

KAHAWAI POINT DESIGN GUIDELINES - REV B

THE BUCHAN GROUP - 26 JUNE 2017



CLARKS BEACH

MANUKAU HARBOUR

TE TORO POINT

TAIHIKI RIVER

WAIUKU RIVER

MCLARIN RD

GLENBROOK

Bellberry Retreat

Taihiki Orchards

Vi-Sal Industries

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01

VISION



VISION & PURPOSE

Purpose of this Booklet

This booklet is intended to share with land purchasers and their architects our vision for Kahawai Point and to make recommendations for the form of your new house.

It also contains some mandatory requirements intended to maintain standards and property values across the whole development.

Kahawai Point Vision – A 'coastal jewel'

Our vision for Kahawai Point is to create a 'coastal jewel' by providing the Glenbrook area with diverse and quality public spaces and housing; to create a distinct physical and cultural identity whilst fitting in with the natural coastal setting.

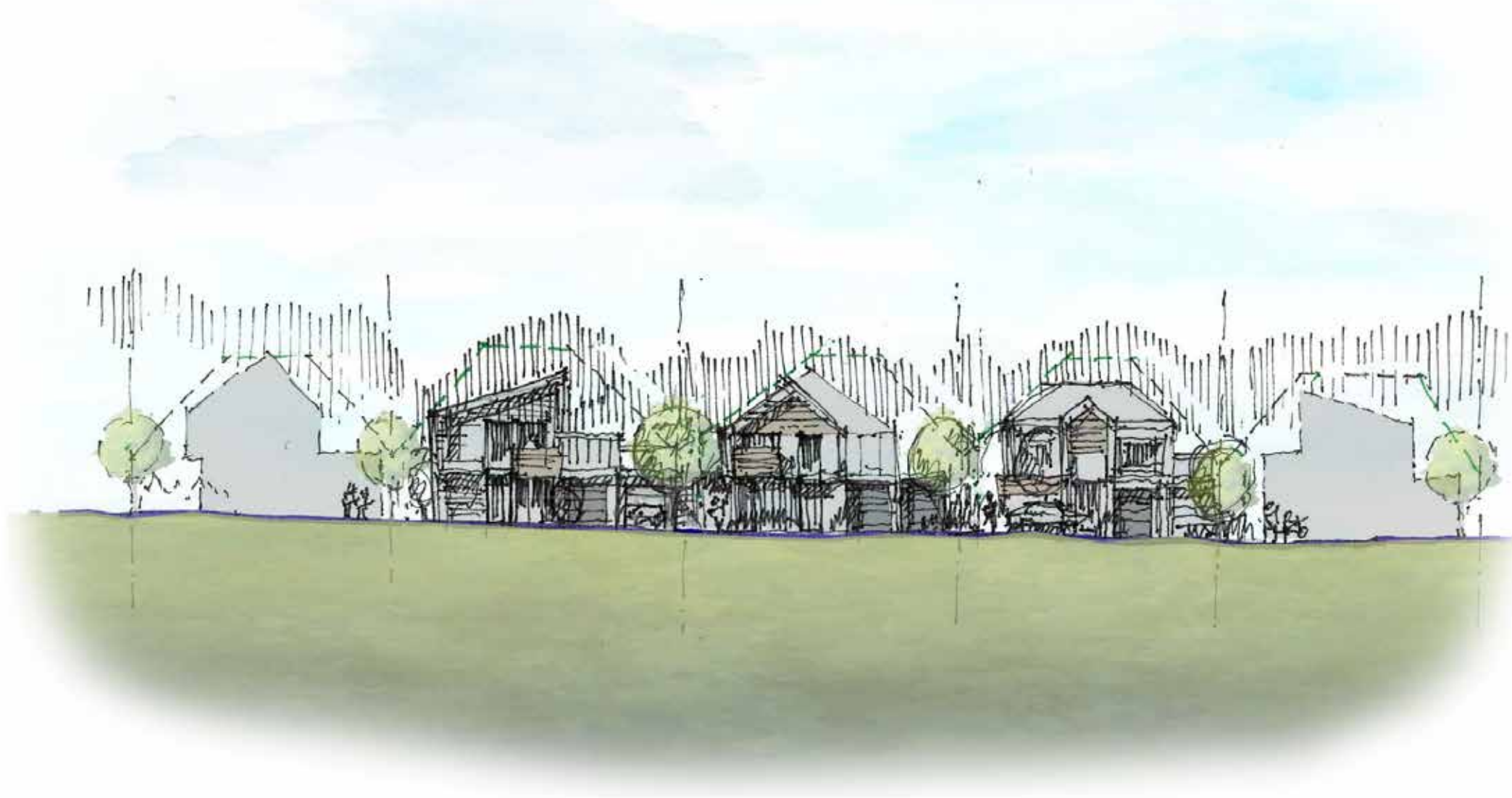
Kahawai Point Development - Overall Development Objectives

- The development maintains and is in keeping with the amenity values of the proposed residential neighbourhood, including those based on special character informed by the coastal setting, topography and local climate.
- The development is in keeping with the planned suburban built character of predominantly one to two storeys buildings.
- The development provides quality on-site residential amenity for residents and for adjoining sites and the street.

INDIVIDUAL LOT CHARACTERISTICS

Any new home is to be of a certain height and bulk, is to have sufficient setbacks and landscaped areas, and is to achieve the planned suburban built character of predominantly one to two storey dwellings within a generally spacious setting.

1. Encourage development to achieve attractive and safe streets by:
 - a) Providing for passive surveillance
 - b) Optimising front yard landscaping
 - c) Minimising visual dominance of garage doors.
2. Require the height, bulk and location of development to maintain a reasonable level of sunlight access and privacy, and to minimise visual dominance effects to the adjoining sites.
3. Encourage accommodation to have useable and accessible outdoor living space.
4. Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.




YOUR HOME AT KAWAHAI POINT

The aim of the Kahawai Point Development is to create a 'coastal jewel' in the Glenbrook region. To create high quality and diverse housing and public spaces. It is important that your home design reflects these coastal character elements:

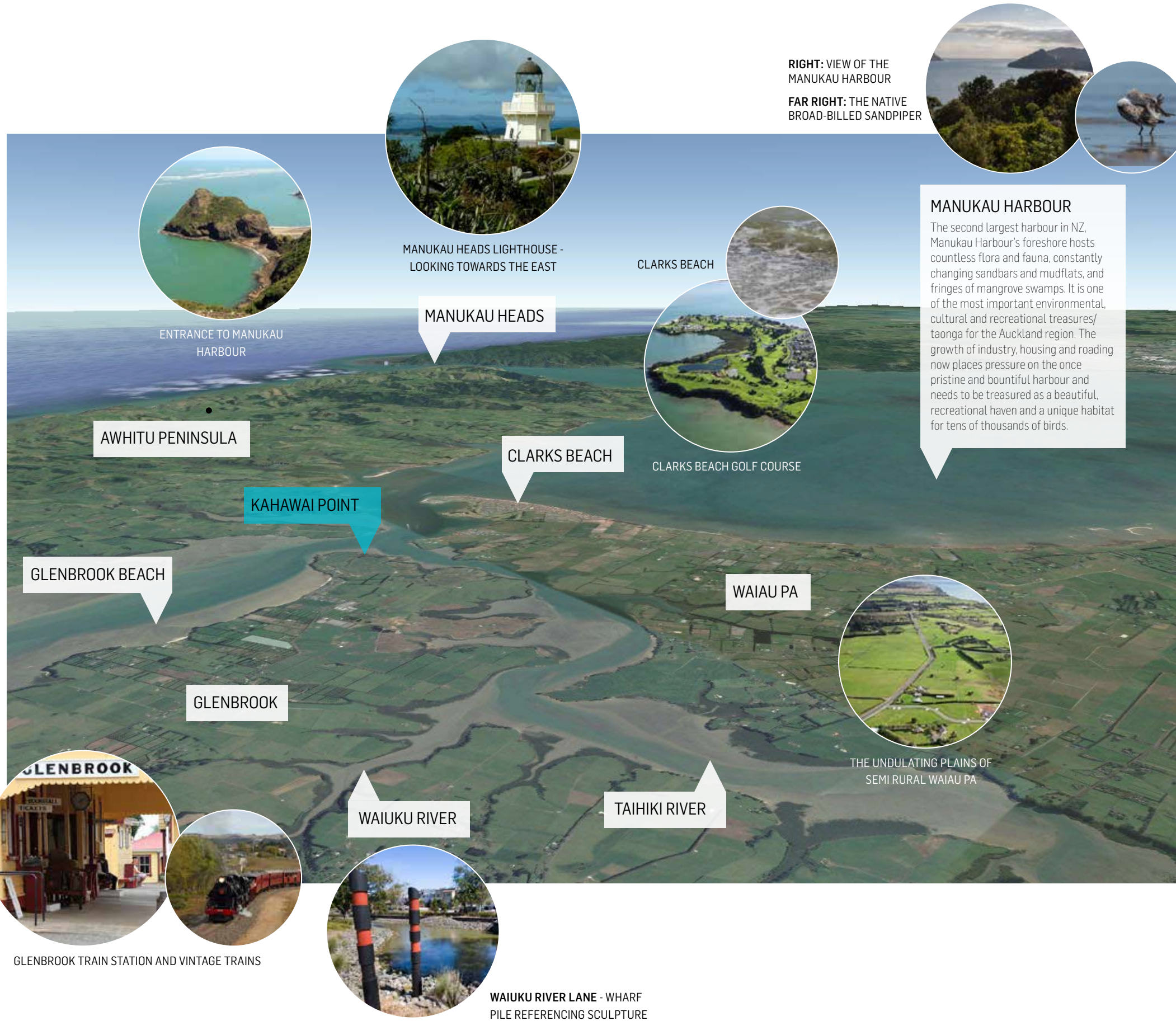
- A casual coastal atmosphere - design and select materials to reflect the natural coastal surroundings. Diversity of building form and materials will help to break up blank facades and avoid the creation of 'soul less' homes.
- Coastal, seaside, marine setting - choose materials that weather well in a coastal setting. Natural colours to sit in the landscape, rather than bright, contrasting colours.
- Welcoming and encouraging of social interaction - connect to the street with habitable spaces at the street side of the house and a visible front door.
- A subtropical climate - use sunshade elements, verandahs, eaves and overhangs to protect from the summer sun but still allow in the winter sun. I.e. a home that is responsive to the natural environment.
- A safe and family friendly place - no or low fencing in the front yard to help visibility and surveillance.
- An established and unique streetscape - your home appears to 'fit' with those around it. Whilst each home is different there is a similar language of design which fits together.
- Sloping topography - Use appropriate planting on sloping sites thus designing for views to the sea and outlook over coastal path. Designing your home to have changes in level may reduce earthworks and thus costs.
- Cultural assessment – in keeping with Te Aranga design principles and Ngati Te Ata extensive native planting, particularly in the coastal zone and along wetland areas is encouraged. This will also ensure a connection to the coastal path in the coastal zone. Preserve natural landform where possible.

At the end of this booklet you will see a simple self-assessment checklist to help you quickly check that you have met the design criteria above.



