Kāinga Ora Design Guidelines Part 2

Waikōwhai

Mt Roskill Development

Part of Kāinga Ora's Auckland Housing Programme

Final
07.11.2022

Find your way around the Kāinga Ora Design Guidelines:

Welcome to Kāinga Ora's Auckland Housing Programme Design Guidelines. This is Part 2, Module 'f' - the neighbourhood specific guidance for Waikōwhai. Each Module is contained in a separate PDF document.

Design Guidelines Part 1:
Kāinga Ora Large-Scale Projects Wide Guidance

- **Module 1a:** Design Principles and Review Process
- **Module 1b:** The Built Environment
- **Module 1c:** The Approval Process

Design Guidelines Part 2:
Neighbourhood Specific Modules

- **Module 2a:** Northcote
- **Module 2b:** Roskill South
- **Module 2b:** Ōwairaka
- **Module 2d:** Mangere West - Stage 1
- **Module 2e:** Aorere
- **Module 2f: Waikōwhai**

Design Guidelines Part 3:
Supplementary Modules (Recommended)

- **Module 3a:** Small Homes
- **Module 3b:** Children Living at Density
- **Module 3c:** Waste Management

Potential future supplementary modules: *Affordable Housing, Mana Whenua, Process around developing own/further modules.*

Additional Kāinga Ora Documents and Policies Recommended:

- Sustainability Framework
- Sustainable Transport Outcomes
- Policy: The Management of Trees and Vegetation

Note: Please view all guidelines as mandatory for all proposals unless marked as 'recommended'.
We request that delivery partners also follow all recommended design guidance unless they can demonstrate a practical reason not to.

In association with:

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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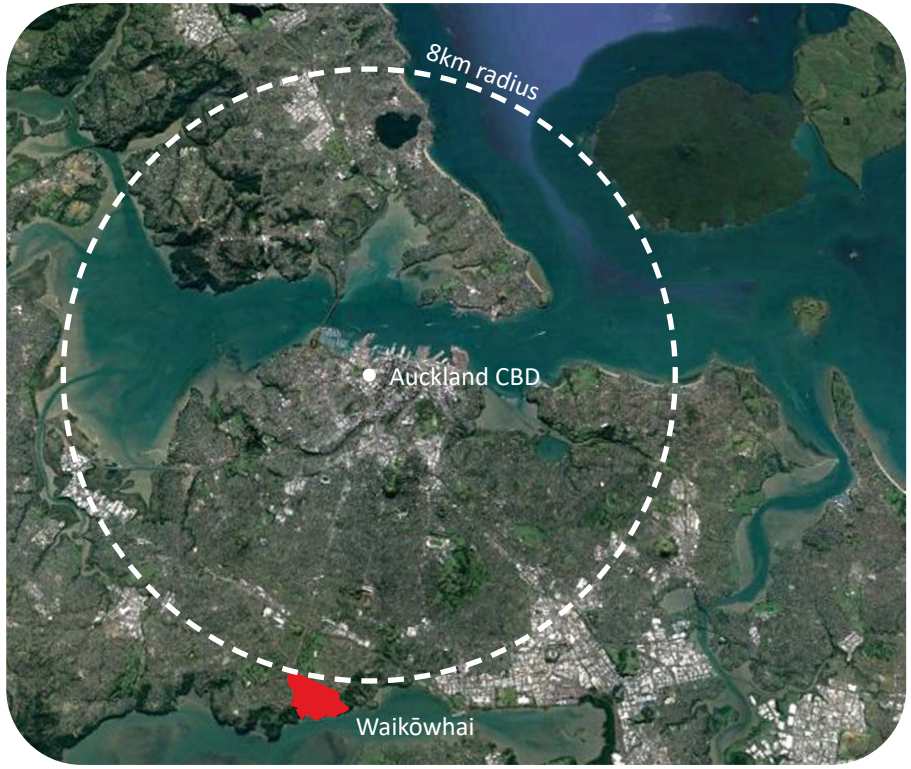
Isthmus.

Contents

Introduction

The Waikōwhai Design Guidelines contains specific design values, guidance, and controls that were developed in consultation with Mana Whenua and the local Waikōwhai community. They are advisory and mandatory for all proposals within this neighbourhood and are administered by Kāinga Ora's Design Review Panel.

This module plays an important role in ensuring the design of any sites within Waikōwhai will be undertaken with a thorough understanding of its context in relation to the overall neighbourhood masterplan, and a consistent and high-quality approach is taken in the design and construction of built forms and private open spaces.



Waikōwhai Vision

"To make a positive difference to the Waikōwhai community by improving housing quality and choice, and enhancing local amenities."

Summary of Key Guidelines

3.0 Neighbourhood Design

This section outlines specific design controls and guidance related to Sustainability, Special Frontage, and Inclusive Neighbourhood. Guidance in this section take precedent over guidance provided in the Kāinga Ora's Large-Sale Projects (LSP) Design Guidelines and are mandatory for Waikōwhai.

The Importance of Water

Improve the quality and reduce the quantity of stormwater runoff.

Mandatory Controls

— Developments in Zone A must have **rainwater tanks**.

Key Advisory Guidelines

— Minimise impervious surfaces and contaminants
— Recycle captured stormwater
— Water conservation into the landscape and by using water efficient appliances

Refer to 3.1.1

Ngahere

Protection and enhancement of Waikōwhai ngahere

Mandatory Controls

— Trees identified in the master plan must be retained

Key Advisory Guidelines

— Retain, transplant, propagate existing trees
— 'Native first' approach
— Native and fruit trees of 3m+ and exotic trees of 4m+ should be retained
— Planting palettes for the 3 Planting Character Zones
— Introduce edible trees and plans in appropriate areas
— Source locally

Refer to 3.1.2

Sustainable Construction Practices

Reduce and/or eliminate carbon emissions from construction and operation of the built environment.

Mandatory Controls

— Minimum standards of **Homestar 6** (Homestar 7+ preferred)

Key Advisory Guidelines

— Limit embodied and operational carbon through design, material choices and low energy fittings
— Reduce waste

Refer to 3.1.3

Sustainable Transport

Support mode shift and decarbonised transport in around the neighbourhood and the city

Mandatory Controls

— Carparking provision based on Kāinga Ora standards.

Key Advisory Guidelines

— Design for parking and storage of other vehicles than private cars ie shared cars, scooters, bikes etc
— Future-proof superlots for e-vehicles charging stations
— Prioritise pedestrian and micro-mobility and access to public transport

Refer to 3.1.4

Special Frontages

Three Special Frontages (Arterial Frontage, Morrie Laing Avenue Frontage, Park and Community Frontage) with their own specific visual appearance and characteristics.

Mandatory Controls

— Minimum and maximum **front boundary setbacks**
— Minimum **building height**
— **Fencing** and **raised threshold** rules apply.

Key Advisory Guidelines

— Preferred typologies for each Special Frontage
— Vehicular access from the street frontage limitation

Refer to 3.2

Inclusive Neighbourhood

Support the cultural and age diversity in Waikōwhai through a diversity of housing options.

Mandatory Controls

— N/A

Key Advisory Guidelines

— Cater for different household sizes (including extended family groups)
— Consider older residents and support ageing in place
— Māori housing aspirations, including Papakāinga and Kaumātua housing models
— Co-housing opportunities

Refer to 3.3

4.0 Superlot Design

This section provides additional guidance pertaining to superlots designs, focusing on Topography, Private Communal Spaces, and Design of Laneways Adjacent to Pedestrian Links.

Designing with Topography

Work with the existing landform, landscape features and site orientation.

Mandatory Controls

— N/A

Key Advisory Guidelines

— Level change between lots if possible
— Prefer piled footing to leave natural slope undisturbed on steeper sites
— Stepped house typologies with retaining integrated within the house

Refer to 4.1

Private Communal Spaces

Landscaping of communal spaces should contribute to creating 'pocket neighbourhoods'.

Mandatory Controls

— Not places where cars move through

Key Advisory Guidelines

— Safe space for children to play
— Size, proportion and design to encourage social interactions between neighbours
— Unique and identifiable by residents
— Well overlooked and passively surveillance

Refer to 4.2

Laneways Adjacent to Pedestrian Links

Passive surveillance over the pedestrian link and activation are key.

Mandatory Controls

— No opaque fence

Key Advisory Guidelines

— Fronted / living lane is preferred
— Limit concrete and impervious surfaces

Refer to 4.3

5.0 Architecture Design

This section provides additional guidance pertaining to the expected character, visual appearance and articulation, and materials and colour of buildings.

Architectural Character

Significant change is going to happen in Waikōwhai. Retain familiarity and points of reference of the existing community.

Mandatory Controls

— N/A

Key Advisory Guidelines

— New architecture to reflect wide cultural diversity of Waikōwhai
— Suburban response
— Architecture in equal weight to the landscape

Refer to 5.1

Visual Appearance and Articulation

Visual bulk should be minimised in a suburban setting.

Mandatory Controls

— N/A

Key Advisory Guidelines

— Architecture that provides for interest, simplicity and elegance
— Openings in the facade to balance privacy with street activation (and passive surveillance)
— Gabled roofs encouraged

Refer to 5.2

Materials and Colour

Simplicity is key.

Mandatory Controls

— N/A

Key Advisory Guidelines

— Max 3 materials on a single building façades
— Bright colours used for accent only
— Authentic, sustainably sourced, long lasting materials

Refer to 5.3

6.0 Landscape Design

This section provides additional guidance pertaining to the expected outcomes for front yard landscaping and hardscape materials selection.

Front Yard Planting

Streetscape character and amenity relies on front yard planting.

