety for park users. Buildings shall take full advantage of the amenity on offer by actively fronting open spaces and walkways. Building length is controlled to allow buildings further back to participate in the amenity on offer, and to maximise accessibility to open spaces and walkways.
1 No. of floors shall be: [refer also to note i below]	2.5 min	2.5 min [refer to note ii below for definition of 0.5 storey]	2 min	2 min	1 - 3 min - max
2 Threshold conditions shall be: [refer to note iii below for definition]	0 - 0.5m min - max	0.5 - 1.25m min - max	0.5 - 1.25m min - max	0 - 0.9m min - max	
3 Boundary setback: Front shall be: [refer also to note iv below]	0 - 1.5m min - max	0 - 1.5m min - max	0 - 3.5m min - max	2 - 5m min - max	2m min
4 Garages and carports front setback shall be:	N/A	N/A	Not between 1.5m and 5.5m	Not between 1.5m and 5.5m	N/A
5 Continuous frontage required: [refer to note vi below for definition]	yes	yes for 80% of development block	no	no	no
6 Solid / void relationship: [refer to note v below for definition]	50% solid maximum for ground floor 75% solid maximum for upper storeys	65% solid maximum for ground floor 75% solid maximum for upper storeys	65% solid maximum for ground floor 75% solid maximum for upper storeys	75% solid maximum	75% solid maximum
7 Max building length shall be:	N/A	N/A	50m max	50m max	75m max
8 Vehicular access on street frontage permitted:	no	no	yes	yes	N/A
9 Landscape treatment plan required:	yes - if front setback is greater than 0m	yes - if front setback is greater than 0m	yes - if front setback is greater than 0m Maximum permitted paved area in the front yard is limited to driveways (no greater than the width of garage door +0.5m) plus a 1.2m wide pathway for access to the front door. The balance area must be soft landscaping.	yes Maximum permitted paved area in the front yard is limited to driveways (no greater than the width of garage door +0.5m) plus a 1.2m wide pathway for access to the front door. The balance area must be soft landscaping.	yes
10 Small Houses permitted:	no	no	yes	yes	yes

- i. The relevant minimum height is deemed to have been met where the building frontage meets the storey height limit and is at least one dwelling unit depth. Small Houses need not comply with storey limits outlined above.
- ii. The definition of 'half' (0.5) storey is a roof space that can be occupied or utilised for storage and has at least one window opening to the street elevation.
- iii. The definition of Threshold is the height difference between street level and the ground floor level of the unit.
- iv. Boundary setback: Side and Rear are regulated on the 'Building typology matrix'. For Small Houses: front setback can be as per Building Typology Matrix.
- v. Solid / void relationship is described as the percentage of openings - windows / doors within a building facade (excluding garage doors).
- vi. The definition of continuous frontage is a row of buildings with no more than 2m separating adjoining residential units with no driveways servicing the front.
- vii. Small House means a dwelling with a maximum of two storeys, and a maximum 100m² gross floor area (including garage) and a maximum of three bedrooms.

Note: refer 3.3.3 and 3.3.4 Building typology matrices for heights and frontages of buildings on internal streets.
Special Heights and Frontages depicted here take precedence over typical heights and frontages set out in 3.3.3 and 3.3.4 Building typology matrices.

3.6 CHARACTER BUILDINGS AND SPACES CONDITIONS

3.6.1 CONDITIONS

The following conditions shall apply to the “2.6 Character Buildings and Spaces” regulating plan:

General

3.6.1.1 Any proposal for building additions or alterations, or the establishment of a new activity relating to the identified ‘Building of heritage value’ shall be subject to a further resource consent under Rule 21.4(b) of the District Plan and will be assessed against the relevant heritage design guidelines contained within section 4 of this CDP document and shall be accompanied by a Heritage Management Plan.

3.6.1.2 All areas shown as ‘Curtilage of heritage buildings’ shall be retained around the buildings of heritage value to be retained or relocated. Final details of the dimensions of this curtilage shall be provided at the subdivision stage for the relevant development block.

3.6.1.3 These conditions shall not preclude the following as a permitted activity (no resource consent required):

3.6.1.3 (i) The redecoration, repair and/or (insignificant) alteration of any existing fabric, or detailing carried out in a manner and design and with similar materials and appearance to those originally used which does not detract from those features for which the item has been noted.

3.6.1.3 (ii) In relation to site surrounds within the ‘Curtilage of heritage buildings’, routine maintenance including all normal work required to use, maintain, and enjoy existing garden or landscape features or structures, and to make minor modifications or additions to these features or structures (but excluding substantial new structures, buildings or excavations) where these actions do not destroy, compromise, damage, or impair the appreciation of the heritage values of the building or curtilage. (This does not include any works to vegetation protected by the District Plan);

3.6.1.3 (iii) In relation to an interior, routine maintenance including all normal work required to use, maintain and enjoy the existing fittings, decoration, trim, surfaces, materials or structures and to make minor modifications or additions to these (excluding demolition or substantial new work).

Retained Buildings

3.6.1.4 All buildings shown as ‘Building of heritage value to be retained’ as shown on the Character Buildings and Spaces Plan shall be retained within their existing locations. Any proposed change of use, or alterations and additions to these buildings will require a resource consent. Potential uses for these buildings are detailed in the Land Use conditions 3.3. Any change of use or alterations and additions will be assessed against all other conditions of this CDP and the relevant design guidelines, and shall be accompanied by a Heritage Management Plan.

Sunderland Lounge

3.6.1.5 Sunderland Lounge may be removed from the site, unless the Council can provide confirmation that funding is available to retain the subject building.

Catalina Barracks

3.6.1.6 The north east and south west wings of the Catalina Barracks may be removed upon application and approval of a resource consent. Such an application shall be accompanied by a Heritage Management Plan and details of the proposed use for the modified building.

Relocated buildings

3.6.1.7 The heritage buildings that are shown as ‘Building of heritage value to be relocated’ will require a further resource consent which shall include details of the methodology for the relocation, the exact location and orientation of the relocated building, together with a Heritage Management Plan and Landscaping Plan to address the effects on the relocated buildings. Relocation of other character buildings may be undertaken. This work will also be subject to provision of a relocation methodology, which will identify location on site, orientation and the position of ancillary buildings. The Base Commanders House shall be identified on the masterplan prepared for Block 4.

3.6 CHARACTER BUILDINGS AND SPACES CONDITIONS

Existing Buildings

3.6.1.8 Internal Alterations: A resource consent will be required in terms of rule 21.4(b) of the District Plan for internal alterations to notable buildings.

3.6.1.9 In respect of existing (as at 1 January 2009) detached single dwellings (including any relocated dwellings) in Precincts A (Sunderland Head), D (Hudson Bay), E (Buckley) of the Hobsonville Base Village Special Area (other than new detached, apartment, mixed use or medium density housing development) Rules 12,14-16 of the Living Environment Rules shall apply to these sites. Matrices 3.3.3 and 3.3.4 will also apply to alterations and additions where relevant. Existing buildings to be retained are indicated on the Character Buildings and Spaces Plan.

Curtilage of Heritage Buildings

3.6.1.10 Any works (including earthworks) within the areas identified as 'Curtilage of heritage buildings' shall be subject to a further resource consent. Such works will be assessed against all other conditions of this CDP and the relevant design guidelines contained within section 4.5 of the document. This does not include minor works undertaken in accordance with 3.6.1.3 (ii) above.

Sites adjoining the Curtilage of Heritage Buildings

3.6.1.11 All new buildings adjoining the curtilage of buildings of heritage value, shall be accompanied by an architectural design assessment. This assessment shall consider the effects of the new building on the heritage values of these existing buildings. This shall include information on the proposed materials and design of the new building.

Notable Open Space

3.6.1.12 The 'Notable Open Space' shall be retained as part of the CDP. Details of activities and design conditions are contained within the open space table 3.3.2. Final details of the dimensions of this curtilage shall be provided at the subdivision stage for the relevant development block.

Archeological works

3.6.1.13 All works are subject to general condition 3.0.0.7 with respect to Archeological works.



INTRODUCTION	1
CDP REGULATING PLANS	2
CDP CONDITIONS	3
DESIGN GUIDELINES	4
DESIGN REVIEW PROCESS	5





4

DESIGN GUIDELINES

4.1 INTRODUCTION

4.1.1 INTRODUCTION TO DESIGN GUIDELINES

Purpose

In accordance with the aims of Rules 21 and 24 of the Auckland District Plan (Waitakere Section), the purpose of the Design Guidelines for the Sunderland Comprehensive Development Plan (CDP), is to ensure the following:

- Retain and/or enhance existing features, including Notable buildings and spaces of heritage value.
- Ensure new development is of a coordinated, high quality that interacts positively with the public realm.
- Make provision for a choice of living environments, (including affordable typologies) commercial, social and community facilities and employment opportunities.
- Achieve a high standard of pedestrian amenity through design.
- Pursue principles of urban sustainability and excellence of urban form, including the maintenance of amenity values.

The Design Guidelines articulate the development vision for the Sunderland CDP, and prompt a considered design response to all subsequent development. They explain the character and standard of the detailed design that is expected of individual buildings and landscapes, while allowing flexibility and innovation.

Application of Design Guidelines

The CDP does not authorise physical works to take place within the CDP area. All parts of the following guidelines “4 Design Guidelines” shall be regarded as being assessment criteria to be considered during the preparation and assessment of subsequent resource consent applications for all development within the Sunderland CDP.

The Design Guidelines are to be used in conjunction with the “2 CDP Regulating Plans” and the “3 CDP Conditions” for the Sunderland CDP, and Rules 21 and 24 of the Auckland District Plan (Waitakere Section)."

Together with sections “2 & 3” of the CDP, the Design Guidelines will form an important assessment tool to be used in the “5 Design Review Process”. The assessment of applications for buildings and subdivision will only be required to assess applications against the assessment criteria relevant to the particular proposal.

Objectives of the Design Guidelines

The overall objective is to provide a guide for developers and design consultants on design matters to be considered in the preparation of resource consent applications. They are also intended to be a reference for design assessment and review by Auckland Council.

The guidelines provide for the development of a specific Hobsonville Point character.

Document Structure

The Design Guidelines are structured in five parts as follows:

1. Introduction
2. Overall Design Approach
3. Architecture
4. Landscape
5. Heritage

4.1.2 ILLUSTRATIVE PRECINCT MASTERPLAN



4.2 OVERALL DESIGN APPROACH

4.2.1 HOBSONVILLE POINT DESIGN VALUES

Hobsonville Point will become a vibrant, relatively densely populated coastal settlement, bounded by the upper Waitemata Harbour. The architecture and landscape of all developments should celebrate the special qualities of the peninsula, which include access to the coastal edge and deep water, outlook over the harbour, and features which reveal its historical use as an airbase.

The casual, friendly characteristics of a coastal settlement are interpreted through integrated yet distinctive neighbourhoods, and a quality design approach that caters for lifestyle rather than just style. It calls for an expression of relaxed outdoor living through design values that are associated with a coastal village, including:

Directness	honesty and authenticity expressed in contemporary building styles
Openness	a relaxed relationship between buildings and open space
Lightness	the appearance of lightness rather than massiveness in building form and materials
Informality	the impression of a relaxed, open plan living style
Variety	individuality, complexity and richness created within each building, street or neighbourhood
Connectedness	making linkages to and around the coastal edge with streets and parks
Greenness	an overall impression of greenness, reinforcing coherence within the street
Setting	responsiveness to context and topography

4.2.2 HOBSONVILLE POINT BUILT ENVIRONMENT CHARACTERISTICS

These characteristics apply equally to the character and quality of both the architecture and landscape of Hobsonville Point.

Design for Community

The value of community is implicit in the design characteristics intended for the coastal settlement of Hobsonville Point. In this context, community relates particularly to matters of urban form and responsibility to the public realm.

The application of best practice urban design principles will ensure that buildings are good neighbours to one another, and contribute to safe, integrated living environments with a sense of identity and community. For architecture, this includes the way in which buildings address the street or an adjoining open space, and their contribution to the quality of the public realm through detailing and variation in form. For landscape, it includes the consistency and legibility of the public realm that contributes to the character of a place.

Distinctive urban design elements are required to define neighbourhoods, assist with orientation and reinforce the character of Hobsonville Point. Buildings that define key streets, corners and intersections have a particularly important role to play in this.

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.

A wide range of housing prices is encouraged for the area, from quality, simple, small and affordable homes to large high value homes.

Design for Living

The expression of a casual and relaxed outdoor living style is intrinsic to Hobsonville. This means creating functional features that allow open plan living, such as verandahs and terraces, and 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 orientation of the house on the lot to minimise overlooking, and to provide outlook to borrowed views and public space.

Design for Quality

A combination of visual richness and coherence is created by an appropriate architectural language and composition, construction systems, materials, finishes, colour and detail that together provides a sense of quality.

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.

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.

4.3 ARCHITECTURE

4.3.1 ARCHITECTURAL VALUES

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

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 to be agreed. Historicist reconstructions and fake facades are not appropriate. Buildings and groups of buildings should be visually coherent.

Openness

Openness is expressed in the relationship 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.

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 infill.
- use of glass to separate and visually lighten more solid elements.

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.

Variety

Variety is expressed in form, colour and material. The CDP Regulating Plans identify sites where buildings of particular distinction are sought, to act as marker buildings. These should be visually clear and engaging, acting as markers in the context of the development. Apart from these, individual buildings require the considered and coherent use of material and colour, but with a higher degree of variety than is usual in most housing developments. Generally, crisp contrasts in colour will help achieve the required sense of lightness and openness, and will more successfully evoke seafront associations than sombre colours of similar hue.

Setting

Setting is honoured through the form, colour, material and positioning of a building on the lot and how it addresses its frontages. As with 'openness' it is expressed through the relationship of the building to the street and any adjacent public open space. Further to this, the design of a building should carefully consider the topography of the site, the neighbouring dwellings (which may or may not be built at the time), views and sunlight, along with proximity to and association with buildings and spaces of heritage value.

4.3.2 DESIGN FOR COMMUNITY

Facade diversity

Façades are described as the street frontage or frontages of any building. Façades should be designed to:

- create a diverse, interesting street appearance,
- avoid excessive building mass,
- include variation in the use of materials.
- provide a strong and coherent human scale street frontage

Facade composition and scale

Facade composition includes the arrangement of windows, doors and architectural detailing to provide variety and rhythm to a facade.

The design of facades should emphasise the width of individual residential units. For example, where a building contains more than one unit the facade should be designed to articulate the individual units and in this way break the facade into smaller vertical elements.

Building scale and hierarchy

The principal façade of a commercial or mixed use building should be articulated in a way that visually diminishes the overall bulk of the building, and provides balanced proportion and scale relative to height.

Roofscape

The roofscape is described as the part of the building above the eave or projected ceiling line of any building

- Buildings should be designed to provide a varied roofline.
- The profile of the roofline against the sky should have interest and variety.
- The construction of attic spaces and useful roof space is to be encouraged and should be visually apparent through windows and roof vents.

Building line variation

Buildings will be sited to a building line determined by front setbacks. Building line variation is defined as the portion of the building form that must be separated from the primary frontage on the building line.

Some secondary elements may extend beyond the building line, including:

Chimneys, bay windows, balconies, entrance canopies, sun shade devices, louvres, eave depths up to 600mm, rainwater goods (gutters, downpipes, rainwater heads).



Facade diversity



Facade composition and scale



Roofscape



Building line variation



4.3 ARCHITECTURE

4.3.2 DESIGN FOR COMMUNITY continued.

Variety of density and affordability

Hobsonville Point is intended to provide for a mix of residential typologies.

Hobsonville Land Company aim to provide each superblock within the Sunderland CDP with a range of affordable housing typologies. Including 'small house' housing, defined as lots below 120m² with 2 bedrooms or less, a range of attached and detached housing, with lot sizes from above 400m² to below 100m² all aimed at the affordable home buyer.

Buildings at T-Road intersections

Buildings at important intersections should provide some special architecture features to take advantage of the terminating vistas at these alignment points.



Buildings at T-Road intersections

Rear and side elevation treatments

Special architectural attention should be given to the side and rear elevations of buildings that are visible from streets, parks, institutional sites, open spaces, public walkways and commercial blocks. The architectural treatments of these elevations should maintain the same quality as the front elevation in respect of materiality, placement of windows and other architectural elements.

Buildings fronting open spaces and pedestrian walkways

Buildings fronting an open space or walkway should be regarded as an occupied frontage and should be treated in the same way as buildings which directly address the street. There will be no 1.8m privacy fencing to park frontages, and the building frontage will be kept as open as possible to provide good informal surveillance. Refer to Coastal Edge and Public Open Space Fencing in the Landscape section for fence heights.



Rear and side elevation treatments

Upper Level Setback

Secondary architectural elements such as balconies, cornices or other detail protrusions within the 3m set back may be deemed appropriate in the context of the buildings overall design and shall be subject to consideration by the Design Review Panel.

The intention of the upper level setback is to maintain a human scale building frontage without restricting the overall height and consequent intensity and land value.

Neighbourhood centre

A mixed use neighbourhood centre utilising Catalina hanger and it's surroundings as its focus is in envisaged as a key component of the Sunderland precinct. (Refer concept diagram in Section 6).

The mixed use and retail in this area are encouraged to be included and concentrated in the neighbourhood centre using Hudson Bay Road and the northern aspect of the Catalina hangar as an important focus for these uses and activities.

New buildings in this area should be contemporary interpretations of their surrounds and be developed to work with the existing heritage buildings. Building conversions or renovations of existing heritage buildings should develop and reflect their heritage values and add to the vibrancy and activity of the area.

Marker buildings

A marker building is a complete building design that sets itself apart from its surroundings. It can be achieved through a stronger articulation of existing context or the development of a new form. In all cases, the architectural form should be clear and coherent, the building may increase in scale and the public and private interface is critical.

Marker buildings play an important role in a community:

- They provide a natural reference point to act as an organiser for one's mental map of the area;
- They have the potential to be functionally different (all or in part) from a more general surrounding function;
- They have the ability to heighten a sense of connection and community for the inhabitants of the area;
- They have the ability to shape and organise adjacent buildings and public open space.

A marker building should therefore receive added prominence by:

- Being "obvious" in its makeup and placement within the spatial framework;
- Being able to accommodate activities other than, or in addition to, nearby largely residential occupancy;
- Evoking a distinctive, high quality and well-articulated building form;
- Demonstrating a clear appreciation of the urban context unique to its setting

All marker buildings should have regard for their specific location and should be designed to:

- display added prominence through their building form and/or height and to enhance existing site qualities. (Marker buildings may exceed the specified maximum building heights - refer Condition 3.5.1.21);
- ensure that ground floors have additional ceiling height;
- achieve a positive interface with the adjacent public realm;
- be architecturally superior through high quality design and detailing;
- be skillfully integrated into its setting by careful consideration of the space around.

The maximum floor to ceiling height for an additional floor in a marker building should not exceed 3.5m.

Three general location categories for marker buildings have been identified:

Where a marker building occurs on the coastal edge, it should be considered as a focal point within a significant natural surrounding landscape. It should have an obvious "object-in-the-landscape" design approach and should benefit from space or run-up surrounding the building.

Where a marker building is a new building close to identified heritage buildings and open spaces it should demonstrate a sympathetic response to such buildings or spaces. It should have regard to scale, proportion and setting, but should employ a contemporary design approach to materials and detailing to compliment identified heritage and architectural values.

A marker building occurring at a junction should address and activate all its street frontages and should observe the minimum allowable setback. The design of the building should acknowledge the significance of the corner location and it should have a minimum additional height (all or in part) of 1.5m above the roof line of adjacent buildings.



4.3 ARCHITECTURE

4.3.2 DESIGN FOR COMMUNITY continued.

Corner lot treatment

Buildings on corner lots should be designed to address both street frontages. These buildings should have some special architectural features to reinforce the corner. Impermeable privacy fencing of these lots is restricted to rear yards.

Rear lots

Hobsonville Point is masterplanned to provide street and lane based housing. "Jointly owned access lots" or "Rights of Way" created for the access to individual or small groups of rear lot housing are to be discouraged. All attempts should be made in the masterplanning of the final roading and lot layout design to discourage these forms of development and create street fronted lots.

Block sizes

Perimeter blocks should be modestly sized in order to preserve permeability and the creation of walkable neighbourhoods.

Street frontage

Street frontage is described as being the parts of a building that are specifically designed to overlook the street and thereby create a positive frontage. As a minimum street frontages should include windows from a habitable room, e.g. lounge or kitchen, overlooking the street. On corner sites the front door access should face the street with the highest priority. In situations where the two intersecting streets have the same priority (such as two local / minor streets), the main entry may directly face the corner or either of the two street frontages, but the approach should be varied for each corner lot. The building form and architectural detailing of street frontages should be articulated to clearly define entrances.

Group Carparking

Off street group car parking areas may be associated with apartments, retail activities, schools and other similar land use activities. The following design principles relate to both public and private group car parking:

- A positive frontage should be presented to the street with high quality boundary landscaping treatment such as permeable fencing and hedge planting less than 1.5m in height to screen cars but allow for passive surveillance from the street
- Adequate space for landscaping should be provided, including 1 medium scale tree and groundcover planting for every 3 car park spaces where car parks occur in a single row, or every 6 car park spaces where car parks occur in a double row, back to back.
- Shared surfaces may be used to indicate equal status for vehicles and pedestrians, footpaths may not be required
- Vehicle speeds may be reduced through the use of landscaping and tree planting for enclosure. Changes in surface material that differentiate parking bays from manoeuvring aisles will also assist.
- Lighting should be provided for security
- Permeable surface materials and Low Impact Design [LID] treatment should be used where possible
- Adjacent buildings should be designed with an active frontage to car park areas
- If physical speed restrictions are required these can include vertical displacement e.g. raised tables and horizontal displacement e.g. narrowing at entry and exit points



Corner lot treatment



Street frontage

Marine Industry Precinct Interface

The Marine Industry Precinct (MIP) edges the Residential zoned land of the Sunderland CDP along two key interfaces.

1. The Launch Road Interface:

This interface occurs from the area just south - west of reserve 3 (The parade ground) and extends east along Hobsonville Point Road, continuing along Launch Rd (as it splits from the former at the neighbourhood intersection) and terminates at the Landing and Harrier Point intersection.

This interface requires careful consideration because of the dissimilar land use and building typologies on opposing sides of the street. The Sunderland CDP edge presents a residential frontage that can range between 2.5 and 5 floors, depending on building typology - although any fifth floor would be set back a minimum of 3m from the lower 4 floors. That equates to a height range of between 10 - 15m (as seen from the street) and therefore acknowledges the MIP edge which has a similar height range of between 12 and 15m proximate to the street boundary.

The residential frontage has a southerly aspect onto Launch Road which mitigates issues of sensitivity to some extent in that extensive living spaces and balconies are unlikely to face the MIP due to lack of solar gain. Street activation and necessary overlooking must therefore be carefully considered in that these face south and onto a combination of marine shed and mixed use frontages.

Outcomes sought:

- Buildings that are of a similar height and setback to that of the MIP so as to give a strong and balanced edge condition to both sides of the street
- Buildings that offer good levels of surveillance from secondary living spaces and or habitable rooms not located to the northern aspect
- Buildings that reinforce Hobsonville Point/Launch Road as the premier main street for the peninsula by offering visual interest and richness of materials, textures and colours

2. The Harrier Point Interface:

This interface occurs from the Landing and Harrier Point intersection (the eastern extremity of the Launch Road Interface) and extends south to the southern most extremity of the Harrier Point development block.

This is a particularly sensitive interface because of the dissimilar land use and building typologies on opposing sides of the street as well as providing a "screening" of the large and visually dominant shed enclosures within the MIP. The Harrier Point edge presents a residential frontage that can range between 2.5 and 9 floors depending on the building typology. This ensures increased height of up to 30m can be accommodated to visually screen the 20m and 35m shed zone within the MIP when viewed from the surrounding coastal area.

The residential frontage has a north westerly aspect onto the MIP interface which should encourage street activation with living spaces and balconies to this side. Overlooking onto and over the MIP must therefore be carefully considered given the potential for building forms of large expanse and little modulation within the MIP.

Outcomes sought:

- Buildings that are of sufficient scale to provide a screening of the MIP sheds from the surrounding coastal area
- Buildings that offer good levels of surveillance from balconies and living spaces
- Buildings that offer visual interest and richness of materials, textures and colours as a counterbalance to the marine sheds- albeit sleeved by outward facing, smaller scale activities along the street front.

4.3 ARCHITECTURE

4.3.3 DESIGN FOR LIVING

GENERAL

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

Environmental response

Good environmentally responsive design will generate –

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

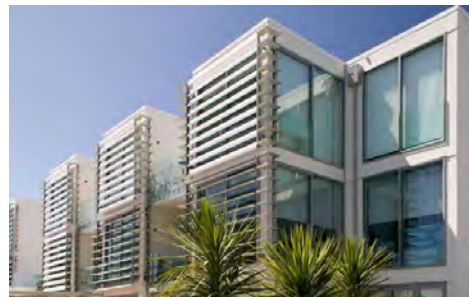
Examples - orientation of living spaces to the north, the use of eaves and other external shading structures to avoid overheating, good insulation and applied mechanisms such as water tanks and solar collectors.

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), should 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.



Environmental response



Private open space



Solar access to private open space

Explanation

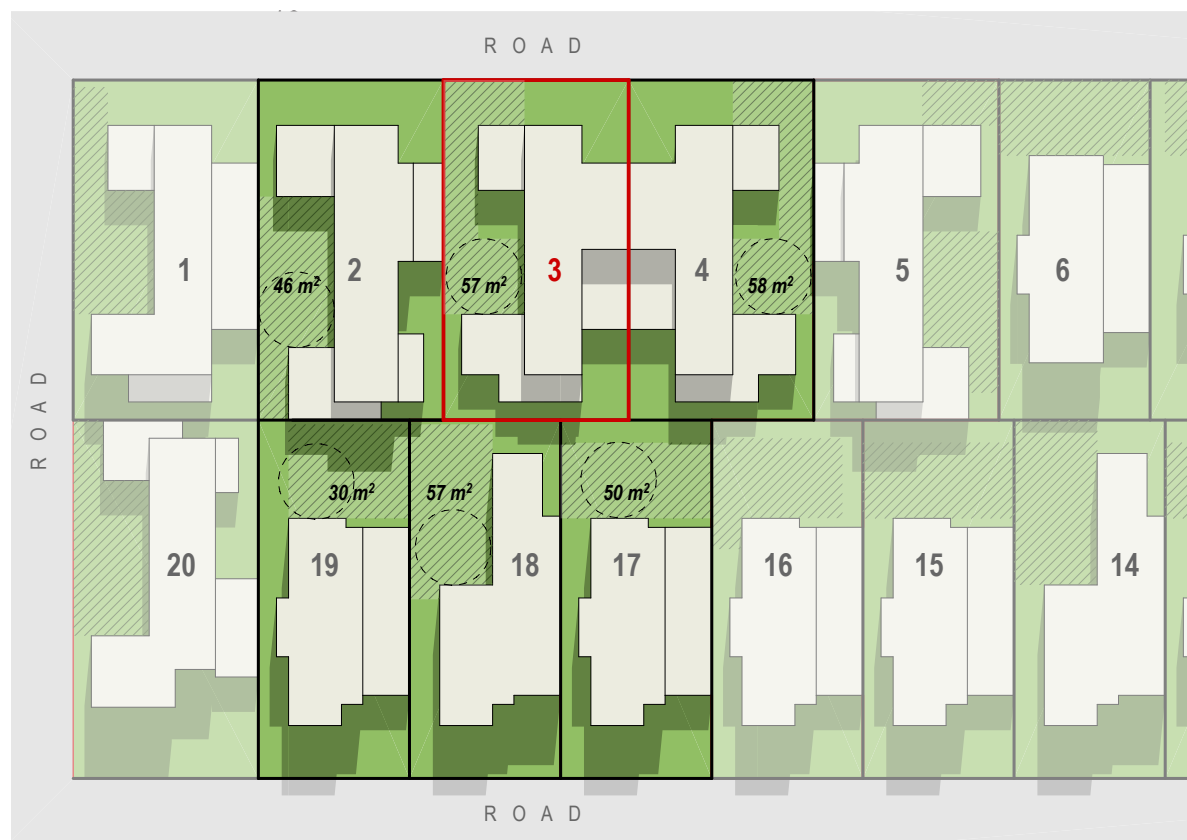
Buildings should not significantly overshadow private open spaces (including neighbouring private open spaces) or significantly obstruct daylight into habitable room windows of adjacent buildings. Buildings should be designed to allow private open spaces to receive at least 3 hours of sunlight on June 21st for at least 50% of the private open space area, or 5 hours on 21st September for at least 50% of the private open space area. This should be demonstrated by shadow diagrams that include neighbouring sites.