02

THE LOCAL AREA



KAWAHAI POINT

THE LOCAL AREA

“Anga atu ana nga whakaro ki te moana, ki nga wahi tiketike hei kainga ahi ma tatou”

“Point your thoughts in the direction of harbour and places of significance and you will see that this is an ideal place to light your fire”





03

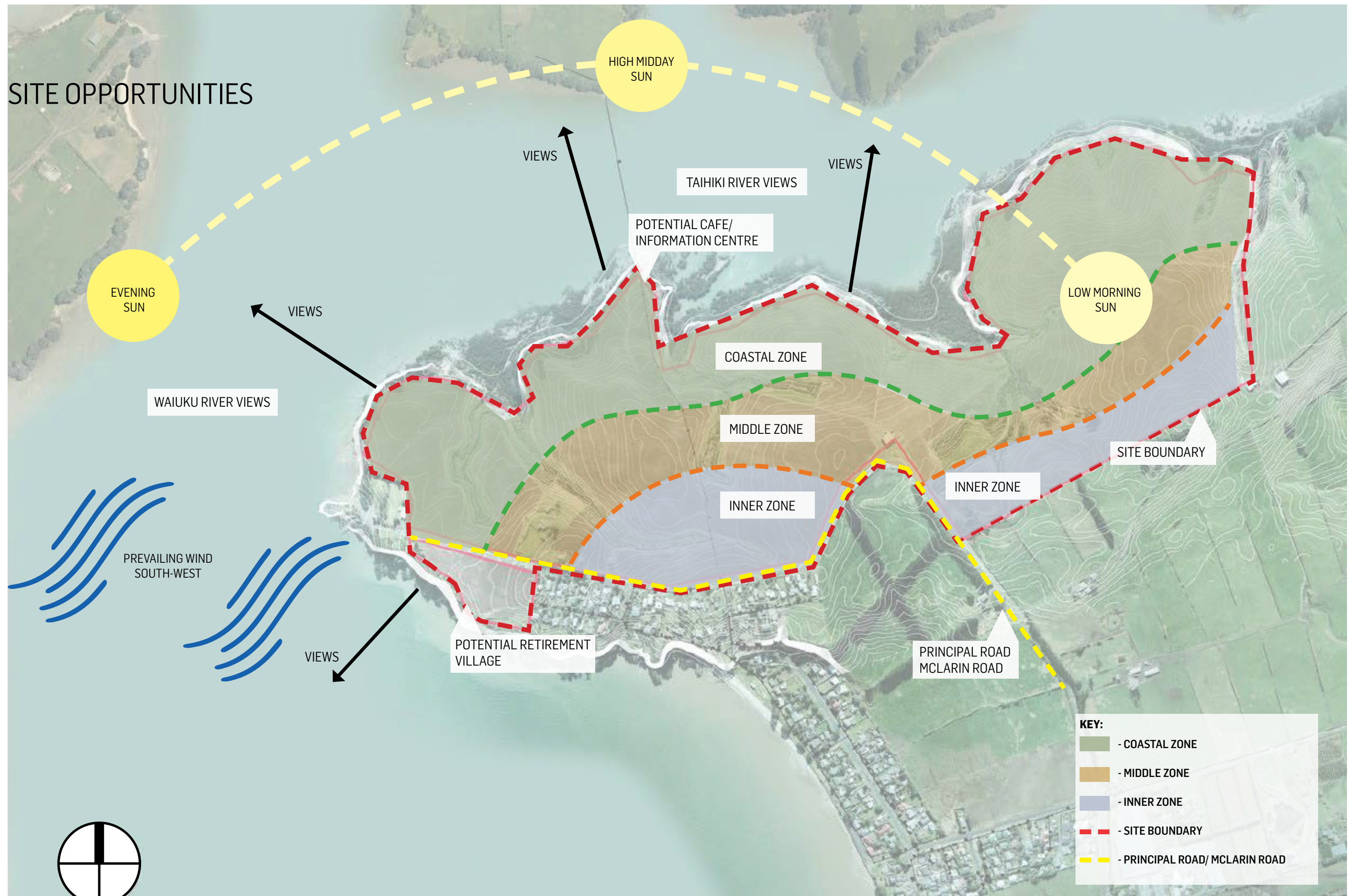
SITE GUIDELINES

ZONING PLAN

SHOWING FIRST STAGE SUBDIVISION



SITE OPPORTUNITIES



PLANNING RULES

This sheet sets out the key provisions relating to new dwellings on subdivided land at Kahawai Point.
This table is to be used for information purposes only.

KAHAWAI POINT INFORMATION	
Provisions	further detail
Height	8m except that up to 50% of the roof form may be up to 9m in height.
Height in relation to boundary	Buildings must not project beyond a 45 degree recession plane measured 2.5m above the ground (side and rear boundaries only).
Yards	<div>Buildings must be set back the following distances from the site boundary:</div> <div><div>1. Front 3m</div><div>2. Side 1m</div><div>3. Rear 1m</div><div>4. Adjoining a wetland/stream: 3m</div><div>5. Adjoining esplanade reserve/unformed legal road: 6m</div><div>6. Adjoining Lot 2 DP 21692 (farming operation): 6m of which 3m is densely planted up to a maximum height of 1.5m.</div></div>
Impervious area	60% of net site area
Building coverage area	35% of net site area
Landscaped area	<div>Minimum of 40%</div> <div>At least 50% of the area of the front yard must comprise of landscaped area.</div>
Fences	<div>1. The boundaries of site fronting the esplanade reserve adjoining the Tahiki River or the Waiuku River or land zoned Open Space: Informal Recreation must not have fence exceeding 1m in height and must be 60% visually permeable.</div> <div>2. Should additional retained height be required it shall be stepped back into the property in 1.2m increments</div> <div>3. Fences on the front boundary must not exceed 1.2m in height and must be 50% visually permeable.</div> <div>4. Fences fronting a neighbourhood park open space must not exceed 1.2m and must be at least 60% visually permeable.</div> <div>5. All other fences 1.8m</div> <div>6. A solid Fence with a minimum height of 1.5m shall be constructed on the common boundary of all sites adjoining Lot 2 DP 21692 for as long as the farming operation is undertaken on this lot.</div>
Sites adjoining Open Space	<div>Where a site or dwelling adjoins land zoned Open Space: Informal Recreation, or fronts of public walkway, the following applies:</div> <div>1. The facade of a dwelling or dwellings face the open space must contain glazing that is cumulatively at least 30% of the area of the facade (excluding the garage door).</div>

Figure H3.6.6.1 Building height in the Residential – Single House Zone

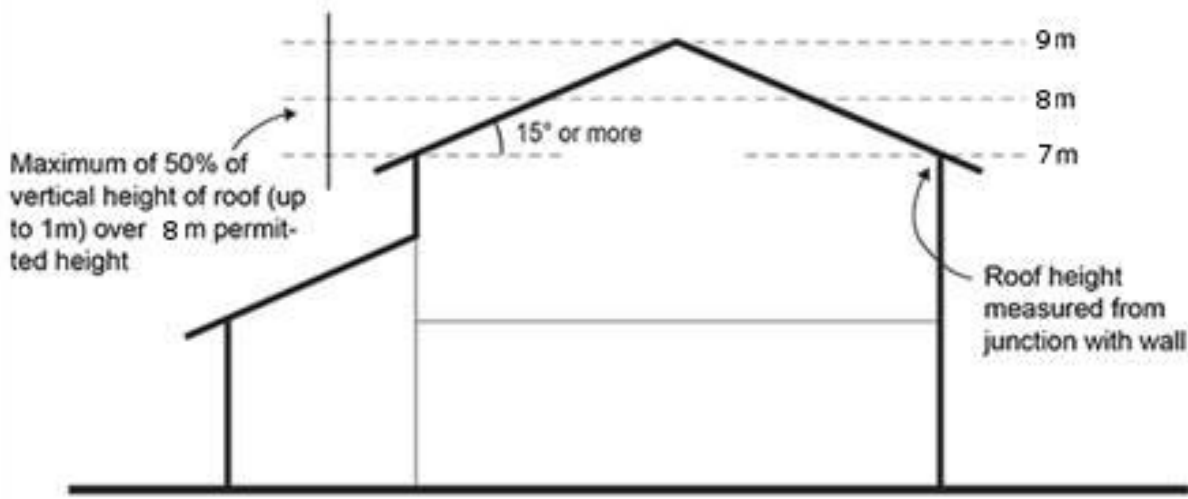


Figure H3.6.7.1 Height in relation to boundary

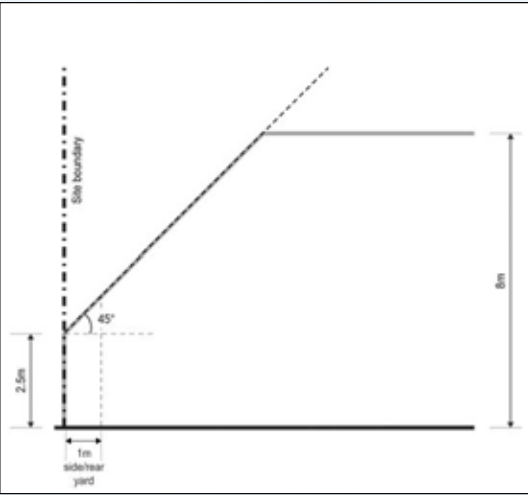
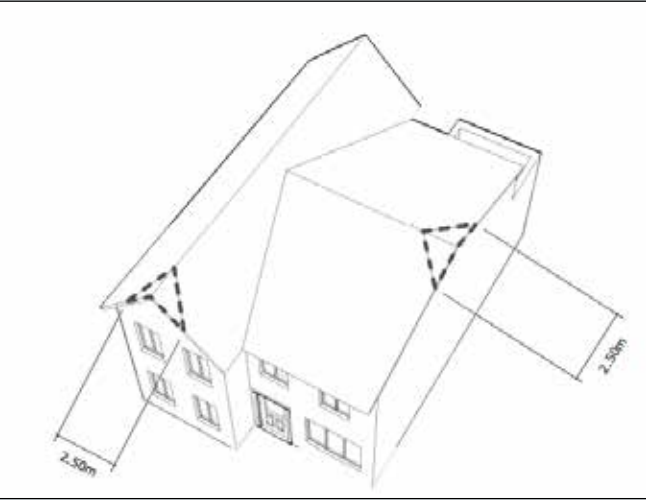
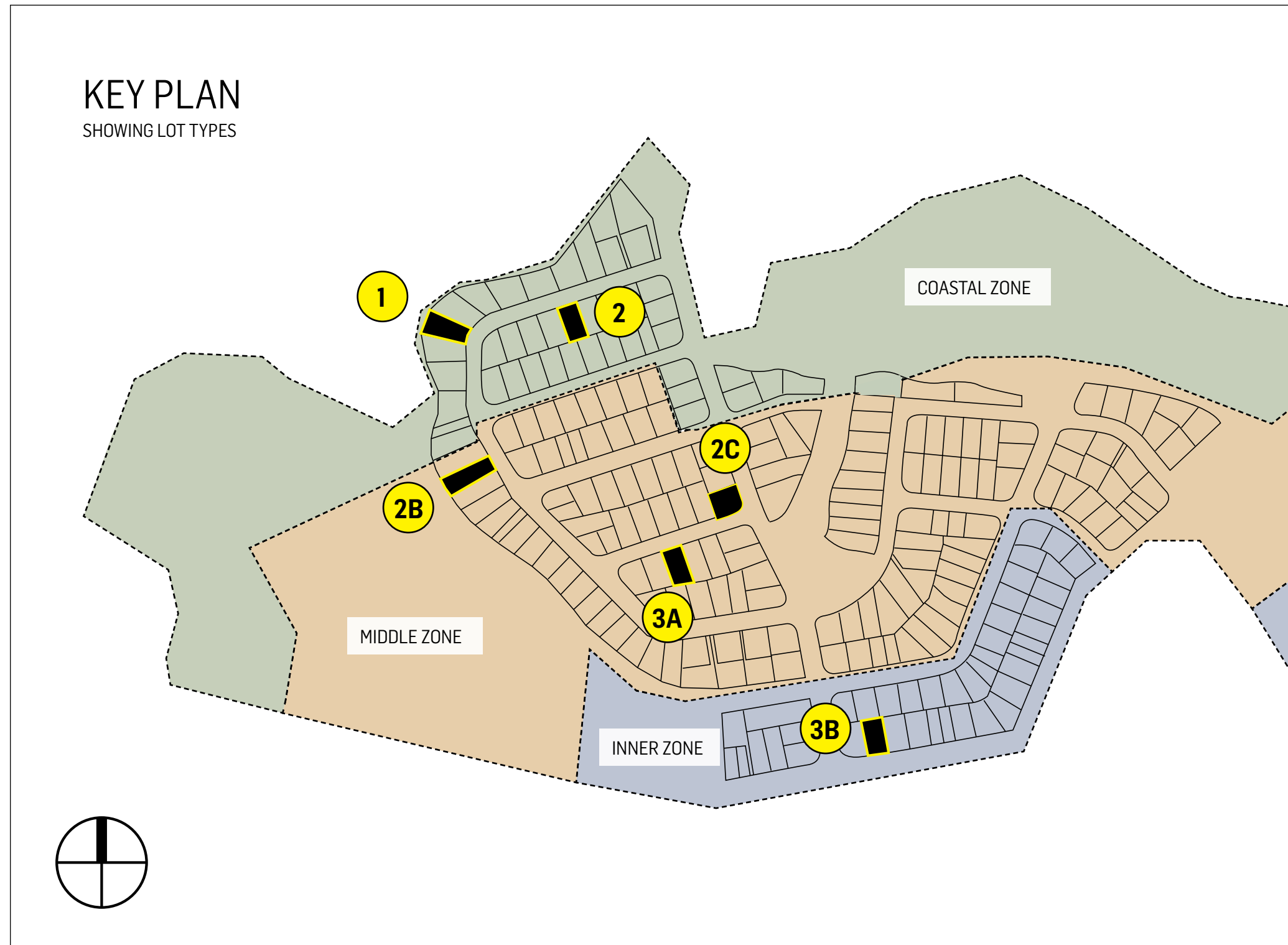