Mandatory Controls

— Front yard planting in al development sites
— Minimum **600mm setback** from the front boundary to the front yard fence

Key Advisory Guidelines

— Refer to Planting Character Zones guidance and palettes

Refer to 6.1

Hardscape Materials

Aim for longevity and feeling of quality.

Mandatory Controls

— N/A

Key Advisory Guidelines

— Long lasting and easy to clean materials
— List of materials that are encouraged and not recommended

Refer to 6.2

1.0 The Neighbourhood

1.1 Neighbourhood Character & Community

Waikōwhai, which means Kōwhai by the water in Te Reo Māori, is a well-established residential suburb located within the southern reaches of the Mt Roskill Precinct, extending from Richardson Road through to Hillsborough Road and the Manukau Harbour. It is home to a large number of state housing built in the 1940s - 1950s and has good proximity to schools, public transport, parks (e.g., Keith Hay Park and Waikōwhai Park), and reserves (e.g., Molley Green Reserve).

Waikōwhai features two main ridgelines, which are traversed by Dominion Road and Hillsborough Road, and generally moderate to steep slopes with a naturally low lying area in the central portion of the site. It has strong physical and visual connections to a number of significant landforms, including Puketāpapa and Maungakiekie maunga. In pre-European history, the tangata whenua of Waikōwhai had tracks and connections through the area connecting significant maunga and other settlements (pa sites).

Waikōwhai sits within the Te Auaunga awa (Oakley Creek) catchment and is believed to be home to the head of the awa, which flows north to the Waitemata Harbour. The neighbourhood is also home to one of Auckland's taonga, Waikōwhai Park — a significant ecological area and the largest block of native forest left in the city that hosts valuable samples of Auckland's original fauna and flora.

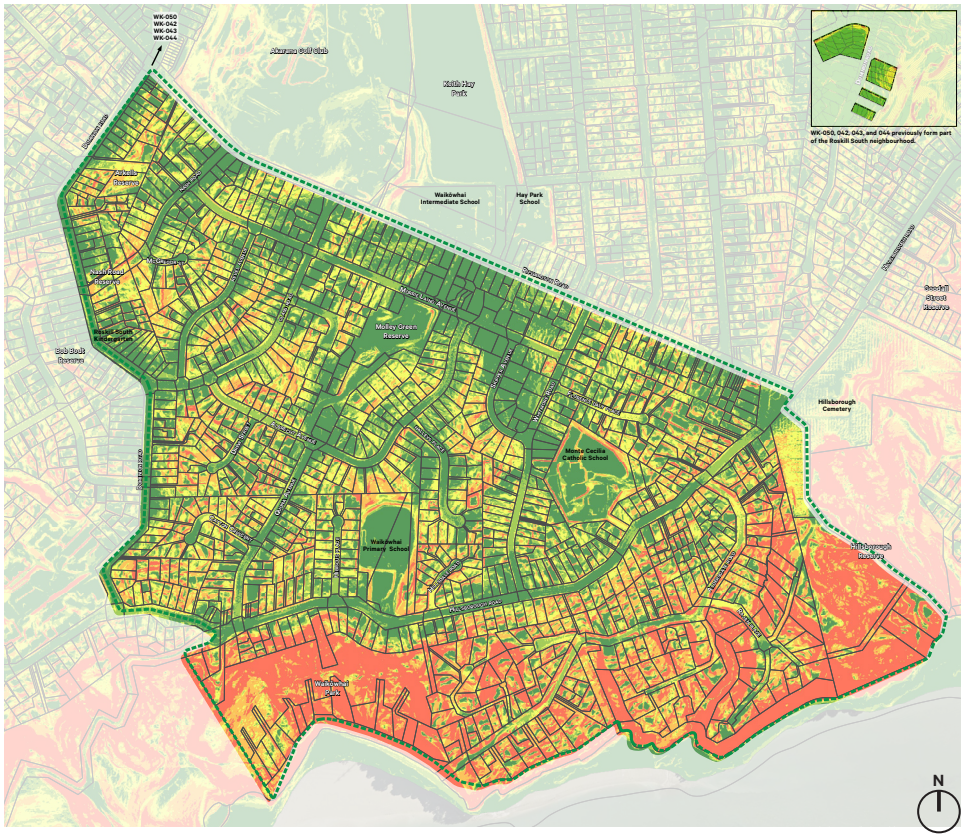
Waikōwhai is a culturally diverse neighbourhood with a high proportion of Māori, Pasifika, and Asian people. Community initiatives such as Molley Green Day (held annually in Molley Green Reserve) and a recently established community food forest (Tā Tātou Māra Kai) are present in the neighbourhood, hinting well-established connections and relationships amongst local residents.

Existing Context Plan

LEGEND

- Neighbourhood Boundary
- Informal Recreational Zone
- Sport and Active Recreation Zone
- Community Zone
- Neighbourhood Centre Zone
- Schools and Early Childcare Boundary
- Special Purpose Zone - School
- Existing Bus Routes and Stops
- Existing Shared Paths
- Existing Pedestrian Link

Existing Slope Plan



LEGEND

- Neighbourhood Boundary
- 0% - 8.3%
- 8.31% - 12.5%
- 12.51% - 20%
- 20.1% - 33%
- Above 33%

1.2 Auckland Council Plan Change 78

In light of the government's National Policy Statement on Urban Development (NPS-UD) 2020 and the Medium Density Residential Standards (MDRS), Auckland Council proposes a plan change, which will upzone all Mixed Housing Suburban (MHS) land in Waikōwhai to Mixed Housing Urban (MHU). The proposed plan change supports the intended strategic growth and regeneration in the Waikōwhai neighbourhood. Developers and Designers are encouraged to refer to Auckland Council's Plan Change 78 and further updates to it.

"There are no zoning changes or any other planning rules proposed by Proposed Plan Change 78 within the corridor at this time. The rules and zones of the Auckland Unitary Plan (AUP) continue to apply to the corridor shown 'whited-out' in the Proposed Plan Change 78 map viewer." This includes the 4 superlots that were previously part of the Roskill South neighbourhood. (WK-050, 042, 043 and 044)

There are four areas of Business - Neighbourhood Centre zoned properties which reflect the existing land use patterns. These are located at the junction of Richardson and Dominion Roads, on the corner of Richardson Road and McKinnon Street, at the junction of Richardson and Hillsborough Roads (and the Alex Boyd Link), and at the junction of Quona Avenue and Hillsborough Road. Across the neighbourhood, there are a number of Open Space – Informal Recreation zoned spaces which are scattered through the Mixed Housing Urban zoning. Although there are a number of schools within this neighbourhood such as the Waikōwhai Intermediate and Primary School, only the Monte Cecilia Catholic school is zoned as Special Purpose – School Zone.

There are also a number of overlays across the site which include:

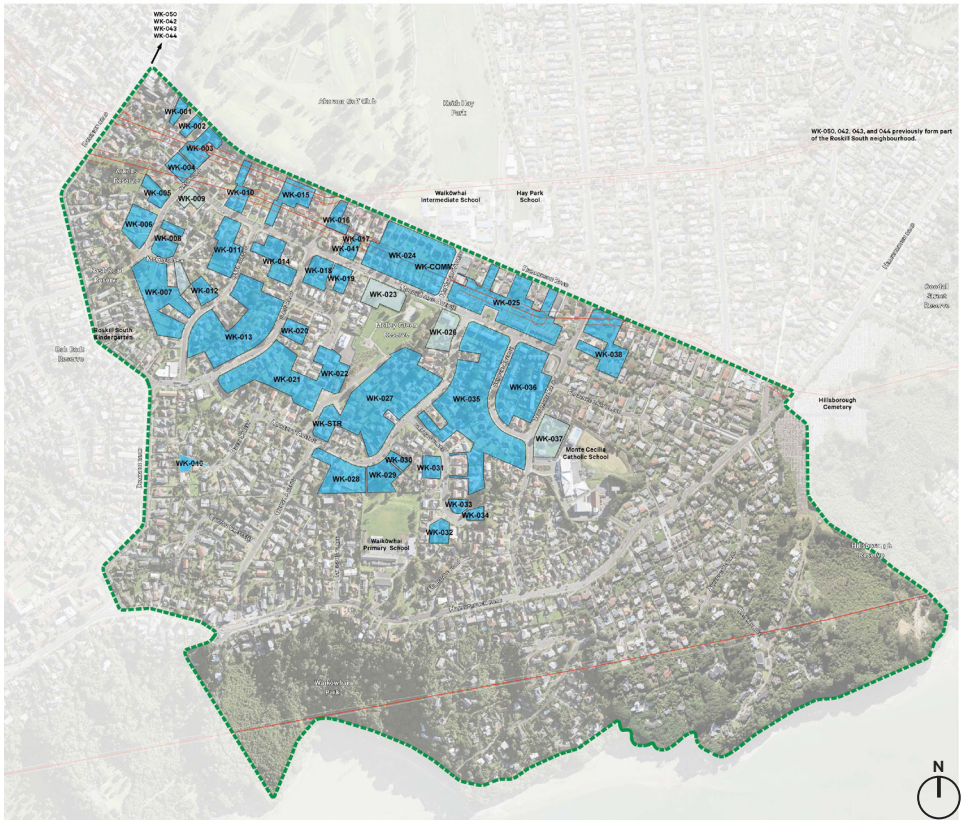
- **Natural Heritage:** Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay - O12, One Tree Hill, Viewshafts
- **Infrastructure:** National Grid Corridor Overlay – National Grid Yard Uncompromised
- **Infrastructure:** National Grid Corridor Overlay – National Grid Subdivision Corridor
- **Designations:** Airspace Restriction Designations – ID 1102
- **Controls:** Macroinvertebrate Community Index – Urban

LEGEND

- Neighbourhood Boundary
- National Grid Yard Compromised
- National Grid Yard Uncompromised
- Airspace Restriction Designations
- Regionally Significant Volcanic Viewshafts
- Business - Neighbourhood Centre Zone
- Residential - MHS Zone
- Residential - MHU Zone
- Open Space - Informal Recreation Zone
- Open Space - Community Zone
- Special Purpose Zone - School

1.3 Existing Kāinga Ora Landholding

Kāinga Ora currently owns approximately 318 existing homes that span across approximately 22ha of land in Waikōwhai with a number being cross-leased with a private property. The existing homes along Richardson Road are situated under existing major overhead Transpower lines, limiting potential development opportunities in the current condition. The existing Kāinga Ora landholding are highlighted in blue in the image on the right.



