



PARK GREEN

Guidelines for designing your new home

Stage 2A & 2B





Contents

INTRODUCTION

The vision for Park Green	1
Quality assurance	1
The purpose of these guidelines	1

THE NEIGHBOURHOOD

Key characteristics & Housing types	2
Park Green Stage Plans	3
Park Green Master Plan	4

CHARACTER

Design principles	5
-------------------	---

SITE DESIGN

Site planning	6
---------------	---

ARCHITECTURAL DESIGN

Streetscape design	9
Building form & articulation	11
Building materials	13

FACILITIES & STRUCTURES

Site facilities & accessory structure	15
---------------------------------------	----

LANDSCAPE DESIGN

Planting	16
Fences, walls & hedges	17
Driveways & paths	20
Other features	21

DESIGN APPROVAL

Setting the standard	22
----------------------	----



The vision for Park Green

Park Green is set to become a new and vibrant community where people love to live. Spanning over 97 hectares of undulating land with the rare feature of expansive access to a coastal estuary, Park Green offers a truly active lifestyle that will provide a sense of space and a high-quality living environment.

Park Green has been designed not just for its residents, but as a place to visit and experience the parklands and waterfront together with local hospitality. It will cater for recreational interests including extensive cycleways and walkways, provide educational facilities, and a Neighbourhood Centre, for everyday needs, within a leafy precinct that will deliver a genuine village atmosphere.

QUALITY ASSURANCE

Park Green is an environment where your home can express your personality. We do however want the architecture of each house to support the vision of Park Green and to be to a high standard. For that reason, there is a review process which will assess the design of every home before each building consent application is lodged with council.

THE PURPOSE OF THESE GUIDELINES

The purpose of this home design guideline is to share our vision for Park Green and to provide some helpful guidance around the design of your new home.

THE NEIGHBOURHOOD

Key characteristics

The following table outlines the key characteristics of Park Green and how they can be interpreted when designing your home.

A welcome & safe place to live

DESIGN INTERPRETATION

- ~ Housing overlooks the street
- ~ Having generously sized windows on the front facade
- ~ No front yard fencing, with minimal exceptions
- ~ Direct pathways and clear sight lines to each building entrance
- ~ Reserve fencing provides a good balance between privacy and surveillance

An attractive neighbourhood

DESIGN INTERPRETATION

- ~ Aim for simplicity in design
- ~ Articulating building facades
- ~ Recessing garages
- ~ Front yard landscaping that is attractive and maintained
- ~ Buildings, landscaping, and fencing aesthetically work well together
- ~ Fencing is well considered in design

Suburban-estuary setting

DESIGN INTERPRETATION

- ~ Having a connected design where interior spaces of dwellings link well with the exterior environment.
- ~ Choosing robust materials such as weatherboards that are suitable for our sub-tropical climate
- ~ Using a natural colour palette that includes contrasting tones

Reinstate the natural landscape

DESIGN INTERPRETATION

- ~ Native planting around buildings to screen and soften structures
- ~ Use fencing / hedge combinations

Housing types

Park Green will include sites to suit conventional standalone homes, as well as compact sites that will cater for terraced or duplex houses.