Figure H3.6.7.2: Exceptions for gable ends and dormers



(6) No more than two gable ends, dormers or roof projections are allowed for every 6m length of site boundary.



COMPLIANCE PLANS - COASTAL ZONE

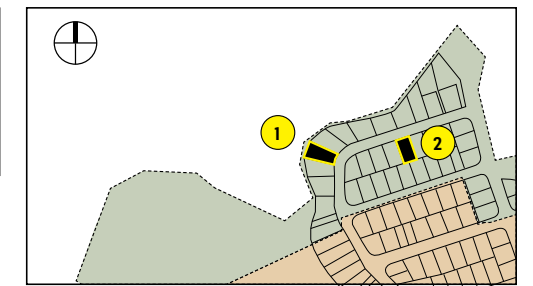
KEY FEATURES OF COASTAL ZONE

- Standard lot size minimum 600m² - 700m²
- Affordable lot size minimum 300-350m²
- Lower density housing
- Predominantly 2-storey to take advantage of views at upper levels
- 30% glazing facing coastal walkway
- Native planting
- Coastal materials + natural palette of colours
- Design for sun and views, higher spec of housing / architectural design
- Coastal access
- Homes to be designed by registered architect or architectural designer (Licensed Building Practitioner)
- Homes to be minimum 200m² (excluding garaging)

