

KAHAWAI POINT DESIGN GUIDELINES - REV J

BUCHAN - 11 September 2024

BUCHAN

CLARKS BEACH

MANUKAU HARBOUR

Clarks Beach

Clarks Beach Rd

TE TORO POINT

TAIHIKI RIVER

WAIUKU RIVER

MCLARIN RD

Bellberry Retreat

Taihiki Orchards

GLENBROOK

BUCHAN

Auckland Studio
Masterplanning

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REVISION HISTORY

A	10 FEBRUARY 2017	FIRST DRAFT
B	26 JUNE 2017	SECOND DRAFT
C	26 SEPTEMBER 2018	FINAL DRAFT
D	26 JUNE 2019	FENCING REVISION
E	15 NOVEMBER 2019	STAGE 3 REVISION
F	08 DECEMBER 2020	STAGE 4 REVISION
G	03 AUGUST 2021	UNIT SIZES GARAGE REQUIREMENTS
H	16 NOVEMBER 2021	WASTE AND ENVIRONMENTAL MANAGEMENT
I	11 SEPTEMBER 2024	STAGE 5 / MASTERPLAN / REQUIREMENTS REVISIONS / FEE STRUCTURE
J	30 AUGUST 2024	MATERIAL SPECIFICATIONS UPDATE / RENDERING REQUIRMENTS INCLUDED

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VISION



VISION & PURPOSE

Purpose of this Booklet

This booklet is intended to share with land purchasers and their architects our vision for Kahawai Point and to make recommendations for the form of your new house. It also contains some mandatory requirements intended to maintain standards and property values across the whole development

Covenants are in place for each lot to protect the overall amenity of the development and should be reviewed and understood by all purchasers and land owners.

Kahawai Point Vision / A 'Coastal Jewel'

- Our vision for Kahawai Point is to create a 'coastal jewel' by providing the Glenbrook area with diverse and quality public spaces and housing; to create a distinct physical and cultural identity whilst fitting in with the natural coastal setting.
- The design guidelines are to compliment Auckland Unitary Plan and maintain the vision of Kahawai Point.

Kahawai Point Development / Overall Development Objectives

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

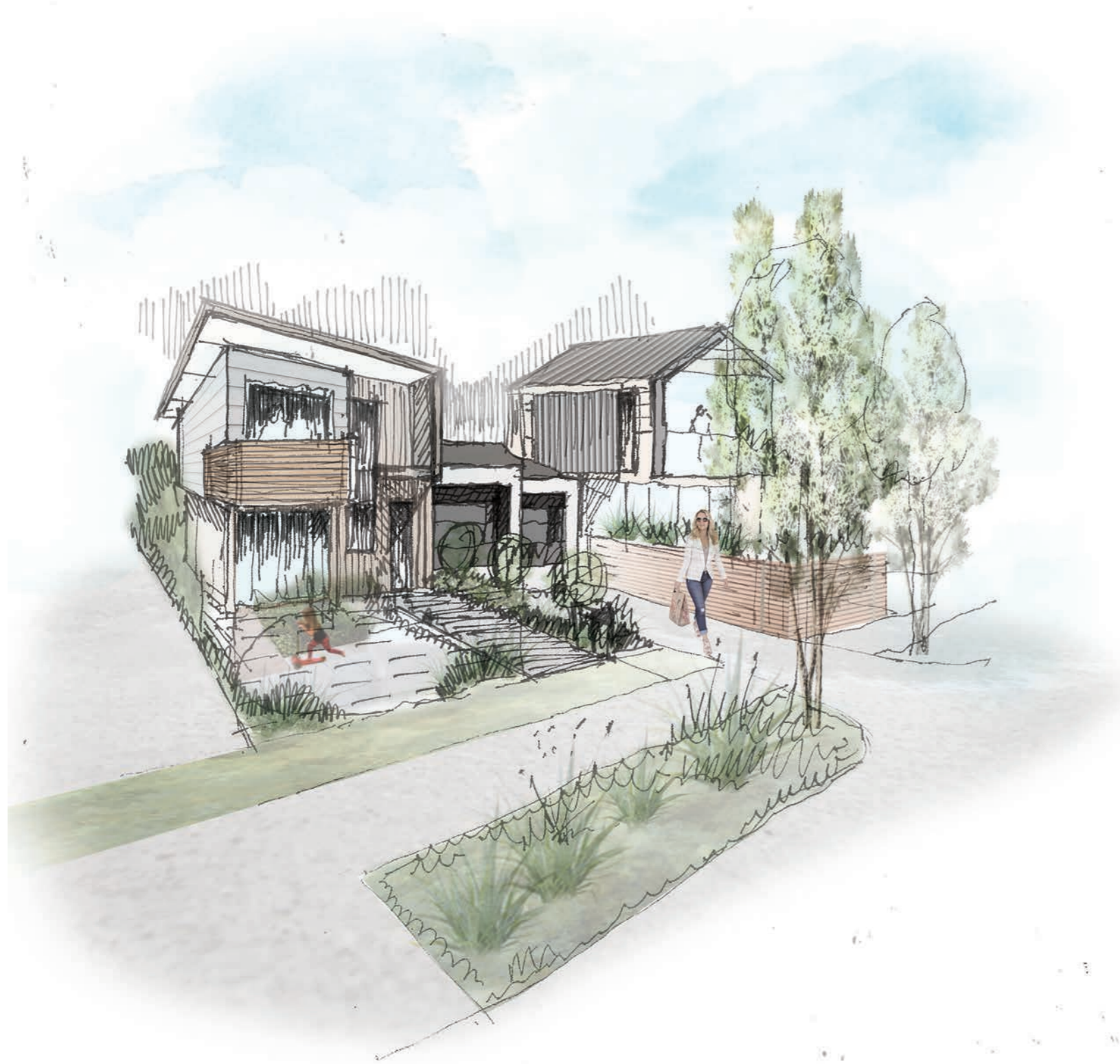


INDIVIDUAL LOT CHARACTERISTICS

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

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





YOUR HOME AT KAHAWAI POINT

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

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

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

02

THE LOCAL AREA



03

SITE GUIDELINES

This sheet sets out the key provisions relating to new dwellings on subdivided land at Kahawai Point.

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

KAHAWAI POINT INFORMATION

Provisions	Further detail
Height	8m except that up to 50% of the roof form may be up to 9m in height.
Height in relation to boundary	Buildings must not project beyond a 45 degree recession plane measured 2.5m above the ground (side and rear boundaries only).
Yards	Buildings must be set back the following distances from the site boundary: 1. Front 3m 2. Side 1m 3. Rear 1m 4. Adjoining a wetland/stream: 3m 5. Adjoining esplanade reserve/unformed legal road: 6m 6. Adjoining Lot 2 DP 21692 (farming operation): 6m of which 3m is densely planted up to a maximum height of 1.5m.
Impervious area	60% of net site area
Building coverage area	35% of net site area
Landscaped area	Minimum of 40% At least 50% of the area of the front yard must comprise of landscaped area.
Fences	<ol style="list-style-type: none"> The boundaries of site fronting the esplanade reserve adjoining the Taihiki River or the Waiuku River or land zoned Open Space: Informal Recreation must not have fence exceeding 1m in height and must be 60% visually permeable. Should additional retained height be required it shall be stepped back into the property in 1.2m increments Fences on the front boundary must not exceed 1.2m in height and must be 50% visually permeable. Fences fronting a neighbourhood park open space must not exceed 1m and must be at least 60% visually permeable. All other fences 1.8m A solid Fence with a minimum height of 1.5m shall be constructed on the common boundary of all sites adjoining Lot 2 DP 21692 for as long as the farming operation is undertaken on this lot.
Sites adjoining Open Space	Where a site or dwelling adjoins land zoned Open Space: Informal Recreation, or fronts of public walkway, the following applies: <ol style="list-style-type: none"> The facade of a dwelling or dwellings face the open space must contain glazing that is cumulatively at least 30% of the area of the facade (excluding the garage door).

This table is to be used for information purposes only.

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

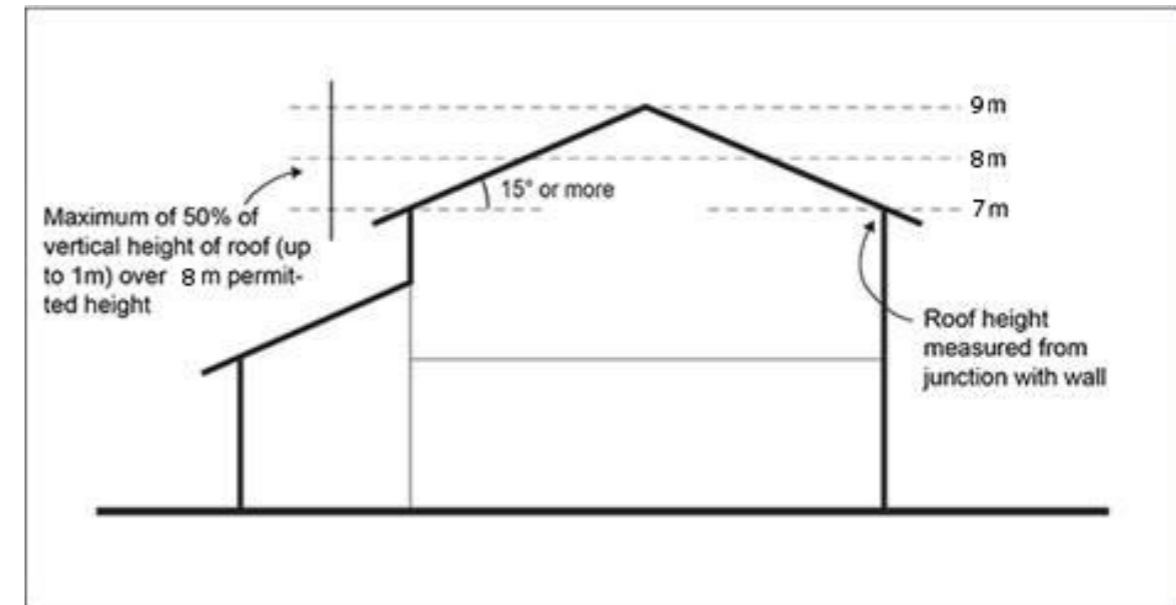


Figure H3.6.7.1 Height in relation to boundary

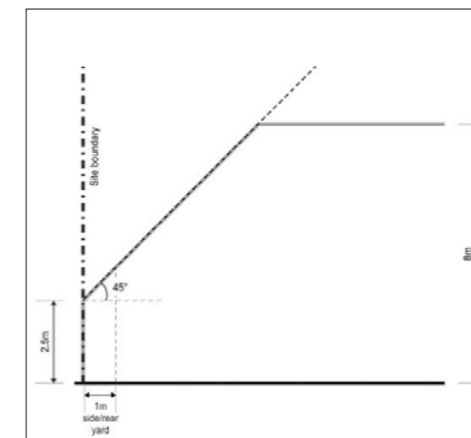
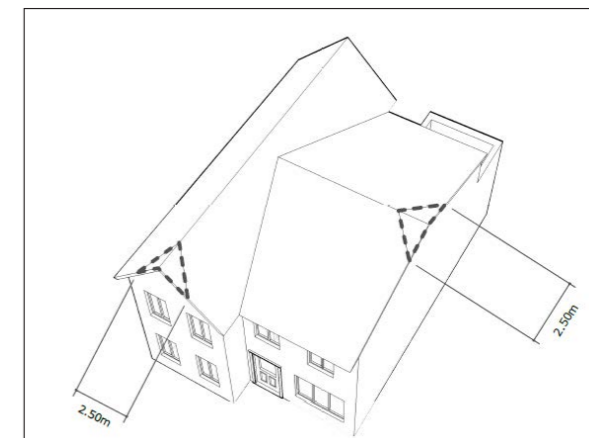
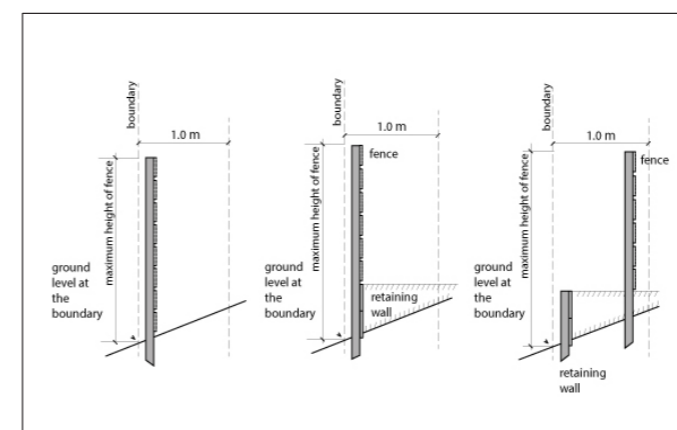