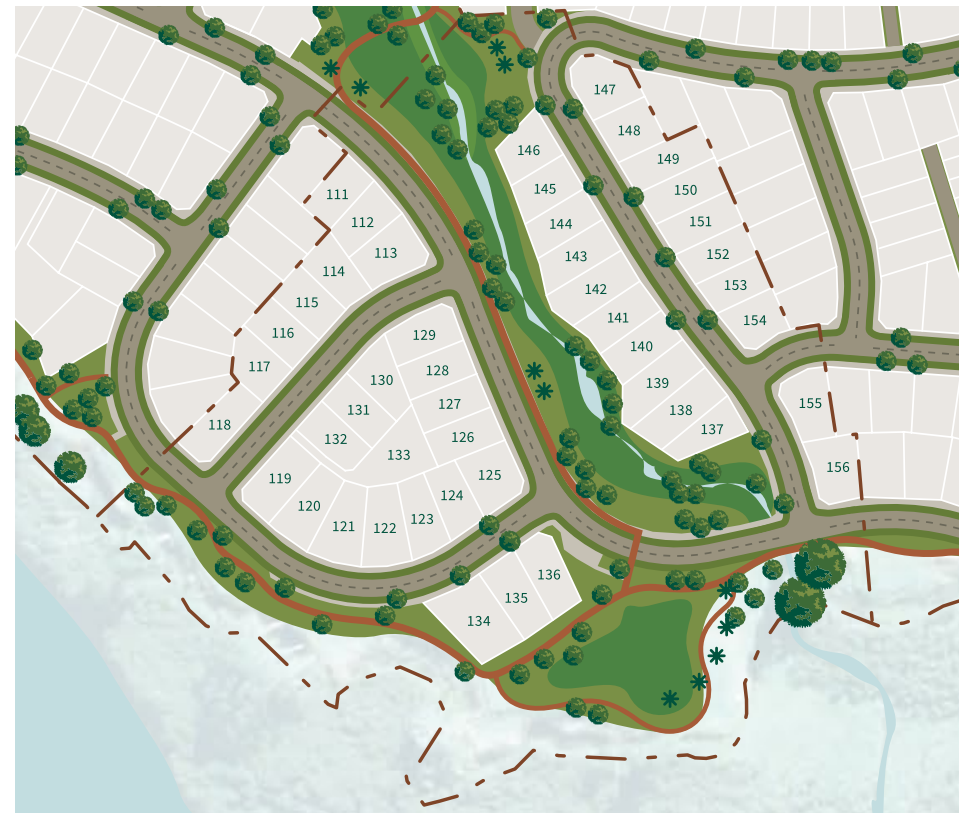
THE NEIGHBOURHOOD

Park Green Stage Plans

STAGE 2A



STAGE 2B



THE NEIGHBOURHOOD

Park Green Master Plan



CHARACTER

Design principles

We recommend considering these five design principles when designing your home.

1. INFORMALITY

Modern designs that skilfully use informality and asymmetry are preferred over formal and symmetrical designs that often have a traditional character.

2. SIMPLICITY

Houses that have a sense of simple elegance are favoured over busy and complex designs.

3. ENGAGING

Design of house layouts should take into consideration the balance between open engagement with the street / park interfaces and creating a sense of privacy.

4. HARMONIOUS

Houses should be designed to be harmonious with neighbouring houses and the surrounding natural environment. It is recommended that designs use recessive colour palettes, include cladding materials that are associated with traditional New Zealand house building, and earthworks are limited.

5. CONSIDERATE

Environmentally friendly features such as water harvesting, efficient heating and lighting sources, and higher levels of insulation are encouraged.



Example of informality and simplicity.



Example of harmony.



Example of engagement.

SITE DESIGN

Site planning

The following explains the considerations that need to be made when thinking about where your house sits on your lot and how to plan your spaces.

MINIMUM BUILDING FLOOR AREAS

When designing your home, please ensure your plan meets the following minimum floor areas:

- ~ For sites 600m² and above: 250m²
- ~ For sites 350m² and less than 600m²: 180m²
- ~ For sites less than 350m²: 150m²

FRONT FACADE

Plan your floor plan with street appeal in mind. We encourage you to place your entranceway and at least one habitable room to form the front edge of the dwelling. Please ensure the front door is clearly visible.

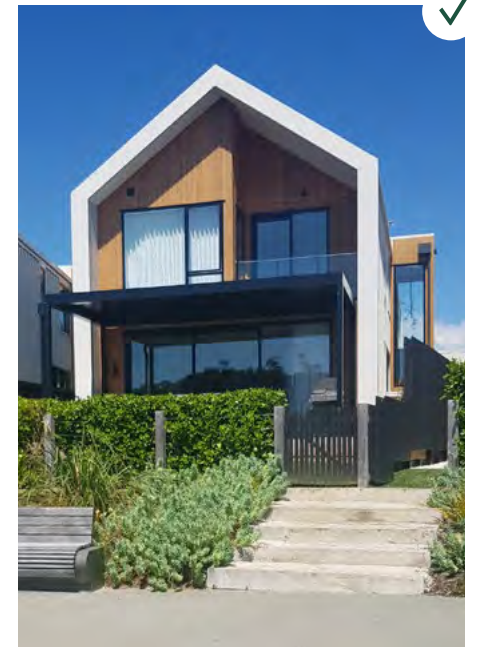
Buildings must be set back 3m from the road boundary.

PEDESTRIAN ACCESS

Sites that are bounded by both the street network and a reserve should consider providing two options for pedestrian access into the dwelling. The primary entrance shall be from the street network and secondary access can be provided from the reserve.



This home has a clearly visible entrance and plenty of glazing looking out the street.



This home has a private pedestrian access from the rear of the property that allows residents to access the dwelling from the reserve.

SITE DESIGN

Site planning

GARAGES

Recess garage doors from the front face of the building in order to reduce garage dominance. Garages or carports must be set back at least 6m from the road boundary in order to allow space for a visitor car park.

HABITABLE ROOMS

It is recommended that all habitable rooms (living room, dining room, kitchen, and bedrooms) have optimal access to daylight.

