

KAHAWAI POINT DESIGN GUIDELINES - REV G

BUCHAN - 03 AUGUST 2021

BUCHAN



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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REVISION HISTORY

A	10 FEBRUARY 2017	FIRST DRAFT
B	26 JUNE 2017	SECOND DRAFT
C	26 SEPTEMBER 2018	FINAL DRAFT
D	26 JUNE 2019	FENCING REVISION
E	15 NOVEMBER 2019	STAGE 3 REVISION
F	08 DECEMBER 2020	STAGE 4 REVISION
G	03 AUGUST 2021	UNIT SIZES GARAGE REQUIREMENTS

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DESIGN GUIDELINES



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.

Covenants are in place for each lot to protect the overall amenity of the development and should be reviewed.

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.

The design guidelines are to compliment Auckland Unitary Plan and maintain the vision of Kahawai Point.

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 usable 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 KAHAWAI 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:

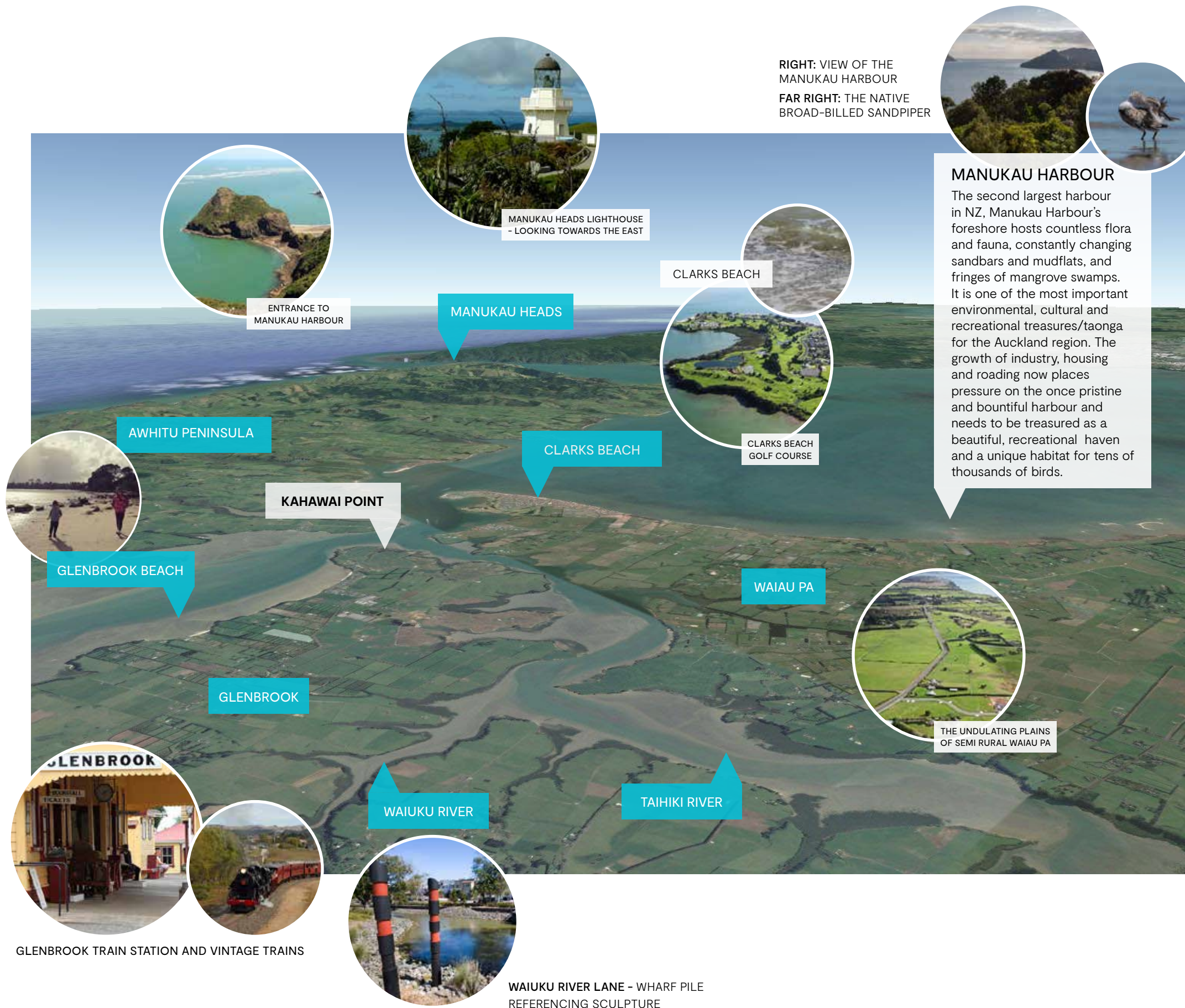
- A casual coastal atmosphere – design and select materials to reflect the natural coastal surroundings. Diversity of building form and materials will help to break up blank facades and avoid the creation of 'soul less' homes.
- Coastal, seaside, marine setting – choose materials that weather well in 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



KAHAWAI 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”





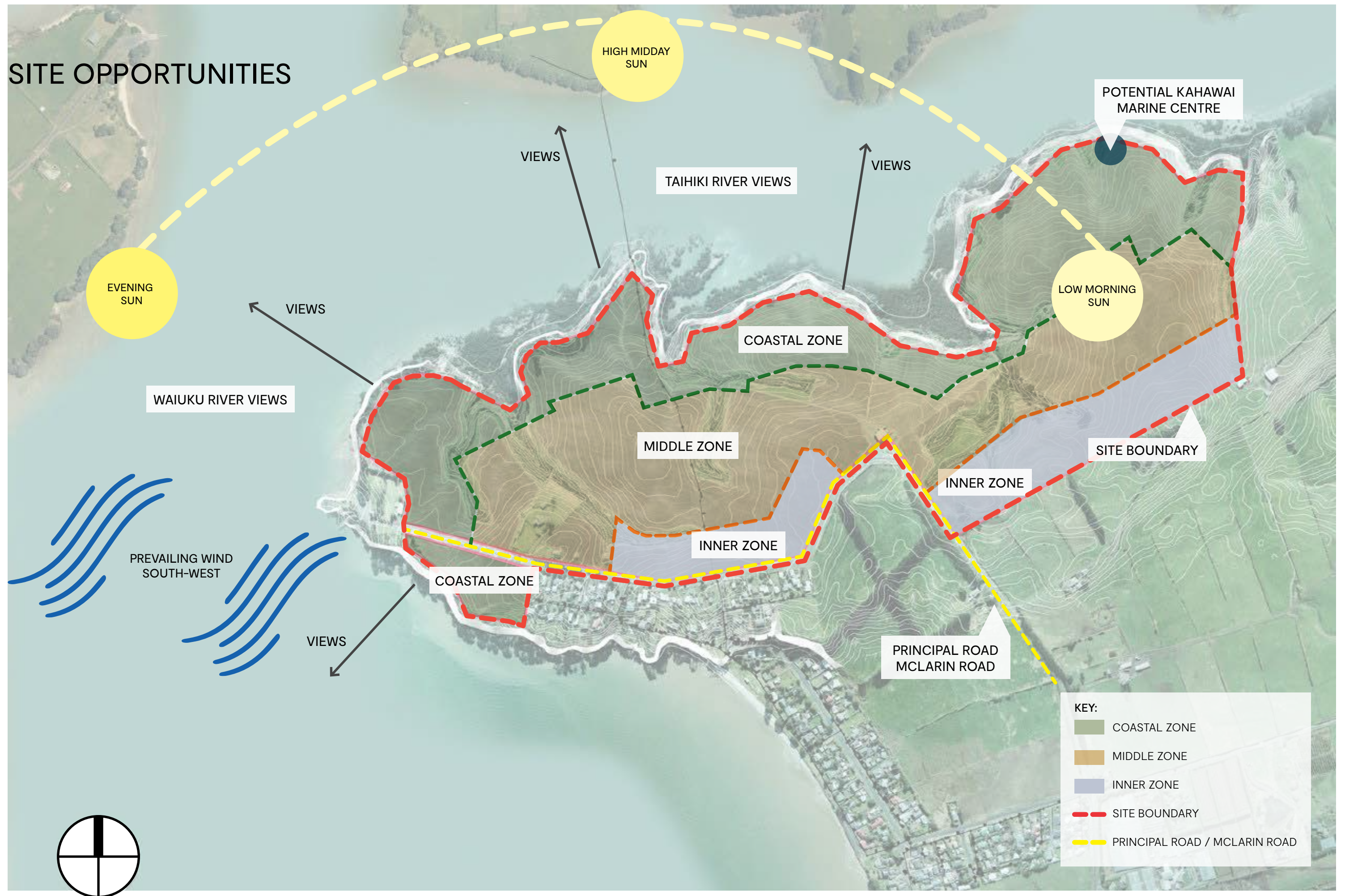
03

SITE GUIDELINES

ZONING PLAN

Showing First Stage Subdivision





COUNCIL 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.

Refer to the Auckland Unitary Plan H3. Residential – Single House Zone and Special Housing Area 453 Glenbrook 3 (Unitaryplan.aucklandcouncil.govt.nz)

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	Buildings must be set back the following distances from the site boundary: 1. Front 3m 2. Side 1m 3. Rear 1m 4. Adjoining a wetland/stream: 3m 5. Adjoining esplanade reserve/unformed legal road: 6m 6. Adjoining Lot 2 DP 21692 (farming operation): 6m of which 3m is densely planted up to a maximum height of 1.5m.
Impervious area	60% of net site area
Building coverage area	35% of net site area
Landscaped area	Minimum of 40% At least 50% of the area of the front yard must comprise of landscaped area.
Fences	<div>1. The boundaries of site fronting the esplanade reserve adjoining the Taihiki 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 1m 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	Where a site or dwelling adjoins land zoned Open Space: Informal Recreation, or fronts of public walkway, the following applies: <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