Shadow diagrams

Shadow diagrams shall be used to illustrate the shadows cast on private open spaces by the proposed buildings at hourly intervals.

Shadow diagrams are to be provided for the site and neighbouring sites and are to include the following information:

- Extent of building bulk
- Location and extent of private open spaces (refer to matrices 3.3.3 and 3.3.4 for size and location requirements)
- Area or percentage of private open space that receives direct sunlight at hourly intervals



Legend

	Building bulk
	Private open space
	Extent of private open space in shadow
	Extent of private open space receiving sunlight

SHADOW DIAGRAM SUMMARY - 21 SEPTEMBER 12pm

	Unit 2	Unit 3	Unit 4	Unit 17	Unit 18	Unit 19
POS area	60m²	60m²	60m²	50m²	60m²	50m²
Area in sun	46m²	57m²	58m²	50m²	57m²	30m²
>50% in sun	✓	✓	✓	✓	✓	✓

4.3 ARCHITECTURE

4.3.3 DESIGN FOR LIVING continued.

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.

Garages and car parking

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

Heat gain and loss

Windows and doors should be sized and positioned to control excessive heat gain and loss, and external shading provided to assist this where appropriate. This should reduce dependence on the need for internal control of solar heat gain (e.g. by curtains or blinds) .

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 or to satisfy noise controls in mixed use areas and along the high noise route.

Service areas

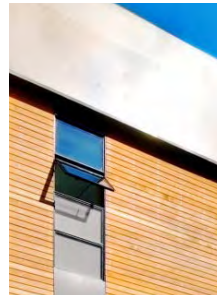
Service areas for rubbish bins, clotheslines and garden storage should be sited in rear or side yards, so as not to compromise private outdoor space or be visually obtrusive. Clotheslines should be linear and retractable or fold away. Care must be taken to ensure areas are large enough for wheelie bins 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.

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

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



Heat gain and loss



Natural ventilation



Outlook and Privacy

Television and radio antennae. The development will be providing fibre for triple play services (internet, telephone and television) to every building. This should ensure that there is no need for external 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.

Signs should fit their architectural context, and the total area of all signs should be no greater than 0.10 square meters for any home occupation or 0.25 square metres for any other premise.

Designs should encourage an attractive interface between public and private realms that facilitates outlook and social interaction whilst balancing the need for privacy.

Care must be taken to provide privacy for occupants, particularly when the separation distance between windows is less than 6m. In general, directly facing windows should be avoided where the separation distance is less than or equal to 6m. Any sense of being observed while going about one's daily life in the house or apartment must be minimised. This applies to being overlooked from both the street and adjacent dwellings.

Direct views into adjacent private open spaces and habitable room windows of adjacent dwellings should be avoided. If a private open space area cannot deliver an appropriate level of visual privacy for occupants (e.g. the space is on the street frontage and is overlooked) a secondary secluded private space area may be required for that dwelling.

Windows should be located and sized to provide outlook and also offer appropriate visual privacy using a combination of:

- screening, including curtains and blinds
- planting
- separation distance
- offset windows a min of 1m
- have sill heights above 1.6m
- have fixed obscure glazing in any part of the window below 1.6m or:
- be behind a fence if on the ground floor.



Overlooking



4.3 ARCHITECTURE

4.3.3 DESIGN FOR LIVING continued.

Lanes

Rear access lanes provide access to garages and parking spaces at the rear of properties. They are typically associated with attached housing and some apartment style housing. Whilst their primary function is one of access, they also play an important communal role as “shared” community spaces for the participating residents, and are part of a wider network of connections for the local community.

To ensure a good design outcome for rear lanes, the following design principles are proposed:

- Gateway buildings should be provided at the entrance point to rear lanes, to overlook the laneway. These may take the form of individual buildings or loft apartments over garages [not a separate dwelling].
- Shared surfaces should be used to indicate equal status for vehicles and pedestrians, so that footpaths will not be required.
- Garage setbacks should be varied to provide variety to the streetscape, and trees, shrubs and surfaces will add visual interest.

- Opportunities for the provision of lofts over garage units (in addition to gateway buildings) are encouraged to improve surveillance.
- Semi-transparent fencing may be used in rear lanes to provide privacy with a degree of overlooking of lanes.
- Adequate space for quality landscaping should be provided.
- Gateways to properties should be provided within the rear fence and the garage unit.
- Lighting should be provided along lanes.
- Vehicle speed will be lowered through reduced carriageway widths and block lengths, and the use of tree planting and building height to create enclosure.
- If physical speed restrictions are required, these can include vertical displacement - eg speed tables, horizontal displacement, chicanes and road narrowing, and permitting on-street parking in combination with narrower roads.
- All rear lane accesses should provide a continuous connection through their respective blocks to ensure permeability, and to allow rubbish truck access for refuse collection from individual homes.

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

- A pleasing mix of garage doors is desirable in conjunction with gateways, fences, and trees.
- No more than two adjoining double garage doors should be located without some intervening break.
- The material and patterning of garage doors should be designed to reduce their blandness and bulk.
- Verandahs or balconies serving accommodation built over garages should be used to 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 ease of access for items such as wheelie-bins.
- The practical and aesthetic standards which apply to buildings and fences in general, apply also to lane frontages.



Lanes

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 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.

Unlike lanes, homezones will function as the front address for some, if not all, of the units located on them.

They should be designed in accordance with the principles related to lanes, and in addition to these, homezones also require careful consideration of the following:

- Letterboxes should be incorporated where the homezone is the unit's front address.
- Street elements should be used to create a more accentuated horizontal shift in vehicle paths, helping to reduce traffic speeds.
- Gateway treatments at entrances to homezones set the tone and character for each zone and should include feature planting along with more prominent architectural form.

- Ensure entrances to units are clearly articulated, not compromised by pedestrian or vehicular traffic and suitably sheltered to function as the building's front door, especially where the homezone operates as the unit's front address.
- Buildings should be designed to ensure positive street frontage and overlooking to the homezone.



4.3 ARCHITECTURE

4.3.3 DESIGN FOR LIVING continued.

APARTMENTS

In addition to the Design for Living requirements relating to all housing typologies, there are some design requirements that apply specifically to apartments. Apartment style living requires an exceptional level of amenity based on a strategy of place-making. Proximity to services, schools, public transport, convenience shopping, open spaces and social infrastructure are fundamental considerations.

The following additional requirements for apartments affect form, function and appearance, and should be taken into consideration

Overshadowing

Environmentally responsive design should explore creative architectural forms that avoid overshadowing and optimise solar access for dwellings, both within the development and on neighbouring sites.

Ground level design

The ground level in all units is significant because it offers the potential for a different set of amenities to both the residents and the public realm over that of the upper levels. To maximise the opportunities of the ground level the following principles should be considered:

- Maximise the number of individual entrances at ground level in order to contribute to safe and active streets and provide visual interest to the public realm.
- Provide clear demarcation between private, semi public and public space, particularly at ground level.
- Provide outlook from living rooms fronting streets and open spaces while maintaining visual privacy for occupants by the use of appropriate fencing, landscape treatment and changes in level.
- Incorporate universal design principles (i.e. accessible for all).
- Avoid blank facades and ground floor parking beneath apartment buildings visible from the public and semi public realms.

Building Access

Access to apartment buildings should:

- ensure that buildings are accessible for all (including able bodied and mobility- or sensory-impaired people),
- create legibility and contribute to the street quality by ensuring entrances are integrated yet identifiable elements,
- ensure pedestrian entrances are well lit, highly visible, and sheltered from the elements,
- provide separate pedestrian and vehicular access for residential and other activities to ensure security and safety for all users and to animate the street, and
- minimise the number and width of vehicle entry/exit points in order to maximise the potential for active street frontages, and
- where possible, organise vehicle access points off side streets or lanes.



Ground level design



Building access



Communal open space

Communal open space should be considered in terms of the urban context and proximity of public open space. Communal spaces should be clearly defined from private and public open spaces. Trade-offs can be considered between the amount of communal and private open space.

The massing, location and orientation of apartment buildings should enhance the quality of communal open space areas. Communal open space should be located to optimise solar access to buildings and the open space, to minimise overshadowing and provide outlook from units. At the same time, such spaces should themselves have ample access to sunlight.



Communal open space

Visual and Acoustic Privacy:

Apartment units should be arranged within a development to minimise noise transmission between units, by:

- grouping noisy areas next to each other and away from quieter areas,
- locating storage or circulation zones to buffer noise from adjacent units, and
- minimising the quantity of inter-tenancy walls.

Visual privacy for apartments can be optimised without compromising view, outlook or ventilation. Visual privacy should be achieved between buildings both within the site and between neighbouring properties by:

- ensuring adequate building separation and setback internally,
- providing adequate separation between apartment windows and communal open space and through-site access routes,
- utilising changes in level between ground floor apartments and public space, and
- using building design elements such as: recessed balconies, vertical fins, screen panels, etc.



Visual and acoustic privacy



Above ground private open space

Above ground private open space

Balconies may be used to meet the provision for private open space in the upper levels of apartment buildings (i.e. all levels above the ground floor). However, alternative solutions are encouraged to provide variation and diversity, for of both outdoor living options and the visual appearance of the building. For example, some above ground private open space may be recessed back from the building facade, providing integrated solutions for shade and shelter.

The Marine Industry Precinct (MIP) edges the Residential zoned land of the Sunderland CDP along two key interfaces.



4.3 ARCHITECTURE

4.3.3 DESIGN FOR LIVING continued.

SMALL HOUSES

In addition to the Design for Living requirements relating to all housing typologies, there are some design requirements that apply specifically to small houses. The intent is to create high quality, high amenity, small houses on small lots, arranged to create positive social dynamics including; active street frontage; sunny outdoor space with good indoor-outdoor flow; well integrated into the wider Hobsonville Point development.

Living Amenity – Indoor-Outdoor Flow

To ensure a high level of living amenity for small houses on small lots, principal internal living spaces should open directly to the allocated private outdoor space, with the private outdoor space located in a part of the site that receives good solar access.

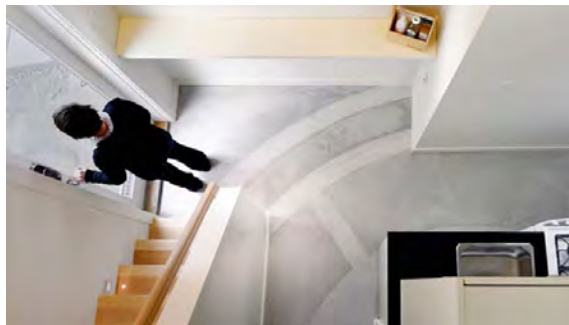
To make the best use of the site it is recommended that the long side of the house is positioned on the zero lot side boundary where possible, enabling the dwelling to be used as a fence.

Private Outdoor Space

Designs for small houses on small lots should take into account the location and arrangement of private outdoor space, and the elements within it to optimise visual and acoustic privacy between neighbouring properties. Visual and acoustic privacy can be optimised through careful consideration of the arrangement of fencing &/or planting &/or the grouping of external storage elements.

To encourage an active street frontage, soft landscape elements e.g. low level planting should be considered to demarcate the front boundary in lieu of fencing. Soft landscaping elements can also be used to demarcate rear and side lot boundaries & private outdoor space where privacy is not paramount, to facilitate a more shared approach to outdoor space.

Outdoor space may be located in the front yard where this makes good use of a sunny aspect.



Group Size & Variety

The group size and variety of small house typologies within a grouping is significant because it offers the potential for establishing a community of different household make-ups in close proximity, and enables a cohesive spatial group to be formed. Layouts should take into account an optimum amount of variety to avoid complete repetition in a group, and to avoid 'one of everything' creating lack of cohesion.

Limiting the group size will avoid the creation of 'precincts' of small houses. To limit the creation of 'precincts' a maximum of six small houses in a group is recommended.

Massing & Arrangement

The massing and arrangement of small houses is significant because it influences how the small houses can positively effect the quality of the overall development, create good urban form outcomes, and ensure good solar access and amenity to each house.

Small houses should be aligned to face the street or lane, taking into account how groupings of small houses 'turn corners' to enable both streets to be activated by building frontage.

It is important that designs take into account the mix, massing and arrangement of stand-alone, duplex, &/or terraced; single and two-storey houses in relation to surrounding built form context to:

- orientate small houses for good solar access;
- ensure good solar access to the individual lots;
- avoid overshadowing of neighbouring houses;
- avoid overbearing by neighbouring houses.
- provide consistency of streetscape appearance in terms of height, scale and rhythm of buildings.

Car Parking

Car parking for small houses can be provided on site by way of garage, carport or car pad. Regard should also be given to the potential for car parking to be provided in small groups nearby, as part of the overall site master plan, enabling the small houses to be moved forward on their individual lots to maximise solar access to private outdoor space.

When designing small houses developments, carparking can have the potential to have adverse visual effects on the streetscape. Careful design needs to be completed to ensure the building mass, entries to the house and carparking are fully integrated with the landscape treatment for the site and the streetscape. Limiting the number of carparks in a row, ensuring good landscape treatment to reduce visual impact and integrating with the existing street trees should all be encouraged to help avoid any adverse visual effects

External Storage & Service Areas

It is recommended that external storage units, rain water tanks and clotheslines are grouped together where practicable, and located within the rear or side yard of the small house lot.

Designs should take into account opportunities where these elements can be arranged with neighbouring properties to help with privacy and fencing between lots.

A minimum of 6m³ of storage should be provided per small house lot. This may be provided externally or could also be provided internally, such as within a garage.

4.3 ARCHITECTURE

4.3.4 DESIGN FOR QUALITY

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

Coherence and variety

Care should be taken in the design of the architecture to reinforce the urban design intentions. The Design Conditions and Guidelines for Hobsonville have been carefully formulated to ensure that built form contributes to the creation of street spaces and groups of buildings with specific qualities and differing scales. Each building needs to be designed with consideration for its setting within the group, so as to ensure a sense of overall coherence. Within each group, variety in detail and the use of materials will create an environment of richness without forced variety. It will not be appropriate to design different facades for adjacent buildings which are of the same form, where these occur in large numbers.

There will be occasions where coherence may be achieved by a single façade treatment which continues the length of a block on one or both sides of a street. In other cases, the facades may vary as they progress along the block. As with any city which has developed over generations, both will be acceptable as long as the other requirements listed in this Design Guide are incorporated. In all cases, the individuality of each unit or residence within the block should be expressed.

In many cases blocks will incorporate distinctive 'gems' in previously identified locations, such as corner sites. Here the architectural language may vary in accordance with the location and form.

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

Construction systems

Buildings are to be constructed using contemporary systems and materials. Materials should be incorporated in such a way as to reinforce the expressive gestures of the building – for example: solid forms will suggest the use of solid materials, lighter more open forms will suggest visually lighter materials. Functional and sustainable detailing is expected, to ensure durability of the resulting building.

Materials

Materials should wherever possible express what they are, rather than attempting to represent another material. The intention is to maintain quality standards for the development. The extent to which certain materials are used, and manner in which they are detailed, should be thoroughly considered by the designers. Materials such as upvc weatherboarding, pressed metal roofing tiles, and fibre-cement products must be shown to be appropriate for the circumstances of their use, and may not be specified if the way in which they are to be used results in lowering the overall quality of the development. Certain materials and systems are excluded for aesthetic and/or practical reasons.

These are:

- Timber or steel framed wall constructions supporting monolithic plaster systems. (Plaster is acceptable on concrete and masonry, including brick veneer)
- Pre-rusted steel cladding panels as weatherproofing skins
- Expanded polystyrene panel systems covered with high build paint.
- Exposed tanalised pole retaining walls. (Visual impact to be mitigated by planting and or screening)
- Lead.
- Galvanised and zinc/aluminium-coated steel internal guttering
- Aggregate chip-coated waterproofing membranes to gutters
- Aggregate chip-coated roofing tiles
- Fibre cement fencing of any profile or sheet form
- Unpainted or unstained Pine timber walls, fencing, or ancillary structures

Combinations of colour, texture and materials to achieve variety and interest along a street and express a sense of place



4.4 LANDSCAPE



INTRODUCTION 1

CDP REGULATING PLANS 2

CDP CONDITIONS 3

DESIGN GUIDELINES 4

DESIGN REVIEW PROCESS 5

4.4.1 LANDSCAPE VALUES

The landscape values of connectedness, greenness and setting are regarded as distinctive and appropriate to the Hobsonville neighbourhood. These are to be achieved through the design of both the public, and private realms where these are visible from public spaces (i.e. the way that front yards interface with streets and open spaces should reinforce the character of the peninsula).

The design principles for the public realm are explained further under Design for Community and apply to:

- streets
- the coastal edge
- neighbourhood open space
- heritage landscapes

The design principles for the private realm are explained further under Design for Living and apply to:

- detached housing
- heritage buildings
- attached housing
- apartments and communal open space

The landscape values are reinforced through planting themes that define street and open space character areas; (Refer to Street and Lot Frontage Planting Themes Plan and associated explanation on the following page).

Connectedness

Connectedness is achieved by developing a logical network of streets and open spaces that allow pedestrians to easily access the coastal edge and neighbourhood services. Connected networks maximise recreational use and enjoyment of the entire peninsula, and provide for functional ecological corridors across the peninsula and around the coastal edge.

The landscaping of front yards contributes to the continuity of planting themes in character areas.

Connectedness with the past (i.e. the former use of the site as an airbase) is achieved through preservation, enhancement, interpretation and design reference to historical features. Heritage landscapes and buildings will be embedded into the character of the development, and should be referenced in the design of streets and parks

Greenness

The quality of the landscape and an overall impression of greenness created by street tree planting and front yard landscaping will result in an overall consistency and character for each neighbourhood.

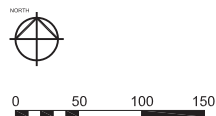
The landscaping of private front yards can be used to supplement the street tree and public realm planting, while clearly differentiating private and public space. (Refer to Street and Lot Frontage Planting Themes Plan and associated explanation on the following page).

Setting

Setting overlaps both 'connectedness' and 'greenness'. In Landscape it is honoured and reflected particularly through vegetation species selection, the configuration of the site whether public or private and fence/wall heights. Designs should take into account their context in relation to cultural and social features (including buildings and spaces of heritage value) alongside their landscape context including topography, the coastal edge etc.

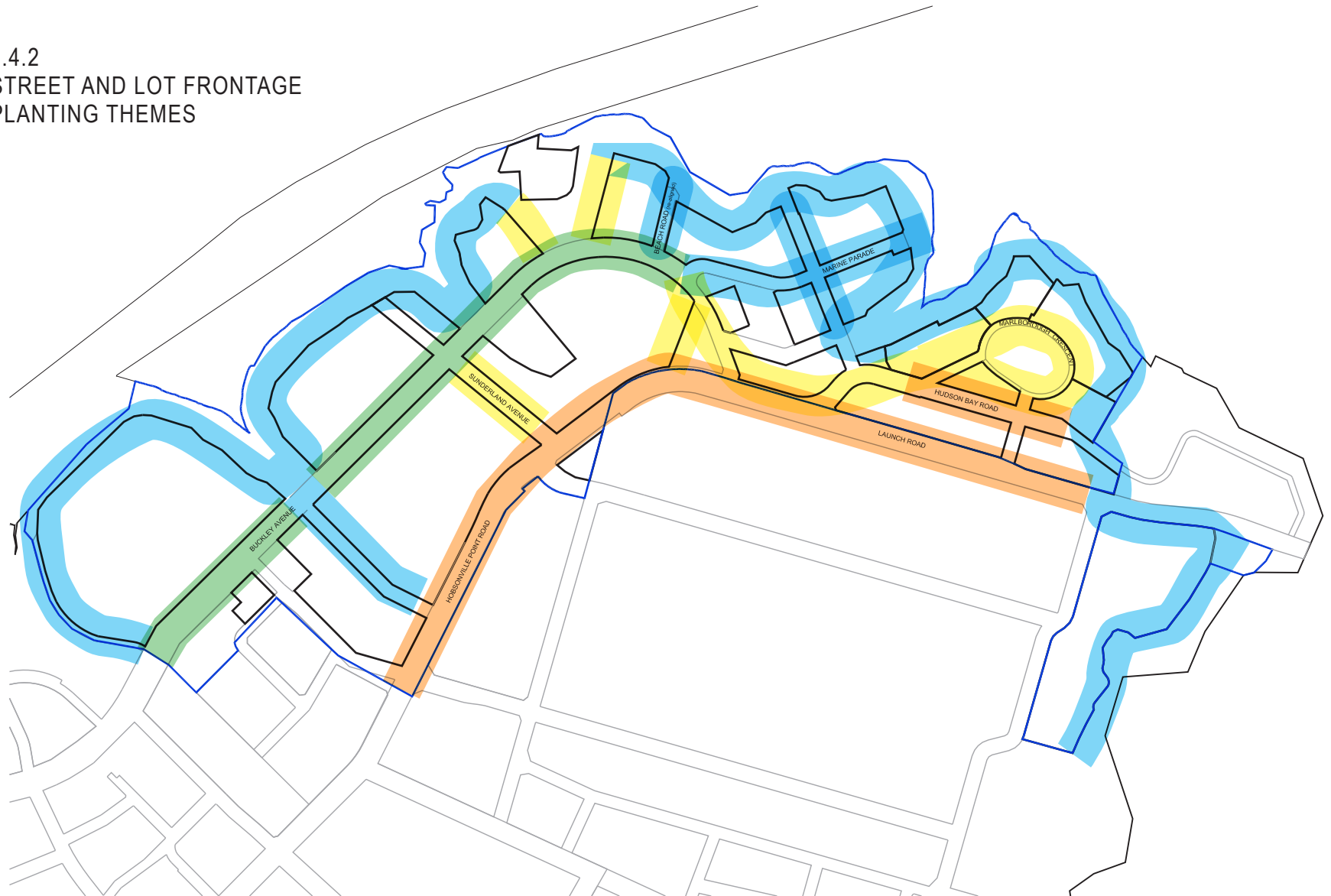
Plant selection, in particular tree selection should be considered carefully to ensure appropriate species are used in the right location. Character zone, size, sightlines, views and solar aspect, growing conditions and leaf drop should all be taken into account.

4.4 LANDSCAPE



- LEGEND
- CDP Boundary
 - Block Boundary
 - Coastal Edge
 - Native bush gully / Subtropical
 - Heritage
 - Urban Boulevard

4.4.2 STREET AND LOT FRONTAGE PLANTING THEMES



INTRODUCTION 1

CDP REGULATING PLANS 2

CDP CONDITIONS 3

DESIGN GUIDELINES 4

DESIGN REVIEW PROCESS 5

STREET AND LOT FRONTAGE PLANTING THEMES- EXPLANATION

Coastal edge

- Tree and plant species in this zone should be native coastal species.
- Trees with native bird attracting properties should be given preference over those without.
- Species should be ecologically appropriate for use in Auckland's upper harbour



Heritage

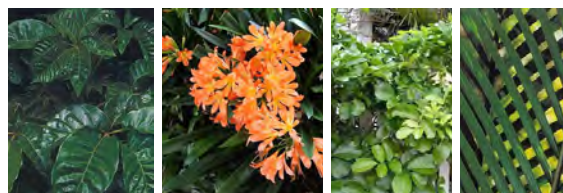
- Street trees should be large scale deciduous species' with showy autumn colour
- Fronts of lots should be hedged (existing hedges should be retained wherever possible, unless species, height or condition prohibits.)
- Both exotic and native species can be used
- More traditional flowering shrub or hedge species such as Camellia or Abelia spp. are appropriate in this theme
- Trees in front yards should include fruit trees where possible



Native bush gully / subtropical

This theme is a continuation of the existing Buckley theme implemented in Buckley Avenue east, in the Buckley Precinct.

- Existing specimen Phoenix palms and large Magnolia grandiflora are to be retained where possible
- Street gardens and trees should continue seamlessly the character and aesthetic of Buckley Avenue as an extension of those which are already in place in the Buckley Precinct
- Street trees should include native bird attracting species e.g. Vitex lucens, puriri
- Exotic and native species may be used
- Shrub planting should be 'lush' and 'glossy green' in character and should include shrubs with large glabrous, leaves
- Alpine or desert species are not acceptable
- Deciduous species are not acceptable
- Flowering species are acceptable provided these are subtropical/bush gully in their aesthetic (for example Canna spp, Dietes spp., Clivia spp. Roses or Olearia spp. are not acceptable)



Urban boulevard

- Large scale deciduous street trees: Liriodendron tulipifera
- Planted berms to contain robust shrub species with architectural form e.g. Phormium spp
- The large pohutukawa tree on Hobsonville Point Road should be retained in its current position, gardens (including front of lots) adjacent this tree are to have native coastal shrub planting to create a feature node of coastal character in street



Notes

- Refer: *Native to the West, A guide for planting and restoring the nature of Waitakere City* for guidance on selection of appropriate native species.
- Where native species are used, eco-sourced plants (grown from local seed) should be used wherever possible to maximise ecological outcomes.

4.4 LANDSCAPE

4.4.3 DESIGN FOR COMMUNITY

The following design principles relate to the way in which the consistency and legibility of the public realm contributes to the character and urban form of Hobsonville, and includes:

- streets
- the coastal edge
- neighbourhood open space
- heritage landscapes

Streets

The urban form for Hobsonville Peninsula is 'street based'. This means that the concentration of density, energy and activity is focussed along key avenues or urban boulevards, with priority given to Hobsonville Point Road. Therefore, attention to the quality and detail of these streets is critical to achieve the landscape characteristics of connectedness and greenness, and to reinforce the distinctive character intended for specific streets.

Street typologies have been provided in Sections 2 and 3 of this CDP. The typologies define street character, and the role and hierarchy of each street in the overall network. In addition, the following principles apply for street planting:

- Where relevant, street trees should be selected to achieve the effect intended by the Street and Lot Frontage Planting Themes Plan.
- At maturity, trees should reach a scale that is appropriate for the width and proportion of the street, and the height of the building frontage to the street.



Example of minor street under construction (Buckley Precinct)

- The number of tree species used in any street should be limited to achieve continuity and a discernible character for that street. Streets are to have one species of street tree unless otherwise specified by the Street and Lot Frontage Planting Themes Plan.
- Street gardens (e.g. planted berms where indented carparking occurs) are to have one species of shrub consistent for the length of the street.
- Growing conditions (including the size of the tree pit) should be optimised for all street trees to ensure successful establishment and growth.
- The spacing of trees should be minimised to achieve an avenue effect contributing to a high amenity urban environment. This should result in at least one tree per street garden (i.e. where indented carparking occurs).



Street trees and street gardens as consistent species.

Coastal Edge Streets

Coastal edge streets require individual and specific design at the time of development to ensure their functional performance is consistent with the development occurring around them, while also allowing access to the coastal edge and coastal walkway for both residents and visitors.

- They should include special carriageway treatment in the form of material and finish.
- They may also be flush with the coastal walkway.
- They must have the coastal walkway attached to all (or a substantial portion) of their northern edge.
- Permeable surface materials and Low Impact Design [LID] treatment should be used in these areas where possible.
- Views to the harbour that are opened through vegetation removal must be maintained.
- Any street trees should be native coastal species, in particular pohutukawa.

Coastal Connector Streets

Coastal connector streets help draw the coastal landscape through the development and up to the spine road. They accentuate the headland / gully landforms and create clear and desirable pedestrian routes to the coastal edge and coastal walkway.

