



# Home Design Guidelines

JANUARY 2016

## LOCATION

Cabra's **Huapai Triangle** development located at the Kumeu-Huapai wine growing region, about 30km north-west of Central Auckland. In close proximity to the established Huapai community, **Huapai Triangle** is within walking distance of Huapai School, Huapai Domain and Huapai Town Centre. It also enjoys easy access to State Highway 16 and Westgate, a developing commercial hub about 15 min drive away.

## VISION

We envision that the architecture within **Huapai Triangle** will share in the local character of the neighbouring village. Whilst knitting into the surrounding landscape and environment, it expresses the flair of the local casualness. Being the pioneer of the emerging Huapai Triangle Precinct, **Huapai Triangle** is inspired to 'set the scene' for high quality architecture and streetscape for adjoining areas and beyond.

## CHARACTER

In the heart of renowned Kumeu-Huapai wine region, the area is undergoing an increasing intensity of residential development. We anticipate the house design will reflect the present and imminent character of the area. The following table outlines the key characteristics of Huapai and how they could be interpreted when designing your home.

Character	Design interpretation
A welcome and sociable neighbourhood	<ul style="list-style-type: none"><li>Locating habitable rooms and spaces fronting the street</li><li>Direct sight lines to building entrances</li></ul>
A safe and friendly place	<ul style="list-style-type: none"><li>No or low fencing in the front yard</li><li>Generous openings/glazing fronting the street</li><li>Articulating building facades</li></ul>
Casual atmosphere	<ul style="list-style-type: none"><li>Less formal massing arrangement</li><li>Houses inspired by lightness, as opposed to grandness</li></ul>
Local character town and horticulture living	<ul style="list-style-type: none"><li>Choosing materials that reflects the horticultural setting</li><li>Using 'character village' (ie, light and neutral) colour palette for exterior painting</li></ul>
An integrated streetscape	<ul style="list-style-type: none"><li>A home fits comfortably into the neighbourhood and the natural setting</li></ul>
Rolling contours	<ul style="list-style-type: none"><li>Using appropriate planting on sloping sites</li><li>House designs with internal level changes</li></ul>

## DESIGN GUIDELINES

The quality of the area between your house and the street, and between you and your neighbour is very important in achieving the envisaged character **Huapai Triangle**. For that reason, the following sections establish the important elements that are required to be considered when it comes to designing your home and private open space;

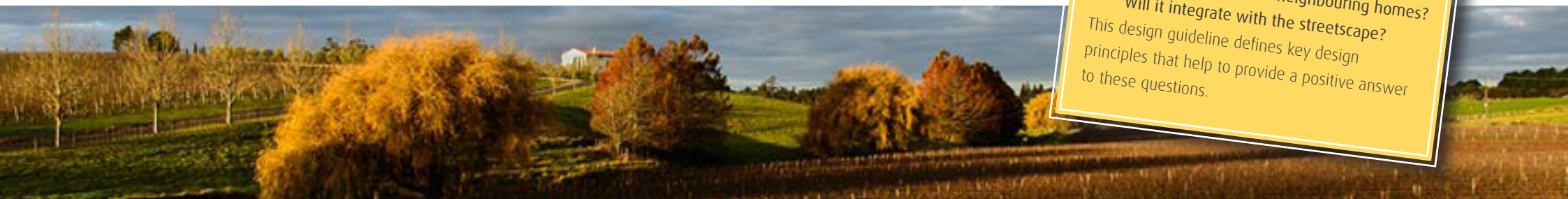
- Built Form and Massing
- Materials
- Colour Palette
- Letterboxes
- Driveways and Entrance Paths
- Fences and Walls
- Landscaping
- Earthworks
- Retaining Walls

### NOTE:

The design of your home should seek to answer positively to the following questions:

- Will it sit comfortably in this special character environment?
- Is it good quality architecture which stands for its time and beyond?
- Will it sit well beside neighbouring homes?
- Will it integrate with the streetscape?

This design guideline defines key design principles that help to provide a positive answer to these questions.



