HOBSONVILLE POINT

ONEKIRITEA

HOBSONVILLE POINT BUCKLEY B PRECINCT

FRAMEWORK PLAN

31 August 2016

Hobsonville Land Company

AVJennings

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Campbell Brown

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TRANSPORTATION SPECIALISTS

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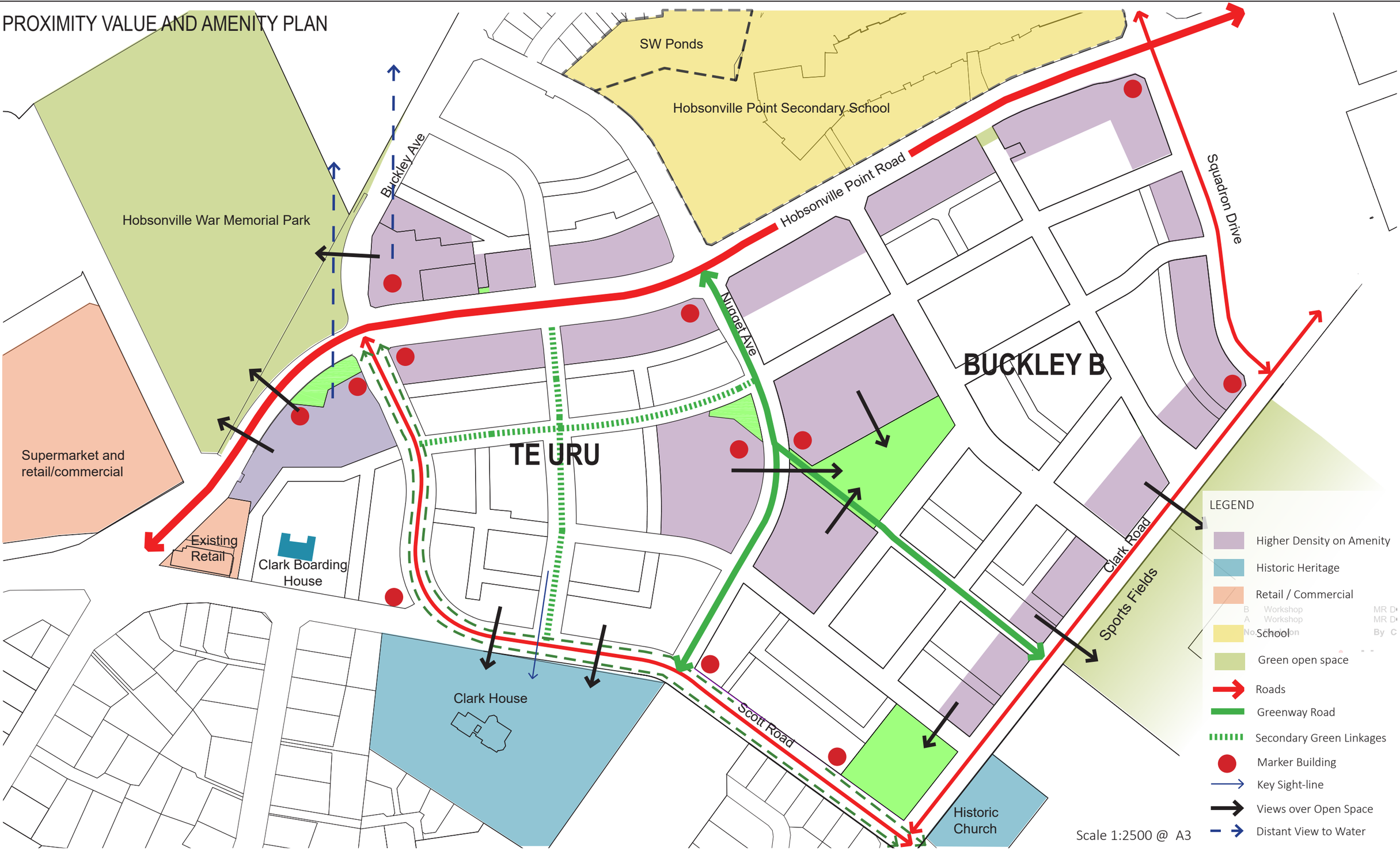
PROXIMITY VALUE AND AMENITY PLAN



1.1.1INTRODUCTION

Introduction

The Buckley B precinct is situated between the Te Uru Precinct and Buckley A, south of the Secondary School. It is envisaged that this precinct will continue the character of the Buckley A and Catalina Precincts while delivering more affordable housing typologies.

The Hobsonville Point vision is “To build a strong, vibrant community that sets new benchmarks for a quality and accessible urban development with an environmentally responsible focus”.

The regulating plans (section 2), technical annexures (section 3) and design guidelines (section 4) contained in this Framework Plan are designed to deliver a high quality urban form for the Buckley B precinct.

The provisions in this document build on the experience of existing development within Hobsonville Point using the appropriate provisions of the Buckley and Sunderland CDPs, Catalina specific provisions within the Proposed Auckland Unitary Plan (PAUP), and feedback from the Design Review Panel. The Framework Plan provides a roadmap for development which ensures that the existing high quality of development is maintained whilst ensuring flexibility and recognising the uniqueness of the Buckley B precinct.

Structure

The Framework Plan is made up of the following sections:

2.0 Regulating Plans
3.0 Technical Annexures
4.0 Design Guidelines
5.0 Design Review Process

The Regulating Plans section includes the following:

2.1 Density and Block Layout Plan
This section sets the envisaged maximum and minimum development densities and superlot layout.

2.2.1 Special Height and Frontage Plan
2.2.2 Special Height and Frontage Matrix
This section identifies those parts of the Buckley B road frontages that have special frontage controls that are designed to achieve particular urban design outcomes. It also indicates roads which will be subject to specific height and frontage controls and where marker buildings are envisaged. The specific controls with respect to height and frontage are outlined in Section 2.2.2.

2.3.1 Land Use and Activities Plan
2.3.2 Land Use and Activities Conditions – Residential
Land use and activities conditions for residential development are separated into the four housing typologies being Detached (standalone / freestanding), Attached 1 (terrace housing, duplex and triplex) and Attached 2 (walk-up housing) and Apartments.
2.3.3 Land Use and Activities Conditions – General
Land use and activities conditions for residential development are separated into the four housing typologies being Detached (standalone / freestanding), Attached 1 (terrace housing, duplex and triplex), Attached 2 (walk-up housing) and Apartments.

Note: The Special height and frontage controls specified in 2.2.2 are additional controls to those that provided for by the land use and activities conditions specified in 2.3.2 and 2.3.3.

2.4 Street Typology Plan
This plan shows the location and design of streets, bus stops, intersections, pedestrian connections and open space.

The Technical Annexures are made up of the following sections:

3.1 Open Space Development Controls
3.2 Street Typology Development Controls
3.3 Street Cross Sections
3.4 Definitions
3.5 Variations to CoP details

This section provides technical data supplementary to the regulating plans along with standard details for streetscapes.

The Design Guidelines are made up of the following sections:

4.1 Introduction
4.2 Overall Design Approach
4.3 Architecture
4.4 Landscape

The Design Guidelines articulate the vision for the Buckley B precinct and provide guidance and detail for designers, Council and the Design Review Panel, acting as assessment criteria.

Design Review Process

Section 5.0 outlines the role of the Design Review Panel (DRP) in the decision making process, the design phases where input in sought and the information required to be submitted for review.

APPLYING FOR RESOURCE CONSENT

Applications for resource consent would be made in accordance with the rules relating to Hobsonville Point Precinct and the underlying residential zone of Mixed Housing Urban (MHU) and Terrace Housing and Apartment Zone (THAB) and any relevant controls and overlays of the Proposed Auckland Unitary Plan (PAUP)- Decisions Version.

All new developments will require a restricted discretionary activity consent as a minimum, as the Council retains discretion to review the design of all buildings and development. It is fundamentally the role of the Design Review Panel to provide confirmation as to whether or not the particular proposal is acceptable from an urban design perspective.

The Buckley B Framework Plan provides additional guidance to support the consideration of development proposals within Hobsonville Point. Council has reviewed the framework plans and as outlined in the Memo dated xxx agree in principal to the development approach and outcomes sought.

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2.0 REGULATING PLANS

2.1 DENSITY AND BLOCK LAYOUT PLAN

RESIDENTIAL UNIT YIELD TABLE

Development Block	Min Yield	Max Yield
BB1	*78*	*97*
BB2	*30*	*43*
BB3	*90*	*118*
BB4	*18*	*28*
BB5	*18*	*25*
BB6	*20*	*30*
BB7	*25*	*45*
BB8	*15*	*20*
BB9	*20*	*40*
BB10	*30*	*53*
BB11	*15*	*25*
BB12	*18*	*23*
BB13	*20*	*30*
BB14	*20*	*35*
BB15	*28*	*38*
TOTAL	445	650

2.2.1 SPECIAL HEIGHT AND FRONTAGE PLAN

2.2.2 SPECIAL HEIGHT AND FRONTAGE MATRIX

Note: refer Building typology matrices for heights and frontages of buildings on streets not affected by Special Height and Frontage Plan.
Special Heights and Frontages depicted here take precedence over typical heights and frontages set out in Building typology matrices.

		a	b	c
	Street or Urban Open Space Frontage Typology:	**Type A Urban - Formal**	**Type B Urban - Informal**	**Type C Open Space/Walkway**
	Description:	Buildings fronting Type A 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 transitions in scale and density between urban and suburban character. No vehicular access or garaging is permitted to ensure cyclist and pedestrian safety, and maximise on street carparking coupled with street trees and rain gardens/ underplanting in a way that reinforces wider ecological and park linkages. More generous front yard setbacks allow for a vegetated character that increases amenity and privacy and encourages 'greenness' in these streets.	Buildings fronting open spaces and walkways shall be designed 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 t maximise accessibility to open spaces for all residents.
1	**No. of floors shall be:**	2.5 min [refer technical annexures for definition of 0.5 storey]	2 min	1 - 3 min - max
2	**Ground floor height from floor to ceiling:**	3.3m. min (Where non-residential use applies)		
3	**Threshold conditions shall be:**	0.5 - 1.25m min - max	0 - 1.25m min - max	0 - 0.9m min - max
4	**Boundary setback: Front shall be:**	Nth side of street: 0m min - 1.5m max Sth side of street: 2.5m min - 5m max	1.5 - 5m min - max	2m min
5	**Continuous frontage required:**	yes for 80% of development block	no	no
6	**Solid / void relationship:**	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	50m max	40m max
8	**Vehicular access and off-street parking on street frontage permitted:**	no	no	no
9	**Marker buildings**	• Provide a distinctive architectural and urban design feature and respond to their immediate context • May be up to 1 storey higher than max allowable height. (Floor to ceiling height for additional floor = max 3.5m)	• Provide a distinctive architectural and urban design feature and respond to their immediate context • May be up to 1 storey higher than max allowable height. (Floor to ceiling height for additional floor = max 3.5m)	• Provide a distinctive architectural and urban design feature and respond to their immediate context • May be up to 1 storey higher than max allowable height. (Floor to ceiling height for additional floor = max 3.5m)
10	**Fencing and wall standards (all visible from road or public open space boundary)**	1.2m Max. combined fence and retaining wall 0.9m max retaining wall height	1.2m Max. combined fence and retaining wall 0.9m max retaining wall height	1.5m Max. combined fence and retaining wall 0.9m max retaining wall height. Any fence higher than 1.2m on a boundary shared with public open space shall be visually permeable across 50% of the elevation.
11	**Upper level building setback**	N/A	N/A	N/A

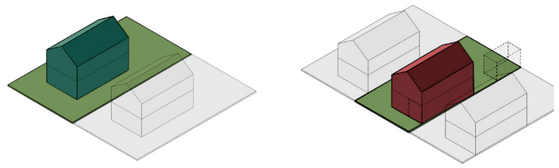
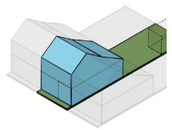
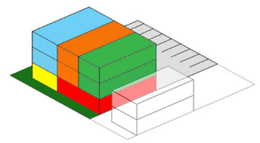
i. All buildings fronting an open space depicted on the 'Special Height and Frontage' Plan shall provide an occupied active frontage to that space.

LEGEND

- Precinct Boundary
- Superlot Boundary
- Increased Height Area
- Attached and Apartment Housing Area
- Attached and Detached Housing Area
- Public open space / reserve (in general accordance with location shown)
  1. Western Park
  2. Church Park

2.3.2 LANDUSE AND ACTIVITIES CONDITIONS - RESIDENTIAL

BUILDING TYPOLOGY MATRIX - AREA ENVISAGED FOR ATTACHED/DETACHED HOUSING

			a	b	c
	Residential Building typology:		**Detached housing (standalone/ freestanding)**	**Attached housing 1 (terrace housing, duplex and triplex)**	**Attached housing 2 (walk-up housing)**
	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. 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. Upper level units are typically accessed via stairs. Unlike the apartment typology however, a maximum of two ground floor units can share one street access to their respective front doors 
1	**Area:**	**Attached and Detached**			
2	**No. Floors shall be:**		3 max	4 max or 2 Min- 5 Max for Increased Height Area	2 min - 4 max or 2 Min- 5 Max for Increased Height Area
3	**Building height differential:**		At no time shall adjacent buildings (not separated by a road, pedestrian access or distance of 10m) of any typology, have a storey differential of more than 2 (expressed as number of floors).		
4	**Maximum Height:** **- Wall height (external)** **- Overall height**		7.5m 10m (with provision for up to additional 1m for variety in roof forms)	N/A 15m (or 18m within the Increased Height Area)	N/A 15m (or 18m within the Increased Height Area)
5	**Site Coverage shall be as follows:** **- Building** **- Impervious Area** **- Landscaped Area**		55% max 70% max 20% Min. of net site area	65% max 85% max 15% Min. of net site area	65% max 85% max 15% Min. of net site area
6	**Fences and walls (height)** - Front yard - Side and Rear boundary (from ground) - Boundary adjoining public open space		0.9m Max. combined fence and retaining wall 1.8m Max. combined fence and retaining wall 1.5m Max. combined fence and retaining wall	0.9m Max. combined fence and retaining wall 1.8m Max. combined fence and retaining wall 1.5m Max. combined fence and retaining wall	0.9m Max. combined fence and retaining wall 1.8m Max. combined fence and retaining wall 1.5m Max. combined fence and retaining wall
7	**Garage doors** (facing a street or community street) width as % of front facade of the dwelling unit		40% Max.	40% Max.	40% Max.
8	**Setback for garages and carports**		<1.5m or >5.5m Min 0.5m behind front facade	<1.5m or >5.5m Min 0.5m behind front facade	<1.5m or >5.5m Min 0.5m behind front facade
9	**On site Parking shall be:**		Residential: 1 bed = 1 car space max [iii] 2 bed + = 2 car spaces max [iii]	Residential: 1 bed = 1 car space max [iii] 2 bed + = 2 car spaces max [iii]	Residential: 1 bed = 1 car space max [iii] 2 bed + = 2 car spaces max [iii]
10	**Driveway width**		Driveway width = Garage door width + max 0.5m (Double garage = max 5m, single garage = max 2.5m)	Driveway width = Garage door width + max 0.5m (Double garage = max 5m, single garage = max 2.5m)	Driveway width = Garage door width + max 0.5m (Double garage = max 5m, single garage = max 2.5m)
11	**Front yard:**		2.5m min / 6m max At least 50% of the front yard must comprise soft landscaping	1m min / 6m max At least 50% of the front yard must comprise soft landscaping	1m min / 6m max At least 50% of the front yard must comprise soft landscaping

2.3.2 LANDUSE AND ACTIVITIES CONDITIONS - RESIDENTIAL

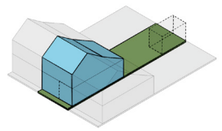
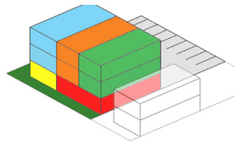
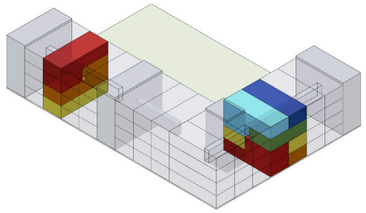
		a	b	c
	Residential Building typology:	**Detached housing (standalone/ freestanding)**	**Attached housing 1 (terrace housing, duplex and triplex)**	**Attached housing 2 (walk-up housing)**
12	**Side yard:**	1.0m min OR zero lot one side only	1.0m min for end units only	1.0m min for end units only
13	**Rear yard [i]:**	1.0m min	0m min	0m min
14	**Building Separation:** Primary Outlook Secondary Outlook No Outlook	6m min 3m min 0m min Small House [ii] 4m min 2m min 0m min	6m min 3m min 0m min Small House [ii]: 4m min 2m min 0m min	6m min 3m min 0m min Small House [ii]: 4m min 2m min 0m min
15	**Private Outdoor Space:** (where principle living space is at ground level) (Does not apply to aged care)	1 bed = 18m^2 min, incl 4m dia circle 2 bed = 25m^2 min, incl 4m dia circle 3 bed = 50m^2 min, incl 4mx5m rectangle (Small house = 40m^2 min, incl 4m dia circle) 4 bed = 60m^2 min,incl 4mx5m rectangle (Small house = 40m^2 min, incl 4m dia circle)	1 bed = 18m^2 min, incl 4m dia circle 2 bed = 25m^2 min, incl 4m dia circle 3 bed = 50m^2 min, incl 4mx5m rectangle (Small house = 40m^2 min, incl 4m dia circle) 4 bed = 60m^2 min,incl 4mx5m rectangle (Small house = 40m^2 min, incl 4m dia circle)	15m^2 min, with a minimum dimension of 3m in any direction
16	**Private Outdoor Space:** (where principle living space is above ground level) (Does not apply to aged care)	8m^2 min balcony, located off a principal living space. Must accommodate a 2m min depth.	8m^2 min balcony, located off a principal living space. Must accommodate a 2m min depth.	8m^2 min balcony, located off a principal living space. Must accommodate a 2m min depth.
17	**Solar access to private outdoor space**	Buildings shall 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, and 5 hours on 21st September for at least 50% of the private open space area. This shall be demonstrated by shadow diagrams that include neighbouring sites. Refer to Design Guidelines for further information on shadow diagrams.		
18	**Daylight to dwellings** Principal living rooms and bedrooms: external glazing	20% Min. of the floor area of that space	20% Min. of the floor area of that space	20% Min. of the floor area of that space
19	**Dwellings fronting the street:** (Front facade of dwelling must contain)	a) a window (from a habitable room) that is visible from the street, and b) a main entrance door that is visible from the street	a) a window (from a habitable room) that is visible from the street b) a main entrance door that is visible from the street	a) a window (from a habitable room) that is visible from the street b) a main entrance door that is visible from the street (every two ground floor units)
20	**Minimum dwelling size (min. net internal floor area)**	a. 30m^2 for studio dwellings, b. 42m^2 for one bedroom dwellings	a. 30m^2 for studio dwellings, b. 42m^2 for one bedroom dwellings	a. 30m^2 for studio dwellings, b. 42m^2 for one bedroom dwellings
21	**Rainwater tanks**	1 Bedroom (includes Studio): 1000 L 2 Bedroom: 2000 L 3 Bedroom +: 3000 L	1 Bedroom (includes Studio): 1000 L 2 Bedroom: 2000 L 3 Bedroom +: 3000 L	NA
22	**External Storage**	Each unit should be provided with a lockable external store of waterproof and durable construction to a minimum volume of 4m^3. It may be part of the garage, or a locker in a carport, or a separate building or shed.	Each unit should be provided with a lockable external store of waterproof and durable construction to a minimum volume of 4m^3. It may be part of the garage, or a locker in a carport, or a separate building or shed.	Each unit should be provided with a lockable external store of waterproof and durable construction to a minimum volume of 4m^3. It may be part of the garage, or a locker in a carport, or a separate building or shed.

i. Garages and associated buildings over or adjacent to garages on lanes shall be exempt from the rear yard and garage door width requirements.
ii. Conditions that do not have a 'Small House' note still apply to 'Small Houses'
iii. Driveways required for accessing carparks shall not be counted as a carpark space.

Note:
- Heights and frontages outlined here apply for all sites not affected by Special Height and Frontage Plan
- Refer to 'Technical Annexures - Definitions' for definitions and further detail
- All frontage controls apply to streets, community streets and lanes

2.3.2 LANDUSE AND ACTIVITIES CONDITIONS - RESIDENTIAL

BUILDING TYPOLOGY MATRIX - AREA ENVISAGED FOR ATTACHED AND APARTMENT HOUSING

			a	b	c
	Residential Building typology:		**Attached housing 1 (terrace housing, duplex and triplex)**	**Attached housing 2 (walk-up housing)**	**Apartments**
	Definition:		A self contained unit that adjoins with another such unit, sharing walls. 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. Upper level units are typically accessed via stairs. Unlike the apartment typology however, a maximum of two ground floor units can share one street access to their respective front doors. 	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	**Area:**	**Attached / Apartment**			
2	**No. Floors shall be:**		2- 4 min- max or 2- 5 min- max for Increased Height Area	2 min - 4 max or 2 Min- 5 Max for Increased Height Area	3 - 5 min - max or: 3 - 6 min - max for Increased Height Area
3	**Building height differential:**		At no time shall adjacent buildings (not separated by a road, pedestrian access or distance of 10m) of any typology, have a storey differential of more than 2 (expressed as number of floors).		
4	**Maximum Height:** **- Wall height (external)** **- Overall height**		N/A 15m (or 18m within the Increased Height Area)	N/A 15m (or 18m within the Increased Height Area)	18m (or 21m within the Increased Height Area)
5	**Site Coverage shall be as follows:** **- Building** **- Impervious Area** **- Landscaped area**		65% max 85% max 15% Min. of net site area	65% max 85% max 15% Min. of net site area	N/A 100% max Note: Below ground carparking shall be excluded from site coverage
6	**Fences and walls (height)** - Front yard - Side and Rear boundary (from ground) - Boundary adjoining public open space		0.9m Max. combined fence and retaining wall 1.8m Max. combined fence and retaining wall 1.5m Max. combined fence and retaining wall	0.9m Max. combined fence and retaining wall 1.8m Max. combined fence and retaining wall 1.5m Max. combined fence and retaining wall	No fence, 0.9m max. retaining wall 1.8m Max. combined fence and retaining wall No fence, 0.9m max. retaining wall
7	**Garage doors** (facing a street or community street) width as % of front facade of the dwelling unit		40% Max.	40% Max.	NA
8	**Setback for garages and carports**		<1.5m or >5.5m Min 0.5m behind front facade	<1.5m or >5.5m Min 0.5m behind front facade	NA
9	**On site Parking shall be:**		Residential: 1 bed = 1 car space max [iii] 2 bed + = 2 car spaces max [iii]	Residential: 1 bed = 1 car space max [iii] 2 bed + = 2 car spaces max [iii]	Residential: 1 bed = 1 car space max [iii] 2 bed + = 2 car spaces max [iii]
10	**Driveway width**		Driveway width = Garage door width + max 0.5m (Double garage = max 5m, single garage = max 2.5m)	Driveway width = Garage door width + max 0.5m (Double garage = max 5m, single garage = max 2.5m)	N/A
11	**Front yard:**		1m min At least 50% of the front yard must comprise soft landscaping	1m min At least 50% of the front yard must comprise soft landscaping	1m min

		a	b	c
	Residential Building typology:	**Attached housing 1 (terrace housing, duplex and triplex)**	**Attached housing 2 (walk-up housing)**	**Apartments**
12	**Side yard:**	1.0m min for end units only	1.0m min for end units only	NA
13	**Rear yard:**	0m min	0m min	≤ 2 floors = 6m min > 2 floors = 9m min
14	**Building Separation:** Primary Outlook Secondary Outlook No Outlook	6m min 3m min 0m min Small House [ii] 4m min 2m min 0m min	6m min 3m min 0m min Small House : 4m min 2m min 0m min	**Front to Front**[iv] ≤4 storeys high = 12m min >4 storeys high = 15m min **Front to Side**[v] ≤4 storeys high = 9m min >4 storeys high = 15m min **Side to Side** 6m min Clarification: all apartment building separation dimensions are intended to be measured from building face to building face.
15	**Private Outdoor Space:** (where principle living space is at ground level) (Does not apply to aged care)	1 bed = 18m² min, incl 4m dia circle 2 bed = 25m² min, incl 4m dia circle 3 bed = 50m² min, incl 4mx5m rectangle (Small house = 40m² min, incl 4m dia circle) 4 bed = 60m² min,incl 4mx5m rectangle (Small house = 40m² min, incl 4m dia circle)	15m² min, with a minimum dimension of 3m in any direction	15m² min, with a minimum dimension of 3m in any direction
16	**Private Outdoor Space:** (where principle living space is above ground level) (Does not apply to aged care)	8m² min balcony, located off a principal living space. Must accommodate a 2m min depth.	8m² min balcony, located off a principal living space. Must accommodate a 2m min depth.	8m² min balcony, located off a principal living space. Must accommodate a 2m min depth.
17	**Solar access to private outdoor space**	Buildings shall 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, and 5 hours on 21st September for at least 50% of the private open space area. This shall be demonstrated by shadow diagrams that include neighbouring sites. Refer to Design guidelines for further information on shadow diagrams.		
18	**Daylight to dwellings (Principal living rooms and bedrooms: external glazing)**	20% Min. of the floor area of that space	20% Min. of the floor area of that space	20% Min. of the floor area of that space
19	**Dwellings fronting the street**: (Front facade of dwelling must contain)	a) a window (from a habitable room) that is visible from the street, and b) a main entrance door that is visible from the street	a) a window (from a habitable room) that is visible from the street b) a main entrance door that is visible from the street (every two ground floor units)	a) a window (from a habitable room) that is visible from the street
20	**Min. dwelling size**	a. 30m² for studio dwellings, b. 42m² for one bedroom dwellings	a. 30m² for studio dwellings, b. 42m² for one bedroom dwellings	a. 30m² for studio dwellings, b. 42m² for one bedroom dwellings
21	**Rainwater tanks** (can be provided in either individual or as communal rainwater systems)	1 Bedroom (includes Studio) 1000 L 2 Bedroom 2000 L 3 Bedroom + 3000 L	NA	NA
22	**External Storage**	Each unit should be provided with a lockable external store of waterproof and durable construction to a minimum volume of 4m³. It may be part of the garage, or a locker in a carport.	Each unit should be provided with a lockable external store of waterproof and durable construction to a minimum volume of 4m³. It may be part of the garage, or a locker in a carport.	Each apartment unit shall be provided with total covered storage space with internal measurements of at least 4m³, excluding storage within the kitchen and bedroom wardrobes. The required storage space for each dwelling shall include minimum one covered storage space with internal dimensions of at least 2m³. The storage may be within the dwelling or external to it, within the site.