- The connection to the coastal edge should be clear to pedestrians on Hobsonville Point Road or within the neighbourhood centre.
- It should be depicted by way of signage, a change in pavement treatment and or street furnishings, in addition to the asymmetrical street design.
- Raised crossings should be provided for pedestrians on the coastal connector street, wherever it crosses another street typology.
- Pedestrian linkages at the ends of coastal connector streets must be aligned so that pedestrians are taken directly to the coastal walkway with a view to the coastal edge as they move towards it.
- Where the coastal connector street occurs next to Public Open Space 2 - Wetland, there should be a raised crossing on Buckley Ave connecting the coastal walkway at the gully to the wetland reserve walkway and adjacent coastal connector street.
- Permeable surface materials and Low Impact Design [LID] treatment should be used in these areas where possible.

Buckley Ave

- Buckley Ave requires specific design to ensure it becomes a slow speed environment including features such as speed tables, chicanes, off setting of its alignment at intersections or other similar interventions so that drivers are encouraged to use Hobsonville Point Road as their predominant route through the site.
- The carriageway width and road reserve width should not be uniform for the length of buckley.
- Native gully planting should extend out of the gully up to the road edge, also crossing to the other side to give the impression that the coastal edge is drawn further into the site.
- Permeable surface materials and Low Impact Design [LID] treatment should be used in these areas where possible.
- Trees should be native bird attracting species and where the berm allows they should be planted in clusters, in a less formal layout than typical street tree planting.

4.4 LANDSCAPE

4.4.3 DESIGN FOR COMMUNITY continued

Special Character Streets

There are a number of street environments classified as 'Special Character Street' within the CDP regulating plans and conditions. These streets require individual and specific design at the time of development to ensure they respond to key elements that face them or are linked by them.

In addition to the roles and definitions of the streets laid out in the 'Street Typology matrix' in section 3 and the general principles for streets that are listed above, the following principles apply:

Marlborough Crescent

- The oval should have a kerbed edge (i.e. should not be flush with Marlborough Crescent).
- The portion of pedestrian promenade which links the ends of Marlborough Crescent should be of a pavement that is of a high level of finish and different to typical footpath finishes around it.
- Special carriageway pavement may be appropriate for Marlborough Crescent.



Marlborough Crescent, c. late 1930's

Sunderland Avenue

- This street is characterised by wider berms, hedges and deciduous trees.
- The carriageway should remain with kerbs both sides and asphalt surfacing.

Buckley Ave at Parade Ground / Headquarters Buildings

- This area should incorporate special carriageway pavement in front of the old headquarters building (this may or may not mean raised table and/or shared surface). This pavement treatment should occur for a minimum length of 70m centred on the building and flagpole.
- The existing flagpole and associated memorial should be incorporated in the new streetscape design.



Existing Sunderland Ave

- The design should allow easy pedestrian access between the parade ground and headquarters building entrance and encourage vehicular traffic to slow down through the space.
- The carriageway width may narrow in comparison to the rest of Buckley Ave over the length of the headquarters building.

Neighbourhood Centre

- This area should incorporate special carriageway pavement (this may or may not mean raised table and/or shared surface).
- The design should allow easy pedestrian access to and from both sides of each street, and encourage vehicular traffic to slow down through the space.

The coastal edge

The continuous vegetated character of the harbour edge is critical to the character of the peninsula, and the integrity of its ecological functions. In addition the following design principles apply:

- An ongoing programme of weed removal and supplementary revegetation planting should be implemented.
- Outlook to the harbour should be provided where feasible along the coastal walkway.
- Plant species should be selected to achieve the effect intended by the Street and Lot Frontage Planting Themes Plan.
- Multiple entry and exit points should be provided to the coastal walkway.
- Passive surveillance (overlooking provided by adjoining houses and streets) should be provided for the coastal walkway where possible, without detracting from the natural experience. Where possible, a minimum of 2m either side of the walkway should be kept open (e.g. no, or only low vegetation present) to provide for passive surveillance and visibility. Alternate walking routes may be provided to access any special features along the walkway.
- Lighting should not be provided for the coastal walkway except in circumstances where there is already partial ambient lighting from adjoining streets, or where full lighting is required for pedestrian safety. A clear entry and exit point exists for this section of walkway.
- Open spaces on headlands should be landscaped to include picnic spaces and allow views of the harbour, the coastal walkway and native coastal vegetation, with some open areas of lawn to allow passive and informal recreation activities.
- Where possible there should be a small carpark at the end of each road adjoining a headland open space to allow access to the coastal walkway for visitors transporting children, bicycles, elderly people etc.
- Seating should be located along the coastal walkway to take advantage of sun and shade, and should include a range of seating options for all ages and abilities, including benches and seats with backs and arms. These should be located with appropriate surrounding space so as not to impede walkway activity when in use.
- The coastal walkway should have its own suite of park furniture and signage, different from that of neighbourhood open space and standardised across all coastal reserves, unless incorporated into low walls and other features that are specific to the design of a space.



4.4 LANDSCAPE

4.4.3 DESIGN FOR COMMUNITY continued

Neighbourhood open space

Open space is provided for and described in the Landuse and Activities Plan, in Section 2. The open space network is designed to be a connected series of spaces which together perform a variety of functions, including providing for:

- active and passive recreation,
- pedestrian access to the coastal edge
- community and public gatherings
- community groups (i.e. community building)
- amenity for intensive urban areas
- stormwater collection and treatment
- the preservation of heritage features and significant existing vegetation
- ecological linkages

Neighbourhood open spaces are those which cater for the immediate local area and are within an easy 5 minute walking distance of surrounding houses. This excludes the harbour edge, and heritage landscapes. The following general design principles apply to neighbourhood open space:

- Large existing trees in healthy condition should be incorporated for their character, scale and shade value where possible
- New trees should be planted to achieve character, scale and shade, and may be used as a landscape structuring device e.g. to denote entrances, frame views etc.
- Open lawn areas designed for informal ball sports should be of an appropriate size and proportion, and adequately drained to ensure suitability for the intended level of use.
- Seating should be located to provide options for sun and

shade and should include a range of seating options for all ages and abilities such as benches and seats with backs and arms.

- Footpath access should be provided along desire lines, providing logical connections between park features, road crossings and other local services, and should be of a width and surface material that is appropriate for its intended use.
- Universal access should be provided on sloping sites (i.e. where there are steps into a park, an alternate ramped access must also be provided).
- Hard spaces (other than footpaths) should only be incorporated for a specific function (such as ball courts, skate areas, plaza space located on Hobsonville Point Road etc), and should be rationalised across the open space network so that provision is justified in specific locations.
- Perimeter fencing and bollards should be limited in use, particularly where other design features such as planting or earth contouring may be used to deter vehicles.

- All planting when mature and fully maintained (e.g. hedges), should maintain sightlines into and out of open spaces for passive surveillance.
- Play spaces should be located near other community facilities where possible, and designed to cater for a range of age groups and abilities, and incorporate shade, seating and containment for junior play equipment.
- Areas of planting should be designed to contribute to ecological linkages or neighbouring heritage landscapes where applicable.
- Park furniture should be standardised across neighbourhood open spaces, unless incorporated into low walls and other features that are specific to the design of a space.
- Lighting may be provided along main pedestrian routes and where partial ambient light from adjoining streets may create CPTED issues. Feature lighting may be incorporated into plaza spaces or used to highlight special park features.



Planting contributing to ecological linkages.



Play spaces for a range of ages.



Incorporate large existing trees.

Heritage landscapes

Within the open space network, two open spaces are classified as heritage landscapes:

The Parade Ground / Headquarters Building Park
The Oval

These feature parks incorporate special features relating to their former ceremonial or customary use as part of the airbase. Concept plans should be produced for heritage landscapes in the first instance, to identify a strategy for managing existing features, and to determine an appropriate design approach prior to further design development. The following design principles should be taken into consideration:

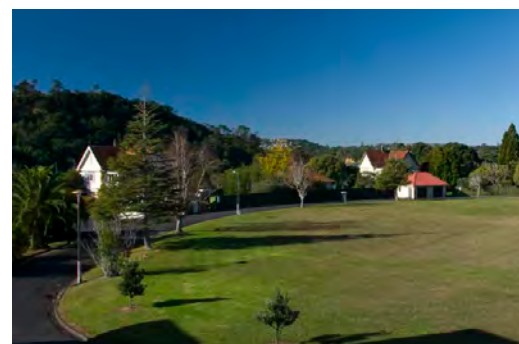
- The existing shape, proportion and boundary definition should be retained where this is important to its integrity as a heritage landscape.

- Earthworking and contour changes should be limited and fully justified where required to improve the function of the park as a public space
- The Oval lawn should remain open and unimpeded by structures or other park elements (except where appropriate around the perimeter), and should accommodate kick-a-ball space.
- Perimeter vegetation should be managed and may be selectively removed where appropriate to open up and frame views to the harbour. Seating should be located to appreciate these views without detracting from the park itself.
- Footpaths should be carefully located to avoid any adverse visual effects or functional effects (e.g. in terms of other potential uses of the reserve area), and should be carefully integrated where they did not previously exist.

- The Headquarters building should address the surrounding open space and provide integrated community use. This may require a carefully considered design solutions for the northern edge of the building.
- The visual and spatial relationship between The Oval and the surrounding heritage buildings (Catalina Barracks, Married Officers Housing, and Marlborough Crescent) should be addressed in any design concept for The Oval.
- Existing features such as the flag pole and fruit trees in the Parade Ground and around the Headquarters building should be retained and incorporated into the design for future uses.
- The hedge around the perimeter of the Parade Ground may be kept in part, as a component of the heritage landscape. However, where this impedes passive surveillance into and out of the Parade Ground, removal or retention of sections of the hedge will need to be rationalised in regard to CPTED considerations, and the nature of future adjoining land uses.
- Other open spaces which have heritage buildings adjoining them will require particular attention to detail during the design process to ensure that the landscape complements rather than detracts from these buildings. An important example is the Neighbourhood Centre Plaza, a compact urban space immediately adjacent to the Catalina Hangar.



Parade Ground memorial and flagpole in front of Headquarters building.



The Oval with Officers Housing in the background.

4.4 LANDSCAPE

4.4.4 DESIGN FOR LIVING

Detached housing typologies

Detached housing typologies typically have a greater setback between the building frontage and the street than attached housing typologies or apartments. Building setbacks are also likely to be greater on north facing sections, to allow for private outdoor living space.

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.

The following design principles apply to the front yards of detached housing (i.e. private yards that are visible from the public realm):

- Where fences and walls are 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 of the street. The distinction can be assisted with planting, changes of level and surface material.

- Corner lots require special treatment. Where a lot has two frontages they should both positively address the street. In these situations the front yard treatment should 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.
- North facing front yards should accommodate private outdoor living areas that do not necessitate high fences on the front boundary, including corner sites. This can be achieved with planting and/or pergolas, partially enclosed decks and verandahs, changes in levels, or other architectural structures set back from the street and associated with the house.

Further detail on private outdoor living is provided in the Architecture section of this document.



Low fence on corner lot extends around corner.

Heritage buildings

Houses with heritage value typically have generous yards. The treatment of yards that are associated with houses retained for their heritage value is specific to each site and/or street. This includes:

- Sunderland Avenue
- Marlborough Crescent

In addition to the guidance provided under section 4.5 Heritage of this document, the following design principles apply to the yards of heritage buildings:

- Concept plans should be produced for heritage buildings and their yards in the first instance, to identify a strategy for managing existing features, and to determine an appropriate design approach prior to further design development. This should be done in accordance with the objectives of the Heritage Management Plan.



Existing trees should be retained for character and scale.

Attached housing typologies

- Large existing trees should be retained where possible for the scale, character and amenity they contribute to the street and surrounding area.
- Existing hedges may be retained, provided that they are in good condition, not a listed weed species in Waitakere and can continue to be maintained to a height that allows for passive surveillance of the street from the dwelling. In some cases, replacement of the hedge may be appropriate. Hedges should be replaced completely, with a species suitable to the Street and Lot Frontage Planting Theme.
- New landscaping should complement and enhance the character of the street and/or open space, whilst allowing for generous areas of lawn to be retained.

Attached housing typologies typically have a small front yard that is predominantly planted, and may include a change in level, and/or a low wall or fence to demarcate the front yard boundary and create a distinction between public and private space. As with the detached housing, building setbacks are likely to be greater on north facing sections, to allow for private outdoor living space.

For attached dwellings, particular attention is required to address privacy, overlooking, connection to a living area, and sunlight access to private outdoor living areas. This is covered in more detail under 4.3 Architecture.

The following design principles apply to the front yards of attached housing (i.e. private yards that are visible from the public realm):

- Front yard landscaping may provide some coherence to a block of attached dwellings, with repetition of some elements. However the individuality of each unit should also be expressed in the design of each yard.
- Corner lots require special treatment where a lot has two frontages that must positively address the street. In these situations the front yard treatment should extend around the corner for at least the same distance as the lot width. Semi-transparent fencing and screen planting should be used for the rear yard.
- Where possible, north facing front yards should have architecturally designed solutions for private outdoor living that are integrated parts of the building, such as a raised terrace or front verandah.



Existing hedges can be retained when in good condition.



Front yard landscaping provides coherence along block.



Smaller front yard planted to boundary.



4.4 LANDSCAPE

4.4.4 DESIGN FOR LIVING continued

Apartments and communal open space

Apartment open space and landscaping should improve the overall living environment for residents, and enhance the amenity of the development for both residents and the public. Open space may be private, public, or communal, and a clear distinction should be made between each of the different types of ownership.

Private open space may be provided in the form of a balcony, deck, terrace, ground level courtyard garden, or roof terrace. For the private open space of apartments, particular attention is required to protect privacy, minimise overlooking and overshadowing, and optimise sunlight access. This is covered in more detail under 4.3 Architecture.

Where open space is visible (and possibly accessible) from the public realm it should help to integrate the development into the surrounding area. The following design principles apply:

- Where an apartment frontage is set back from the front boundary, landscaping should contribute positively to the overall coherence and character of the street.
- Where the building frontage incorporates separate entrances to ground floor units, these entrances should be individually defined by landscaping.
- Good connections, layout, and internal way finding should be provided
- Good passive surveillance should be provided
- An appropriate balance of both hard and soft landscaping should be provided, incorporating trees that are of an appropriate scale in relation to the building, and providing an attractive outlook for residents.
- Seating, shade and lighting should be provided as a minimum.
- An outdoor children's play area may be required as part of a communal space, depending on the size of the apartment development and the proximity of public open space with play equipment.

Communal open spaces are shared by residents and allow community identity to develop. In addition to the design principles for communal open space covered under 4.3 Architecture, the following design principles apply for landscaping:

- The size and proportion of the communal open space should be proportionate to the scale of the building, and configured to be usable and accessible for all ages.



Passive surveillance



Seating and shade



4.4.5 DESIGN FOR QUALITY

The character and amenity of a street or neighbourhood is affected by the quality of planting and hard landscaping in both the public and private realm. Each street should have a coherent spatial composition and use consistently high quality plants, materials, finishes and construction methods. Front yards also introduce variety, personality, visual richness and texture to the street through planting, fencing and paving.

The quality of open space, both public and private, is critical for neighbourhood amenity, image and liveability. All landscape elements should:

- reinforce the character of the street or open space,
- provide coherence as well as variety and interest,
- contribute to the connectedness and greenness of the neighbourhood.

The design principles for public areas, i.e. streets and open spaces, are included under Design for Community. The following design principles apply as a benchmark for the quality of private front yards where visible from the street.

Trees

- At maturity, trees should reach a scale that is appropriate for the width and proportion of the street and the height of the building frontage to the street.
- The selected tree species should be appropriate for the character of the street, e.g. where existing trees influence character, or to complement a chosen street tree theme.
- Where applicable, tree species should be in keeping with the Street and Lot Frontage Planting Themes Plan in this document.
- Trees planted in front yards should be accommodated inside the front boundary where the setback clearance between the front wall / fence and the building is 2m or greater in distance. Care should be taken not to plant trees in conflict with buildings or other structures, or hedges.
- Trees planted in front yards should be a minimum size of Pb 150 (exceptions may be considered subject to availability for particular species such as fruit trees)
- Trees are best integrated within the front yard planting, with shrubs or groundcovers at their base so as not to compromise usable lawn space on lots with larger setbacks.
- If Nikau or Cabbage trees are chosen as front yard trees, these would be planted in groups, with multiple trees per lot where possible.
- Streets are to have up to three species of trees in front yards.
- Trees in front yards in a non themed area may include fruit trees where practical



Coherence and variety in streetscape



Evergreen trees in front yards compliment deciduous street trees



Trees to be located inside front boundary fence and/or hedge with shrub planting at base.



Nikau in group of three

4.4 LANDSCAPE

4.4.5 DESIGN FOR QUALITY continued.

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. Where front yards are being actively used as private living spaces such as courtyards for seating and eating, designs should enable the creation of spaces that help reinforce these activities. E.g. through incorporating raised courtyards, simple hedges up to 1.2m and deeper shrub planting beds that help create a feeling of privacy without unduly screening the area completely from view.

Planting should be designed to create layers of height, texture and colour.

All front yards with a setback of less than 3.5m should be entirely planted (as opposed to lawn) where soft landscaping is required.

Where applicable, plant species should be in keeping with the Street and Lot Frontage Planting Themes Plan in this document.

All front yard planting (excluding trees) must be:

- limited in overall height to maintain outlook to the street
- mass planted 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)

Fences and walls

Fences and walls on the front boundary should not be more than 900mm in height, with the exception of heritage buildings and their yards where fences may be up to 1500mm in height.

All lots should have a front fence or low wall combined with planting on the boundary line, except in the following circumstances:

- Where 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).
- Where buildings and their immediate environs are to be retained for their heritage value (e.g. Sunderland Avenue, Marine Parade, Marlborough Crescent), and the style of front yard landscaping is determined by existing features and heritage management requirements.
- At the front yard interface with the Coastal Edge character area where the Coastal Edge boundary setback is 5m or greater.

The use of low walls may be determined in some cases by an existing character theme, such as the extension of Buckley Precinct into the Detached and Attached Housing Zone.



Layers of height, texture and colour.



Outlook to street maintained.



Hedges of consistent species.



Setbacks less than 3.5m are entirely planted.



Setbacks more than 3.5m can include lawn.

In this case, all lots fronting Hobsonville Point Park and Buckley Avenue must have a low wall where the street cross section is similar to or the same as the Buckley Precinct.

When designing the style of front yard fencing, care should be taken to avoid:

- long stretches of the same fencing type along a street,
- a different type on every lot, or
- predictable and repeated patterns of fencing types.

Front yard fencing should be designed to:

- be in keeping with the architectural character of the house without needing to match it in appearance, colour or materials,
- achieve an appearance of substance and depth, using high quality detailing, construction and materials (i.e. not sheet panels)

Service plinths may be integrated with, recessed within, or placed behind the front fence so that they are not prominent in view. Where a fence or wall is set back from the front boundary (typically by 0.6m) to allow for a service plinth, planting should be incorporated in front of the wall to assist with screening.

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 should be semi-transparent.

Coastal Edge and Public Open Space Fencing

Where a boundary is shared with an open space, fences and or walls are encouraged to be not more than 900mm high regardless of front, side or rear boundary situation. Where this is not practical, a higher fence may be constructed provided it is visually permeable. Fences and walls on a boundary shared with an open space or the coastal edge shall not be higher than 1.5m and must be permeable when higher than 1.2 (refer definition diagram 16).

- Fencing should be treated similarly to street front fencing in design and materials.
- Lots interfacing with the coastal edge character area should reinforce it by extending planting themes into front yards to maintain a natural and informal interface, and should,
- use low planting to allow passive surveillance of the walkway,
- have a similar or complementary theme to the adjoining coastal edge or public open space planting.



Service covers located in 600mm strip in front of fence, planting to screen.



Example of low wall on Buckley Ave.



Examples of low fences with good level of detailing.



Privacy fence with permeable top.

4.4 LANDSCAPE

4.4.5 DESIGN FOR QUALITY continued.

Gates

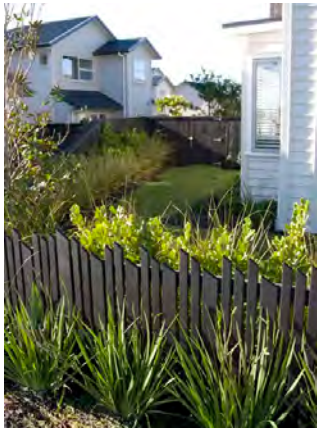
- Gates may be incorporated into fences and walls for pedestrian entrance paths or across driveways. The gate should be in keeping with the scale of the fence or wall with which it is associated, and should be permeable (semi-transparent).
- Gates to back yards visible from the street should appear seamless with privacy fences separating front and back yards.
- Where a property is located on a boundary with public open space, for example the coastal edge, a gate may be located within the boundary fence allowing access from the yard. This gate should appear seamless with the fence.

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.

Letterboxes

- Each house or attached unit should 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.
- Letterboxes should be fit for purpose and functional, and designed with balanced proportions and robust, quality materials. House numbers should be clearly visible from the street.
- Letterboxes should be integrated with a blade wall or fence.



Gates to back yards incorporated in privacy fences.



Concrete block retaining wall to front boundary with planting to screen.



Examples of letterboxes incorporated into walls.



Driveways

- The material should be concrete paving or a similar material with a high quality finish and sawcut pattern. Black oxide should be added to the concrete mix to soften its appearance when constructed.



Driveway width = garage door width.

Entrance paths

- Paths should be provided for each house or unit and should be connected to the footpath in the adjacent street or park. Steps, terraces or other architectural features may replace paths where there is a reduced setback and where a change in level is created.
- The path width should be appropriate for the building type and its intended use i.e. the path width may be wider for an apartment building than for a townhouse.
- The material and finish may vary, however a durable paved surface should be used (as opposed to loose material).



Examples of suitable entrance paths.



Signage

- All signs should be visually appropriate to the amenity and heritage values and neighbourhood character of the surrounding environment.
- Signs should avoid creating any situation hazardous to the safe movement of traffic.
- Signs should avoid dominating the neighbourhood and nearby structures.
- Sensitive design is required for any signage associated with existing heritage buildings and places.

4.5 HERITAGE

4.5.1 BUILDINGS OF HERITAGE VALUE GENERAL GUIDELINES

The following design guidance for heritage elements is an abbreviated version of the Heritage Management Plans for nominated buildings (refer to Appendix J of the application). The areas identified for heritage protection and management are defined in the Heritage Management Plan (HMP) section of the CDP Consent Conditions as:

- the footprint of each building
- the defined curtilage of each building

The following guidance provides information under the following headings for each of the heritage management areas that have been identified:

- Retention and Recovery of Heritage Values
- Adaptation for New Uses
- Repairs and Maintenance

Retention and Recovery of Heritage Values

Buildings of heritage value shall be retained in their present form, even where these have been relocated, as a way of preserving their primary heritage values. This will be achieved by substantially preserving both the architectural form of these buildings and the original construction fabric.

Proposals that seek to recover a building's heritage values by returning it to a known earlier form will be preferred. Recovery of a building's heritage values may be achieved in the following ways:

- Removal of Accretions that detract from the character of a heritage building and are identified as being intrusive in the assessment of heritage values within the HMP.
- Reconstruction. This involves the use of new materials to rebuild an element in its original form. For example, a new window might be provided to replace an existing window that is out of character. New work shall be of a similar design and standard to the original.

- Fabric that has been identified in the heritage assessment table in the relevant HMP as having "exceptional" or "considerable" significance shall be retained unless exceptional circumstances require its removal.

- Fabric identified as having "some" significance should be retained where possible, although some change may be permitted.

It is acknowledged that some alterations made to a building to accommodate changing uses are part of its history and may have little impact on its heritage values. These alterations can be retained.

The retention of key heritage elements of notable buildings such as stone/brick work and brick chimneys is to be encouraged wherever possible. In some cases, this may be subject to the feasibility of earthquake strengthening requirements of the Building Act.

Adaptation for New Uses

All buildings need a meaningful use to ensure their utility and economic survival. For this reason, appropriate sustainable new uses will need to be found for all buildings of heritage value on the site. It is accepted that changes may be required to accommodate those uses, but the preferred new uses will be those that require the least amount of change. There may be some proposed uses that will not be acceptable due to the amount of change that would be required to accommodate them.

It may be necessary to make additions or alterations to buildings of heritage value to accommodate new uses. These should be formally sympathetic to the original building but should be identifiable as being not part of the original building. Such additions should have regard to the constructed form, scale, proportion, materials used, and details such as joinery. It is expected that additions and changes to existing buildings will more closely follow the style of the original building than would new buildings.

New and Relocated Buildings adjacent to Buildings of Heritage Value

New or relocated buildings on sites immediately adjacent to buildings of heritage value (whether existing or relocated) will have regard to the scale and location of the buildings of heritage value themselves. The heights, mass, form and proportions of such new buildings will need to be sympathetic to that of the buildings of heritage value, but localised slight increases in height may be acceptable - for example, a new two-storied house will be able to be constructed near an existing single storey dwelling.

Additional buildings (other than those identified on '2.6 Character Buildings and Spaces Plan') may be relocated within the site. Heritage Management Plans are not required for these buildings, and a greater level of flexibility is envisaged for additions and alterations, while still following the overall design guidelines outlined above.

New non-residential buildings adjacent to heritage residential buildings will be required to reflect the established residential scale in their bulk and architectural modelling, but should be identifiable as having non-residential uses. Activities in such buildings should be consistent with their proximity to residential buildings, and will be subject to residential performance standards for noise and other effects.

It is also noted that a number of the heritage properties will need provision for parking. The generally small lot sizes of some sites means that it will be more efficient (in terms of land use) to locate parking closer to the street. There are also issues of child safety where driveways run deep into the property.

There need not be a conflict with heritage character if certain guidelines are observed for such structures – e.g.:

- a. new covered parking should be located close to a side boundary and should not obscure the heritage building from the street;
- b. new buildings should repeat the character of the substantive building – roof pitch, general detailing – but should not “copy” the original architecture; or
- c. should adopt a more stylised low-key contemporary form; or
- d. should be designed as “garden structures” (e.g. Pergola), integrated with other landscape features on the site.

4.5 HERITAGE

4.5.2 OLD HEADQUARTERS BUILDING

Retention and Recovery of Heritage Values

The Headquarters building and the Parade Ground were historically linked in their formal functions, and their heritage values derive in part from their association with one another.

The building is constructed of insitu reinforced concrete and will be retained in its present form so as to preserve its heritage values. The flagpole will also be retained.

Fabric that has been identified in the HMP as having “considerable” significance should be retained unless exceptional circumstances require its removal. Fabric identified as having “some” significance should be retained where possible, although a greater degree of change might be permitted.

Externally, the building has undergone relatively few changes. External fabric that should be retained includes the following:

- Concrete external walls
- Original steel joinery
- Timber front entry doors and brass handles
- Moulded plaster detailing

Internally, changes have been few, undoubtedly due in a large part, to the building’s solid concrete construction. Internal fabric that should be retained includes:

- Concrete walls including “off the form” and plaster finishes
- Concrete ceilings

- Timber panelled doors, hardware, fanlights and borrowed lights
- Internal timber trim and cupboard fittings
- Wall tiles and mosaic tiles in bathroom areas

The building has undergone relatively few changes externally or internally. The most evident change comprises the addition to the northern end of the building. The location and design of this disturbs the symmetrical character of the original building and is considered to detract from it. Consideration will, therefore, be given to its removal.

Other accretions identified in the HMP should be removed. These include external elements such as the canopy over the rear door and the non-original flagpole above the front entrance. Internal accretions that could be removed include the carpet flooring, soft board wall surfaces and fluorescent light fittings.

Adaptation for New Uses

A new use will need to be found for the headquarters building as a landmark building in the redeveloped site. Preferred new uses will be those that retain the greatest amount of heritage fabric and involve the least change to the exterior of the building. Alteration to the north east face of the building will be acceptable to better address the open space on that side.

Because the building is constructed entirely of reinforced concrete (including internal walls), the range of uses to which the building might be put may be limited. Possible new uses could include commercial offices, or community service providers.

It is accepted that the building may need to be adapted to accommodate new uses. Work to adapt the building might include forming openings in some internal walls, although their concrete construction is likely to limit the number of openings that are able to be made.