Figure H3.6.7.2: Exceptions for gable ends and dormers

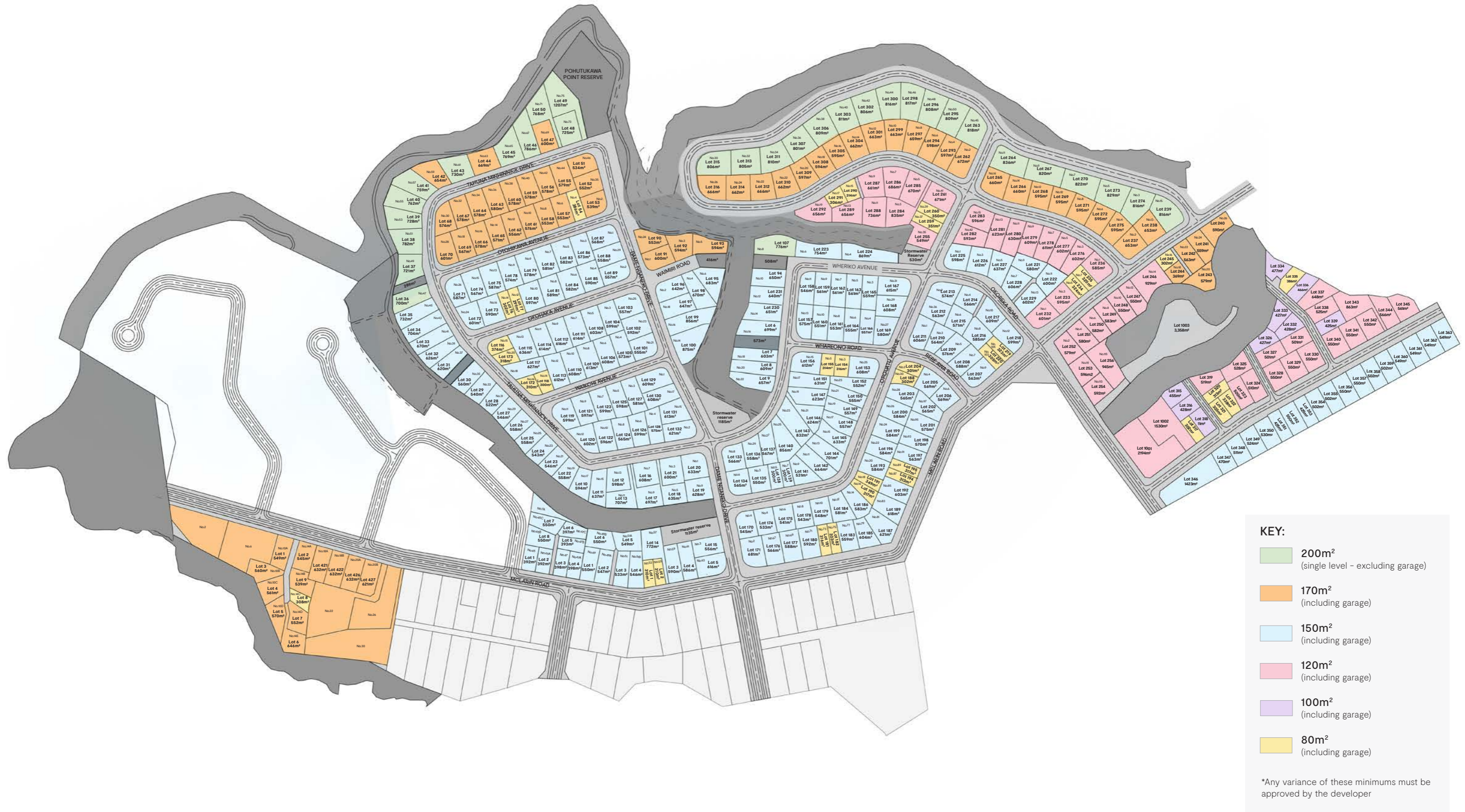


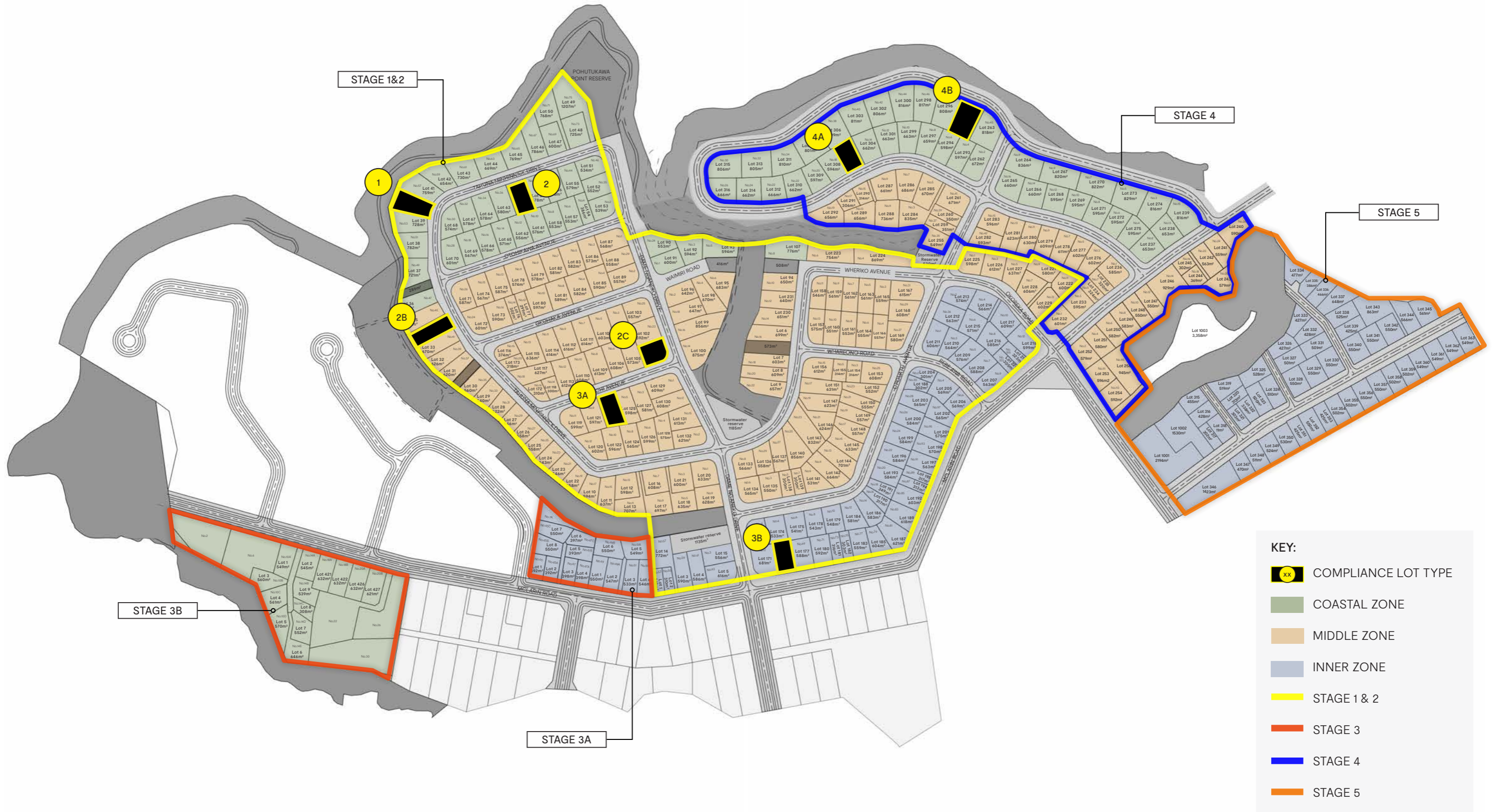
(6) No more than two gable ends, dormers or roof projections are allowed for every 6m length of site boundary.

Figure H.3.6.12.1 Measurement of fence height







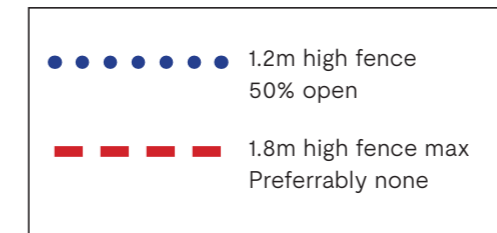


* Please refer to Auckland Unitary Plan for complete planning rules

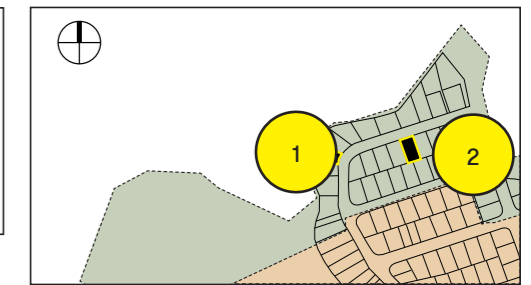
KEY FEATURES OF COASTAL ZONE

- Standard lot size typically 550m² - 700m²
- Affordable lot size minimum 300m²-350m²
- Lower density housing
- Predominantly 2-storey to take advantage of views at upper levels
- 30% glazing facing coastal walkway and street frontage
- Native planting
- Coastal materials + natural palette of colours
- Design for sun and views, higher spec of housing / architectural design
- Coastal access
- Homes to be designed by registered architect or architectural designer (Licensed Building Practitioner)
- Homes to be minimum 200m² (Excluding garaging)
- Fences to be top capped to side and rear boundary.
- Max 1.2m fence height on side boundaries back to the street facade.

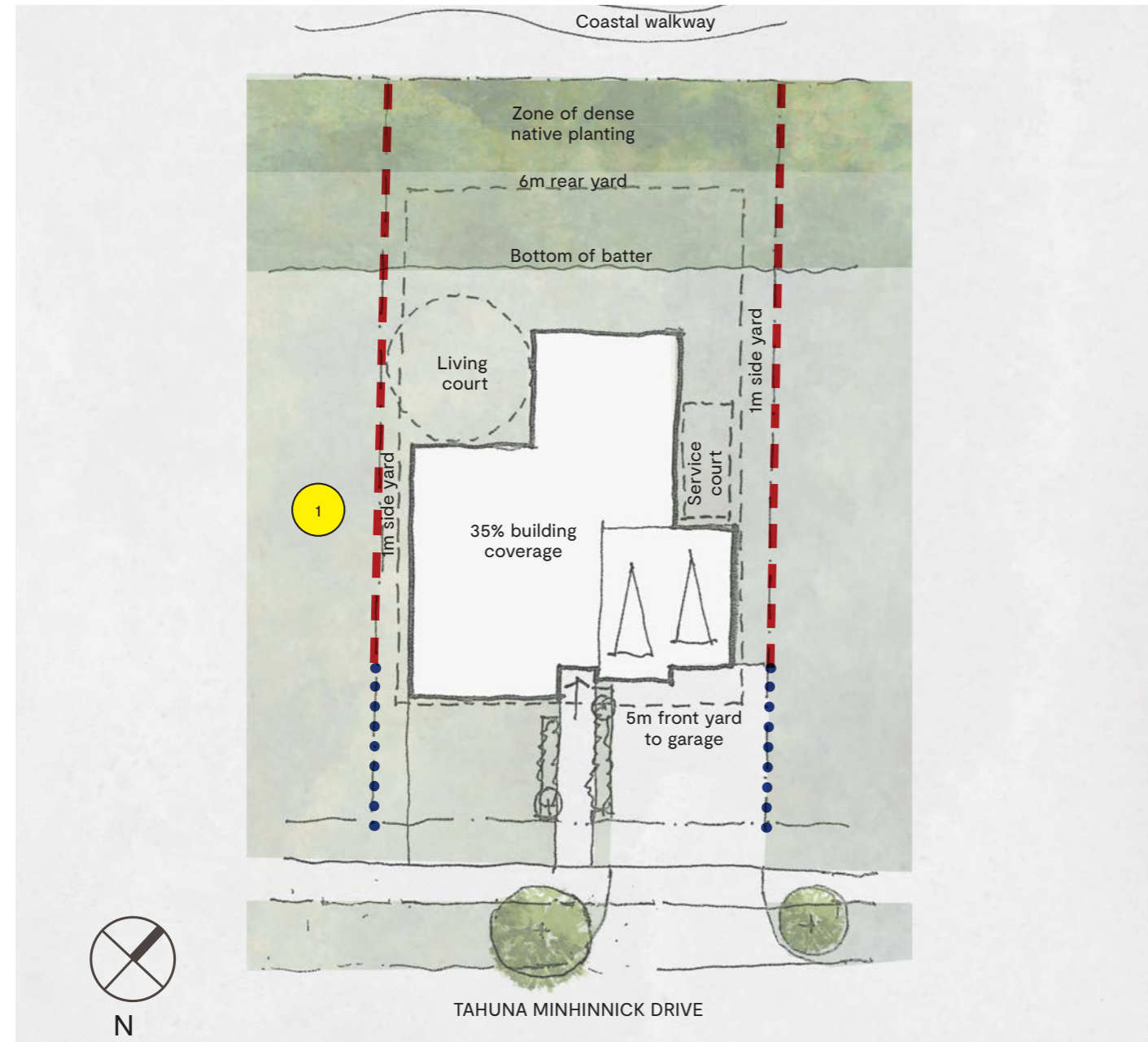
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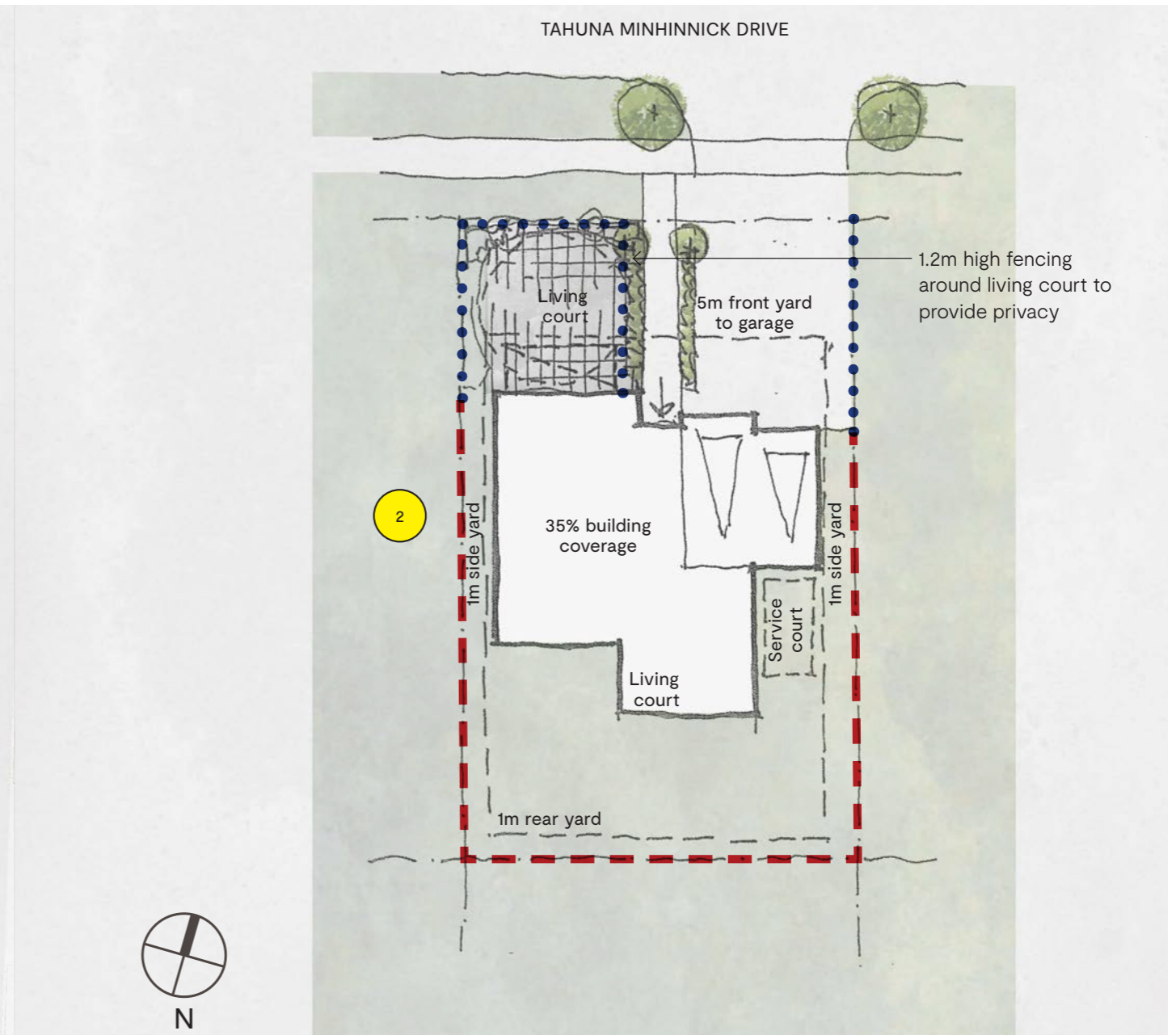
PLOT KEY