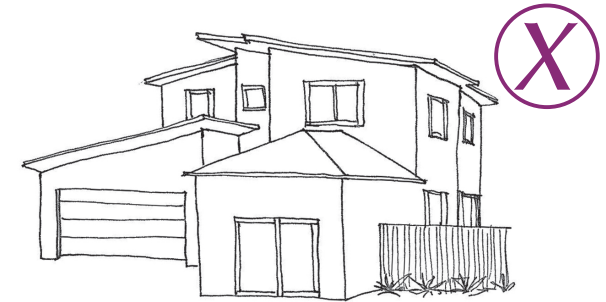
## OBJECTIVES

The design should recognise that one defining characteristic of Huapai, a horticultural village, is a sense of unimposing and informality. These three design principles shown below can help to express and encapsulate such character.

### Modern Simplicity

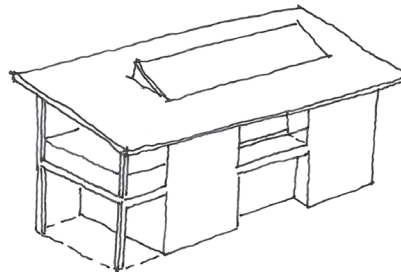
The design shall express clarity of the form. The primary form is legible and defined.

Any additional (secondary) form is to be connected in a way that doesn't distract from the main built form.



### Openness

The design should convey a balance of open and void and light and dark. The architectural elements should aim to achieve openness, as oppose to rigid, formal, and grandness.



### Coherent Design

The design should allow for the house to connect well to the spaces around it – including its own yard areas and the street beyond.



## BUILT FORM AND MASSING

To create a sense of community and visual harmony, buildings need to relate to each other coherently. The design of the buildings shall provide a hint of continuity without excessive repetition which can result in visual monotony. Simplicity in built form generally produces a harmonious streetscape, especially when combined with landscape and street planting. Projecting and/or recessive secondary elements can help break down the scale of larger buildings.

It is encouraged for the building to be:

- organised with a vertical emphasis on the building elevations
- designed to be sympathetic to its neighbours but not identical/replicated in built form
- designed for the garage to be further set back to the main building frontage, therefore not to dominate the streetscape.

The roof design should also follow the same organising principles. Gable roofs are encouraged as they often help reduce the 'bulky' appearance. Simple hip-roofs facing the street are generally discouraged.



A building organised with vertical emphasis and recessive secondary form



A substantial home using modulating forms and gabled roofs to break down its massing

## MATERIALS

A diverse variety of materials is envisaged for **Huapai Triangle**. The choice of materials should be durable in the local conditions and reflect the surrounding environment. Appropriate materials include stone, brick, plaster, natural or stained wood, weather boards and shingles. However, brick and plaster finishes should not extend to large, unbroken surfaces, nor should a whole building be constructed in face brick veneer. These materials would benefit from complementary timber elements to break down monolithic dominance. Furthermore, horizontal material changes of the building facade particularly at the eave line, is discouraged.

## COLOUR PALETTE

Reflection of the character town and integration with the environment are important objectives for selecting exterior materials as well as the colour palette. In general, natural and cooler shades of colours are encouraged. Brighter oranges, reds, yellows and pastels are discouraged, especially over large areas of brick, plaster and roof tiles.



A plaster building using timber to articulate recessed openings and create visual interest



A home expressed in cooler and natural coloured materials



## LETTERBOXES

Letterboxes shall be designed to be integrated into the front yard landscape. They could be incorporated into the front fence, adjacent to a low box hedge or be incorporated into a rectangular masonry or stone “blade wall” beside the entrance path.

## DRIVEWAYS AND ENTRANCE PATHS

The material of driveways and entrance paths should be exposed aggregate concrete, coloured concrete, stone or concrete cobblestones. Avoid plain concrete for driveways. Where necessary, concrete finish should have a minimum of 6kg/m<sup>3</sup> black oxide added to the mix to add a darker tinge to the grey colour concrete between the pebbles.



Letterbox attached to a front fence



Letterbox incorporated into blade wall

## FENCES AND WALLS

Solid fences and walls on the boundaries of your front yard are not encouraged. The vision for **Hupai Triangle** is to promote the casualness associated with village, where typically the front yard and street berm run together. This improves the sight lines from vehicles to driveways and footpaths, particularly when reversing. It also promotes pedestrian safety and activities on the street.