Work to adapt the building may also include the refitting of service areas, but floor and wall tiles in the toilet areas must be preserved and refurbished.

Repairs and Maintenance

Repairs and maintenance work should return the building to good condition. Defects include blocked spoutings and downpipes and rusting flashings. The spoutings and downpipes should be cleared and rusting flashings replaced.



4.5.3 CATALINA BARRACKS

Retention and Recovery of Heritage Values

The Catalina Barracks was built in stages with the central block and the two side wings adjacent to the central block constructed first. Wings were then added to the north east and south west of the original block. These early additions follow closely the original sections of the building in terms of form, style and materials used and do form part of its heritage value.

Building fabric that has been identified in the HMP as having “exceptional” or “considerable” significance should be retained unless exceptional circumstances require its removal.

Fabric identified as having “some” significance should be retained where possible, although a greater degree of change might be permitted.

Fabric that should be retained includes the following:

- Original architectural elements including the entry porches.
- Original window and door joinery.
- Original external weatherboard wall sheathing.
- Original Marseilles pattern tiled roofs.

Internally, the building has undergone extensive alterations, probably on a number of occasions. Heritage fabric has been lost in the process and the changes are considered to be generally intrusive. Original spaces which are identified in the HMP as having “exceptional” or “considerable” significance should be retained in their present form and configuration and restored.

Adaptation for New Uses

A new use will need to be found for the Catalina Barracks as a way of ensuring the building’s survival. Preferred new uses will be those that retain the greatest amount of heritage fabric and involve the least degree of change to the exterior of the building.

Appropriate new uses will include residential apartments, an educational institution, hospitality and restaurant activities, retail at the western end, a boutique hotel or hostel accommodation. The impact of those uses on the building’s heritage values needs to be considered, especially where change is needed to satisfy compliance requirements such as fire safety and hygiene - for example, a restaurant may require the provision of various services on the exterior of the building which could detract from its heritage values. It is probable that considerable internal change will be required to adapt the building to new uses – for example, a boutique hotel would require extensive internal changes to provide new bathroom areas and other facilities.

It is accepted that the building will need to be adapted to accommodate new uses. Work to adapt the building might include constructing additions, forming new window and door openings in external walls, the removal of internal partitions and the provision of new service areas. A greater level of change to the interior of the building may be contemplated if this will assist in finding a sustainable use, except that, as noted elsewhere, spaces having “exceptional” or “considerable” significance should be retained in their present form and restored.

New work must be sympathetic to the building. Spaces with high heritage values should be retained in their present form,

while a greater degree of change may be acceptable in those areas which have previously been altered. These include bathrooms, bedrooms and ground floor corridor areas.

In all other respects, every effort should be made to recover the heritage values of the Barracks. Accretions identified as being intrusive in the HMP should be removed. These include later timber and aluminium windows, which should be replaced with new windows in the original pattern.

The original portion of the building (the three central wings) shall be retained, and returned to its original external form, subject to necessary change to accommodate an approved new use. The later north and south wings should also be retained if at all possible, but consideration may be given to removing them if their retention cannot be justified. A greater level of change to the rear face of the building may be contemplated where this can be shown to assist the implementation of a sustainable use.

Repairs and Maintenance

The building has not been well maintained in recent years and various defects are now evident. These include decayed weatherboards, broken roof tiles and flaking paint work. Repair and maintenance work is needed to return the building to good condition. Work will include repairs to the roof, requiring the stripping and re-laying of Marseilles tiles, repairs to the joinery and complete refinishing of the building exterior.



4.5 HERITAGE

4.5.4 MILL HOUSE AND ENVIRONS

Retention and Recovery of Heritage Values

Mill House should be retained in its present form as a way of preserving its heritage values; in particular the exterior of the building should be retained largely unchanged. All original portions of the building should be retained, and some later additions could also remain. The garage, for example, has been designed in the original style and could be retained as it is not considered to detract from the building's character.

Various other additions have been made to the building over time, including the sunroom at the western end and the "eyebrow" dormers over the kitchen area. The sunroom, although less sympathetic architecturally, is reasonably unobtrusive, and could be retained since the impact on the building's heritage values is considered to be minor.

The "eyebrow" dormers in the roof above the kitchen are considered to have a significant effect on the heritage values of Mill House and should be removed. Similarly, the slate pavers on the front terrace detract from the building's heritage values and should be removed. Steel bars at the north end of the verandah should also be removed.

Fabric that has been identified in the HMP as having "exceptional" or "considerable" significance should be retained unless exceptional circumstances require its removal. Fabric identified as having "some" significance should be retained where possible, although a greater degree of change might be permitted.

Fabric that should be retained includes the following:

- Original roof forms.
- Original window and door joinery.
- External elements including the entrance canopy and north verandah.
- Original weatherboard wall sheathing.
- Original architectural details including the entry porches and brick chimney.

Internally, the main spaces of the building such as the entry hall, stairwell the living room appear to have been remodelled at some stage in the building's life. These changes contribute to the building's present character and can now be considered to be part of its heritage value.

The environs of Mill House are a significant aspect of its heritage value. These include both open spaces and mature plantings. These areas should be left in their present form, although maintenance work may be carried out on the trees and individual trees can removed if necessary for arbicultural reasons. Some new plantings may be appropriate in the context of an agreed landscape maintenance plan.

Adaptation for New Uses

A new use will need to be found for Mill House which will take advantage of its character and location. The preferred new uses will be those that retain the greatest amount of heritage fabric and involve the least physical change to the building.

The building was constructed as a residential dwelling and has continued to be used throughout its life for residential purposes. As a consequence, the spaces, other than the sitting room, are generally domestic in scale and this is likely to limit the uses to which the building may be put.

The building could continue to be used for residential purposes. Possible new uses might include a boutique hotel or a conference centre. Any use other than residential is likely to require extensive alterations and possible additions. Some uses may have to be discounted as the changes that would be required would compromise the building's heritage values to an unacceptable degree.

Mill House may need to be adapted to accommodate new uses. Work to adapt the building may include forming new openings between adjacent spaces to improve flow through the house. In this case, sections of the walls should be retained as evidence of the original layout of the house.

Spaces with high heritage values should be retained in their present form, while a greater degree of change may be acceptable in areas with lesser heritage values such as the bathrooms and kitchen.

Consideration may be given to increasing the size of the building to accommodate a new use by constructing a “stand-alone” linked structure in a contemporary architectural style sympathetic to the scale and form of the existing building.

Repairs and Maintenance

Mill House is in generally good condition with only minor repairs being required. In particular, weeds are becoming established on the chimney and should be treated with weed-killer and the chimney repointed as required.

Chichester Cottage

Chichester Cottage is to be retained in place, within the proposed reserve area. There are a wide range of possible uses and activities that are suitable to take place in the cottage and these are encouraged. It should also be maintained in keeping with its heritage values.



Mill House - front elevation



Mill House - side elevation showing brick chimney



Mill House - side extension



Chichester Cottage - within Mill House environs

4.5 HERITAGE

4.5.5 MARLBOROUGH CRESCENT HOUSES AND OVAL

Retention and Recovery of Heritage Values

The heritage values of Marlborough Crescent derive from the houses themselves and their relationship with one another, and also from the associated garages and the Oval in front of the houses. It is of interest to note that number 4 was originally at the other end of the group (adjacent to number 3). The houses have undergone relatively little change over the years (the most obvious change being the relocation of House 4).

Marlborough Crescent and the Oval should be retained in their present location as a way of preserving the high heritage values of the setting. The road formation and verges should be maintained as at present subject to upgrading as indicated in the Street Typology Cross sections H1 and H2 (refer Technical Annexure iv). The garages are situated in their original location, but consideration may be given to relocating these closer to the houses, or constructing a new garage in the same style, where this does not obscure the house from the street.

The houses themselves should remain in their present form, except that it may be possible to add accommodation on the north side (away from Marlborough Crescent).

Original fabric that has been identified in the HMP as having “exceptional” or “considerable” significance should be retained unless exceptional circumstances justify its removal. Fabric identified as having “some” significance should be retained where possible, although a greater degree of change might be permitted.

External fabric rated as having “exceptional” or “considerable” significance includes the following:

- Original roof forms and Marseilles tile cladding (number 4 has a concrete tile roof which should be replaced with Marseilles tile)
- Original door and window joinery including leadlight windows
- Original weatherboard wall sheathing
- Original architectural details including entry porches and chimneys

The interiors are in substantially original form with changes confined to remodelling of kitchen and bathroom areas. Internal fabric rated as having “exceptional” or “considerable” significance includes the following:

- Staircase and timber panelling in the stairwell
- Panelled doors, architraves and skirtings
- Beamed and battened ceilings and cornices
- Matai tongue and groove floor

The interior of the houses should be retained in their present form, although some changes will be permitted to accommodate modern life styles.

External changes which should be reversed (or placed in a less conspicuous location) include the addition of fire escapes and television dishes. Plastic spoutings and downpipes should be replaced with metal. As noted above, the concrete roof tiles of number 4 should be replaced with Marseilles pattern tiles.

Adaptation for New Uses

The Marlborough Crescent houses were designed for the use of Air Force personnel and have always been used for residential purposes. It is appropriate that they continue to be used as residences. The houses form a coherent group with similarities of style and materials. No 2 is designed in the style of an English bungalow while the other three houses are designed in the English Cottage style.

The group of houses will be retained as part of the redevelopment of the former air base. Some change may be necessary to accommodate modern lifestyles, such as the discrete removal of some walls and remodelling of kitchens and bathrooms.. Some changes to the external envelope may also be acceptable, to improve the connection with the outside. Such changes should occur away from the street frontage and should be confined to the rear of the houses. New joinery should be of a similar style to the original.

Additions to these houses may also be contemplated on the side away from Marlborough Crescent. These should be designed using the formal architectural language of the houses, but with greater freedom to increase the scale of openings in new walls, and with the possibility of incorporating shaded areas or verandahs.

Consideration may be given to adding a further level to the sole single-storey house in the group, by raising the existing dwelling over a new ground floor. Any such proposal will be subject to approval by the Design Review Panel, and will be required to demonstrate a high level of formal empathy with the existing building.

Fences on the Marlborough Crescent boundaries should be in a style that does not detract from the street or the wider landscape. An appropriate material for the fences will be timber, and these should be of a permeable design with a maximum height of 1.5 metres. Hedges may be grown within the fence.

Repairs and Maintenance

The Marlborough Crescent houses have been well maintained and are in generally good condition with only minor repairs required.



*Photograph taken 1936 showing married officers' houses.
Wallingford Collection*



Officers housing - street elevation of two storied house



*Officers housing - side elevation of two storied house, fire
escape added*



Officers housing - rear elevation of single storied house

4.5 HERITAGE

4.5.6 SUNDERLAND AVENUE HOUSES

Retention and Recovery of Heritage Values

Sunderland Avenue comprises a collection of ten houses which form a strong and coherent group. Their design includes references to English bungalows and the English Domestic Revival style. The Sunderland Avenue heritage area will be retained in its present configuration and the houses will remain in their present locations so as to preserve their historical spatial relationship with the street.

The houses themselves should also remain in their present form.

Fabric that has been identified in the HMP as having “considerable” significance should be retained unless exceptional circumstances require its removal. Fabric identified as having “some” significance should be retained where possible, although a greater degree of change might be permitted.

Fabric that should be retained includes the following:

- Original roof forms and tile cladding
- Original window and door joinery
- Original weatherboard wall sheathing
- Original architectural details including entry porches and chimneys

The interiors of the houses should be retained in their present form, although some changes will be permitted to accommodate modern life styles.

Non original proprietary metal garages detract from the heritage values of the street and should be removed.

Adaptation for New Uses

The houses were designed for Air Force personnel and have always been used for residential purposes. It is appropriate that they continue to be used as residences.

Some changes may be considered acceptable to accommodate modern lifestyles. For example the removal of some internal walls may be acceptable and kitchens and bathrooms could be remodelled. Some changes in the external envelope may also be acceptable, such as French doors and decks to improve the connection with the outside.

Additions to these houses may be contemplated on the side away from the street. These should be designed using the formal architectural language of the houses, but with greater freedom to increase the scale of openings in new walls, and with the possibility of incorporating shaded areas or verandahs.

New garages may be constructed to replace the existing intrusive structures, and the design of these should adopt similar forms and materials to that of the houses. These should be located so as not to obstruct the view of the house from the street but should also have regard to safety.

Front fences to the houses should be in a style that does not detract from the street or the wider landscape. An appropriate material for the fences will be timber, ideally in conjunction with hedgerows. Fences should be of a permeable nature and have a maximum height of 1.2 metres.

Repairs and Maintenance

The Sunderland Avenue houses have been well maintained and are in largely good condition with only minor repairs required. Reinforcing steel in some of the foundations is rusting and has caused the concrete to spall. The steel should be treated for rust and the concrete repaired.

Mortar pointing to some ridge tiles has cracked and should be replaced.



No. 2



No. 4



No. 6



No. 8



No. 10



No. 12



No. 1



No. 3



No. 5



No. 7

4.5.7 MARINE PARADE HOUSES

Retention and Recovery of Heritage Values

The Marine Parade houses were designed in the “English Bungalow” style, with steeply pitched roofs which set them apart from contemporary “Californian” bungalows.

The houses have undergone relatively little change over the years. Minor changes include replacement of some joinery elements. These houses will be relocated, but will retain their present form. Fabric that has been identified in the HMP as having “considerable” significance will be retained unless exceptional circumstances require its removal. Fabric identified as having “some” significance will be retained where possible, although a greater degree of change may be permitted.

The exterior of the houses should be retained in their present form. Fabric that should be retained includes the following:

- Original roof forms with Marseilles tile cladding
- Original window and door joinery
- Original weatherboard wall sheathing
- Original architectural details including entry porches and chimneys

The interiors are in original form with intact features that have been assessed as having “considerable” significance – including timber floors, panelled doors and beamed ceilings. Changes have generally been confined to remodelling of kitchen and bathroom areas. The interior of the houses should be retained in their present form with features such as the beamed ceilings and panelled doors being preserved, although some changes will be permitted to accommodate modern lifestyles.

The outbuildings to the rear were constructed at the same time as the houses and have similar architectural detailing. These buildings contribute to the setting of the houses and should be also be relocated to the new site..

Adaptation for New Uses

The set of four houses in Marine Parade form a coherent group. The houses were designed for Air Force personnel and have always been used for residential purposes. It is appropriate that they continue to be used as residences.

Although relocated, the four houses will be retained as a recognisable group and their new site will have similar characteristics to their existing setting.

The houses should be retained in their present form although some changes may be considered acceptable to accommodate contemporary lifestyles. The removal of some walls may be acceptable and kitchens and bathrooms may be remodelled. Some changes in the external envelope may also be acceptable, to improve the connection with the outside. Some additions may also be acceptable and these should adopt the style and characteristic forms of the original buildings.

The location of any such changes must be carefully considered with regard to both the street frontage and the adjacent Sunderland Avenue houses. New joinery should be of a similar style to the original.

New garages may be constructed, and these should incorporate forms and materials similar to those of the houses. These should be located so as not to impede the view of the house from the street.

Boundary fences should be in a style that does not detract from the street or the wider landscape. An appropriate material for the fences will be timber. These should be of a permeable nature and have a maximum height of 1.2 metres, and may be erected in conjunction with a hedge.

Repairs and Maintenance

The Marine Parade houses have not been as well looked after as other houses on the site and are now suffering from a general lack of maintenance. In particular, weatherboards have cracked, the paintwork is generally flaking and flat metal roofs over bay windows are rusting.

Weatherboards need to be repaired, rusting roofs replaced and exterior features generally refurbished and repainted.



No. 4



No. 6



No. 5



No. 7

4.5 HERITAGE

4.5.8 CATALINA (NO 2) HANGAR

Retention and Recovery of Heritage Values

The Catalina Hangar should be retained as far as possible in its present form so as to preserve its heritage values and its landmark status on the site.

Externally, the building has undergone relatively few changes. Fabric that has been identified in the HMP as having “considerable” significance should be retained unless exceptional circumstances require its removal. Fabric identified as having “some” significance should be retained where possible, although a greater degree of change might be permitted.

External fabric that should be retained includes the following:

- Architectural features such as Art Deco pylons
- Concrete external walls
- Steel framed hangar doors with glazed panels
- Original steel joinery
- Original gutters and downpipes

Internally, changes have been few, and limited to the lean-to area. Internal fabric that should be retained includes:

- Concrete walls
- Steel trusses

Accretions identified in the HMP should be removed. These include the lean-to structure to the east and later services. Later internal partitions can be removed.

Adaptation for New Uses

The Catalina Hangar is currently occupied by a boat-building company and in the past has also been used as a venue for movie making.

A new use will need to be found for the building so that it forms an integral part of the redeveloped site. Preferred new uses will be those that retain the greatest amount of heritage fabric and involve the least change to the building.

The nature of the building and the desirability of retaining significant elements such as the counter-balanced doors create particular design challenges. Possible uses include retail, food services or showroom, possibly in conjunction with residential development on an inserted upper floor.

The building has large doors along one side to facilitate the movement of aircraft.

It is accepted that the building will need to be adapted to accommodate new uses. Work to adapt the building may include forming new window and door openings in external walls and the installation of new floors and partitions internally. Some additions may be possible and these should be sympathetic to the character of the original building but identifiable as new work.

New openings should be confined to the locations of existing openings. For example, doorways may be formed by removing the section of wall below a window. As far as possible, window openings should be retained as a record of the building's original form.

Internally, new-fit-outs should aim to give expression to the existing building wherever possible, by revealing original exterior walls or exposed roof structure. Except where structural intervention is necessary to strengthen the building, such work should aim to “touch the building lightly” with a minimum of fixings into heritage fabric.

Any new use for the building should seek to incorporate the original hangar doors, in either open or closed configuration. Where a need for new openings on this face is demonstrated, these should be arranged to coincide with the glazing layout in the doors, and may incorporate opening lights within this format.

Repairs and Maintenance

Externally, the hangar is in reasonable condition although some defects are evident. In particular, reinforcing steel within the concrete is beginning to corrode and is causing the concrete to crack. In this case, the reinforcing will need to be exposed and treated and the concrete re-formed.

The steel doors of the hangar are in poor condition - glazed panels are cracked, and metalwork and steel window joinery are rusting. The doors will have to be repaired and repainted.



4.5.9 BASE COMMANDERS HOUSE

Retention and Recovery of Heritage Values

The Base Commander's House will be relocated on the site to ensure its preservation as part of the redevelopment. The house has historically been set in spacious surroundings and it is important that a new location preserves this spatial relationship. The orientation of the house in its new location should correspond to its existing (original) orientation. The house should be retained in its present form so as to preserve its primary heritage values.

Fabric that has been identified in the assessment table in the HMP as having “exceptional” or “considerable” significance should be retained unless there is a compelling reason for its removal. Fabric identified as having “some” significance should be retained where possible, although a greater degree of change might be permitted.

Fabric that should be retained includes the following:

- Original roof forms and Marseilles tile cladding
- Original window and door joinery
- Architectural elements including the northeast verandah and rear entry canopy
- Original weatherboard wall sheathing
- Brick chimney (reconstructed on its new site)

Some reasonably sympathetic additions and other changes have occurred over time and these additions or alterations may be preserved or, alternatively, the building can be returned to an earlier form. The porch that has been infilled could be opened up again.

Adaptation for New Uses

A new use will need to be found for the Commanding Officer's house, on its new site. The building was constructed as a dwelling, and this may continue to be its use. It is, however, possible that a new use community or retail use may be found for it. A preferred use will be one that involves the least amount of change to the building. If the use of the building should change, modifications to accommodate that use should be kept to a minimum, and these should be sympathetic to the character and scale of the original building.

Additions to the house will be subject to approval by the Design Review Panel, and will be required to demonstrate a high level of formal empathy with the existing building. New ancillary buildings such as a garage may be contemplated in a style to match the house.

Some spaces within the house are reasonably large, and this may assist in finding a new use for the building. Appropriate new uses will be those which can make use of spaces identified as having high heritage values. These should be retained in their present form, while a greater degree of change will be acceptable in areas with lesser heritage values (such as the bathrooms and kitchen). Important fabric such as original mouldings and trim should be retained.

Repairs and Maintenance

The Base Commander's house is in reasonable condition and only minor repairs are required.



4.6 BIODIVERSITY MANAGEMENT

The retention and enhancement of the existing coastal and stream network is a key feature of the Sunderland CDP. The CDP seeks to enhance the biodiversity of the site by creating an enhanced ecological environment where rare or threatened species can exist or obtain passage through, while at the same time providing an attractive environment for communities to recreate thorough active and on-going participation.

The management of biodiversity will be addressed at subsequent resource consenting stages for physical works within the application site, including future open space areas. This will include a variety of plans/initiatives e.g. a coastal revegetation plan, weed and pest management, general landscaping plans, lizard management plan etc.

Threatened species and habitats are to be enhanced throughout the proposed local reserve network, particularly along the coastal edges and within riparian areas of the site. The development of walkways, infrastructure and associated

structures shall be undertaken in a manner that maintains and enhances the biodiversity potential of these environments. This network of green space should create connections between habitat nodes along existing natural coastal and stream networks allowing for safe passage of wildlife populations. The quality and quantity of stormwater inputs in to the harbour receiving environment will be enhanced. In addition, an integrated network of public open space will provide local communities with the opportunity to explore and enjoy the natural environment.

Any walkways or board walks should be designed to avoid or minimise adverse effects on the plant and animal communities that are present.

Where possible all permanent streams should be retained and enhanced to provide suitable fauna habitat. Where this is not possible, any loss of fresh water habit will need to be mitigated.

There is the presence of a range of notable plants within the Sunderland CDP. In addition, there are a number of threatened plant species in the area.

The careful consideration of these species should be an integral part of area specific landscaping/development plans with their retention and enhancement being the key aims.

It is noted that saltmarsh habitats may contain locally uncommon plants. These are important components of the overall biodiversity, and provide the interface between the coastal edge and CMA, and as a result may require site-specific management strategies.

The coastal edge provides important habitats generally to avifauna and there is need for site-specific management in some areas (e.g. predator control adjacent to rushmarsh used by banded rail – as in Catalina Bay).

A lizard survey has been undertaken and this will include the development of a lizard management plan for the site.

The above matters will need to be addressed through the subsequent resource consenting phase for physical works.



Threatened Species in the Sunderland CDP Area

<i>Scientific Name</i>	<i>Common Name</i>	<i>National Threat Status (NZPCN)</i>	<i>Regional Threat Status (Stanley et al, 2005)</i>
<i>Dianella haemata</i>	Swamp blueberry	Declining	Declining
<i>Kunzea ericoides</i> var. <i>linearis</i>	Rawiri	Declining	Regionally endangered
<i>Ranunculus acaulis</i>	Sand Buttercup	Not Threatened	Regionally endangered





5

DESIGN REVIEW PROCESS

5.1 INTRODUCTION TO DESIGN REVIEW PROCESS

5.1.1 BACKGROUND

Increasingly, design review is playing an important role in the planning process as the consenting authorities acknowledge its contribution to the delivery of successful places.

Design review, by way of a Design Review Panel (the Panel), is a tried and tested method for promoting good design and offering independent design advice.

The effectiveness and quality of the advice is determined by the expertise of the Panel members and the Panel's make-up and management. It is important that the Panel retains the confidence of the applicant while demonstrating good urban design outcomes to the Council and the wider community.

5.1.2 ROLE OF THE DESIGN REVIEW PANEL

The Panel will assess the following types of Application for Resource Consent prior to formal lodgment with Council:

- Subdivision only (including superlots and partial superlots).
- Combined applications for subdivision and multi-unit residential developments.
- Single lot residential or other land use development.

The function of the Panel is to:

- Provide independent urban design advice to applicants on both private and public developments, to promote good design and a quality urban environment in reference to requirements of the regulatory framework established for the Sunderland Precinct of Hobsonville Point, including:
Auckland Council DP (Waitakere Section)
Auckland Council DP (Waitakere Section) Plan Change 13
CDP: Sunderland, Hobsonville Point – Appendix A - Consent Conditions
CDP - 04 Design Guidelines;.
- Conduct a design assessment and approval (non-statutory) process as set out hereunder;
- Produce an Urban Design Assessment Report for the applicant and the council to use as part of the resource consent process;
- Streamline the consenting process by ensuring a quality developed design prior to the submission of a resource consent application.

It is noted that this process is non statutory and does not constitute regulatory approval.

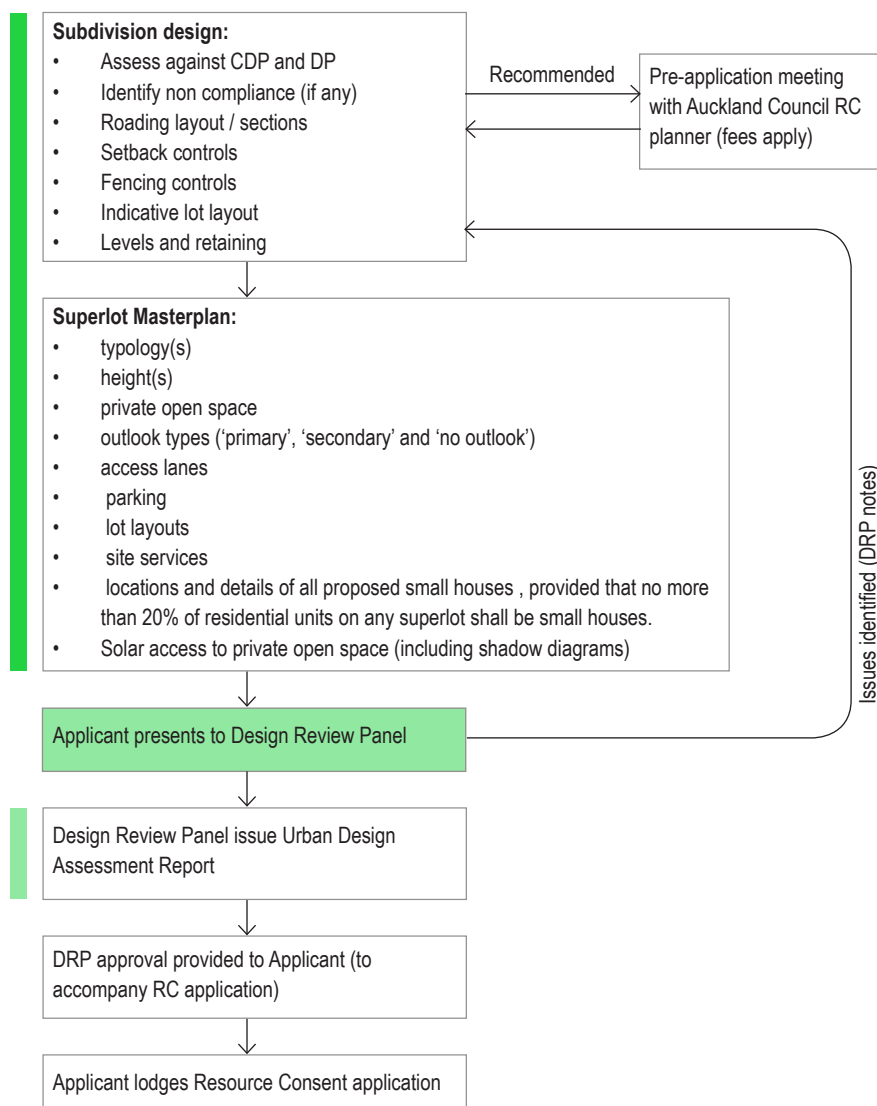
The Panel is empowered to ensure that developments submitted for design assessment are delivering on the quality and character of design outcomes exemplified in the CDP Design Guidelines. The Panel will consider the overall context and setting of the development in terms of the architectural, landscape and urban design qualities articulated in the Sunderland Hudson Precinct CDP (Section) 04 Design Guidelines. Elements of a proposed development that the Panel might typically look at are:

- Building bulk, location and design (such as scale, detail elements and articulation of the façade).
- Building and site amenity and privacy.
- The relationship of the proposed development to the character of the surrounding neighbourhood, particularly in reference to the character areas identified in the Design Rules and Guidelines.
- The general appearance of buildings from the street and public places.
- Ground floor activities and relationship to the public realm.
- The quality of the architecture and how this fits with the vision for Hobsonville Point.
- The quality of design for landscape works within the front yard of each lot.