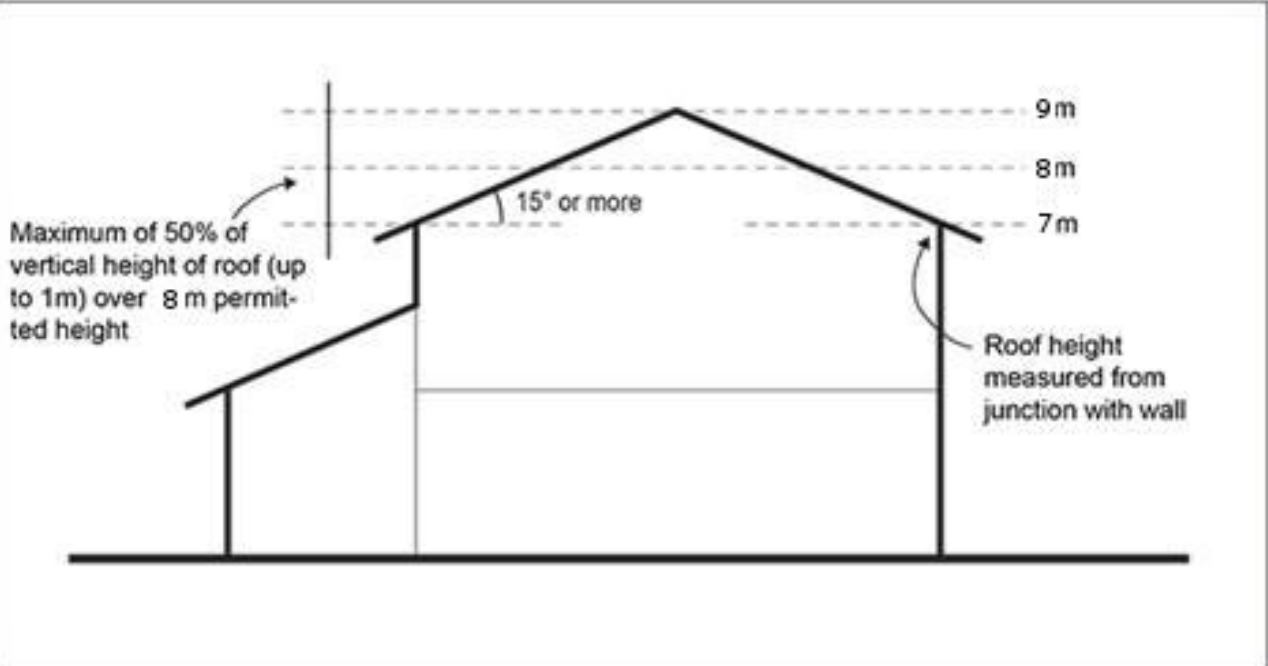


Figure H3.6.7.1 Height in relation to boundary

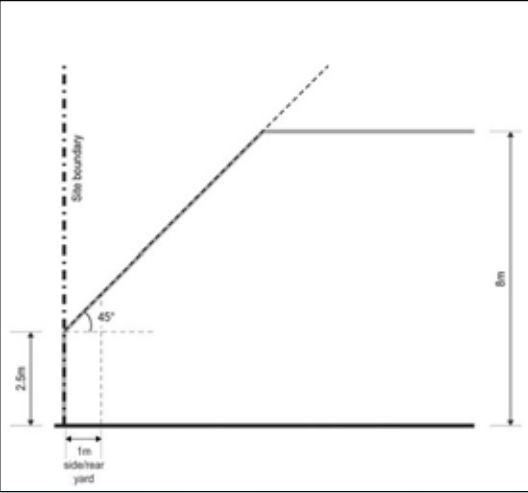
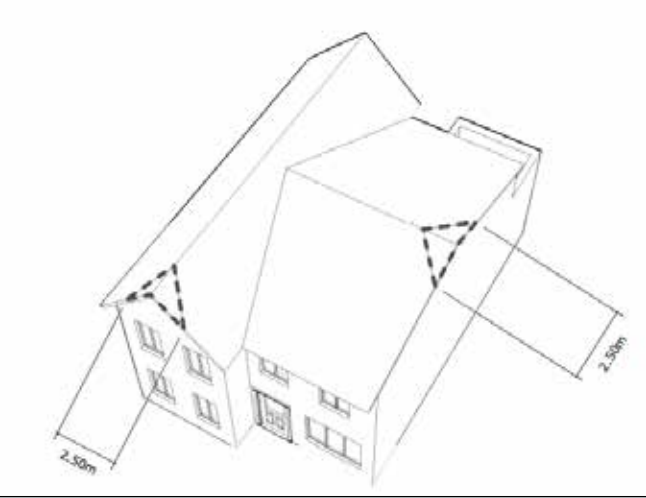
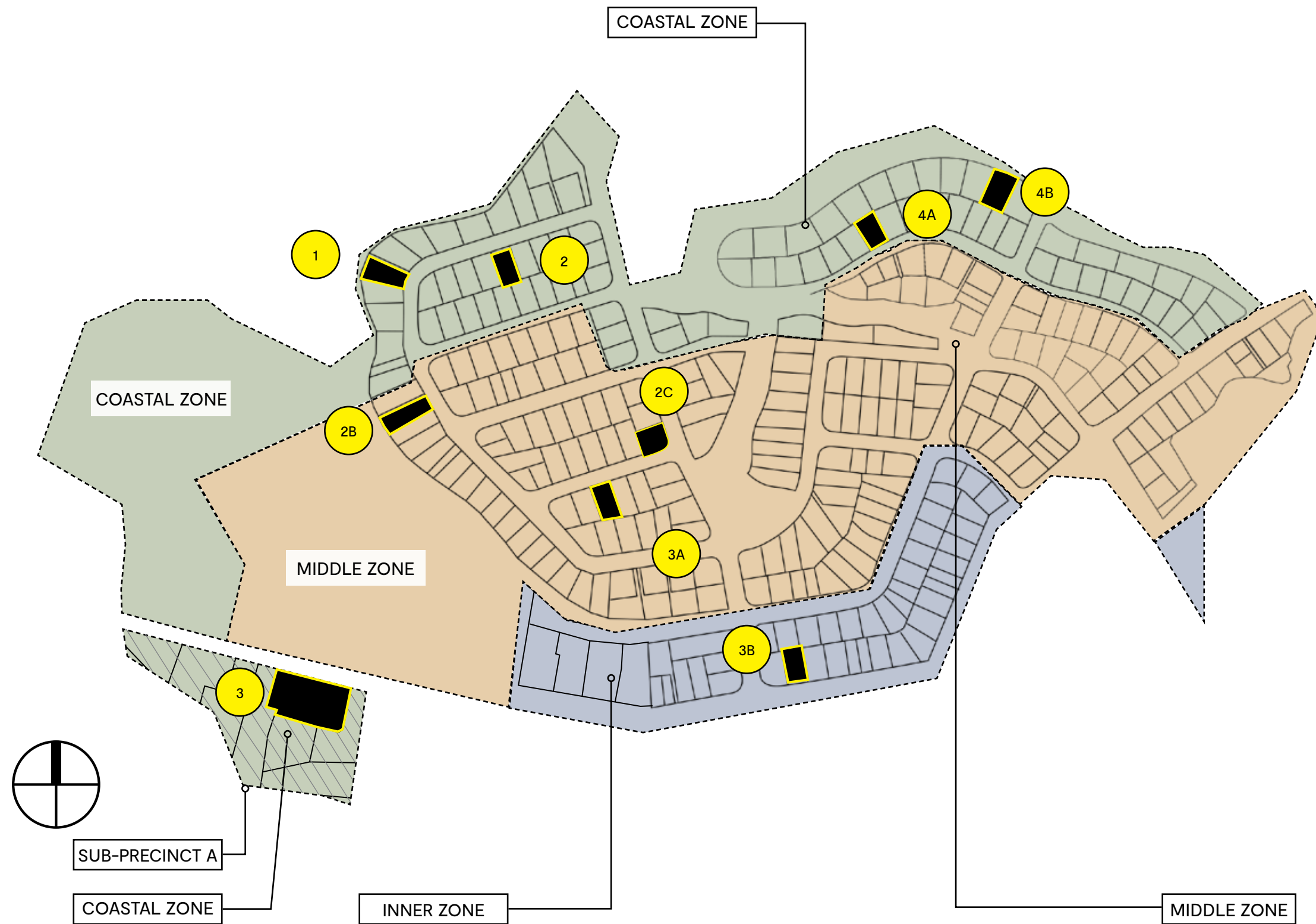


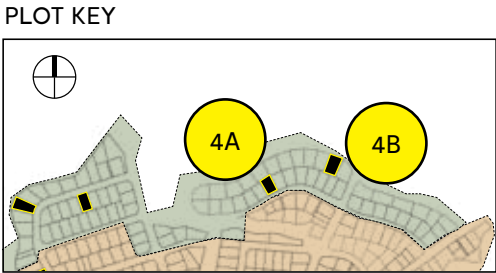
Figure H3.6.7.2: Exceptions for gable ends and dormers



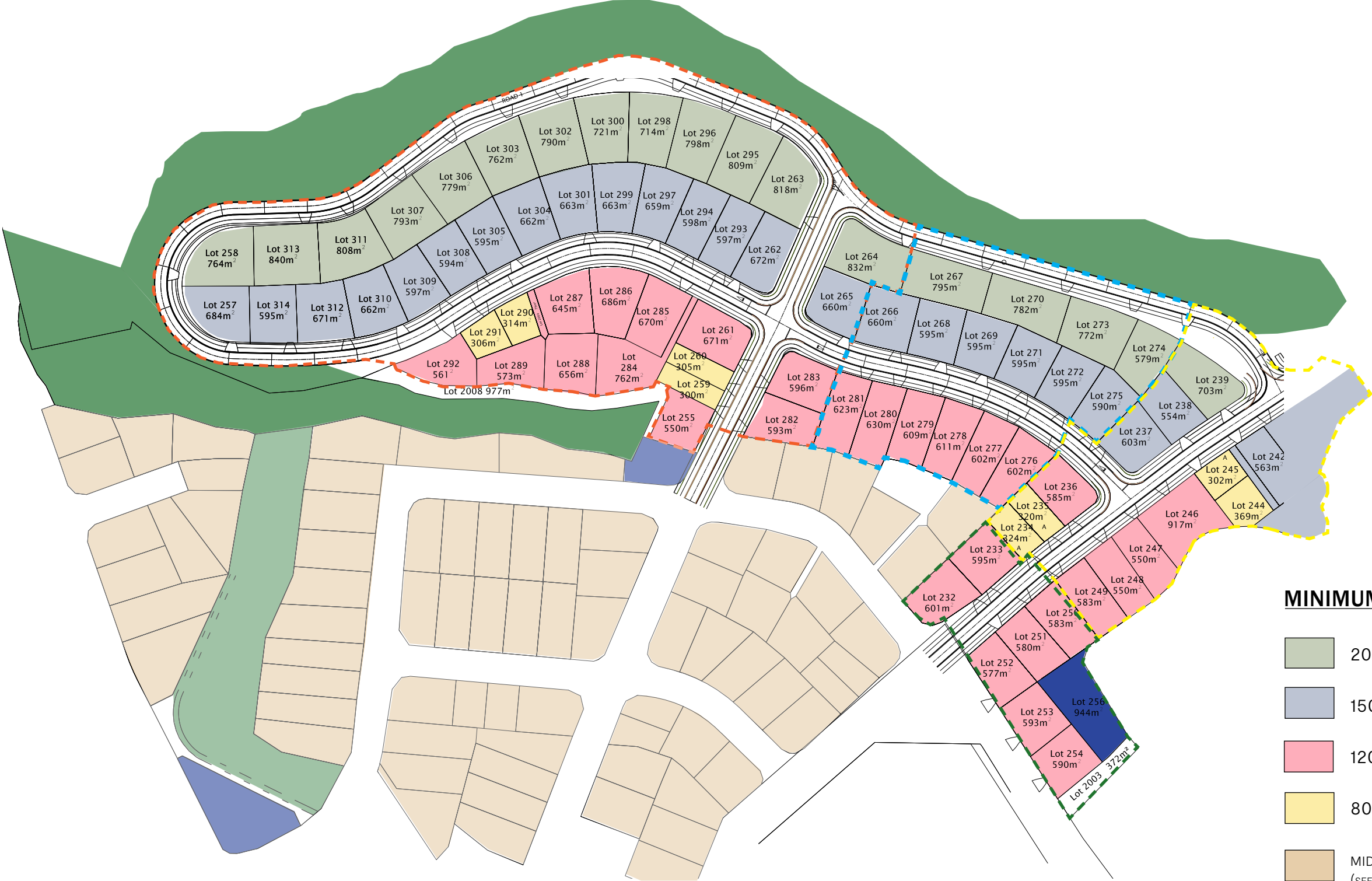
(6) No more than two gable ends, dormers or roof projections are allowed for every 6m length of site boundary.