i. Garages and associated buildings over or adjacent to garages on rear lanes shall be exempt from the rear yard requirement.
ii. Conditions that do not have a 'Small House' note still apply to 'Small Houses'
iii. Driveways required for accessing carparks shall not be counted as a carpark space.
iv. For the purpose of apartment building separation: Front shall mean the external face of any building or portion thereof that has as a minimum a habitable space facing a street or public or communal open space
v. For the purpose of apartment 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

Note:
- Heights and frontages outlined here apply for all sites not affected by Special Height and Frontage Plan
- Refer to 'Technical Annexures - Definitions' for definitions and further detail
- All frontage controls apply to streets, community streets and lanes

2.3.3 LANDUSE AND ACTIVITIES CONDITIONS - GENERAL

		a Description	b Development Control requirements
1	**Energy efficiency and non-potable water supply**		All new dwellings must be designed to achieve the following: (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. (ii) Dwellings (excluding apartments and walk up housing), have a solar or heat pump hot water system installed, or an alternative system that achieves a minimum of 5.5 stars applying the EECA Water Heating Assessment Tool. (iii) Non-potable water requirements (for toilets, laundry and gardens) supplied by rainwater tanks (or bladders) sized in accordance with the table provided in the 'Building Typology Matrix'. (does not apply to dwellings for which no rain tank is required) (iv) Fitted with water efficient fixtures, to a minimum 3 Star standard (under the Water Efficiency Labeling Scheme (WELS)
2	**Jointly owned access lot**	For the purpose of this condition, lanes and Community street are not jointly owned access lots.	No more than 5% of a development block 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	**Noise**	Activities are subject to the following noise conditions:	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: The design shall be based on the following noise levels being incident at the façade of the building
4	**Lanes and Community streets**	Lanes, community streets and communal spaces as described under 4.3.3 Design for Living	All lanes and community streets should be specifically designed as part of a superlot and presented to the Design Review Panel for review. Applicants must clearly identify all 'Front' 'Side' and Rear' building facades within their superlot design so that the DRP may assess interfaces and design responses accordingly.
5	**Signage**	All signs for home occupation, retail/ commercial or any other premise	Signs should fit their architectural context. The total area of all signs applying to home occupation should be no greater than 0.25m2 per premise. No sign should be positioned above ground floor level for any premise. All other signage applying to retail/ commercial uses shall comply with the Auckland Council and Auckland Transport Signage Bylaw 2015, specifically those controls which relate to the Neighbourhood Centre area.

	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

2.4 STREET TYPOLOGY PLAN

LEGEND

- Public open space / reserve (in general accordance with location, orientation and shape shown)
- Spine Road
- Primary Road
- Local Road with 90° Parking
- Secondary Road
- Greenway Street
- Greenway Pedestrian Route
- Local Road
- Clark Road (Existing)
- Pedestrian Linkages (flexible location)
- Pedestrian & Cycle Route (off-road)
- Signalised Intersection
- Bus Stops
- On-road Separated Cycling
- On-road Cycle Lanes
- Lane or Community street - to be determined at superlot design (flexible location)

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3.0 TECHNICAL ANNEXURES

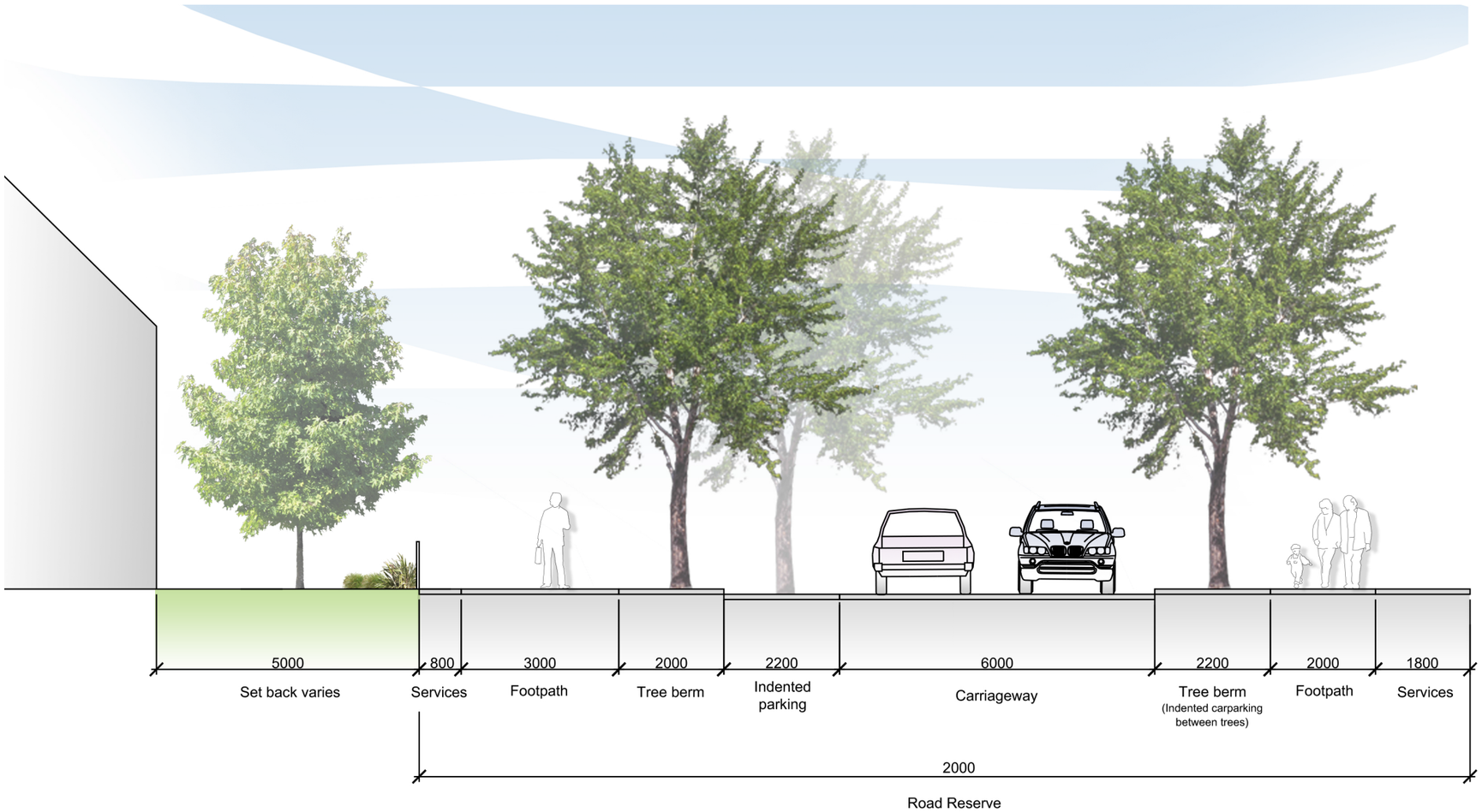
3.1 OPEN SPACE DEVELOPMENT CONTROLS

		a Description	b Development Control requirements
1	**Current Concept gross area (Min. size)**	The total gross open space provision required by IFA for the Buckley B Precinct is 6,907m^2 (Note: the IFA excludes the Church Park). Western Park_4484m^2 Church Park_3449m^2	The exact dimensions, layout and design of all open space reserves will be assessed by Auckland Council at the time of subdivision and approval for all designs must be sought through Council Parks' approval processes.
2	**Location**		Open Space reserves shall be located in general accordance with the locations identified on the 'Landuse and Activities Plan'. Additional private/ public open space may be considered in association with the historically significant Clark Boarding House, and may include a community garden.
3	**Western Park: function**	Neighbourhood Park A community park that will provide for both active and passive recreation. Open space that provides a 'shared backyard' for residents, and acts as an extension of the nearby smaller open space in the Te Uru precinct. The location of this open space ensures borrowed amenity is stretched across both precincts and linked to a wider network of green corridors, trails and parks. Its proximity to the apartment site is also key.	Important neighbourhood park, that supports Hobsonville's play network and park network beyond the Buckley B precinct . The character of this park should support placemaking, sustainability and cultural significance objectives, and should include the following elements: • sufficient space for large scale shade trees, • ensure connection for pedestrians to move between greenway street and greenway pedestrian route by way of 3m wide paved pathway along western edge with planted buffer between path and apartment site • Min. 50% soft landscape (level grass area and planting) on the street edge, • Max 50% hard landscape (paved surface) adjoining built edge, with space for gathering and outdoor dining, • potential level changes in the form of steps and/or retained seating edges, • playful and playable elements, which could include artificial turf surfaces, play equipment, seating or sculpture • low impact design features such as raingardens or swales • connection to laneway via pedestrian linkages • Lighting, seating and furniture • may contain a community garden with a low fence (<0.9m height) • Public art
4	**Church Park: function**	Local Park Formal in nature, this park is to compliment the church opposite and ensure the corner of Clarke Rd and Scott Rd remains green and open. This park is intended for passive recreation only. The park should be square or rectangular in shape to maximise usable space for informal activities.	Park with formal character that provides amenity for adjoining units while providing a landscaped interface with the historic church. The character of the church park should support placemaking, sustainability and cultural significance objectives, and should include the following elements: • sufficient space for large scale shade trees that are in scale with adjoining terrace and apartment development, • walkway beneath trees, • predominantly soft landscaping (grass/ planting) that is formally arranged or 'garden' like in character. • may include meadow grass and or wildflower plantings • maintain views to the church from Scott Road and Clark Road • may have seating or seating wall
5	**Materials and furniture**	Materials and furniture palettes must be developed by the applicant and be approved by Council.	Materials, finishes and design elements should be appropriate for the intended function of the park and its scale relative to surrounding buildings and ground floor activities. Furniture should be robust and practical, and encourage community gathering, play and social interaction. Selected design features, materials, colours, textures and forms may have cultural significance, and cues shall be taken from the Design Guide.
6	**Fences and walls**	Fences and/or walls on the boundaries of parks or within parks for the purpose of providing containment to optimise the functionality and safety of parks for all ages.	Fences and/ or walls shall not exceed 0.9m in height, and shall be designed in accordance with Open Space Concept Diagrams in the Technical Annexures and Landscape sections of the Design Guide.
7	**Planting and lawns**		All planting and lawn works must comply with the council's planting and lawn specification. 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.

		a	b
		Description	**Development Control requirements**
1	**Street Design**	Overall width and profile, including set dimensions for footpaths, berms, parking bays and carriageways. Streets are part of the open space network, contribute to the overall character and community identity of Hobsonville, and support ecological linkages across the peninsula.	Shall be in accordance with the street typologies identified on the Street Typology Plan, and the cross sections provided for each of the street typologies. The cross section for 'Community Street' is indicative, and best practice principles for lanes and community streets must be applied to ensure they are high quality living and community environments.
2	**Intended operating speed**	All street alignments and cross sectional widths are designed to achieve a slow speed environment that promotes shared community space, and pedestrian and cycling safety and priority. Kerb build-outs with street trees are designed to support these traffic speeds.	Spine Road (Hobsonville Point Road/ High Street) : 40 km per hour Primary Road (Scott Road) : 40 km per hour Local Road with 90 degree parking: 30km per hour Secondary Road (Clark Road): 40km per hour Greenway Street: 30 km per hour Local Road: 30km per hour Community street: 20km per hour
3	**Fixed roads**	All roads, lanes and pedestrian linkages identified on the 'Street Typology Plan' NOT identified as 'Flexible Location'.	Shall be located in accordance with the locations identified. "In accordance with" allows a degree of flexibility to provide for minor changes (+/- 10m from the centreline of each road) arising through the detailed design phase of the development
4	**Flexible roads**	All roads, lanes, community streets, 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. Flexible roads must be specifically designed as part of the superlot to ensure that the adjoining building typologies do not result in the potential for garage dominance and diminished landscapes. Flexible lanes and community streets may be removed or re-orientated provided acceptable urban design outcomes can be proven to the Design Review Panel during superlot detail design.
5	**Bus stops**		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.
6	**Street detail and construction**		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 the Technical Annexures.
7	**Parallel parking spaces**	Location of street trees to break the length of parking (where parking provided in bays).	There shall be no more than 3 contiguous parallel carparking spaces before a street tree is to be provided
8	**Angle parking spaces**	Location of street trees to break the length of parking (where parking provided in bays).	There shall be no more than 5 contiguous angle parks before a street tree is to be provided
9	**Street trees**	Street trees shall be provided to create a high amenity urban environment and support ecological linkages across the peninsula.	Street trees shall be selected in general accordance with the 'Street and Lot Frontage Planting Themes' plan. Native coastal species (from the Tamaki Ecological District where possible) shall be incorporated wherever practicable, however exotic species are permitted. Where a street tree theme is already established (such as the spine road) this shall be continued through the Precinct. Deciduous trees may be selected where solar access or sightlines take precedence.
10	**Street trees**	Distance from light poles	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.
11	**On-street parking**	Ratio requirements	On street car parking throughout the development (excluding potential aged care) 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 Buckley B Precinct.
12	**Pedestrian linkages**		Minimum of 6m in width with a minimum 2m wide footpath within this. Lighting must be provided. Amenity planting should be included where built form allows.
13	**Community Streets**		Community streets shall include street lighting to an acceptable level based on an equivalent public street (to be assessed by a lighting engineer at the time of design). Where a community street includes 5 or more homes fronting it, it shall be named and include letterboxes for those houses. Community streets shall include an easement to allow public pedestrian access.
14	**Lanes**		Lanes with homes fronting them shall include and demonstrate an adequate level of lighting to ensure clearly visible access to front doors. Where a lane includes 5 or more homes fronting it, it may be named and shall include letterboxes for those houses.

3.3 STREET CROSS SECTIONS

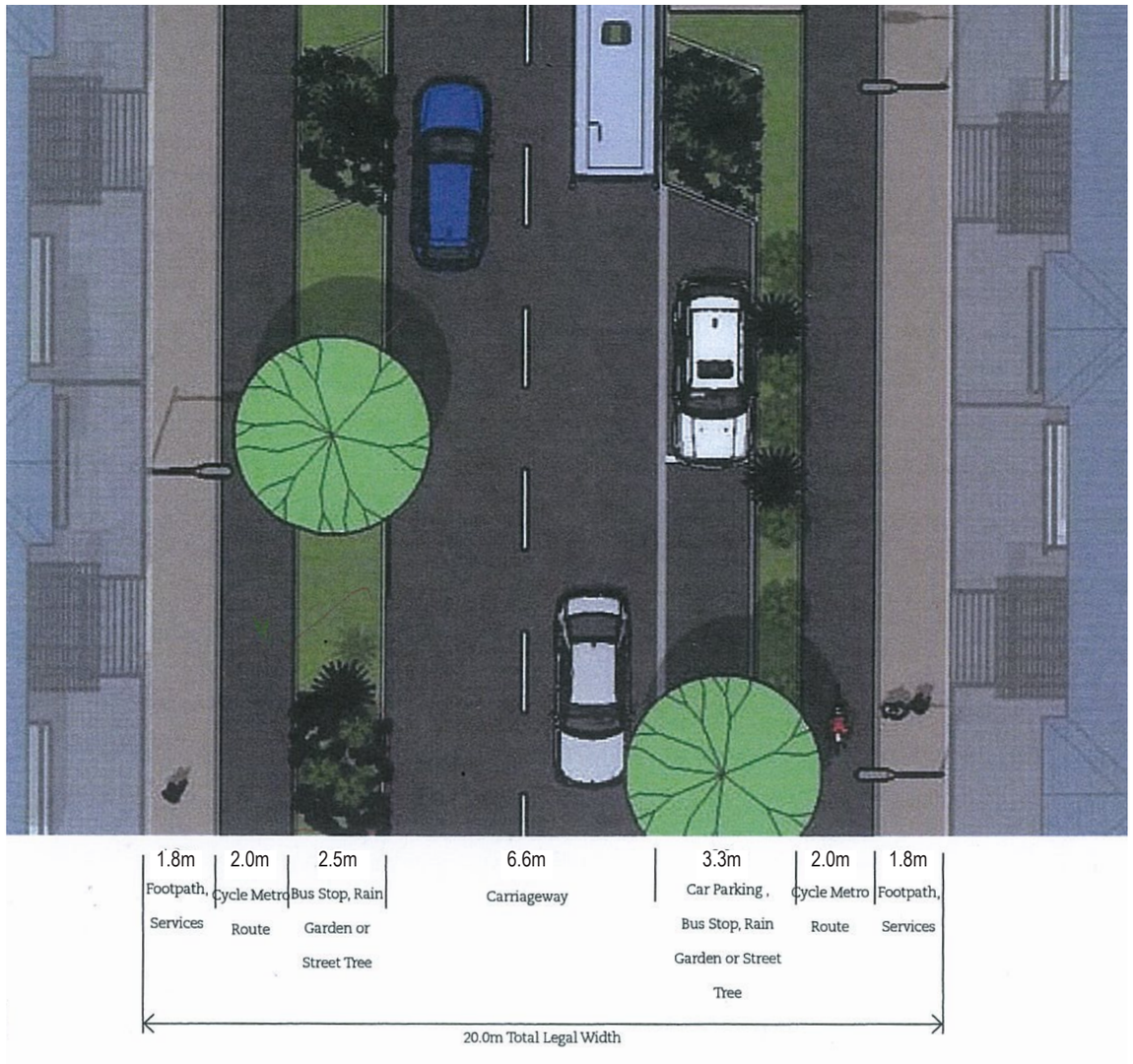
SECTION OO - CLARK ROAD (BUCKLEY CDP)



Hobsonville Land Company

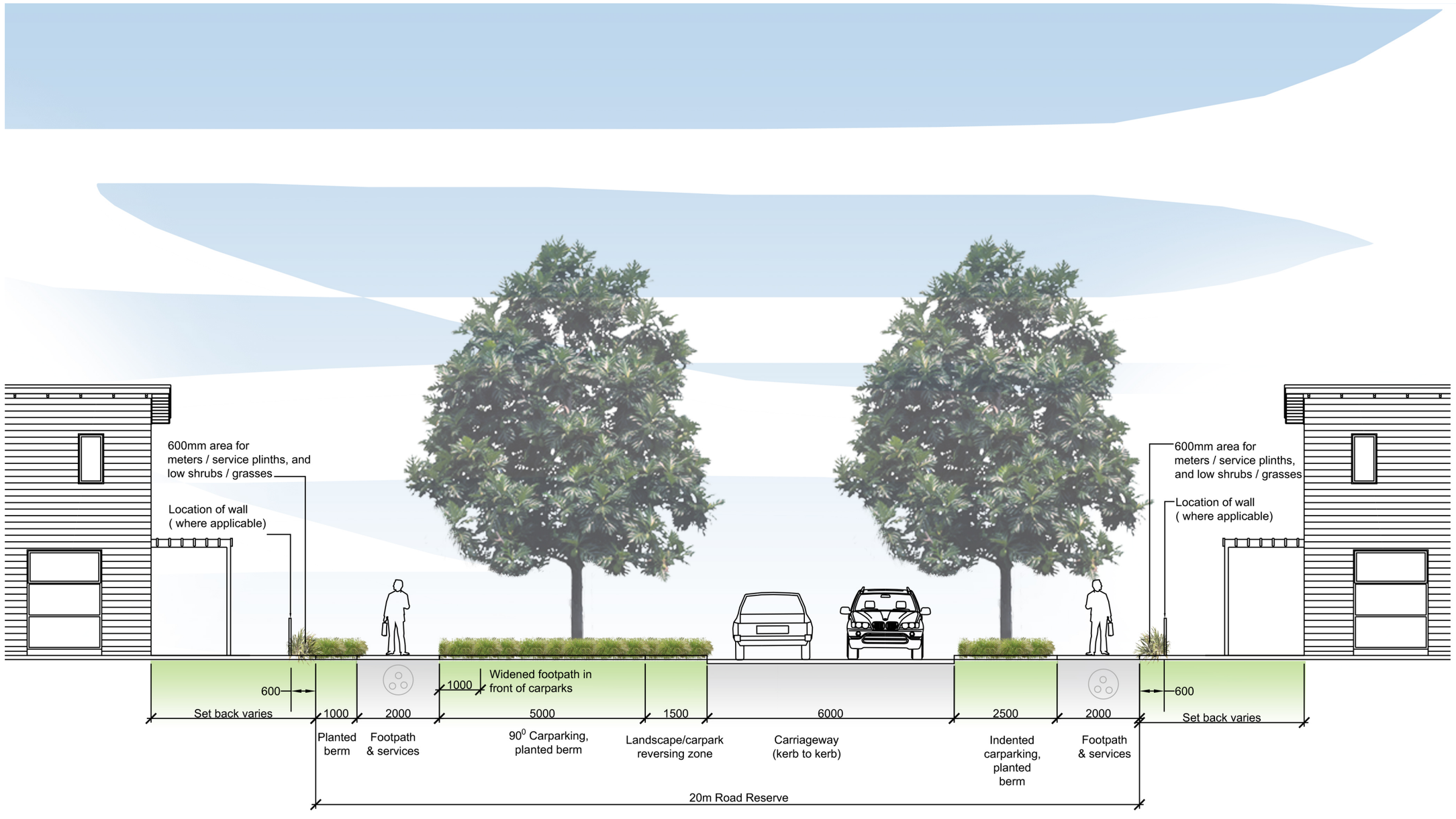
SECTION SS - SCOTT ROAD (PARKING ONE SIDE)