For affordable housing typologies the panel will need to consider the impact of its recommendations on affordability.

5.2.1 DESIGN PHASES AND INFORMATION REQUIRED FOR REVIEW

Superlot Subdivision Only



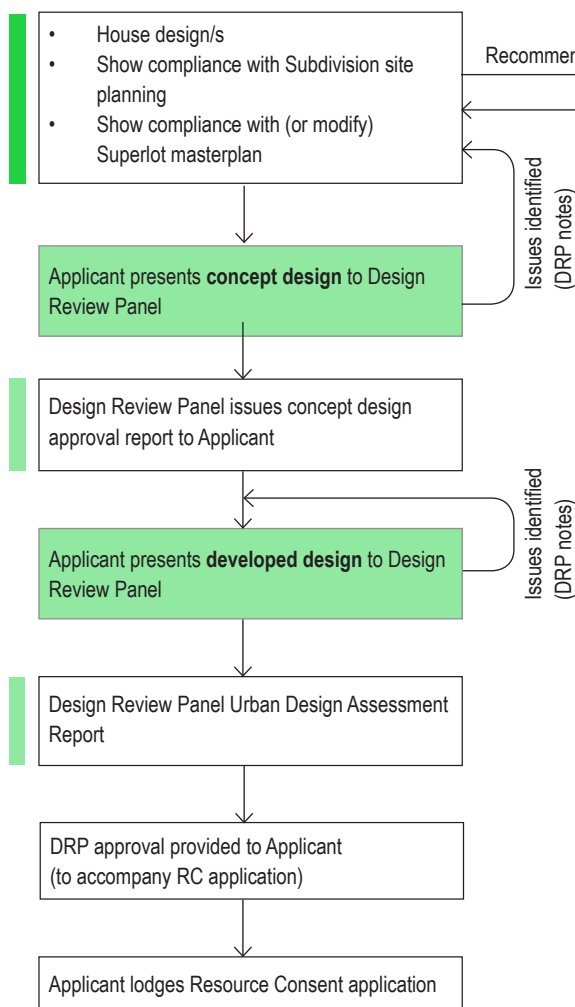
Superlot Subdivision Consent

The adjacent flow chart outlines the design review process required prior to lodgement of subdivision consents for superlots. The applicant is expected to provide plans illustrating subdivision design, alongside the overall superlot masterplan as required by condition 3.0.8, to the panel for review. The applicant is also encouraged to meet with Council's resource consent planners and seek advice on potential 'broad scheme' compliance issues in relation to the CDP Consent Conditions and any other relevant regulatory and statutory documents.

5.2 DESIGN AND APPROVAL PROCESS

5.2.1 DESIGN PHASES AND INFORMATION REQUIRED FOR REVIEW (continued)

Landuse &/or Subdivision Consent (individual houses, groups of houses, subdivision of superlot)



Landuse &/or Subdivision Consent

The adjacent flow chart illustrates the design review process required prior to lodgement of resource consent applications for individual houses, groups of houses (multi unit development) or subdivision within a superlot).

At the outset of the design process, the applicant is encouraged to meet with Council's resource consent planners assigned and seek advice on potential 'broad scheme' compliance issues in relation to the CDP Consent Conditions and any other relevant regulatory and statutory documents. This will require the preparation of an overall site plan and Superlot Masterplan as outlined in the 'Superlot Subdivision Only' flow diagram and condition 3.0.8. The applicant may alter the superlot masterplan at this stage to incorporate their concept, provided they can prove the overall superlot can still meet the requirements of the relevant regulatory and statutory documents including the CDP.

Following this, the applicant can progress the **concept design** for presentation to the Design Review Panel. This is the initial phase of design which must communicate the vision for the development and at this stage the following information will be sufficient to convey to the Panel concepts for building forms that exhibit the intended architectural and urban design characteristics described in the CDP Design Guidelines;

- Proposed subdivision layout of all individual lots within a superlot or partial superlot (if a multi-unit development).
- The details set out in CDP condition 3.0.8.
- Proposed number of dwellings proposed as a whole number and as a percentage of the minimum required in the superblock along with percentage land take of that superblock
- Proposed boundary dimensions of each lot (multi-unit or single dwelling development).
- Proposed building typologies and storey heights
- Proposed location of the selected house typology on each lot, with parking and access arrangements shown, and indicative location of service areas for water tanks, clothes drying lines, waste/recycling, storage.
- Proposed position and length of 'zero-lot' condition
- Indicative location of private open space areas for each lot.
- An analysis of the concept ideas driving building form and appearance. Identify issues of potential non-compliance with the DP and CDP Consent Conditions if considered justified to achieve a better design outcome.
- Sketch floor plans for each proposed house typology (or other building).

- Sketch elevations of each proposed house (or other building) with indicative cladding materials finishes and colours.
- Sketch elevations of full street frontages to show the anticipated relationship of building forms to each other.
- Building form and modulation may be illustrated using a basic 3D 'whitewash' technique, so that indicative textures and colours do not distract from analysis of the form.

Concepts and updated Superlot Masterplans may be communicated to the Panel using image boards, sketches and/or digital media projection; (also provide a minimum of 4 hard copy sets and if possible email digital copies to all Panel members 3 days before the presentation meeting with the Panel).

Following panel assessment of concept design, the applicant may proceed into **developed design**, incorporating solutions to issues raised or outlined in the concept approval report. At this stage the applicant needs to confirm whether it is intended that the development proposal will comply with the CDP Consent Conditions and other relevant Council statutory requirements or not. If not, the applicant needs to identify where, and provide an explanation of why, approval for non-compliance will result in a better design outcome. In cases where the proposed design does not comply, the Panel's Concept Design Report may have recommendations supporting (or refusing support for) issues of non-compliance (see Section 5.2.2 below).

Building form, appearance and consideration of variety and coherence along the street should also be further resolved. At this stage of the process the following information should be provided:

- An accurate site plan showing subdivision of all individual lots within a superlot or partial superlot (if a multi-unit development).
- Accurate number of dwellings proposed as a whole number and as a percentage of the minimum required in the superblock along with percentage land take of that superblock
- Accurately dimensioned boundary dimensions of each lot (multi-unit or single dwelling development).
- Building typologies and storey heights
- Accurately dimensioned location of the selected house typology on each lot, with parking and access arrangements shown, maximum building footprint, and actual location of service areas for water tanks, clothes drying lines, waste/recycling, storage.
- Position and maximum length of 'zero-lot' condition
- Accurate location of Primary and Secondary Outlooks, and complete compliance with other distance controls
- Resolution of outlook and privacy concerns
- Accurately dimensioned location of private open space areas for each lot.
- Resolved floor plans for each proposed house typology (or other building).
- Resolved elevations of each proposed house (or other building) with proposed cladding materials, finishes and colours.
- Elevations of full street frontages sketch to show the anticipated relationship of building forms and finishes to each other.

- 3D illustrations of resolved building s to show form and finishes and how they integrate with an indicative landscaping proposal.

It is expected that the above plans, elevations and 3D drawings will be sufficiently detailed to finalise layout and built form, and submit documentation to Council seeking approval for Resource Consent. A second formal pre-application process with Council may be recommended at this stage (prior to lodgment of application for Land Use Consent) to identify any further statutory compliance issues.

If applicants are confident that issues of statutory compliance have been adequately identified and addressed they may either:

- a) Lodge for Resource Consent without a pre-application process if they consider compliance issues are minimal or non-existent, or
- b) Seek a targeted pre-application process focused on resolving specific compliance issues.

Building Consent

The applicant shall certify that the detailed design that is lodged for building consent complies with the resource consent drawings and conditions. If the resource consent requires the provision of further detailed information regarding materials or landscaping, then these shall be provided as part of the building consent. The Council Planning units will check the building consent documentation for compliance with consent plans. Any changes beyond the scope of the approved resource consent may require a section 127 variation or a fresh consent.

5.2 DESIGN AND APPROVAL PROCESS

5.2.2 DESIGN ASSESSMENT REPORT

The **Design Assessment Report** sets out the Panel's decisions on "**Fundamental**", "**Significant**" and "**Other**" issues in relation to urban design, architecture and landscape. The Panel may recommend a solution to rectify an identified issue, or provide design options for the applicant to explore. It is in the applicant's best interests to address all issues and receive a fully supportive Design Assessment Report to assist with streamlining the consent process. Where the applicant has proactively identified that a design does not comply with the CDP Design Conditions, other relevant Council statutory requirements and/or the vision of the Design Guidelines, but has adequately justified the advantages or lack of alternatives as part of the application, then the Panel may support non-compliance and make a recommendation in the Design Report to support the consent process.

Fundamental issues

It is intended that all issues identified by the Panel as being "**Fundamental**" in their Design Assessment Reports, are either:

- Non-complying with the CDP Consent Conditions (or other relevant statutory requirements as identified by the applicant, council planners or other relevant party such as the Design Review Panel) and/ or;
- Do not meet the character and standards of design expressed and illustrated in the CDP Guidelines.

"**Fundamental**" issues are likely to have a wider effect than an individual lot, e.g. repetition of a design may result in an overall undesirable effect on the quality and character of the street, or on the living environment that is created by the housing design.

All "**Fundamental**" issues will be identified in the Design Assessment Report prepared by the Panel at each stage of the design review process. "**Fundamental**" issues must be rectified by the applicant and re-submitted to the Panel for further assessment prior to moving to the next design stage or lodging application with Council for a Resource Consent or Building Consent. The Panel will formally review any design revisions, and the applicant may attend to present the amendments in response to the Design Assessment Report. In any case of fundamental non-compliance with the CDP Consent Conditions or lack of alignment with the Design Guidelines, a conclusive justification will need to be presented to the Panel before support can be considered in the Design Assessment Reports.

Significant issues

"**Significant**" issues are those design solutions which may "technically" comply with the CDP Conditions of Consent and Design Guidelines, but in some circumstances, may be considered by the Panel to result in a less than optimal design outcome. In this case, again through the Design Assessment Report, the Panel will recommend that the applicant review the issue and explore alternative solutions. The "**Significant**" issue may not necessitate a change following review by the applicant; however, a rationale is required to satisfy the Panel at the **Developed Design** phase that the original design provides the most appropriate outcome from a number of alternative solutions considered. The Panel will review the applicant's response, and to close the matter out, may provide written support for either; a revised design or, the rationale provided for retaining the original design.

Other issues

All comments, issues and recommendations that do not classify as "**Fundamental**" or "**Significant**" are considered to be "**Other**" issues. These comments are intended to assist the applicant in achieving a better design outcome through the design process, or provide support for the applicant's design through the Resource Consent process.

The applicant is not required to resolve these issues immediately, but may agree that they warrant further consideration through subsequent stages of the design process. "**Other**" issues may not necessitate re-submission for further review by the Panel prior to lodgment of the application for Land Use Consent or Building Consent.

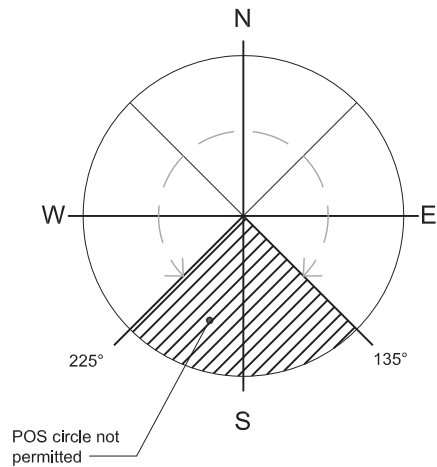


6

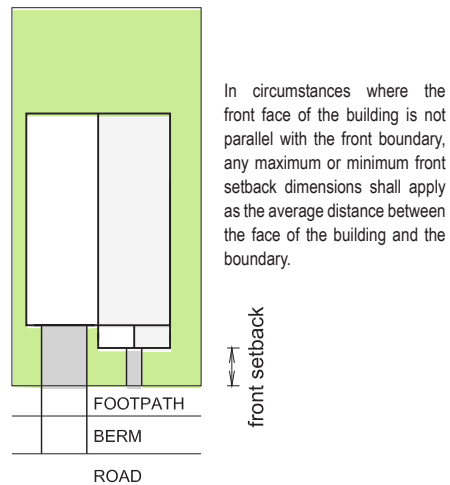
CDP TECHNICAL ANNEXURES

DEFINITIONS

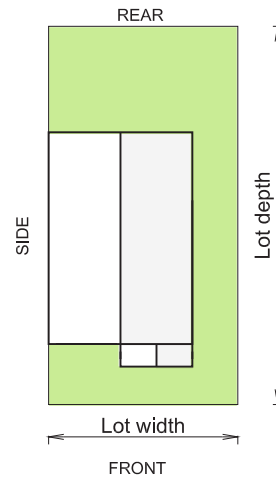
1. LOCATION OF PRIVATE OUTDOOR SPACE



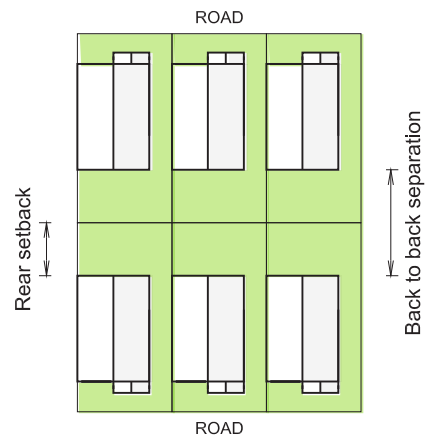
2. FRONT SETBACK



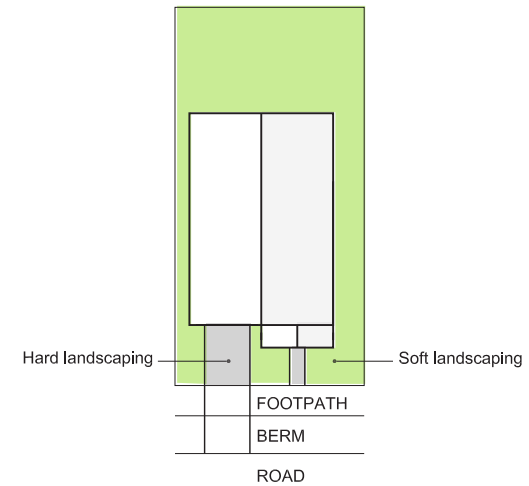
3. LOT BOUNDARIES



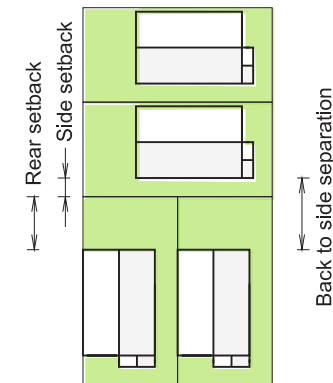
4. BACK TO BACK SEPARATION



5. FRONT YARD LANDSCAPING



6. BACK TO SIDE SEPARATION



TECHNICAL ANNEXURES 6

DEFINITIONS i

OPEN SPACE CONCEPTS ii

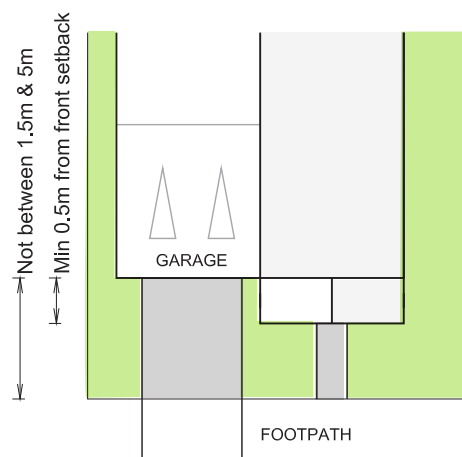
N-HOOD CENTRE CONCEPT iii

STREET CROSS SECTIONS iv

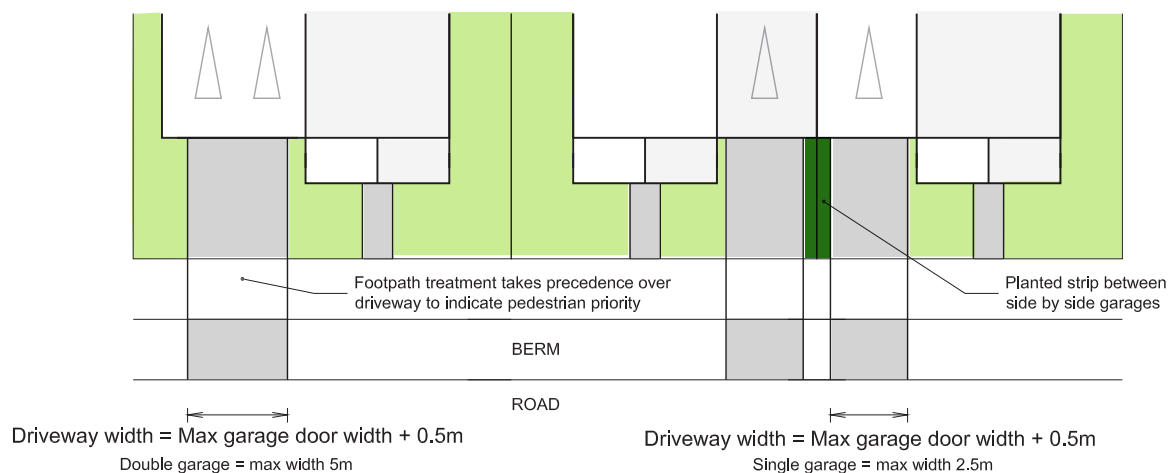
VARIATIONS TO CoP v

SUPPLEMENTARY PLANS vi

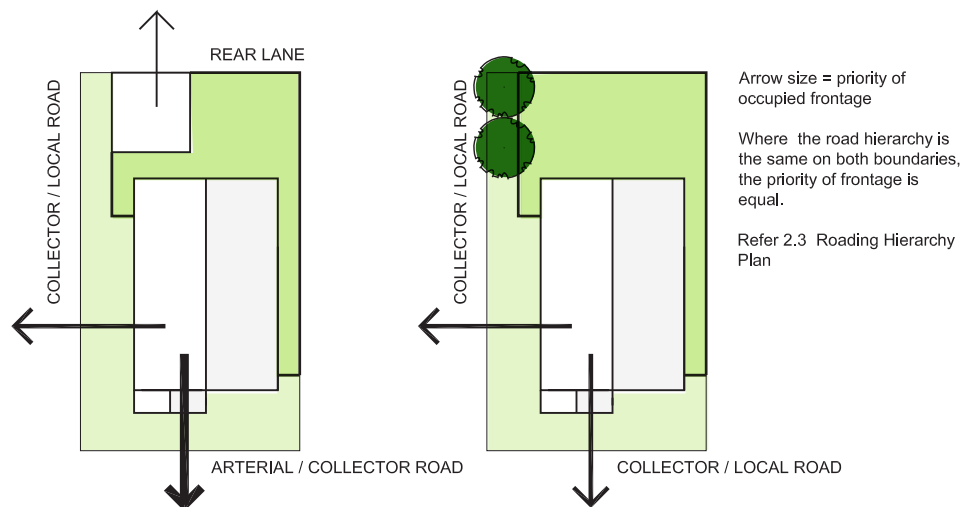
7. GARAGE SETBACK



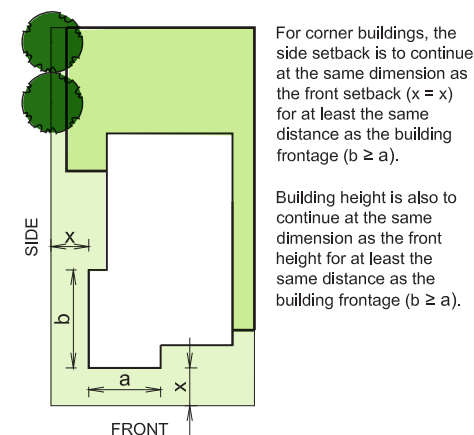
9. DRIVEWAY CROSSINGS



8. OCCUPIED FRONTAGE

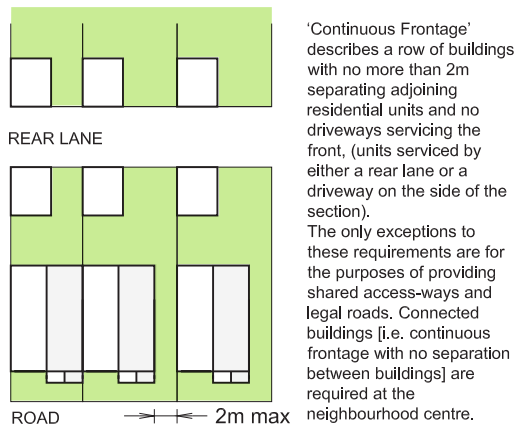


10. CORNER HEIGHT AND SETBACK

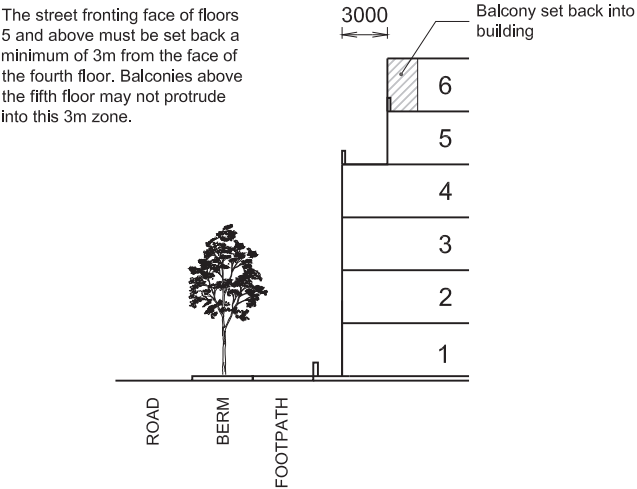


DEFINITIONS

11. CONTINUOUS FRONTAGE



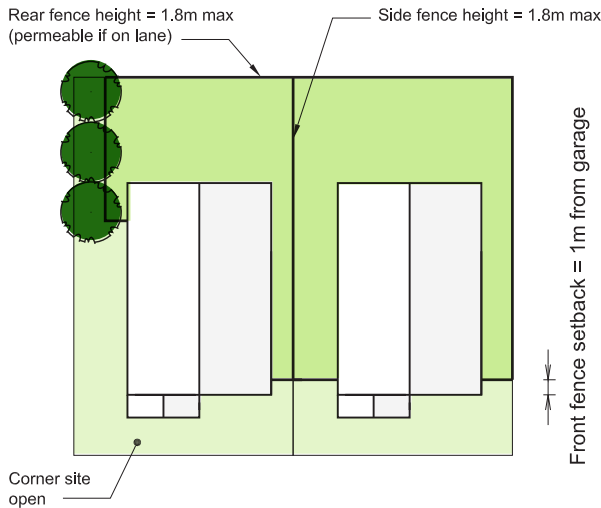
12. BUILDINGS >4 FLOORS HIGH



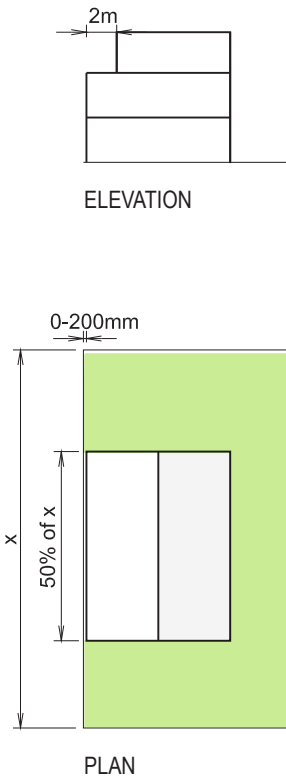
13. THRESHOLD



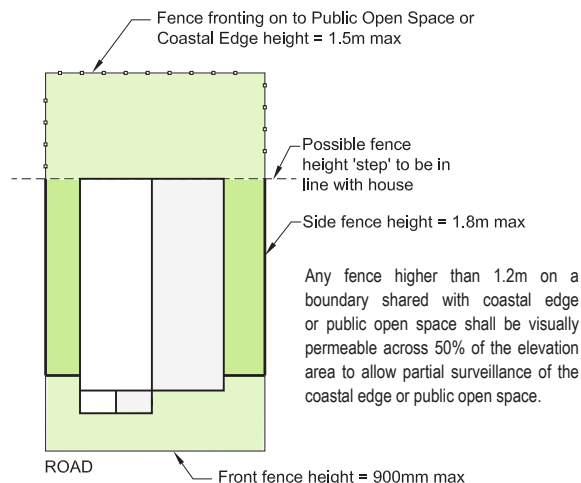
14. FENCING



15. ZERO LOT



16. FENCING - LOTS ON COASTAL EDGE OR PUBLIC OPEN SPACE BOUNDARY



17. RETIREMENT LIVING

Means a comprehensive development that can provide a combination of housing, recreation, welfare and medical facilities which is intended principally or solely for elderly or retired persons. It may include a combination of rest home/care/hospital beds, serviced apartments/units and attached and detached residential units. The Retirement Living area is identified on 2.3 : Land Use and Activities Plan.

18. DELINEATED AREA

With respect to retirement living, the delineated area takes on the equivalent form of a private lot and spatially relates to a housing unit as if it was such, but does not necessarily have private title.

19. SPECIAL CHARACTER STREET

A street requiring a high level of site specific design related to the development that occurs in blocks fronting it, at the time when the form of this development is known and/or proposed for resource consent.

20. OPEN SPACE CONCEPT DIAGRAM

A conceptual diagram illustrating the main features of an area of public open space. It does not prescribe material, number or final location of elements but should be used as guidance for the structural framework of the open space. Open space concept diagrams shall be considered alongside the open space conditions and table during the design of parks and reserves.

21. YARD

A part of a site which is to be kept clear and unobstructed by buildings from the ground upwards, except that the eaves of any building and any roof, gutter or downpipe may project over any yard by not more than 600mm.

22. FRONT YARD

A yard between the road and/or open space and a line parallel thereto, extending across the full width of the site.

23. REAR YARD

A yard in any site other than a corner site, such yard being bounded by the rear boundary of the site and a line extending across the full width of the site; except that a rear yard in respect of any rear site means a yard which, except for any portion of the site comprised in a front yard, lies between the full length of all boundaries of the site and a line parallel thereto.

24. SIDE YARD

A yard which, except for any portion of the site comprised in a front or rear yard lies between the full length of a side boundary and a line parallel thereto; except that in respect of a corner site every boundary not being a road frontage shall be deemed to be a side boundary.

25. BUILDING SEPARATION

The building separation control sets out the minimum distance between buildings as measured from the external wall or the edge of any balcony to the site boundary. All detached or attached residential dwellings shall be designed so that each external wall of the building is nominated with a primary outlook, secondary outlook or no outlook.

Buildings shall be set back from site boundaries in accordance with the minimum nominated building outlook distances, provided that public roads, shared access lots, and private lanes may be included as an outlook area.

Building outlooks are defined as follows:

26. PRIMARY OUTLOOK

This relates to a living space, typically comprising a lounge, living or dining space. At least one of the external walls of the principal living space shall be nominated with a primary outlook. The primary outlook shall have direct access to the private open space provision. A combined open plan lounge, living and dining area may be treated as a single living space in terms of nominating the primary outlook. Any additional separate living space shall have at least one external wall with a secondary outlook.

27. SECONDARY OUTLOOK

This relates to a private space, typically comprising a bedroom. At least one external wall of each bedroom shall be designed to include one secondary outlook.

28. NO OUTLOOK

This relates to a service space, typically comprising a kitchen, bathroom, circulation space, laundry or garage. All external walls of each service space may be designed to include no outlook. Although kitchen spaces are service in nature they generally form part of living spaces and therefore gain benefit from the outlook requirements of living spaces. If a kitchen is in a separate room, it shall have at least one secondary outlook.

Any other external walls not required to be nominated as either a primary or secondary outlook, may be nominated as a no outlook wall. An outlook space can be used more than once for external walls of different spaces.