KEY PLAN - SHOWING LOT TYPES





KEY PLAN - STAGE 4



MINIMUM HOUSE SIZE

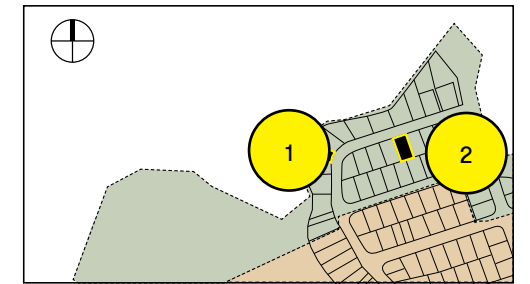
- 200SQM MIN (SINGLE LEVEL DWELLINGS- EXCLUDING GARAGE)
- 150SQM MIN (INCLUDING GARAGE)
- 120SQM MIN (INCLUDING GARAGE)
- 80SQM MIN (INCLUDING GARAGE)
- MIDDLE ZONE STAGE 2 (SEE SEPARATE MIDDLE ZONE PAGE)

COMPLIANCE PLANS – COASTAL ZONE

FENCE KEY

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

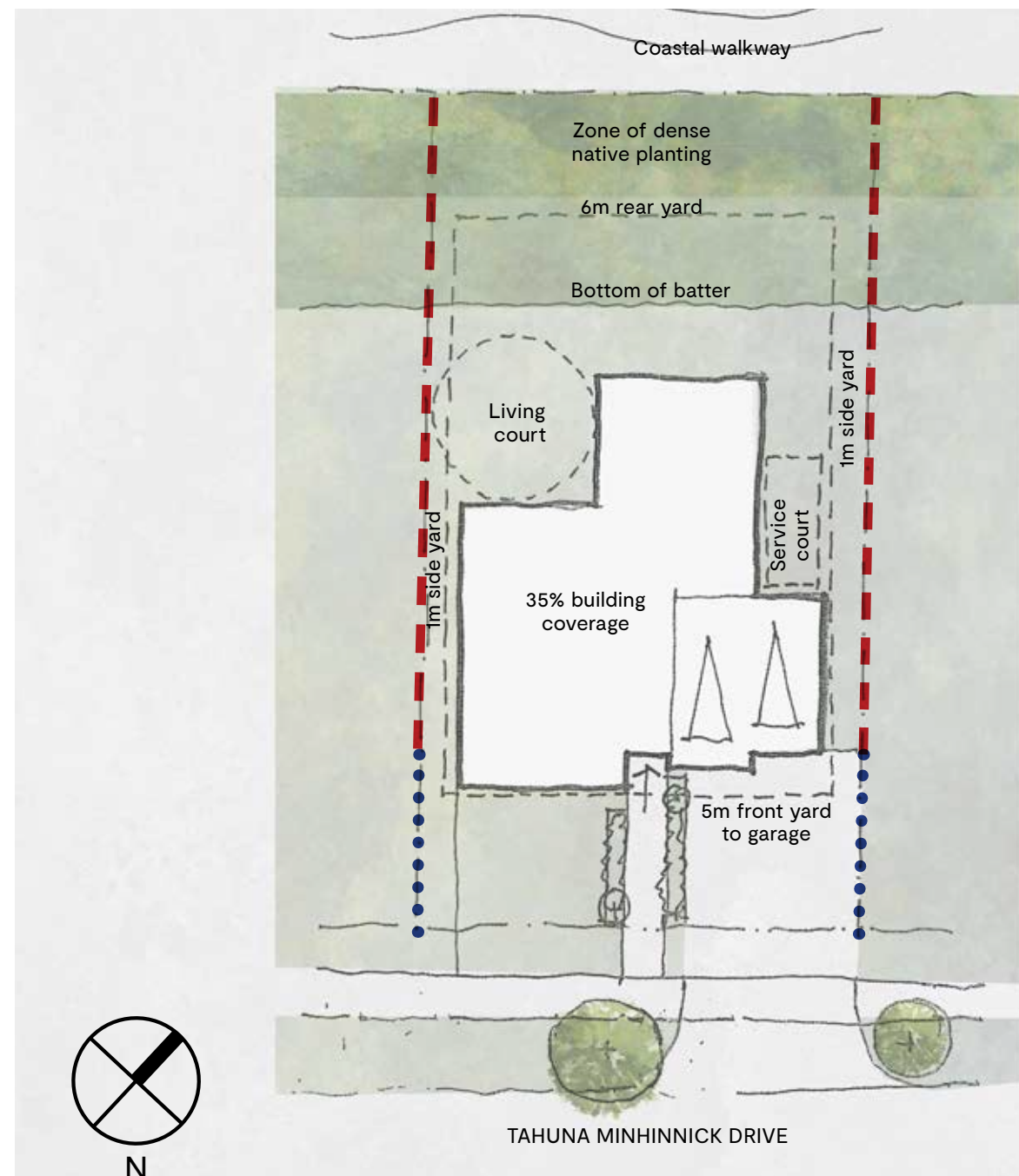
PLOT KEY



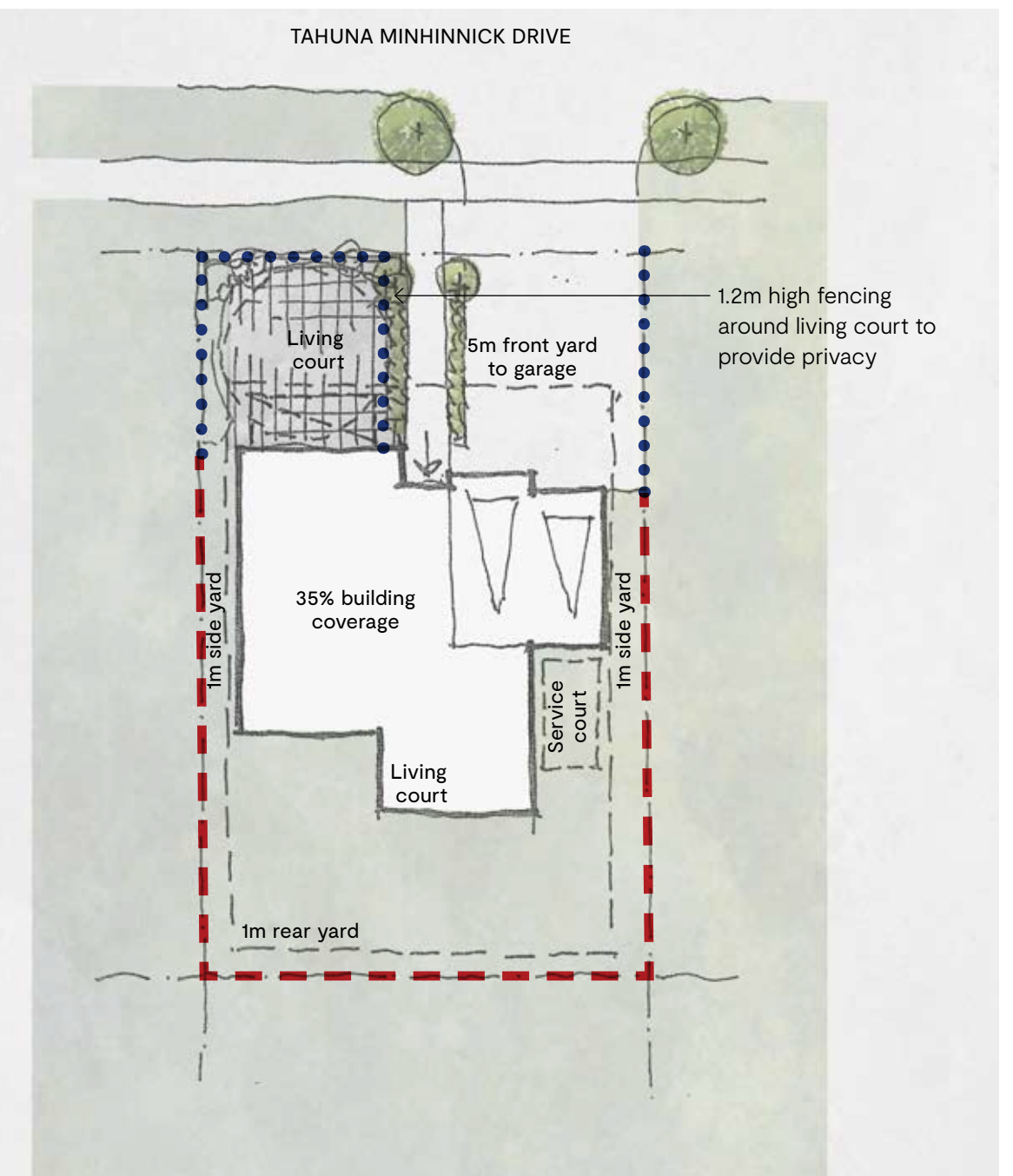
KEY FEATURES OF COASTAL ZONE

- Standard lot size typically 550m² – 700m²
- Affordable lot size minimum 300m²–350m²
- Lower density housing
- Predominantly 2-storey to take advantage of views at upper levels
- 30% glazing facing coastal walkway and street frontage
- 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)
- Fences to be top capped to side and rear boundary.
- Max 1.2m fence height on side boundaries back to the street facade.