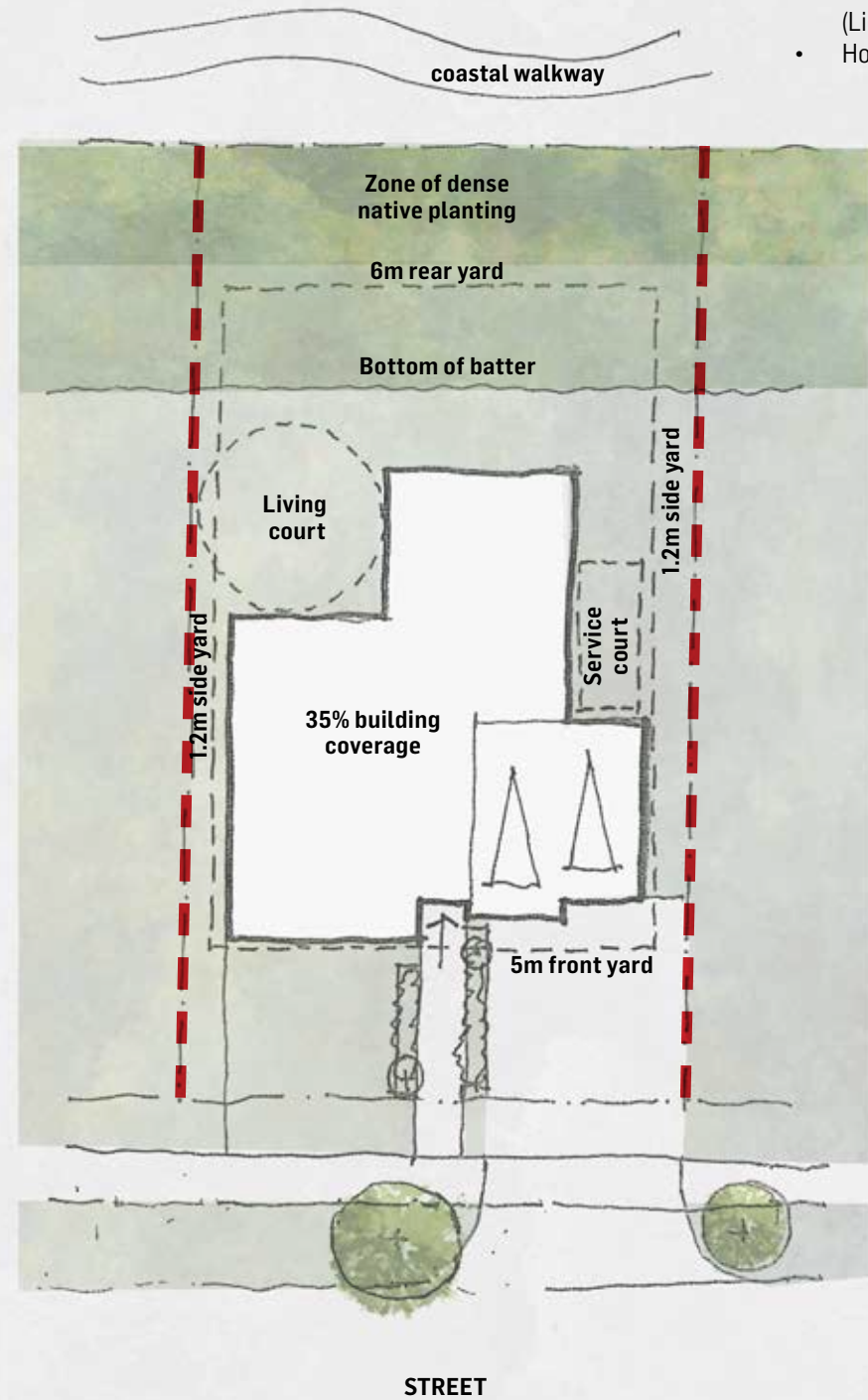
FENCE KEY

- • • • • 1.2m high fence
50% open
- — — — — 1.8m high fence

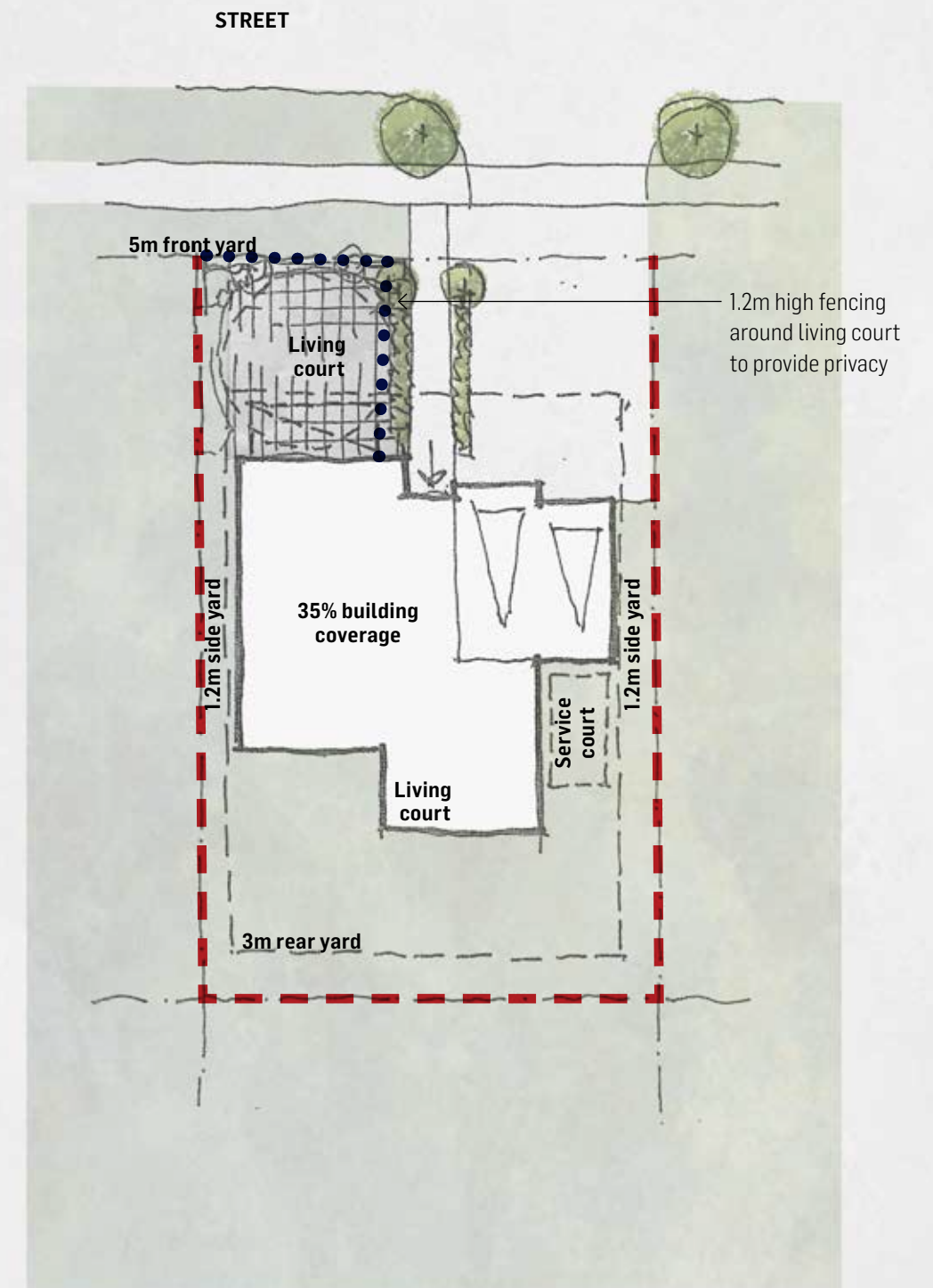
PLOT KEY



LOT 1



LOT 2



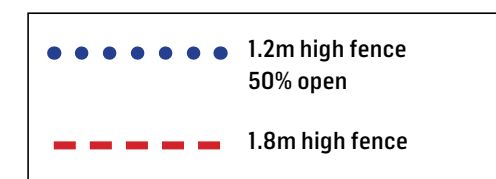
COMPLIANCE PLANS - MIDDLE & INNER

LOT 2B

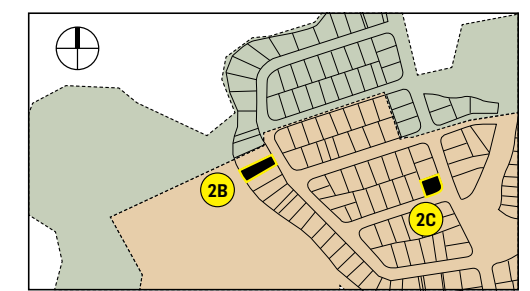
KEY FEATURES OF MIDDLE ZONE

- Standard lot size minimum 500-600m²
- Affordable lot size minimum 300m² - 320m²
- Medium density housing
- 1-2 storeys, 2 storeys on ridgelines to maximise views
- Robust materials, urban colours
- 30% glazing to street frontage
- Emphasis on good streetscape
- Landscape to street
- Garage / driveway dominance reduced
- Medium - high spec housing
- Affordable housing permitted - Min 80m² including garage
- Homes to be minimum 150m² (including garaging)

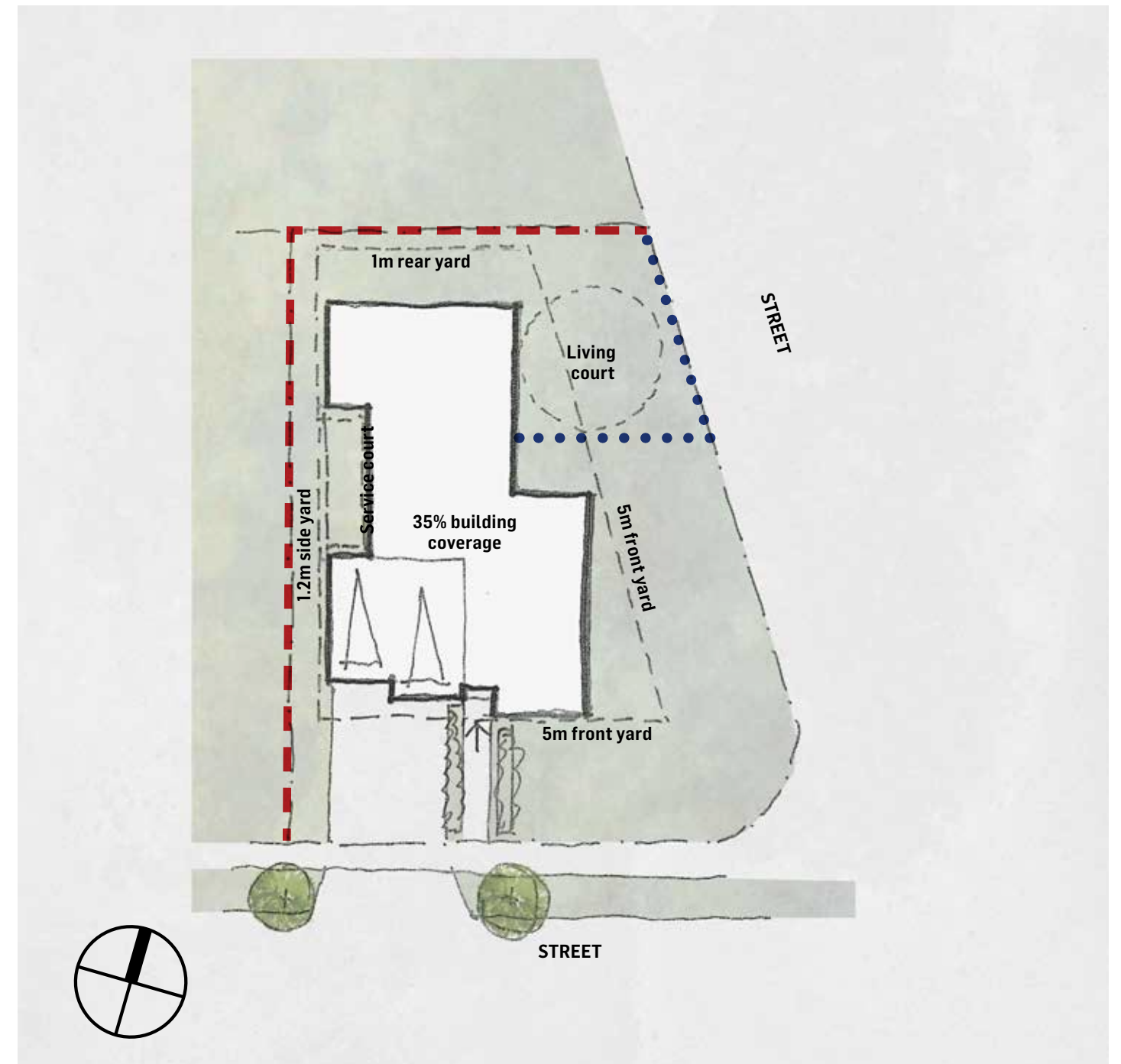
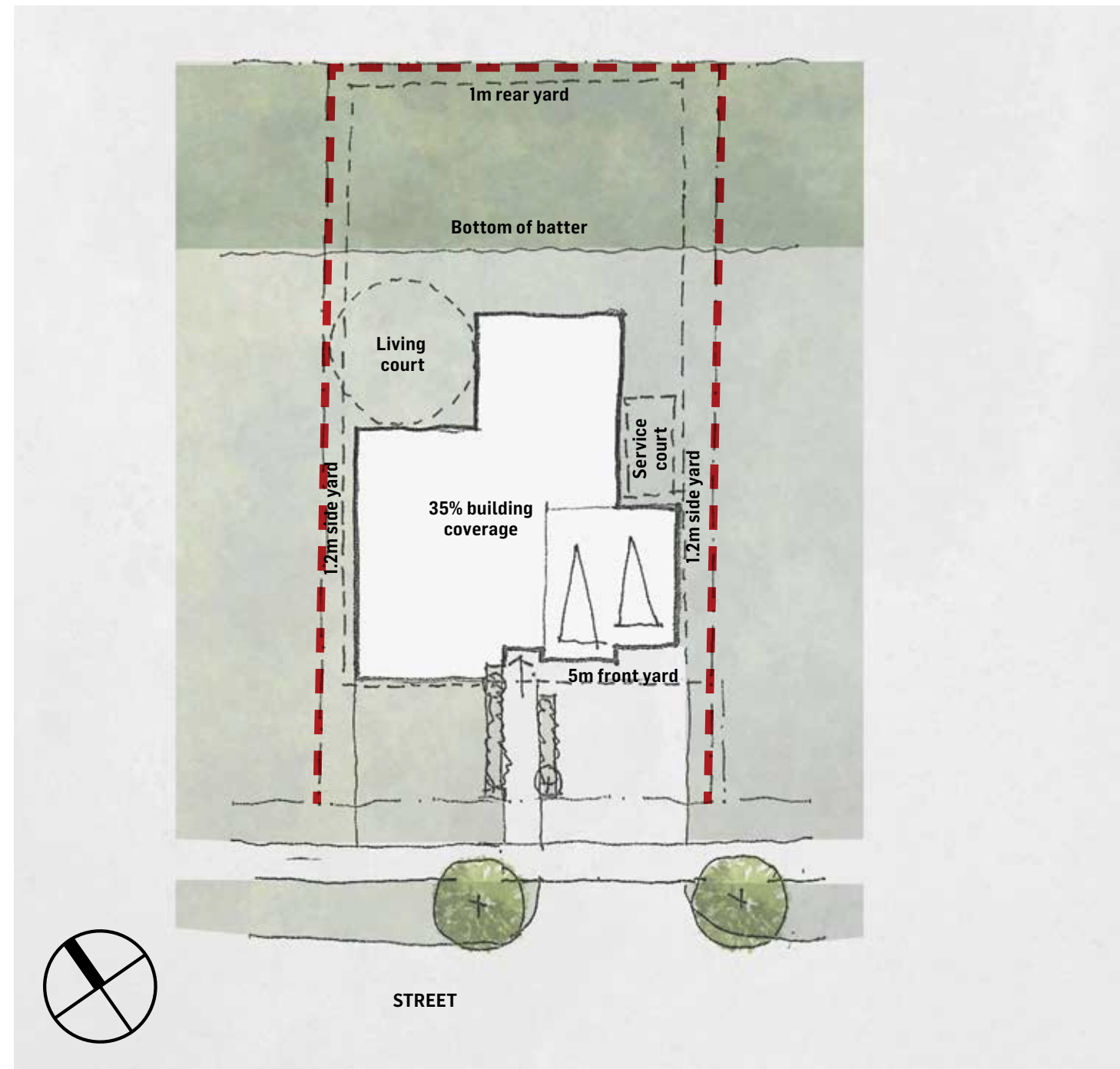
FENCE KEY



PLOT KEY



LOT 2C



COMPLIANCE PLANS - MIDDLE & INNER

LOT 3A

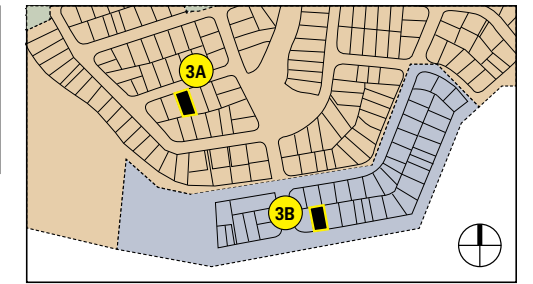
KEY FEATURES OF INNER ZONE

- Standard lot size minimum 500-600m²
- Affordable lot size minimum 300m² - 320m²
- High density housing
- 1-2 storeys
- Robust affordable materials, urban colours
- Lower - medium spec housing
- Potential stacked garages
- Affordable housing permitted - Min 80m² including garage
- Homes to be minimum 150m² (including garaging)