LOT TYPE 1



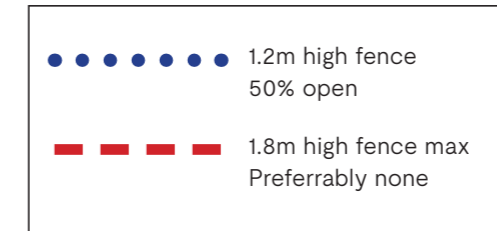
LOT TYPE 2



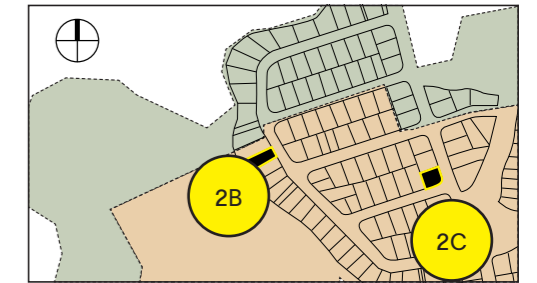
KEY FEATURES OF MIDDLE ZONE

- Standard lot size typically 500m²-600m²
- Affordable lot size minimum 300m² - 320m²
- Single house zone
- 1-2 storeys, 2 storeys on ridge-lines to maximise views
- Robust materials, urban colours
- 30% glazing to street frontage
- Emphasis on good streetscape
- Landscape to street
- Garage / driveway dominance reduced
- Medium - high spec housing
- Affordable housing permitted - Min 80m² including garage
- Homes to be minimum 150m² (including garaging)
- Fences to be top capped to side and rear boundary
- Max 1.2m fence height on side boundaries back to the street facade.

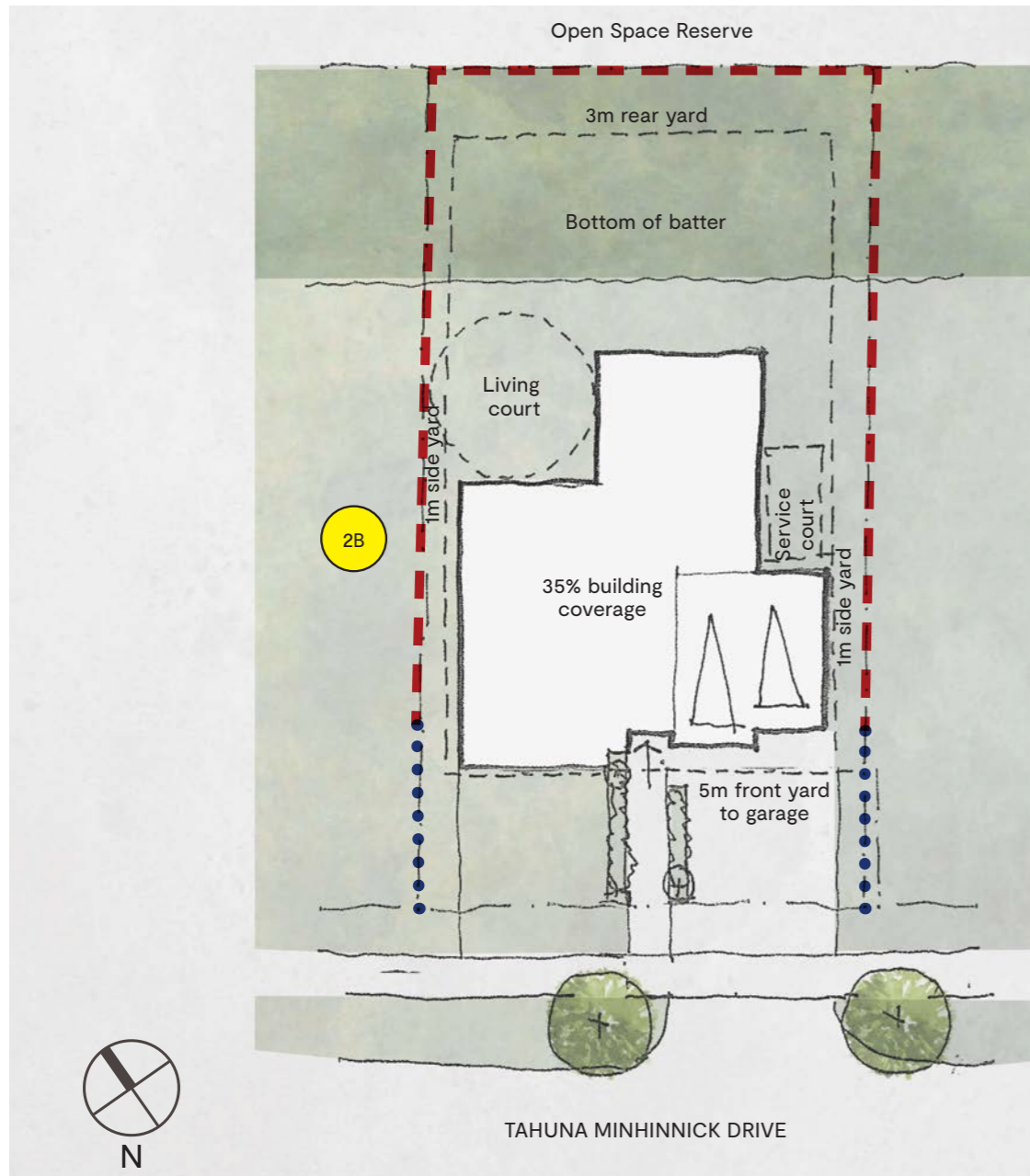
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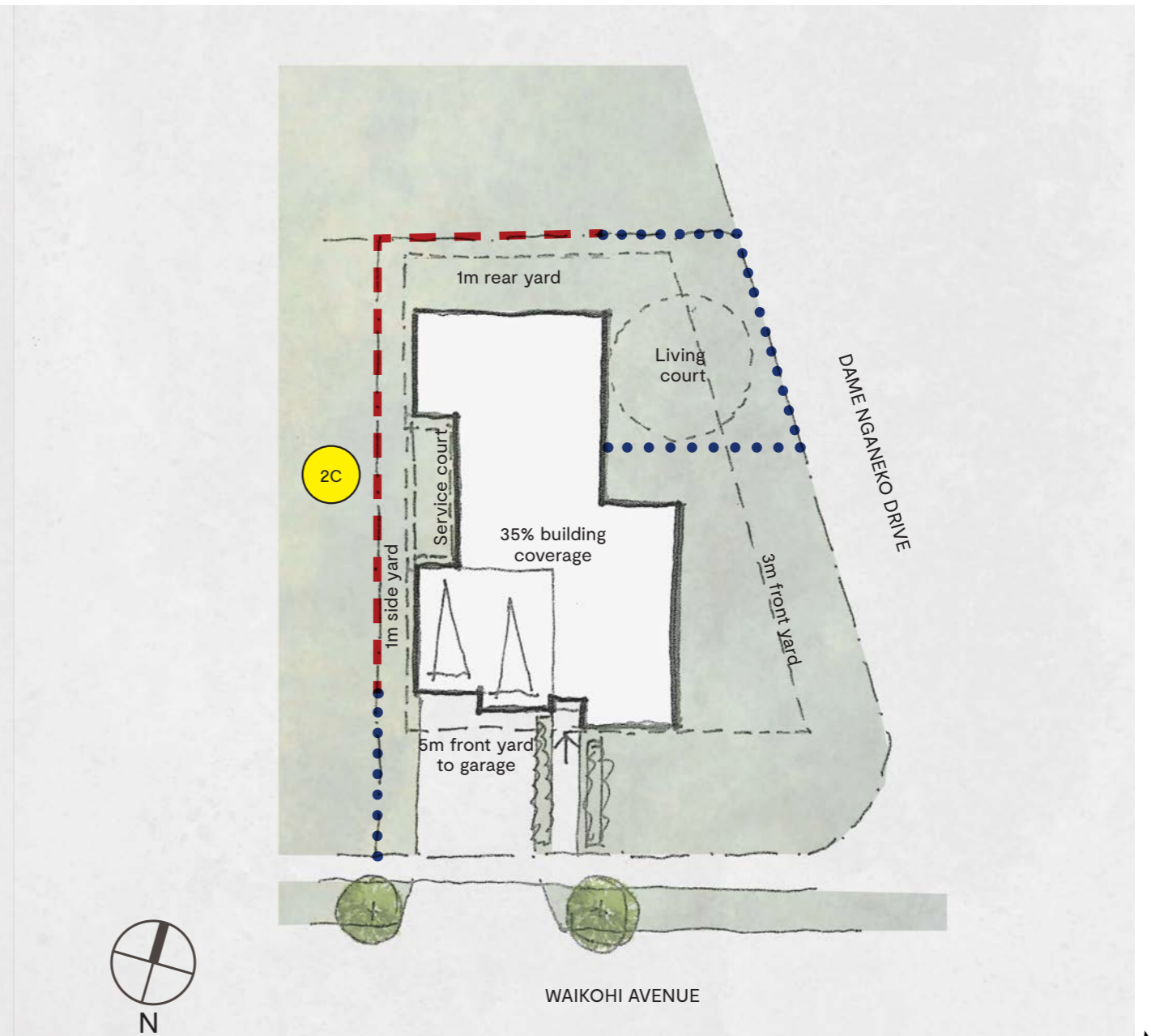
PLOT KEY



LOT TYPE 2B



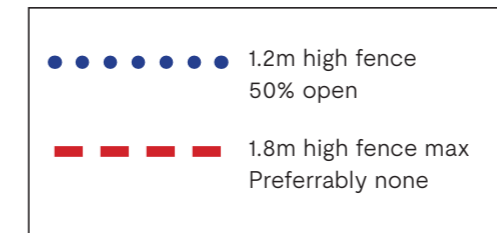
LOT TYPE 2C



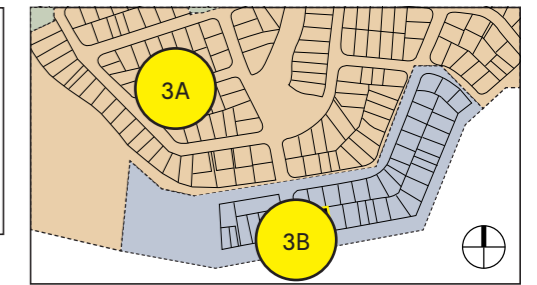
KEY FEATURES OF INNER ZONE

- Standard lot size typically 500m²-600m²
- Affordable lot size minimum 300m² - 350m²
- Single house zone
- 1-2 storeys
- Robust affordable materials, urban colours
- Lower - medium spec housing
- Potential stacked garages
- Affordable housing permitted - Min 80m² including garage
- Homes to be minimum 150m² (including garaging)
- Fences to be top capped to side and rear boundary
- Max 1.2m fence height on side boundaries back to the street facade.