LOT 1

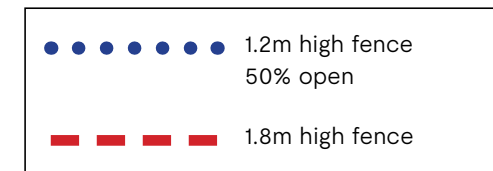


LOT 2

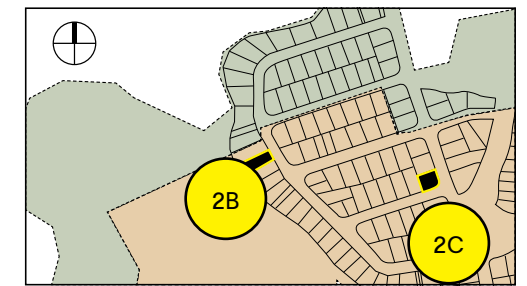


COMPLIANCE PLANS – MIDDLE & INNER

FENCE KEY



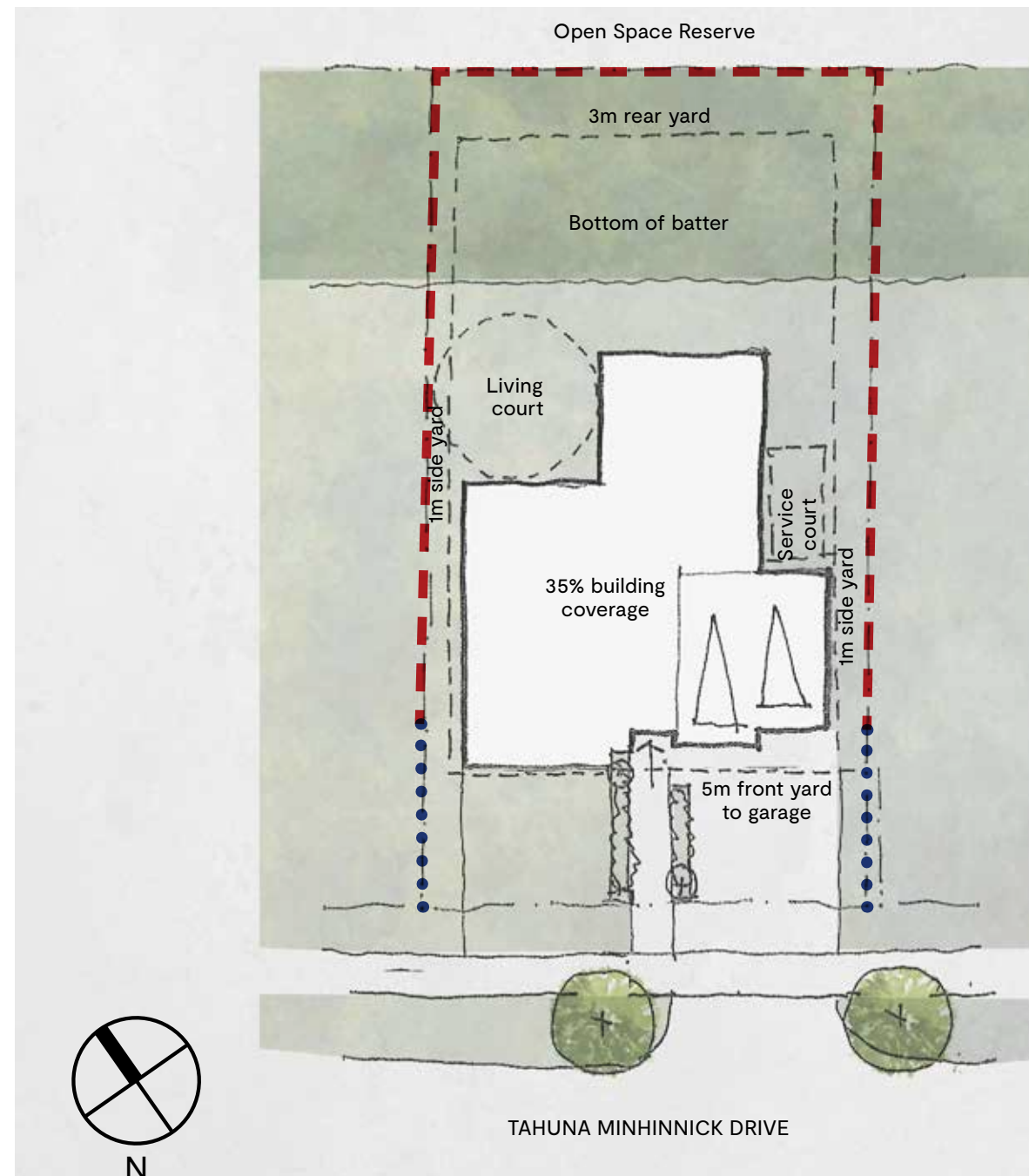
PLOT KEY



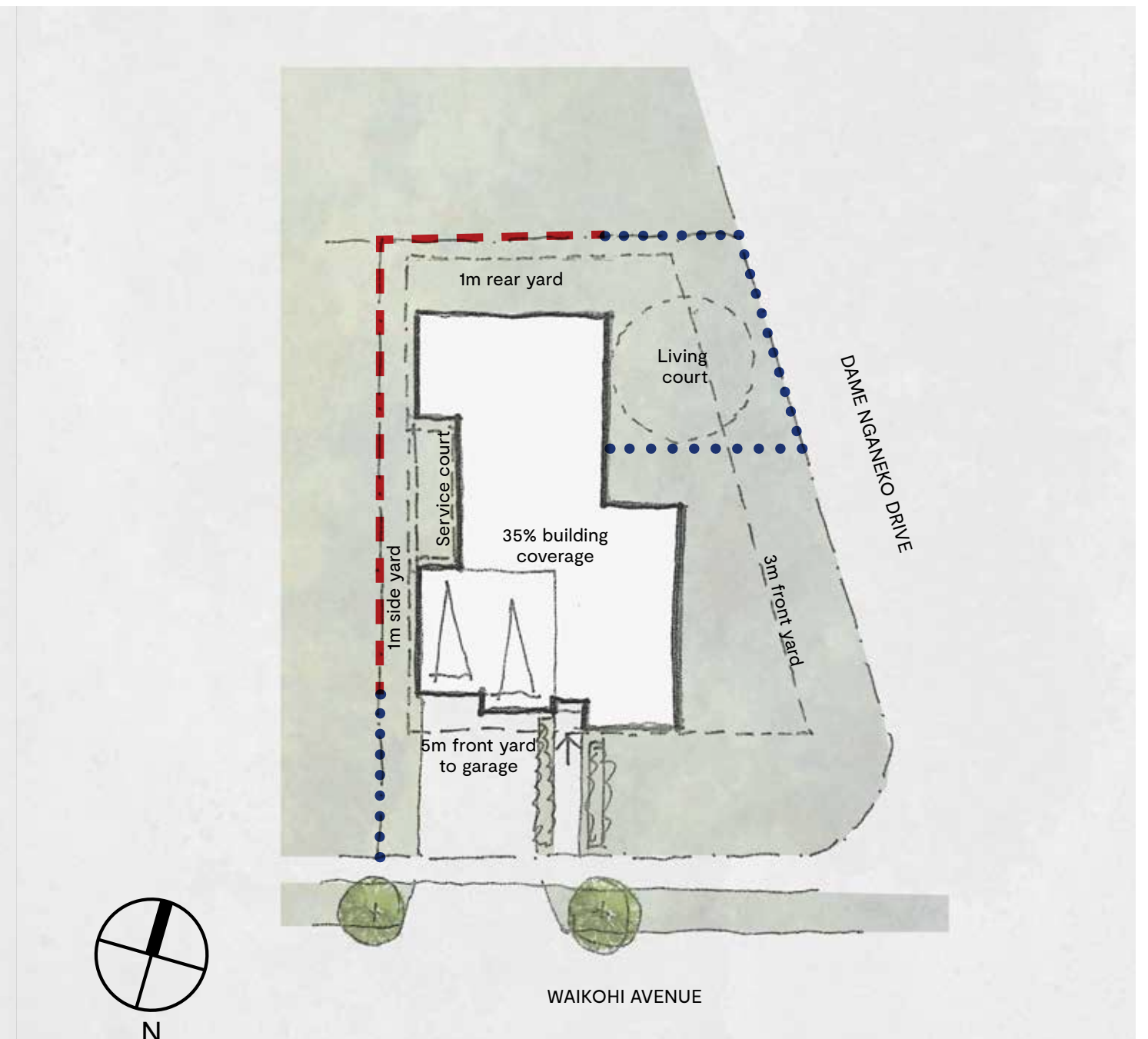
KEY FEATURES OF MIDDLE ZONE

- Standard lot size typically 500m²–600m²
- Affordable lot size minimum 300m² – 320m²
- Single house zone
- 1–2 storeys, 2 storeys on ridge-lines 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)
- Fences to be top capped to side and rear boundary
- Max 1.2m fence height on side boundaries back to the street facade.

LOT 2B



LOT 2C



COMPLIANCE PLANS – MIDDLE & INNER

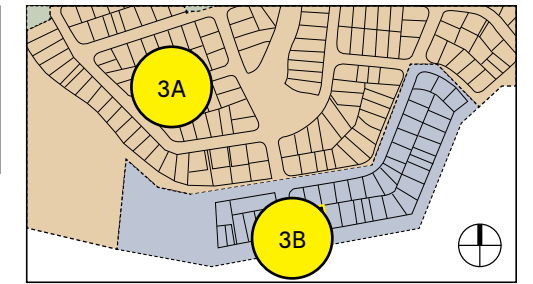
KEY FEATURES OF INNER ZONE

- Standard lot size typically 500m²–600m²
- Affordable lot size minimum 300m² – 350m²
- Single house zone
- 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)
- Fences to be top capped to side and rear boundary
- Max 1.2m fence height on side boundaries back to the street facade.