LEGEND

- Neighbourhood Boundary
- Kāinga Ora BAU Properties
- Kāinga Ora Megalots

2.0 Urban Development Strategy

2.1 Waikōwhai Design Values

Our relationship with Mana Whenua and the wider Waikōwhai community is important. Only the local community have the expertise to identify values, sites, moments, and processes of significance that are true to Waikōwhai. A series of Mana Whenua hui and community engagement (e.g., Waikōwhai FONO) have been undertaken to identify what is important to the local Waikōwhai community.

Four core values have emerged throughout the engagement process. These are *Whakapapa*, *Kaitiakitanga*, *Manaaki*, and *Whānaukataka*. They are purposefully broad to allow design responses to retain flexibility and adaptability.

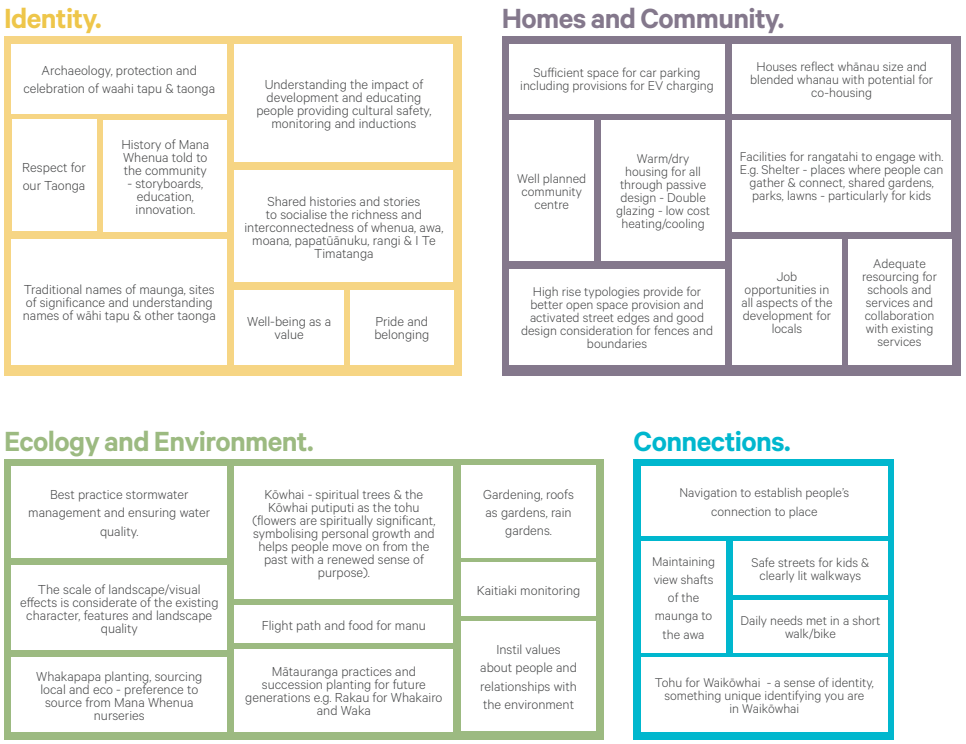
Whakapapa. *Identity and Localness.*
The setting and site is honoured through responsive design and connections to physical and natural features. The new development has a strong landscape and community identity that draws from its surrounding landscape and celebrates its heritage by way of its name; 'Waikōwhai', and deep history with Mana Whenua.

Kaitiakitanga. *Environmental Stewardship.*
The design and delivery of the built environment includes all possible steps to reduce the impact on the whenua, from material choice and management practices, restoration and enhancement of natural features, to advocacy and facilitation of accessible and sustainable transport options.

Manaaki. *Hospitality and Inclusiveness.*
The built environment is supportive of and welcoming to all, offering an overall impression of friendliness, feelings of belonging, and connectedness within the community.

Whānaukataka. *Cohesive Variety.*
The built environment exhibits individuality, complexity, and richness through diverse but complementary design responses.

Note: *In conjunction with the Waikōwhai design values, developers and designers are also encouraged to refer to Auckland Design Manual's Māori Design Hub.*



Summary of aspirations and values gathered during Mana Whenua hui and Waikōwhai FONO.

2.2 Placemaking Opportunities

Waikōwhai's location and proximity to existing amenities present valuable opportunities for the neighbourhood regeneration. Kāinga Ora, through the Auckland Housing Program (AHP), is proposing a redevelopment of approximately 318 existing state homes in Waikōwhai to approximately 1200 new homes and an improvement of existing public spaces and shared facilities in the neighbourhood.

Kāinga Ora, Piritahi, Isthmus, Mana Whenua, Auckland Council (including the council-controlled organisations), Transpower, and the community (including local schools, local community groups, local retail owners, and key community leaders) have all played important roles in the development of the Waikōwhai Neighbourhood Masterplan to date.

The proposed placemaking opportunities identified are:

- Create/facilitate safe walking/cycling routes through a Greenway linking Keith Hay Park, Molley Green Reserve, and Waikōwhai Park.
- Improve community amenities and stormwater management in Molley Green Reserve.
- Create a community hub in the heart of the neighbourhood, earmarked in the area of McKinnon Street.
- Increase neighbourhood permeability by improving existing pedestrian links and creation of new roads.
- A plan change for Waikōwhai to support the proposed strategic growth.

LEGEND

- Proposed Local Centre
- Proposed Community Hub (McKinnon Plaza)
- Proposed Daylighting of Existing Stream
- Existing Reserve Amenity Upgrade
- Proposed Dense Building Frontage
- Proposed Key Park Frontage
- Proposed New Road Connection
- Park Edge Road
- Existing Pedestrian Link
- Improved Existing Pedestrian Link
- Proposed New Pedestrian Link
- Proposed New Pedestrian Crossings
- Proposed Traffic lights
- Potential Cycleway Network and Improvement of Existing Streetscape

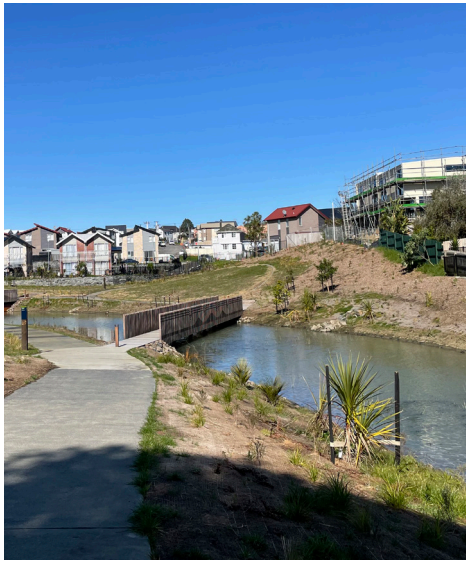
3.0 Neighbourhood Design Controls

The design controls and guidance in this chapter are additional and take precedent over guidance provided in Kāinga Ora's Large-Scale Projects (LSP) Design Guidelines Part 1. The three specific areas covered in this section are:

3.1 Sustainability
3.2 Special Frontage
3.3 Inclusive Neighbourhood

In addition, this chapter should be read in conjunction with Kāinga Ora's Sustainability Framework, Sustainable Transport Outcomes, and Policy: The Management of Trees and Vegetation.

Hobsonville Point, Auckland



Freeland Reserve - Roskill South, Auckland

3.1 Sustainability

Critical Design Values: *Whakapapa,* *Kaitiakitanga*

Kāinga Ora has committed to taking a proactive and leadership based approach to shaping a low carbon future. The scale of Kāinga Ora development in Waikōwhai provides great opportunity to contribute in achieving this goal at the neighbourhood, street, superlot, and building scale, and to the decarbonisation of Tāmaki Makaurau.

Kāinga Ora's Sustainability Framework Targeted Outcomes

1. ***Climate Change Mitigation:*** *Our Public Housing, Infrastructure & Operations are net zero emissions.*
2. ***Efficient Resource Use:*** *We minimise water consumed in, and waste produced by our activities.*
3. ***Sustainable Transport:*** *Transport systems and networks serving our homes support low carbon and healthy transport choices.*
4. ***Nature Enhanced:*** *Nature and water systems are protected and enhanced on our land and in our communities.*
5. ***Climate Adaptation:*** *Our homes, communities and operations are not unduly affected by climate change.*

This section focuses on providing guidance on four areas where Developers and Designers are expected to demonstrate thorough consideration and application of sustainable practices to achieve Kāinga Ora's Sustainability Framework Targeted Outcomes.

