Design Guidelines

for Residential Development of Detached Dwellings
in Pacific Heights

Document Quality Assurance

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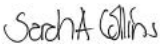
Reviewed by:	Sarah Collins Boffa Miskell Ltd	
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Contents

Applicability of the Design Guidelines

This guideline applies to properties as shown on the diagram on page 3 of this document.

The overall objective of these design guidelines is to provide parameters for those designing and building detached dwellings in the Pacific Heights Development. The intent is to promote new development of a high quality, that responds to the underlying site conditions, in particular the topography, and creates a liveable environment for the new community who will reside there.

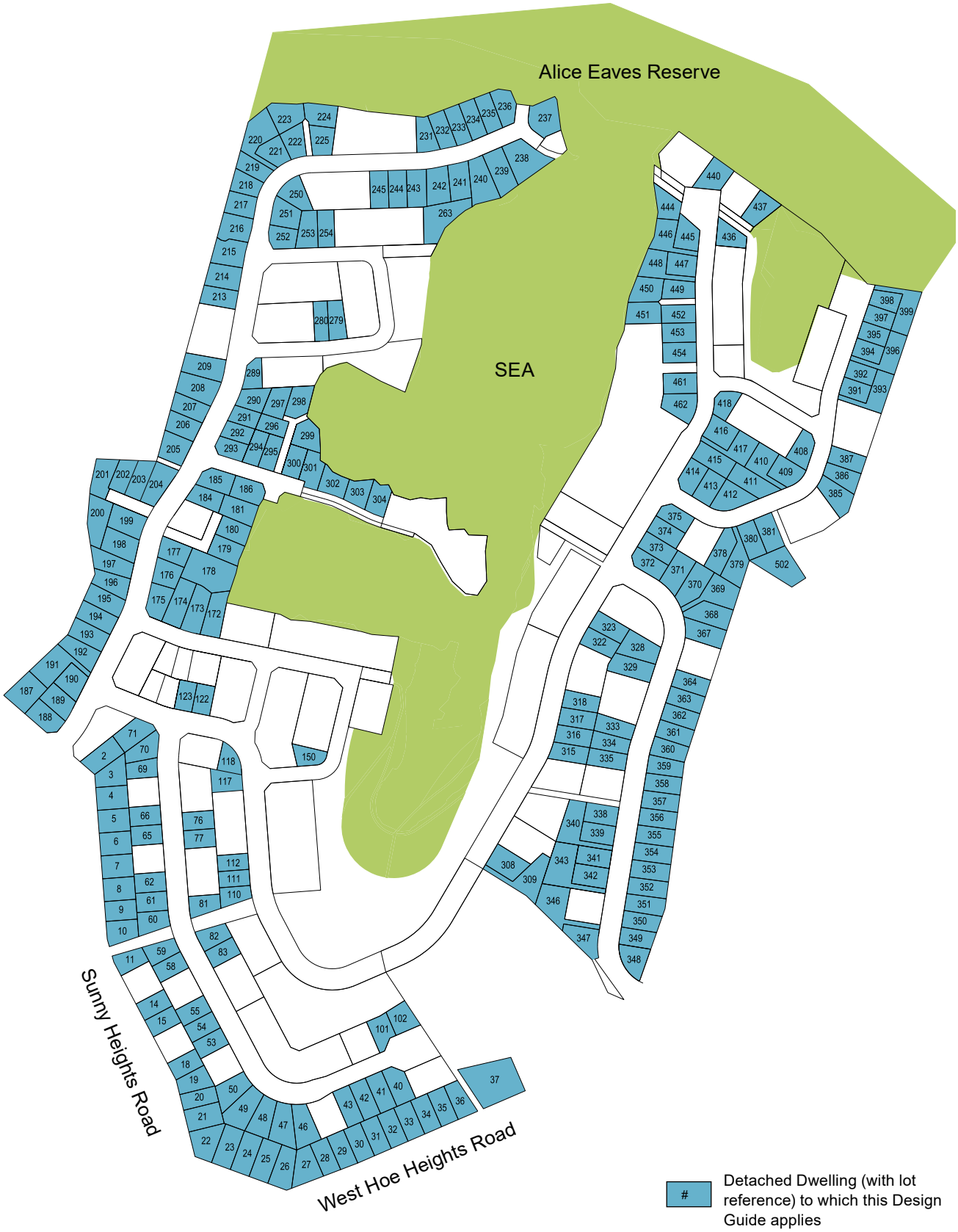
This document is intended to support and supplement the relevant requirements of the Auckland Unitary Plan and advice set out within the Auckland Design Manual (ADM) for detached houses: http://www.aucklanddesignmanual.co.nz/project-type/buildings-and-sites/housing/detached.