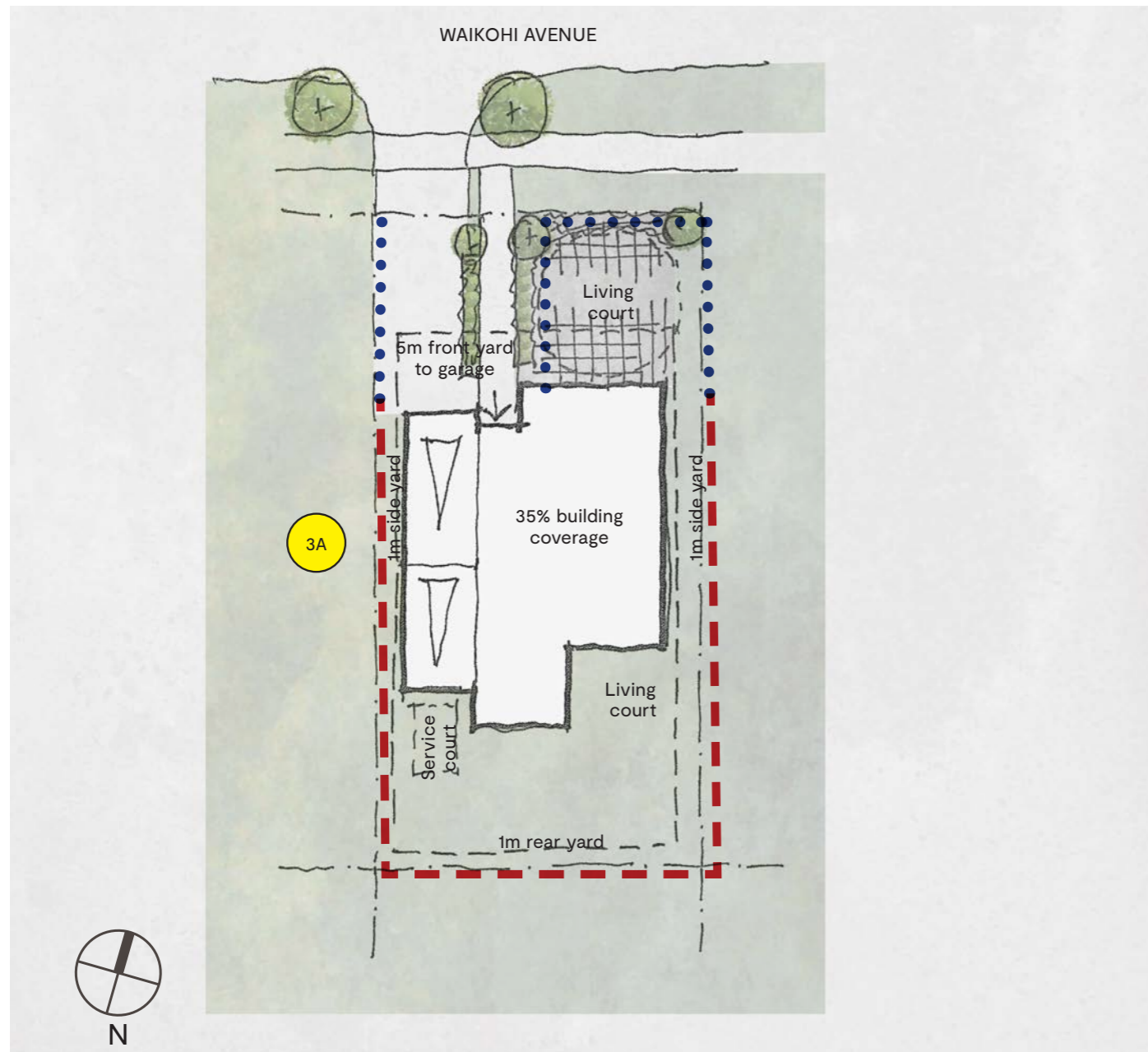
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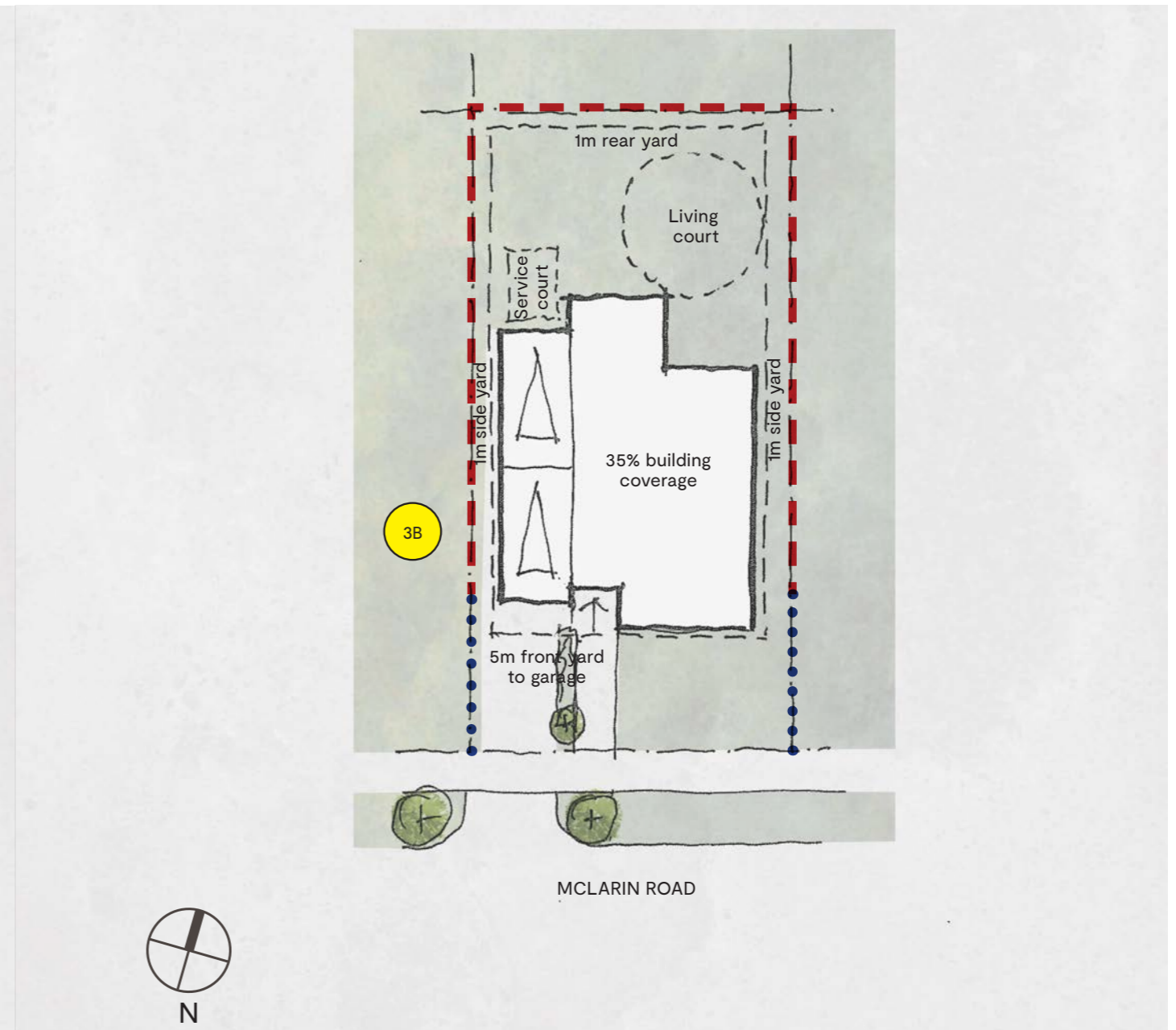
PLOT KEY



LOT TYPE 3A



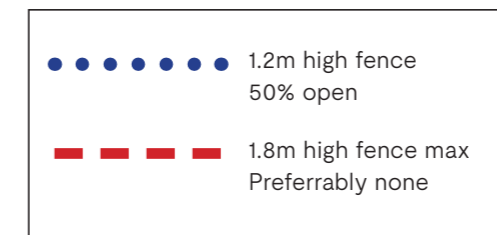
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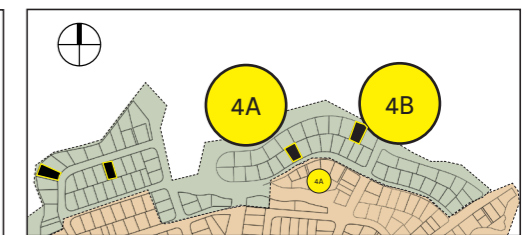
KEY FEATURES OF COASTAL ZONE