1. The Importance of Water
2. Waikōwhai Ngahere
3. Sustainable Construction Practices and Buildings
4. Sustainable Transport

3.1.1 The Importance of Water

Developers and Designers are expected to improve the quality, while also reducing quantity, of stormwater runoff throughout the Waikōwhai development. This could be achieved through:

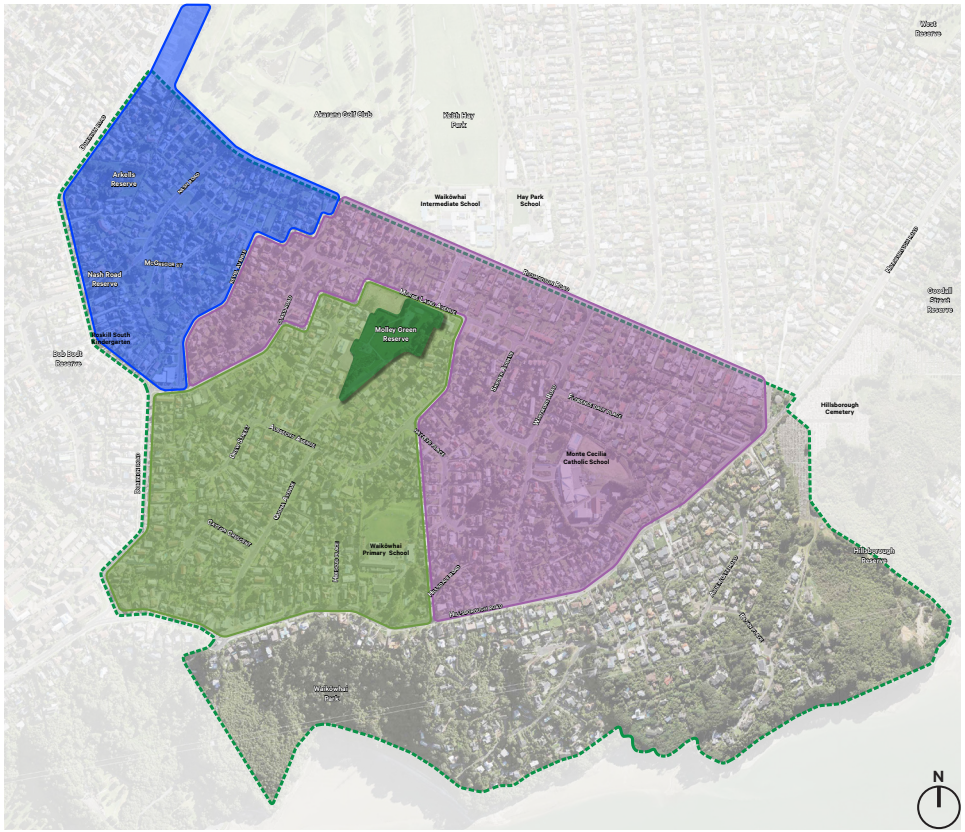
- Using materials with reduced/no contaminants.
- Minimising impervious surfaces.
- Providing filtration and attenuation around waterway, car parks, and other large impervious surfaces.
- Providing for soakage/ground water recharge.
- Developing management regimes that strive to omit the use of herbicides and unnatural pesticides.
- Using water efficient appliances and fittings.
- Recycling captured stormwater as greywater for use in gardens.
- Incorporating water conservation into the landscape design. For example, through selecting plant and tree species that do not require regular irrigation.

Provision for Rainwater Tanks

The Waikōwhai catchment is split into three zones - A, B, and C. The Waikōwhai neighbourhood Stormwater Management Plan (SMP) recommends all development sites within Zone A to have rainwater tanks to ensure hydraulic neutrality of the pre vs. post development and no increase in stormwater runoff for primary storm event discharging to Akarana Golf Course.

The following guidance for rainwater tanks apply in addition to overarching guidance in Module 1b: The Built Environment, Standalone and Terraced Homes 2.2.7 Servicing and Waste and Walk-ups and Apartments 2.3.19 Service Elements.

- Consideration must be given to location of rainwater tanks so as not to reduce the size or quality of private outdoor space.
- It is recommended that rainwater tanks, external storage units, and clotheslines are grouped together where practicable.
- A mid-range neutral paint colour is appropriate. Unpainted upvc is unacceptable.



LEGEND

- Zone A
- Zone B
- Zone C
- Molley Green Reserve

Superlots within Zone A

- WK-001
- WK-005A
- WK-006
- WK-007A,B,&D
- WK-008A&B
- WK-010
- WK-011
- WK-012
- WK-015A&B
- WK-042
- WK-043
- WK-044

3.1.2 Waikōwhai Ngahere

Our ngahere plays an important role in our environment, communities, and well-being. It has its own mauri (life force) that sustains wide and complex ecosystems and connects all living things. It carries the interconnected whakapapa (genealogy) of our identities and places, and provide the oxygen we breathe, the food we eat, and the homes we live in. It is important to acknowledge that for our ngahere in urban spaces to thrive and continue to support us, it also requires our constant care and efforts.

A fair number of existing trees and vegetation within private and public land are present in the Waikōwhai, mapping over 1,000 trees (native and exotic) within the Kāinga Ora development sites alone. As the Waikōwhai neighbourhood undergoes a suburban regeneration, careful planning to ensure that protection and enhancement of Waikōwhai's ngahere is considered.

The following Waikōwhai Ngahere Targeted Outcomes should be read in conjunction with Kāinga Ora's Policy: The Management of Trees and Vegetation.

Waikōwhai Ngahere Targeted Outcomes

1. Ensure **protection and retention of existing ngahere** are carefully considered.
2. Quality **planting that reflects the ecological and cultural values** in both the public and private realms is expected.
3. Provide **guidance in selection, sourcing, and planting** of new trees and vegetation in Waikōwhai.
4. Align the Waikōwhai development with Auckland Council's Urban Ngahere (Forest) Strategy and Puketāpapa Local Board's Urban Ngahere Action Plan to **increase ngahere canopy cover within Waikōwhai**.
5. Ensure Kāinga Ora's vision for the Waikōwhai neighbourhood and Kāinga Ora's Rautaki Tukunga Atea's (Spatial Delivery Strategy's) 6 fundamental ngā pou tikanga (principles), particularly Te Taiao (Environment), and ngā hua ka puta (precinct outcomes) are being achieved.

Existing trees - both public and private - within Waikōwhai.

Working with Existing Trees

The following principles offer Developers and Designers guidance when working with existing trees, both natives and exotics, in public and private realm throughout the Waikōwhai development.

- Superlot designs should give high importance to retention of existing trees (native and fruit trees over 3m and exotic trees over 4m) both in private and public realms, balancing with site constraints and yield requirements.
- It is mandatory to retain existing trees noted for retention in the masterplan. Every effort should be made to retain additional mature existing trees on a superlot.
- If existing trees cannot be retained in place, superlot designs should accommodate existing trees to be transplanted as part of new gardens/ landscapes.
- If existing trees cannot be transplanted back into the superlots, transplant existing trees as much as possible from existing gardens into the public realm (e.g., streetscape, Molley Green Reserve Community Food Forest, schools, etc.).
- Trees identified as 'Whenua Trees' need to be carefully considered and their retention prioritised. If this is not possible, consult with key stakeholders to identify suitable outcomes (i,e., retention, transplantation, propagation).
- Propagate existing tree species identified as unique to the environment of Waikōwhai if retention or transplantation is not possible, and advocate potential involvement of community groups, including schools.
- Trees identified by the community as having importance to the neighbourhood should be retained in place and integrated with the public realm to preserve public relationship.
- Street trees should be retained as far as practicable, before exploring alternative solutions.
- Encourage reuse of timber from removed trees within the development (reducing carbon footprint and promoting sustainability).
- Assess existing trees based on its arboricultural and landscape qualities, conservation values, cultural significance, significance to the community, and integration with superlot designs to identify appropriate outcomes.

Potential Outcomes for Existing Trees

Where trees are to be retained,:

- They need to be protected for the duration of the works.
- They need to be fenced off from construction activities to minimise disturbance.
- Any works around trees are to be supervised by an arborist.
- Development around trees should provide for the long-term health and structural integrity of the trees on site.
- Disturbance within the root zone should be minimised, where possible construction and development should avoid excavations within the root zones and provide suitable permeable surfaces such as grass pavers where hardscape landscaping is required.

Where tree removals are unavoidable within the neighbourhood development then consideration should be given to mitigating the loss of the trees. This may be in the form of:

- Transplanting existing trees to help maintain existing ngahere canopy cover. Suitable candidates for transplanting should be assessed by an arborist.
- Replacement planting, focusing on planting the right tree in the right place.
- Propagation (to retain significant genetic material within the neighbourhood).
- Zoo feed.
- Utilising larger materials as landscaping materials (logs, natural play, and adventure trails).
- Retain plant material on site such as composting or mulching (for community gardens).

Existing trees - both public and private - within Waikōwhai.

Existing Queen Palm transplanted from a Kāinga Ora development site to Waikōwhai Intermediate School.

New Trees and Vegetation

Developers and designers are encouraged to:

- Maximise areas for planting within the neighbourhood, especially in the public realm, to increase canopy cover over time to deliver on outcomes within the Urban Ngahere Action Plan.
- Select new trees and vegetation that reinforce the whakapapa of Waikōwhai and are appropriate species and scale for their location to support Waikōwhai's flora and fauna.
- Carry out the 'native first' principle to support the reintroduction of native flora and fauna, particularly in ecologically identified locations, such as areas around Molley Green Reserve and Te Auaunga.
- Consider tree species and other vegetation that provide diverse food source and habitat for native fauna, and offer seasonal variety and interest.
- Introduce edible tree and plant species in appropriately identified areas to encourage sharing of food and that reflect the multicultural community within Waikōwhai, notwithstanding the principle of 'native first'.
- Select species that are climate resilient particularly in terms of flooding and drought.
- Select and design planting that helps facilitate passive surveillance to the street in balance with privacy to the dwelling unit.
- Consider the proportions and height of the adjacent building typology when selecting plants and trees to ensure an appropriate mature scale.
- Ensure garden beds and/or lawns where plants and trees are located are sized and located appropriately for both the species selected and the residents' use of the space.
- Landscaped and planted areas should be designed to discourage the growth of weeds and facilitate easy hand picking of weeds to prevent reliance and use of unnatural herbicides. Tight spacings and ground covers are recommended to help achieve this.
- Source new trees and vegetation locally where possible including from iwi and community nurseries to support local livelihood.
- Identify what plants are needed over a 2-3 year period and work with the nurseries to ensure that the species required can be provided.