drawing courtesy of Harrison Grierson

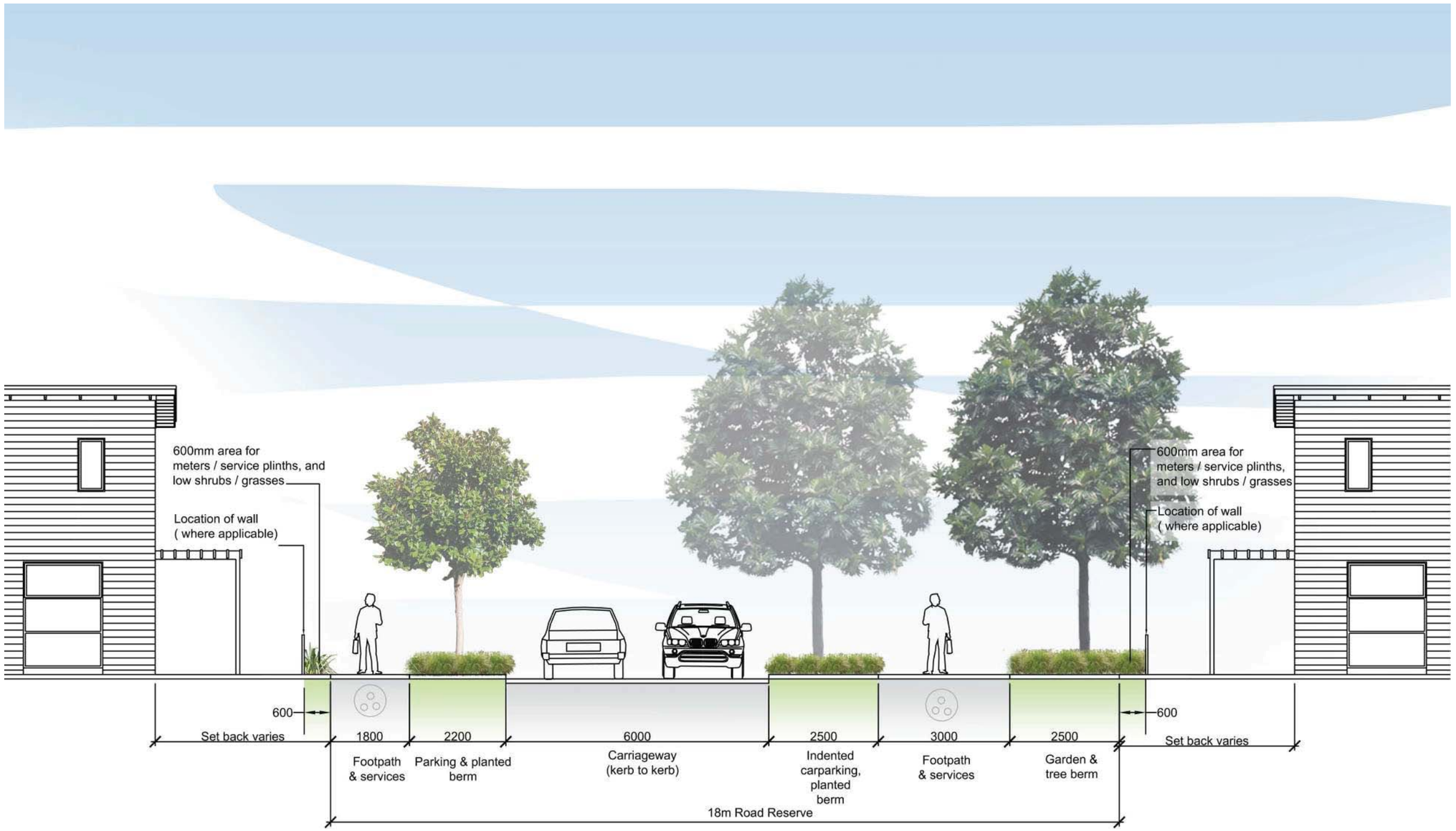


3.3 STREET CROSS SECTIONS

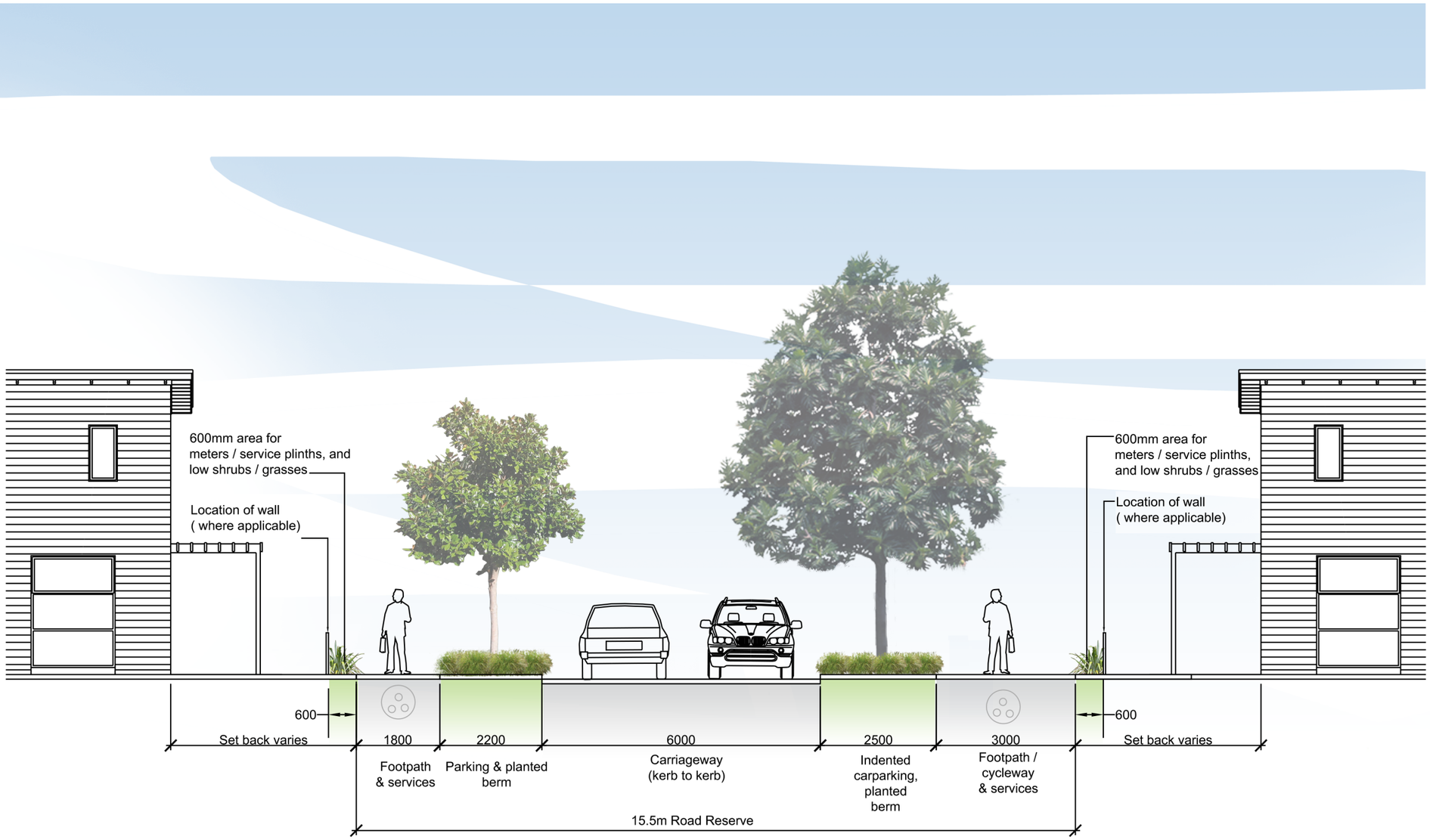
SECTION RR - LOCAL ROAD WITH 90^0 PARKING (20M)



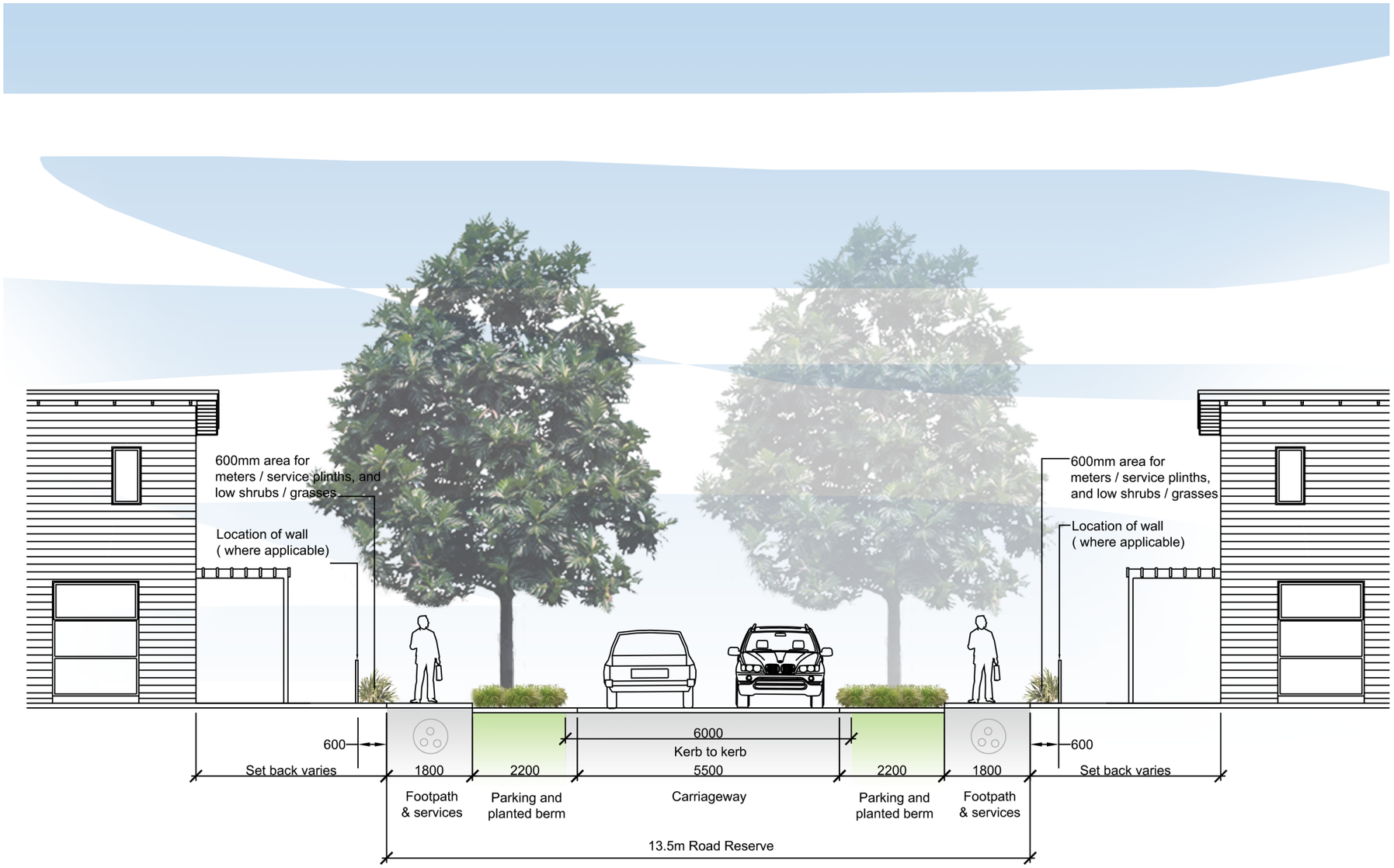
SECTION QQ - GREENWAY STREET (18M)



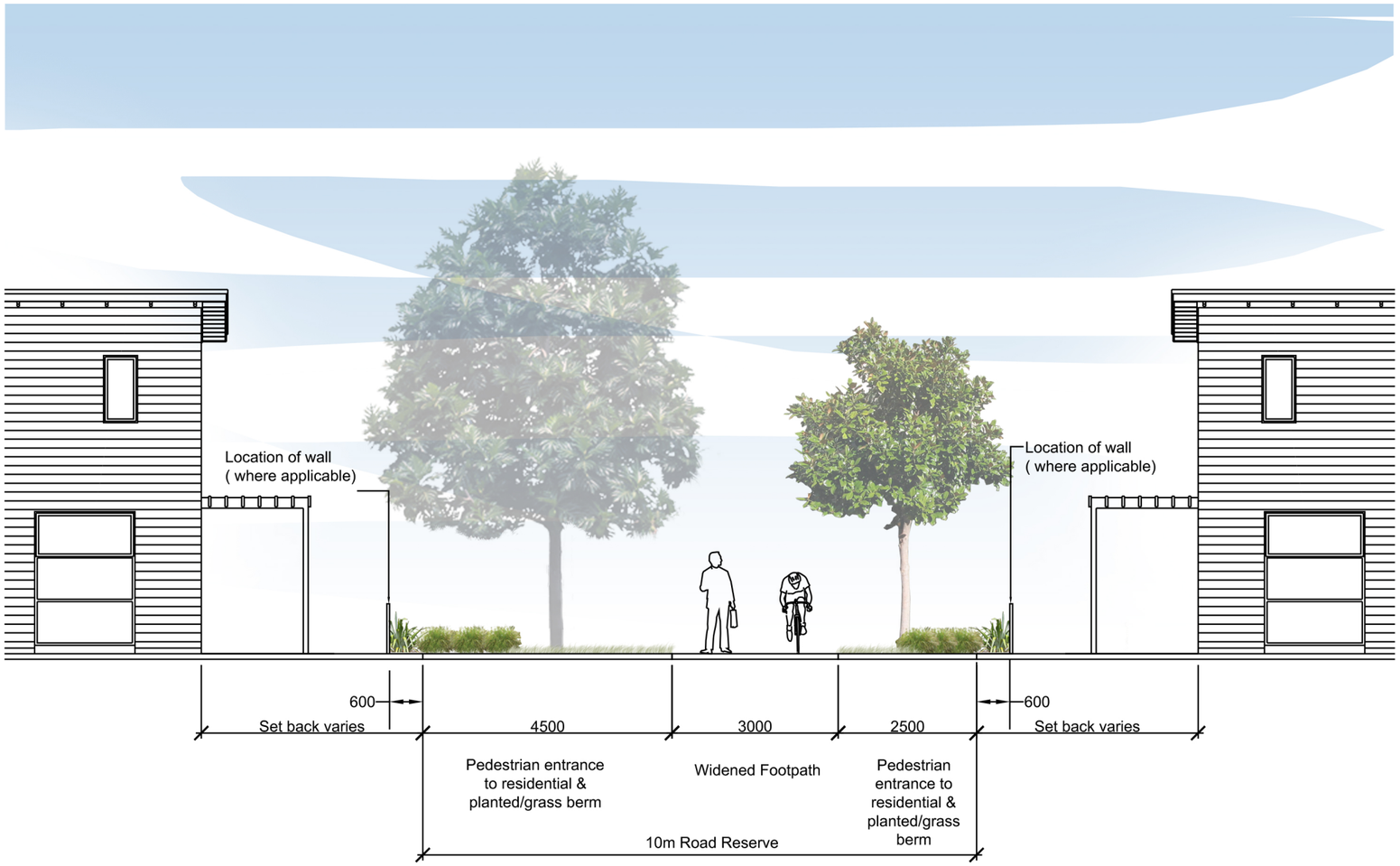
SECTION Q1Q1 - GREENWAY STREET (15.5M)



SECTION XX - LOCAL ROAD (13.5M)

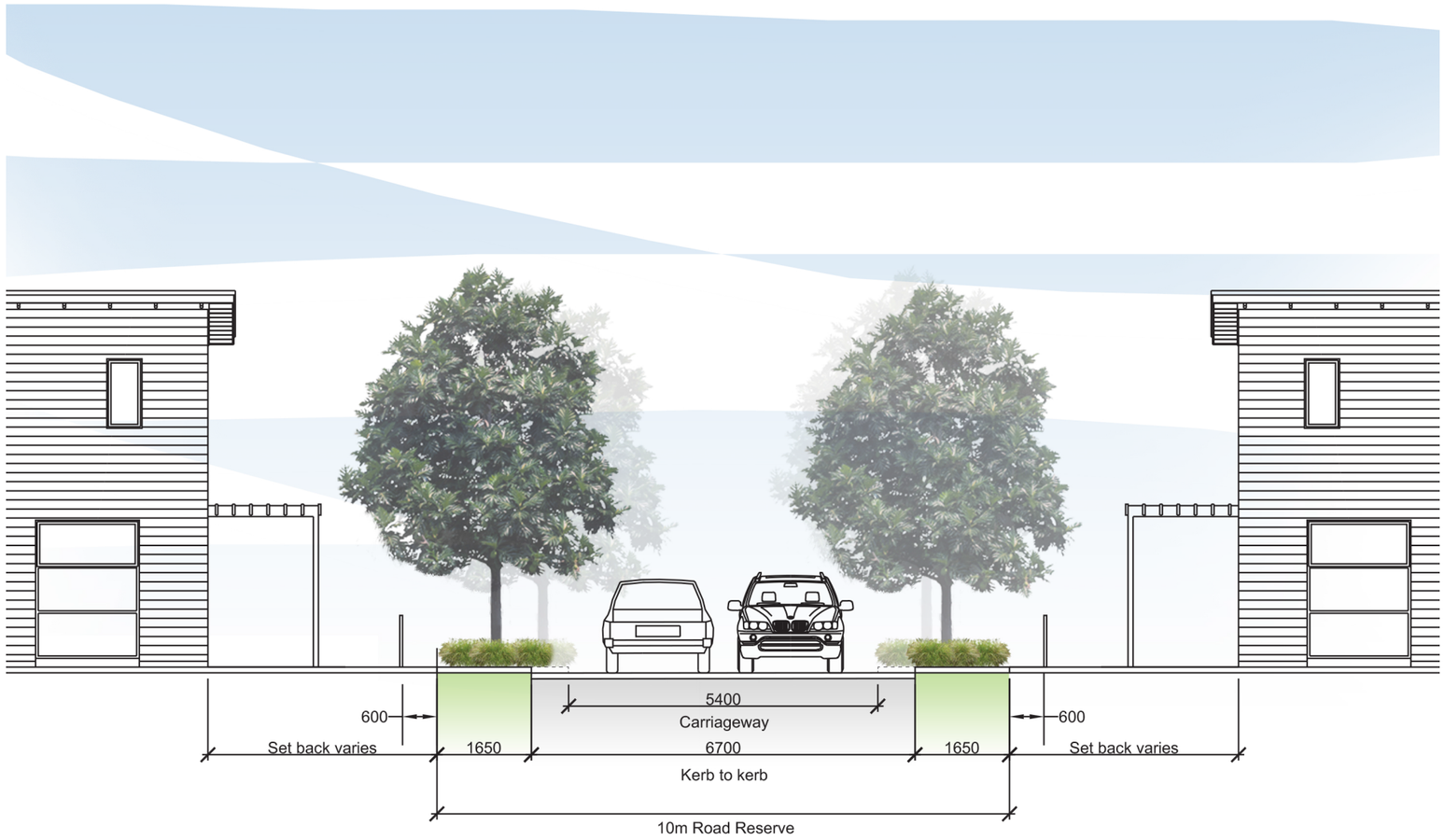


SECTION WW - GREENWAY PEDESTRIAN ROUTE

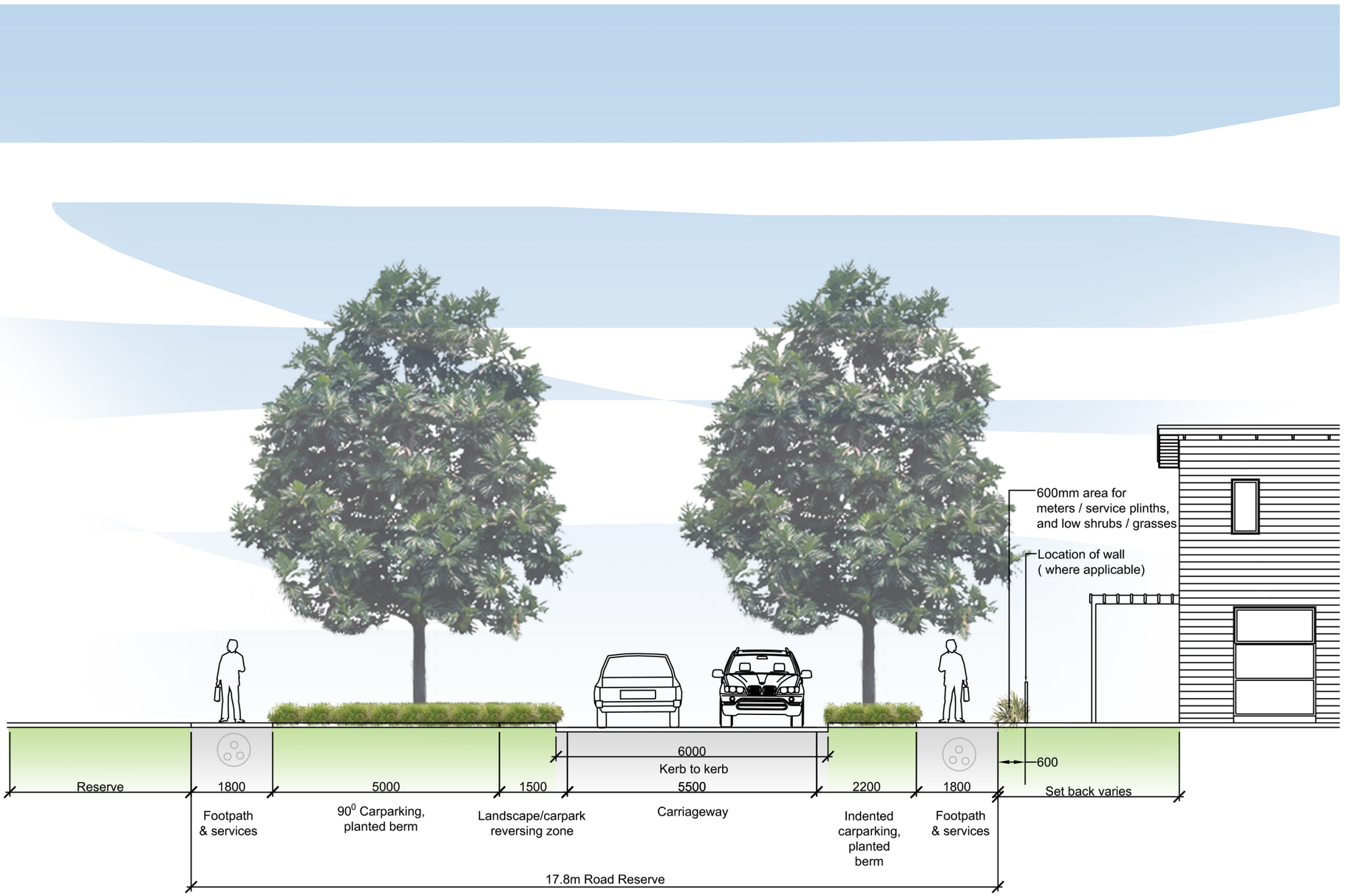


SECTION YY - COMMUNITY STREET (10M)

Note: Community streets (and lanes) should be specifically designed as part of a superlot, and dimensions within the 10m road reserve may vary.



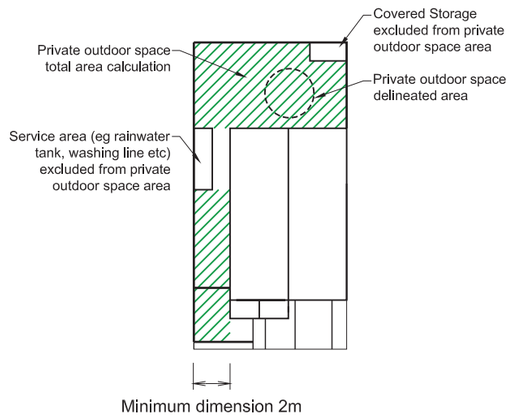
SECTION ZZ - LOCAL ROAD WITH 90^0 PARKING (17.5M)



1. PRIVATE OUTDOOR SPACE

All required POS shall have a min dimension of 2m. External storage elements rainwater tanks, service areas, and manoeuvring areas shall be excluded from the POS area calculation.

Total private outdoor space can be made up of more than one area but one portion (typically the largest) must include the delineated area. Refer definition 1a.

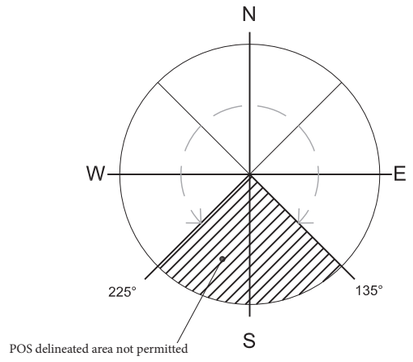


1a. PRIVATE OUTDOOR SPACE AT GROUND LEVEL

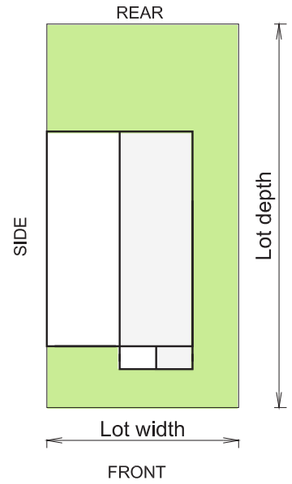
All dwellings with a principal living room at ground level must have an outdoor space capable of containing the delineated area in a location that is directly accessible from the principal living space and of a gradient not exceeding 1 in 20.

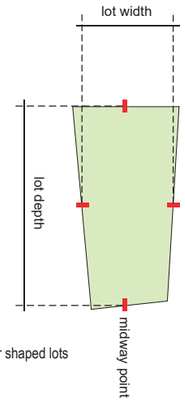
('Delineated area' refers to the minimum dimension requirements outlined in the building typology matrices, typically comprising of a circle or rectangle, varying in size depending on number of bedrooms or typology of dwelling)

The delineated area shall be wholly contained within a bearing to the north of 1350 and 2250 from the wall of the dwelling which abuts the POS.
The delineated area may be overhung by a balcony or shade structure provided solar access can be demonstrated.



2. LOT BOUNDARIES



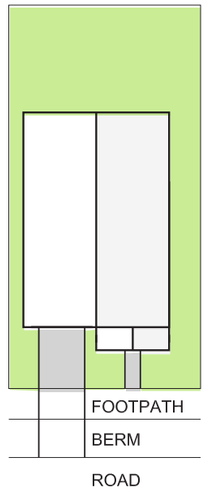


Irregular shaped lots

Rear boundary: the shortest lot dimension that adjoins another dwelling and is the opposite boundary to the front entrance/ street frontage.