LIVING SPACES

The planning of living spaces should be orientated for solar access. The northern and western aspects of the lot should be reserved for private spaces rather than vehicle access where possible.

PRIVATE OPEN SPACES

Private open spaces generally work best if located in the rear or side yards as these locations are usually more private. South facing lots houses can present difficulties in achieving this because of overshadowing. In those cases, consideration should be given to create courtyard houses or street facing private open spaces with adequate privacy screening in the front yard.



This home only has a garage fronting onto the street. This does not create an engaging street presence.



A sunny, private rear yard directly connected to a living room.



This garage is set back from the face of the building, giving more presence to the entrance and street facing kitchen.

SITE DESIGN

Site planning

LEVELS

It is recommended that houses work with the existing landform as much as possible. For ground level private open spaces, locate the ground floor close to the level of the outdoor living space for easy access, and locate front entrances close to the street level. Step houses to follow the contour of the street. Cross fall of sites can be accommodated through a stepped ground floor level or landscape retaining in the yards.

ZERO LOT SET BACKS

Units that are zero lotted shall only have a maximum height of one story within 2m of the zero lot boundary in order to avoid tall blank walls and to allow light into neighbouring properties.

ADJOINING OPEN SPACE

Houses that adjoin reserves should interact with the public realm by:

- ~ Presenting an attractive elevation to the reserve,
- ~ Ensuring habitable rooms overlook the reserve to enhance safety by providing passive surveillance
- ~ Hiding service elements away from the public eye
- ~ Connecting with the reserve. We encourage the inclusion of private pedestrian access ways (path, and secure gate) that connect directly to the adjoining reserve in a safe manner
- ~ Placing retaining walls at least 1.5m from the reserve boundary
- ~ Following the 'Reserve fencing' rules outlined in the Fences, Walls, Hedges section of this guideline.



Decking is stepped down from the living room to be at a closer level to the natural ground level.



These homes present an attractive elevation to the reserve, overlook the reserve, and connect to the reserve.

ARCHITECTURAL DESIGN

Streetscape design

When designing your building, you should seek to create a design that integrates and engages with the local streetscape.

STREET PRESENCE

To create a suburban street presence with a sense of simple elegance:

- ~ Create a strong geometrical roof form
- ~ Include fine grain articulation in all visible elevations, especially the front facade and any elevations that are facing a street or reserve
- ~ Break down and express forms within each unit's facade with large openings, changes in materiality, and a contrasting material/colour palette
- ~ Define the street with height. Two storey designs are preferred over single storey designs because the added height is better at defining the street boundary
- ~ Where the same unit type is used on adjacent lots, cladding materials, colour palette, roof line and window placement should be varied to avoid noticeable repetition.

INTEGRATION

The form, colour, and cladding of the building should be considered in conjunction with the buildings planned on neighbouring lots, if any. Buildings should be complimentary to their surrounds and avoid being extremely similar or contrasting.



This home has a strong geometrical roof form and its front facade is broken down with changes in materiality and contrast.



This two storey home has street presence by defining the street, and by having balanced streetscape elevations broken down with large openings



These homes do not have a strong street presence. Small openings, features aren't well considered, and neighbouring homes are too similar in appearance.

ARCHITECTURAL DESIGN

Streetscape design

VARIATION

Unique building forms are encouraged in relation to neighbouring dwellings. Buildings should be designed to convey a unique identity and address.

SURVEILLANCE

Passive surveillance from all homes will help create a safe and engaging neighbourhood.

To create a sense of community:

- ~ Windows should be placed at entranceways to allow visitors to be identified
- ~ Dwellings that are adjacent to reserves are encouraged to have habitable rooms overlooking reserve areas
- ~ It is encouraged that at least one habitable room overlook each street frontage from each storey. The kitchen is an ideal space to overlook the street from the ground floor.



Variation in building form is encouraged in order to create an attractive neighbourhood character.



This home has a large window adjacent to the entrance door and a window that overlooks the street from the kitchen.

ARCHITECTURAL DESIGN

Building form & articulation

The identity of Park Green will be established through the use of simple, asymmetrical architectural forms in the design of all homes.

CLARITY OF FORM

The design is recommended to express a primary form to the street. Recessive forms may be attached, but they will be best if they do not compromise the clarity of the dominant building form.

UPPER FLOORS

It is encouraged that the upper floor of dwelling derives its footprint from the lower plan.

ROOF DESIGN

Strong geometric roof forms including gabled and mono-pitch roofs are preferred as they create a suburban character and street presence. Hip and valley or similarly complex forms should be avoided.

The following roof pitches and dimensions are recommended:

Primary roof form

- ~ Mono-pitch roof: between 10 and 20 degrees, with a maximum width of 7m.
- ~ Gabled roof: between 20 and 45 degrees.