Planting Character Zones

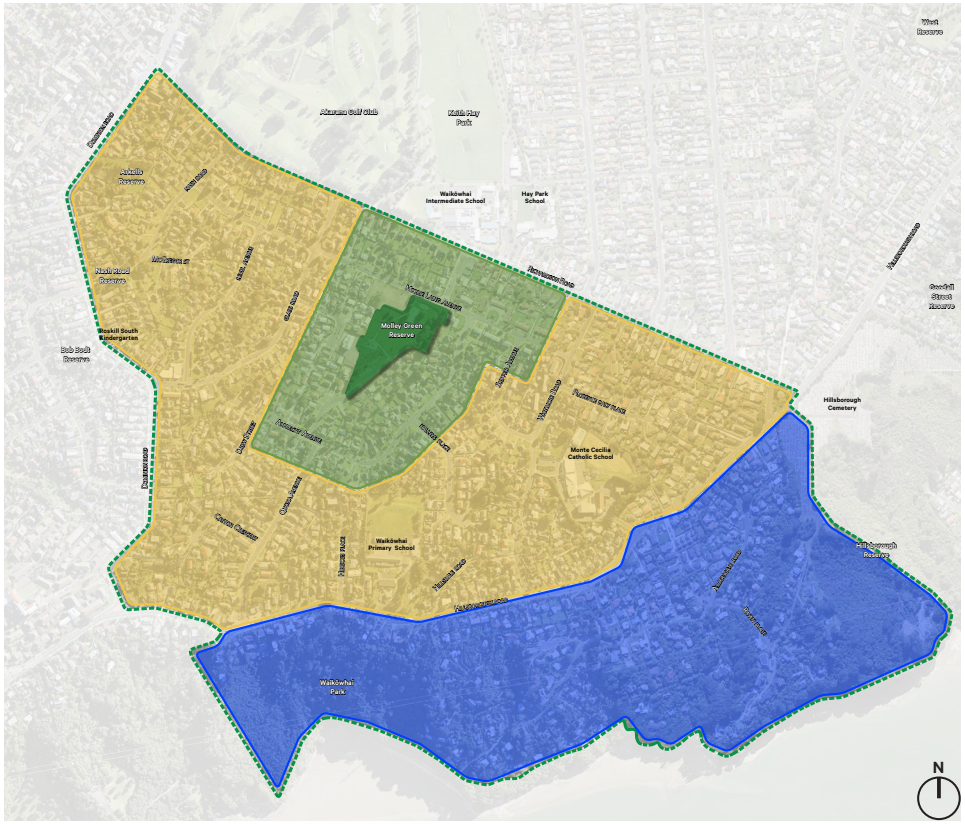
Quality planting in both the public and private realms is expected, it plays an important role in the overall greening and environmental resilience of our city. It is envisioned that the Waikōwhai neighbourhood has three distinct special frontages, each with their own specific visual appearance and characteristics.

Te Auaunga Character Zone (Stream)
Predominantly native species referencing the landscape at the head of Te Auaunga awa stream environment. Species should be ecologically and culturally appropriate and be resilient to potential flooding events in this location. The proposed greenway corridor for walking and cycling run along this zone. Streetscape planting along this corridor should be maximised, improving amenity and shading along the proposed active modes route.

Waikōwhai Character Zone (Kauri Podocarp Broadleaf Forest)
Predominantly native plant and tree species north of the ridge occupied by Hillsborough Road, with a focus on contributing to food source for kererū while also referencing the site's history of fruit production and harvest.

Manukau Character Zone (Coastal Broadleaf Forest)
Native plant and tree species south of the ridge occupied by Hillsborough Road, with a focus on attracting native birds to the neighbourhood, such as tui and kererū. Species should be ecologically appropriate for use in this location.

Note: *The streetscape includes both the road reserve and the private lot frontages. Refer to Module 1a: Design Principles and Review Process.*

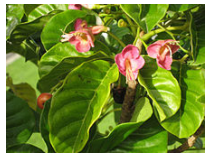


LEGEND

- Te Auaunga Character Zone
- Waikōwhai Character Zone
- Manukau Character Zone
- Molley Green Reserve

Planting Palette

Te Auaunga Character Zone


Trees - Street
- *Vitex lucens* (Pūriri)
- *Beilschmiedia tarairi* (Taraire)
- *Dysoxylum spectabile* (Kohekohe)
- *Podocarpus totara* (Tōtara)

Trees - Front Yard
- *Sophora microphylla* (Kōwhai)
- *Melicytus ramiflorus* (Mahoe)
- *Macropiper excelsum* (Kawakawa)
- *Pseudopanax arboreus* (Five finger)
- *Cordyline australis* (Ti Kouka, Cabbage tree)*
- *Rhopalostylis sapida* (Nikau)*

Shrubs, Hedges, and Groundcovers
- *Phormium spp.*
- *Carex virgata*
- *Astelia grandis*
- *Hebe spp.*
- *Coprosma spp.*
- *Griselinia spp.*
- *Corokia spp.*

Waikōwhai Character Zone



Trees - Street
- *Agathis australis* (Kauri)
- *Beilschmiedia tarairi* (Taraire)
- *Vitex lucens* (Pūriri)
- *Dysoxylum spectabile* (Kohekohe)
- *Weinmannia silvicola* (Tōwai)
- *Podocarpus totara* (Tōtara)

Trees - Front Yard
- *Sophora chathamica* (Kōwhai)
- *Knightia excelsa* (Rewarewa)
- *Prunus campanulata* (Taiwan Cherry)
- *Acca sellowiana* (Feijoa)
- *Citrus spp.***

Shrubs, Hedges, and Groundcovers
- *Arthropodium cirratum* (Rengarenga)
- *Libertia spp.*
- *Hebe spp.*
- *Coprosma spp.*
- *Griselinia spp.*
- *Dietes grandiflora*
- *Acmena smithii* (Lilly Pilly)

Manukau Character Zone



Trees - Street
- *Vitex lucens* (Pūriri)
- *Beilschmiedia tarairi* (Taraire)
- *Metrosideros excelsa* 'Maori Princess' (Pohutukawa)
- *Alectryon excelsus* (Tītoki)
- *Corynocarpus laevigatus* (Karaka)

Trees - Front Yard
- *Sophora chathamica* (Kōwhai)
- *Meryta sinclairii* (Puka)
- *Rhopalostylis sapida* (Nikau)*
- *Pittosporum crassifolium* (Karo)

Shrubs, Hedges, and Groundcovers
- *Phormium* 'Green Dwarf'
- *Libertia spp.*
- *Hebe spp.*
- *Coprosma spp.*
- *Griselinia spp.*
- *Corokia spp.*

Note:
- * Species to be planted in clusters, rather than as single specimens
- ** Neighbours to have different species to encourage sharing of fruit.
- Plant palette is indicative of character, not an exhaustive list. Street tree selections require approval from Auckland Council.

3.1.3 Sustainable Construction Practices and Buildings

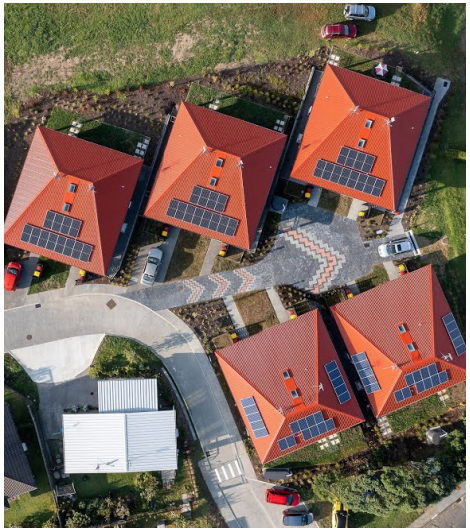
Developers and designers are expected to aim to reduce and/or eliminate carbon emissions from construction and operation of the built environment within the Waikōwhai development. This could be achieved through:

Embodied Carbon

- Using low carbon and carbon banking materials.
- Using timber construction systems.
- Reducing steel foundations.
- Locally sourcing or manufacturing materials to reduce shipping distances.
- Reducing waste through:
  - modular design that reduces offcuts.
  - adaptive reuse of recycled materials.
  - consideration of the end of life process for materials.

Operational Carbon

- Designing homes at a minimum 6 Homestar standards. 7+ Homestar standards are preferable.
- Orientating buildings to ensure sunlight/daylight access is optimised while preventing overheating and that there are opportunities for natural ventilation.
- Using low energy fittings (e.g., hot water heat pumps, low flow showers and faucets, etc.).
- Integrating solar panels in homes.
- Ensuring insulation is over and above requirements (e.g., thermal bridging/ airtightness).