Aims

The aims of the Design Guide are:

1. To ensure detached dwellings and gardens are designed and located within Pacific Heights as an integrated and comprehensive whole.
2. To ensure new development contributes to amenity and safety within the site, for neighbouring properties and the surrounding area (including the street).
3. To ensure visual and acoustic privacy for the residents and neighbours is provided through well considered siting and design of buildings and outdoor space.
4. To maintain reasonable standards of privacy and daylight for residents and neighbours.
5. To provide safe, convenient and attractive pedestrian and vehicle access to the houses.
6. To encourage the design of new housing to respond to known and typical user needs.
7. To encourage good-quality, cost-effective design outcomes which collectively contribute to a high quality development.

Affected Lots Diagram



Design Guide Structure

Each section of the design guide is generally structured into 4 parts (for example):

Addressing the Slope

Guideline Heading

A feature of the overall site is the steep topography creating a natural amphitheatre overlooking the central significant ecological area (SEA). Although there will be substantial earthworks, there is a desire to work with the slope wherever possible. Through careful design, slope can be accommodated within building by changing the internal floor levels.

Context and explanation for why this guideline is important

- **When the top of a steep hillside is cut and fill is placed on the hillside, the fill slope should be blended with the natural steep hillside.**

Assessment Guidelines

Illustration and caption relating to Assessment Guidelines

Design Approval Process

These guidelines supplement the requirements of the Auckland Council. An owner must obtain approval of the Design Review Panel, comprised of a representative of the development company and one qualified professional design expert appointed by the development company, before making an application to the Auckland Council for resource or building consent.

The design approval process will enable concepts to be discussed prior to commencing detailed design to ensure the most appropriate outcome for the development. These should be in accordance with the design guidelines. The Design Review Panel will be disbanded 6 months after the last section is sold, however these guidelines will continue to be applicable.

The purchaser of the property is responsible for meeting all costs associated with the design review panel process.

The desired process is set out below:

Step 1: Preliminary submittal

Submittal of one set of documents to the Design Review Panel consisting of conceptual plans showing the site planning, building concepts and landscape plans and compliance with the design guidelines.

The Design Review Panel has 10 working days to review these documents and provide a written response approving, suggesting changes or rejecting the proposal. Correspondence is recorded and filed.

Step 2: Final Design

Following approval of the above, one full set of final drawings are submitted to the Design Review Panel including landscape/site plan (1:100 scale), building plans (1:50) scale and materials specifications.

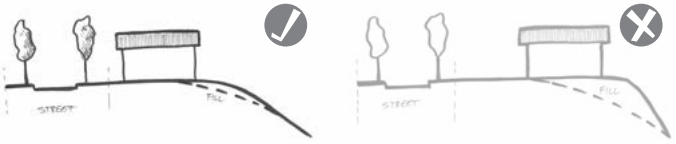
The Design Review Panel has 10 working days to review and return these. Once approved by the Design Review Panel, these plans may be submitted as part of the resource consent package to Auckland Council

Addressing the Slope

A feature of the overall site is the steep topography creating a natural amphitheatre overlooking the central significant ecological area (SEA). Although there will be substantial earthworks, there is a desire to work with the slope wherever possible. Through careful design, slope can be accommodated within the building through a change of internal floor levels.

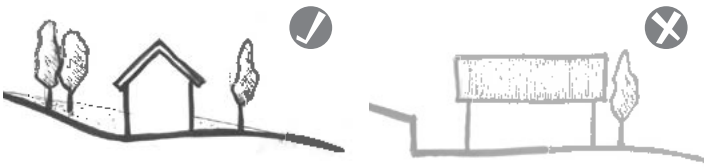
Where it is not possible to accommodate the slope within the building, retaining walls or batters may be used to provide usable outdoor living areas.

- When the top of a steep hillside is cut and fill is placed on the hillside, the fill slope should be blended with the natural steep hillside.



- Development should be located close to the street in order to preserve as much of the natural terrain as possible.