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

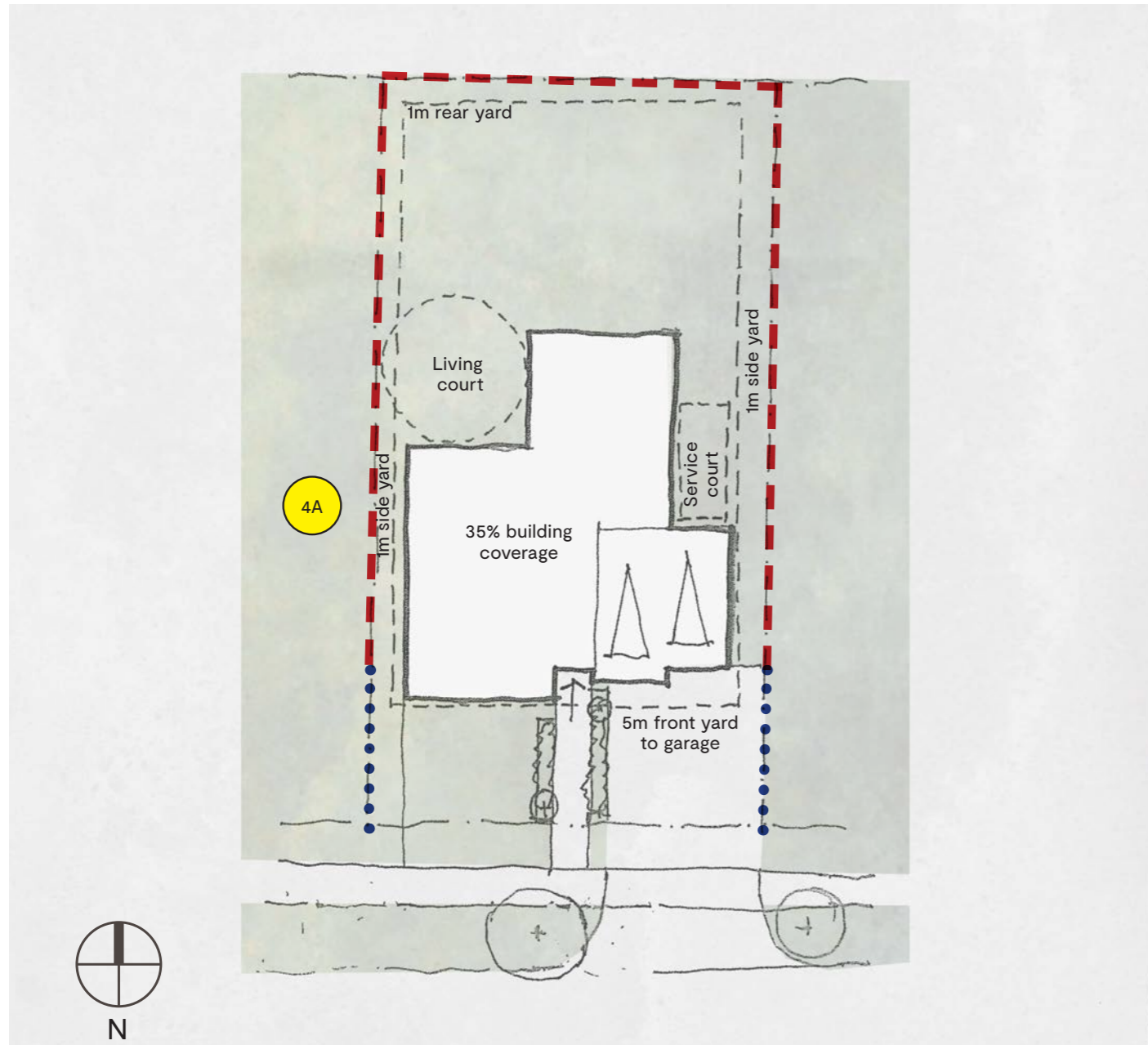
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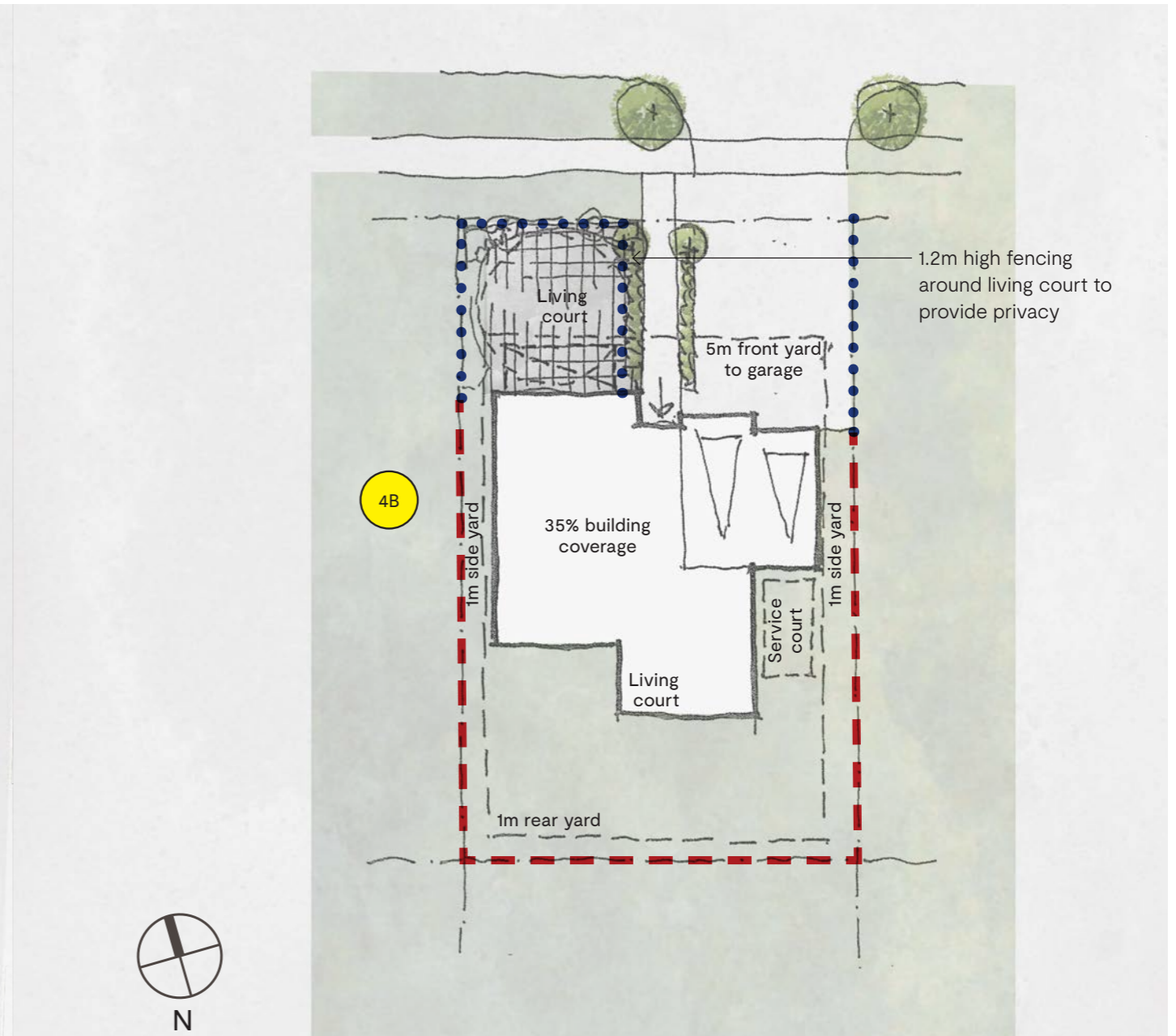
PLOT KEY



LOT TYPE 4A



LOT TYPE 4B



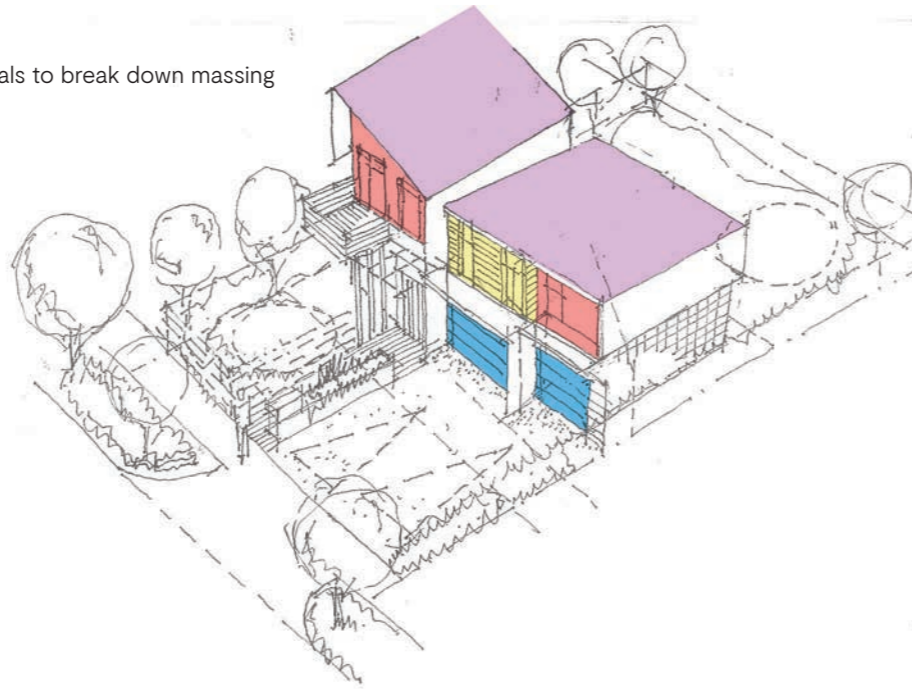
04



DESIGN GUIDELINES

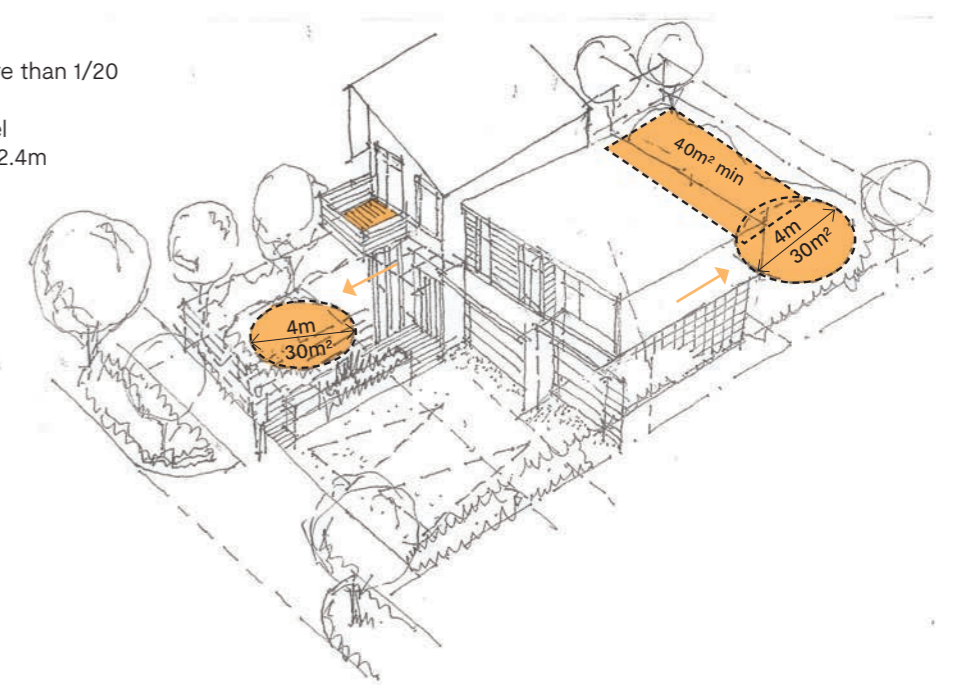
MASSING / BUILT FORM

- Articulated roof forms and facade range of materials to break down massing



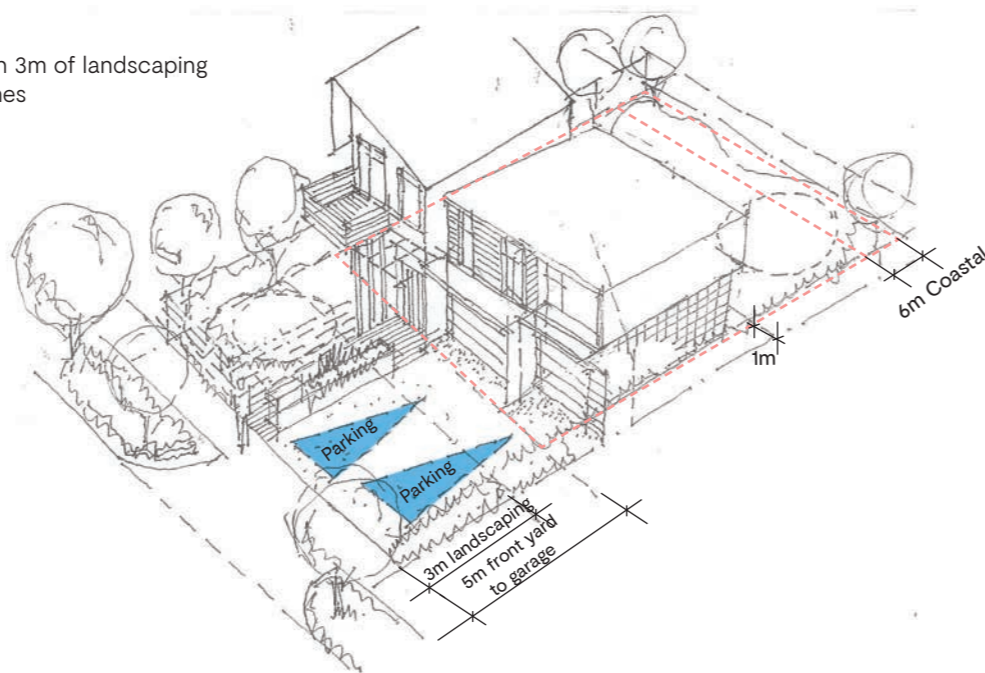
OUTDOOR LIVING

- Gradient of outdoor living areas must be no more than 1/20
- Outdoor living area must be minimum 40m²
- Access from principal living room at ground level
- Deck must be at least 8m² and have a depth of 2.4m