Side boundary: The longest lot dimension that adjoins another dwelling

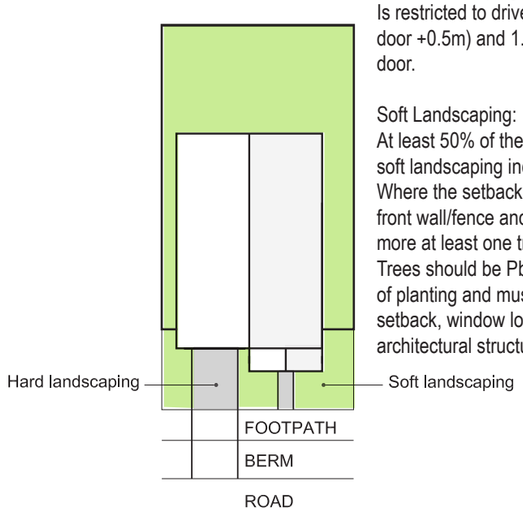
3. FRONT SETBACK



In circumstances where the front face of the building is not parallel with the front boundary, any maximum or minimum front setback dimensions shall apply as the average distance between the face of the building and the boundary.

3.4 DEFINITIONS

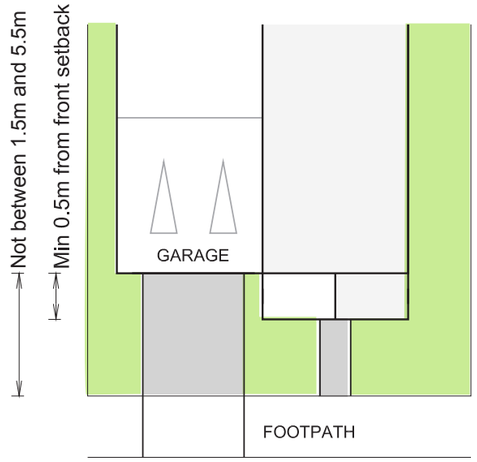
4. FRONT YARD LANDSCAPING



Hard Landscaping:
Is restricted to driveway (max width = garage door +0.5m) and 1.2m wide path to the front door.

Soft Landscaping:
At least 50% of the front yard must comprise soft landscaping including shrub planting. Where the setback clearance between the front wall/fence and the building is 2m or more at least one tree should be included. Trees should be Pb150 or larger at the time of planting and must take into account front setback, window locations and overhanging architectural structures such as balconies.

5. GARAGE SETBACK



6. BUILDING HEIGHT

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.

7. HALF (0.5) STOREY

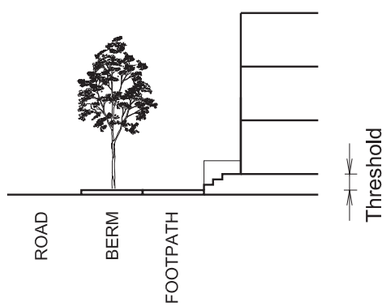
The definition of 'half' (0.5) storey is a roof space that can be occupied or utilised for storage and has at least one window opening to the street elevation.

8. WALL HEIGHT (EXTERNAL)

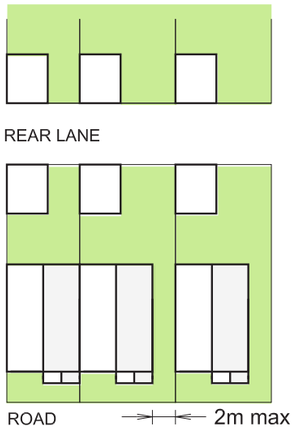
Wall height relates to side yard only and is measured from natural ground level to the underside of the eaves.

This control does not apply on boundaries where a common wall of the same height exits or is proposed.

9. THRESHOLD



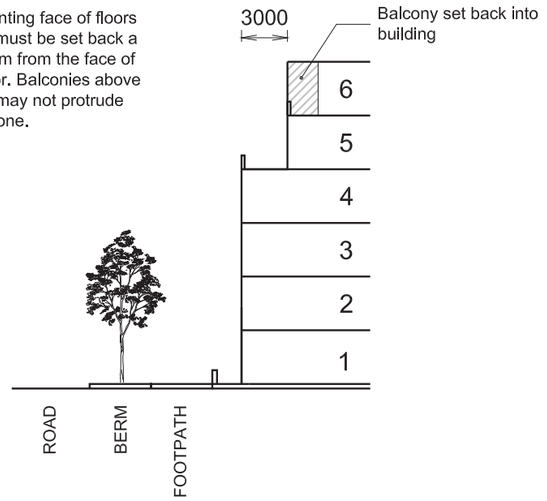
10. CONTINUOUS FRONTAGE



The definition of continuous frontage is a row of buildings with no more than 2m separating adjoining residential units. Exceptions will be allowed where a recess is provided in the building frontage for pedestrian entrances, lobbies or plaza space.

11. UPPER LEVEL SETBACK

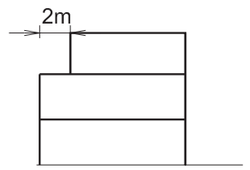
The street fronting face of floors 5 and above must be set back a minimum of 3m from the face of the fourth floor. Balconies above the fifth floor may not protrude into this 3m zone.



Upper level building setback requirements apply to all street frontages, open space frontages and where buildings are adjacent to heritage buildings.

12. ZERO LOT

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

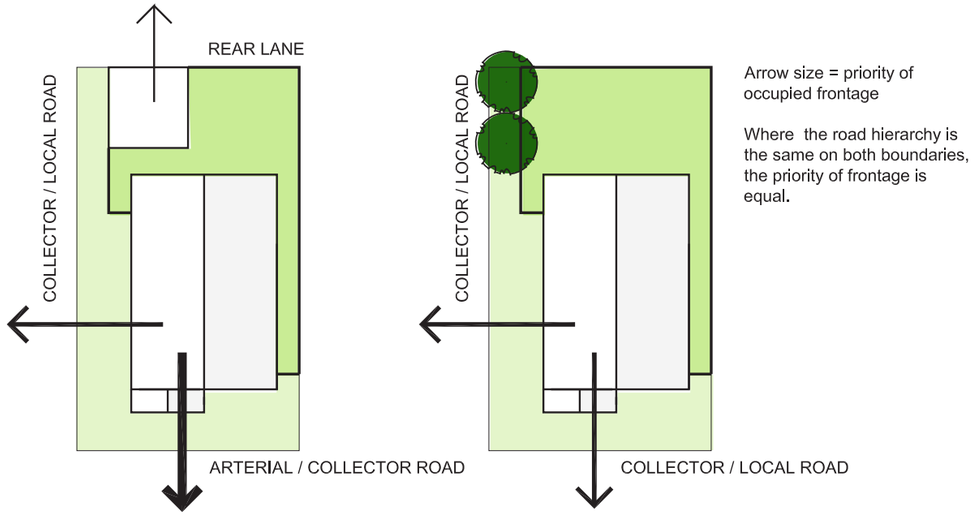


ELEVATION

PLAN

3.4 DEFINITIONS

13. OCCUPIED FRONTAGE



Arrow size = priority of occupied frontage

Where the road hierarchy is the same on both boundaries, the priority of frontage is equal.

14. BUILDING LINE VARIATION

Any bay window, balcony or chimney form or part thereof shall have a plan area not greater than 3m^2 beyond the building line.

15. SOLID / VOID RELATIONSHIP

Solid / void relationship is described as the percentage of openings - windows / doors within a building facade (excluding garage doors).

16. SMALL HOUSE

Small House means a detached or attached dwelling of a maximum of two storeys, and a maximum 100m^2 gross floor area (including garage) and a maximum of three bedrooms.

17. 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.

18. FRONT YARD

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

19. REAR YARD

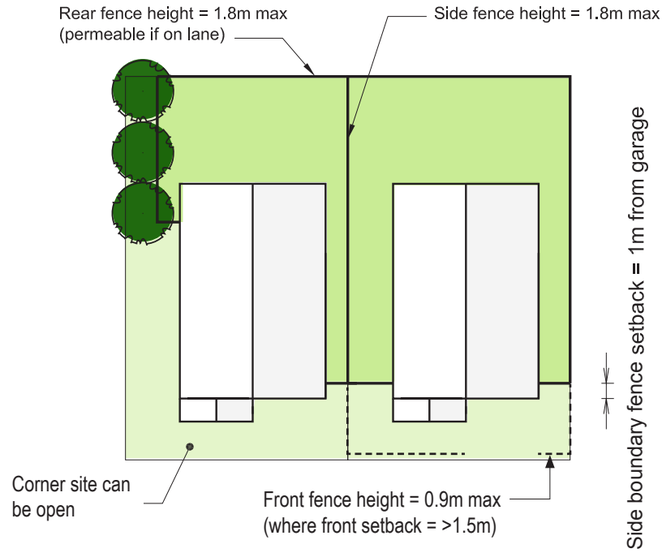
A yard in any site other than a corner site, which is bounded by the rear boundary of the site and a line extending across the full width of the site. Where a site is a rear site, the rear yard is all yard area not comprising the front yard.

Garages and associated buildings over or adjacent to garages on rear lanes shall be exempt from the rear yard requirement.

20. SIDE YARD

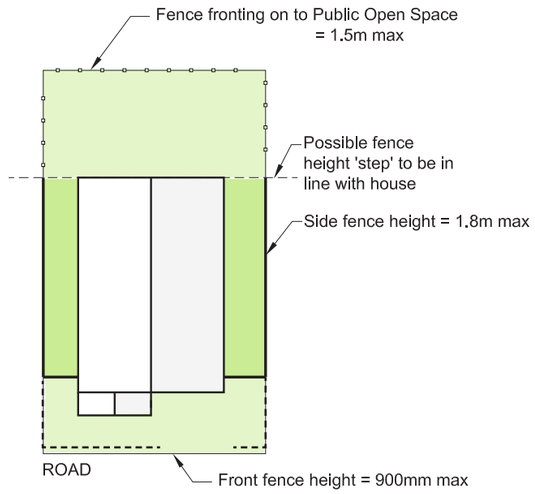
A yard which, except for any portion of the site comprised in a front or rear yard lies between the full length of a side boundary and a line parallel thereto; except that in respect of a corner site every boundary not being a road frontage shall be deemed to be a side boundary.

21. FENCING - GENERAL



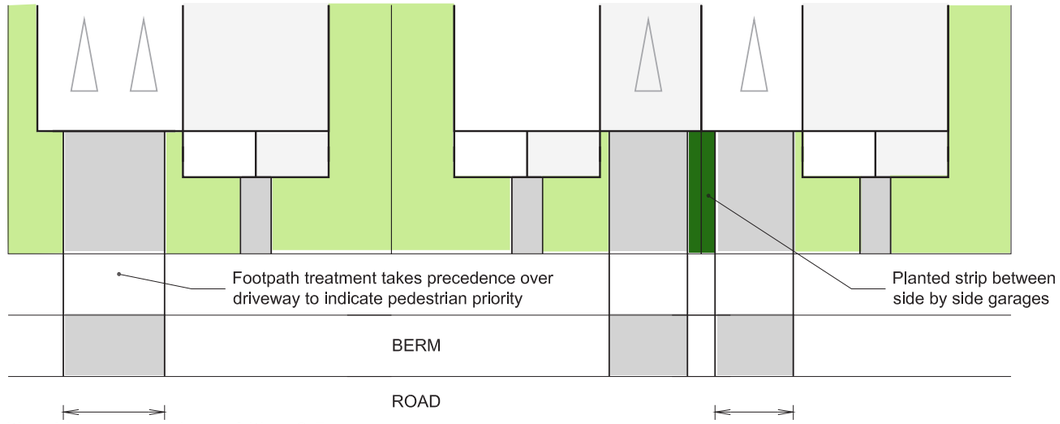
Where a dwelling is erected within 1.5m of the road boundary a fence must not be erected in the front yard. Where there is no front fence, and a side boundary fence is to run between adjoining properties, the boundary fence must be set back at least 1m from the front corner of the building. Where the rear boundary faces onto a lane the fence must be visually permeable across 50 per cent of the area

22. FENCING - LOTS ON PUBLIC OPEN SPACE BOUNDARY



Any fence higher than 1.2m on a boundary shared with public open space shall be visually permeable across 50% of the elevation area to allow partial surveillance of the coastal edge or public open space.

23. DRIVEWAY CROSSINGS



Driveway width = Max garage door width + 0.5m

Double garage = max width 5m

Driveway width = Max garage door width + 0.5m

Single garage = max width 2.5m

24. 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 distance. The outlook may be over the street, public open space, shared access sites, and private lanes. Buildings must be separated by at least 2m where the habitable room of a dwelling has windows or balconies that face out to the wall of another building on the same site.

Any building located directly adjacent to the primary or secondary outlook of a small house shall be limited to a maximum of 2 storeys.

Building outlooks are defined as follows:

25. 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.

26. 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.

27. 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.

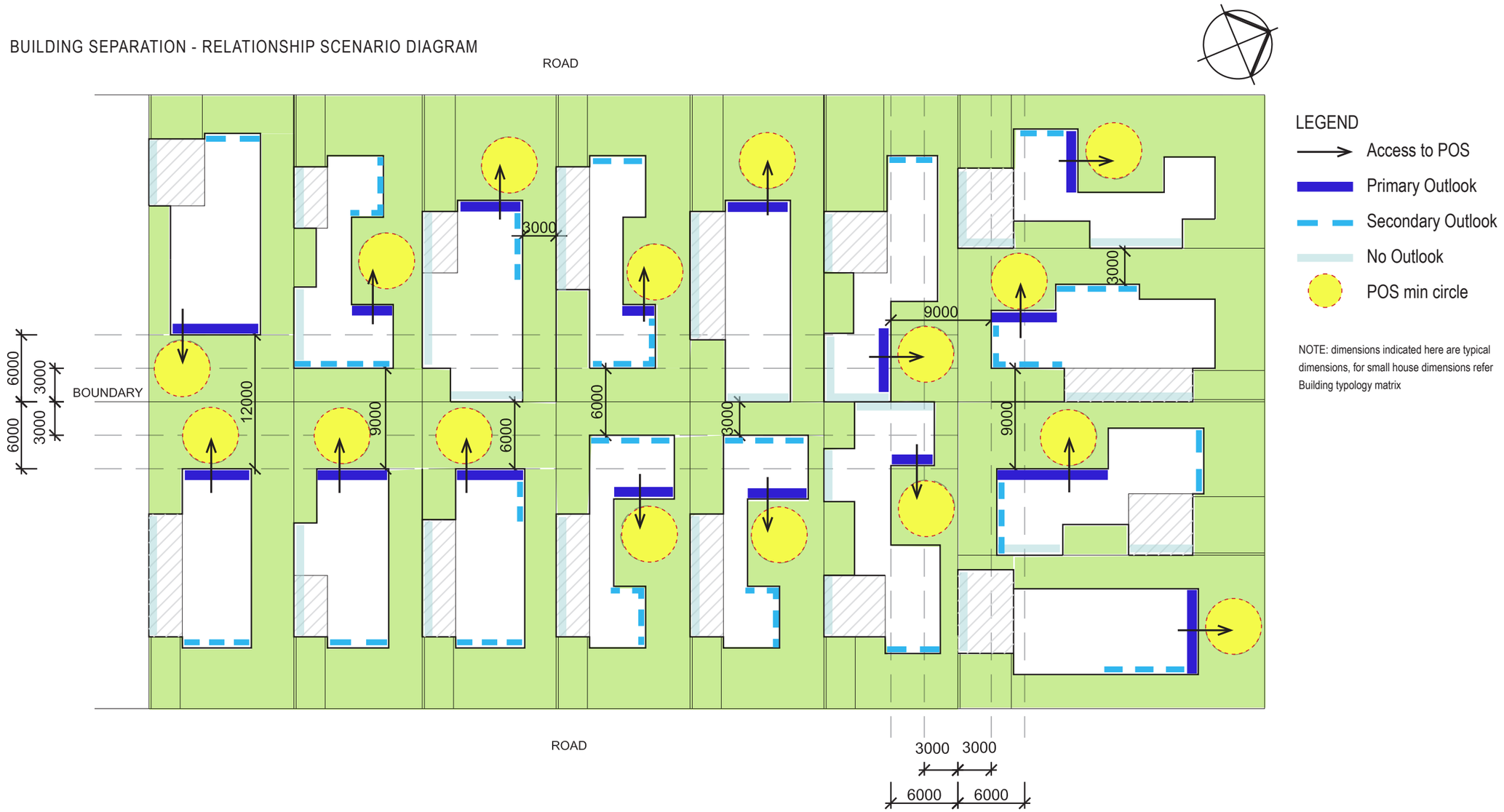
EXPLANATION

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.

28. 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

3.5 VARIATIONS TO CODE OF PRACTICE

VARIATIONS TO CODE OF PRACTICE INTRODUCTION

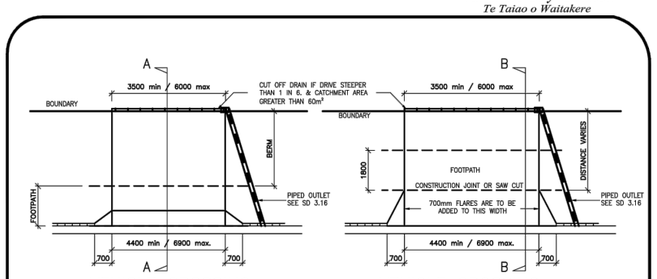
The following are examples of suitable and agreed variations to the current standard engineering Code of Practice.

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 from Auckland Council 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 Buckley B area.
Alternative design details may be considered provided they are in alignment with the intention of the following drawings.

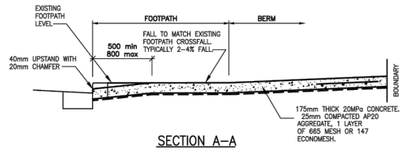
CODE OF PRACTICE FOR CITY INFRASTRUCTURE AND LAND DEVELOPMENT

Waitakere City Council
Te Taiao o Waitakere

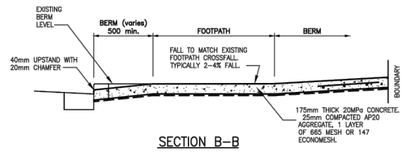


VEHICLE CROSSING FOOTPATH NEXT TO KERB

VEHICLE CROSSING – FOOTPATH SEPARATED FROM KERB



SECTION A–A

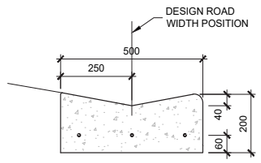


SECTION B–B

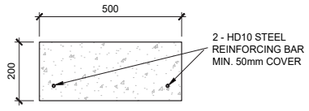
NOTES:

1. This standard shall be used for high volume light traffic sites only. i.e. public buildings, schools, halls, churches and multi unit developments serving 5 or more units.
2. Crossings shall be designed to comply with "Parking and Driveway Guidelines" in relation to grades & visibility provisions.
3. Refer to SD 3.14 for crossings on high volume roads.
4. Boxing must be to the full depth of the concrete to be poured.
5. Flares must be external to the projection of the apron edges.

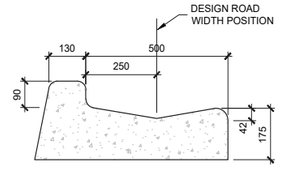
ENGINEERING STANDARDS MANUAL ISSUE SEPTEMBER 2010	LIGHT COMMERCIAL VEHICLE CROSSING	STANDARD DETAIL SD 3.13



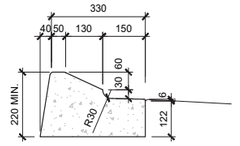
1 500mm SLIP FORMED DISHED CHANNEL
1:10 @ A1



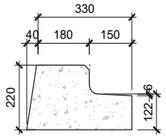
2 EDGE BEAM
1:10 @ A1



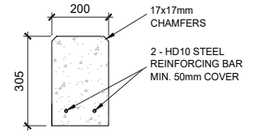
3 MODIFIED SLIP FORM VERTICAL KERB & CHANNEL
1:10 @ A1



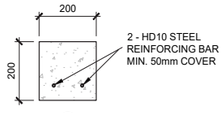
4 MOUNTABLE KERB & NIB
1:10 @ A1



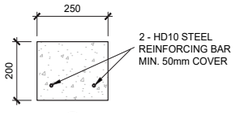
5 MACHINE LAID VERTICAL KERB & NIB
1:10 @ A1



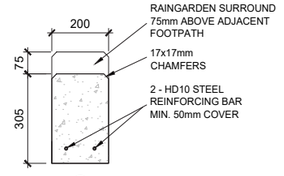
6 CAST IN-SITU BEAM
1:10 @ A1



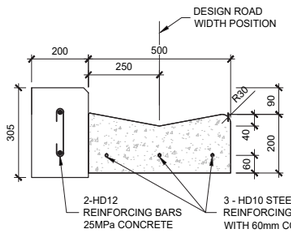
7 FLUSH EDGE BEAM
1:10 @ A1



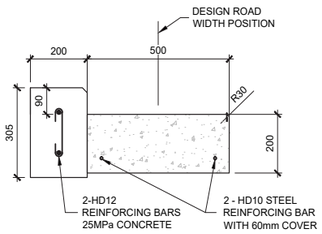
8 250mm FLAT BEAM
1:10 @ A1



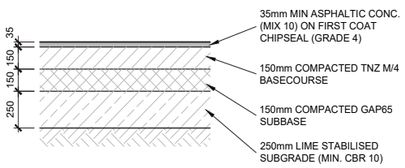
9 RAINGARDEN EDGE BEAM
1:10 @ A1



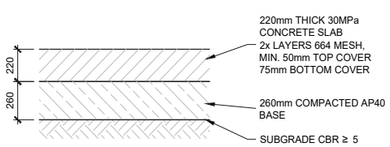
CAST IN-SITU BEAM / DISH CHANNEL
1:10 @ A1



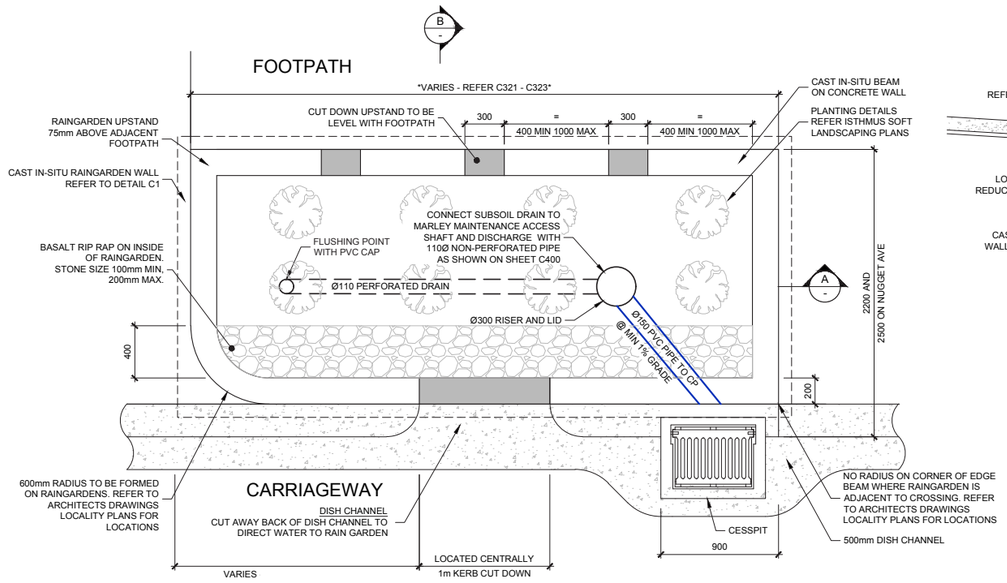
CAST IN-SITU BEAM / EDGE BEAM
1:10 @ A1



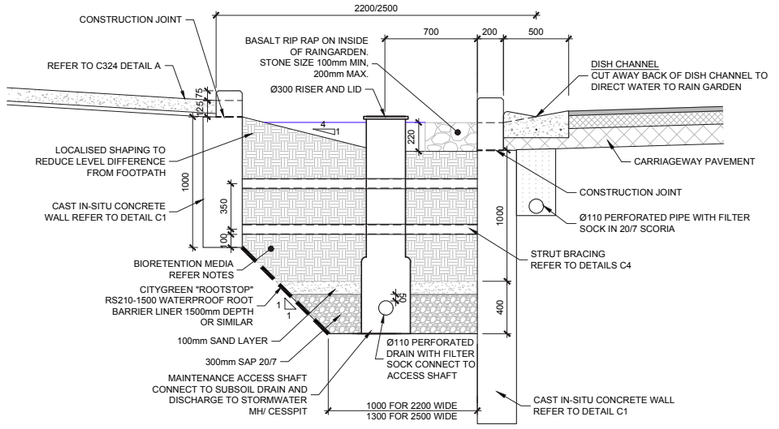
TYP. PAVEMENT DETAIL 1
1:20 @ A1



TYP. RAISED PEDESTRIAN CROSSING DETAIL 2
1:20 @ A1



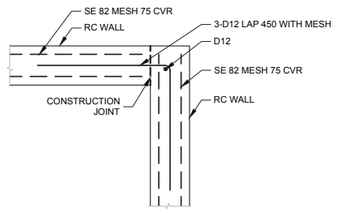
TYPICAL RAINGARDEN PLAN
1:20 @ A1
1:40 @ A3