- Positioning a building with the contours gives and integrated appearance with the land, provides shelter and warmth and reduces the energy lost through exposure.

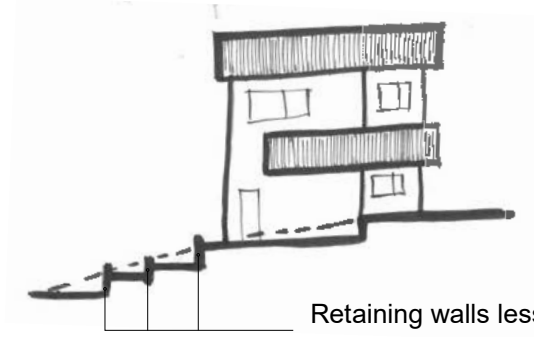


- Narrow plan buildings reduce the need for an excavated platform as the elements can be broken and/ or stepped down to more readily absorb level change.

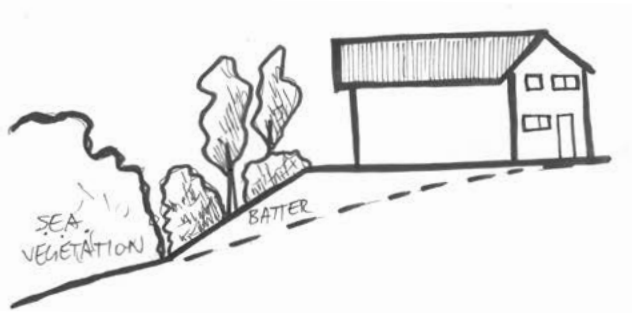
Micro-retaining walls incorporated into the elevation composition fit more comfortably in the streetscape

Planting softens the appearance of batters and helps to visually integrate these into the development

- Micro-retaining walls or planter beds that are part of the overall elevation composition can be used to accommodate shallower slopes.
- Where retaining walls need to be used for steeper slopes, stepped retaining walls are favoured to maintain a strong relationship between the dwelling and the street. Retaining walls on the street frontage should be incorporated into the design of the dwelling and planting used to soften the appearance of the wall.
- Retaining walls should be a maximum of 1m in height. Retaining walls greater than 1m and up to 2m will require planting along the front to soften the appearance of the wall. Retaining walls over 2m in height are not permitted. The treatment of retaining walls over 1m will need to be presented to the Design Review Panel for approval.
- Batters may be used for steep slopes to accommodate change in levels to the rear of dwelling. Where batters are used these should be planted to visually integrate with the development and the SEA. Refer page 16 for appropriate plant species. Unsupported slopes are to be at a maximum gradient of 1 vertical to 3 horizontal.
- Materials and construction methods used for retaining walls should be of the same quality and complimentary materials and finish to the dwelling.