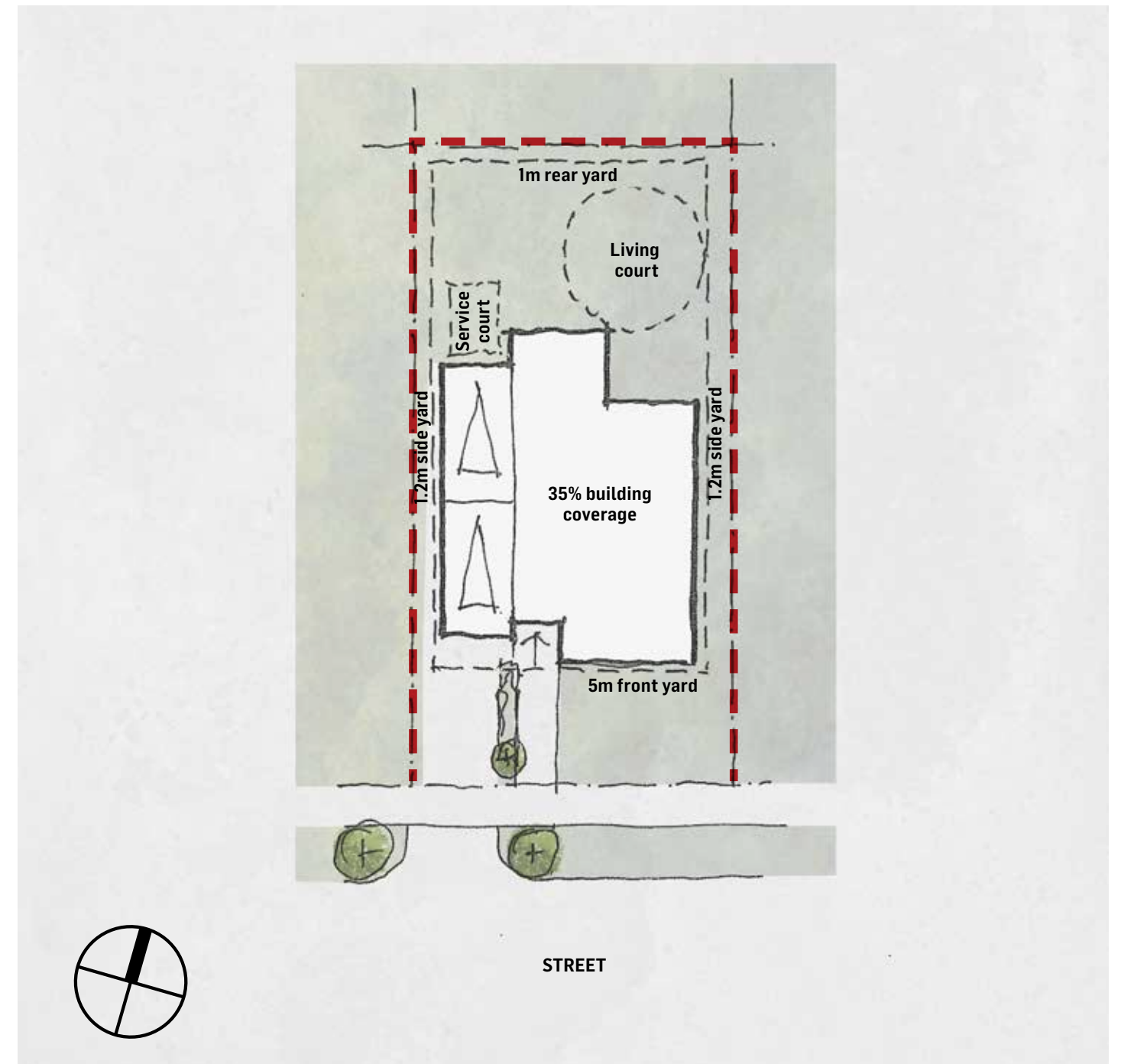
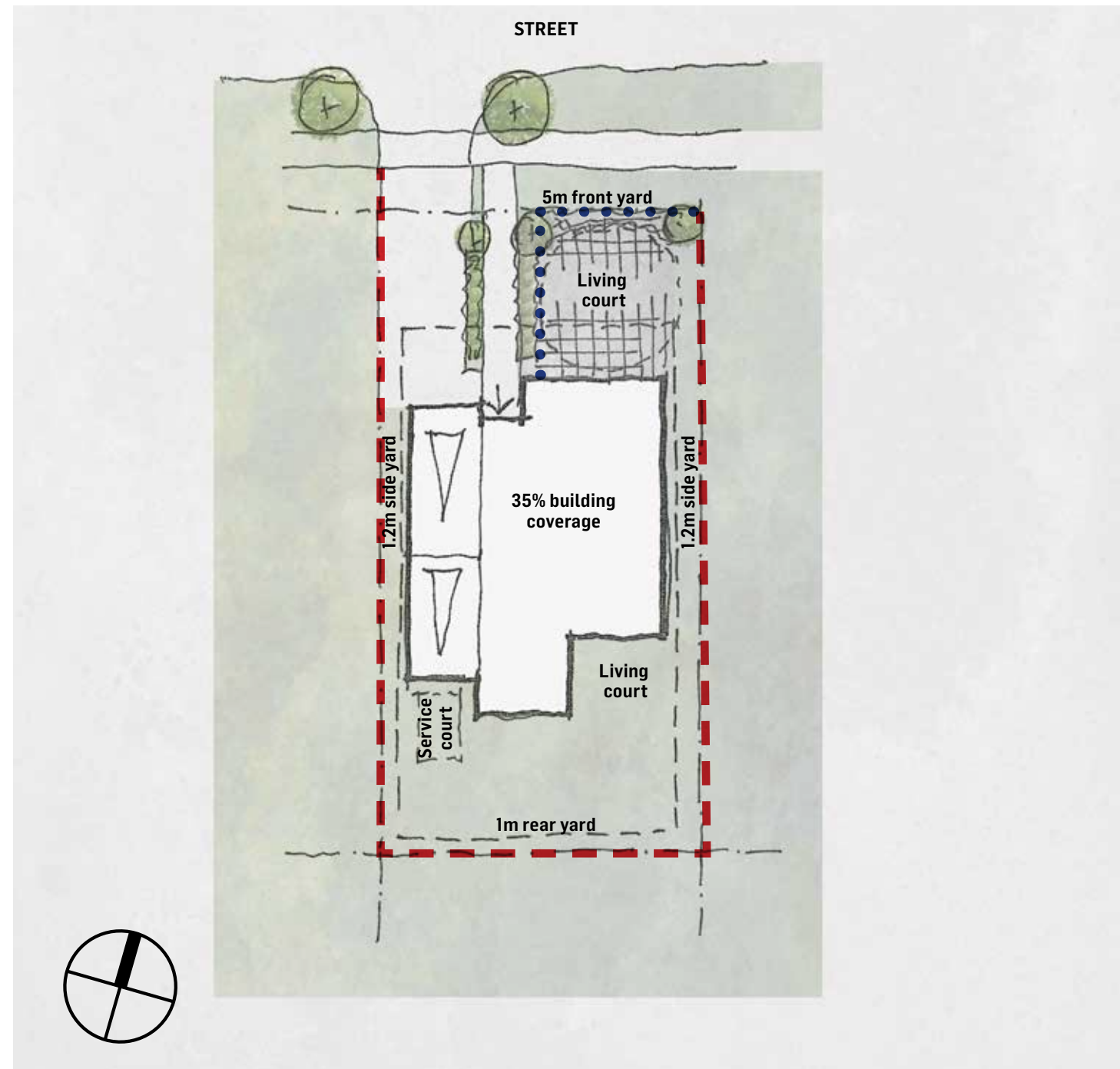
FENCE KEY

- 1.2m high fence
50% open
- 1.8m high fence

PLOT KEY



LOT 3B



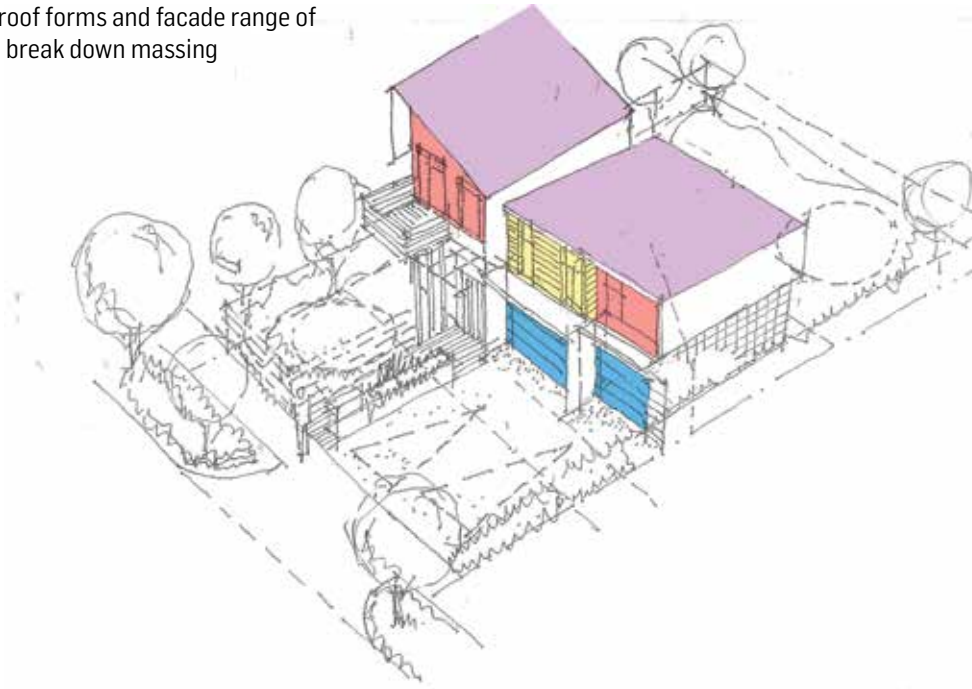


04

DESIGN GUIDELINES

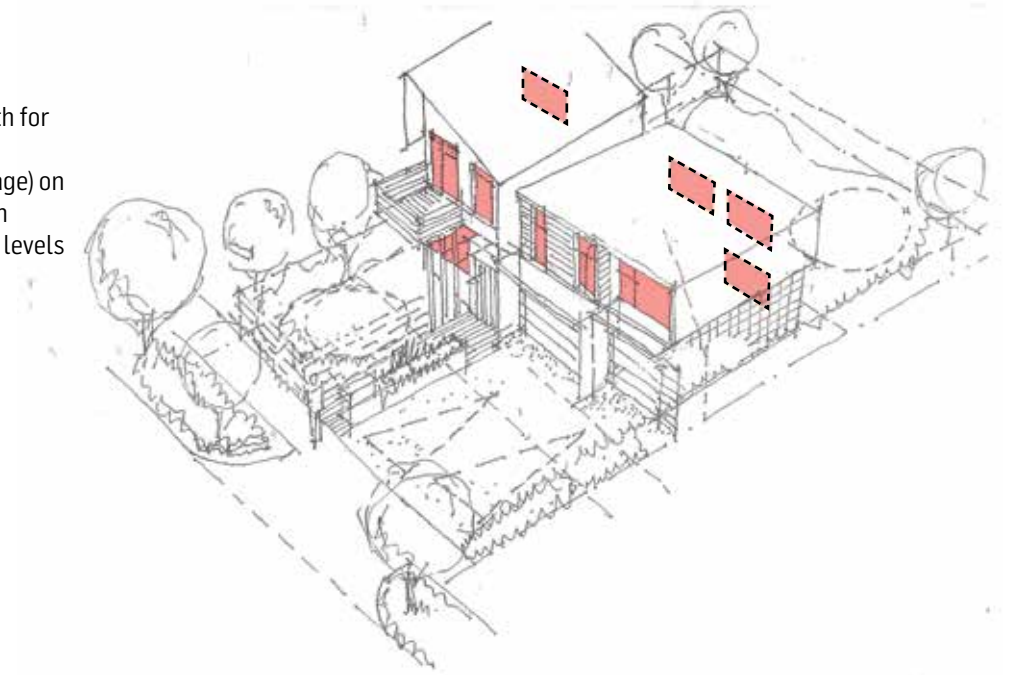
DESIGN PRINCIPLES - ALL ZONES

- MASSING / BUILT FORM**
- Articulated roof forms and facade range of materials to break down massing