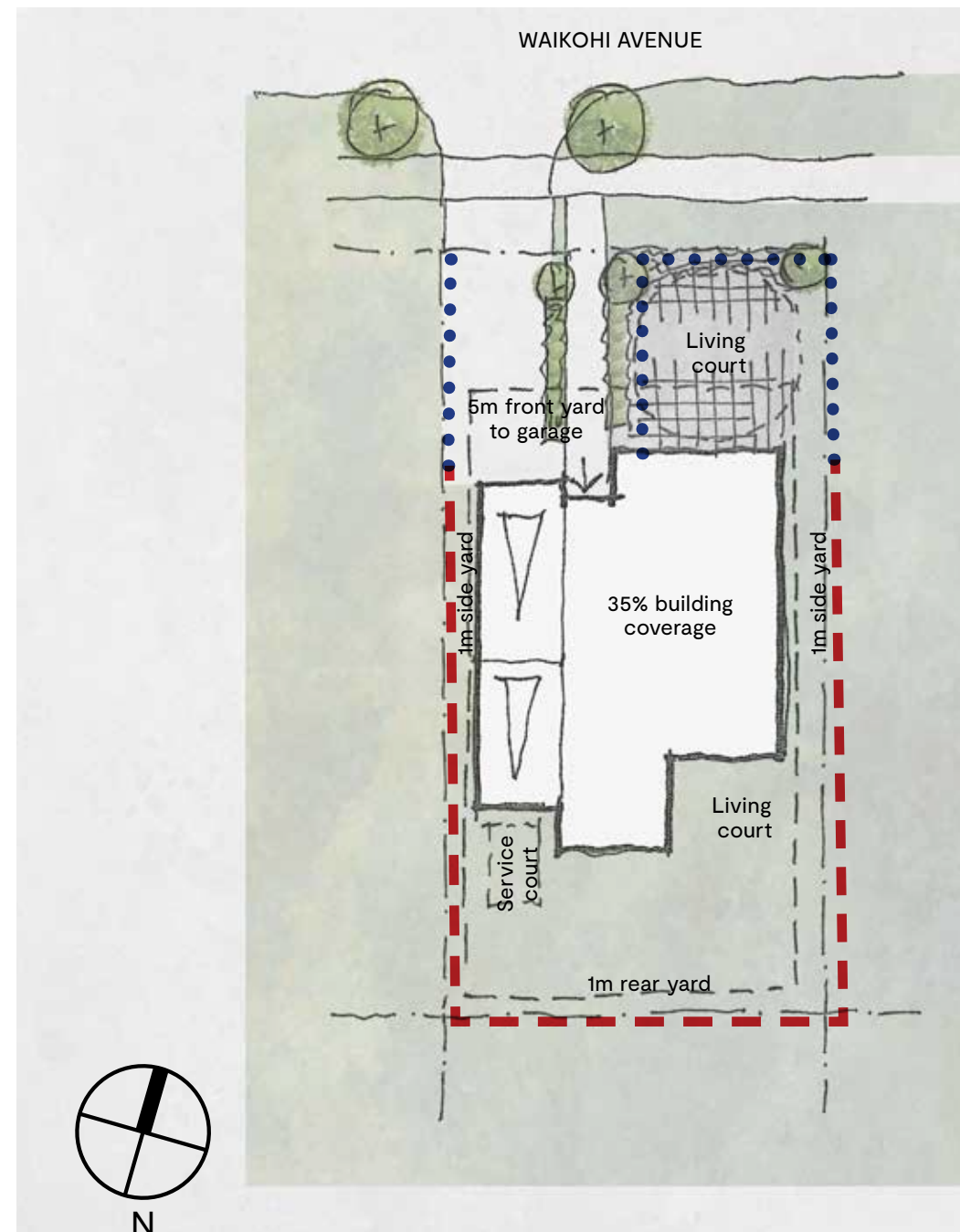
FENCE KEY

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

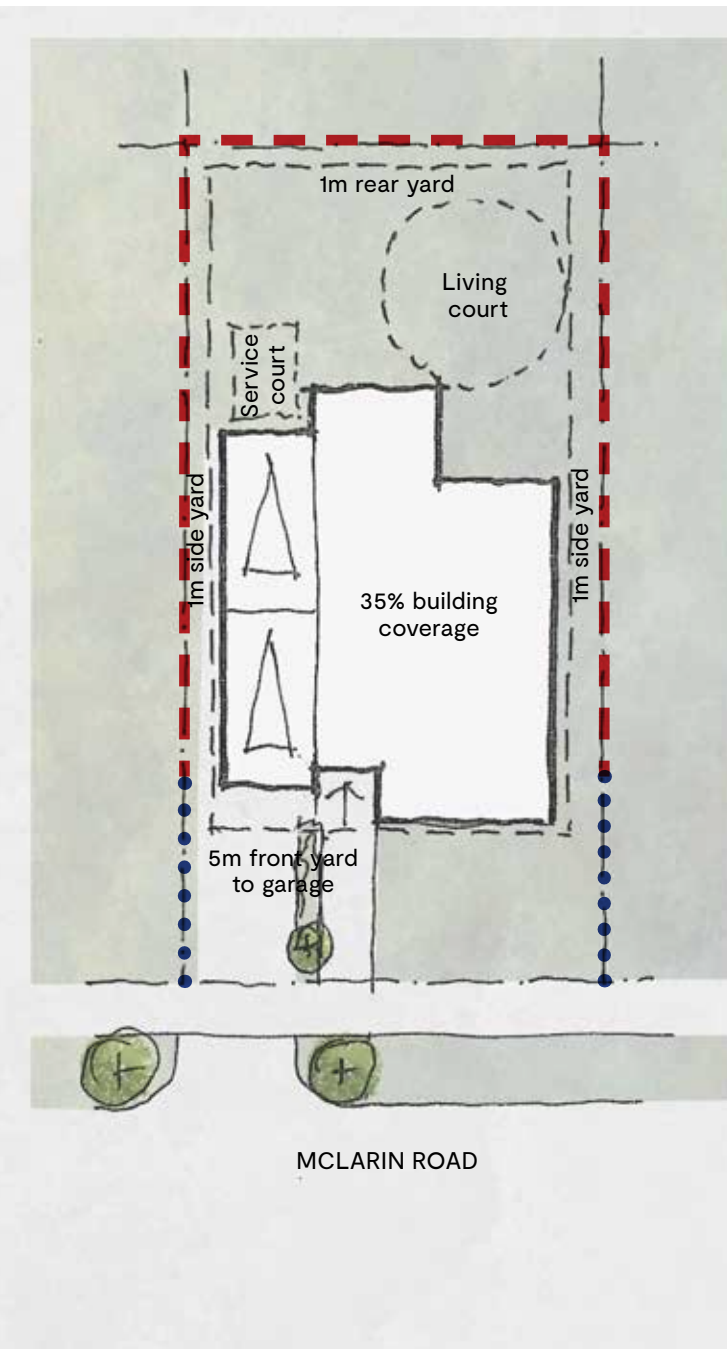
PLOT KEY



LOT 3A



LOT 3B



COMPLIANCE PLANS – COASTAL LARGE LOTS

LOT 422 – 2450m²

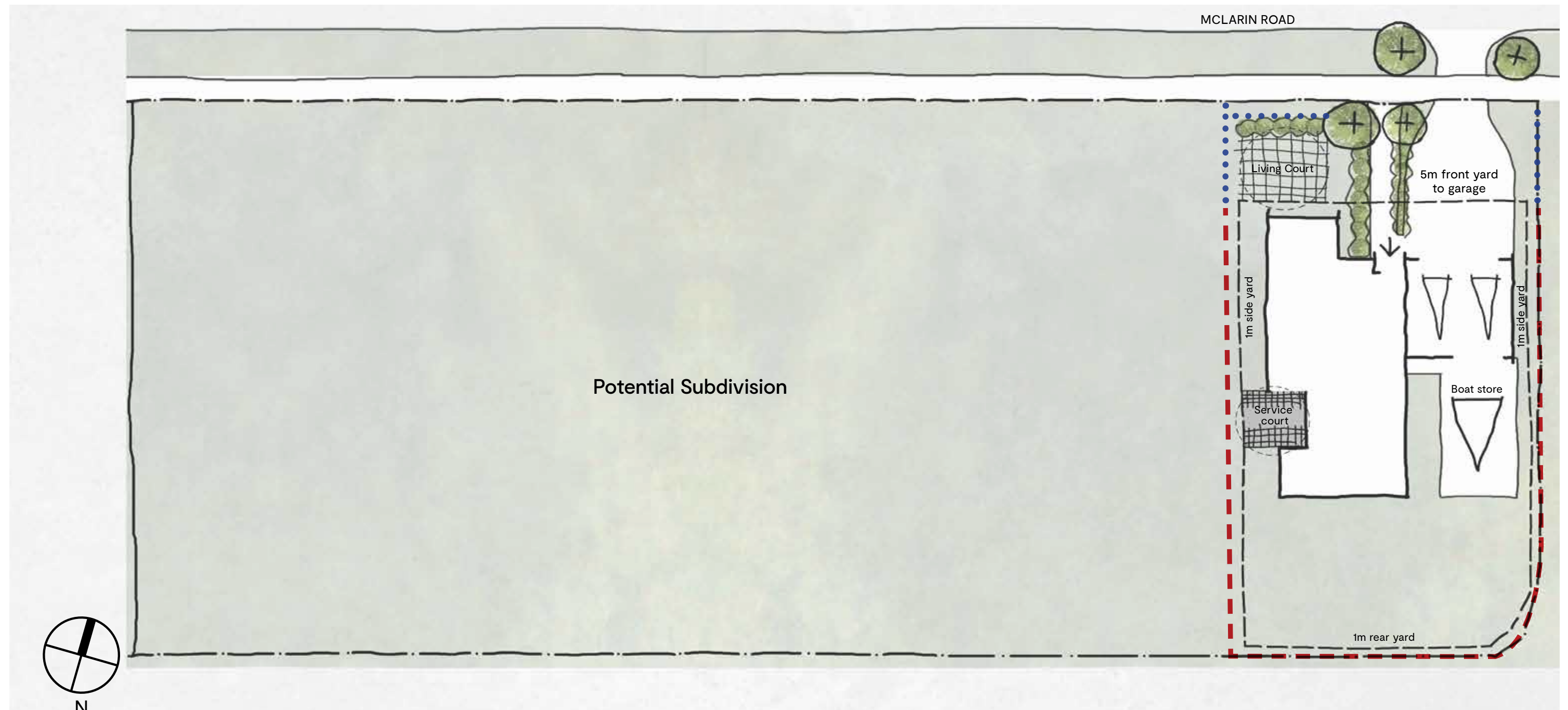
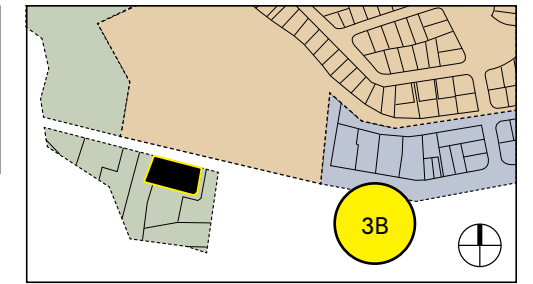
KEY FEATURES OF COASTAL ZONE

- Subdivisible lots, size typically 550m² – 700m²
- Affordable lot size minimum 300m²–350m²
- Lower density housing
- Predominantly 2-storey to take advantage of views at upper levels
- 30% glazing facing coastal walkway and street frontage
- 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)
- Fences to be top capped to side and rear boundary.
- Max 1.2m fence height on side boundaries back to the street facade.