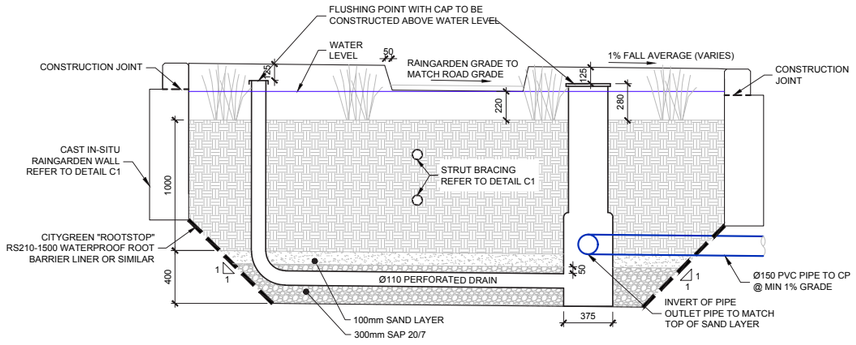
TYPICAL 2.2m/2.5m WIDE RAINGARDEN CROSS SECTION B - FOR RAINGARDENS 1-5
1:20 @ A1
1:40 @ A3

NOTES:

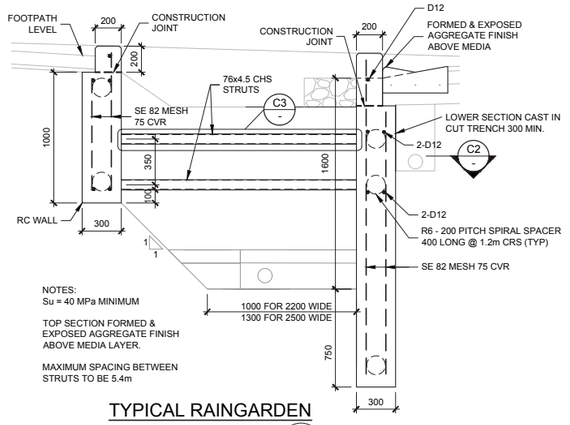
1. ALL CONCRETE TO BE ORDINARY GRADE 25MPa AT 28 DAYS MINIMUM DENSITY 2320 Kg/m³ BROOMED FINISH IN ACCORDANCE WITH NZS 3109 UNLESS OTHERWISE SPECIFIED.
2. RETAINING WALL CONCRETE TO BE 40MPa MINIMUM.
3. ALL REINFORCING TO HAVE 60mm MIN COVER UNLESS OTHERWISE SPECIFIED.
4. RAINGARDEN/TREEPIT PLANTING MEDIA SPECIFICATION:
   - SANDY LOAM, LOAMY SAND, OR LOAM/SAND MIX (50-60% SAND)
   - CLAY CONTENT SHOULD BE LESS THAN 5%
   - COMPOST OR HARDWOOD MULCH OF CONTENT BETWEEN 20%-30%
   - TOPSOIL CONTENT OF CONTENT BETWEEN 20%-30%.
   - FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 25mm IN DIAMETER
   - PLACED IN LIFTS OF 300-400MM AND LOOSELY COMPACTED (TAMPED LIGHTLY WITH A BACKHOE BUCKET)
4. NO TRAFFIC/CONSTRUCTION LOADS TO BE IMPOSED WITHIN THE 45° ANGLE OF INFLUENCE AS SHOWN ON THE DRAWING



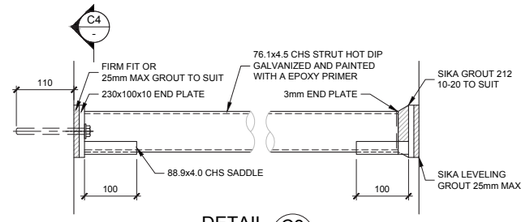
CORNER SECTION PLAN C2
1:20 @ A1
1:40 @ A3



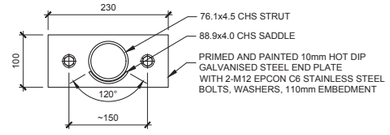
TYPICAL RAINGARDEN LONGSECTION A
1:20 @ A1
1:40 @ A3



TYPICAL RAINGARDEN CROSS SECTION C1
1:20 @ A1
1:40 @ A3



DETAIL C3
1:10 @ A1
1:40 @ A3



END PLATE SECTION C4
1:10 @ A1
1:40 @ A3

			Surveyed		
			Designed	MW	SEP 2015
			Drawn	KD	SEP 2015
0	FOR CLIENT APPROVAL	RC 14.04.16	Reviewed	RC	OCT 2015
Revision		App Date	Approved	ME	OCT 2015

Verify all dimensions on site before commencing work. Prioritise figured dimensions over scaling. Refer all discrepancies to Calibre.
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Client: HOBSONVILLE LAND COMPANY & AVJ HOBSONVILLE PTY LTD.

Project Title: BUCKLEY B PRECINCT HOBSONVILLE POINT

Sheet Title: RAINGARDEN DETAILS

Level 1, Building 8
666 Great South Rd
Ellerslie,
Auckland 1051
+64 9 525 9770
calibreconsulting.co

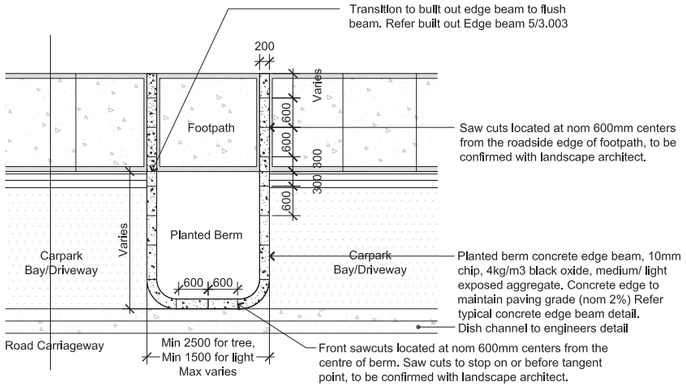
calibre CONSULTING

Scale (A1 Original): SCALE AS NOTED

Project No	Sheet	Revision
708810	G420	0

H:\AKL\708810 Buckley B Precinct, Hobsonville Point Stage 1\320 Drawings\General Drawings\708810 G420.dwg, Plotted By Kitty Diao at 14/04/2016 10:39:04 a.m. Scale 1:2

3.5 VARIATIONS TO CODE OF PRACTICE



1 **Typical Planted Berm Detail**
Scale: 1:50@ A1 | 1:100@A3

Correct Planted Berm Detail
Note - Planting as per Planting Plans

NOTES:

INSITU CONCRETE NOTES:

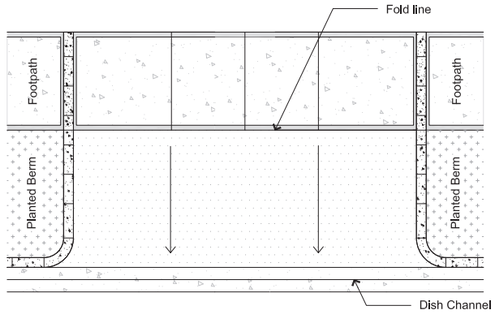
All concrete is to be sampled and all samples to be provided by Contractor for approval prior to works commencing.

All edges unless otherwise noted on drawings to have 5mm radius to all visible edges.

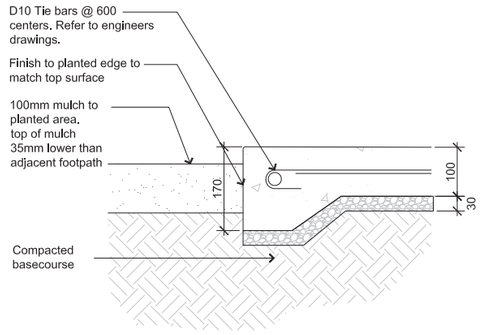
All saw cuts to be made within 24hrs after pour

ENGINEERING:

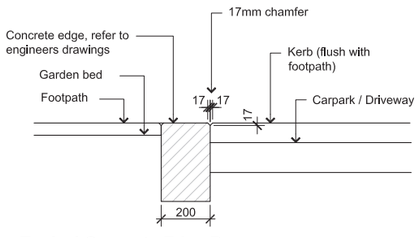
Engineer to provide construction and engineering review including base compaction, concrete strengths and reinforcing specifications.



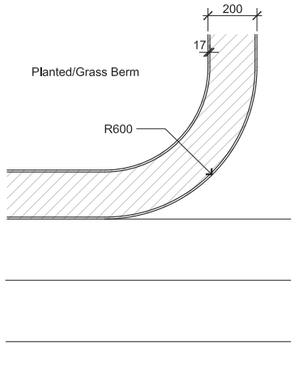
2 **Laneway Entrance without Mountable Kerb**
Scale: 1:50@ A1 | 1:100@A3



3 **Footpath to Garden Bed**
Scale: 1:5@ A1 | 1:10@A3



4 **Typical Concrete Edge Beam**
Scale: 1:10@ A1 | 1:20@A3



5 **Berm Kerb Corner**
Scale: 1:10@ A1 | 1:20@A3

No.	Revision	By	Chk	Date
C	Engineering Consent	BW	BW	20.11.15
B	Engineering Consent	BW	BW	20.11.15
A	Draft Eng. Consent	BW	HM	13.11.15

isthmus
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www.isthmus.co.nz

Client
HLC

Job Name
Hobsonville Buckley B

Scale
@A1
@A3

Drawing Title
Typical Planted Berm Details

Job No.
3555

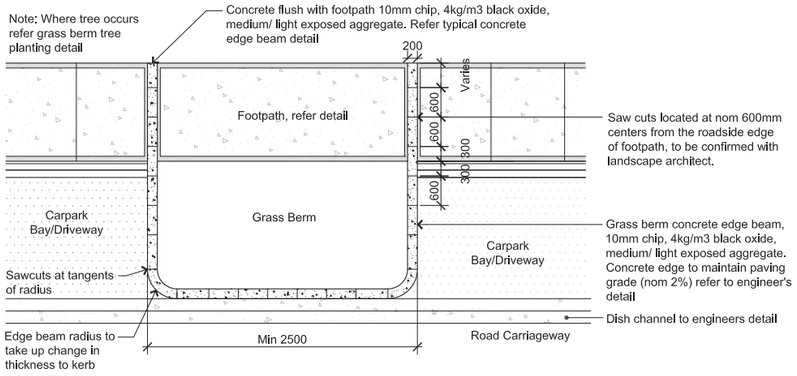
Drawing Number
3.003

Revision
C

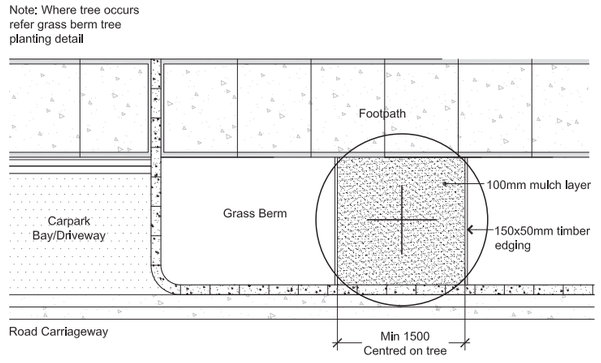
North

Issued For
Engineering Consent

Do not scale. Verify dimensions on site before commencing any work.



1 Typical Grass Berm Detail
Scale: 1:50@ A1 | 1:100@A3



5 Typical Grass Berm Tree Detail
Scale: 1:50@ A1 | 1:100@A3

NOTES:

INSITU CONCRETE NOTES:

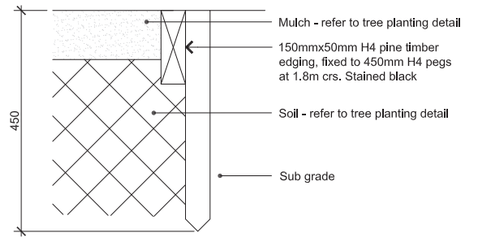
All concrete is to be sampled and all samples to be provided by Contractor for approval prior to works commencing.

All edges unless otherwise noted on drawings to have 5mm radius to all visible edges.

All saw cuts to be made within 24hrs after pour

ENGINEERING:

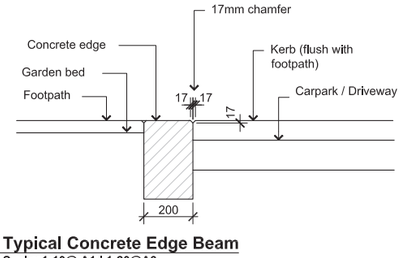
Engineer to provide construction and engineering review including base compaction, concrete strengths and reinforcing specifications.



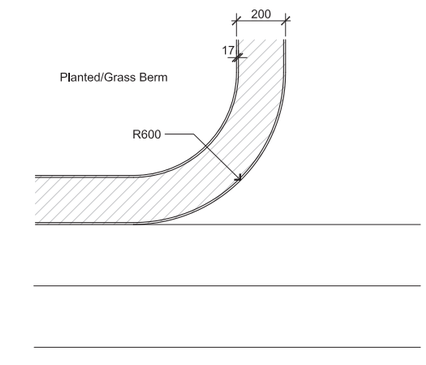
6 Tree in Grass Berm Timber Edging - Typical Section
Scale: 1:5@ A1 | 1:10@A3

Refer engineers drawing at detail design stage

2 Footpath to Grass
Scale: 1:5@ A1 | 1:10@A3



3 Typical Concrete Edge Beam
Scale: 1:10@ A1 | 1:20@A3



4 Berm Kerb Corner
Scale: 1:10@ A1 | 1:20@A3

A Engineering Consent BW HM 12.08.15

No. Revision By Chk Date

isthmus
AKL 09 309 9442 | TGA 07 579 0487 | WTN 04 499 9832
www.Isthmus.co.nz

Client
AVJennings

Job Name
Hobsonvile Point
Catalina Stage 2

Scale
@A1
@A3

Drawing Title
Typical Grass Berm Details

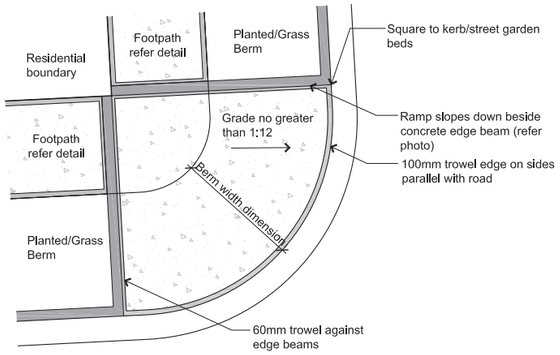
Job No. 3449
Drawing Number 3.004
Revision A

North

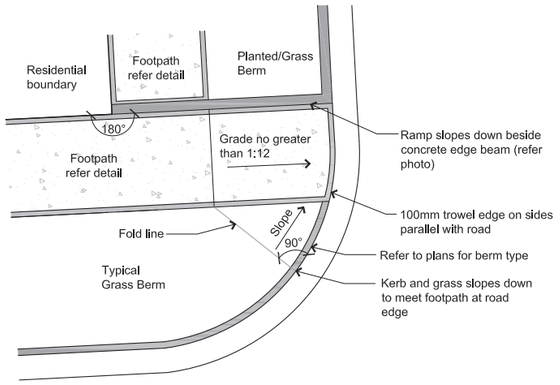
Issued For
Engineering Consent

Do not scale. Verify dimensions on site before commencing any work.

3.5 VARIATIONS TO CODE OF PRACTICE

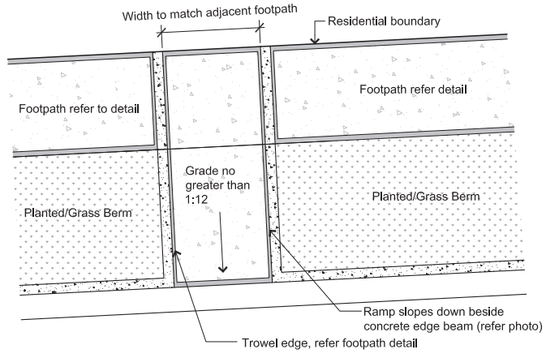


1 **Typical Crossing - Corner**
Scale: 1:50@ A1 | 1:100@A3



2 **Typical Crossing- Straight Ahead**
Scale: 1:50@ A1 | 1:100@A3

Correct Corner Crossing Detail



3 **Typical Crossing - Perpendicular (mid block)**
Scale: 1:50@ A1 | 1:100@A3

No.	Revision	By	Chk	Date
A	Engineering Consent	BW	HM	12.08.15

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Client
AVJennings

Job Name
Hobsonvile Point
Catalina Stage 2

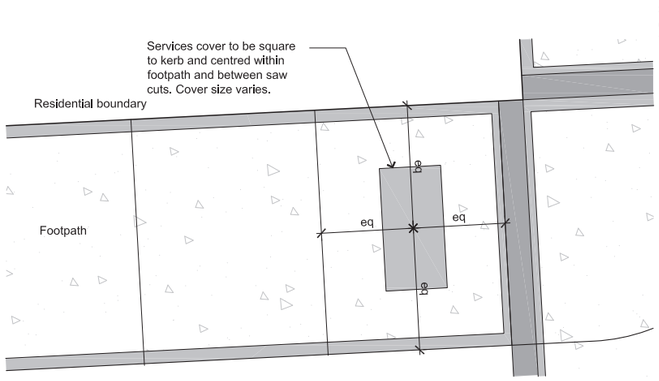
Scale
@A1
@A3

Drawing Title
Typical Crossing Details

Job No. 3449
Drawing Number 3.005
Revision A

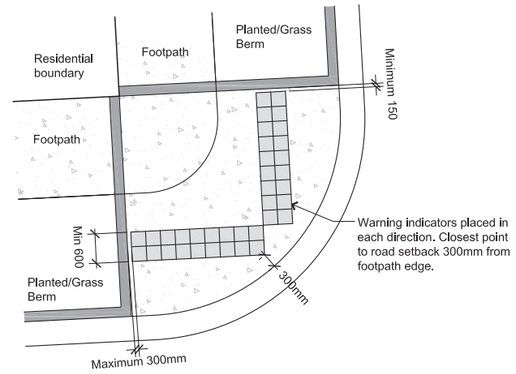
North

Issued For
Engineering Consent

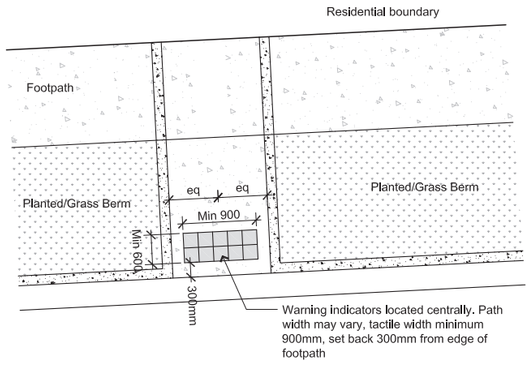


Services covers not to conflict with edge beams or tactile paver locations

1 **Typical Services Cover Detail**
Scale: 1:20@ A1 | 1:40@A3



2 **Typical Tactile Pavers - Corner Crossing**
Scale: 1:50@ A1 | 1:100@A3



3 **Typical Tactile Pavers - Perpendicular Crossing**
Scale: 1:50@ A1 | 1:100@A3


Correct Services Cover Detail - Large Cover

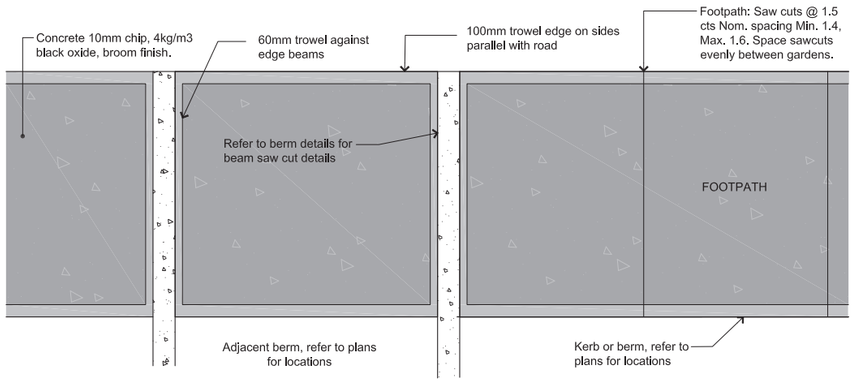

Incorrect Services Cover Detail - Large Cover


Correct Services Cover Detail - Small Cover


Incorrect Services Cover Detail - Small Cover


incorrect services covers - Corner Crossing


Correct Trowel Edge Detail



4 **Typical Footpath Surface Finish Detail**
Scale: 1:20@ A1 | 1:40@A3

No.	Revision	By	Chk	Date
A	Engineering Consent	BW	HM	12.08.15

isthmus
AKL 09 309 9442 | TGA 07 579 0487 | WTN 04 499 9832
www.Isthmus.co.nz

Client
AVJennings

Job Name
Hobsonvile Point
Catalina Stage 2

Scale
@A1
@A3

Drawing Title
Typical Paving Details

Job No.
3449

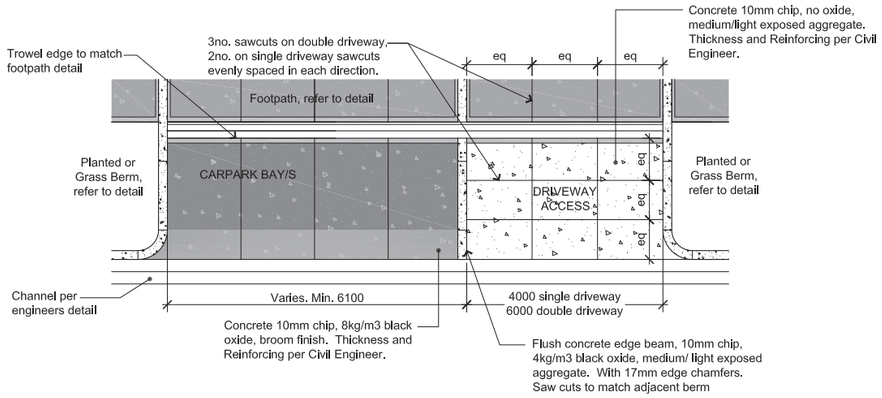
Drawing Number
3.006

Revision
A

North

Issued For
Engineering Consent

3.5 VARIATIONS TO CODE OF PRACTICE



1 Typical Car Parking Bay & Driveway Surface Finishes
Scale: 1:50@A1 | 1:100@A3

Correct Trowel Edge Detail - For edges parallel with carriageway

Correct Trowel Edge Detail

NOTES:

INSITU CONCRETE NOTES:

All concrete is to be sampled and all samples to be provided by Contractor for approval prior to works commencing.

All edges unless otherwise noted on drawings to have 5mm radius to all visible edges.

All saw cuts to be made within 24hrs after pour

ENGINEERING:

Engineer to provide construction and engineering review including base compaction, concrete strengths and reinforcing specifications.

SURFACE FINISHES:

Footpath: Concrete 10mm chip, 4kg/m3 black oxide, broom finish.

Driveway: Concrete 10mm chip, No oxide, medium/ light exposed aggregate. Thickness and Reinforcing per Civil Engineer.

Carpark Bay: Concrete 10mm chip, 8kg/m3 black oxide, broom finish. Thickness and Reinforcing per Civil Engineer.