If you require a fence on the boundary of your front yard it must be no higher than 1.2m and to be at least 50% visually permeable. Gates should be in keeping with the scale and appearance of the neighbouring fences with which they are associated.

There are a wider variety of choices for fencing your side and rear yards. These can be up to 1.8m for privacy.



Low, visually permeable fence in front yard



Side and rear yard fencing

## LANDSCAPING

Front yard planting reinforces entrances, softens hard surfaces, provides privacy screening and creates separation between each lot. Planting must be designed to create layers of height, texture and colour. Generally, hedges and low level planting are preferred over fencing if a hard boundary is desired.

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
- Selected and sited for optimum growing conditions (e.g. for shade and shelter)
- Appropriately selected for intended purpose (e.g. larger shrubs for screening)
- Completed within 3 months of occupation of the dwelling.

It is encouraged to plant a mix of natives and fruit trees. Consideration should be given to the size of the tree at maturity, and use of root barriers when planting close to buildings, structures and fences.



Low planting in front yard to maintain outlook



Hedge planted behind low, permeable fence

## EARTHWORKS

Many sites will have the building platform already formed to a near-flat level, ready for construction. The transition of land from one building platform to another is the result of careful consideration. For that reason, all earthworks, other than to construct your home, are not allowed. The construction of large retaining walls should not be necessary nor encouraged.

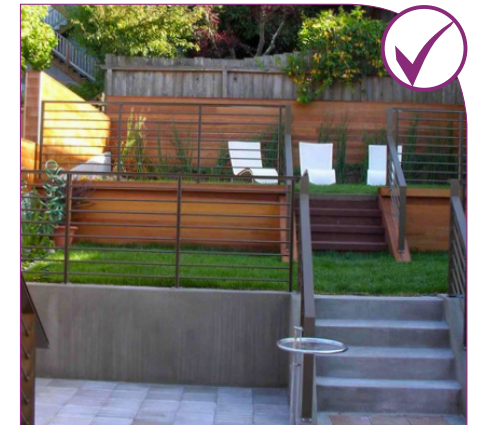


Using sloped planting to minimise retaining

## RETAINING WALLS

It is preferred that retaining walls, where facing the street, are constructed of either plastered concrete or concrete block, stone, or flat-faced keystone concrete masonry. No timber walls facing the street are allowed in the front yard.

Crib walling (whether timber or concrete), concrete keystone (stepped type), round wood timber (unless stained, painted or screened by planting) retaining walls are not acceptable.



Plastered masonry and finished timber retaining

## INTEGRATED HOUSING ZONE

### ATTACHED HOUSING

As with stand alone housing, the building forms of terraces, duplexes and triplexes within the integrated housing zone of the **Huapai Triangle** development should recognise the defining characteristics of the neighbouring village.

The three design principles mentioned above (modern simplicity, openness, coherent design) are also relevant for attached housing design to express a sense of unimposing and informality.

For additional guidance on terrace housing design and useful case studies - refer to the Auckland Council, Auckland Design Manual, Design for Buildings and Sites.

### ADDRESSING CONTEXT

Following these good design principles where appropriate will help in the design of quality integrated housing and be in keeping with the design intention of the overall **Huapai Triangle** development.

Principle	Description	Intention
<b>Locate</b>	Locate 'street' addresses on the walkway and vehicle access from the laneway	<ul style="list-style-type: none"> <li>To activate the walkway, increasing safety for residents and public</li> <li>It utilises the high quality pedestrian-friendly public environments</li> <li>To provide ease of access to amenity areas in close proximity</li> <li>To provide a legible and attractive 'street' entrance</li> </ul>
<b>Orientate</b>	Locate private open space along the northern or north-western edge. Link with internal living spaces.	<ul style="list-style-type: none"> <li>To take advantage of favourable solar orientation in order to create warm, dry dwellings especially necessary when one or more walls is inter-tenancy.</li> </ul>
<b>Address</b>	Create strong and clear building massing and scale at edges and corners	<ul style="list-style-type: none"> <li>To recognise location of property within the larger context. Gateway, corner sites, bordering open spaces that help to mark or navigate the neighbourhood.</li> <li>To provide clearly defined edges to the street</li> </ul>
<b>Activate</b>	Provide active frontages and/or windows from habitable rooms to all boundaries	<ul style="list-style-type: none"> <li>To ensure good passive surveillance of streets and reserves</li> <li>To maximise outlook onto high amenity areas</li> <li>To provide clearly defined edges to the street</li> </ul>