FENCE KEY

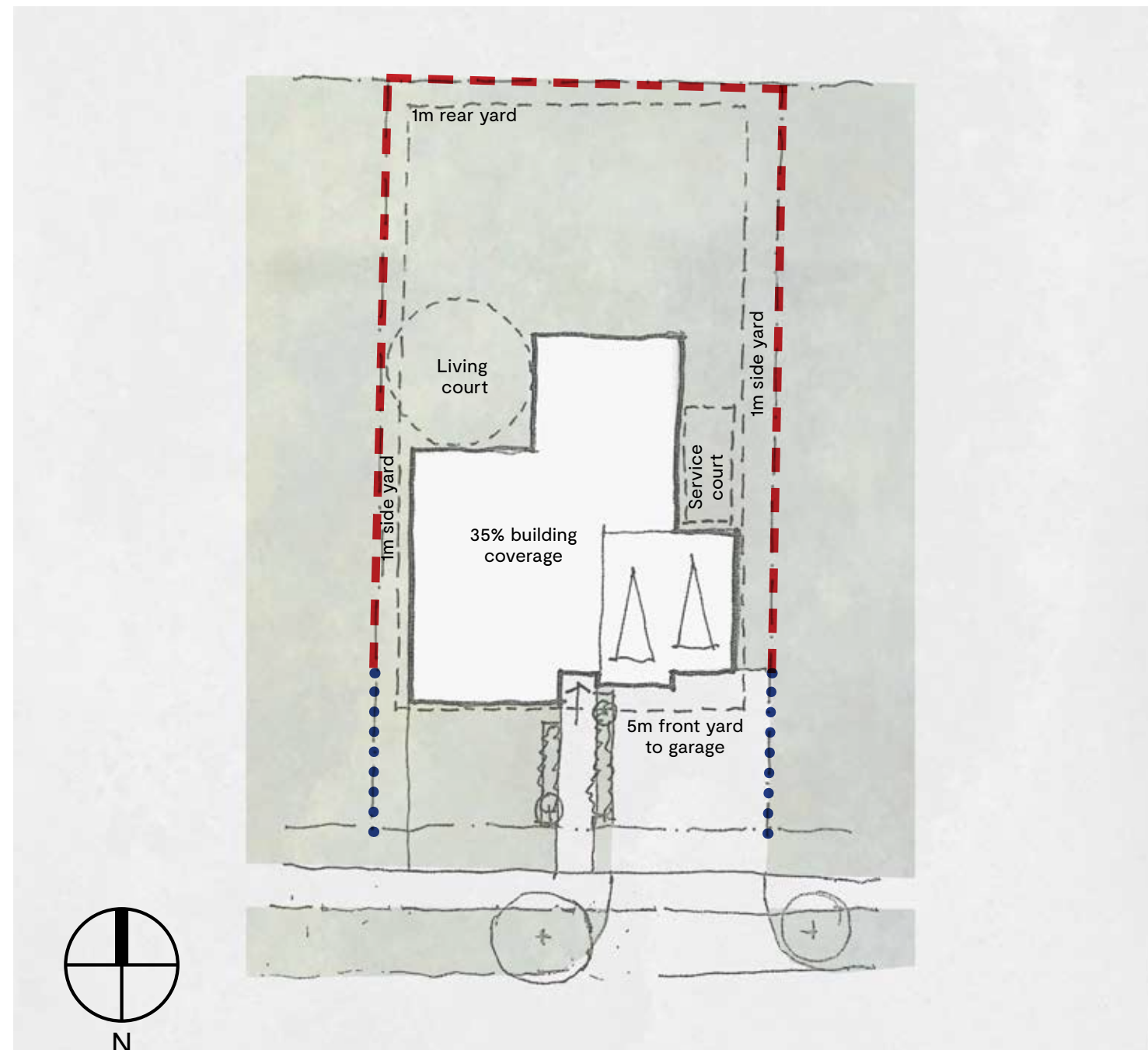
- 1.2m high fence
50% open
- 1.8m high fence

PLOT KEY



COMPLIANCE PLANS – COASTAL ZONE STAGE 4

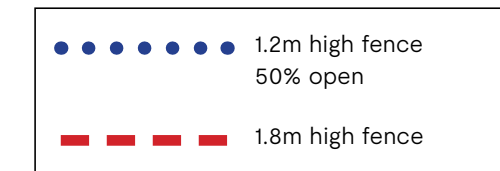
LOT 305



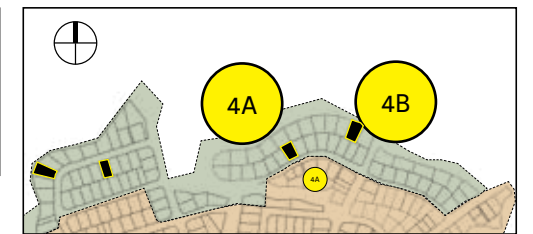
KEY FEATURES OF COASTAL ZONE

- Standard lot size typically 550m² – 700m²
- Lower density housing
- Single level dwellings on coastal lots (refer to pg. 15)
- 30% glazing facing coastal walkway and street frontage
- Native planting
- Coastal materials + natural palette of colours
- Design for sun and views, higher spec of housing / architectural design
- Homes to be designed by registered architect or architectural designer (Licensed Building Practitioner)
- Range of home sizes (refer to pg.15)
- Fences to be top capped to side and rear boundary.
- Max 1.2m fence height on side boundaries back to the street facade.