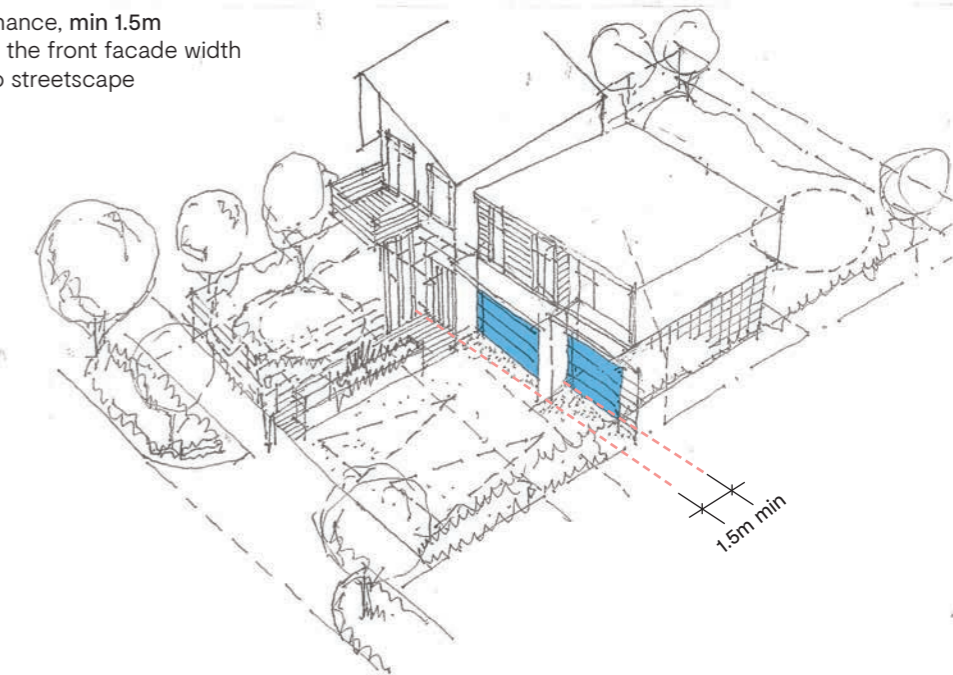
SETBACKS

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



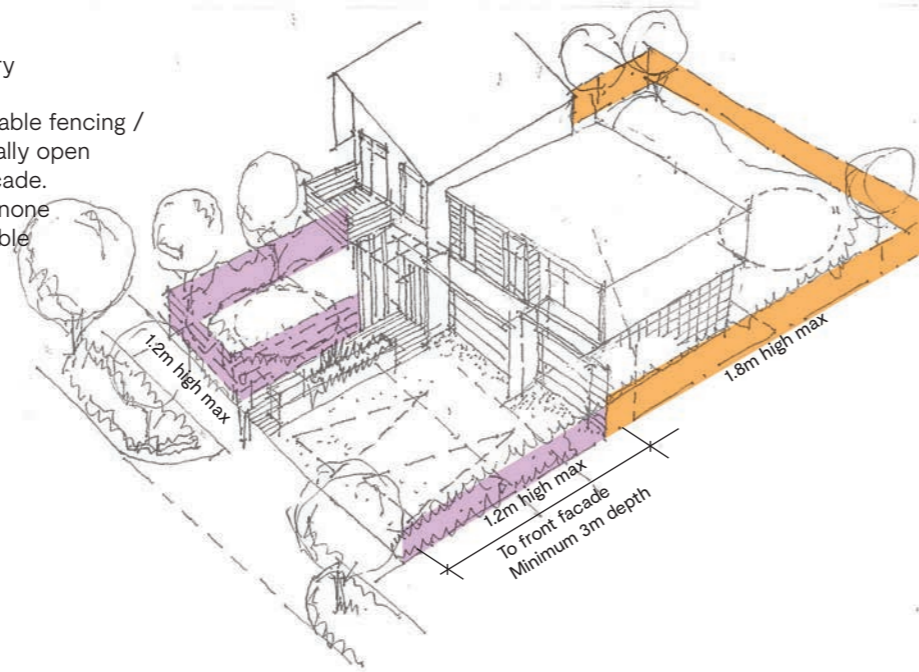
GARAGING

- Setback from main building to reduce dominance, min 1.5m
- Garage doors must be no more than 40% of the front facade width
- Side garages to have articulated elevation to streetscape
- Recessive colour



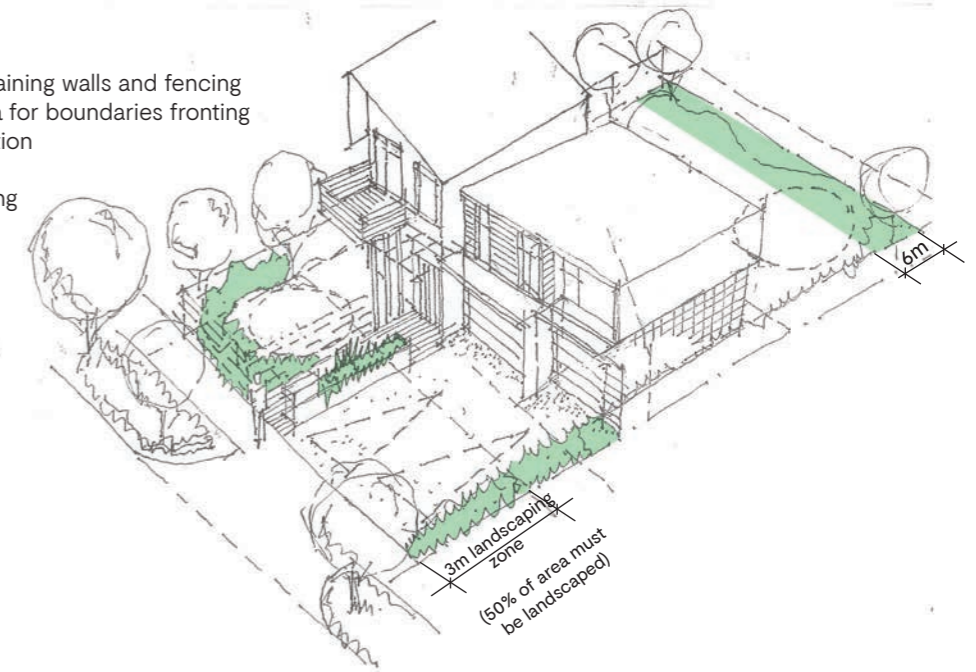
FENCING

- All rough sawn pine to be stained or painted
- Fences to be top-capped to side and rear boundary
- Fencing to coastal edge, max 1m high
- North facing outdoor living faces the street: Permeable fencing / screening, <50% frontage, max 1.2m high, 50% visually open
- Max 1.2m on side boundaries back to the street facade.
- Max 1.8m on side and back boundaries. Preferably none
- Corner lots to COALs : 1.2m max, min 50% permeable
- No picket fence without approval
- Refer to Unitary Plan for fencing diagram



LANDSCAPING

- 6m setback on coastal edge max 1m high retaining walls and fencing
- Native planting and max 10% impervious area for boundaries fronting esplanade and open spaces: informal recreation
- 40% overall landscaped area on site
- 3m landscape zone to street, min 50% planting



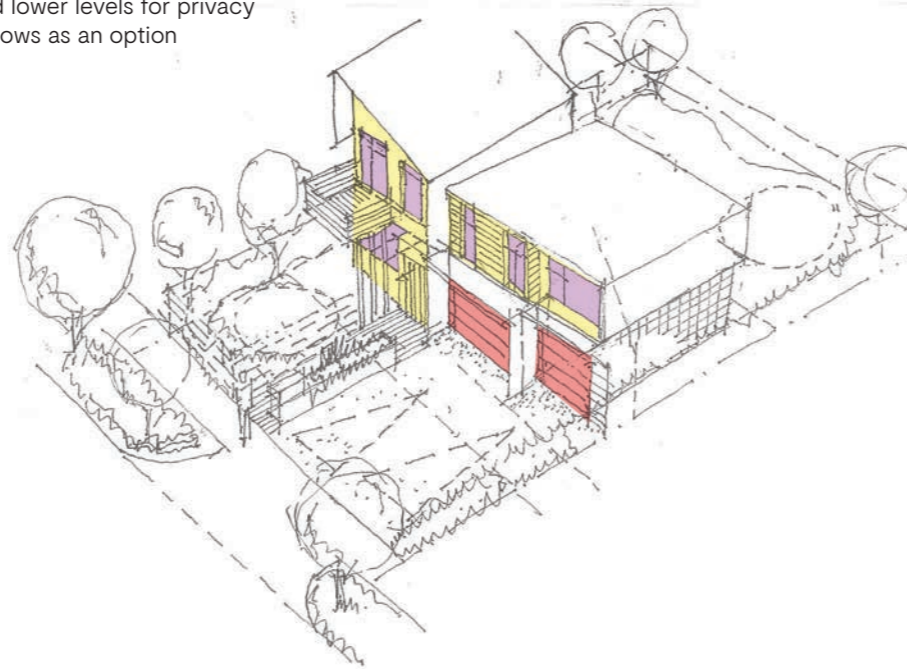
ACTIVE EDGE

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

GLAZING CALCULATION FORMULA

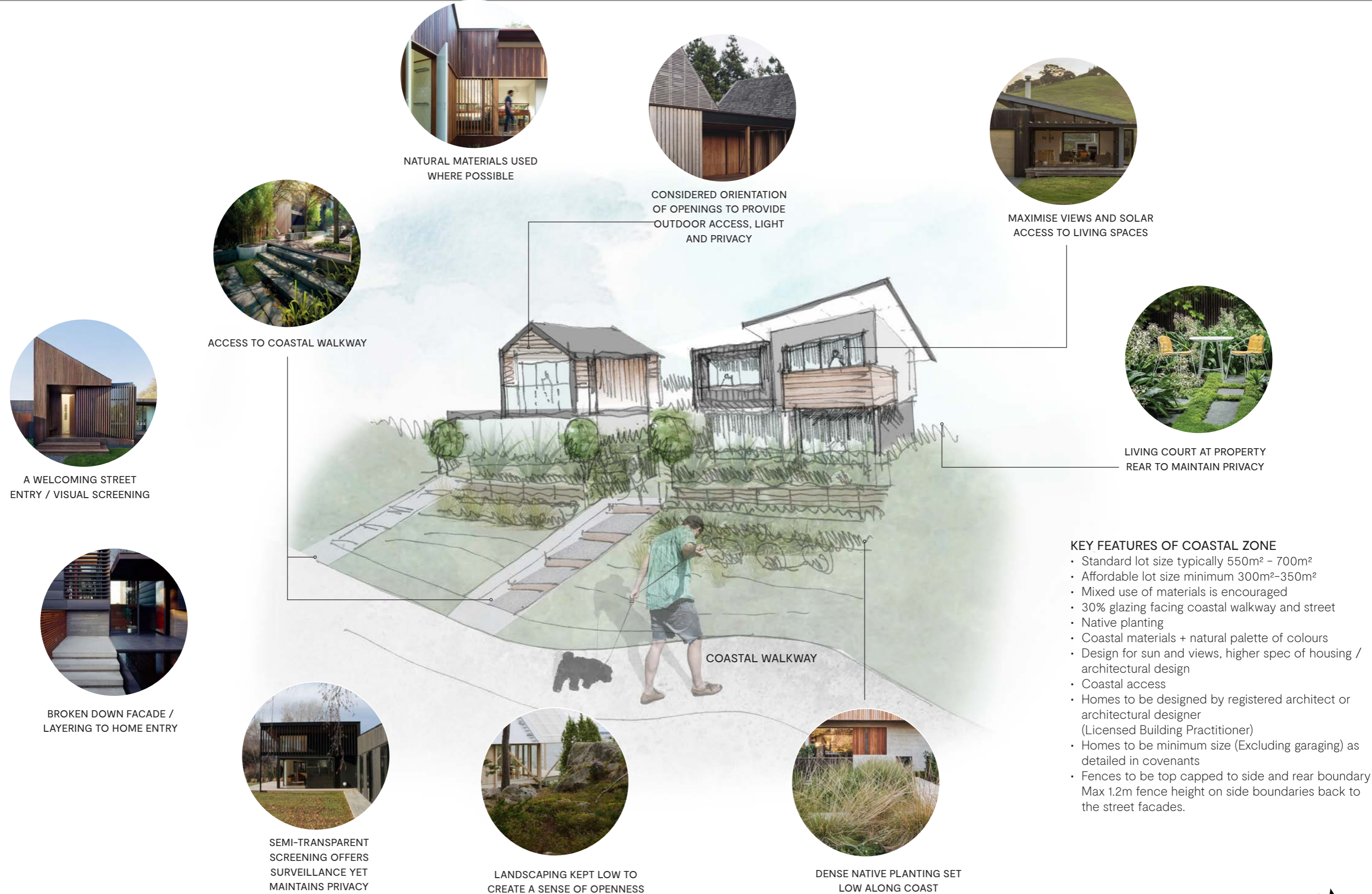
$$\text{Glazing \%} = \frac{\text{Glazing area}}{\text{Facade area (excl garage door)}} \times 100$$

$$\text{Diagrammatic Reference} = \frac{\text{Purple area}}{\text{Yellow + Purple area}} \times 100$$



ACCESSORY BUILDINGS (DEVELOPER APPROVAL REQUIRED)

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



- KEY FEATURES OF COASTAL ZONE**
- Standard lot size typically 550m² - 700m²
 - Affordable lot size minimum 300m²-350m²
 - Mixed use of materials is encouraged
 - 30% glazing facing coastal walkway and street
 - Native planting
 - Coastal materials + natural palette of colours
 - Design for sun and views, higher spec of housing / architectural design
 - Coastal access
 - Homes to be designed by registered architect or architectural designer (Licensed Building Practitioner)
 - Homes to be minimum size (Excluding garaging) as detailed in covenants
 - Fences to be top capped to side and rear boundary Max 1.2m fence height on side boundaries back to the street facades.