Retaining walls less than or equal to 1m

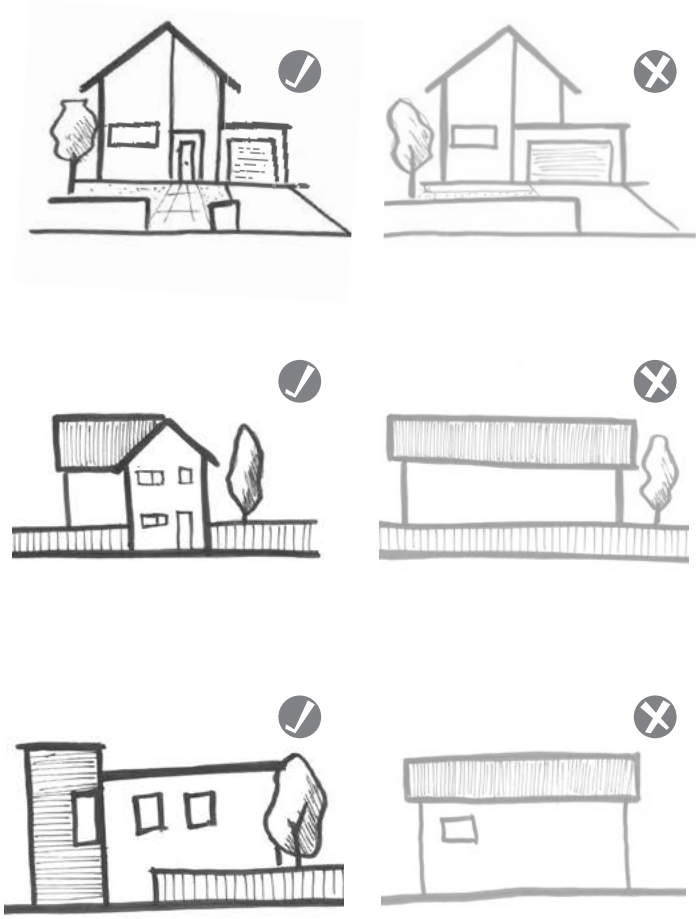


Unified materials palette between retaining walls and dwelling

External Amenity

The liveability of the dwelling as well as its relationship to the street and wider neighbourhood is determined by its design. Careful placement of interior spaces along with consideration of the location, orientation and type of openings will allow new development to function well and interact with the street environment. The front façade provides valuable “eyes on the street” therefore dwellings should have at least one window from a habitable room (living, dining, kitchen or bedroom) facing the street to encourage passive surveillance.

Public, semi-public and private spaces should be clearly defined by arrangement of buildings, screening or landscaping. Factoring in setbacks and daylight recession planes into the site layout and building design, in order to avoid adverse privacy (external amenity) effects on neighbouring properties is important.



Public-private interface

- The access and façade should give a clear indication as to the location of the entrance to the building. The entrance should be provided with a sheltered threshold to the dwelling, which is well lit and highly visible as the entrance to the dwelling. The entrance should be able to provide for individuality and personalisation by the occupant.
- Dwellings should be designed to allow habitable spaces within the house to front the street, with windows facing the street to provide passive surveillance and good visual contact between residents and the street.
- Solid, blank walls should be avoided on external boundaries. This element is to ensure the visual impact of a new development does not adversely affect the outlook of those who adjoin the site. There are many ways in which walls can be made interesting, which has good outcomes for both the occupants and their neighbours, such as architectural detailing, a creative use of materials, and landscape treatments.

- Lots fronting streets should have low fences, low blade boundary walls or planting of a maximum of 1.2m in height forward of the front of the dwelling. This maintains privacy for inhabitants while reinforcing a strong public private interface. Refer page 16 for appropriate plant species for hedge planting.

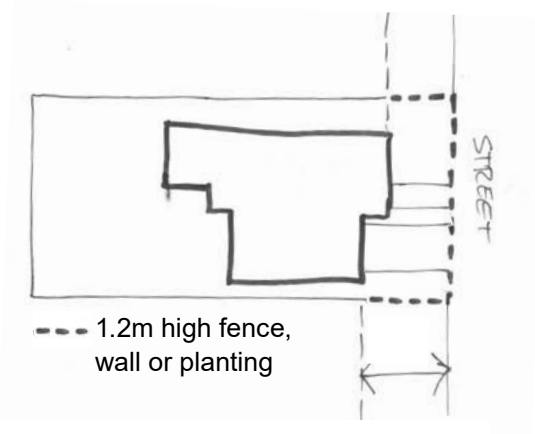
Private open space

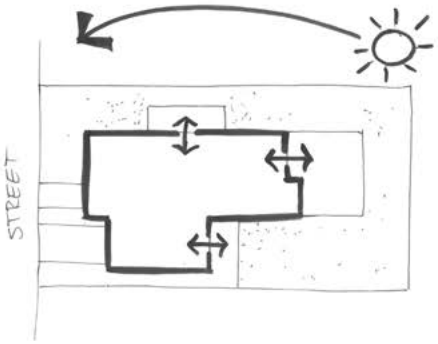
- Provide private open spaces that are level where practical, with good access between indoor and outdoor living space, that are sheltered and private, and receive sunlight for most of the day and throughout the year. The shape of the private open space is important to enable future occupants to maximise the use and their enjoyment of the dedicated space. For example, long narrow strips of open space located between the unit and front, side or rear boundary cannot be optimally used.

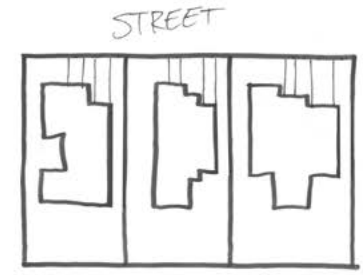
- Protect the private open spaces of dwellings from being directly overlooked by careful positioning and planning, distance, screening devices or landscaping. For example, the outdoor space for two units may back onto each other, but be divided by a well-designed and maintained fenced/planted screen along the common boundary.