Ngāti Whātua Ōrākei, Kāinga Kāumatua - Ōrākei, Auckland

26 Aroha (Built-to-rent apartment) 10 Homestar - Sandringham, Auckland

3.1.4 Sustainable Transport

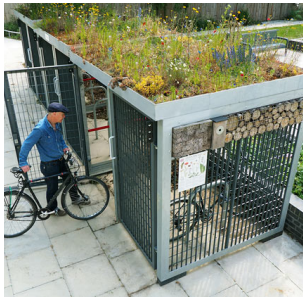
Provision for Non-Fossil Fuel Transport

Waikōwhai currently features a Frequent Transport Network bus service (every 15 minutes) along Richardson Road and Connector Bus Services (every 30 minutes) along Dominion Road and Hillsborough Road. The Waikōwhai development advocates for a mode-shift to more sustainable ways of moving in and around the neighbourhood and the city. Kāinga Ora's Waikōwhai Transport Plan aims for a reduction in reliance on private vehicles and increase in uptake of more sustainable or non-fossil fuel modes of transport overtime, such as the public transport.

Developers and designers are expected to:

- Design superlots, particularly along Richardson Road, to prioritise easy and safe walking and cycling by maximising access to public transport amenity.
- Consider or future proof superlots for future installation of charging facilities for electric vehicles (EV).
- Provide parking areas and facilities for transport options other than private cars, including but not limited to:
  - Bicycles (including electric, cargo, etc.) - *Refer to bike storage guidance for the relevant typology in Module 1b: The Built Environment.*
  - Scooters (including electric)
  - Car share services (e.g., Mevo, City Hop, etc.)





Bicycle Parking and Storage,


Higher density living along bus routes, car share services, and EV charging facilities.

Accommodating Vehicles

The following guidelines outline the targeted outcomes for car parking provision in Waikōwhai in the short, medium, and long term to facilitate mode-shift overtime while accommodating existing demand for car parking. The car parking ratios specified below are based on current Kāinga Ora standards and recommendation following a study of parking and trip generation of Kāinga Ora's medium density residential development sites within Tāmaki Makaurau.

Off-Street Car Parking Ratios

Short Term (1-2 years of the development)
Off-street car parking provisions in the short term to be aligned with current Kāinga Ora standards.

- 1 bed = 0.5 car park per unit
- 2 bed = 1 car park per unit
- 3+bed = 2 car parks per unit

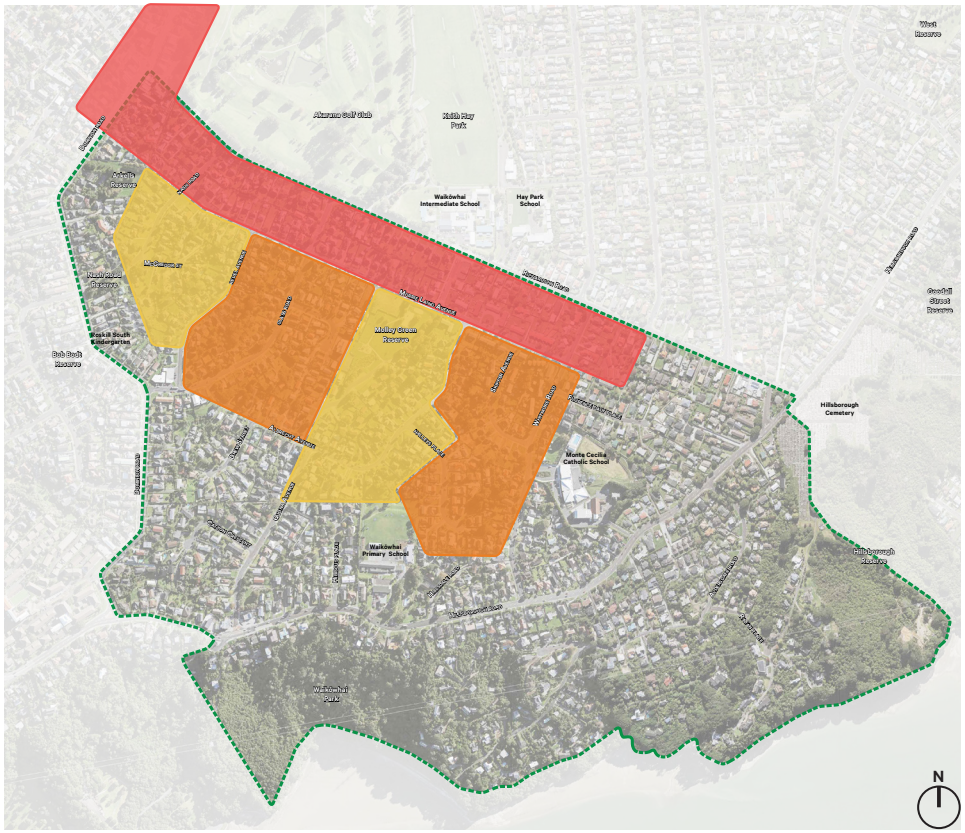
Medium Term (3-4 years of the development)
Off-street car parking provisions in the medium term are expected to reduce.

- 1-2 bed = 0.5 car park per unit
- 3 bed = 1 car park per unit
- 4+bed = 2 car parks per unit

Long Term (5+ years of the development)
Overall, a total provision rate of 0.5 off street car parks per unit across Waikōwhai should be met, with a commitment of 20% of dwellings becoming car free.

Developers and Designers are also encouraged to apply lower car parking ratios in sites:

- Within 500m of Frequent Transport Network bus service and Local Centre.
- Zoned as Terraced Housing and Apartment Building (THAB), Local Centre, and Business Mixed Use.
- With a significant number of on-street car parking that is under-utilised (excluding arterial corridors, such as Richardson Road and Dominion Road extension).



LEGEND

- Short Term (Includes superlots within Stages 1-2)
- Medium Term (Includes superlots within Stages 3-4)
- Long Term (Includes superlots within Stages 5-6)

General Off-Street Car Parking Guidelines

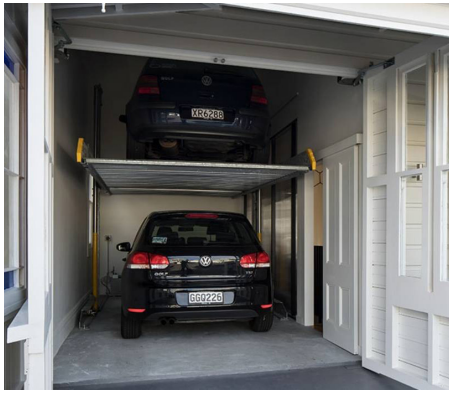
- Over the course of the development, Developers and Designers are expected to explore innovative ways and solutions for off-street car parking. This includes but not limited to:
  - Car stackers or lifts
  - Temporary parking structures or adaptable ground floor (e.g., higher ceiling heights) that could be disassembled and converted to housing overtime as other travel options become available.
  - Pay by Plate payment method for parking
  - Pollution based parking fees
  - Resident rates for parking fees that could then contribute to the maintenance of superlots (e.g., communal spaces and landscaping). This could work if a residents' association is established.
- Location and design of off-street car parking must be flexible to allow for reclamation of space for landscaping and other future uses as need for private vehicles decrease in the long term.
- Accessible parking where provided should be above the long-term minimum requirements.

Note: Refer to Module 1b: The Built Environment for additional guidance on designing these car park provisions.

On-Street Car Parking Guidelines

Developers and designers are expected to:

- Consider the effects (e.g., anti-social car parking behaviour) of the reduction of off-street car parking to on-street car parking when designing the superlots.
- Aim to retain existing on-street car parking ratio in Waikōwhai. This may include on site visitor bike and car parking for apartment living and shall be determined on a cumulative, street by street basis.



At grade, grouped carparking with positive interfaces to public realm created through quality landscape treatment at boundaries, specimen trees and clear delineation of surfaces.

3.2 Special Frontage

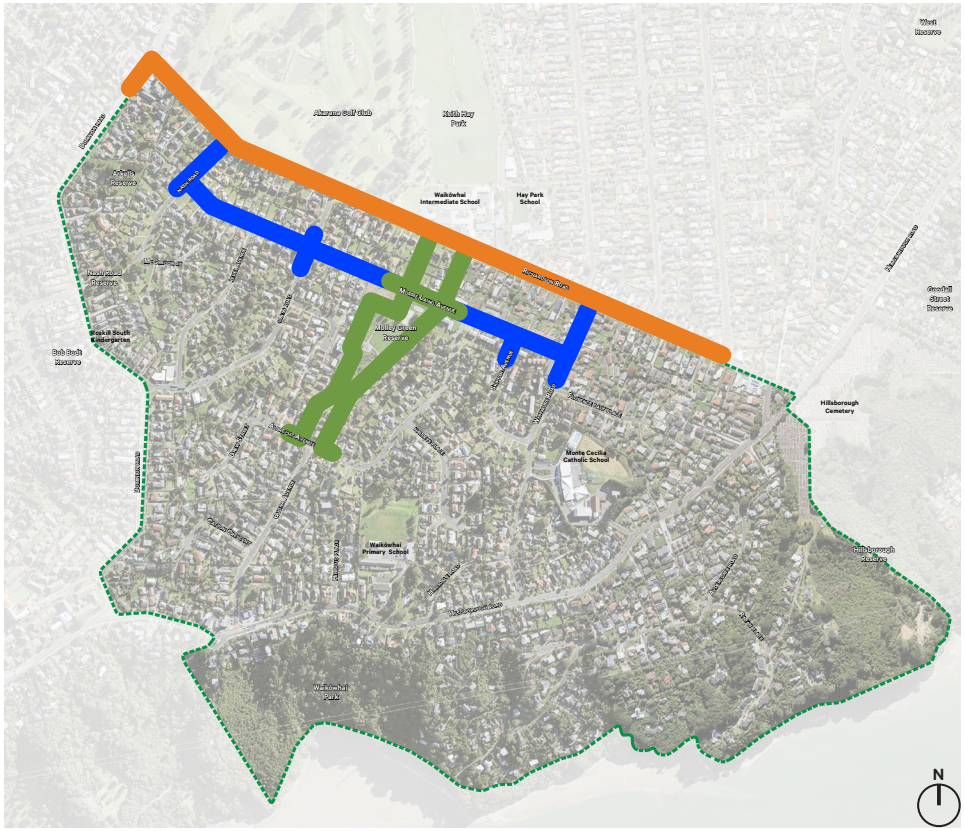
Critical Design Values: *Whakapapa, Manaaki, Whānaukataka*

Superlots must respond to the physical and regulatory context they sit within. The Waikōwhai Neighbourhood Design Guidelines have been provided to ensure these are dealt with appropriately. It is envisioned that the Waikōwhai neighbourhood has three distinct special frontages, each with their own specific visual appearance and characteristics.