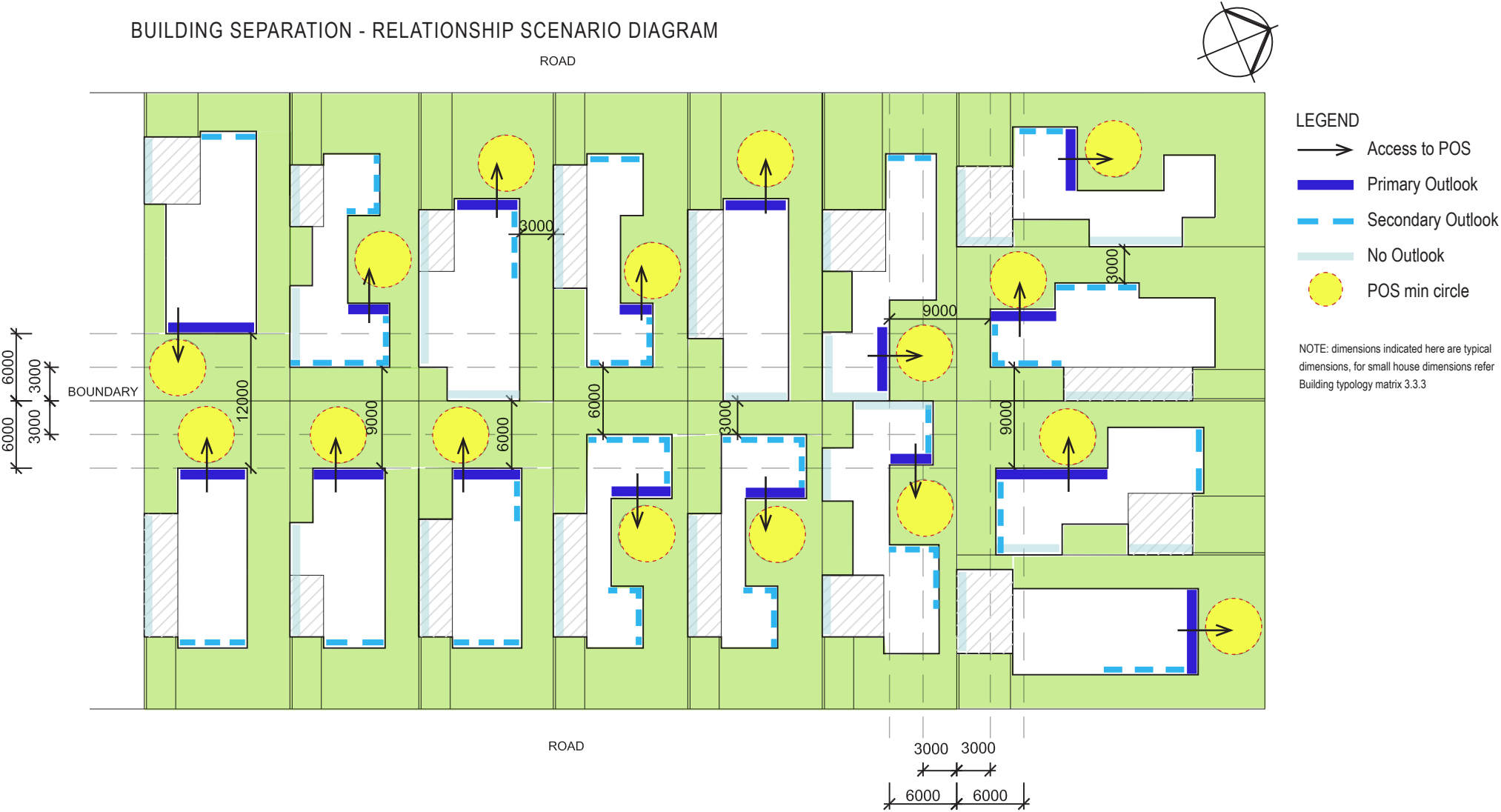
EXPLANATION

Spatial separation or outlook is an important factor for the amenity of residents. Adequate setback distances from boundaries ensures space between neighbouring buildings that minimises overlooking, offers reasonable outlook and maximises daylight into dwellings and private outdoor space. Sufficient setback of buildings also assists in reducing noise disturbance and provides greater opportunity for natural ventilation. Because of the interdependence between amenity and the nature of the internal space, set back distances have been graded to more specifically respond to this relationship. For this reason, setback distances are designed to recognise the layout and use of internal spaces with a three tier ranking of: Primary, Secondary and No Outlook.

29. BEDROOM

A bedroom shall comprise any room that can accommodate a bed that is not a kitchen, dining, living or bathroom.

BUILDING SEPARATION - RELATIONSHIP SCENARIO DIAGRAM

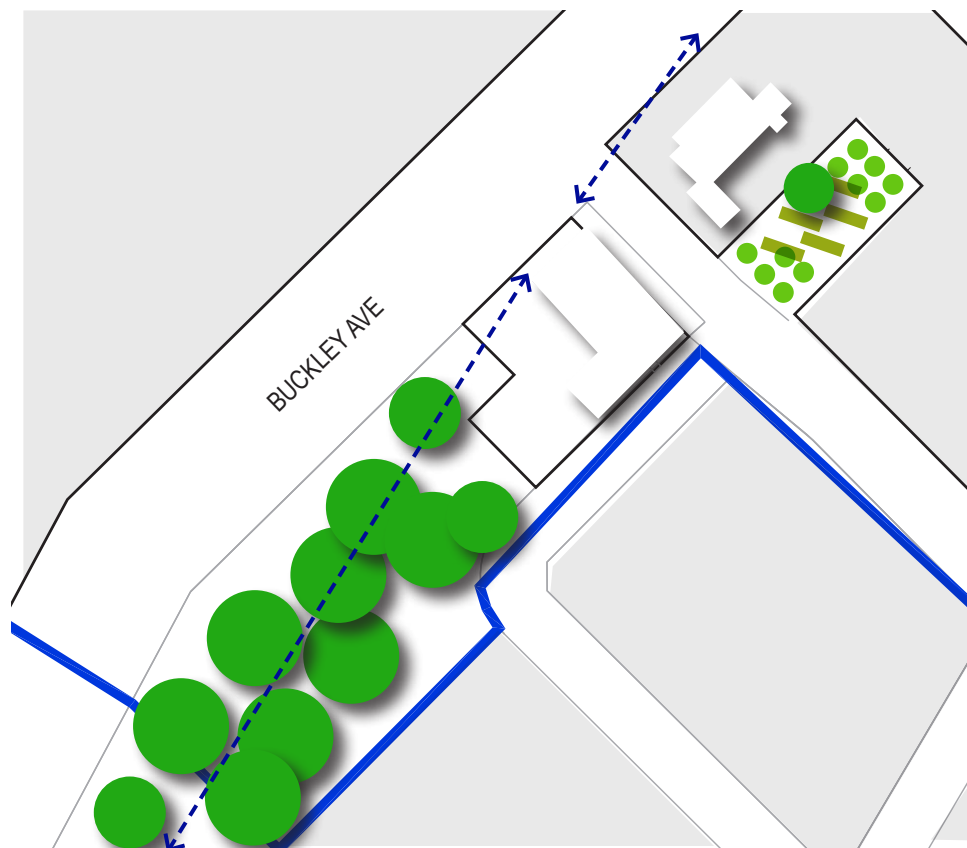


e.g. BACK TO BACK RELATIONSHIP:

PRIMARY OUTLOOK TO PRIMARY OUTLOOK	PRIMARY OUTLOOK TO SECONDARY OUTLOOK	PRIMARY OUTLOOK TO NO OUTLOOK	SECONDARY OUTLOOK TO SECONDARY OUTLOOK	SECONDARY OUTLOOK TO NO OUTLOOK	NO OUTLOOK TO NO OUTLOOK
--	--	-------------------------------------	--	---------------------------------------	--------------------------------

OPEN SPACE CONCEPT DIAGRAMS

LIQUIDAMBAR GROVE (10) & COMMUNITY GARDEN (1)



- Indicative garden bed
- Indicative specimen trees
- Indicative fruit trees
- Pedestrian access

COASTAL EDGE (7) & WETLAND / POND (2)



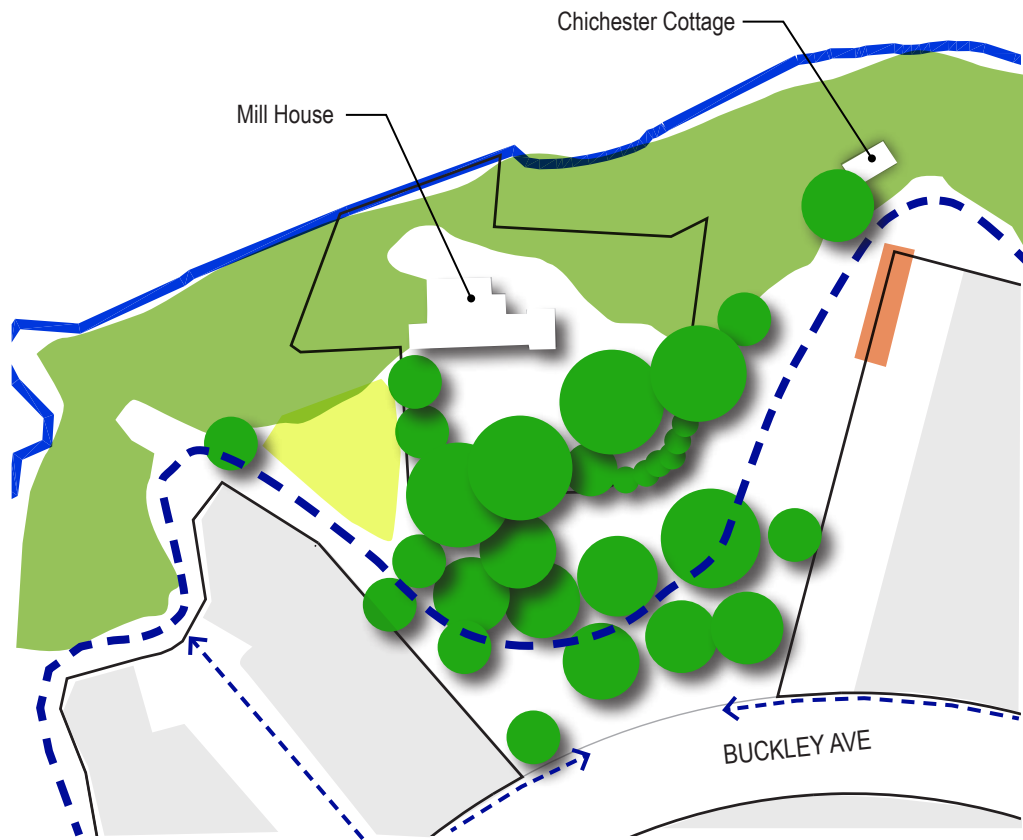
- Vegetated coastal edge
- Coastal walkway
- Indicative specimen trees
- Riparian planting
- Stormwater wetland / pond
- Pedestrian access

NOTE: concept diagram for coastal edge open space number 7 is also typical of coastal edge open space number 6

TECHNICAL ANNEXURES 6

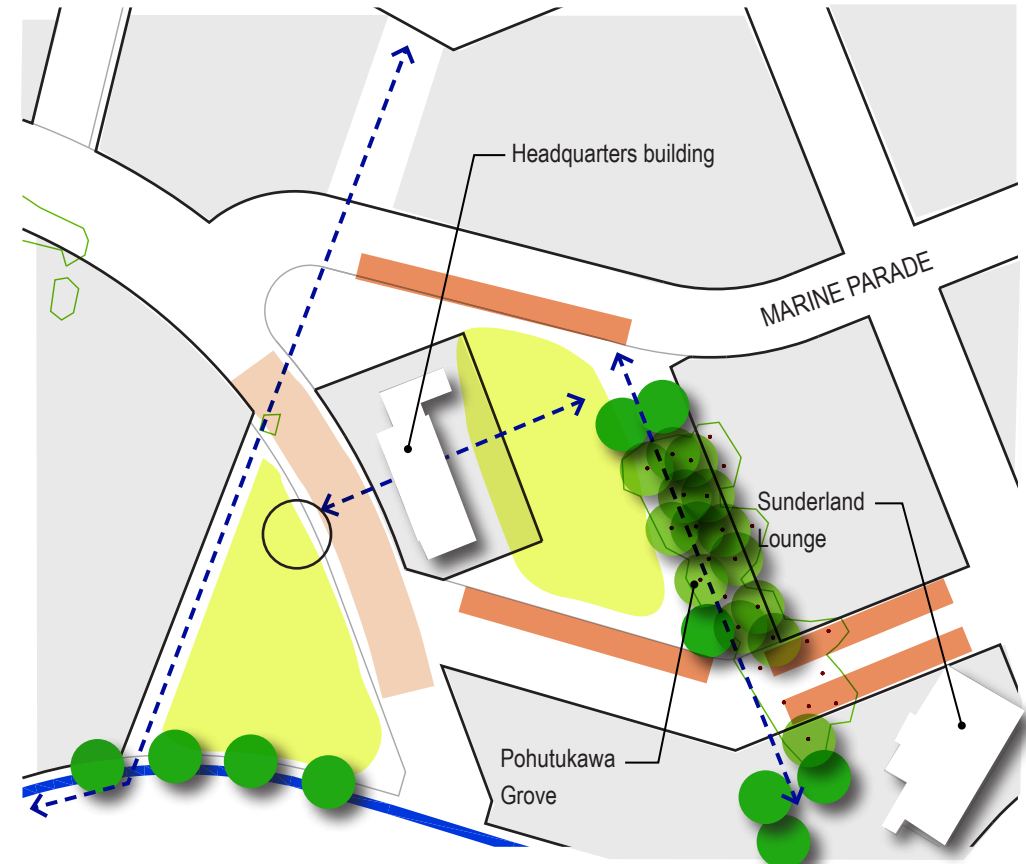
DEFINITIONS	i
OPEN SPACE CONCEPTS	ii
N-HOOD CENTRE CONCEPT	iii
STREET CROSS SECTIONS	iv
VARIATIONS TO CoP	v
SUPPLEMENTARY PLANS	vi

MILL HOUSE ENVIRONS (8)



- Vegetated coastal edge
- Coastal walkway
- Indicative specimen trees
- Open area of lawn - picnic area / potential kickabout space
- Pedestrian access
- Potential carpark location

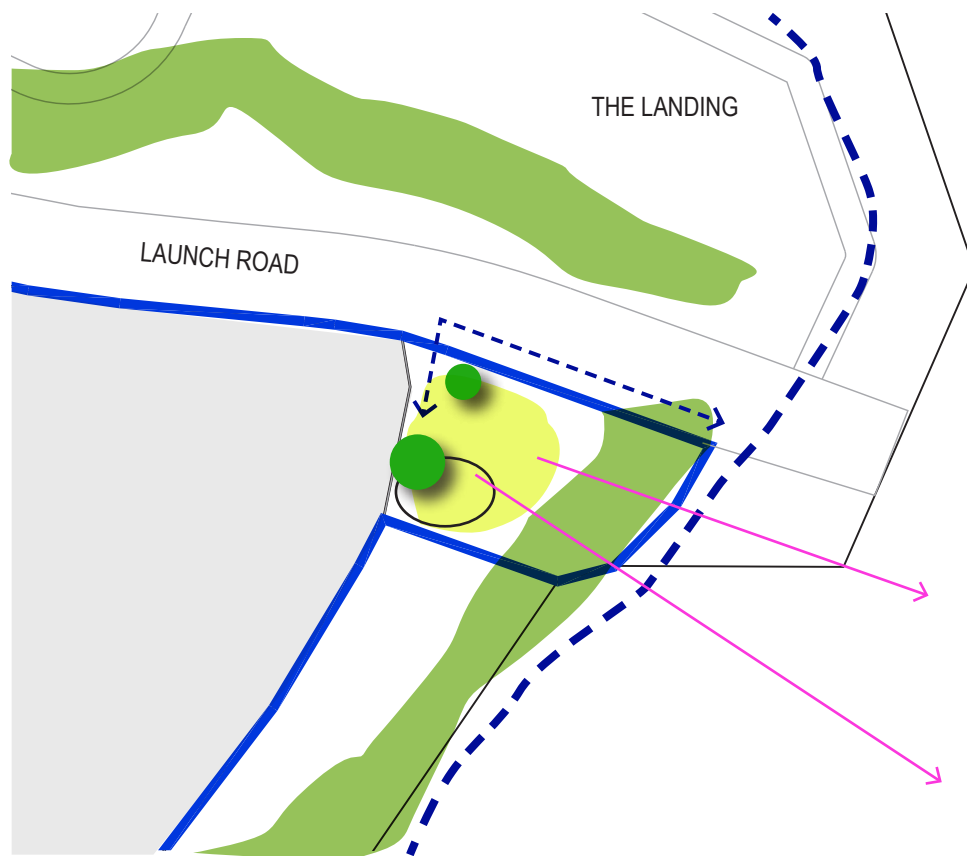
PARADE GROUND (3) & HEADQUARTERS PARK / POHUTUKAWA GROVE (4)



- Special carriageway treatment
- Memorial and flagpole
- Indicative specimen trees
- Existing pohutukawas with potential to retain
- Trunk location and dripline of existing pohutukawa
- Open area of lawn - gatherings / potential kickabout space
- Pedestrian access
- Potential carpark location

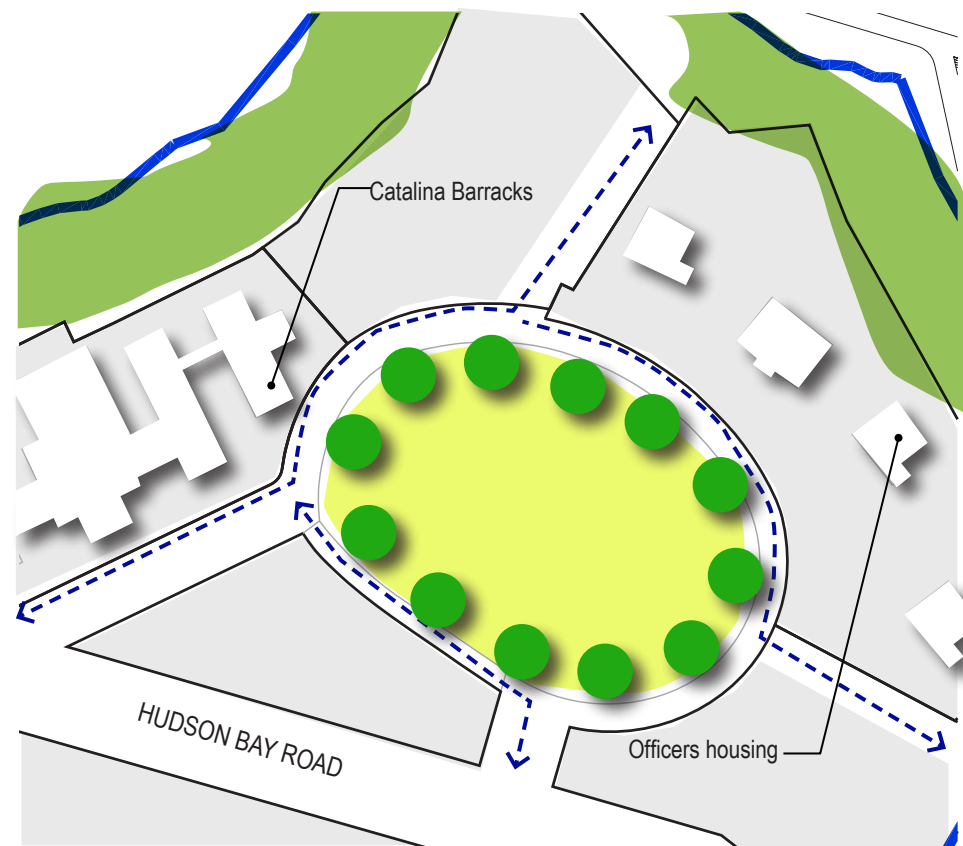
OPEN SPACE CONCEPT DIAGRAMS

HARRIER POINT (11)



- Vegetated coastal edge
- Coastal walkway
- Indicative specimen trees
- Open area of lawn - picnic area / potential kickabout space
- Pedestrian access
- Gully crossing
- Potential location for play equipment
- Views to harbour

THE OVAL (5)



- Vegetated coastal edge
- Indicative specimen trees
- Open area of lawn - gathering / potential kickabout space
- Pedestrian access













TECHNICAL ANNEXURES 6

- DEFINITIONS i
- OPEN SPACE CONCEPTS ii
- N-HOOD CENTRE CONCEPT iii
- STREET CROSS SECTIONS iv
- VARIATIONS TO CoP v
- SUPPLEMENTARY PLANS vi

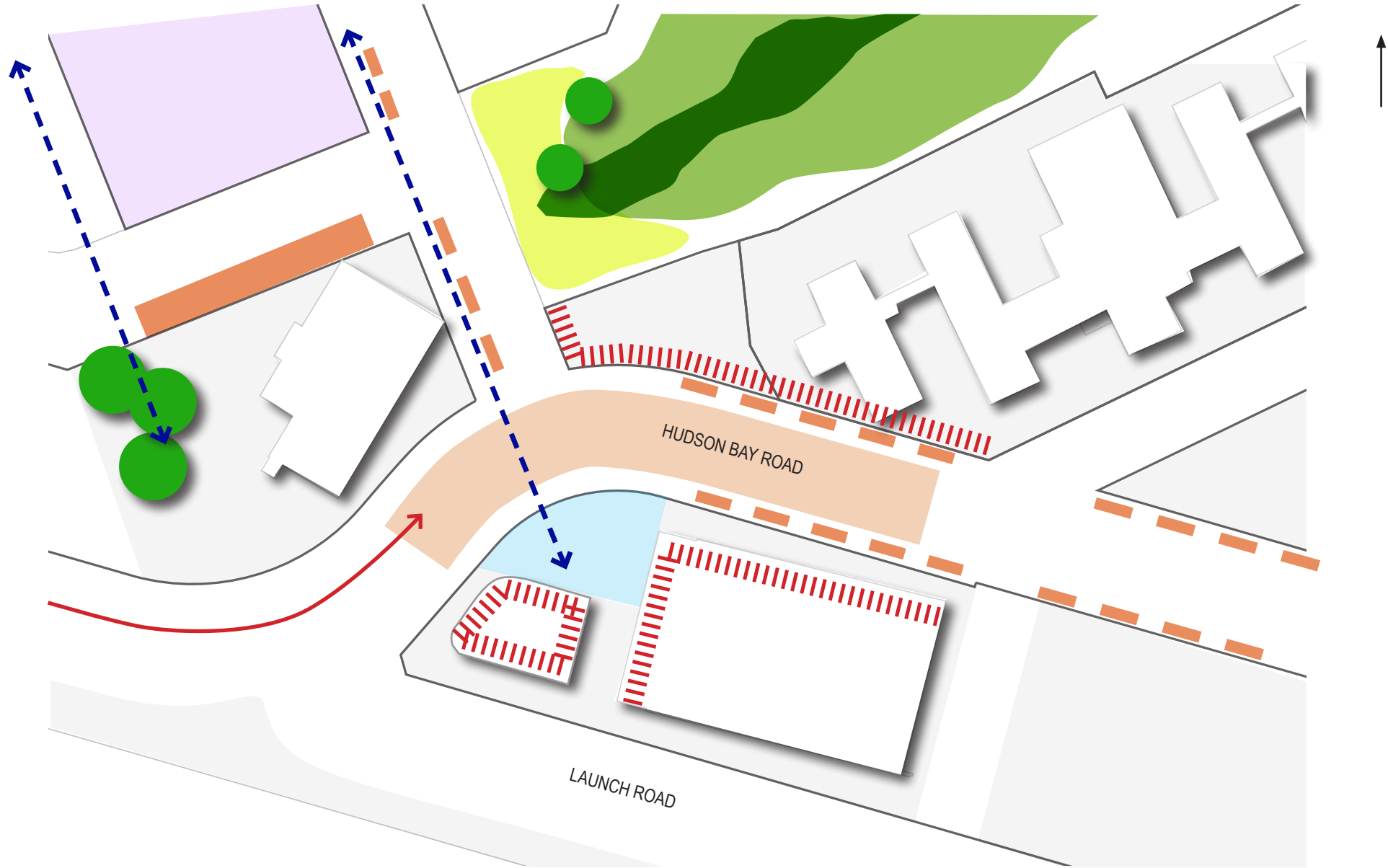
COASTAL EDGE (10)



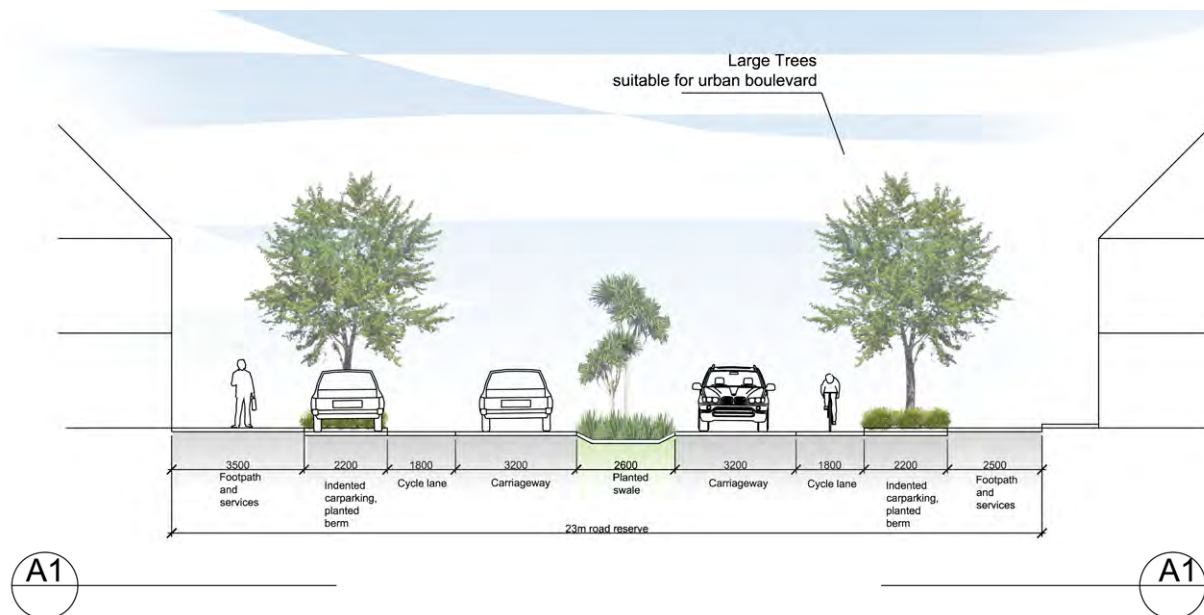
As with the open space concept diagrams, this is a conceptual diagram illustrating the main features of the neighbourhood centre. It does not prescribe material, number or final location of elements but should be used as guidance for the structural framework. This diagram shall be considered alongside the conditions during the design of the neighbourhood centre and /or any elements within it.