- Provide adequate utility areas (e.g. rubbish collection, washing lines) and storage facilities (such as a lockable shed) which are located so that they are accessible to each dwelling, avoid carpark and manoeuvring areas, and are not visually obtrusive from the street.

- Integrate rainwater tanks into the design of the dwelling and garden and located so these are not visually obtrusive from the street.





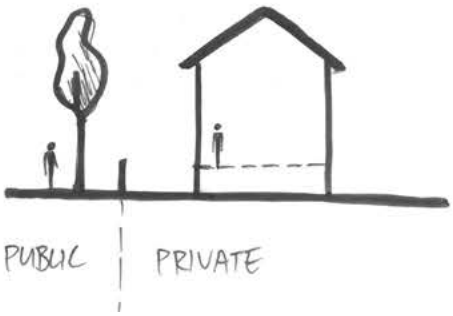


Top image: Position and planting utilised to provide privacy for outdoor spaces
Above image: Provision of utility elements away from public realm.

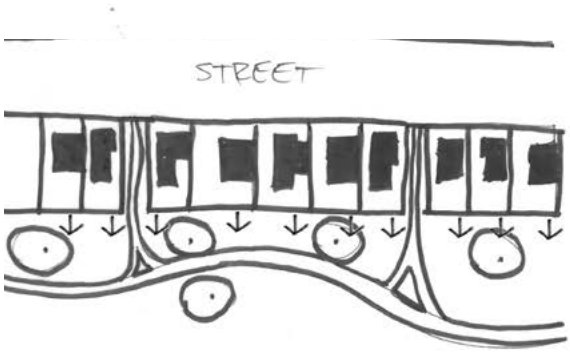
Interface with Public Open Space (Parks)

There are a number of opportunities throughout Pacific Heights for lots to adjoin public open space. The public open space provides amenity for the dwelling and in turn the occupants of the dwelling can provide passive surveillance of the public open space.

- Where lots adjoin public open space, they should be elevated above the open space, where practicable, providing physical separation. Fences along boundaries adjoining public open space e.g. Parks and SEA including public walkways shall be no higher than 1.2m. If privacy is a concern the fence can step up higher than 1.2m and to a maximum height of 1.8m for no greater than 50% of the length of the boundary. All privacy fences will have a minimum visual permeability of 25%.



- Dwellings should be orientated so that the principal living areas and / or private open space overlook the public open space.



- Regular points of access should be provided from the residential lots into the public open space.

- Rear yards which adjoin an SEA should be planted with appropraite plant species to encourage biodiversity and habitat and discourage invasive weed species. Refer page 15 for suggested plant species list.

Example of existing SEA vegetation

Design and Appearance

Design and appearance are determined by the combination of proportion, modulation and articulation of building form and façade. The building façade is the external face of the building and has an important role to play as part of the interface between private and public domains. The modulation and articulation of building elements and the interplay of materials, textures and colours can contribute to the definition and character of the public realm. The architectural design of the façade should contribute to the quality of public spaces whilst reflecting the use, internal design and structure of the building.

The choice of materials used will affect the appearance of the development and how well it performs and endures over time. Robust high quality materials that are easy to maintain will help to ensure communal spaces and areas prone to wear retain their appearance for many years.

The facing page illustrates examples of building designs and materials that may be appropriate for Pacific Heights.

- Building design and typologies should be varied to establish a diverse character for the locality.
- Buildings should be constructed of contemporary systems and materials. Building design and construction should be functional, durable with sustainable detailing.
- On corner lots the design of the lot and the house should address both streets, with windows and outdoor living areas.
- Houses at the end of the streets forming the focus of the view down the street are encouraged to be two storey and make a statement.
- Roof forms should be designed to emphasize the vertical dimensions with either gables or mono-pitched that face the street.
- TV aerials and masts should be located so not visually obtrusive from the street while still being sited and oriented to be functional
- Combinations of form, colour, texture and materials can be used to achieve variety and interest and foster a sense of place.