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



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



MAXIMISE VIEWS AND SOLAR ACCESS
TO LIVING SPACES



PLANTING TO SEPARATE
DRIVEWAY AND ENTRYWAY



A WELCOMING STREET
ENTRY / VISUAL SCREENING



BROKEN DOWN FACADE /
LAYERING TO HOME ENTRY



SEMI-TRANSPARENT
SCREENING OFFERS
SURVEILLANCE YET
MAINTAINS PRIVACY



PLANTING ON STREET FRONTS



LANDSCAPING KEPT LOW TO
CREATE A SENSE OF OPENNESS

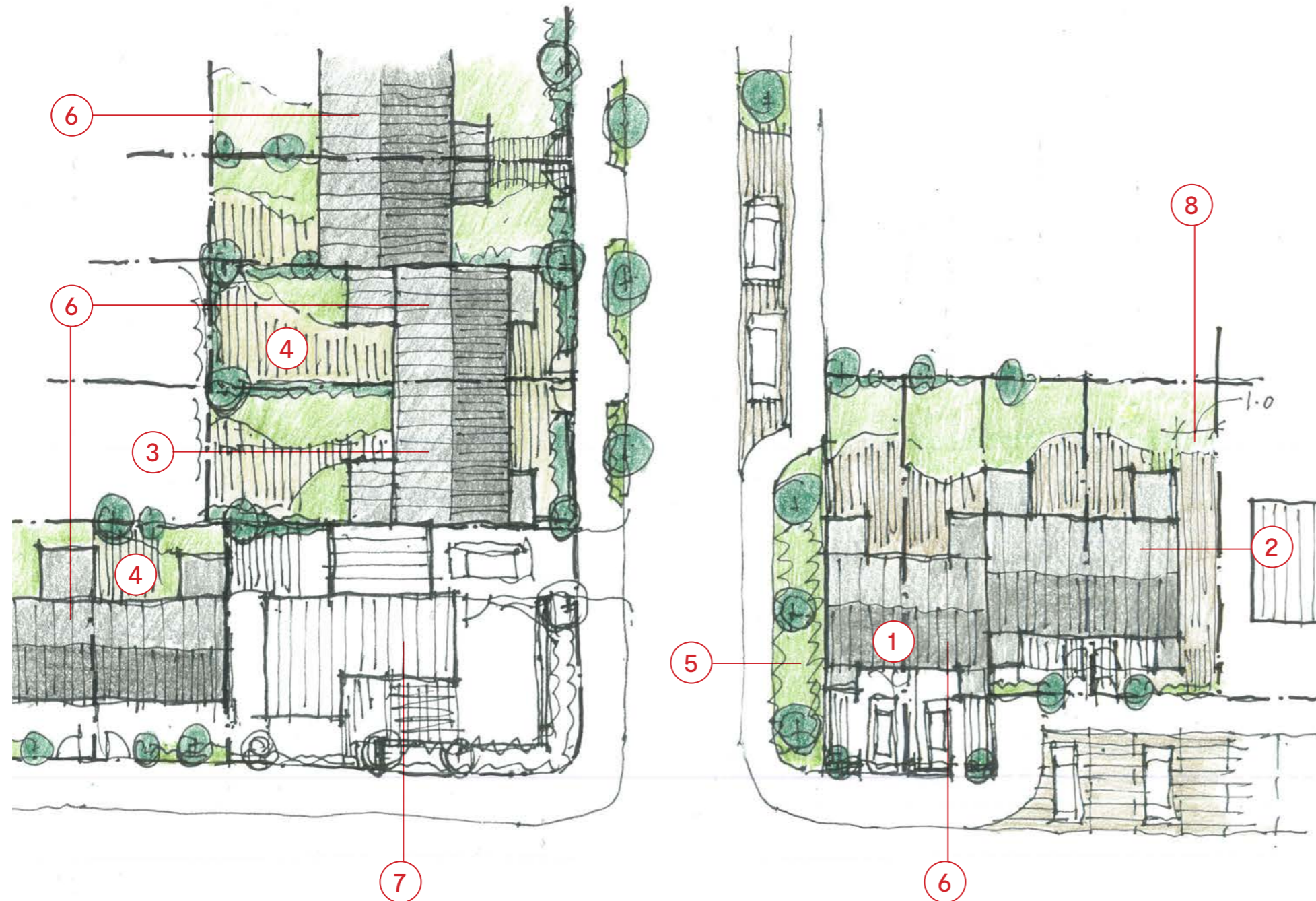
KEY FEATURES OF MIDDLE ZONE

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

KEY FEATURES OF INNER ZONE

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

Typical Diagram Only (Not Site Specific)



ITEM	DESIGN PRINCIPLES
1	Homes to be a minimum of 80m ² (including garaging) as per sale and purchase agreements.
2	Affordable housing may include a mix of house types – terraced, semi-detached, detached or flats – to suit development standards and location of site.
3	Affordable units must be integrated into the overall development and indistinguishable from the open market housing, to be in keeping with the overall development.
4	Private space including outdoor living should be enclosed, i.e. clearly visible from the house but separated by landscape features or planting.
5	Public space should be provided, easily maintained and controllable by passive surveillance from a number of dwellings. Communal amenities such as gardens, landscaping and bin storage to be adequately sized, carefully considered, including the ownership of any landscaped areas and a clear delegation of responsibility for their maintenance. Amenity space to be planned to avoid overlooking, and to prevent noise and disturbance.
6	Allowance/ Provision for Terraced Housing, to allow for high density affordable housing. Ownership of several lots together permitted to provide rows of terraced housing, to achieve density and allow relaxation of setbacks/ height in relation to boundaries between lots. Subject to planning controls.
7	Open market - private housing
8	Small lots of min 300m ² permitted for affordable housing, allowance for zero lot development (ability to build to the boundary) on the side boundaries of those sites. The side yard and height in relation to boundary controls shall not apply to the common wall of any duplex or zero lot lined (built up to the boundary) development, Provided that for any zero lot lined development the land immediately adjacent is protected by way of a 1m easement to allow access and maintenance.





WEATHERBOARD
Weatherboard cladding

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

LOW CONTRAST MORTAR
Reduce the contrast of mortar with the adjacent brick, by using a light mortar for lightly coloured bricks, and a darker mortar for dark bricks.

TIMBER CLADDING
Stained, painted or natural. Vertical Shiplap or Horizontal bevel back weatherboard. Ensure any natural timber meets minimum H3.2 treated. All rough sawn pine to be stained or painted.



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

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

LOW CONTRAST MORTAR
Reduce the contrast of mortar with the adjacent brick, by using a light mortar for lightly coloured bricks, and a darker mortar for dark bricks.

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



EXAMPLE 1



EXAMPLE 2



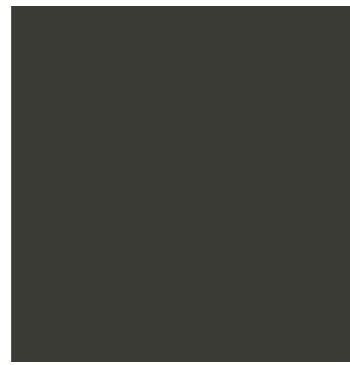
EXAMPLE 3



EXAMPLE 4



RESENE WOODSMAN
Natural



COLORSTEEL ROOF
Thunder Grey



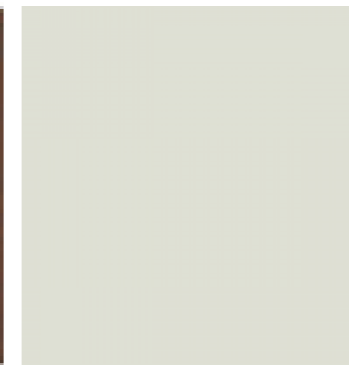
RESENE WOODSMAN
Pitch Black



COLORSTEEL ROOF
Ebony



RESENE WOODSMAN
Oiled Cedar



COLORSTEEL ROOF
Cloud



RESENE WOODSMAN
Heartwood



COLORSTEEL ROOF
Ironsand



RESENE
Half Masala



RESENE
Half White Pointer



RESENE
Sea Fog



RESENE
Half Malta



RESENE
Cloudy



RESENE
Double Black White



RESENE
Half Foggy Grey



RESENE
White



RESENE
Half Tea



Resene Grain Brown

RESENE
Grain Brown



RESENE
Whitewash

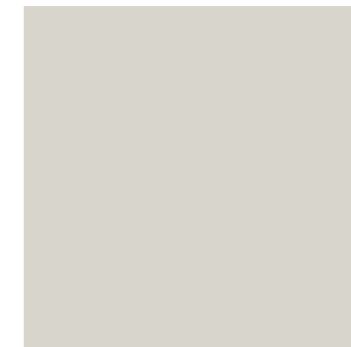


RESENE
Half Tea



Resene Half Truffle

RESENE
Half Truffle



COLORSTEEL ROOF
Titania



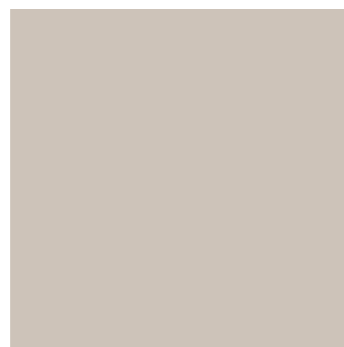
Resene Wan White

RESENE
Wan White



Resene Milk White

RESENE
Milk White



RESENE
Milk White



Resene Gull Grey

RESENE / COLORSTEEL
Gull Grey



RESENE
Woodsman Oil Stain



CONCRETE SEALER
On Concrete Block



CONCRETE SEALER
On Concrete Flooring



Resene Double Thorndon Cream

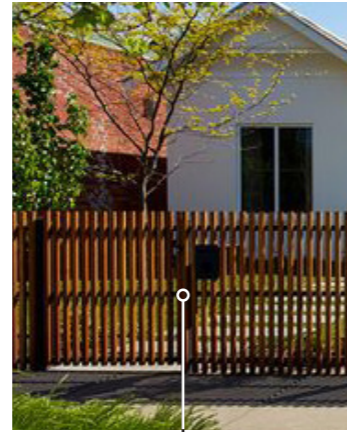
RESENE
Double Thorndon Cream



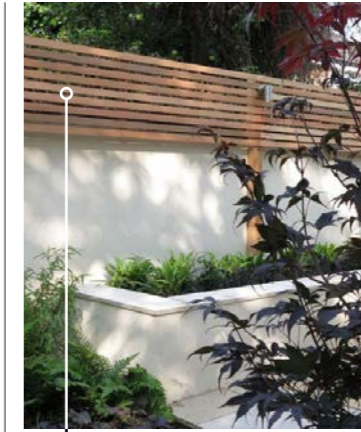
RESENE
Half Thorndon Cream



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



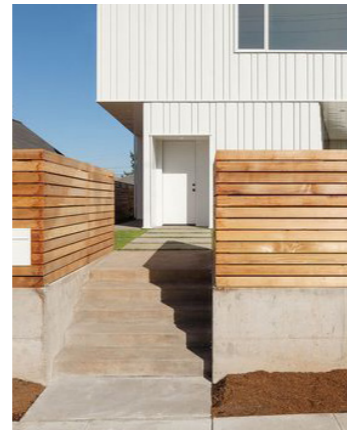
1.2m maximum height along side boundaries to street facades with a minimum depth of 3m



1.8m height at side and back yards max. Preferably none.



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



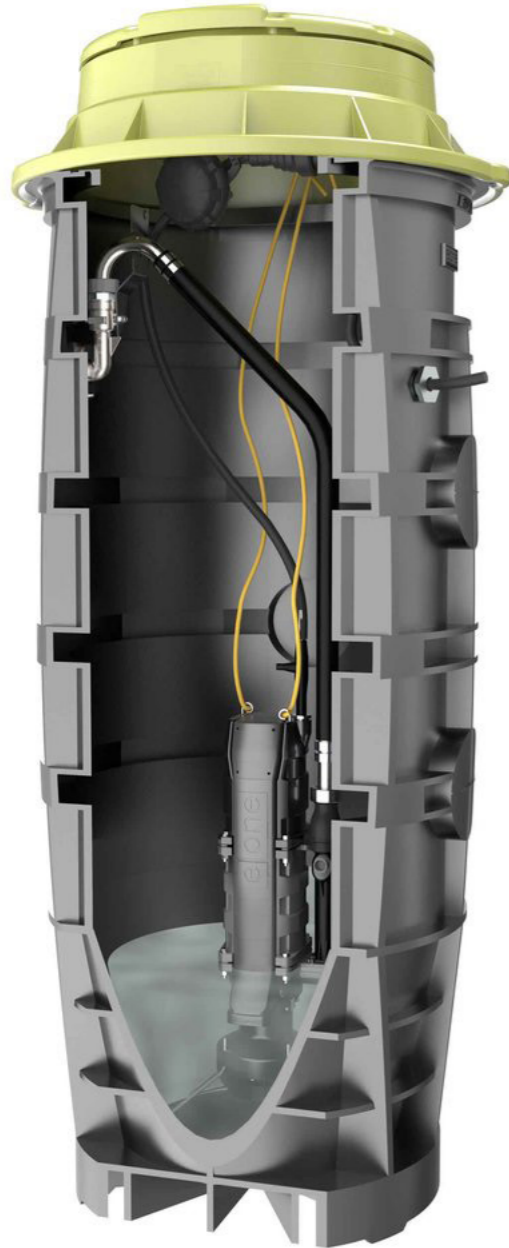
NATURAL
Less maintenance - weather naturally. All rough sawn pine to be stained or painted.



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



RENDERED WITH PAINT FINISH / MIX



E/One Simplex 2010iP – single pump

WASTEWATER SYSTEM DETAILS

Wastewater service for this development utilises a pressure sewer system. Pressure sewer systems provide an equivalent level of service to a gravity wastewater collection system while eliminating groundwater and stormwater infiltration into the downstream network and treatment system. This prevents environmental and public health issues caused by wastewater overflows during wet weather events. Pressure sewer systems consist of a grinder pump station located on the property that connects to a council owned small diameter pressure main pipe network located in the berm or roadway.