-  Potential carpark location
-  Parallel on street carparking
-  Potential zone for special carriageway treatment
-  Potential area for land take to accomodate additional carparking if required
-  Urban plaza space
-  Traffic entering from Hobsonville Point Road
-  Potential Retail edge
-  Vegetated coastal edge
-  Indicative specimen trees
-  Open area of lawn - picnic area
-  Pedestrian connections
-  Riparian planting

NEIGHBOURHOOD CENTRE CONCEPT DIAGRAM

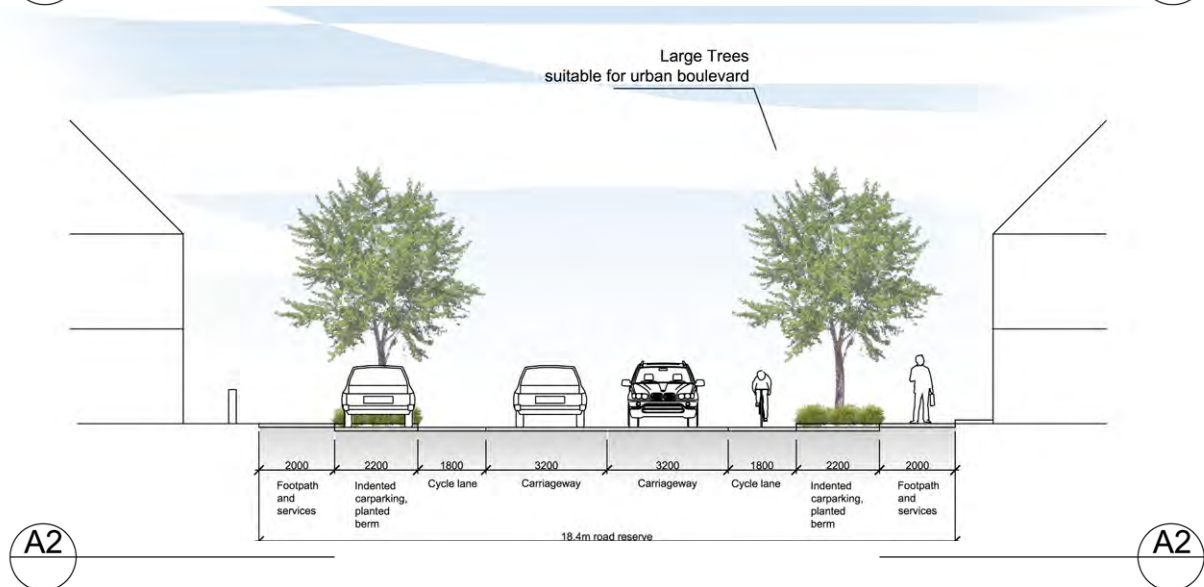


STREET TYPOLOGY CROSS SECTIONS



Urban Boulevard:
Hobsonville Point Road

- Min length of planted berm to contain trees: 2.5m (measured from outside edges).
- Street lighting to be as per previously constructed in Buckley Precinct.



Urban Boulevard:
Hudson Bay Road.

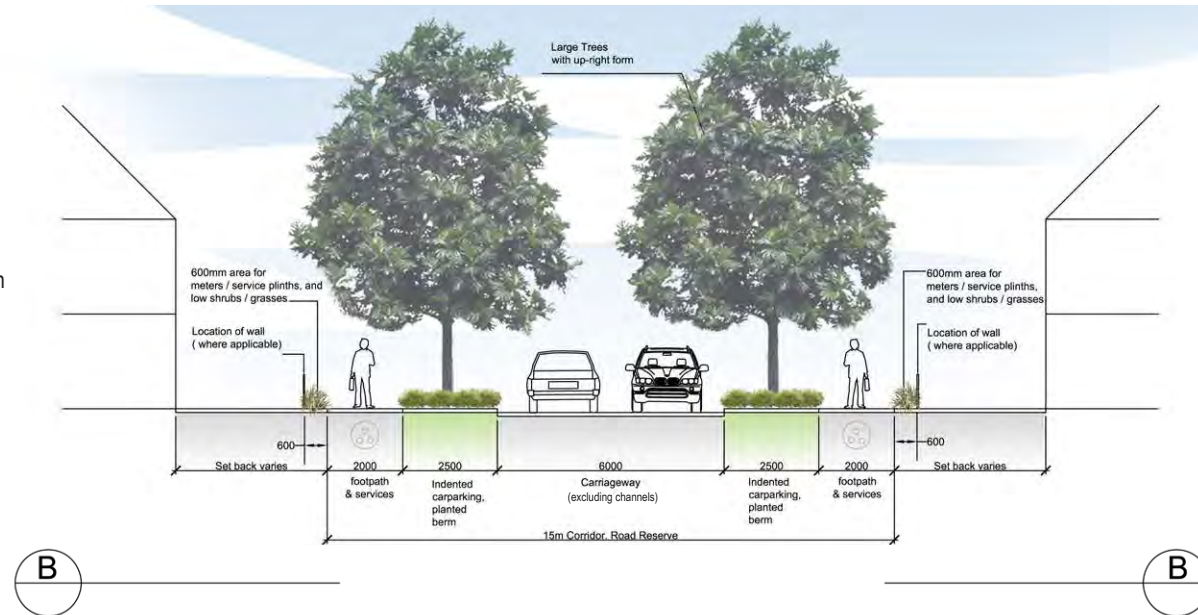
- Min length of planted berm to contain trees: 2.5m (measured from outside edges).
- Street lighting to be as per Hobsonville Point Road through Neighbourhood Centre.

TECHNICAL ANNEXURES 6

- DEFINITIONS i
- OPEN SPACE CONCEPTS ii
- NEIGHBOURHOOD CENTRE CONCEPT iii
- STREET CROSS SECTIONS iv
- VARIATIONS TO CoP v
- SUPPLEMENTARY PLANS vi

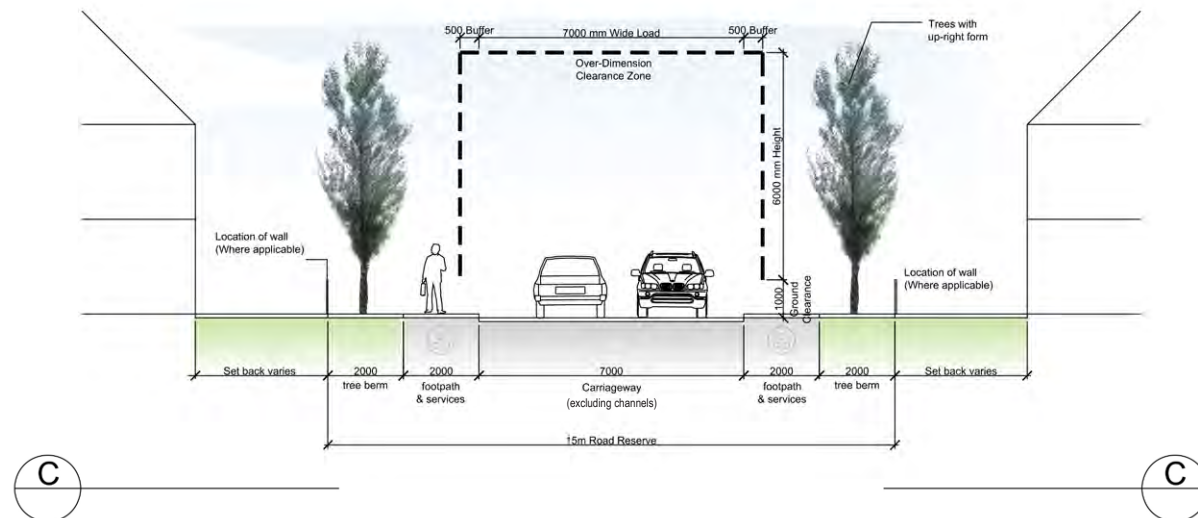
Secondary Street: typical secondary street, connected to urban boulevard and/or special character street

- Min length of planted berm to contain trees: 2.5m (measured from outside edges).
- 600mm area for plinths to be within private property with access by utility companies (no walls to be allowed in front of 600mm area).
- Mountable kerbs to be used for indented carparking.
- Refer Condition 3.2.1.6 (iv) for detail on proximity of trees to light poles.

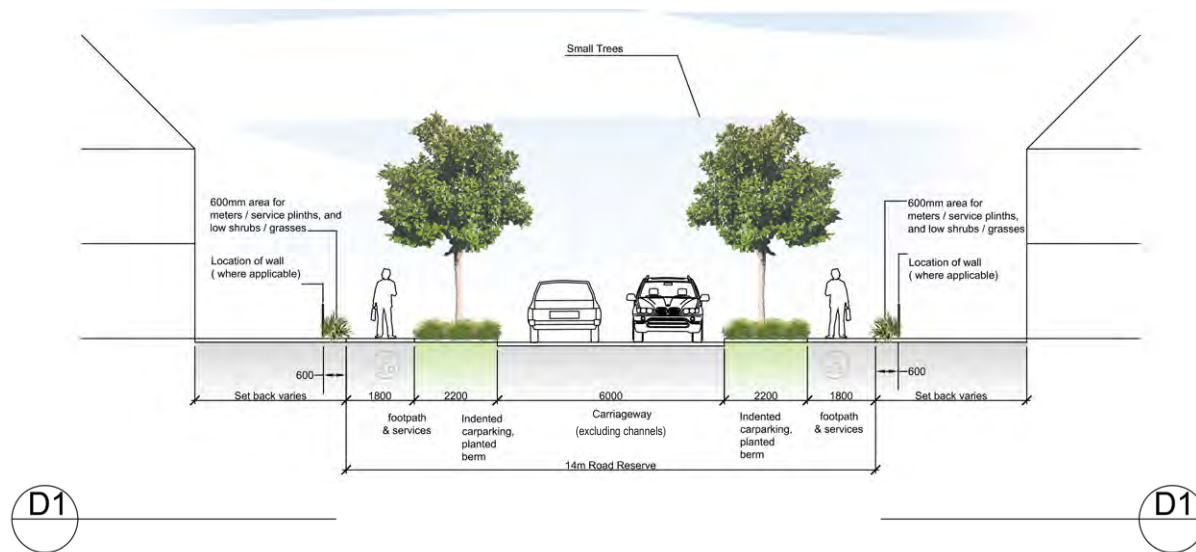


MIP Access Street: illustrating clearance zone requirements for over dimension route

- No carparking either side of street

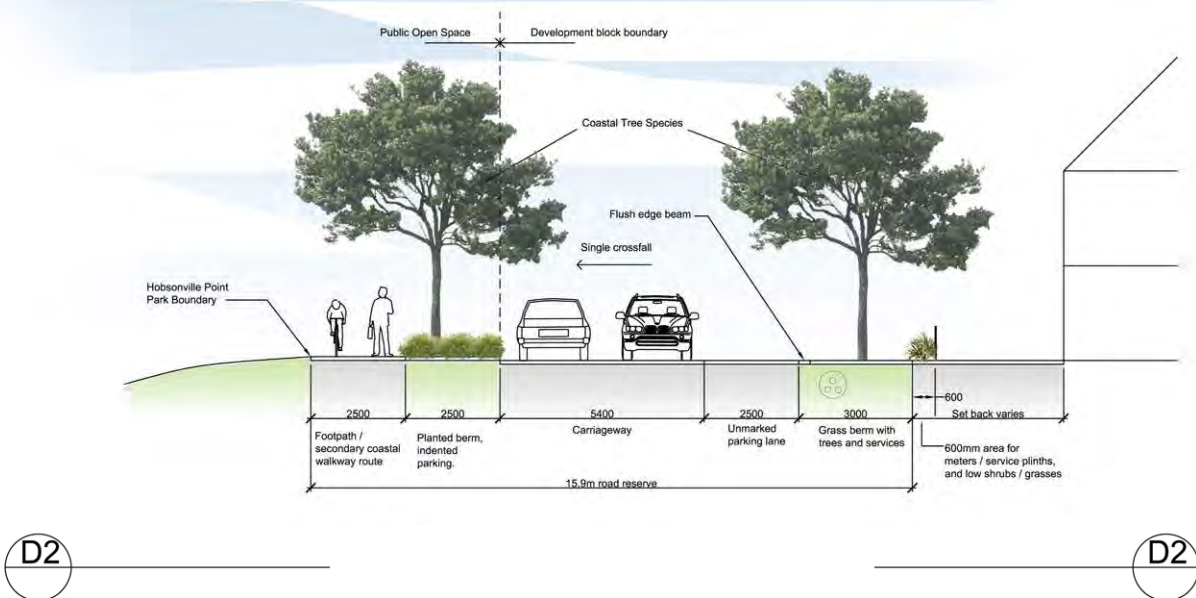


STREET TYPOLOGY CROSS SECTIONS



Minor Street:
typical minor street for use in small neighbourhood blocks away from main activity.

- Min length of planted berm to contain trees: 1.8m (measured from outside edges).
- 600mm area for plinths to be within private property with access by utility companies (no walls to be allowed in front of 600mm area).
- Mountable kerbs to be used for indented carparking.
- Refer Condition 3.2.1.6 (iv) for detail on proximity of trees to light poles.



Minor Street:
Hobsonville Point Park edge

- Min length of planted berm to contain trees: 2.5m (measured from outside edges).
- 600mm area for plinths to be within private property with access by utility companies (no walls to be allowed in front of 600mm area).
- Mountable kerbs to be used for indented carparking.
- Refer Condition 3.2.1.6 (iv) for detail on proximity of trees to light poles.

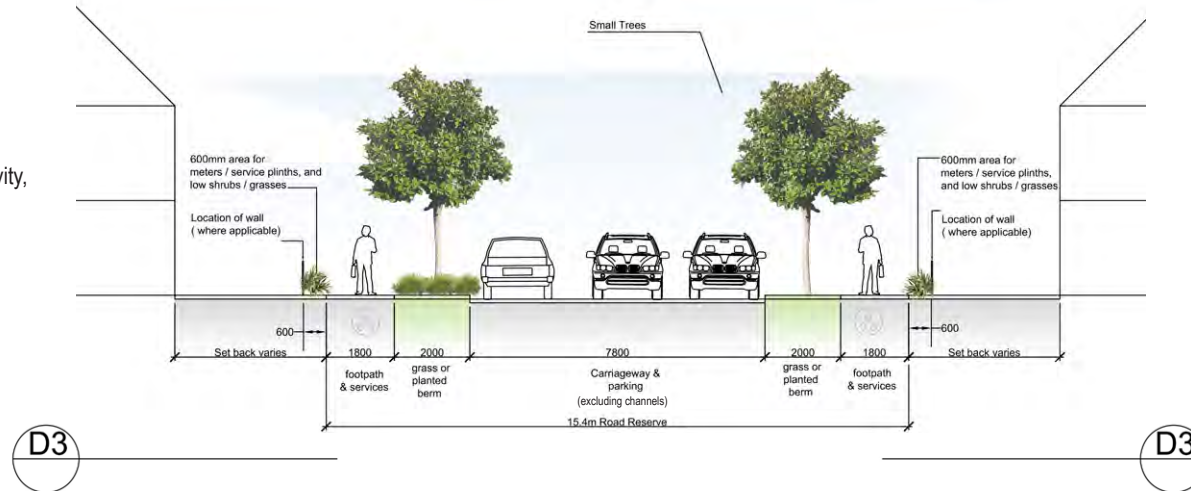
TECHNICAL ANNEXURES 6

- DEFINITIONS i
- OPEN SPACE CONCEPTS ii
- N-HOOD CENTRE CONCEPT iii
- STREET CROSS SECTIONS iv
- VARIATIONS TO CoP v
- SUPPLEMENTARY PLANS vi

Minor Street:

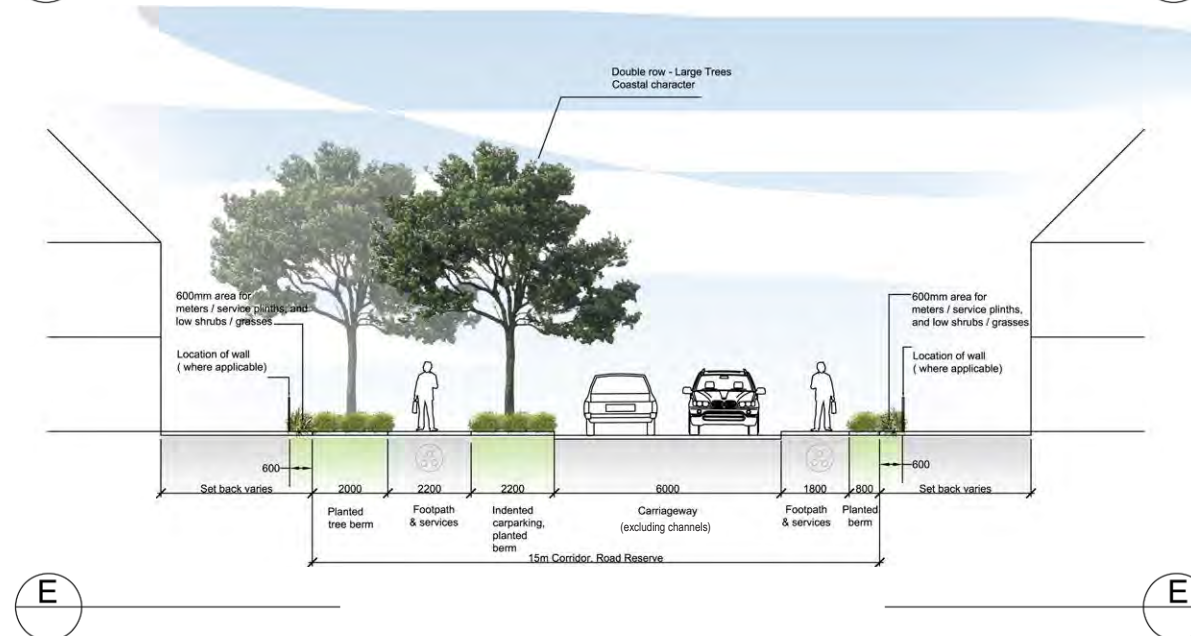
conventional minor street for use in small neighbourhood blocks away from main activity, as an alternative to typical minor street.

- Min length of planted berm to contain trees: 1.8m (measured from outside edges).
- Grass or planted berm depends on location of carparking.
- 600mm area for plinths to be within private property with access by utility companies (no walls to be allowed in front of 600mm area).
- Mountable kerbs to be used for indented carparking.
- Refer Condition 3.2.1.6 (iv) for detail on proximity of trees to light poles.

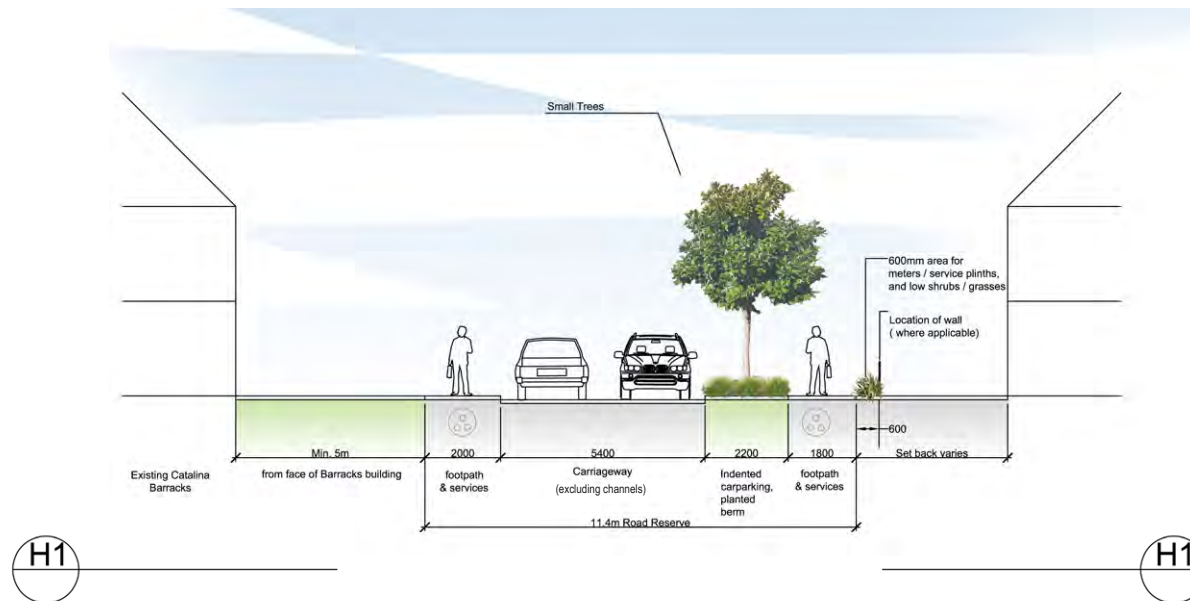


Coastal Connector Street:

- Min length of planted berm to contain trees: 2.5m (measured from outside edges).
- 600mm area for plinths to be within private property with access by utility companies (no walls to be allowed in front of 600mm area).
- Mountable kerbs to be used for indented carparking.
- 2m planted tree berm and 2.2m footpath may be reversed if necessary to allow for better alignment of raised threshold crossings at intersections. Should this need to occur, footpath connection through planted tree berm must be provided from indented carparks.
- Refer Condition 3.2.1.6 (iv) for detail on proximity of trees to light poles.

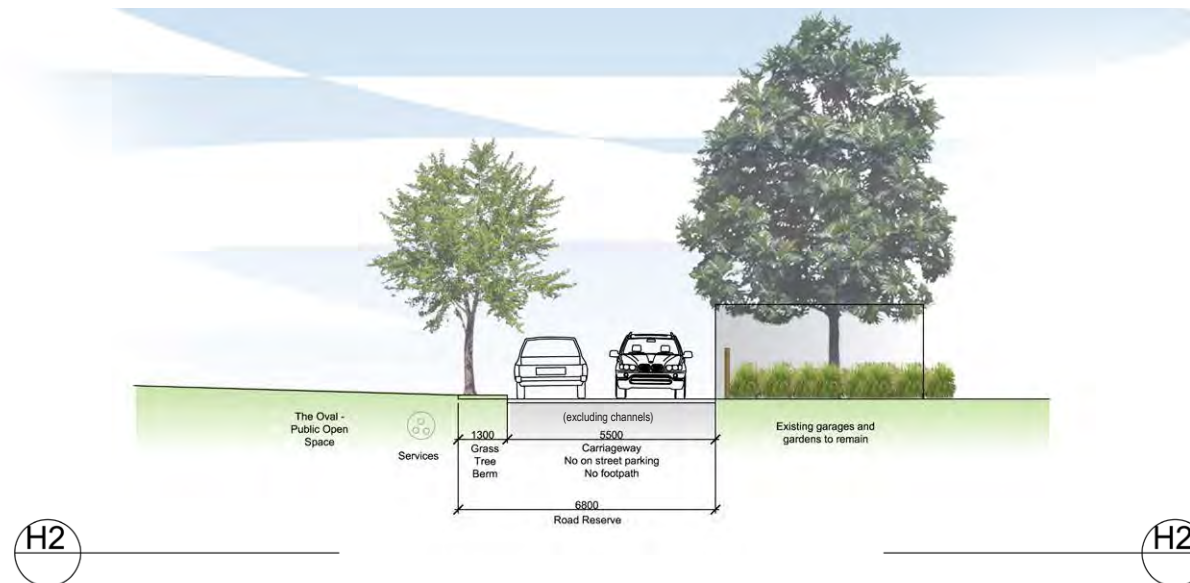


STREET TYPOLOGY CROSS SECTIONS



Special Character Street: Marlborough Crescent in front of Catalina Barracks

- Min length of planted berm to contain trees: 2.5m (measured from outside edges).
- 600mm area for plinths to be within private property with access by utility companies (no walls to be allowed in front of 600mm area).
- Mountable kerbs to be used for indented carparking.
- Refer Condition 3.2.1.6 (iv) for detail on proximity of trees to light poles.

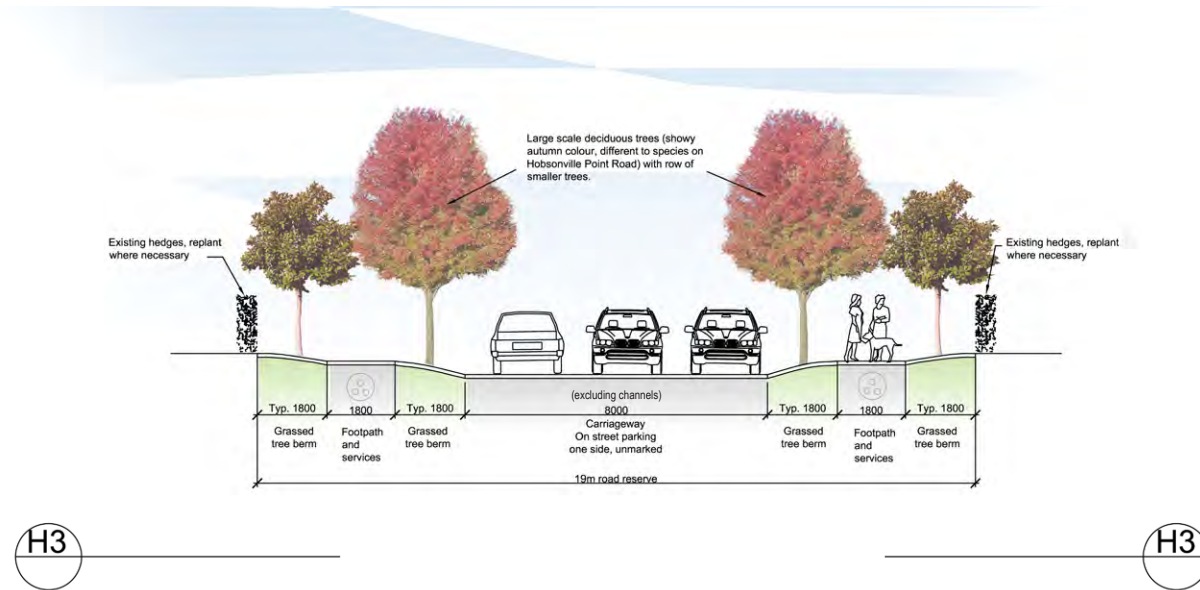


Special Character Street: Marlborough Crescent in front of officers housing

TECHNICAL ANNEXURES 6

- DEFINITIONS i
- OPEN SPACE CONCEPTS ii
- N-HOOD CENTRE CONCEPT iii
- STREET CROSS SECTIONS iv
- VARIATIONS TO CoP v
- SUPPLEMENTARY PLANS vi

Special Character Street: Sunderland Ave



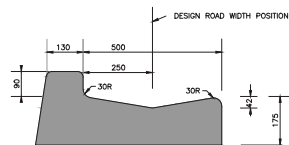
CODE OF PRACTICE INTRODUCTION

The following are examples of suitable and agreed variations to the current standard engineering Code of Practice.

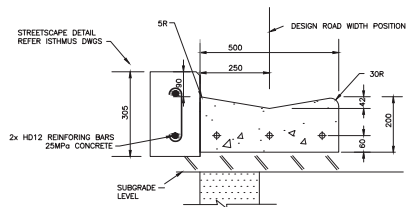
They have been identified as key details contributing to the look and feel of the civil and landscape subdivision works for Hobsonville Point and have obtained engineering approval as part of previous development stages.

The drawings show the agreed design for the development and as such should be used as standard Hobsonville Point details for the Sunderland CDP area.

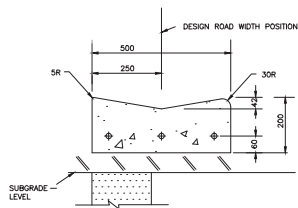
Alternative design details may be considered provided they are in alignment with the intention of the following drawings.