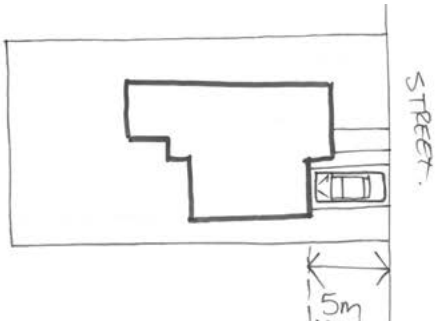
Vehicle Access and Parking

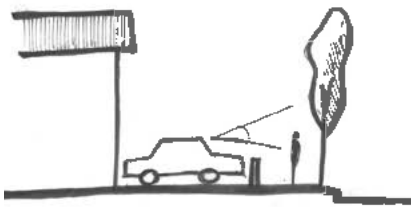
Parking requirements and vehicle access can have significant impacts on site layout, building design, landscaping and stormwater management, as well as the quality of the residential environments generally. Therefore, these aspects need to be considered early on in the design process.

Access should be designed as an integral part of the site layout, building façade and streetscape to reduce the visual impact of carparking and garage doors. Vehicle entries should be located to the south or south-east side of the lots to maximise solar gain to habitable spaces and private open space. Where possible these should be consolidated to retain a sense of enclosure to the street and minimise interruption to pedestrian movement along the footpath.

Garages should be located and designed to minimise visual dominance of the street, and to reinforce pedestrian entries and movement. Visitor and surface parking should be minimised to reduce visual dominance (and amount of impermeable surfaces), where possible using public streets for overflow parking. Good surveillance from surrounding units increases security for surface parking, but needs to be mitigated with landscape and paving treatments to improve the outlook from dwellings.

- Carports and garages should be set back from the street frontage by a minimum of 5m from the front edge of the lot boundary and recessed from the main frontage of the dwelling to ensure that there is not a dominance of vehicles and garage doors along the street edge.
- Accessways and vehicle manoeuvring spaces should be designed to ensure cars enter and leave the site slowly, with clear sightlines, are attractive and landscaped as an integral part of the development.
- Driveways and vehicle crossings should be designed so that they are safe, durable, and match the formation standard of the road it extends from.
- The design and materials of external carports and garages should be consistent with that of the dwellings.





Consistant driveway and garage treatment of complementary materials to street and dwellings

Planting

The existing Special Ecological Area (SEA) provides the basis for the planting strategy, with a focus on strengthening and diversifying the native seed bank through restoration and extension of the bush edges. Carefully selected planting throughout the development is designed to create recognisable neighbourhoods, as well as wildlife corridors from the SEA up into the surrounding streets.

These plant species have been picked as being appropriate for the Pacific Heights development and will grow and thrive in this environment. These are meant as a guide and can be supplemented by appropriate plant species chosen by the house owner to provide for individuality and diversity.

PEST PLANTS

As many house lots within the development adjoin native bush, it is important that pest plants and common garden escapees are avoided on private sections. A full list of banned pest plants in the Auckland region can be found on the Auckland Council website: http://pestplants.aucklandcouncil.govt.nz/plants-a-z/

INCREASING BIODIVERSITY FOR NATIVE FAUNA

There are excellent resources available on the Auckland Council website around increasing biodiversity in the back yard for native bird, lizards and bats.

www. aucklandcouncil.govt.nz/EN/environmentwaste/coastalmarine/Documents/Biodiversity-Wildlife-Backyard-Brochure.pdf

www. aucklandcouncil.govt.nz/EN/environmentwaste/coastalmarine/Documents/Biodiversity-Lizards-Alive-Brochure.pdf

PROTECTING THE NATIVE BUSH AT PACIFIC HEIGHTS

There are a number of house lots at Pacific Heights that are fortunate to back on to a beautiful stream gully lined with native bush. These lots are identified in the diagram to the right.

The following page has a list of recommended species for specimen trees, hedges and low-level native planting and groundcovers for these house lots, that will ensure the bush edge is protected and enhanced. The aim is to create wildlife corridors through the community for native birds and lizards, with plenty of food species, flowers, berries and roost sites.

House Lots Adjoining Native Bush

SUGGESTED SPECIMEN TREES

Botanical Name	Common Name	Flowers	Native birds	Sun	Partial Shade	Shade
Cordyline australis	cabbage tree	•		•	•	
Hedycarya arborea	pigeonwood	•	•	•	•	•
Hoheria populnea	lacebark	•		•	•	•
Kunzea ericoides	kanuka	•		•	•	
Rhopalostylis sapida	nikau		•	•	•	
Sophora microphylla	kowhai	•	•	•	•	

All front yard trees to be a minimum grade of Pb 150 and 2+ metres high at the time of planting.