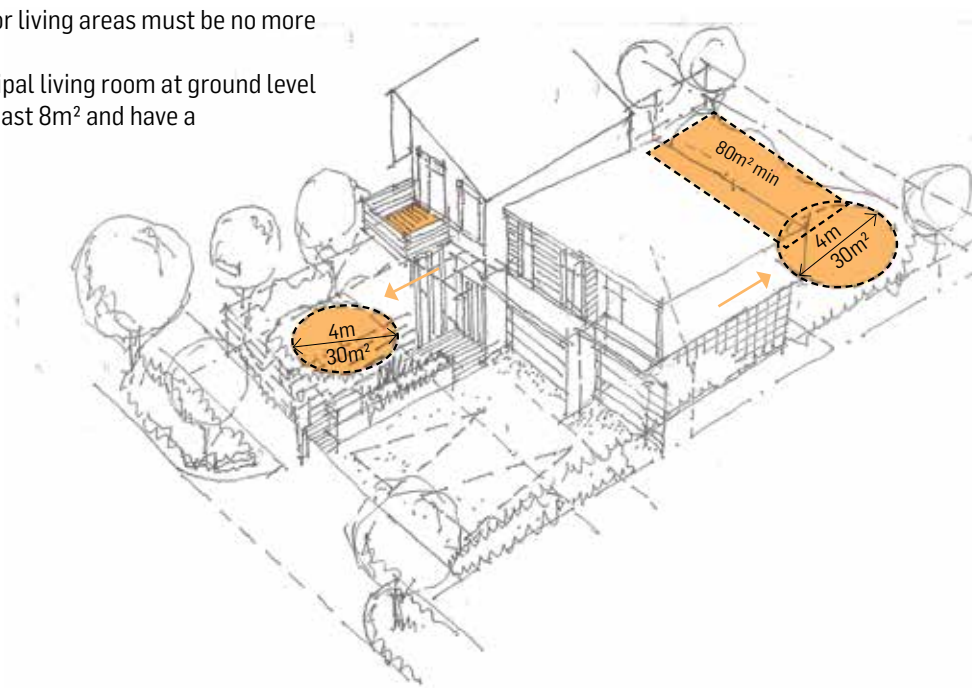


ACTIVE EDGE

- Active edge to street
- Surveillance to street and coastal path for coastal zones
- Minimum 30% glazing (excluding garage) on street and facades facing coastal path
- No glazing to side elevations at upper levels reduced at lower level

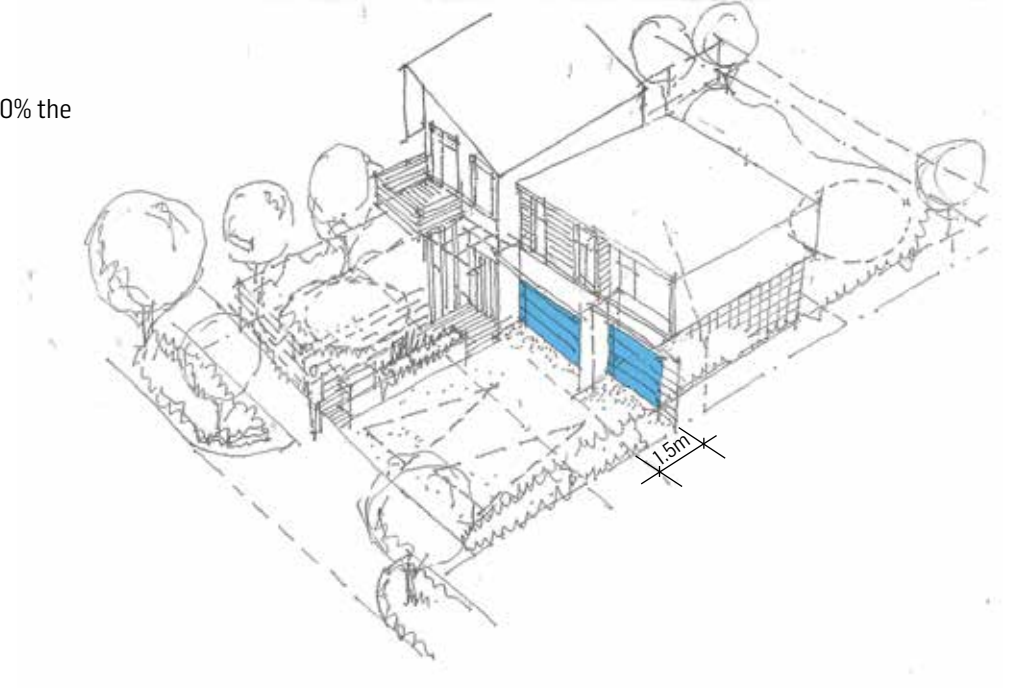


- OUTDOOR LIVING**
- Gradient of outdoor living areas must be no more than 1/20
 - Access from principal living room at ground level
 - Deck must be at least 8m² and have a depth of 2.4m



GARAGING

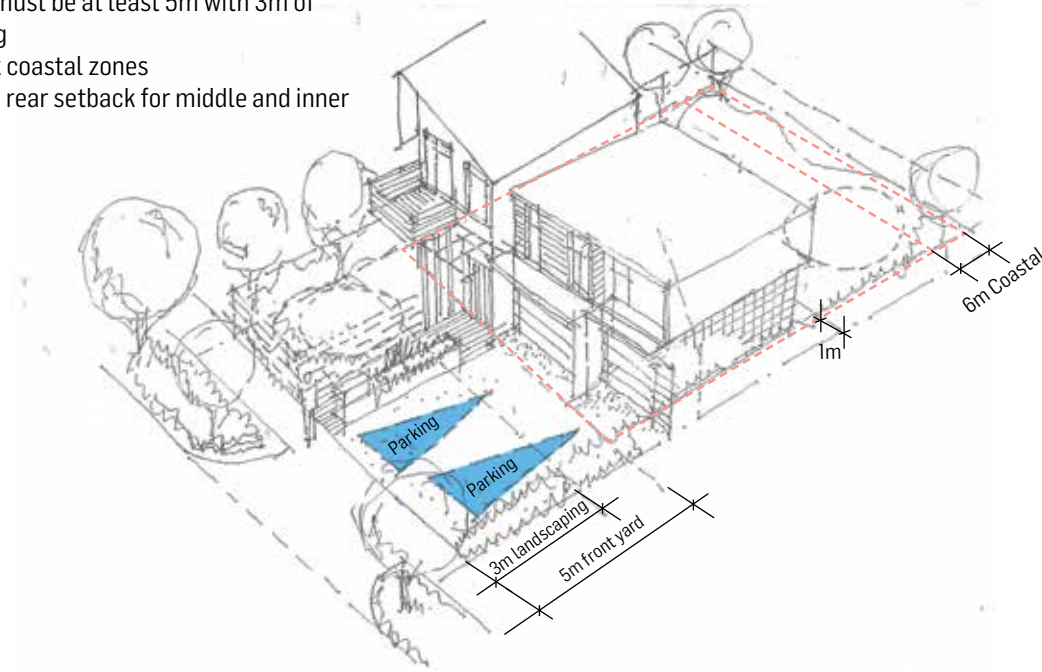
- 1.5m setback from main building
- Garage doors must be no more than 40% the width of the front facade
- Recessive colour



DESIGN PRINCIPLES - ALL ZONES

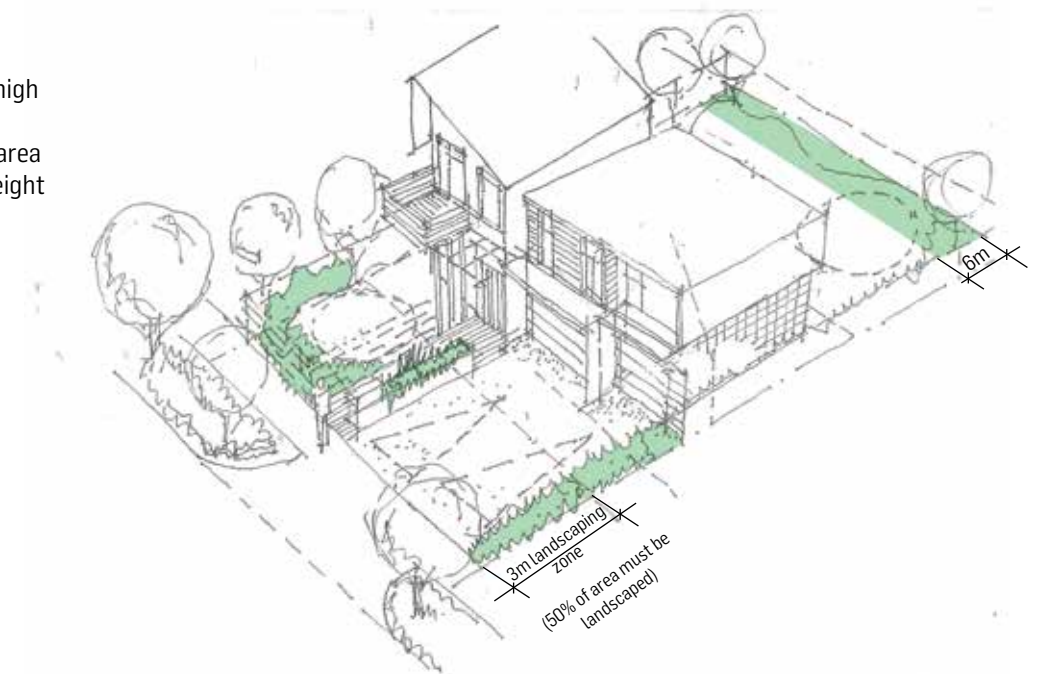
SETBACKS

- Front yard must be at least 5m with 3m of landscaping
- 6m setback coastal zones
- 1m side and rear setback for middle and inner zones