Arterial Frontage
Buildings fronting arterial roads should contribute to a more urban frontage through their scale, density and shorter front setback. As with other types of special frontage condition, these buildings should exhibit some of the highest quality architecture within the neighbourhood. This frontage type continues the frontage intention for Richardson Road outlined in the Roskill South Neighbourhood Design Guidelines, and helps frame a streetscape considering the proposed Terrace Housing and Apartment Building (THAB) zoning.

Morrie Laing Avenue Frontage
Morrie Laing Avenue features two critical frontages within the wider Waikōwhai neighbourhood, as the bridge between proposed THAB and Mixed Housing Urban (MHU) zones. As such, there are subtle differences applied to either side to contribute to a streetscape where buildings occur in proportion to each other, potential shading can be minimised and vehicle crossings are balanced with a quality pedestrian experience.

Park and Community Frontage
This special frontage type is allocated to areas that front Molley Green Reserve, McKinnon Street, associated open space and community space at either end, and the proposed greenway corridor. Buildings shall address these spaces in a way that provides an active edge, high levels of passive surveillance ensuring safety for park users, increasing opportunities for neighbourliness and social interaction, and prioritising safety of active mode users. Wherever possible, locate the primary outlook and 'front' addresses for the units along this frontage and avoid any vehicular access. Homes on this frontage should exhibit a higher level of architectural quality than a typical local street.



LEGEND

- Arterial Frontage
- Morrie Laing Avenue Frontage
- Park & Community Frontage

Special Frontage Matrix (Mandatory)

Arterial Road

Building Height	Min 3 floors
Preferred Typology	Terrace, Walk-Up or Apartment
Ground Floor Stud Height	The ground floor of a new building should have a minimum finished floor height of 4m for a minimum depth of 10m where it joins an arterial road.
Front Boundary Setback	Min 1.5m Max 3.0m
Fencing* - Front	Max 0.9m high (solid) Max 1.2m high (50% visually permeable)
Fencing - Public Realm Facing or Rear/ Side Fencing	Max 1.2m high, Min 50% visually permeable (Side only, rear frontage is not acceptable)
Retaining*	Min 0.9m
Vehicular Access Street Frontage	Avoid wherever possible.
Raised Threshold	Min 0.5m

Morrie Laing Avenue

	Southern Side	Northern Side
Building Height	Min 2 floors, ensuring storey height differential with the buildings opposite is not more than 2.	Min 3 floors, ensuring storey height differential with the buildings opposite is not more than 2.
Preferred Typology	Terrace or Walk-Up	Terrace, Walk-Up, Apartment
Ground Floor Stud Height	n/a	n/a
Front Boundary Setback	Min 2.5m Max 4.0m	Min 2.5m
Fencing* - Front	Max 0.9 m high (solid or visually permeable)	Max 0.9m high (solid or visually permeable)
Fencing* - Public Realm Facing or Rear/ Side Fencing	Max 1.2m high, Min 50% visually permeable (Side only, rear fence not acceptable)	Max 1.2m high, Min 50% visually permeable (Side only, rear fence not acceptable)
Retaining*	Min 0.9m	Max 0.5m
Vehicular Access Street Frontage	Minimise the frequency and width of vehicular crossings where possible.	Minimise the frequency and width of vehicular crossings where possible. Vehicle crossings to serve laneways or grouped carparking only, no individual crossings.
Raised Threshold	n/a	n/a

Park & Community

Building Height	Min 3 floors
Preferred Typology	n/a
Ground Floor Stud Height	n/a
Front Boundary Setback	Min 1.5m Max 4.0m
Fencing* - Front	Max 0.9 m high (solid or visually permeable) Refer AHP Design Guidelines Module 1b: 2.1.H3 for localised privacy screen guidance in situations where the front yard is also the only/main private open space for the unit.
Fencing* - Public Realm Facing or Rear/ Side Fencing	Max 1.5m high fence Min 50% visually permeable To include gate access to park
Retaining*	Min 0.9m
Vehicular Access Street Frontage	Avoid wherever possible. However, if occurs, include appropriate buffer to park to avoid conflict between vehicles and park users (e.g., kerbs, wheel stops, low wall, planting etc.) ensuring sight lines are maintained between homes and park. Refer to and apply also: landscape guidance for Homes Fronting Pedestrian Links in this module.
Raised Threshold	Min 0.5m where the main private outdoor space of a unit is in the yard fronting the park or community space.

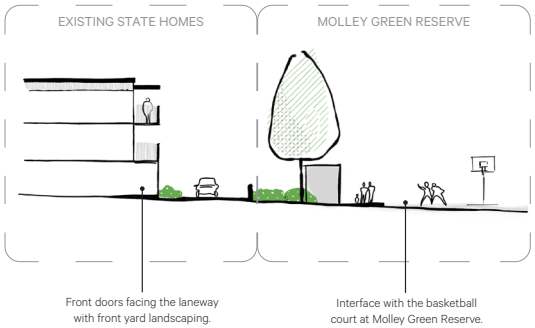
**Please refer to LSP Design Guidelines Part 1, Module 1b: The Built Environment, 2.0 Building Typologies for guidance around combined fencing and retaining.*

Arterial Road

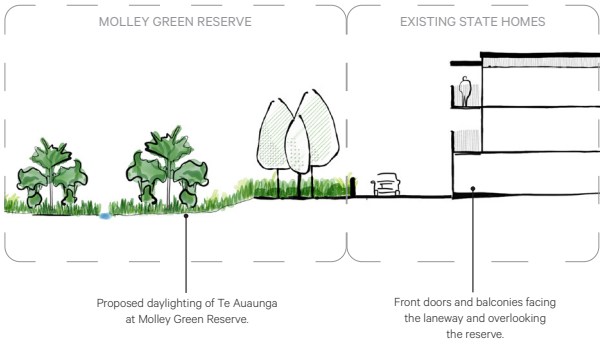
Morrie Laing Avenue

Park & Community

Frontage Scenario 1



Frontage Scenario 2



Frontage Scenario 3

3.3 Inclusive Neighbourhood

Critical Design Values: *Whakapapa, Manaaki*

Waikōwhai is a culturally and age diverse neighbourhood with some families living with their extended whānau under the same roof. With the current housing shortage in New Zealand, increasing land prices, and limited land availability, it is becoming more challenging for families to achieve their housing aspirations. It is important to consider accommodating different ways of living in the regeneration of Waikōwhai to ensure that the new development offers inclusive and equitable options for families.

Developers and designers are encouraged to:

- Foster relationships between individual dwellings to promote whānau and community interaction.
- Provide flexibility in housing and superlot designs to enable multi-generational and intergenerational living to occur across Waikōwhai, allowing families to live closer to each other, and provide support and companionship for older generations from younger generations and their whānau while living independently.
- Explore opportunities for Co-housing, particularly in areas marked for higher density living.
- Explore opportunities to support whānau, hapū, and iwi Māori to achieve their housing aspirations.
- Work with Mana Whenua to explore opportunities for Papakāinga and Kaumātua housing models in Waikōwhai.

Note: *Please also refer to Housing New Zealand's Ki te Hau Kainga New Perspectives on Māori Housing Solutions and Pacific Housing Design Guide, and Auckland Design Manual's Māori Housing Resource.*

Ngāti Whātua Ōrākei, Kāinga Tuatahi - Ōrākei, Auckland

Marmalade Lane - Cambridge, UK

'Living Places' - Dandenong, Victoria

4.0 Superlot Design Guidelines

4.1 Designing with Topography

Critical Design Values: *Whakapapa, Kaitiakitanga, Manaaki*

Waikōwhai features moderate to steep topography across the neighbourhood. Developers and designers are expected to work with the existing landform, landscape features, and site orientation to deliver quality outcomes for both the landscape and architecture.

The following guidance applies in addition to overarching guidance in Module 1b: The Built Environment 2.2.12 Topography/Levels Integration and 2.3.4 Design for the Topography

- Manage slope along a street with landscape and driveway design.
- Level change should occur between lots if the lot depth allows.
- Building platforms should seek to be as level as possible, this should also include a level private outdoor space at grade.
- For more challenging topography, piled footing systems should be explored and are preferable to flat slab footings as they allow for more of the natural slope to remain undisturbed. Excessive excavation is typically not acceptable.
- Develop house typologies that are practical and can cope with slope.
- Where large steps in level are required to be taken up within a site, stepped house typologies are preferable, where retaining is integrated within the house.

Hobsonville Point Homes - Hobsonville, Auckland

4.2 Private Communal Spaces

Critical Design Values: *Whakapapa, Manaaki, Whānaukataka*

Waikōwhai may feature privately owned but communal spaces such as community streets, laneways, and shared courtyards. Landscaping in these spaces should contribute to the creation of 'pocket neighbourhoods', where neighbours can jointly manage garden areas, grow food together, and children can play and move around freely.

The following guidance applies in addition to overarching guidance in Module 1b: The Built Environment 2.3.18 Outdoor Spaces.