SUGGESTED HEDGE SPECIES

Botanical Name	Common Name	Flowers	Native birds	Sun	Partial Shade	Shade
Corokia buddleioides	korokio	•			•	•
Geniostoma ligustrum	hangehange	•	•	•	•	•
Lophomyrtus bullata	ramarama	•		•	•	•
Myrsine australis	mapou		•	•	•	•
Muehlenbeckia complexa	pohuehue	•		•		

All hedges should be a minimum grade of Pb 12 at the time of planting, a single species and maintained as a maximum 1.2m high hedge to maintain outlook from the house to the street.





SUGGESTED LOW-LEVEL NATIVES AND GROUND COVERS

Botanical Name	Common Name	Flowers	Native birds	Sun	Partial Shade	Shade
Acaena inermis "Purpurea'	bidibidi			•	•	
Carex testacea				•	•	
Chionochloa flavicans	miniature toetoe			•		
Hebe spp.	hebe	•		•	•	
Leptospermum scoparium spp.	manuka	•		•		
Libertia spp.	NZ iris	•		•	•	
Phormium cookianum spp.	flax	•	•	•	•	
Pimelea prostrata	NZ daphne	•		•	•	

All low-level native plants to be a minimum grade of Pb 5 at the time of planting.








Front gardens

Each of the Pacific Heights neighbourhoods has been designed with its own palette of native and exotic street trees, grasses and shrubs that give cues to appropriate planting within each development lot. All plants recommended for bush and park-edge sections are suitable, as are the following additional specimen trees and hedges.

SUGGESTED TREES AND HEDGES

Botanical Name	Common Name	Flowers	Native birds	Sun	Partial Shade	Shade
Alectryon excelsum	titoki		•	•	•	•
Beilschmiedia tarairi	taraire		•		•	•
Prunus spp.	flowering cherry	•		•	•	
Coprosma spp.		•		•	•	
Corokia spp.			•	•	•	
Griselinia littoralis	kapuka	•	•	•	•	

All front yard trees are recomended to be a minimum grade of Pb 150 and 2+ metres high at the time of planting.






Internal batter slopes

Some development lots have banks and slopes that should be planted in low-maintenance native groundcovers, grasses, flaxes and small shrubs. The following list is a useful starting point.

SUGGESTED SHRUB SPECIES

Botanical Name	Common Name	Flowers	Native birds	Sun	Partial Shade	Shade
Carex testacea				•	•	
Chionochloa flavicans	miniature toetoe			•		
Coprosma repens prostrate form						
Elatostema rugosum	parataniwha					
Fuschia procumbens	creeping fuschia					
Hebe spp.	hebe	•		•	•	
Leptospermum scoparium spp.	manuka	•		•		
Libertia spp.	NZ iris	•		•	•	
Muehlenbeckia spp.	pohuehue					
Phormium cookianum spp.	flax	•	•	•	•	

All low-level native plants to be a minimum grade of Pb 5 at the time of planting.

Checklist

To be included with your submission to the Design Review Panel

Have you?

1. Managed the contours of the site? – ensuring the house sits comfortably into the site? ☐
2. Where retaining walls or batters are used, integrated these into the composition of the house? ☐
3. Used planting to soften batters or retaining walls? ☐
4. Provided clear, visible points of entry? ☐
5. Oriented habitable rooms within the house to provide passive surveillance of the street? ☐
6. Ensured front fences, walls or planting are no greater than 1.2m? ☐
7. Provided usable, attractive private open space? ☐
8. Designed the landscape and garden to link with the SEA, where applicable? ☐
9. Used species in the planting plan appropriate to the site and locality? ☐
10. Used materials, colour and finishes in a way that contributes to local character and diversity? ☐
11. Integrated driveways, access and parking into the overall design of the site? ☐

Approval of house and garden designs is at the full discretion of the Design Review Panel. If you have deviated from the guidance in this document please provide a list of reasons below to assist the Design Review Panel in fairly assessing your proposal.

Reasons for not complying with the design guidelines (please use additional pages if required and reference which aspects have not been met).