SLIP FORM KERB & CHANNEL
SCALE 1:10 A1



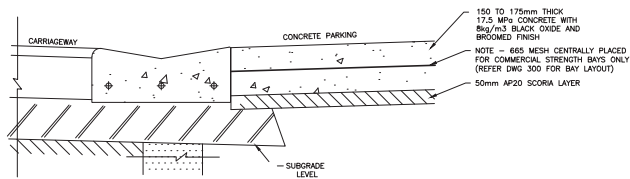
CAST IN-SITU BEAM / DISHED CHANNEL
SCALE 1:10 A1



500mm DISHED CHANNEL
SCALE 1:10 A1

ALL CONCRETE TO BE
ORDINARY GRADE N.Z.S.S.
1900 25MPa AT 28 DAYS
MINIMUM DENSITY 2320 Kg/m³
BROOMED FINISH

3 x 10mm M.S. REINFORCING
WITH 60mm COVER

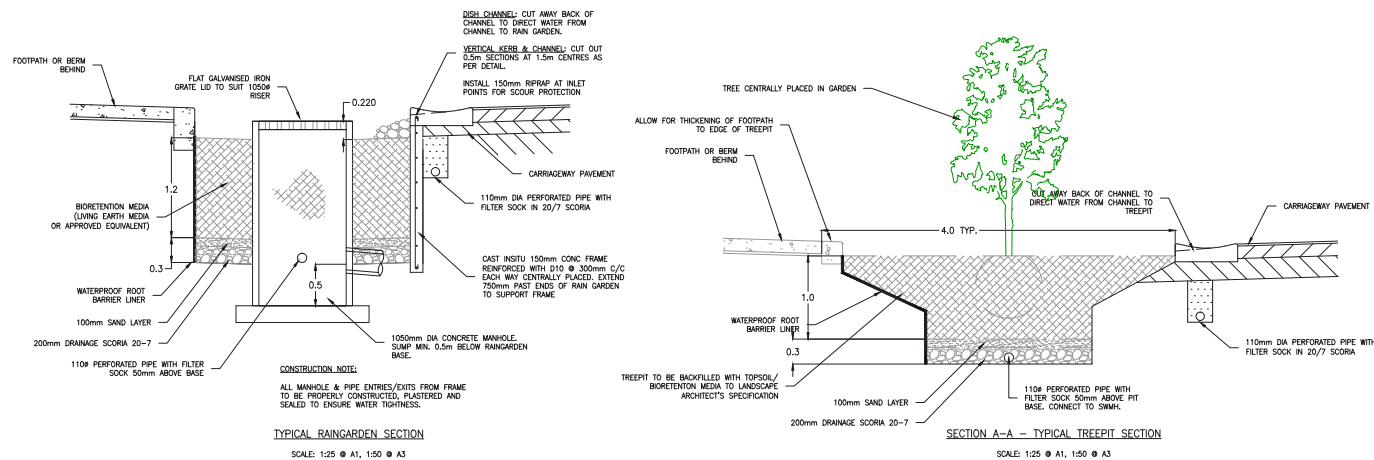
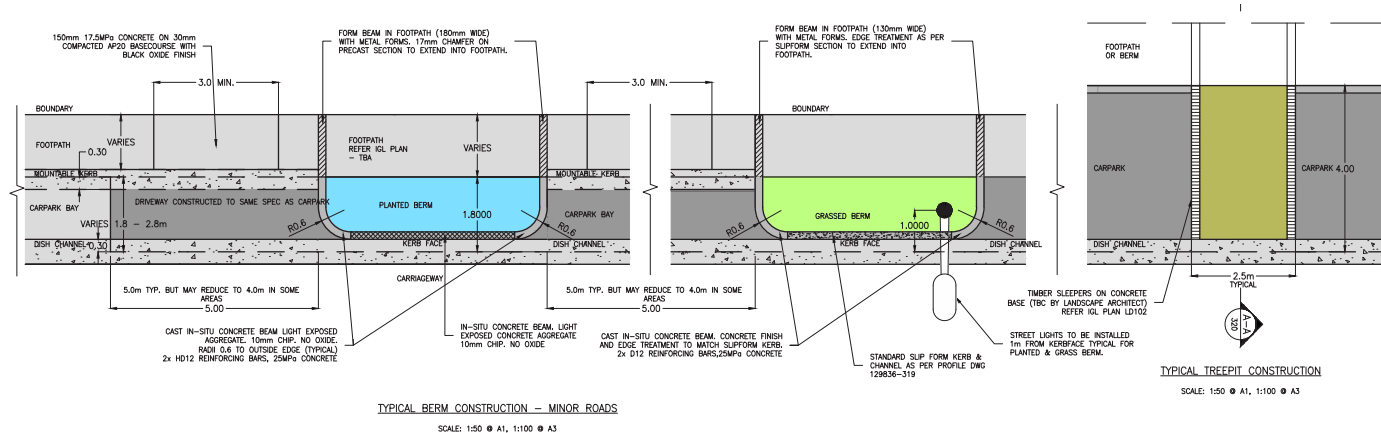


CARPARKING BAYS - CONCRETE PAVEMENT
SCALE 1:10 A1

ALL CONCRETE TO BE
ORDINARY GRADE N.Z.S.S.
1900 25MPa AT 28 DAYS
MINIMUM DENSITY 2320 Kg/m³
BROOMED FINISH

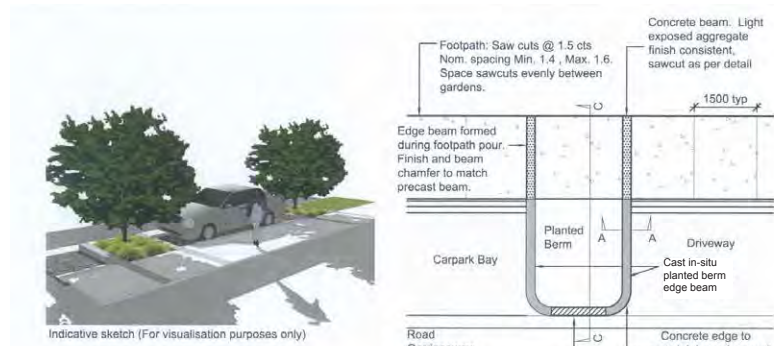
3 x 10mm M.S. REINFORCING
WITH 60mm COVER

VARIATIONS TO CODE OF PRACTICE DETAILS

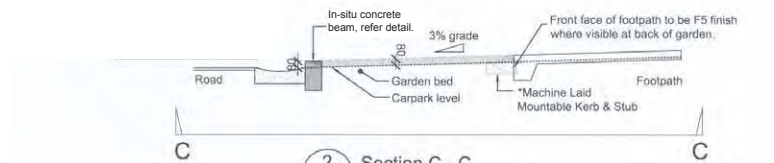


TECHNICAL ANNEXURES 6

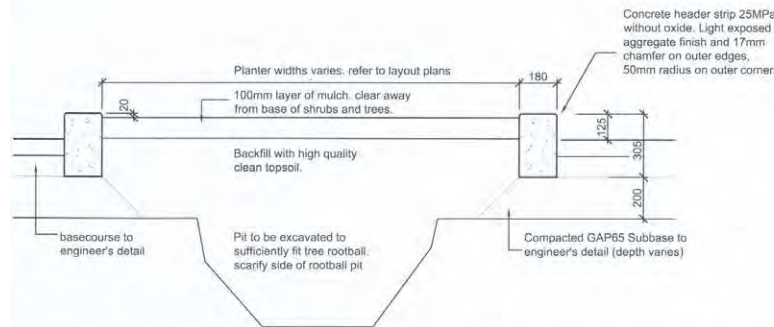
- DEFINITIONS i
- OPEN SPACE CONCEPTS ii
- N-HOOD CENTRE CONCEPT iii
- STREET CROSS SECTIONS iv
- VARIATIONS TO CoP v
- SUPPLEMENTARY PLANS vi



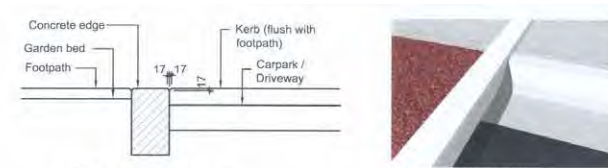
1
101 TYPICAL FOOTPATH LAYOUT TYPE 2
Planted Berm
Scale 1:100@A3



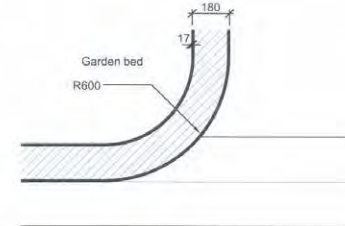
2
101 Section C - C
Scale 1:50@A3



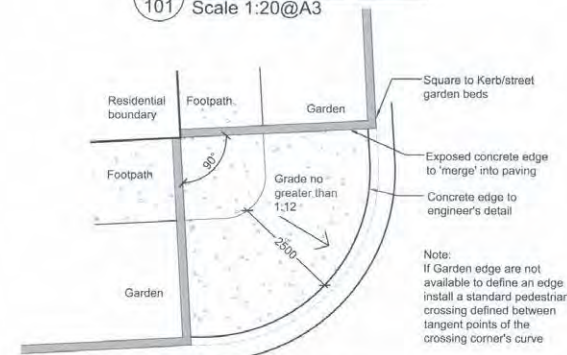
6
101 TREEPIT AND GARDEN BED SECTION
Planted Berm
Scale 1:20@A3



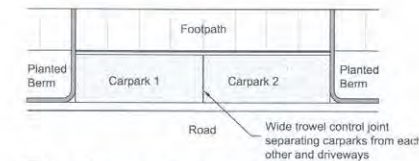
3
101 SECTION A-A
Scale 1:20@A3



4
101 GARDEN BED CORNER
Scale 1:20@A3

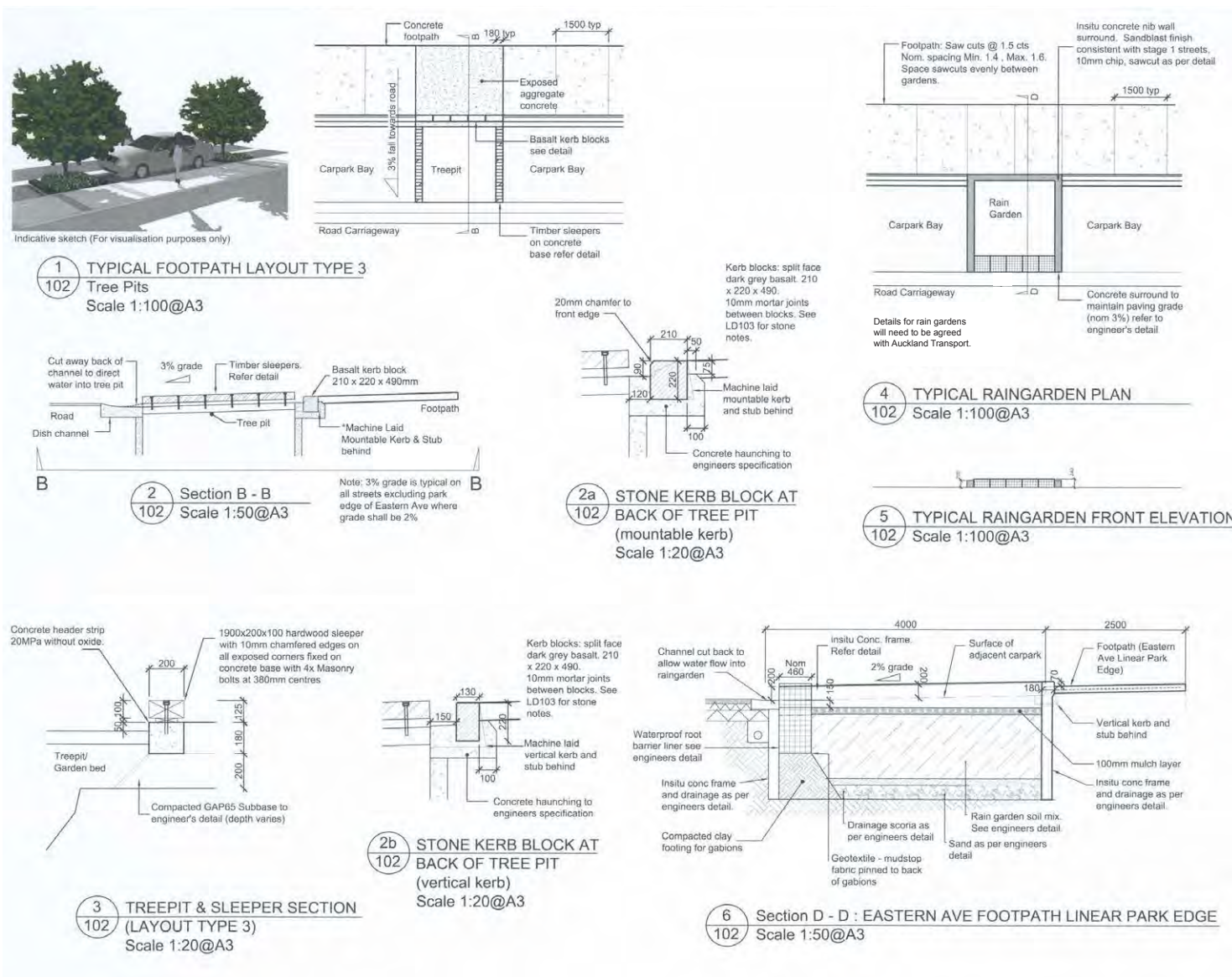


5
101 TYPICAL CROSSING
Scale 1:100@A3



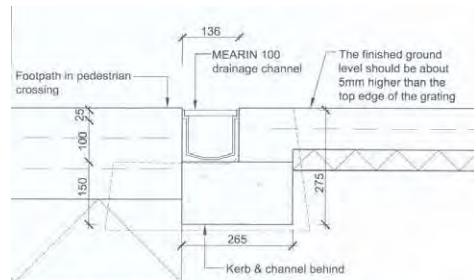
7
101 CARPARK BAYS IN STREETS
Scale 1:200@A3

VARIATIONS TO CODE OF PRACTICE DETAILS



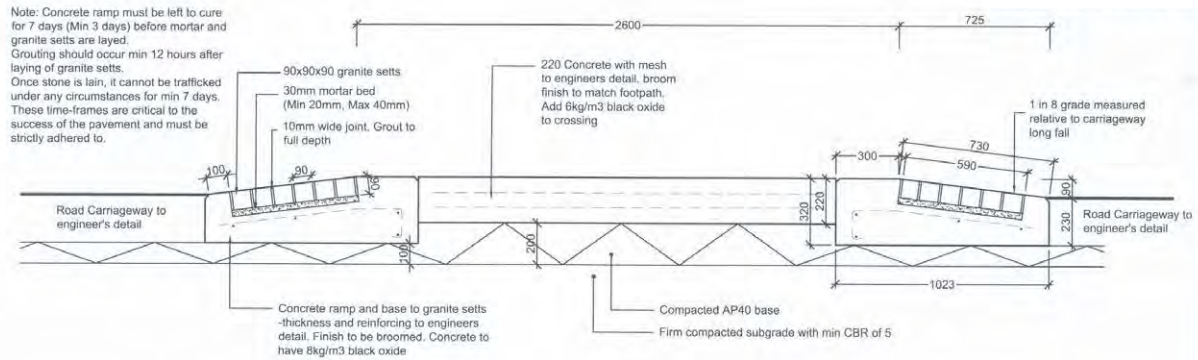
TECHNICAL ANNEXURES 6

- DEFINITIONS i
- OPEN SPACE CONCEPTS ii
- N-HOOD CENTRE CONCEPT iii
- STREET CROSS SECTIONS iv
- VARIATIONS TO CoP v
- SUPPLEMENTARY PLANS vi

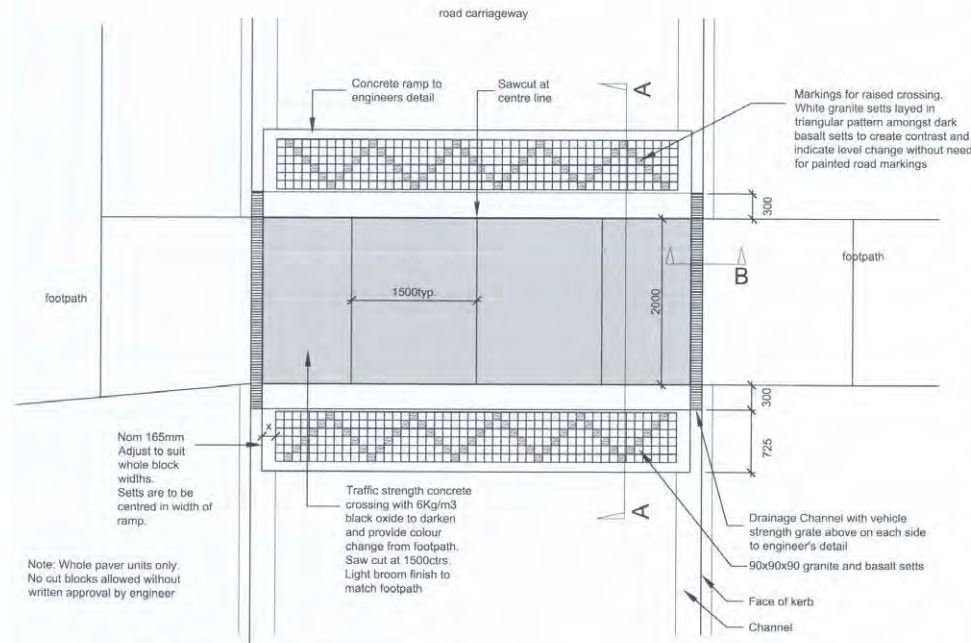


3 DRAINAGE CHANNEL SECTION B-B
307 Scale 1:10@A3

Note: Concrete ramp must be left to cure for 7 days (Min 3 days) before mortar and granite setts are laid. Grouting should occur min 12 hours after laying of granite setts. Once stone is lain, it cannot be trafficked under any circumstances for min 7 days. These time-frames are critical to the success of the pavement and must be strictly adhered to.



2 PEDESTRIAN CROSSING SECTION A-A
307 Scale 1:20@A3



1 PEDESTRIAN CROSSINGS
307 Scale 1:50@A3

NOTES:

STONE SETTS
Finish: Split Face 90 x 90 x 90mm (+/-5mm) Dark Grey. Light grey to approved sample.

SLURRY
Slurry to be applied to base of stone paver and to top of concrete base immediately prior to laying paver / laying mortar bed. Slurry must be applied to entire surface and worked into surface with a stiff brush.

Always lay the pavers while the slurry is still tacky. If the slurry has dried out another coat should be reapplied.

Slurry to be:
1:1 sand : cement
1 part Sika Emulsion 93 to 1 part potable water as gauging solution.

MORTAR BED
Nominal 3:1 sand : cement mix.

Mortar to include Sika Emulsion 93 used as mortar improver.
1 part Sika Emulsion 93 to 1 part potable water as gauging solution.

GROUT JOINTS
Paving grout joints to be 10mm with min 5mm and max 12mm.

Grout to full depth of paver unit with Sika Grout 212. Grout colour to be Dark Grey to approved sample.

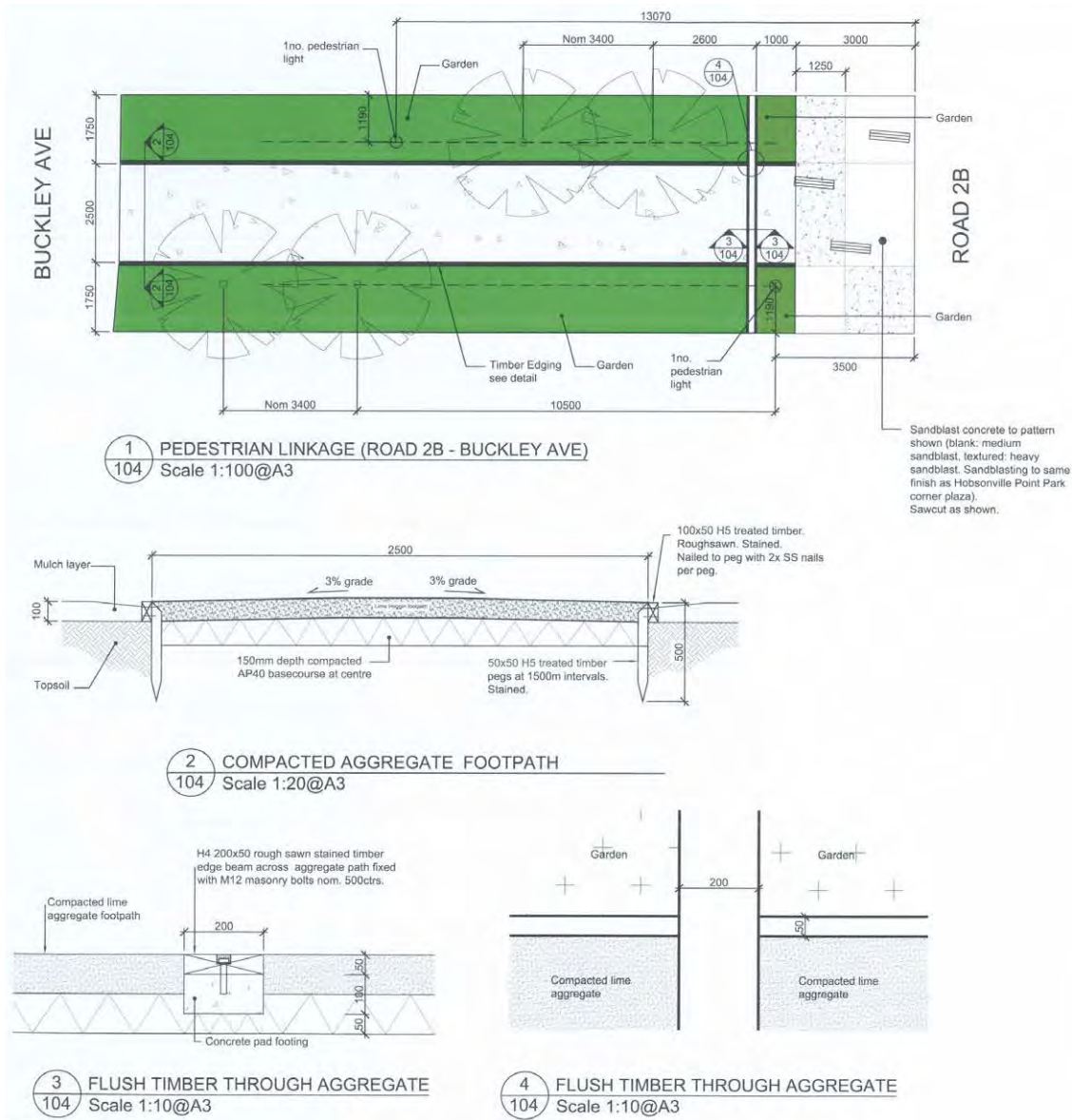
Grout no sooner than 12 hours after laying setts.

CONCRETE RAMP
Concrete must have at least seven days cure prior to laying granite setts.

SIKA SUPPLIER
Sika NZ Ltd 09 828 7002

STONE SUPPLIER
Design Source
Contact: Sue Holmes at Design Source 09 309 8816, or approved equivalent.

VARIATIONS TO CODE OF PRACTICE DETAILS



TECHNICAL ANNEXURES 6

DEFINITIONS i

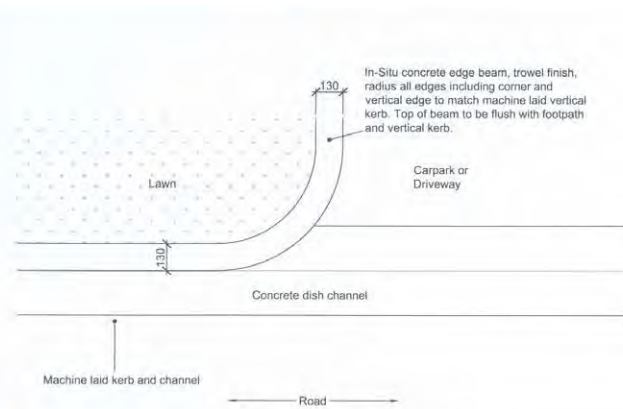
OPEN SPACE CONCEPTS ii

N-HOOD CENTRE CONCEPT iii

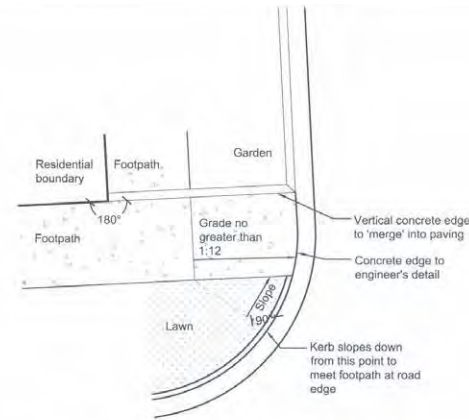
STREET CROSS SECTIONS iv

VARIATIONS TO CoP v

SUPPLEMENTARY PLANS vi

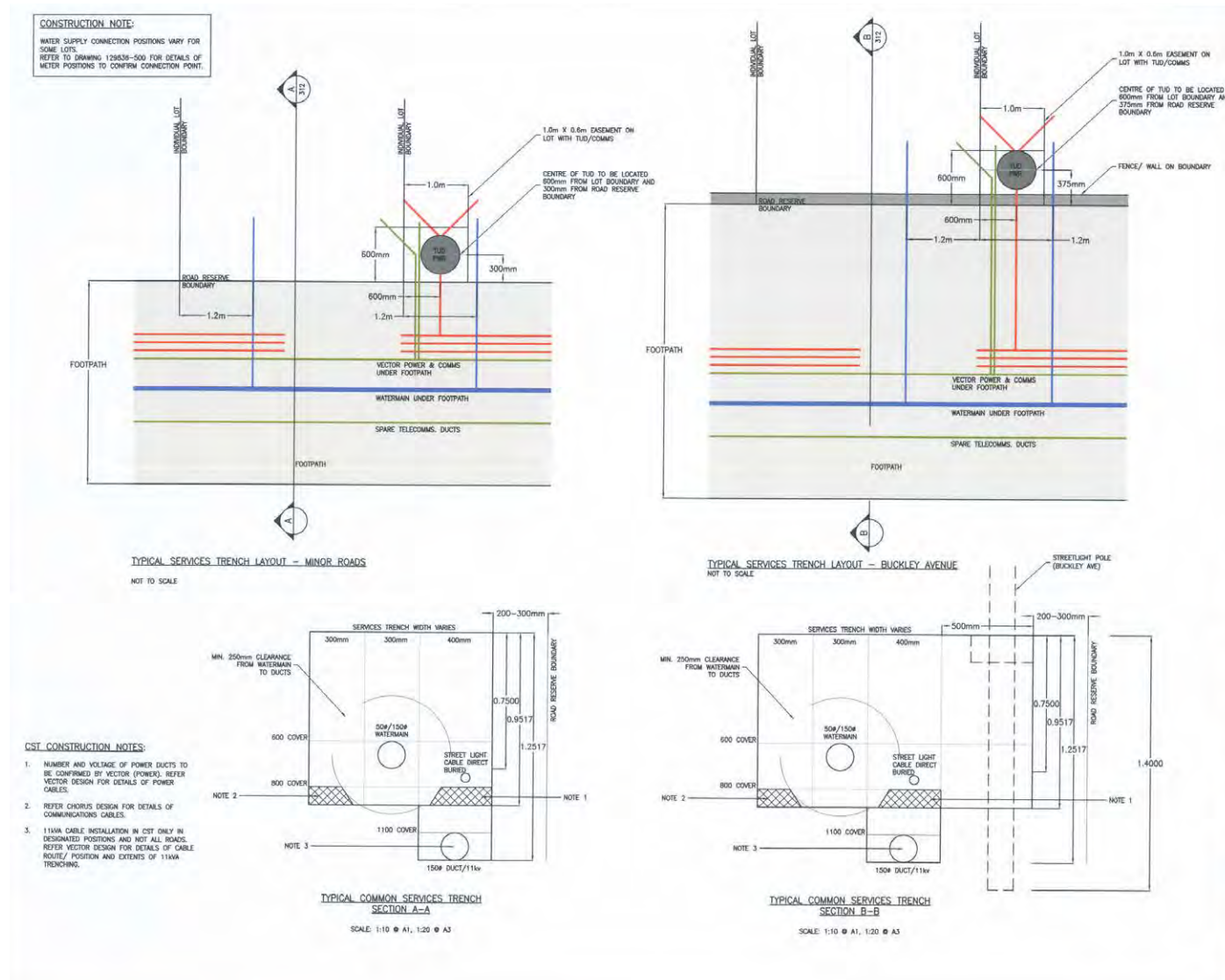


1
106 Transition at edge of Lawn - Kerb and Channel
Scale 1:20@A3



2
106 Typical crossing - Straight Ahead
Scale 1:100@A3

VARIATIONS TO CODE OF PRACTICE DETAILS



TECHNICAL ANNEXURES 6

- DEFINITIONS i
- OPEN SPACE CONCEPTS ii
- N-HOOD CENTRE CONCEPT iii
- STREET CROSS SECTIONS iv
- VARIATIONS TO CoP v
- SUPPLEMENTARY PLANS vi



0 50 100 150

LEGEND

— CDP Boundary
— Block Boundary

- 1 Youth Development Unit
- 2 Hobsonville Land Company Office
- 3 Camp pack up store (Storage Use)
- 4 Catalina Hangar (Marine Industry Use)
- 5 Traditional boat building school
- 6 Farmers Market
- 7 Catalina Cafe



- i DEFINITIONS
- ii OPEN SPACE CONCEPTS
- iii N-HOOD CENTRE CONCEPT
- iv STREET CROSS SECTIONS
- v VARIATIONS TO CoP
- vi SUPPLEMENTARY PLANS