No.	Revision	By	Chk	Date
A	Engineering Consent	BW	HM	12.08.15

isthmus
AKL 09 309 9442 | TGA 07 579 0487 | WTN 04 499 9832
www.isthmus.co.nz

Client
AVJennings

Job Name
Hobsonvile Point
Catalina Stage 2

Scale
@A1
@A3

Drawing Title
Typical Parking Bay and Diveway Details

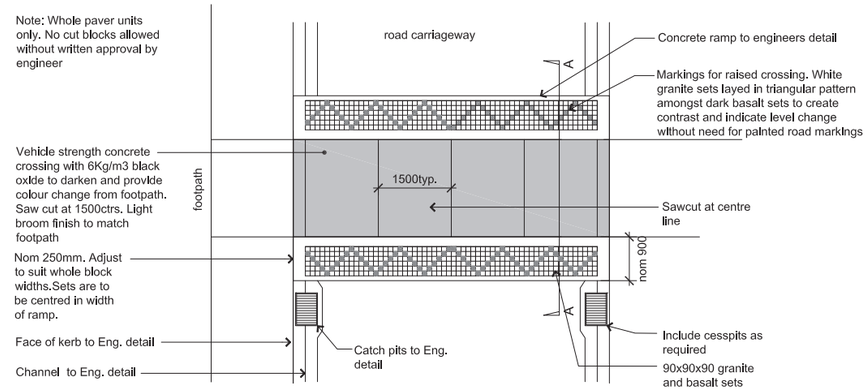
Job No.
3449

Drawing Number
3.007

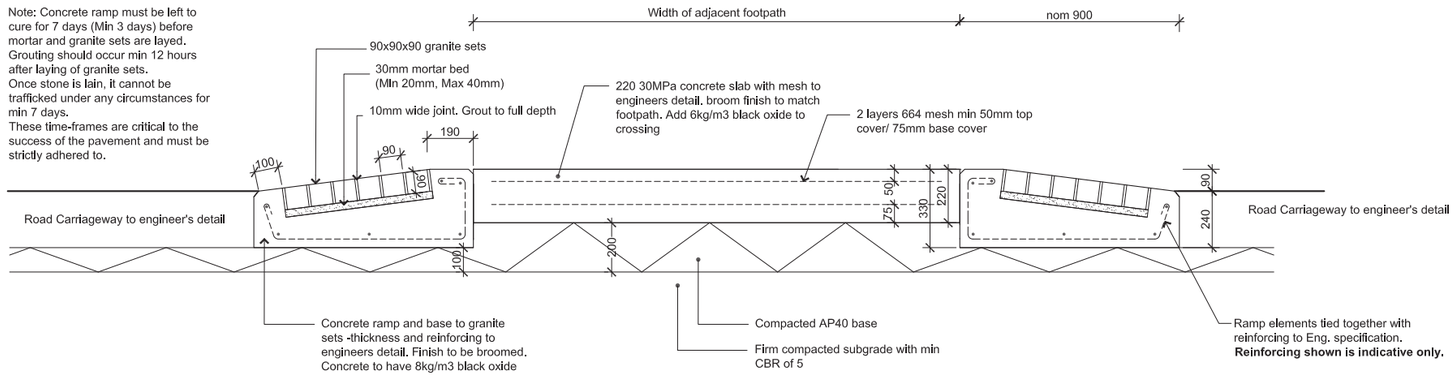
Revision
A

North

Issued For
Engineering Consent



1 **Typical Raised Pedestrian Crossing Detail**
Scale: 1:50@ A1 | 1:100@A3



2 **Raised Pedestrian Crossing - Section A-A**
Scale: 1:10@ A1 | 1:20@A3

NOTES:

STONE SETS
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 sets.

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

SIKA SUPPLIER
Sika NZ Ltd 09 828 7002

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

No.	Revision	By	Chk	Date
A	Engineering Consent		BW	HM 13.04.16

isthmus
AKL 09 309 9442 | TGA 07 579 0487 | WTN 04 499 9832
www.isthmus.co.nz

Client
AV Jennings

Job Name
Hobsonville Point
Buckley B

Scale
@A1
@A3

Drawing Title
Typical Raised Table

Job No.
3614

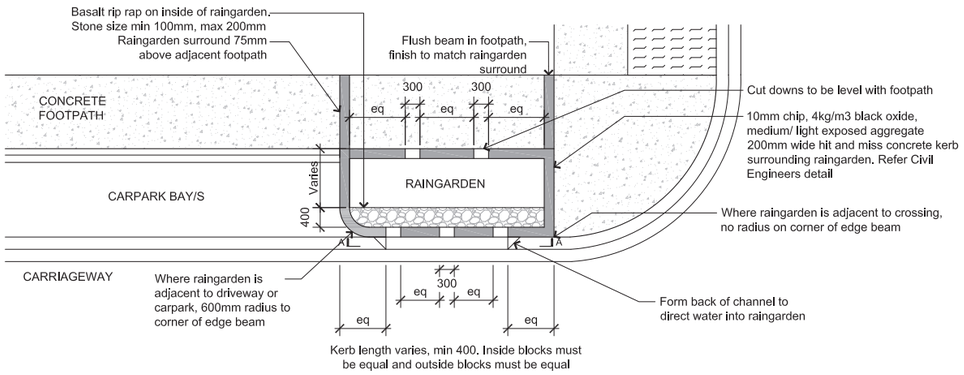
Drawing Number
3.008

Revision
A

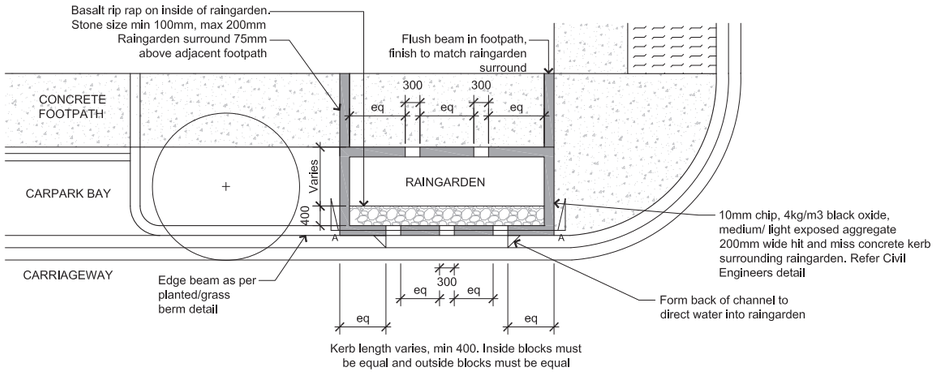
North

Issued For
Framework Plan

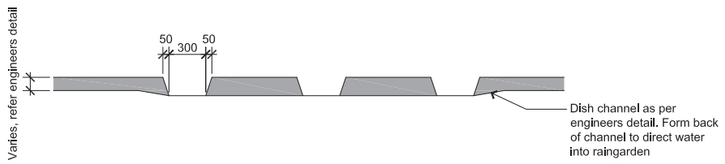
3.5 VARIATIONS TO CODE OF PRACTICE



1 Raingarden - Carpark/driveway adjacent
Scale: 1:50@A1 | 1:100@A3



2 Raingarden - Planted/grass berm adjacent
Scale: 1:50@A1 | 1:100@A3



3 Rain Garden - Section A-A
Scale: 1:20@ A1 | 1:40@A3

Correct Raingarden Edge
Note - kerb higher than footpath

NOTES:

INSITU CONCRETE NOTES:

All concrete is to be sampled and all samples to be provided by Contractor for approval prior to works commencing.

All edges unless otherwise noted on drawings to have 5mm radius to all visible edges.

All saw cuts to be made within 24hrs after pour

ENGINEERING:

Engineer to provide construction and engineering review including base compaction, concrete strengths and reinforcing specifications.

No.	Revision	By	Chk	Date
A	Engineering Consent	BW	HM	12.08.15

isthmus
AKL 09 309 9442 | TGA 07 579 0487 | WTN 04 499 9832
www.isthmus.co.nz

Client
AVJennings

Job Name
Hobsonvile Point
Catalina Stage 2

Scale
@A1
@A3

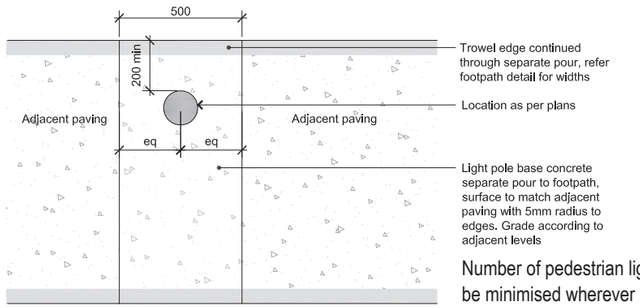
Drawing Title
Typical Rain Garden Details

Job No.	Drawing Number	Revision
3449	3.014	A

North

Issued For
Engineering Consent

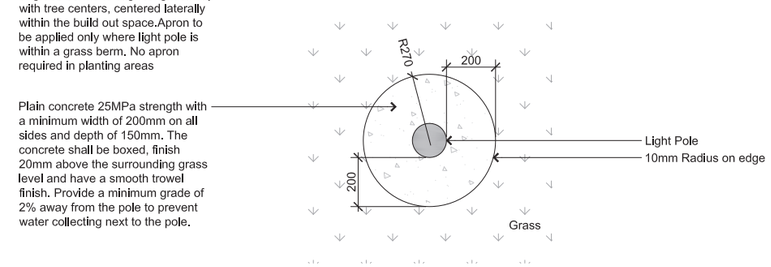
Do not scale. Verify dimensions on site before commencing any work.



Number of pedestrian lights in footpath to be minimised wherever possible

1 Typical Pedestrian Light Pole Base Layout
Scale: 1:10@ A1 | 1:20@A3

NOTE:
Light poles positioned within planted or grass berms to align longitudinally with tree centers, centered laterally within the build out space.Apron to be applied only where light pole is within a grass berm. No apron required in planting areas



2 Typical Light Pole - Grass berm
Scale: 1:10@ A1 | 1:20@A3

A Engineering Consent BW HM 12.08.15

No. Revision By Chk Date

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AKL 09 309 9442 | TGA 07 579 0487 | WTN 04 499 9832
www.Isthmus.co.nz

Client
AVJennings

Job Name
Hobsonvile Point
Catalina Stage 2

Scale
@A1
@A3

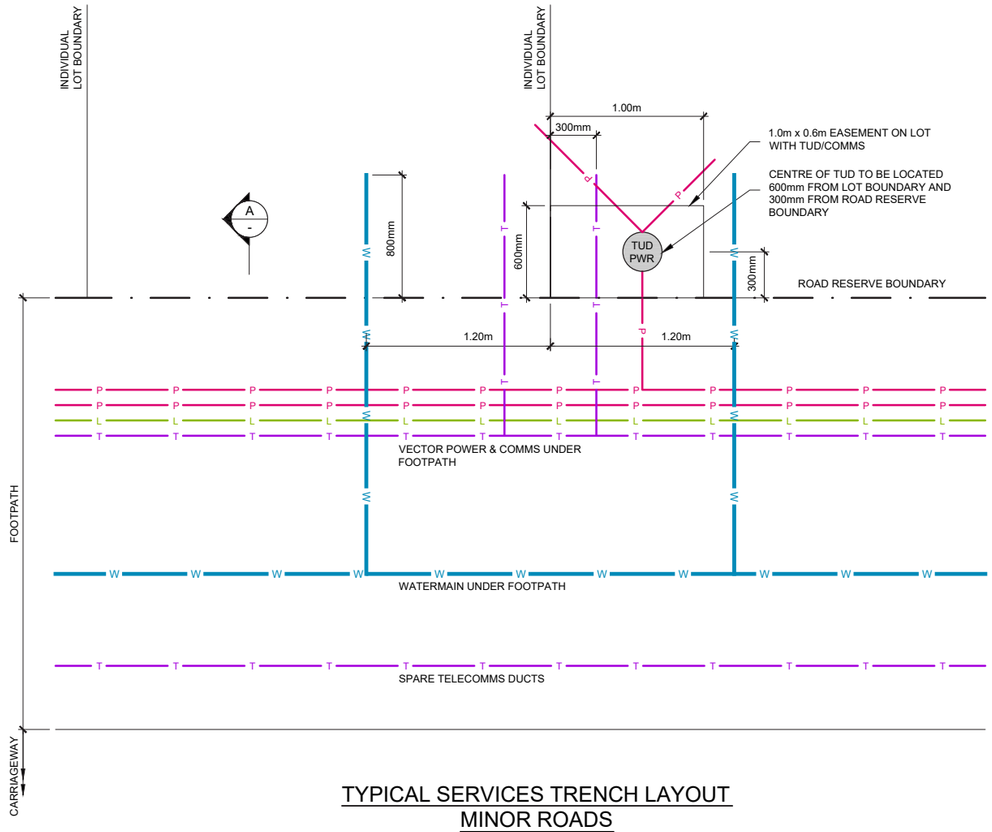
Drawing Title
Typical Lightpole
Location Details

Job No. 3449
Drawing Number 3.002
Revision A

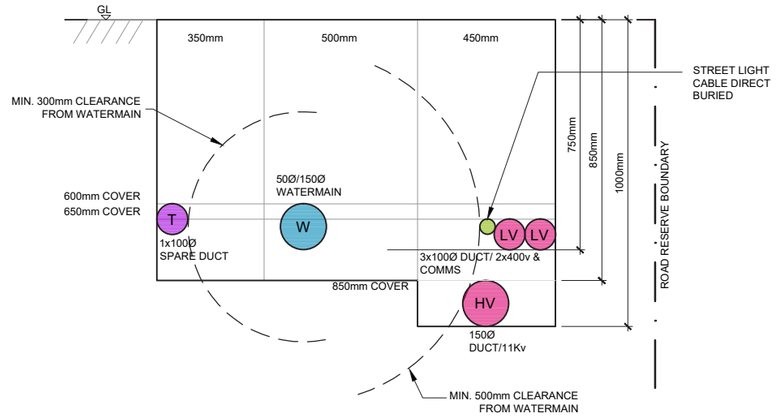
North

Issued For
Engineering Consent

3.5 VARIATIONS TO CODE OF PRACTICE



TYPICAL SERVICES TRENCH LAYOUT
MINOR ROADS
NTS



SECTION A
1:10 @ A1

CST CONSTRUCTION NOTES:

1. NUMBER AND DIAMETERS OF POWER DUCTS AND CABLES TO BE CONFIRMED BY VECTOR (POWER).
2. NUMBER AND DIAMETERS OF TELECOMMUNICATIONS DUCTS AND CABLES TO BE CONFIRMED BY CHORUS (COMMS).
3. CLEARANCE BETWEEN WATERMAIN AND DUCTS MIN. 300mm, CONFIRM WITH VECTOR AND CHORUS.
4. DUCTING CONFIGURATION AND CLEARANCE TO BE CONFIRMED WITH VECTOR AND CHORUS.
5. 11kVA CABLE INSTALLATION IN CST ONLY IN DESIGNATED POSITIONS AND NOT ALL ROADS. REFER VECTOR DESIGN FOR DETAILS OF CABLE ROUTE/ POSITION/ ALIGNMENT AND EXTENTS OF 11kVA TRENCHING.
6. IF FOOTPATH IS AGAINST THE BOUNDARY, INSTALL WATER METER IN FOOTPATH.
7. POWER AND TELECOM CONNECTION DETAILS REFER SERVICE PROVIDER'S SPECIFICATION.

LEGEND:
PROPOSED SERVICES

- BOUNDARY
- W WATERMAIN
- P POWER
- L STREET LIGHT
- T TELECOMMUNICATION CABLE
- T TELECOMMUNICATION CABLE
- STREET LIGHT CABLE
- LV LOW VOLTAGE POWER CABLE
- HV HIGH VOLTAGE POWER CABLE
- W WATERMAIN

4.0 DESIGN GUIDELINES

4.1 INTRODUCTION

4.1.1 INTRODUCTION TO DESIGN GUIDELINES

Purpose

The purpose of the Design Guidelines for the Buckley B Precinct Framework Plan, is to ensure the following:

- 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 Buckley B Precinct, 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 Framework Plan does not authorise physical works to take place within the Framework Plan area. All parts of the following guidelines "4.0 Design Guidelines" shall be regarded as being assessment criteria to be considered during the preparation and assessment of subsequent Design Review Panel presentations for all development within the Buckley B Precinct.

The Design Guidelines are to be used in conjunction with the Development Controls for the Buckley B Precinct, and together form the 'Buckley B Precinct Framework Plan.'

The Framework Plan will form an important assessment tool to be used in the Design Review Process. Applications for buildings and subdivision will only be assessed 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

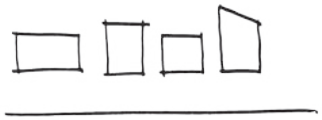
4.1.2 ILLUSTRATIVE PRECINCT MASTERPLAN

4.2.1 HOBSONVILLE POINT DESIGN VALUES

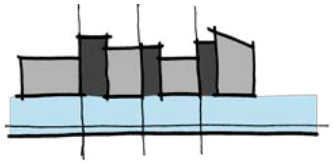
Hobsonville Point will become a vibrant, relatively densely populated coastal settlement, bounded by the upper Waitemata Harbour. The architecture and landscape of all developments should celebrate the special qualities of the peninsula, which include access to the coastal edge and deep water, outlook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

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:

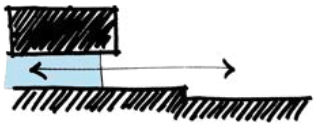
1. Directness
Honesty and authenticity expressed in contemporary building styles



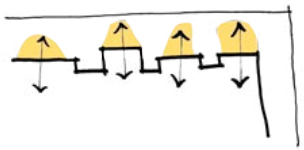
2. Openness
A relaxed relationship between buildings and open space



3. Lightness
The appearance of lightness rather than massiveness in building form and materials



4. Informality
The impression of a relaxed, open plan living style

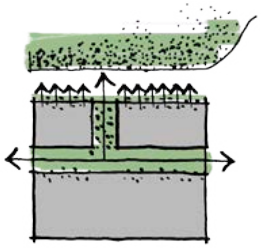


5. Variety
Individuality, complexity and richness created within each building, street or neighbourhood

6a. Setting: Architecture
Responsiveness to context and topography
6b. Setting: Landscape
Responsiveness to context and topography

7. Greenness
An overall impression of greenness, reinforcing coherence within the street

8. Connectedness
Making linkages to and around the coastal edge with streets and parks



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, along with the importance of community to local Iwi.

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. However it is important that this demarcation allows visual connectedness, particularly on street frontages.

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 with 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.

4.3.1 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 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.

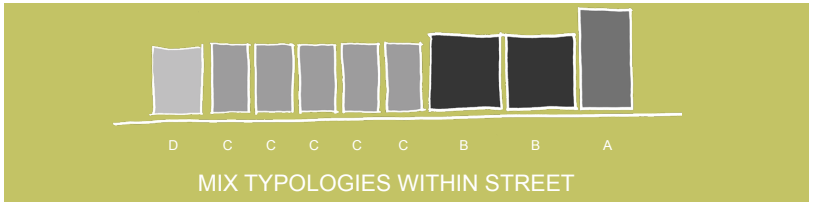
Informality

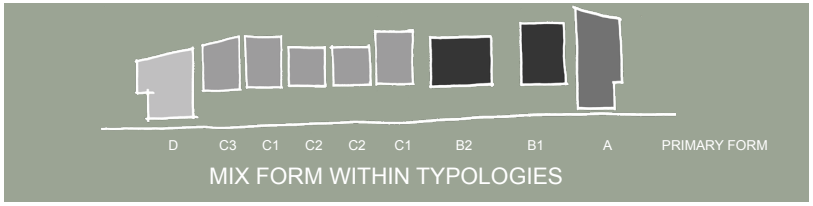
Informality is expressed through a relaxed architectural manner rather than a formal one. Incorporation of mock-formal architectural statements, such as Greek porticos on applied columns for example, is not appropriate.

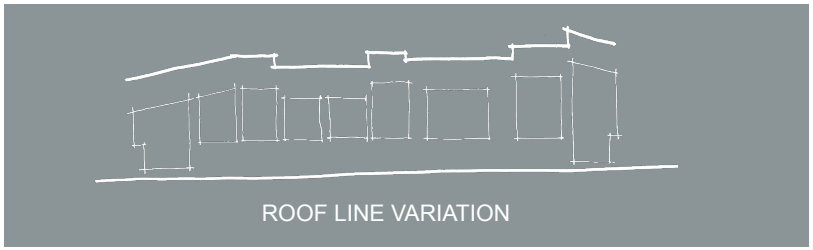
Variety

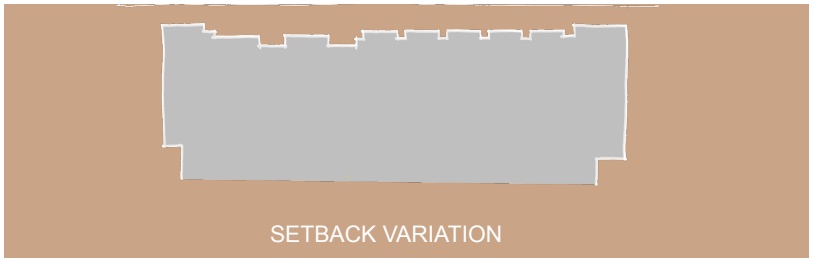
Variety is expressed in form, colour and material. The Framework Plan Regulating Plans identify sites where buildings of particular distinction are sought, to act as marker buildings. These should be visually clear and engaging, acting as markers in the context of the development. Apart from these, individual 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.

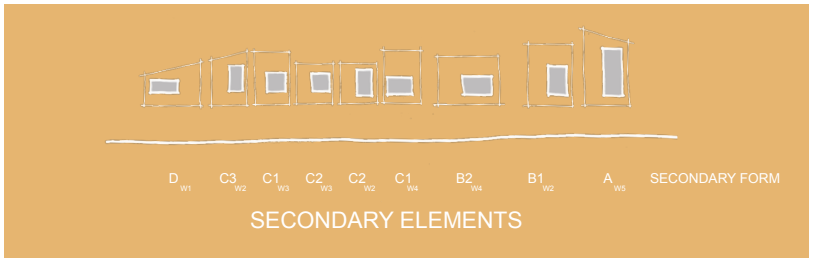
EXAMPLES OF HOW VARIATION CAN BE ACHIEVED

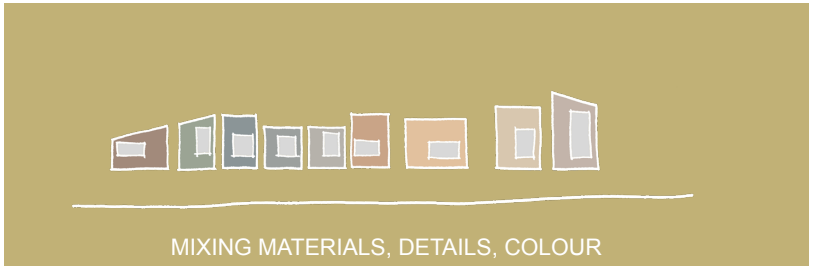


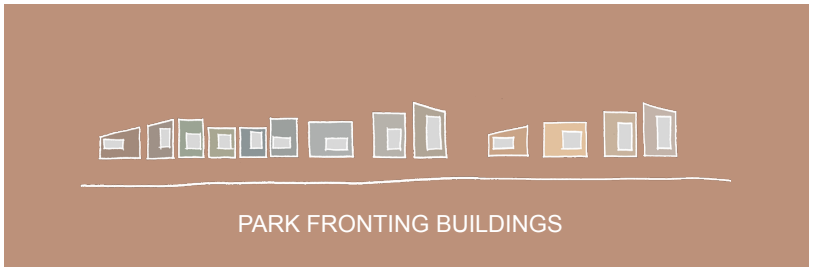


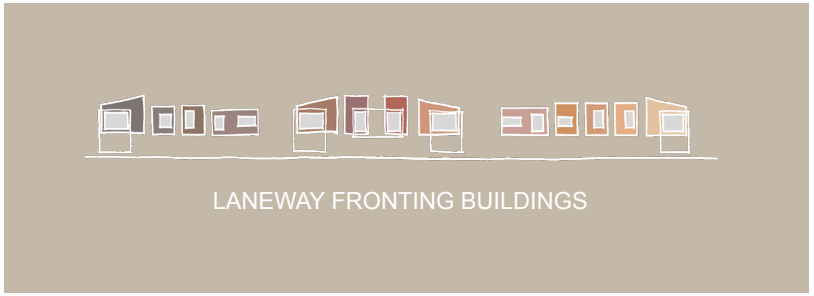












4.3.1 ARCHITECTURAL VALUES continued.

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.

Colour

The Chromatic Reference Plan supports the Architecture and Landscape Design Guides prepared for all Hobsonville Point Precincts.

It is a reference document that encourages use of colour derived from Hobsonville Point, in harmonious combinations to reinforce sense of place. The intent is to inspire variety and richness in colour and material choices, and guide their application to building components along a streetscape. A strong colour identity will give the architecture of Hobsonville Point a memorable and unique character, enriching the existing distinctive architectural styles and landscaping.

By using the Chromatic Reference Plan, Builder Partners, their Design Consultants and Suppliers will be able to confidently compose colour palettes for houses and streetscapes, that will reinforce the urban framework of Hobsonville Point:

- The High Street (or the 'spine': Hobsonville Point Road)
- The Historic Corridor (or the 'heritage core', comprising a number of existing historically significant buildings)
- The Coastal Edge

The Design Review Panelists will refer to the Chromatic Reference Plan when assessing and reviewing colour and material selections provided by Builder Partners and their designers. The step by step guide, rules of thumb and colour chart documents will help to streamline the review process, and ensure closer alignment with actual built outcomes.

The full colour reference plan can be found here:
http://www.hobsonvillepoint.co.nz/downloads/Hobsonville-Point-Chromatic-Reference-Plan.pdf

COLOUR & THE CHROMATIC REFERENCE PLAN

4.3.2 DESIGN FOR COMMUNITY

Facade diversity

Facades are described as the street frontage or frontages of any building. Facades 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 facade 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

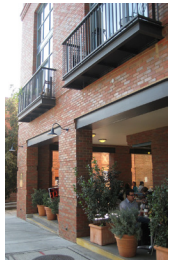
Buildings will be sited to a building line determined by front setbacks. Building line variation is defined as the portion of the building form that must be separated from the primary frontage on the building line.

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

Hobsonville Land Company

Variety of density and affordability

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

Hobsonville Land Company aim to provide each superlot with a range of affordable housing typologies. Including 'small house' housing, defined in section "3.4 Definitions".

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.