- Site and allocate communal spaces to:
  - Have direct and easy access from the dwelling units it serves, and be well overlooked/passively surveilled.
  - Be sunny with an open aspect.
  - Feature dimensional proportions to create a feeling of intimacy and enclosure balanced with openness and flexibility of use.
  - Be safe for children to play, and not places where cars can move through.
- When designing the landscape of communal spaces:
  - Carefully consider the size, geometry and location of garden beds, providing opportunity for edible plants to be managed effectively and easily in a shared way.
  - Use planting and landscaping to create a distinctive character for the communal space, relating to the neighbourhood but unique and identifiable to residents.
  - Incorporate places outside of main thoroughfares where neighbours can get together to sit, stand, chat, and share kai.
  - Consider how children might play in the space and encourage discovery through plants, flowers, or fruit.

Cadness Apartments - Northcote, Auckland

Marmalade Lane - Cambridge, UK

Earthsong Eco-Neighbourhood - Ranui, Auckland

4.3 Designing Laneways in Superlots Adjacent to Pedestrian Links

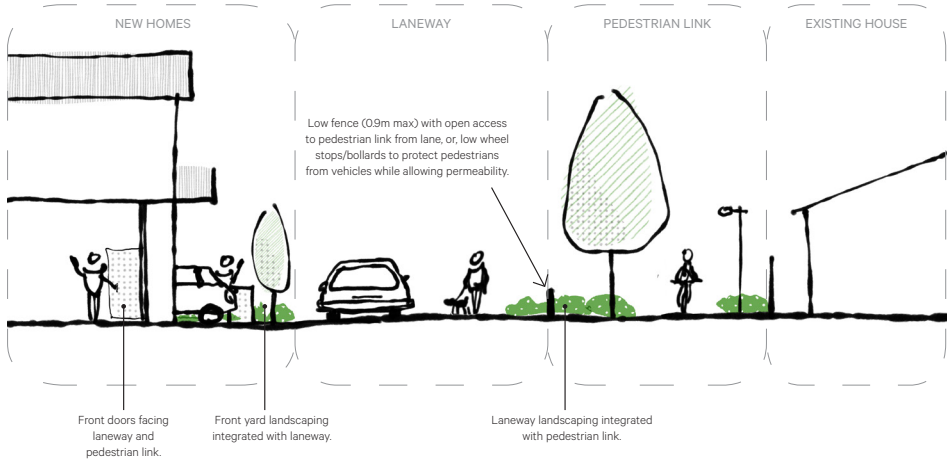
Critical Design Values: *Whakapapa, Manaaki*

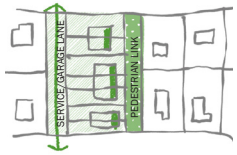
Superlots located adjacent to pedestrian links occur across Waikōwhai. In these situations, many will need to be serviced by laneways to achieve the desired density. Laneways and homes fronting them should be carefully designed and implemented to ensure the activation and safety of these spaces.

The following guidance applies in addition to overarching guidance in Module 1b: The Built Environment 1.2 Laneways.

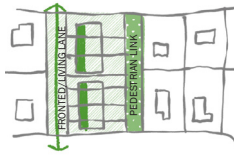
- A Fronted/Living Lane is the preferred scenario; located on the boundary shared with the pedestrian link with homes fronting the pedestrian link. This allows passive surveillance, an active frontage and extra width for improved sightlines and safety.
- A Service/Garage Lane located away from the boundary of the pedestrian link may be an acceptable alternative provided homes front the pedestrian link and have free access (gates or open fences) between their front yard and the walkway. Applicants are expected to prove the preferred scenario cannot be achieved on their superlot for this configuration to be accepted.
- Laneway types and configurations that result in homes fronting away from the pedestrian link are typically not acceptable.
- Specific consideration to reducing the quantity of concrete and other impermeable surfaces in the construction of lanes is required.

Preferred configuration.





Potential alternative configuration should preferred configuration not be possible.



Unacceptable configuration.

5.0 Architecture Design Guidelines

The following guidance applies in addition to overarching guidance in Module 1b: The Built Environment, Standalone and Terraced Homes 2.1.1 Designing in Context, and Walk-ups and Apartments 2.3.1 Designing in Context.

5.1 Character

Critical Design Values: *Whakapapa, Manaaki, Whānaukataka*

The existing homes in Waikōwhai are predominantly 1 - 2 storey standalone houses. The typical features of homes include weatherboard, brick, eaves, tiled roofs, piled footings (allowing them to sit on the land), timber joinery, simple rectangular forms, and recessed entrance ways. The Kāinga Ora landholding in this neighbourhood is consolidated, therefore the level of change to architectural character in this area is likely to be significant as a large area of what is currently one main typology is replaced with a variety.

- Developers and designers are encouraged to consider how elements of character could remain in order to offer familiarity and points of reference within the neighbourhood for members of the community who will also remain.
- New architecture, should reflect the wide cultural diversity of Waikōwhai. However, it is not to mimic or copy a heritage style. It should be contemporary and future-focused while being complementary or harmonious with the character of adjacent homes.
- When designing walk-ups and apartment typologies, developers and designers are asked to deliver a 'suburban' response. Overly urban responses are not appropriate here. Considerations should include but are not limited to:
  - Views to significant landforms, green spaces, and/or trees.
  - A feeling of spaciousness.
  - Form and proportion that is appropriate within the neighbourhood context.
  - Considering the architecture in equal weight to the landscape and ensuring an integrated response between the two.

Hobsonville Point Homes - Hobsonville, Auckland

5.2 Visual Appearance and Articulation

Critical Design Values: *Whakapapa, Manaaki, Whānaukataka*

Visual appearance and articulation is to do with form, roofline, façades and massing, and how these contribute to how the building is experienced from the outside, particularly the public realm.

- Integrated rather than additive architecture is encouraged.
- Building elements such as entrances, roof forms and windows should be in proportion to, and appropriate to, the typology and its scale.
- Architecture that provides for interest while maintaining simplicity and elegance is encouraged. This should be achieved first through coherence and continuity, with variety applied in moderation.
- Openings in the façade should look to balance privacy and liveability outcomes with street activation, community outcomes, and viewshafts to significant landforms.
- Visual bulk should be minimised in suburban settings by breaking down the mass of the building and ensuring the massing responds to the streetscape and neighbourhood setting.
- Designers are encouraged to consider the buildings in three dimensions, creating depth and visual interest.
- Roof forms should:
  - Be integrated into the overall building form
  - Respond positively to the street
  - Be appropriate to the typology and simple in nature
  - Add character and interest in the skyline
  - Ensure service elements are integrated avoiding visual dominance, especially on larger buildings.
- Gabled roofs are encouraged.
- Where rear and side elevations are visible form public realm, they too require special architectural attention to ensure they appear to the same quality as the front elevation.

5.3 Materials and Colour

Critical Design Values: *Whakapapa, Manaaki, Whānaukataka*

- Simplicity is key. Designers and builders are encouraged to show restraint in the number of materials used on a single building (aim for maximum 3).
- Materials should be authentic in nature, sustainably sourced, and long lasting. Avoid veneers and composites.
- Colours are to relate to local surrounding environment.
- Colour is to be predominantly provided through landscaping. Colour application to buildings should be restrained with any brighter or stronger colours appearing as accents only.
- Buildings should display a warm colour palette.
- Colour is not an acceptable replacement for good architecture, for example, coloured fibre cement panels are typically not acceptable.
- All roofing details (i.e., gutters, downpipes, and flashings) shall be of material and colour to complement the roof or wall materials. PVC materials should be avoided.

6.0 Landscape Design Guidelines

6.1 Front Yard Planting

Critical Design Values: *Whakapapa, Kaitiakitanga, Whānaukataka*

The character and amenity of a street or neighbourhood is affected by the quality of front yard planting and hard landscaping in both the public and private realm. Planting new trees and vegetation within existing street berms in Waikōwhai can be quite challenging due to various constraints (e.g., existing shallow services, steep and narrow berms, etc). In order to create consistent streetscape character and increase amenity and quality of streets in both the public and private realm within Waikōwhai, Developers and Designers are expected to allow for front yard planting in all development sites.

The following guidance applies in addition to overarching guidance in Module 1b: The Built Environment 2.1.11 Front Yard Landscaping.

- A minimum 600mm setback from the front boundaries to the front yard fences must be allowed for planting.
- Plant species should be in keeping with the three Waikōwhai Planting Character Zones outlined in chapter 3.0 Neighbourhood Design Controls.
- Planting of trees in the front yards should be accommodated and positioned as close to the front boundary and between side boundaries as possible.
- Trees are best integrated within the front yard planting, with shrubs or groundcovers at their base so as not to compromise usable lawn space on lots with larger setbacks.
- If Nikau or Cabbage trees are chosen as front yard trees, these should be planted in groups, with multiple trees per lot where possible.

Hobsonville Point Streetscape

Front yard planting for apartments

6.2 Hardscape Materials Selection

Critical Design Values: *Whakapapa, Kaitiakitanga, Whānaukataka*

Longevity and feeling of quality are also important. Materials should be robust and hard wearing, easy to clean and maintain.

The following materials are encouraged:

- Shell or coastal accents in paving
- Light or sand coloured concrete block
- Warm, earth toned stains for timber fences and retaining walls
- Permeable materials that facilitate filtration and ground water recharge
- Recycled materials from on and off-site and materials that have low carbon footprints

The following materials are not recommended:

- Interlocking block systems e.g.'Keystone' walls
- Unstained, or light coloured stained fences and timber retaining walls
- White stone chip or pebbles
- Dark coloured paving (grey to black)