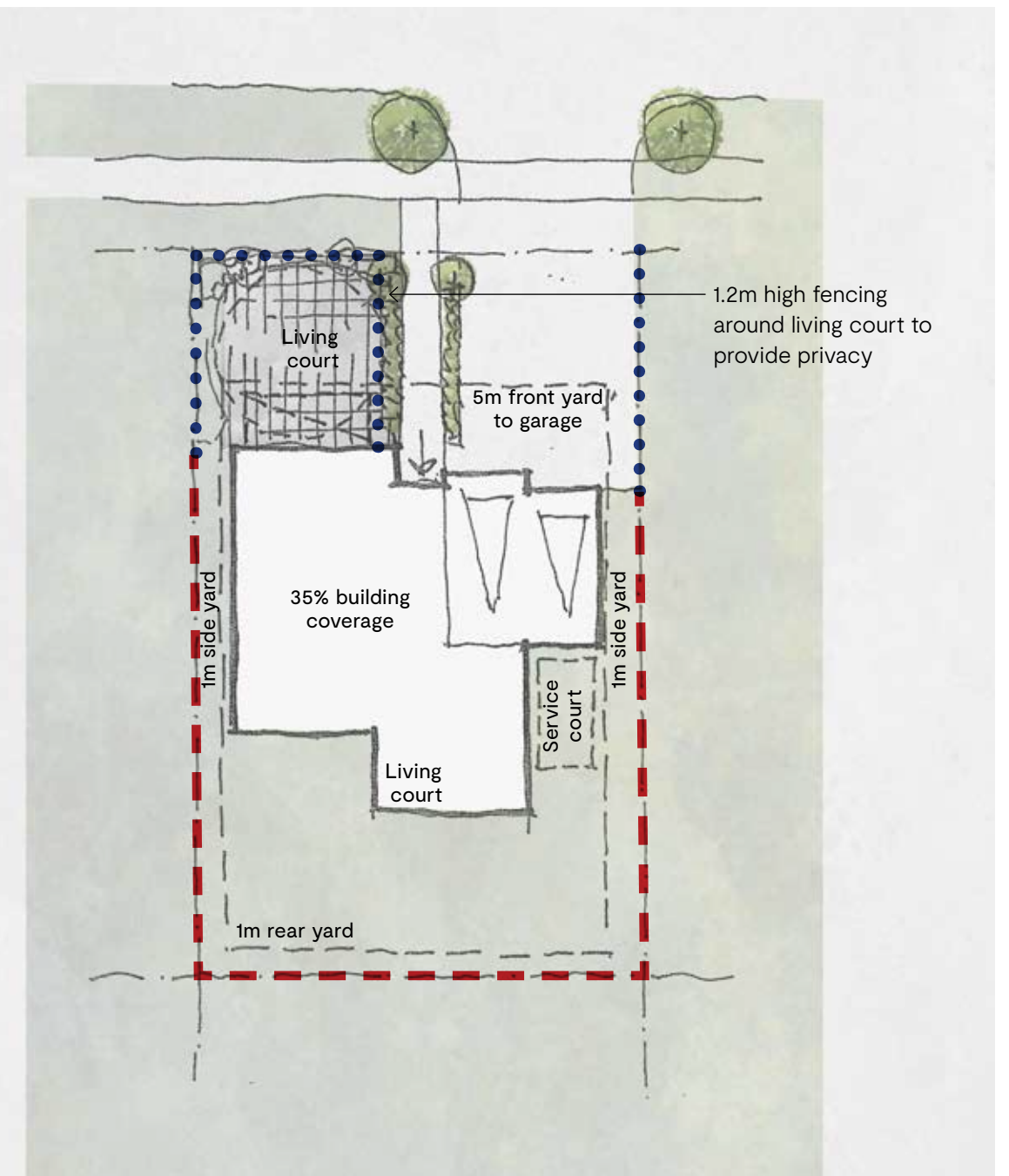
FENCE KEY



PLOT KEY



LOT 295



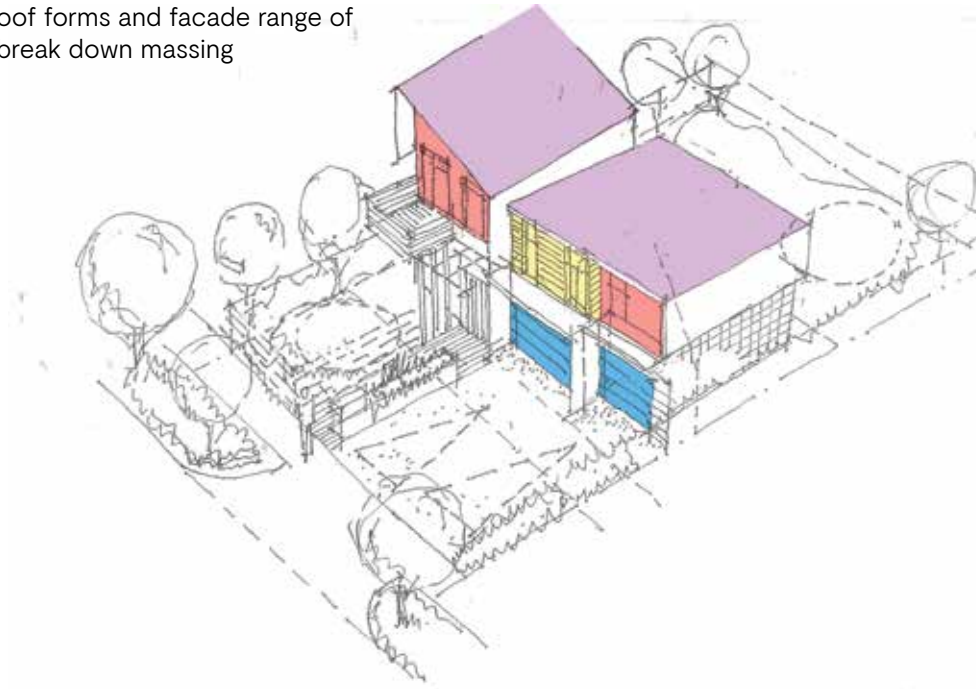
04

DESIGN GUIDELINES



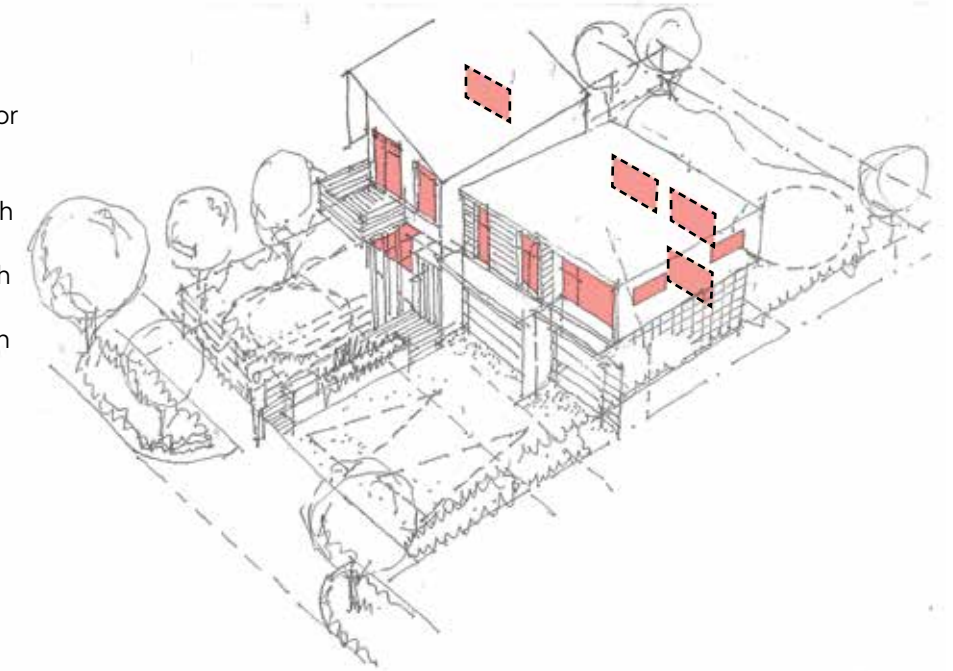
DESIGN PRINCIPLES - ALL ZONES

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



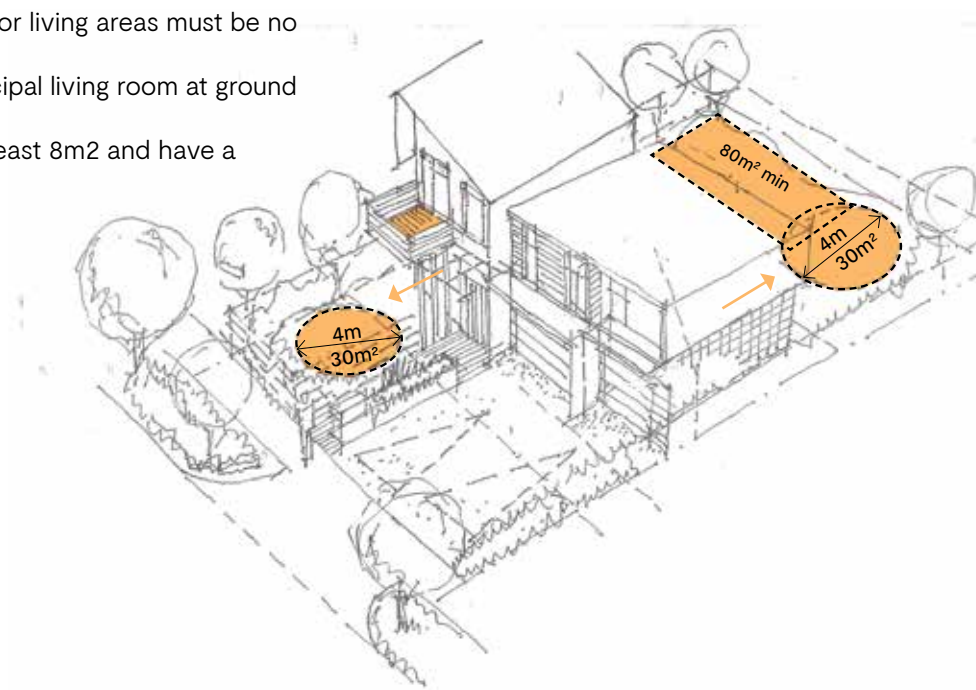
ACTIVE EDGE

- Active edge to street
- Surveillance to street and coastal path for coastal zones and open space zones
- Minimum 30% glazing (excluding garage) on street and facades facing coastal path and open space
- Glazing to side elevation reduced at both upper and lower levels for privacy
- Reduced glazing at upper levels with high level windows as an option



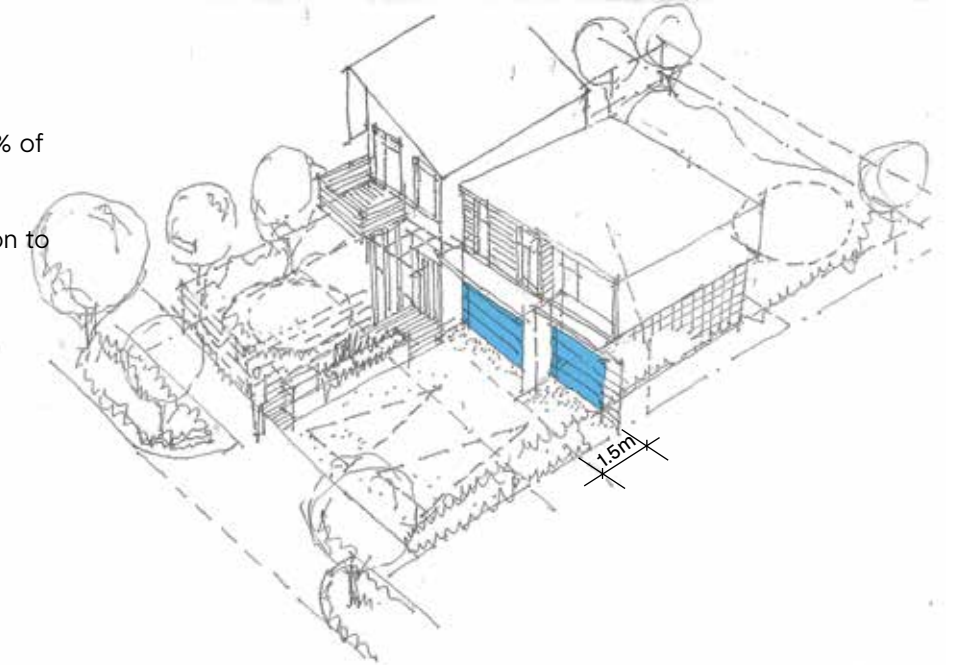
OUTDOOR LIVING Gradient of outdoor living areas must be no more than 1/20

- Access from principal living room at ground level
- Deck must be at least 8m² and have a depth of 2.4m



GARAGING

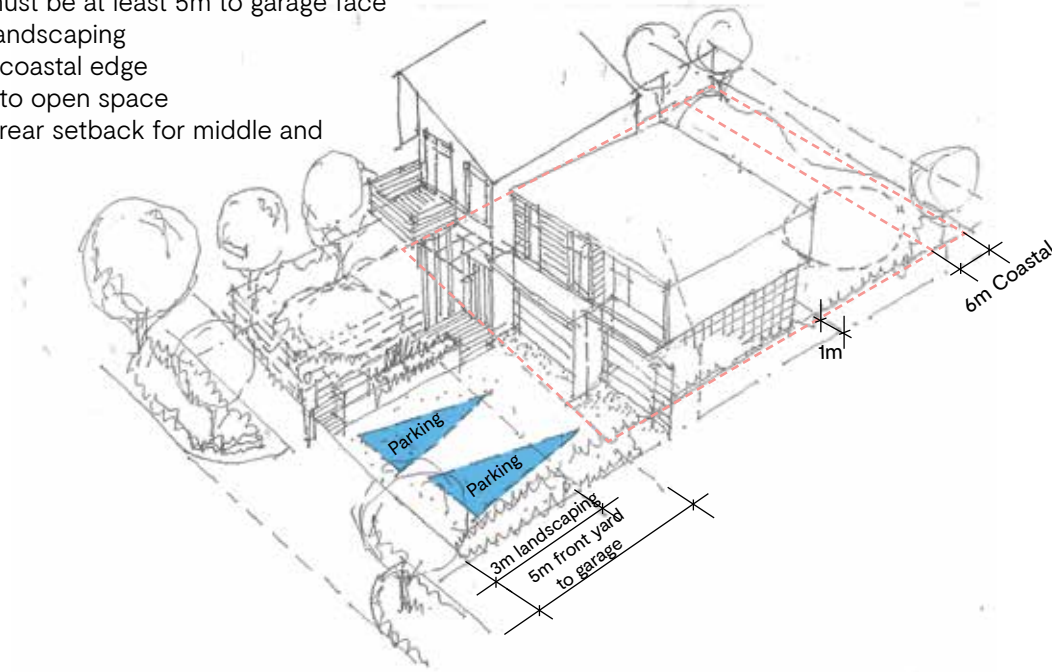
- Setback from main building to reduce dominance
- Garage doors must be no more than 40% of the front facade width
- Recessive colour
- Side garages to have articulated elevation to streetscape



DESIGN PRINCIPLES - ALL ZONES

SETBACKS

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



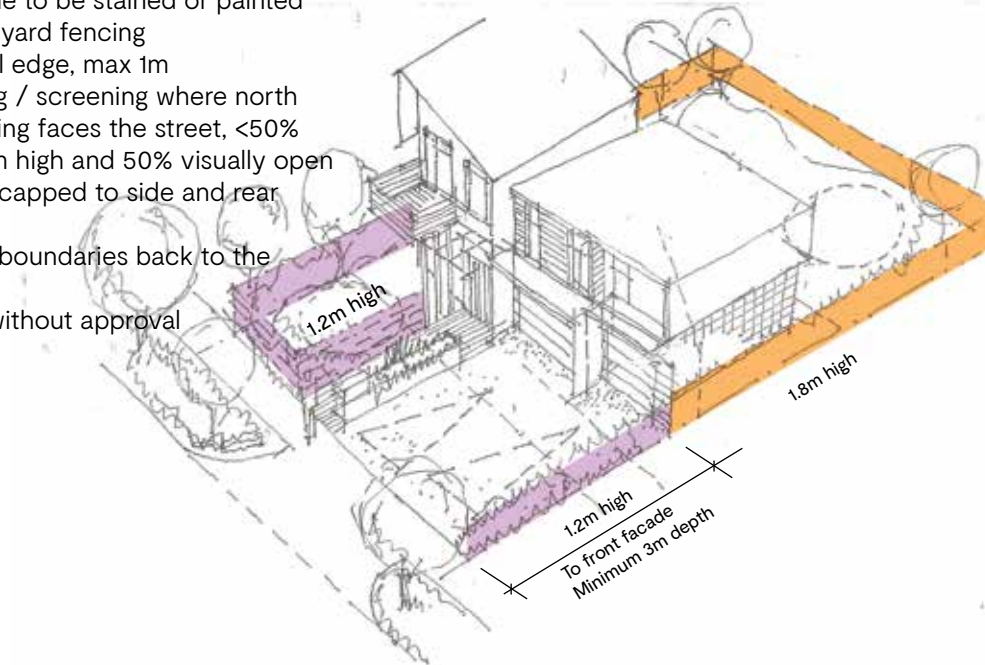
LANDSCAPING

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



FENCING

- All rough sawn pine to be stained or painted
- Typically no front yard fencing
- 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
- Fences to be top capped to side and rear boundary
- Max 1.2m on side boundaries back to the street facade.
- No picket fence without approval



ACCESSORY BUILDINGS

- Attached minor dwellings with developer approval
- 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 HOMES

DESIGN GUIDELINES



KEY FEATURES OF COASTAL ZONE

- Standard lot size typically 550m² - 700m²
- Affordable lot size minimum 300m²-350m²
- Mixed use of materials is encouraged
- 2-storey to take advantage of views at upper levels
- 30% glazing facing coastal walkway and street
- 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 size (Excluding garaging) as detailed in covenants
- Fences to be top capped to side and rear boundary Max 1.2m fence height on side boundaries back to the street facades.