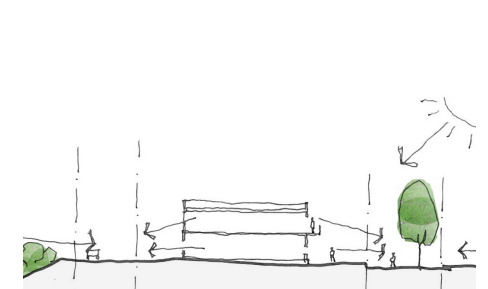
Locate



Orientate



Address



Activate



## INTEGRATED HOUSING ZONE

### BUILT FORM

As each terrace unit should have its own entrance and vehicle access, the legibility of the built form will, from the street, look much the same as standalone housing.

Attached housing will be most successful when site and building form are considered together, and in context, with the surrounding neighbourhood.

### 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.



Individual units accentuated in a block of terraces



Facade elements expressed for variety and rhythm along block of terraces

### FACADE DIVERSITY

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

### PRIVACY

Dwelling units with common walls to each other should provide a high standard of sound insulation as well as visual privacy.

The living courts of separate adjacent dwellings within the same block should provide appropriate screening and planting with the intention to minimise overlooking of neighbouring rooms and private open spaces.

The District Plan rules section 16.6.2.6 provide more detail on minimum requirements for maintaining visual privacy between living and outdoor living spaces.



Diversity in cladding materials and building forms along street edge



Screening through planting and built elements for privacy



## INTEGRATED HOUSING ZONE

### OUTDOOR LIVING SPACE

Housing of moderate density requires well designed outdoor living spaces. The main living area should be adjacent to the primary living court, elevated and level where possible; so the two can work as one extended living room.

The objective is that the living court can be enjoyed as a presentable outdoor room and those facing streets still work well without extensive fencing.

A good device for front yard living is to vertically separate the living court and the street edge while providing low layers of vegetative screening between the two. The streetscape interface on corners requires particular attention.



Raised living courts along street edge



Rear laneway for vehicle access and services

### VEHICLE ACCESS

Integrated housing should where possible be accessed by a laneway. If there is no laneway provided, then vehicle access will most likely need to be provided by way of driveways to each single residence from the street.

## SETTING THE STANDARD AT HUAPAI TRIANGLE

### DESIGN STANDARDS

Most of us would like to know that when we build a new home of quality, our neighbours will build with the same standard of quality. The following section sets out the process that all purchasers will need to follow to achieve that outcome across the **Huapai Triangle** development.

### DESIGN PROFESSIONALS

It is expected that all purchasers will engage the services of competent design professionals (registered architects, experienced residential designer, draughts person, structural engineers etc.) to design their homes.

### DESIGN REVIEW

All designs must be submitted to Cabra's **Huapai Triangle** Design Review Committee for approval at two stages of the design:

1. Preliminary design
2. Detailed design

The **Huapai Triangle** Design Review Committee will evaluate the designs for compliance with this design guideline and will, if necessary, request changes. In special cases the Committee may approve design elements that do not comply with this design guideline. The Committee does not have the power to waive District Plan rules. Approval from the Committee does not obviate the need to apply to Auckland Council for land use consent nor building consent.

The benefit of a two-stage review process is that you will receive a "heads up" on the suitability of your design at the preliminary stage, when typically just a modest amount of effort and expense has been outlaid. An approved design at the early stage will allow you to proceed with confidence to the next stage. The final evaluation at detailed design stage, prior to lodging building consent, is intended to establish that the design has continued to develop in accordance with the earlier approved design.