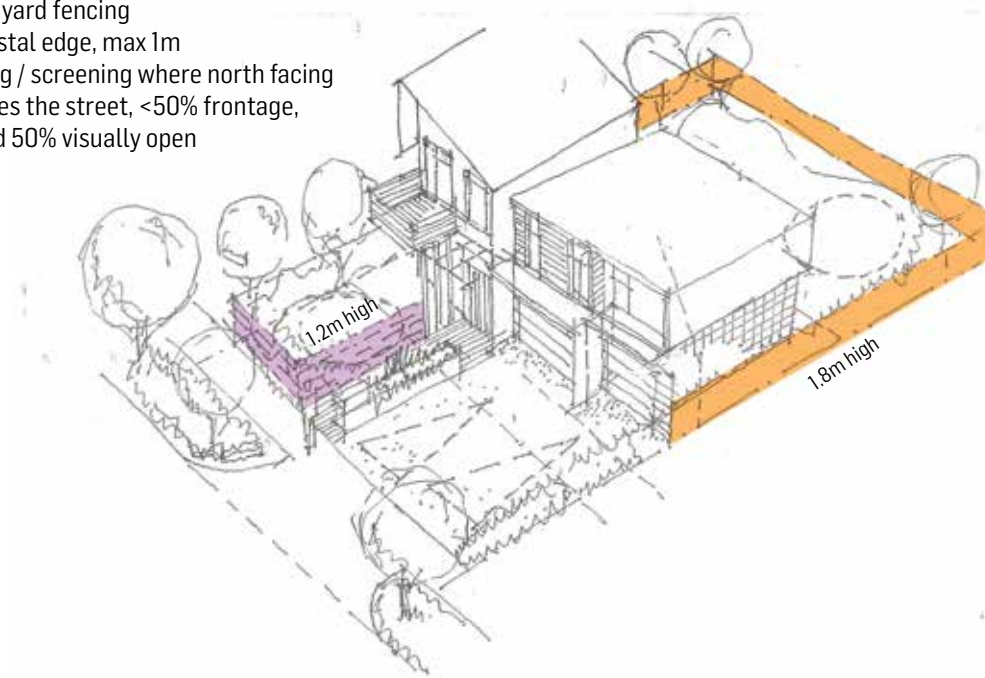
LANDSCAPING

- 6m setback on coastal edge max 1m high retaining walls
- Native planting max 10% impervious area
- Any retaining walls less than 1m in height
- 40% overall landscaped area on site
- 3m landscape zone to street, min 50% planting



FENCING

- Typically no front yard fencing
- No fencing to coastal edge, max 1m
- Permeable fencing / screening where north facing outdoor living faces the street, <50% frontage, max 1.2m high and 50% visually open

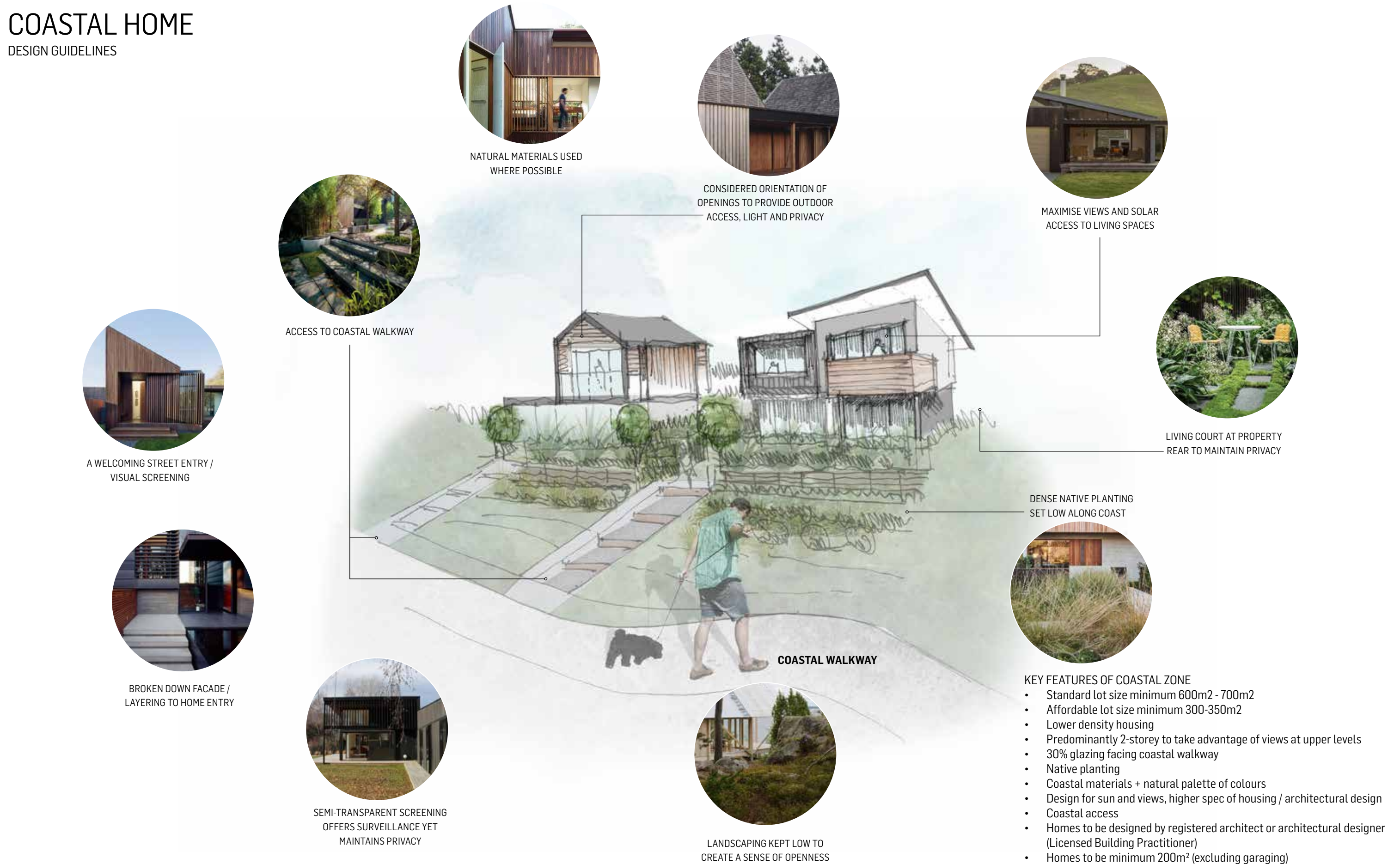


ACCESSORY BUILDINGS

- No minor dwellings
- No sheds without the developer's approval
- Any accessory buildings to be in the same style as main building and to be approved by the developer

COASTAL HOME

DESIGN GUIDELINES



MIDDLE AND INNER HOMES

DESIGN GUIDELINES



ROBUST MATERIALS USED,
RANGE OF WEATHERBOARD,
FIBRE CEMENT WEATHERBOARD,
BRICK, COLORSTEEL ROOFING



OUTDOOR LIVING ON FRONT AND
REAR OF PROPERTY'S TO SUIT
SITE ORIENTATION



MAXIMISE VIEWS AND SOLAR
ACCESS TO LIVING SPACES



A WELCOMING STREET ENTRY /
VISUAL SCREENING

PLANTING TO SEPARATE DRIVEWAY
AND ENTRYWAY



PLANTING ON STREET FRONTS



BROKEN DOWN FACADE /
LAYERING TO HOME ENTRY



SEMI-TRANSPARENT SCREENING
OFFERS SURVEILLANCE YET
MAINTAINS PRIVACY



LANDSCAPING KEPT LOW TO
CREATE A SENSE OF OPENNESS

KEY FEATURES OF MIDDLE ZONE

- Standard lot size minimum 500-600m²
- Affordable lot size minimum 300m² - 320m²
- Medium density housing
- 1-2 storeys, 2 storeys on ridgelines to maximise views
- Robust materials, urban colours
- 30% glazing to street frontage
- Emphasis on good streetscape
- Landscape to street
- Garage / driveway dominance reduced
- Medium - high spec housing
- Affordable housing permitted - Min 80m² including garage
- Homes to be minimum 150m² (including garaging)

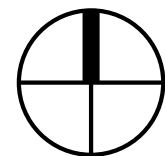
KEY FEATURES OF INNER ZONE

- Standard lot size minimum 500-600m²
- Affordable lot size minimum 300m² - 320m²
- High density housing
- 1-2 storeys
- Robust affordable materials, urban colours
- Lower - medium spec housing
- Potential stacked garages
- Affordable housing permitted - Min 80m² including garage
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AFFORDABLE HOUSING - LOTS

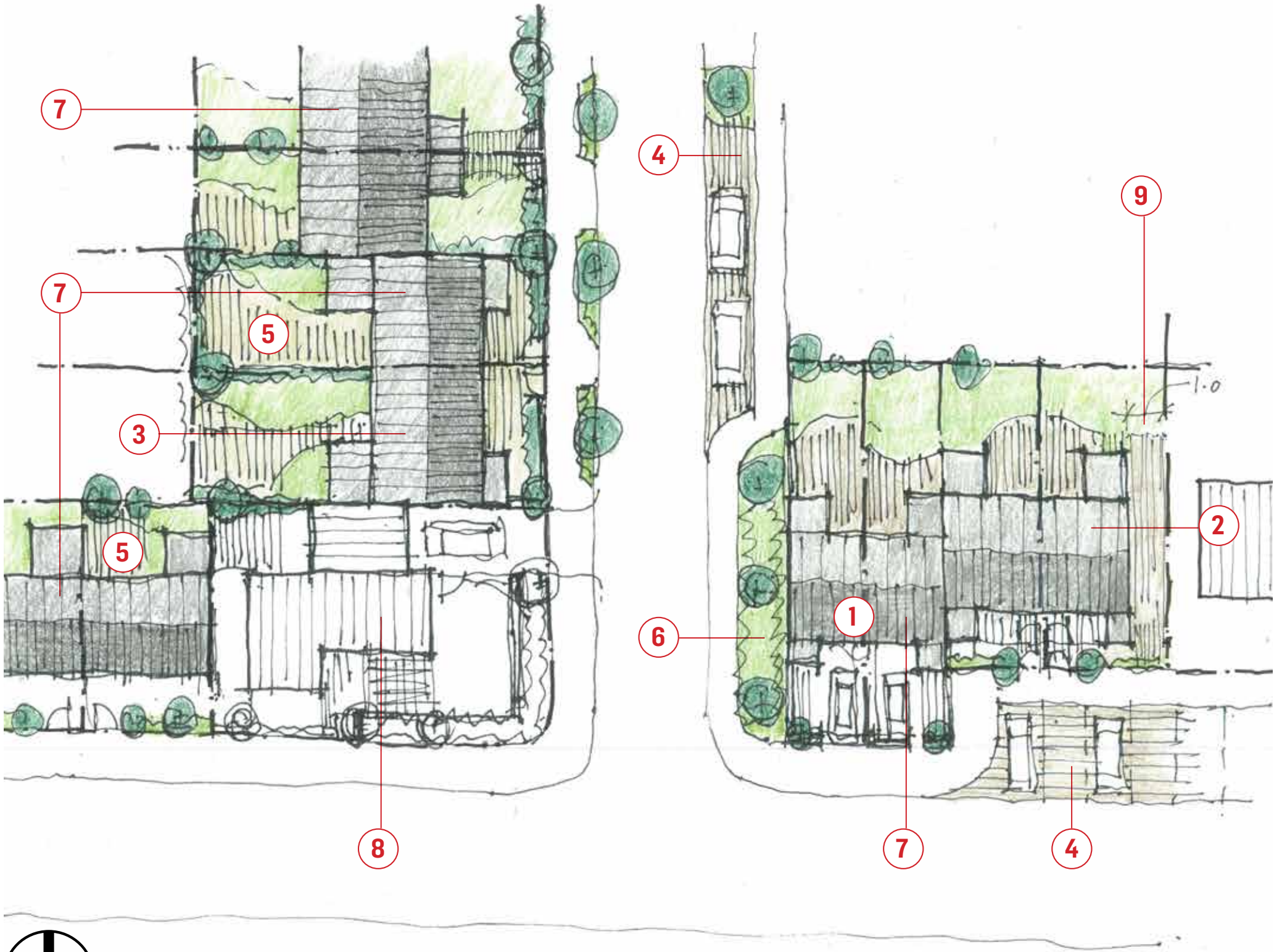
DESIGN GUIDELINES

QD1 & QD2 ONLY
Affordable lots from QD3+4
still to be confirmed

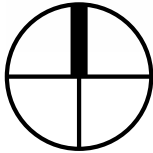


AFFORDABLE HOUSING

DESIGN GUIDELINES - TYPICAL DIAGRAM ONLY (NOT SITE SPECIFIC)