Rear and side elevation treatments

Special architectural attention should be given to the side and rear elevations of buildings that are visible from streets, community streets, lanes, 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

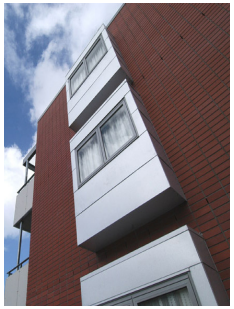
Buildings fronting an open space should be regarded as an occupied frontage and should be treated in the same way as buildings which directly address the street. There will be no 1.8m privacy fencing to park frontages, and the building frontage will be kept as open as possible to provide good informal surveillance. Refer to Public Open Space Fencing in the Landscape section for fence heights. Pedestrian walkways may occur adjacent side boundaries with 1.8m privacy fence for part of the way. Care and consideration shall be given to landscaping and opportunities for passive surveilance where practicable, however it is accepted that buildings may not always 'front' the walkway.

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.

Buildings at T-Road intersections



Rear and side elevation treatments

4.3.2 DESIGN FOR COMMUNITY continued.

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);
- 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.

General location categories for marker buildings have been identified:

Where a marker building occurs adjacent to or overlooking an open space, it should be considered as a focal point within an open space setting. 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.

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. Rear lots, or housing located in the core of a superlot with no street, community street or lane frontage, accessed by "jointly owned access lots" or "Rights of Way", is 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 and lane frontage

Street and lane 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 these 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 and lane frontages should be articulated to clearly define entrances.

Corner lot treatment

Street frontage

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 that will screen cars but also allow for passive surveillance from the street.
- Adequate space for landscaping should be provided, including 1 medium scale tree and groundcover planting for every 6 car park spaces.
- 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

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:

Universal access

New development should look to follow best practice in providing units with universal access where this is logical, such as ground floor dwellings or where lift access is provided. Universal access units must consider:

- doorway width
- stairwell width
- corridor width
- access to front door and parking spaces
- grade/slope

Environmental response

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.

Living Spaces

Consideration should be given to both internal and outdoor living spaces to ensure their area is sufficiently proportionate to the number of bedrooms and expected household use.

Private outdoor space

Demarcations should be applied 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 outdoor spaces must 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.

Solar access to private outdoor 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. Solar access to private outdoor space shall be demonstrated by shadow diagrams that include neighbouring sites. Note: Solar access to POS is one consideration of many to be taken on board and should be applied as such.

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
- Area or percentage of private open space that receives direct sunlight at hourly intervals

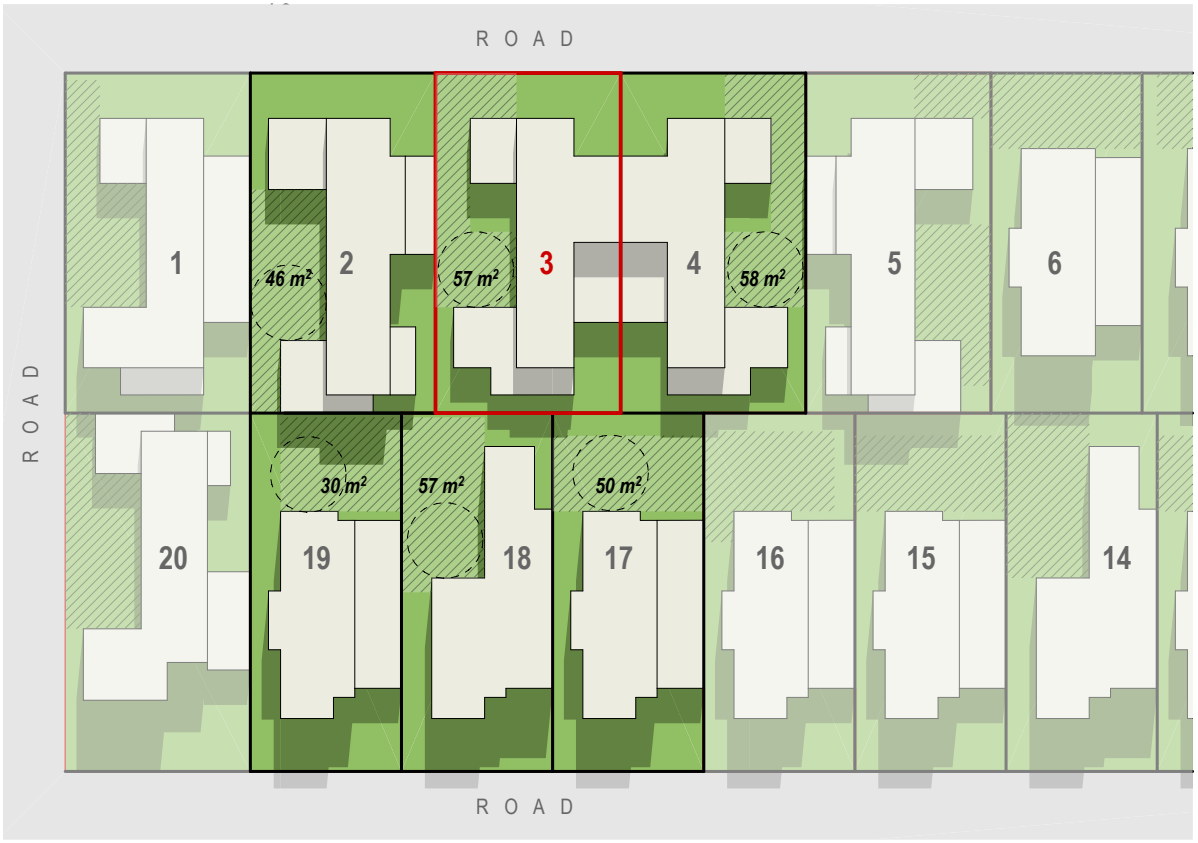
The 50% solar access is to be applied to the minimum permitted allowance of POS, e.g. 25m² for a two bedroom dwelling. This minimum area can move around within the available outdoor area, because in practical terms a resident would have access to the sunlight in their garden and move around accordingly.

The level at which the 50% is measured will be the level where the POS is provided. For example, if directly out of the living room door there is a ground floor patio, the level to take it at would be on the patio. For all other ground floor POS area that is grassed, it would be taken at this ground level. If the POS is at first floor level (i.e. a balcony), the level would be taken at the balcony.

Where solar compliance cannot be demonstrated in plan, it may be acceptable for some units to illustrate sunlight on the windows of the main living space for the required timeframe. This is particularly important for winter and should be demonstrated by way of 3d modelling.

Where solar compliance cannot be demonstrated either in plan or on the face of the building, designers are encouraged to work through the following alternatives:

- Redesign the house footprint to better catch sunlight e.g. courtyard typologies
- Look to rationalise fencing and retaining across the wider site in order to reduce shading of yards
- Reduce the storey height of adjacent buildings to reduce overshadowing of neighbouring lots
- Relocate living to an upper level and provide private outdoor space by way of a balcony or roof terrace



Legend

- Building bulk
- Private open space
- Extent of private open space in shadow
- 57 m² — 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	✔	✔	✔	✔	✔	✔

4.3.3 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) .

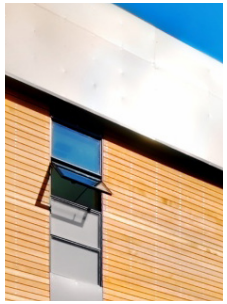
Natural ventilation

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.

Building entrances

Heat gain and loss



Natural ventilation

Servicing and waste

A building or site containing 10 or more dwellings should provide a communal storage area for waste. As a guide, the size of the communal storage area should be an aggregate of the following minimum areas for dwelling types:
a. studio and one bedroom- 0.3m^2
b. two bedrooms- 0.5m^2
c. three bedrooms- 0.7m^2
d. four or more bedrooms- 1m^2

An additional 30 per cent in area of the total floor area required above should be provided within a communal storage area (where applicable, e.g. Apartment typologies) for manoeuvring or sorting within the waste storage area

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 down-pipes should be run with minimum bends. A mid-range neutral paint colour is appropriate. Unpainted upvc is unacceptable.

Television and radio antennae: The development will be providing fibre 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.

Rain water tanks and associated pipework should be unobtrusive. Where the visual impact from tanks on a public space (including roads and shared lanes) cannot be practically mitigated while at the same time achieving an acceptable urban design outcome, or where placement of a tank significantly compromises private outdoor space, underground tanks should be implemented. Tanks may only be sited in front yards if they are underground. If there is no practical way to incorporate rain storage, raintanks may not be required however this would be assessed by the planner on a case by case basis.

4.3.3 DESIGN FOR LIVING continued.

Outlook and Privacy

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 1.5m
- have fixed obscure glazing in any part of the window below 1.5m or:
- be behind a fence if on the ground floor.




Overlooking

Hobsonville Land Company

LANES AND COMMUNITY STREETS

The Hobsonville Street network hierarchy is as follows:

1. Public Street
2. Community Street
3. Lane
    - Fronted/Living Lane
    - Service/Garage Lane

A community street is a new streetscape typology which is intended to function exactly as a public street does in terms of frontage relationships between units, neighbourhood permeability etc. However it is in private ownership, is narrower than a public street and should feature a higher level of landscape amenity contributing to its role as a positive communal space.

A lane's primary function is to provide access to garages, serving units fronting public streets that have access restrictions, or attached and apartment typologies which require narrow lots and/or rear facing driveways. There are two types of lanes: fronted/living lanes and service/garage lanes. In either manifestation, lanes are a key component of the urban form for Hobsonville, and either way are also seen as a positive communal space.

The applicant must identify any lanes (including the type of lane) or community streets and their proposed treatment when presenting their superlot to the Design Review Panel.

Applicants must also clearly identify all 'Front' 'Side' and Rear' building facades within their superlot design so that the DRP may assess interfaces and design responses accordingly.

The following table outlines the differences between a lane and a community street:

	COMMUNITY STREET	LANE
Primary Purpose (Why is it there?)	Block Permeability: it's needed as part of the street network.	Loading: it's need for access to garages.
Width	10m (note: may or may not have separated footpaths)	Varies.
Housing frontage relationships that may occur	Front to Front Front to Side Side to Side No Backs.	Front to Front Front to Side Front to Back = Fronted/ Living Lane Side to Side Side to Back Back to Back = Service/ Garage Lane
Frontage controls	As per Building Typology Matrix and Definitions.	As per Building Typology Matrix and Definitions.
Design Guidelines	All relevant Design Guidelines apply and can be administered by the DRP.	All relevant Design Guidelines apply and can be administered by the DRP.

4.3.3 DESIGN FOR LIVING continued.

Service/Garage Lanes

Whilst their primary function is one of access, these lanes 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 these lanes, the following design principles are proposed:

- Gateway buildings should be provided at the entrance point to service/garage 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 service/ garage 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 should 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- e.g. speed tables, horizontal displacement, chicanes and road narrowing, and permitting on-street parking in combination with narrower roads.
- All service/garage lane accesses should provide a continuous connection through their respective blocks to ensure permeability, and may allow rubbish truck access for refuse collection from individual homes.
- All lot frontage controls set out in the building typology matrices apply to lanes.

Because service/garage 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 door materials and treatments is desirable in conjunction with gateways, fences, and trees.
- No more than two adjoining double garage doors should be located without some intervening break. An intervening break should be greater than 1.5m where possible, and preferably include a change in height (such as a lofts over garages)
- The material and patterning of garage doors should be designed to reduce their blandness and bulk.
- Garages should include roofline variation and a mix of pitched roofs.

Lanes

- 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.
- Collective storage, rubbish and service facilities should be screened and integrated with fences, walls and planting.

Fronted/Living Lanes

Although the primary function for lanes is to provide for vehicle access to the rear of houses, in certain circumstances it is also permissible to construct housing fronting onto a lane, if:

- Principles for community street are applied to the design of the housing, garages and laneway to ensure that a high level of landscape amenity is provided for residents, and that garage dominance is diminished,
- the primary frontage of a dwelling to a public street or public open space is not compromised and takes precedence over the lane,
- there is a direct benefit for enhancing surveillance and activating the access way,
- the building typology is specifically suited to a lane situation in terms of its lot size (e.g. terrace housing, small houses), and in groups of no more than 4 or 5 houses.
- there is building line setback variation and/ or articulation of individual units at ground level,
- the front entrance to the dwelling is clearly articulated through both architecture and landscape elements, and is clearly discernible as the main pedestrian entry when viewed from the adjoining public street,
- the address to the dwelling (i.e. letter box) is located on the adjoining public street, (or in cases of 5 or more, along the lane and clearly visible)
- lots are configured to avoid side or rear boundaries adjoining lanes where possible, and
- mid-block pedestrian linkages are incorporated where lanes continue for the length of a block, to provide greater connectivity and amenity.

Treatment of garage roofline and garage doors

Living on the lane

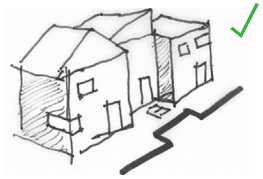
4.3.3 DESIGN FOR LIVING continued.

Laneway Design Principles

The following design principles have been established to guide the development of built form and landscape within Laneways.

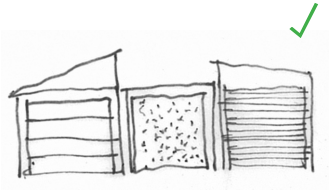
These visual guidelines are to be read in conjunction with the written guidelines above, and within section 4.4 (Landscape Guidelines).

Design Principles for built form and garage design within Lanes

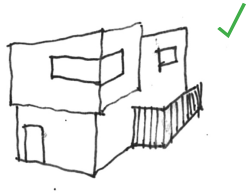


Building line variation

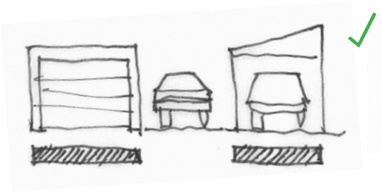
Roofline variation.



Distinctive changes to material and colour.

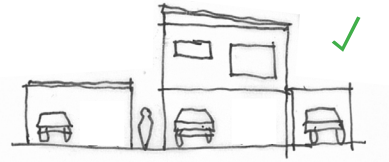


Express built form to lane corner.

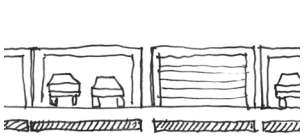


Mix of garages and carports (solid and void)

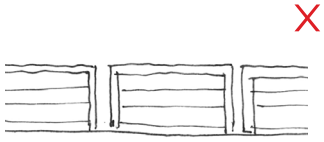
Double garages with double doors (finer grain/scale).



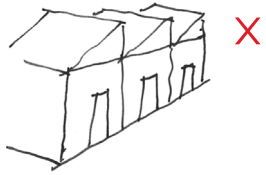
Garage frontage height variation.



Lack of relief/void between consecutive double garages.



Lack if variety of garage door treatment and /or roof line



Lack of ground level building articulation.

Community Streets

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

Community Streets will function as part of the street network, but may be developed in private common ownership. They are to be designed and approved at the superlot subdivision stage along with public streets. 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 Review Panel review the Community Street designs when the adjoining lot development is detailed to ensure integrated design is achieved between the street and the adjoining buildings.

Unlike lanes, Community Streets will function as the front address for the majority, if not all, of the units located on them.

All lot frontage criteria set out in the Building Typology Matrix applies to Community Streets.

The arrangement of lots and the composition of building typologies must serve to reduce garage dominance, and create the potential for 'living on the lane'. Community Streets should be designed in accordance with the principles related to lanes, and in addition to these, Community Streets also require careful consideration of the following:

- A mix of car pads, car ports, shared parking and single and double garages with variable setbacks is encouraged to reduce garage dominance.
- The inclusion of some decks and arbor structures above parking spaces is encouraged to promote semi-private 'living on the lane'.
- Double garage doors should be divided into two units where possible.
- Letter boxes should be incorporated where the Community Street is the unit's front address.
- Community Streets with five or more homes fronting them may be named.
- Street elements should be used to create a more accentuated horizontal shift in vehicle paths, helping to reduce traffic speeds.
- Asphalt may be used as a surface material to indicate connectivity with the street network, but paved thresholds, a high level of landscape amenity, and clearly articulated pedestrian entrances must be included.
- Gateway treatments at entrances to Community Streets 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 Community Street operates as the unit's front address.
- Buildings should be designed to ensure positive street frontage and overlooking to the Community Street.

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

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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.

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.

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.

Storage

Apartment designers should carefully consider the users requirements, location and configuration of covered storage for each unit. The storage may be within the dwelling or external to it, within the site. eg. a locker in a basement.

Communal open space

Visual and acoustic privacy

Above ground private open space

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.

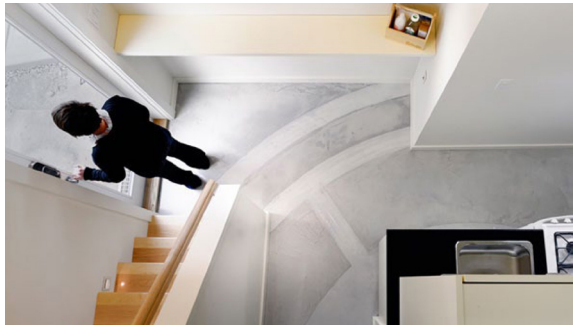
To encourage an active street frontage, soft landscape elements e.g. low level planting should be considered to demarcate the front boundary in lieu of fencing. Soft landscaping elements can also be used to demarcate rear and side lot boundaries & private outdoor space where privacy is not paramount, 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, but must not be fully screened from the street by permanent structures. Private open space may also be partially provided in the form of semi-covered and multi-purpose spaces provided that solar access has been maximised where possible.

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 house 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.

Covered lockable storage may be provided externally or could also be provided internally, such as within a garage.

4.3.3 DESIGN FOR LIVING continued.

WALK-UPS

In addition to the Design for Living requirements relating to all housing typologies, there are some design requirements that apply specifically to Walk-ups.

Street facing ground floor bedrooms

Location of walk-up housing within a development needs careful consideration in terms of solar orientation and the floor plan bedroom make-up of the units to avoid locating ground floor bedrooms on the street frontage. Walk ups including single level one bedroom units on the ground floor are typically best suited to the south side of west-east streets to allow living areas and POS to the northern interface with the street.
Ground floor bedrooms interfacing with the street should be avoided wherever possible. However if they do occur in limited situations, the following must be considered:

- Setback: min 1.5m
- Raised threshold: min 0.5m
- Sill height: 1.5m above footpath
- Screening
- Security
- Soft landscaping

Carparking

Car parking for walk up units 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 buildings to be located to maximise solar access to private outdoor space.

With walk up developments, carparking can have the potential to have adverse visual effects on the streetscape or laneway. 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 or laneway. Limiting the number of carparks in a row, ensuring good landscape treatment to reduce visual impact and integrating with trees should all be encouraged to help avoid any adverse visual effects.

External Storage & Service Areas

Rain tanks are not required but should they be incorporated, consideration must be given to their location so as not to reduce the size or quality of private outdoor space. Underground tanks are recommended.

Bins are best stored in groups and screened from view. Consideration should be given to where and how bins are located to the street for collection. For higher yielding developments a private waste collection agreement for the group could be more practical with less visual impact and should be explored where possible.

Careful consideration should be given to the location of water heating and air conditioning units, avoiding balconies wherever possible.

Access to Units

All units shall have a clear point of access, which is visible from the public realm. Multiple units may share a single external access point so long as the access point is not serving more than the allowed number of ground floor units (refer building typology matrices in Section 2.0). Consideration should be given to the location of 'front doors' in relation to carparking and letterboxes.

All units should have a legible address, particular consideration is required for upper level units.

Privacy and Overlooking – Private Outdoor Space

Consideration should be given to ensure privacy and screening of ground floor private outdoor space where upper level entrance ways, stairwells and balconies overlook the space. Where possible, incorporate structures such as screens, extended walls or pergolas as part of the built form (particularly for transitional spaces such as stairwells and doorways) supplemented by soft landscaping elements such as climbing plants.

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 letter boxes.

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 facade 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

LANDSCAPE FRAMEWORK PLAN

CHARACTER VIEWS:

A. Sightline to historic Church

B. Ridgeline views to Limeburners Bay

C. Views to Park landscapes

D. Upper storey views to harbour

E. Elevated views across Hobsonville

BUILT AND CULTURAL HERITAGE:

1. Clark House

2. Clark Boarding House

3. Church

LANDSCAPE FEATURES:

- Landscape / Open space
- Historic Buildings
- Greenway street
- Main ecological corridor
- Secondary ecological corridor
- Ridgeline
- Views / Sightlines
- Park / recreation trail

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4.4.1 LANDSCAPE VALUES

The landscape values of connectedness, greenness, and setting are regarded as distinctive and appropriate to the Hobsonville neighbourhood, environmental sustainability is also significant. These values 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
- neighbourhood open space
- mixed use and retail environments

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, spine road 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 (in particular the historic Hobsonville Church) is achieved through maintaining views and connections, interpretation and design reference to historical features.

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, and 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, sight lines, views and solar aspect, growing conditions and leaf drop should all be taken into account.

Environmental sustainability

Responsible and sustainable environmental design is a distinctive feature of the precinct, where showcasing ‘Low Impact Design’ (LID) solutions in the public realm is encouraged.


HOBSONVILLE POINT ROAD
SQUADRON DRIVE
CLARK ROAD
SCOTT ROAD
0 10 20 50 100 200m
LEGEND
Ecological Corridor
Urban Boulevard
Heritage
Parkway
Native/subtropical
Clark Road continued

STREET & LOT FRONTAGE PLANTING THEMES - EXPLANATION

Ecological Corridor

- Tree and plant species in this zone should be large scale native species typical of coastal pohutukawa forest e.g. pōhutukawa, and coastal broadleaf forest e.g. kauri
- Street trees should be large scale, and more than one species may be used
- 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

Parkway

- Street and park trees can include native or exotic species, selected for their form and scale
- Fruit trees and non-invasive edible species may be used in front yards
- Shrub planting should be 'lush' and 'glossy green' in character and should include shrubs with large glabrous, leaves
- Trees in front yards should have flowering and seasonal interest where possible e.g. kōwhai

Urban boulevard

- Large scale deciduous street trees have been planted as integral to the spine road concept: Liriodendron tulipifera, with supplementary Metrosideros excelsa (Hobsonville Point Rd) or Platanus acerifolia (Squadron Dr)
- Planted berms and islands to contain robust shrub species with architectural form e.g. Phormium spp, Cordyline australis

Heritage

- Street and park trees could be deciduous species which display seasonal change and showy autumn colour
- Both exotic and native species may be used
- Fronts of lots should be hedged
- Trees in front yards may include fruit trees
- More traditional flowering shrub or hedge species such as Camellia or Abelia Spp. are appropriate in this theme

Native/Subtropical

- 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
- Deciduous, alpine or desert species are not acceptable
- Flowering species are acceptable provided they are subtropical in appearance e.g. Canna spp.

Clark Road continued

- Continue landscaping as per Buckley A precinct portion of Clark Rd

Notes

- refer: North West Wild link for planting guidance http://www.aucklandcouncil.govt.nz/EN/environmentwaste/biodiversity/pages/northwestwildlink.aspx
- 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.

4.4.3 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
- habitat linkages
- neighbourhood open space
- heritage landscapes

Street trees and street gardens

STREETS

The urban form for Hobsonville Peninsula is 'street based'. This means that the concentration of density, energy and activity is focused 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 Framework Plan. 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:

- A predominantly native planting palette is proposed for the Buckley B Precinct, with the exception of key locations where exotics can be used to compliment the palette or provide specific character e.g. around the heritage church. Edibles are also encouraged for front yards (e.g. fruit trees) and may also be used on lanes and in community streets. The native planting palette should support coastal broadleaf forest and pohutukawa forest ecosystems being restored on the Hobsonville peninsula.

- Eco-sourced native trees and shrubs should be used to promote:
  - Biodiversity across the peninsula
  - Habitat linkages (North West Wildlink)
  - Linkages across the peninsula to the coastal edge
  - Local identity and visitor experience (connected to place)
  - Seasonality (e.g. flowering)
  - Amenity (native semi-deciduous alternatives)
  - Reduced maintenance

- 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.

- The selection of tree species used in any street should be limited to achieve continuity and a discernible character for that street. Where space allows there may be groupings of trees or planting in street edge pockets to support native plant diversity and character.

- Street gardens (e.g. planted berms where indented carparking occurs) should have one species of shrub per street. Both native and exotic species are allowed, however if native, preferably selected from an eco-sourced native plant palette wherever practicable. Lawn should only be used for larger/longer berms where mowing becomes efficient.

- 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). Where possible no more than three parallel carparks (or the equivalent length in driveways) should occur between trees.

Ecological Corridor Streets

Ecological Corridor Streets are effectively corridors promoting the movement of people and wildlife. They are typically primary and secondary routes that facilitate pedestrian and off-road or separated cycle movement. These streets have a wider road reserve width, including wider planting berms to accommodate large scale trees.

Ecological Corridor streets connect with streets and open space in adjoining developments to provide an inland connection between inlets on the northern and southern sides of the peninsula. This creates an 'echo' of the Hobsonville Point coastal linear park and coastal walkway circuit (as depicted in 4.4 Landscape Framework Plan). For this reason, these streets have the potential to function as ecological corridors and habitat linkages.