The applicant is responsible for payment of their own design professionals for changes that may be requested by the Design Review Committee.

### BUILDING RESTRICTIONS

There are some building materials and practices that are prohibited:

- Large free standing satellite signal receiving dishes are not allowed. Smaller "Sky TV" style satellite dishes must be located as unobtrusively as possible.
- Garage, while using steel sectional door, must not consist of 'the classic look' inspired pressed panel. On the contrary, modern, minimalist and contemporary styles should be employed.
- Garden sheds and other auxiliary buildings must not be located in the front yard. They must be clad in materials compatible with the colour and nature of the house.
- Caravans and the like are not allowed in the front yard and driveways. They may be located within the side or rear yards as short term accommodation only. Boats can be parked in the front yard provided they are adequately screened from the street.
- Home heating fuel tanks, gas cylinders/bottles, air-conditioning units, external water heaters, clotheslines and the like must not be located in the front yard, nor side yard where it can be seen from the street. It will need to be concealed and screened appropriately with compatible colour and material of the building wherever is located.
- Terraced Houses need to provide a minimum of a single garage unless otherwise approved by Cabra's **Huapai Triangle** Design Review Committee.

## REGULATORY PLANNING RULES AND CONTROLS

Being part of the a Special Housing Area, your design needs to comply with the planning rules and controls contained within the [Proposed Auckland Unitary Plan](#) as well as the development controls under the [Huapai Triangle Resource Consent Conditions](#) which can be obtained from the Cabra Sales Office. Your architect or designer will need to be familiar with these rules.

For your convenience, the following is a summary of the main rules pertaining to the [Huapai Triangle](#). The table is to be used as a guide only. Further controls apply. Refer to the documents mentioned above for more details.

Precinct	Huapai Triangle Proposed Auckland Unitary Plan	Reference
Zone	Mixed Housing Suburban	
Density	min of 400m <sup>2</sup> - to max of 700m <sup>2</sup> a. One dwelling per 400m <sup>2</sup> net site area; or b. One dwelling per 300m <sup>2</sup> net site area where: i. the site has a frontage of at least 7.5m in width for each dwelling and is the same width for the length required to accommodate the proposed density; and ii. each proposed dwelling is setback at least 3m and no more than 6m from the frontage of the site	
Max Building Coverage	50% for the site is 400m <sup>2</sup> or greater 55% for the site is 400m <sup>2</sup> or smaller	Rule 6.8
Maximum Building Height	Buildings must not exceed 10m in height except that, for developments of four or more dwellings which comply with Rule 5.1.2.c, a maximum height of 12m applies.	Rule 6.2
Height in Relation to Boundary	Refer to Development Controls Rules 6.3+6.4	Rules 6.3 & 6.4
Impervious Surfaces	Max of 60%	Rule 6.7
Outdoor living space	A dwelling at ground level must have outdoor living space measured at least 40m <sup>2</sup> that: a. is free of buildings, parking spaces, and vehicle manoeuvring areas; and b. excludes any area with a dimension less than 1m. Where a dwelling has the principal living room at ground level, part of the required outdoor living space must be able to contain a delineated area measuring at least 20m <sup>2</sup> that: a. has no dimension less than 4m b. is directly accessible from the principal living room c. has a gradient not exceeding 1 in 20.	Rule 6.12
Yards	Front: min depth of 3m Side and Rear: min depth of 1m	Rule 6.5
Landscaping	40% for the site is 400m <sup>2</sup> or greater 35% for the site is 400m <sup>2</sup> or smaller	Rule 6.9
Outlook Space	a. principal living room: 6m in depth and 4m in width b. principal bedroom: 3m in depth and 3m in width	Rule 6.10
Dwellings fronting the Street	a. glazing that is cumulatively at least 20 per cent of the area of the front façade (excluding any garage door and roof) b. a main entrance door that is visible from a street frontage	Rule 6.13
Max Building Length	20m along a side or back boundary	Rule 6.16
Fencing		Rule 6.17
Garages	must be no greater than 45 per cent of the front façade of the dwelling must not project forward of the front façade, and at least 5m from the site frontage	Rule 6.18