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



PLANTING TO SEPARATE
DRIVEWAY AND ENTRYWAY



A WELCOMING STREET
ENTRY / VISUAL SCREENING



BROKEN DOWN FACADE /
LAYERING TO HOME ENTRY



SEMI-TRANSPARENT
SCREENING OFFERS
SURVEILLANCE YET
MAINTAINS PRIVACY



PLANTING ON STREET FRONTS



LANDSCAPING KEPT LOW TO
CREATE A SENSE OF OPENNESS

KEY FEATURES OF MIDDLE ZONE

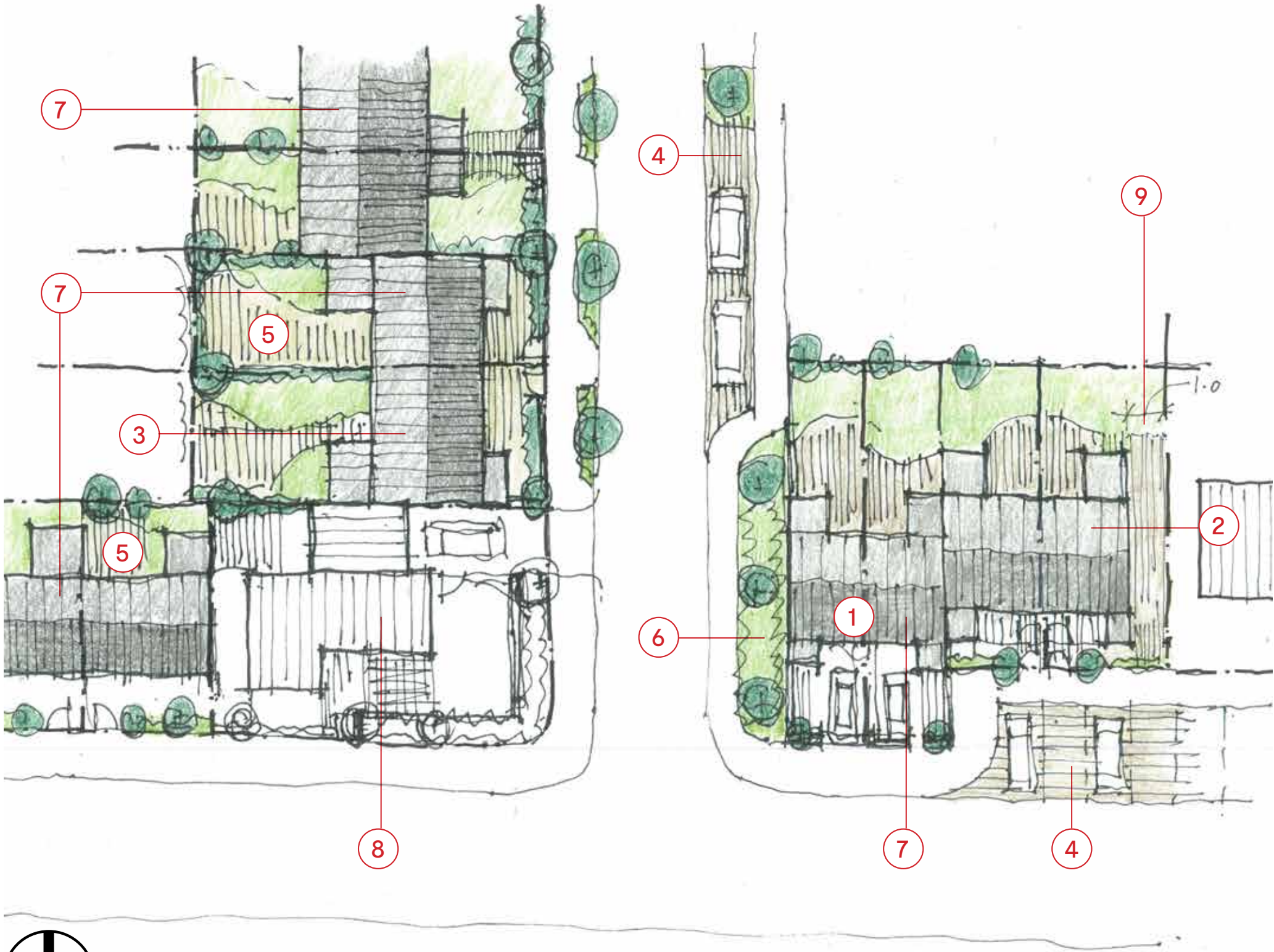
- Standard lot size typically 500m²–600m²
- Affordable lot size minimum 300m² – 350m²
- 1-2 storeys, 2 storeys with reducing side glazing
- Robust materials, urban colours
- 30% glazing to street frontage
- Emphasis on good streetscape
- Landscape to street
- Garage / driveway dominance reduced
- Mixed use of materials is encouraged
- Affordable housing permitted – Min 80m² including garage
- Homes to be minimum size (including garaging) as detailed in covenants
- Fences to be top capped to side and rear boundary
- Max 1.2m fence height on side boundary back to street facade.

KEY FEATURES OF INNER ZONE

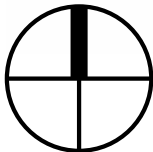
- Standard lot size typically 500m²–600m²
- Affordable lot size minimum 300m² – 350m²
- Mixed use of materials is encouraged
- 1-2 storeys
- Robust affordable materials, urban colours
- Lower – medium spec housing
- Potential stacked garages
- Affordable housing permitted – Min 80m² including garage
- Homes to be minimum size (including garaging) as detailed in covenants
- Fences to be top capped to side and rear boundary
- Max 1.2m fence height on side boundary back to the street facade.

AFFORDABLE HOUSING

DESIGN GUIDELINES - TYPICAL DIAGRAM ONLY (NOT SITE SPECIFIC)



ITEM	DESIGN PRINCIPLES
1	Homes to be a minimum of 80m ² (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 300m ² 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.



MATERIALS



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. All rough sawn pine to be stained or painted.

MATERIALS



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.

ROOFING

No bright or heavily contrasting colours. All roofing to be factory finished. Roofing tile to have a textured factory finish.

COLOURS
MIDDLE AND INNER ZONE



EXAMPLE 1



EXAMPLE 2



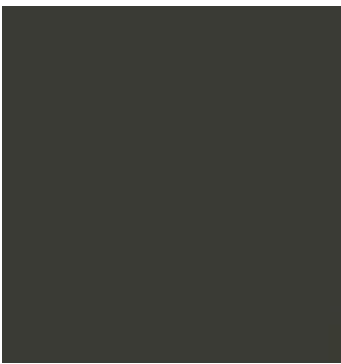
EXAMPLE 3



EXAMPLE 4



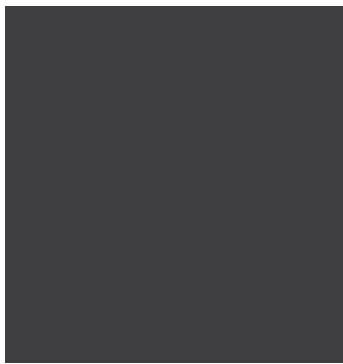
RESENE WOODSMAN
Natural



COLORSTEEL ROOF
Thunder Grey



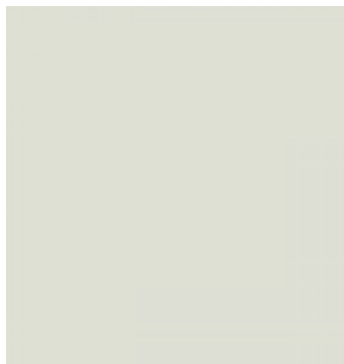
RESENE WOODSMAN
Pitch Black



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



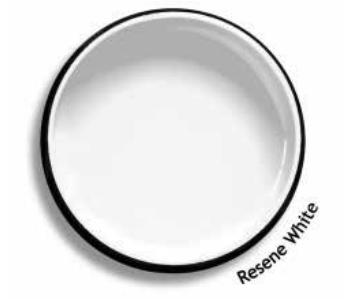
RESENE
Cloudy



RESENE
Double Black White

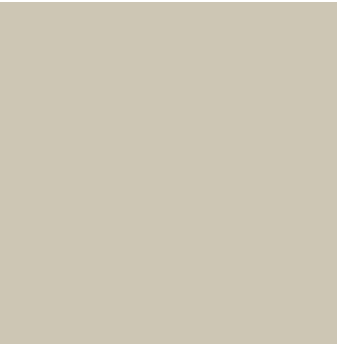


RESENE
Half Foggy Grey



RESENE
White

COLOURS
COASTAL ZONE



RESENE
Half Tea



RESENE
Grain Brown



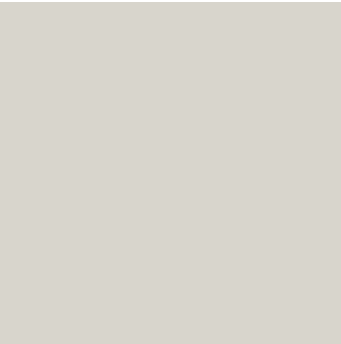
RESENE
Whitewash



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



NATURAL
Less maintenance - weather naturally. All rough sawn pine to be stained or painted.



1.2m maximum height along side boundaries to street facades with a minimum depth of 3m



PAINTED WHITE / NEUTRAL
1.2m maximum height along side boundaries to street facades with a minimum depth of 3m



1.8m height at side and back yards



RENDERED WITH PAINT FINISH / MIX



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



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 Buchan
'Little High Street'
55 - 57 High Street,
Auckland 1140

Design Checklist

ITEM	INCLUDED
ALL ZONES	
House faces the street / Active street edge / 30% glazing	
Entry path to a visible front door separate from driveway. Planted separation is encouraged	
Recessive garage door must be no more than 40% of the front facade width.	
Weather protection at front door - canopy or recessed	
Windows overlook the street with at least 30% glazing on overall facade	
Parking on driveway - Minimum 5 metres deep	
Garage set back from main house 1.5m	
Side windows not to outlook onto neighbours outdoor living	
North facing private outdoor living - min 40m²	
Home has three roof planes (other than flat split roofline)	
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)	
Colour render of street elevation with proposed colours	
Middle and Inner zone - Home must be minimum 150+m2 (including garage)	
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 (including 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		
Fencing		

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

*REFER TO COUNCIL PLANNING RULES ALSO



MASTER PLANNING
ARCHITECTURE
INTERIOR DESIGN
BRAND EXPERIENCE

MALONE BUCHAN LAIRD & BAWDEN
(NZ) PTY NZ

BUCHAN IS AN ASSOCIATION
OF INDEPENDENT ARCHITECTURAL PRACTICES

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AUCKLAND CHRISTCHURCH BRISBANE GOLD COAST MELBOURNE SYDNEY PERTH LONDON SHANGHAI DUBAI