The approved grinder pump station for this development is as follows:

Environment One Corporation (E/One) Simplex 2010i consisting of the following:

- 2010i Polyethylene Grinder Pump Chamber
- E/One Extreme KH Progressive Cavity Grinder Pump
- Sentry Protect Plus Alarm Panel
- Associated cabling and internal pipework
- Costs \$9,462.20 (incl. GST). Price is fixed until 1st August 2025.

This system is supplied in New Zealand by Ecoflow Limited (www.ecoflow.co.nz). Supply pricing has been negotiated by the developer.

GRINDER PUMP STATION INSTALLATION

To ensure proper system operation and long-term performance, grinder pump stations must be installed by an **Ecoflow approved installer**. Approved installers must attend an installation training course conducted at Ecoflow’s training facility at 5 Ride Way, Rosedale, Auckland. Installation training sessions will occur at least twice per calendar year at no cost to the participants. Alternative training arrangements may be negotiated directly with Ecoflow and may incur a fee payable by the participant. Ecoflow will maintain a register of approved installers and reserves the right to rescind approval at its sole discretion in the event installations are observed that are non-compliant with manufacturer’s and/or training session instruction. Approved installers must complete an annual refresher training either online or by attending another session at the Ecoflow training facility.

Grinder pump station installation includes civil and electrical installation works. Approved installers must be capable of performing the civil and electrical works correctly according to the instructions provided during the training and included with the equipment. General installation instructions are available at www.ecoflow.co.nz/installations

GRINDER PUMP STATION START-UP INSPECTION

At the completion of the installation of the pump chamber and the alarm panel and prior to applying for code of compliance with Watercare, Ecoflow will schedule a technician to visit the site and inspect the installation. It is the builder’s responsibility to complete an installation check sheet and notify Ecoflow when the site is ready for inspection. Ecoflow shall schedule a technician and attend to site within 10 business day following notification. If the installation is acceptable, the Ecoflow technician will install the grinder pump and verify proper electrical and mechanical operation. After successful start-up, Ecoflow will issue the necessary documentation to the builder for submission to Watercare. The initial site inspection by Ecoflow is included in the supply of the grinder pump station.

In the event the installation is non-compliant and a return inspection is required, standard Ecoflow service callout rates apply and the costs are the responsibility of the builder. Any defects identified during the Ecoflow inspection will be noted in the job report and feedback will be provided to the builder. Upon rectification, Ecoflow must be notified by the builder and a return inspection will be scheduled according to standard lead times.

210mm

ALL APPLICATIONS TO INCLUDE AT LEAST ONE PHOTO-REALISTIC 3D VISUALISATION, RENDERED TO SHOW THE FOLLOWING:

- Accurate / realistic depiction of the intended **colour of materials and paints** (use product information and colour codes to generate the rendering materials) and cross reference these with thumbnail images adjacent to the render, as shown below
- Accurate / realistic portrayal of the **scale of any material** that has texture, such as brick, block and any linear cladding (ensure that any material with specific dimensions is correctly sized in the render)
- Accurate / realistic representation of the intended landscaping. It is not necessary to show specific species of plants and trees, but rather to capture the landscaped 'zones', such as lawn, bedding, paving and decking.
- The size of each render to be no smaller than an A5 (210x148mm) with a resolution of no less than High-Definition (HD) of 1280x720pixels.



148mm

Thumbnail photographs of each major material or feature to assist with understanding the final result.



• MetalCraft Espan 340
Colour Titania



• InnoScreen Battens



• JSC Cedar Cladding -
Alaskan Yellow

05

APPLICATION FORMS



Lot: DP: Date:

Street Name:

Applicant Name:

Applicant Contact Details

Postal Address:

Tel: Email:

Approval Stage (please tick)

- Preliminary
- Final

Zone

Inner Middle Coastal (Affordable Housing)

Preliminary approval – Concept design and preliminary documentation

- Site Plan
- Floor Plans
- Elevations
- Concept Landscape Plan
- External Material Schedule
- Lot Location Marked (Refer page 33)

Final approval – Building Consent Application drawings

- Site Plan
- Floor Plans
- Elevations
- Detailed Landscape Design Plans
- Preliminary Approval Letter
- External Materials and Colour Schedule
- Waste and Environmental Management (Refer page 34)
- Lot Location Marked (Refer page 33)
- Registered Pressure Sewer Pump Installer's Details
- Photorealistic Render

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

Important Notes

DISCLAIMER
• Submit only one approval application at a time
• Submit new drawings for each stage of application approval
• Expect a 10-working-days turnaround from application date
• Final Approval must be acquired before lodging Building Consent and commencing building works
REFERENCE
• Refer to Auckland Unitary Plan for complete planning rules:
• H3. Residential – Single House Zone
• Special Housing Area 453 Glenbrook 3
• Refer to Colour Palette in KP Design Guideline for colour selection:
• All Zones – page 28 & 29

External Material and Colour Schedule

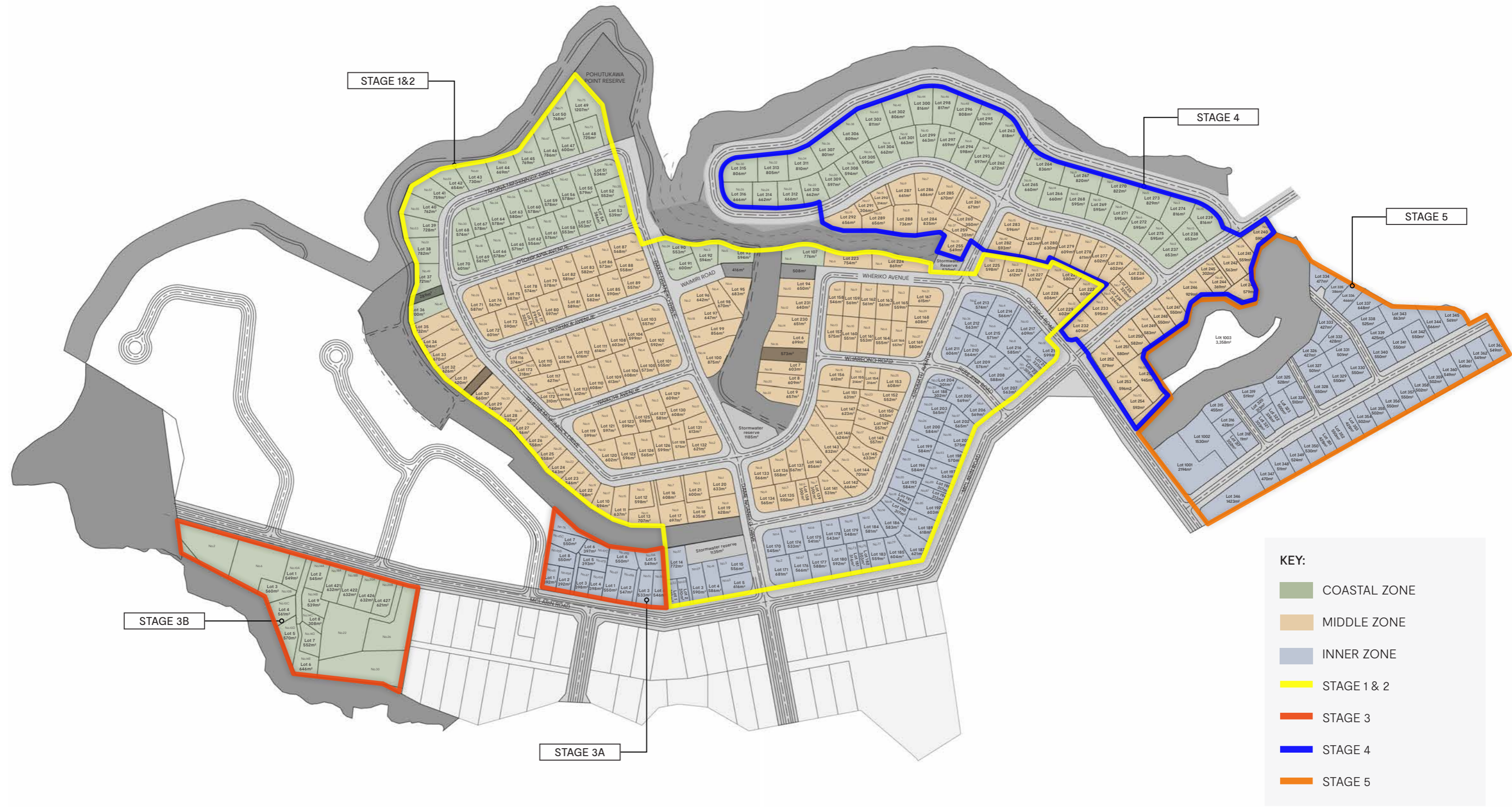
ITEM	MATERIAL / FINISH	COLOUR FOR FINAL APPROVAL ONLY
Roofing		
Fascia		
Spouting		
Cladding 1		
Cladding 2		
Cladding 3		
Windows		
Trim / Box Corner		
Front Door		
Garage Door		
Pergolas		
Balustrades		
Fencing		
Fencing		

Completed application forms can be submitted to:
 Email **AKLKahawaiPoint@buchangroup.com.au**
 Address **Buchan
 'Little High Street'
 55 – 57 High Street,
 Auckland 1010**

Design Checklist

ITEM	INCLUDED
ALL ZONES	
House faces the street / Active street edge / 30% glazing	
Entry path to a visible front door separate from driveway. Planted separation is encouraged	
Recessive garage door must be no more than 40% of the	
Weather protection at front door – canopy or recessed	
Windows overlook the main street with at least 30% glazing	
Windows overlook the COAL with at least 20% glazing for corner lots	
Parking on driveway – Minimum 5 metres deep	
Garage set back from main house 1.5m	
Side windows not to outlook onto neighbours outdoor living	
North facing private outdoor living – min 40m ²	
Home has three roof planes (other than flat split roofline)	
Building shape is more than a single rectangle or square	
The home is orientated for the sun	
Shading provided from the sun – use of verandahs, eaves, overhangs	
Middle and Inner zone: Home meets minimum house size – 150m ² / 120m ² (including garage)	
Affordable homes (see separate guidelines). Homes must be minimum 80m ² (including garage)	
Colour render of street elevation with proposed colours	
Fencing plan meets guideline requirements	
Location of retention/detention tank shown on site plan	
COASTAL ZONE	
The home is positioned for views	
Windows overlook the street (or coastal path) with at least 30% glazing on overall facade	
Zone of native planting is used to buffer between the coastal pathway and the home	
Home meets minimum house size – 200m ² / 175m ² / 170m ²	

Please mark the location of lot applied for approval :



KEY:

- COASTAL ZONE
- MIDDLE ZONE
- INNER ZONE
- STAGE 1 & 2
- STAGE 3
- STAGE 4
- STAGE 5

* Please refer to Auckland Unitary Plan for complete planning rules

Kahawai Point Development Ltd cares deeply about improving the environmental outcomes at this beautiful location and takes seriously the need to manage waste and safety during the build process.

The following Waste and Environmental controls are put in place to protect the environment and maintain amenity during building.

Builders must include and commit to a Building Waste Management Plan as a **prerequisite** for final approval.

This Waste Management Plan must include but not limited to:

1. All excavation of building platforms is to be carried out using Auckland Council sediment control guidelines GD2016/005.
2. Where any soil or clay is carried out on to the road the contractor must immediately sweep clear and dispose of this spoil. There is to be no washing or hosing of material into stormwater drains.
3. Excess soil or clay must not be dumped on any adjacent lots and must be disposed of at certified facilities.
4. Upon completion of earthworks the site must be fully fenced with a 1.8m temporary fence that must remain in place until the site is permanently fenced or CCC achieved.
5. All sites must maintain an appropriately sized waste bin for the duration of the build. This bin must be cleared regularly and must not be allowed to overtop.
6. All polystyrene, including offcuts, used in the building process must be secured and not allowed to become windborne.
7. No site is to illegally connect to the water main. All connections must be done through Watercare.
8. All paint washing an or plastering detritus must be disposed of in the waste bin.
9. Disposal of waste in neighbouring bins will be reported under the Litter Act and KPDL will actively enforce this.
10. All exposed earth will at a bare minimum be covered with at least 100mm of topsoil and sown with a long lasting grass before CCC is issued. This lawn will then be maintained as per the legal covenant between the purchaser and KPDL.

In the event that a personalised Waste Management Plan can't be provided, please provide the home owner's signature in the space provided below to indicate that you acknowledge the rules above and will com-mit to them during the building process.

*Yes, I acknowledge the terms stated.
(Home owner's signature)*





MASTER PLANNING
ARCHITECTURE
INTERIOR DESIGN
BRAND EXPERIENCE

MALONE BUCHAN LAIRD & BAWDEN
(NZ) PTY NZ
BUCHAN IS AN ASSOCIATION
OF INDEPENDENT ARCHITECTURAL PRACTICES

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