Specific design is required at the time of development to ensure functional performance is consistent with the development occurring around them, and that opportunities for the following are investigated in detail:

- Permeable surface materials and Low Impact Design [LID] treatment should be used where possible.
- Open space pockets adjoining greenway streets have the potential to support street character and function through native planting and low impact design treatments
- Any tree or plant species should be native coastal species, in particular pohutukawa coastal forest species.

Parkway streets

Parkway streets are recreational and green linkages in the open space network that facilitate pedestrian and cycle movement and promote shared communal space. Parkway streets align with wider landscape views and areas of open space on the periphery of the precinct where possible, such as Clark House and Buckley B and Te Uru Precinct open space.

Parkway streets should have a discernible character of their own. Perpendicular (90 degree) parking creates the opportunity for more substantial pockets of planting in between parking spaces, and for the inclusion of street furnishings and features that enhance streetscape character, cultural identity and environmental awareness.

Specific design is required at the time of development to ensure that opportunities for the following are investigated in detail:

- Permeable surface materials and Low Impact Design [LID] treatment should be used where possible. In particular, rain gardens and grass cell paving or permeable paving for parking spaces should be considered.
- Traffic calming measures and special carriageway treatment in the form of material and finish- particularly to indicate slower vehicle speeds required around 90 degree parking manoeuvering spaces.
- Raised crossings should be provided for pedestrians at Parkway Street junctions to prioritise pedestrian and cycle movement between key open spaces
- Trees should be selected for their appropriateness in scale and form, and where the berm allows they should be planted in clusters in a less formal layout than typical street tree planting.

Example of an Ecological Corridor Street

Example of an Ecological Corridor Street

Example of a Parkway Street

4.4.3 DESIGN FOR COMMUNITY continued

Community Streets, Communal Lanes and Shared Spaces

The design qualities envisaged for Community Streets are outlined in 4.3 Architecture. These lanes provide 'shared backyard' community spaces for safe play and socialising. They should be designed in a way that distinguishes them from other local roads and lanes, and they may have their own individualised character. In addition, specific design is required at the time of development to ensure that opportunities for the following are investigated in detail:

- Shared surface materials should be used where possible (i.e. no distinction between footpath and vehicle access)
- Trees and planting should be predominantly fruiting and edible species, allowing for street style community gardening.
- Planting may be informally laid out in clusters in between group parking areas to assist with slow vehicle movement.
- Blocks of mass planting are more effective than 'spotty' planting or narrow strips. Planter beds around carpark and service areas should not be less than 1.0m in depth, unless vertical planting is proposed.
- Tree selection and placement should consider sunlight access and shading to living areas fronting lanes/ Community Street, as well as views between dwellings across the lane, where canopy level foliage may assist in filtering views.
- Where spatially feasible, medium-large tree species should be considered to provide scale and landscape presence alongside built form.
- Climbing plant species are an effective means of visually softening laneway space and should be integrated into the design to supplement ground level understorey planting, especially where space for taller planting (hedges, shrubs etc) is limited.
- Sight lines through lanes or Community Street should be considered in terms of screening or response to urban conditions (e.g. views to buildings at the end of the lane.)
- Areas of grouped visitor parking may also serve as multifunctional areas/ a place for street parties/ BBQ's/ play, and may be demarcated by surface treatment or streetscape elements including seating and pergolas.
- A shifting line of 'stitched' paving and planting treatment will help to blur the line between public and private space and promote shared use of communal space and borrowed amenity- including an open visual connection to the Community Street.
- Lighting should be provided for safety and be pedestrian in scale.
- Privacy fences should be minimised in length and be semi-permeable.

Community Street designed as a shared space

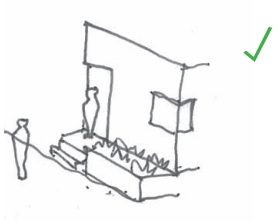
Larger tree species assist in 'anchoring' the lane, and compliment the scale of the built form

Design Principles for urban design and landscape within Lanes and Community Streets

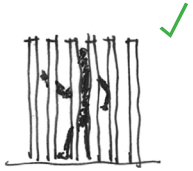
Landscape scale is relative to architecture.

Consolidated blocks of mass planting for maximum visual effect and amenity

Vertical Landscape to increase amenity.

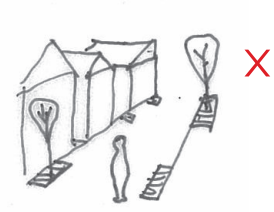


Raised garden bed to Community Streets creates distinction from lanes



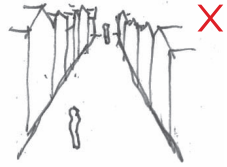
Full height semi-permeable fence providing both privacy and connection to lane. (40-50% permeability)

Variety of surface finishes and materials and clear threshold between lane and adjoining street



Sporadic planting AND/OR Narrow width plant beds

Lack of landscape scale relative to built form



Long straight lane alignment

Lack of surface finish variety or contrast

4.4.3 DESIGN FOR COMMUNITY continued

Hobsonville character

Within the publicly accessible pedestrian linkages, outdoor spaces and interfaces, parking areas, and street and lane edges are opportunities for unexpected landscape 'incidents' that happen in the form of interruptions to the street and open space pattern. These incidents create mini- habitats for people to rest, pause, congregate. They also add variety and personality to the public realm.

Streetscape frontage

Landscape treatment along streetscape frontages should:

- Contribute to a consistent, cohesive and attractive streetscape character
- Frame existing views that contribute to placemaking
- Contribute to landscape and planting themes that will ensure a high standard of amenity is achieved consistent with the overall context of Hobsonville Point
- Help define pedestrian entrances
- Provide places for people to pause, rest and sit

Pedestrian linkages and publicly accessible outdoor space

Where provided, through-site links and outdoor public spaces should:

- Be designed to integrate with the existing or planned streets and public open spaces,
- Be visually attractive and positively contribute to the streetscape and sense of place,
- Be publicly accessible preferably with 24 hour a day and seven day a week access
- Provide a high level of pedestrian safety and prioritise pedestrian and cycle movement over vehicle and service traffic
- Be designed and managed to be accessible to people of all ages and abilities.

Where provided, landscaping should:

- Integrate the development into the surrounding area and contribute to the site and surrounding area amenity
- Maintain the personal safety of people and enhance pedestrian comfort
- Be designed for on-going ease of maintenance.

Streetscape frontage

Pedestrian links

Hobsonville Land Company

Topography, earthworks and natural features

Building platforms, parking areas and vehicle entrances should be located and designed to respond to and integrate with the natural landform, landscape features and site orientation.
Earthworks should be minimised and retaining walls avoided where possible. However, where retaining walls or earthworks are required they should be incorporated as a positive landscape or site feature by:

- Integrating retaining walls as part of the building design
- Stepping and landscaping earthworks or retaining walls over 1m in height, to avoid dominance or overshadowing effects
- Ensuring that earthworks or retaining walls visible to the public, including adjoining sites, provide visual interest through attractive design and by incorporating modulation, landscaping and quality materials.

Where practicable retain mature vegetation and large trees on site. Retention of mature trees is particularly encouraged where their size, location or species (native) makes a significant contribution to the streetscape or where they could be logically incorporated to enhance on-site amenity.

Parking

- Surface grouped/ communal parking should be softened with landscaping, including tree planting. As a guide, one tree should be planted every sixth parking bay, and accompanied by underplanting that does not obstruct sight lines for pedestrian safety
- For apartments and housing overlooking parking areas, a high level of landscape amenity is required as part of a mixed use living environment.

Water sensitive design

All development should be designed to incorporate water sensitive design principles that use natural systems and processes for stormwater management to minimise adverse effects and protect and enhance the values and functions of natural ecosystems. This may include:

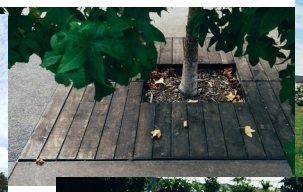
- Water sensitive design approach that is appropriate to the scale of the proposed development
- Maximising localised water collection, retention and re-use
- Minimising stormwater run-off by maximising on-site management and disposal of stormwater
- Using ecologically sensitive techniques, integrated with site landscaping and other features to reduce and treat stormwater run-off.

Water sensitive design

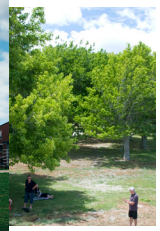
4.4.2 HOBSONVILLE POINT OPEN SPACE CHARACTER IMAGES

Open space provision

Open space is provided for and described in the Landuse and Activities Plan, in Section 2. The open spaces identified are local parks which serve to borrow the amenity and recreational value of adjoining large open spaces and extend this into the Buckley B Precinct. They form part of an open space network and ecological linkage that supports the movement of people and wildlife across the peninsula.



Playful elements



Incorporate large trees.

Planting contributing to ecological linkages.

Hobsonville Land Company

Hobsonville Point play strategy

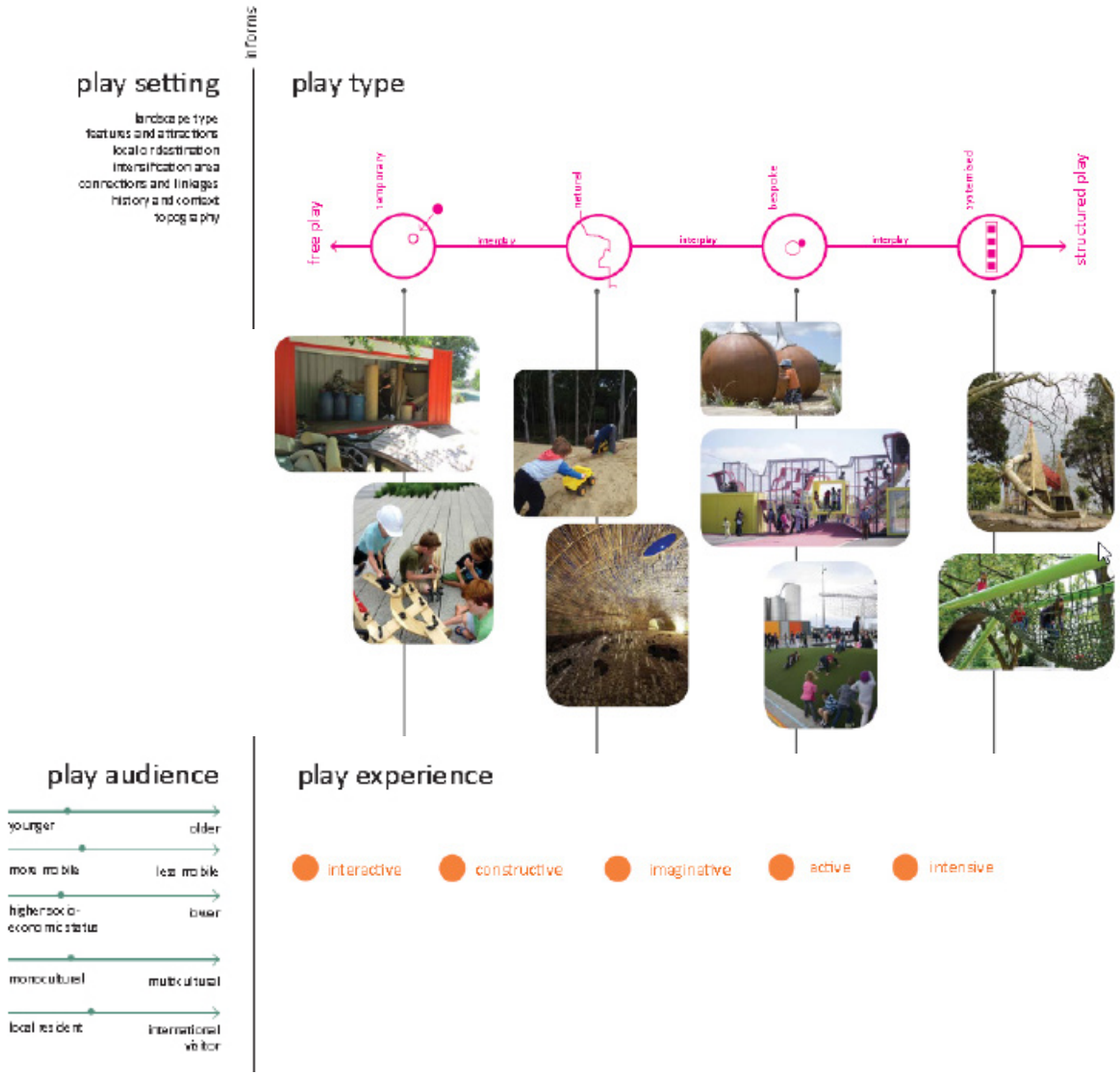
principle 1: “everyone plays”
At Hobsonville Point, the definition of play encompasses recreation and use of open space for all ages and abilities. The majority of play experiences are intentionally inclusive and non-age specific rather than solely structured play for younger children

principle 2: “neighbourhood as backyard”
At Hobsonville Point the freedom of backyard play is extended into the public realm. The compact neighbourhoods, safe streets and connected network of open spaces enable increasing independence as children grow.

principle 3: “playable landscapes”
At Hobsonville Point, the public realm is playful, fun and memorable, with a diverse range of play experiences that encourage exploration, discovery and connection to place. Play destinations and highlights are nested within an integrated play environment.

principle 4: “temporary play activation”
The heritage landscapes of Hobsonville Point provide the ideal canvas for temporary activation through play and programming, leaving a light footprint and creating an ever-changing play experience.

principle 5: “value and quality”
Play value and quality will be measured at Hobsonville Point by how well play experiences respond to or enhance their setting, the flexibility of elements and the unpredictable range of uses, the diverse range of users, and the increased perception of risk and challenge.



4.4.5 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 or lane 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.

Front yard landscaping provides coherence along block.

Attached housing typologies

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.

Street or Lane Facing Private Open Space

Due to solar access orientation or general lot layout, the positioning of a dwelling on a lot may result in private open space fronting directly onto a street.

In these instances, the following guidelines should be taken into consideration to maintain a suitable level of privacy and comfort for the occupant, while also reinforcing the 'open and active' community values underpinning street design for Hobsonville Point.

- Elevation of porch or deck above street or lane level (0.4-0.6m typical), to create physical separation between the footpath and private outdoor area
- Fences fronting the street or lane to be semi transparent and of no greater height than 900mm above the level of the outdoor living area
- Provision of taller side fences or screens (up to 1800mm height) to provide privacy between neighbouring outdoor living areas.
- Where visible to the street or lane , service areas (inc. washing lines, water tanks, bins, water pumps, water tank) must be screened. Screen structures must be integrated with side boundary fences or incorporated into the building architecture.
- Screen with soft landscaping as much as possible

Smaller front yard planted to boundary.

Coherence of front yard fence design for attached dwellings. Contrasting planting can be used to achieve individuality

4.4.5 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.

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.
- 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.

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 ground covers 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

4.4.6 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)

Climbing Planting & Structures

The reduction in typical block size and increased density of built form can limit opportunities for lot and laneway landscaping. Where possible in these circumstances, vertical climbing plants should be used to create additional planes of landscape amenity (vertical and/or horizontal).

While some climbing plant species are suitable for direct application to walls or fences (e.g. suckering climbers such as Ficus), other species may require support structures. These structures may consist of:

- tensile stainless steel cables or mesh
- galvanised welded mesh panels
- contemporary timber or steel arbor structures

The provision of arbor structures over driveways can provide shelter and a sense of human scale enabling driveways to function as multi-use spaces while cars are absent.

Layers of height, texture and colour.

Outlook to street maintained.

Support for climbing planting

Setbacks less than 3.5m are entirely planted.

Setbacks more than 3.5m can include lawn.

Fences and walls

Fences and walls on the front boundary should not be more than 900mm 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, and the style of front yard landscaping is determined by existing features and heritage management requirements.
- Where a lot is so narrow that the wall or fence consists of short and broken segments when driveways and front access paths are considered. In this case, delineation through planting can be more appropriate.

The use of low walls may be determined in some cases by an existing character theme, such as the extension of Buckley B 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, or recessed within, 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 from lanes and Community Street),

- the top 0.5m portion of the fence should be semi-transparent, or
- the entire fence should be semi-transparent with the inclusion of planting in front for softening and screening.

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.

Permeable privacy fence with climbing plants

4.4.6 DESIGN FOR QUALITY continued.

Public Open Space Fencing

Where a boundary is shared with an open space, fences and or walls (where applicable) 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 shall not be higher than 1.5m and must be permeable when higher than 1.2 (refer definition diagram).

- Fencing should be treated similarly to street front fencing in design and materials.
- Use low planting to allow passive surveillance of the walkway,
- Have a similar or complementary theme to the adjoining public open space planting.

Gates

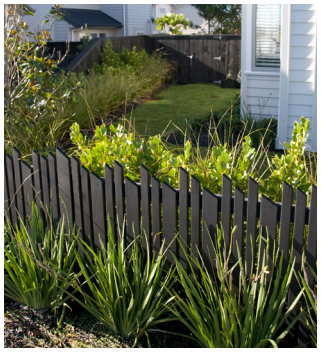
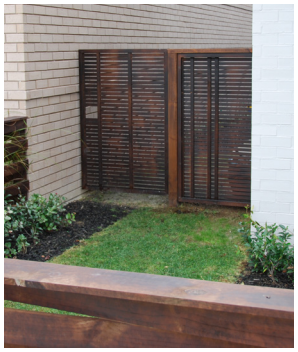
- Gates may be incorporated into fences and walls for pedestrian entrance paths or across driveways. The gate should be in keeping with the scale and design of the fence or wall with which it is associated, and should be permeable (semi-transparent).
- Gates to back yards visible from the street should appear seamless with privacy fences separating front and back yards.
- Where a property is located on a boundary with public open space, 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 front yards should be planted, screened from view or faced with dressed timber battens or boards. Treated pine walls must be stained or painted black.

Letter boxes

- Each house or attached unit should have an individual letter box, with the exception of apartment blocks which may have grouped postal boxes. Letter boxes must be located on the front boundary and accessible from the path or driveway providing access to the front door.
- Letter boxes 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, facing forward. Letter boxes 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 & Car Pads

- 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.
- Driveways are to be equal in width to the garage door
- Where practical, additional greening should be achieved to car-pads by introducing a wheel stop and providing an area for low landscaping beyond the front wheel of the vehicle, to the full width of the car-pad.
- Ensure that strip landscaping beds between driveways and entrance paths are of suitable width for planting, and select plants appropriate for this condition.
- Where located adjacent private open space (garden or courtyard) , consider the potential multi-use function of driveway spaces for play and entertaining.

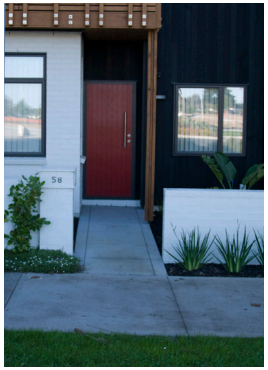
Entrance paths

- 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).
- Where the majority of the lot width (frontage) to the street is likely to be concrete (driveway and entrance path), the entrance path may consist of step-stone pavers with gravel surround, in order to 'soften' the frontage. (Not applicable to Universal Access dwellings).

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.

Driveway width = garage door width.



Examples of suitable entrance paths.

Successful planting between driveway and path

Unsuccessful planting between driveway and path

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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 Buckley B Precinct of Hobsonville Point, including: Proposed Auckland Unitary Plan (PAUP)- Decisions Version.
- 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 Framework Plan 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 Buckley B Precinct Framework Plan (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 facade).
- 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.

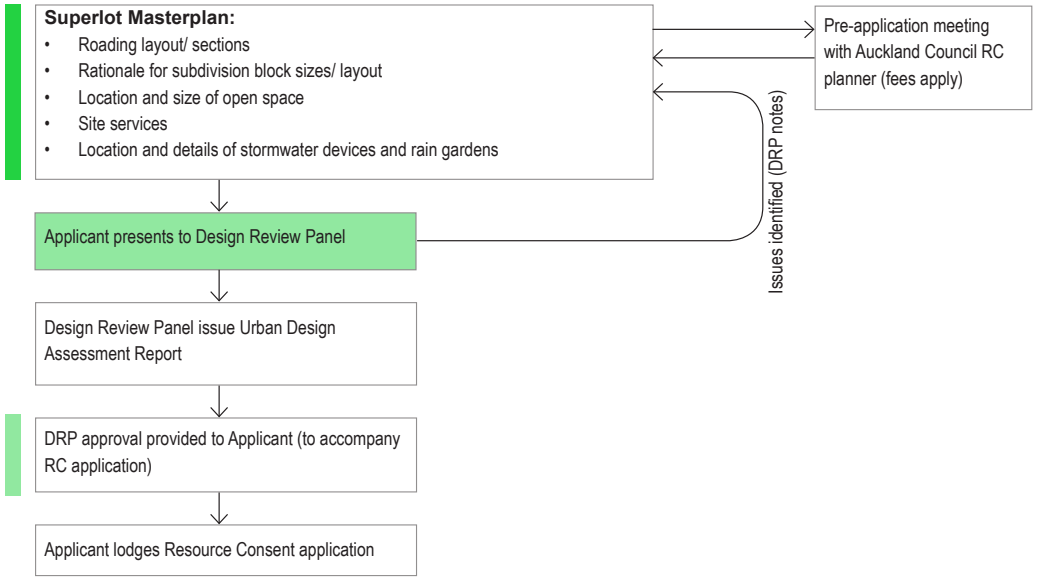
For affordable housing typologies the panel will need to consider the impact of its recommendations on affordability.

5.2.1 DESIGN PHASES AND INFORMATION REQUIRED FOR REVIEW

Superlot Subdivision 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, 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 Framework Plan Consent Conditions and any other relevant regulatory and statutory documents.

Superlot Subdivision Only



5.2.1 DESIGN PHASES AND INFORMATION REQUIRED FOR REVIEW (continued)

Landuse &/or Subdivision Consent

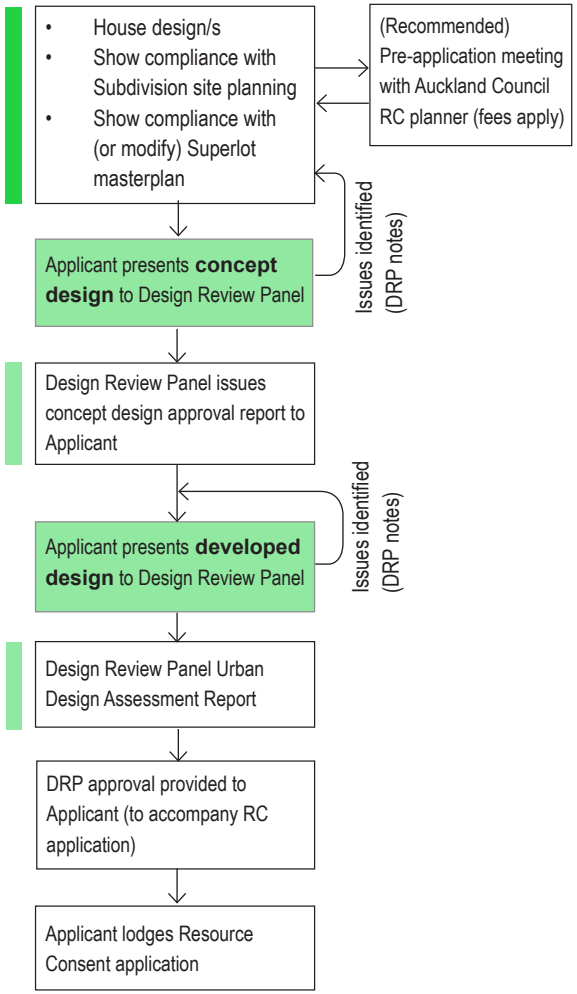
The adjacent flow chart illustrates the design review process required prior to lodgement of resource consent applications for individual houses, groups of houses (multi unit development) or subdivision within a superlot).

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 Framework Plan Consent Conditions and any other relevant regulatory and statutory documents PAUP- decisions version. This will require the preparation of an overall site plan and Superlot Masterplan as outlined in the 5.2.1 flow diagram for Superlot Subdivision. 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 Framework Plan.

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 Framework Plan 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 5.2.1.
- Proposed number of dwellings proposed as a whole number and as a percentage of the minimum required in the superlot along with percentage land take of that superlot
- 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 PAUP and Framework Plan 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.
- Preliminary compliance testing (of private outdoor space, setbacks, outlooks, heights etc) and an outline/ expectation around whether it is intended that the development proposal will comply with the Framework Plan 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.

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



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) digital copies are to be uploaded to Basecamp 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 Framework Plan 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 superlot along with percentage land take of that superlot
- 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.
- Accurately tested private outdoor space solar compliance.
- 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 buildings to show form and finishes and how they integrate with an indicative landscaping proposal.
- A landscape proposal for lot frontages and lanes/ community streets
- Colour and material selections including physical samples

Developed design may be presented over two meetings, one to cover architecture and one to show finalised landscape, and colour and materials selections.

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.

5.2.2 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 Framework Plan 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 Framework Plan 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 Framework Plan 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 Framework Plan 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 Framework Plan 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.