ITEM	DESIGN PRINCIPLES
1	Homes to be a minimum of 80 sqm (including garaging) as per sale and purchase agreements.
2	Affordable housing may include a mix of house types – terraced, semi-detached, detached or flats – to suit development standards and location of site.
3	Affordable units must be integrated into the overall development and indistinguishable from the open market housing, to be in keeping with the overall development.
4	On-street parking designed in master planning to allow higher density housing and smaller lots.
5	Private space including outdoor living should be enclosed, i.e. clearly visible from the house but separated by landscape features or planting.
6	Public space should be provided, easily maintained and controllable by passive surveillance from a number of dwellings. Communal amenities such as gardens, landscaping and bin storage to be adequately sized, carefully considered, including the ownership of any landscaped areas and a clear delegation of responsibility for their maintenance. Amenity space to be planned to avoid overlooking, and to prevent noise and disturbance.
7	Allowance/ Provision for Terraced Housing, to allow for high density affordable housing. Ownership of several lots together permitted to provide rows of terraced housing, to achieve density and allow relaxation of setbacks/ height in relation to boundaries between lots. Subject to planning controls.
8	Open market - private housing
9	Small lots of min 300m2 permitted for affordable housing, allowance for zero lot development (ability to build to the boundary) on the side boundaries of those sites. The side yard and height in relation to boundary controls shall not apply to the common wall of any duplex or zero lot lined (built up to the boundary) development, Provided that for any zero lot lined development the land immediately adjacent is protected by way of a 1m easement to allow access and maintenance.
10	For apartments, no more than one-third of the total number of identified affordable dwellings must be located on a single building level/storey, unless the development is two levels, in which case no more than half of the identified affordable dwellings must be located on a single building level.



MATERIALS

MIDDLE AND INNER ZONE



WEATHERBOARD
Weatherboard cladding



BRICK
Standard brick veneer or bagged brick plaster finish (white wash)



TIMBER CLADDING
Stained, painted or natural. Vertical Shiplap or Horizontal bevel back weatherboard. Ensure any natural timber meets minimum H3.2 treated. Resene woodsman natural range on cedar or pine – to be approved. <http://www.resene.co.nz/Woodsman.htm>



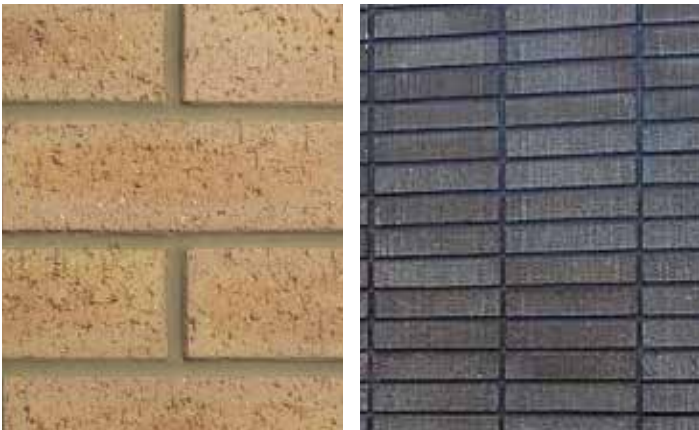
ROOFING
Powder coat colorsteel. 5 rib profile (no corrugate profile). Maxx for coastal protection. No bright or heavily contrasting colours

MATERIALS

COASTAL ZONE



CONCRETE
Exposed concrete block walls or plaster finish (white). Stacked block acceptable.



BRICK
Standard brick veneer or bagged brick plaster finish (white wash). Stacked brick veneer acceptable.



NATURAL TIMBER CLADDING
Stained or natural. Vertical Shiplap or Horizontal bevel back weatherboard. Ensure any natural timber meets minimum H3.2 treated. Resene woodsman natural range on cedar or pine – to be approved. <http://www.resene.co.nz/Woodsman.htm>



ROOFING
Powder coat colorsteel. 5 rib profile (no corrugate profile). Maxx for coastal protection. No bright or heavily contrasting colours

COLOURS
MIDDLE AND INNER ZONE



EXAMPLE 1



EXAMPLE 2



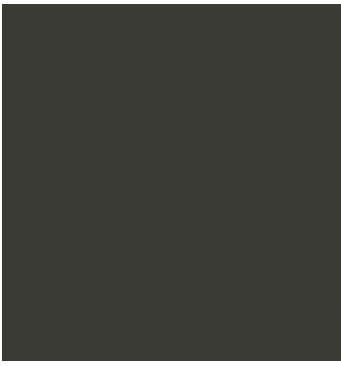
EXAMPLE 3



EXAMPLE 4



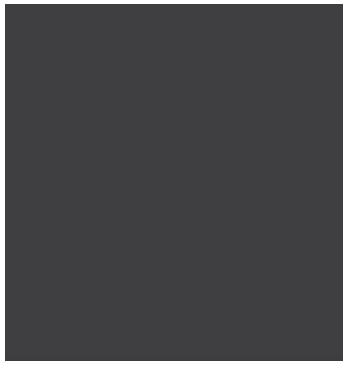
RESENE WOODSMAN
Natural



COLORSTEEL ROOF
Thunder Grey



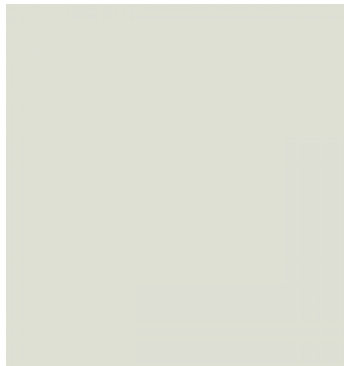
RESENE WOODSMAN
Pitch Black



COLORSTEEL ROOF
Ebony



RESENE WOODSMAN
Oiled Cedar



COLORSTEEL ROOF
Cloud



RESENE WOODSMAN
Heartwood



COLORSTEEL ROOF
Ironsand



RESENE
Half Masala



RESENE
Half White Pointer



RESENE
Sea Fog



RESENE
Half Malta



RESENE
Cloudy



RESENE
Double Black White

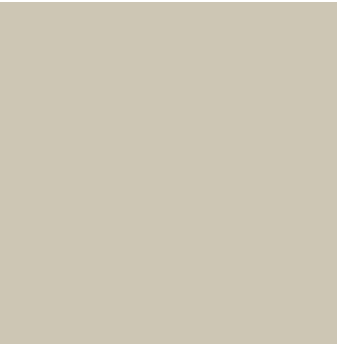


RESENE
Half Foggy Grey



RESENE
White

COLOURS
COASTAL ZONE



RESENE
Half Tea



RESENE
Grain Brown



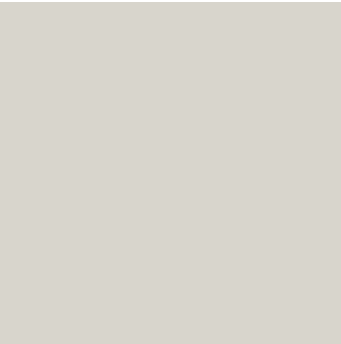
RESENE
Whitewash



RESENE
Half Tea



RESENE
Half Truffle



COLORSTEEL ROOF
Titania



RESENE
Wan White



RESENE
Milk White



RESENE
Milk White



RESENE / COLORSTEEL
Gull Grey



RESENE
Woodsman Oil Stain



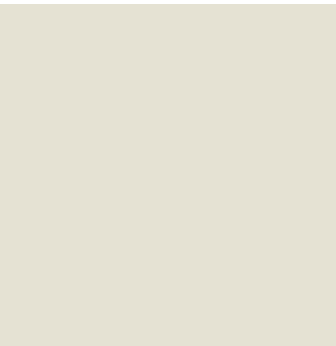
CONCRETE SEALER
On Concrete Block



CONCRETE SEALER
On Concrete Flooring



RESENE
Double Thorndon Cream



RESENE
Half Thorndon Cream

FENCING



1.2m height and 50% open / permeable at front yard

1.8m height at side and back yards



SET BACK WITH PLANTING IN FRONT
Painted / stained timber only or mized with concrete block.

NATURAL
Less maintenance - weather naturally.

PAINTED WHITE / NEUTRAL

RENDERED WITH PAINT FINISH / MIX

APPLICATION FOR DESIGN APPROVAL

Lot: DP: Date:

Street Name:

Applicant Name:

Applicant Contact Details

Postal Address:

Tel: Email:

Approval Type (please tick)

- ☐ Preliminary
☐ Final

Zone

Inner Middle Coastal

Affordable Housing

Document Checklist

- ☐ 2 sets are required for all approvals

Preliminary approval - Concept design drawings

- ☐ Site Plan
☐ Floor Plans
☐ Elevations
☐ External Materials Schedule

Final approval - Building Consent Application drawings

- ☐ Site Plan
☐ Floor Plans
☐ Elevations
☐ External Materials and Colour Schedule
☐ Landscape Design Plans

Architect or LBP Licence No:
(Related to Coastal Zone only)

Completed application forms can be submitted, with 2 sets of drawings to:

Email: kahawai.point@akl.buchan.co.nz

Address: The Buchan Group
'Little High Street'
55 - 57 High Street,
Auckland 1140

Design Checklist

ITEM	INCLUDED
ALL ZONES	
House faces the street / Active street edge	
Entry path to a visible front door	
Path to front door separated from driveway (preferably planting)	
Weather protection at front door - canopy or recessed	
Parking on driveway - Minimum 5 metres deep	
Garage set back 1.5 metres from main house	
Side windows not to outlook onto neighbours outdoor living	
North facing private outdoor living - min 40m²	
Home has three roof planes (other than flat roof)	
Building shape is more than a single rectangle or square	
The home is orientated for the sun	
Shading provided from the sun - use of verandahs, eaves, overhangs	
Affordable homes (see seperate guidelines). Homes must be minimum 80+m2 (including garage)	
Middle and Inner zone - Home must be minimum 150+m2 (including garage)	
Windows overlook the street with at least 30% glazing on overall facade	
COASTAL ZONE	
The home is positioned for views	
Windows overlook the street (or coastal path) with at least 30% glazing on overall facade	
Zone of native planting is used to buffer between the coastal pathway and the home	
Home is minimum 200+m2 (excluding garage)	

External Material and Colour Schedule

ITEM	MATERIAL / FINISH	COLOUR FOR FINAL APPROVAL AT BUILDING CONSENT STAGE ONLY
Roofing		
Fascia		
Spouting		
Cladding 1		
Cladding 2		
Cladding 3		
Windows		
Trim / Box Corner		
Front Door		
Garage Door		
Pergolas		
Balustrades		
Fencing		
Fencing		

PERFORMANCE	
Thermal Performance (meets NZBC and H1 compliance)	
Acoustic Performance (meets NZBC	
Weather Tightness (meets NZBC and E2/AS1)	

*REFER TO PLANNING RULES ALSO



ARCHITECTURE
MASTER PLANNING
INTERIORS
GRAPHICS

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