Secondary roof form

- ~ Lean-to roof adjacent to a gabled roof: 11-16 degrees
- ~ Membrane flat roof: 3 degrees, used primarily to link structures or adjunct to the main form.



This home has a primary gabled form facing out to the street, and a secondary form (garage) attached.



The upper floor of this home has the same footprint as the lower floor.



This home has a smaller upper floor footprint in comparison to ground floor and lacks a strong geometric roof form.

ARCHITECTURAL DESIGN

Building form & articulation

Roof details such as gutters, downpipes, and flashings are most successful if they are of a material and colour that compliments the roof or wall materials. Keep aerials and dishes discreet by locating them away from public view.

It is encouraged to have soffits that rake with the pitch of the roof and are a minimum width of 450mm.

WINDOWS

Care should be taken in the positioning and proportion of windows to achieve well composed façades and passive surveillance to the street. Consider the final outcome. Ask questions such as “is the window so large that occupants will keep their blinds closed the majority of the time?” Or “are the windows too small and convey a sense of defensiveness?”

Where aluminium joinery is used, a dark colour is preferred.

BALUSTRADES

Dark coloured lightweight metal balustrades or glass are preferred for safety from falls.



The down-pipe on the corner of this home does not stand out because it is of a material and colour that compliments the rest of the home.



This home has a sense of defensiveness, which is a result of having slats covering all windows on the front facade.



This home has a black metal balustrade and black window joinery.

ARCHITECTURAL DESIGN

Building materials

Applying colour and materiality in different ways will produce an aesthetically harmonious, attractive, and varied streetscape.

CLADDINGS

Each house shall have a minimum of two cladding materials. Dwellings are recommended to use cladding systems that age well whilst conveying a sense of lightness and quality.

Lighter materials are recommended for sloping sites as they can appear to ‘sit lightly on the ground’.

The selection of claddings that are supported include:

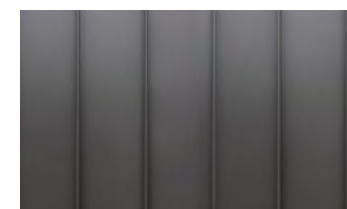
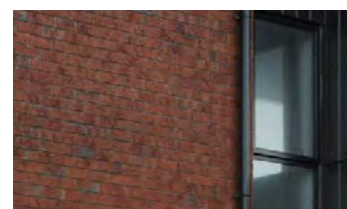
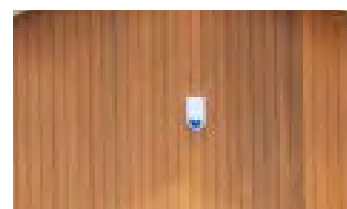
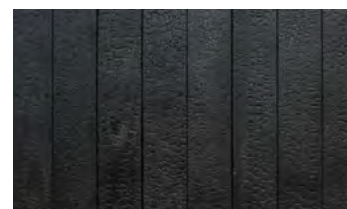
- ~ Brick unpainted, bagged, or painted
- ~ Concrete masonry unpainted, painted, or honed
- ~ Timber or fibre-cement weatherboards: shiplap, board and batten, stained, or painted
- ~ Timber batten rain screen over fibre cement or plywood sub-cladding.

ROOFING MATERIALS

Preferred roof materials are:

Pitched: Asphalt shingles, rubber roofing, wooden shingles, light-weight tiles, coloursteel, standing seam coloursteel, or aluminium roofing

Flat roof: Membrane roofing.



Material options: Weatherboards, bricks, metal roofing

ARCHITECTURAL DESIGN

Building materials

COLOUR AND MATERIAL PALETTE

- ~ Integration with the built and natural environment is an important objective in selecting a palette. In general, neutral, earthy, and recessive colours are encouraged
- ~ Consider selecting contrasting colours and hues that work well together. Colour contrasting is encouraged to differentiate principal and secondary building forms
- ~ Restrain the palette to no more than three colours to reduce visual clutter
- ~ Avoid using excessive material and colour variation especially on small single storey house designs
- ~ Avoid visually obtrusive colours such as primary hues. These are prohibited and pastel tints are discouraged, especially over large areas of bricks.
- ~ When changing materiality or colours, ensure this occurs on internal corners only.

WALLS

- ~ Weatherboard cladding: in white, black, stained timber, or grey earthy tones
- ~ Clay brick: traditional red, white, or dark grey tones. Brown, cream, and beige is not encouraged
- ~ Concrete brick: natural, honed
- ~ Painted or bagged brick: painted white, black, or grey earthy tones.

ROOF

- ~ Roofs are preferred to have neutral or dark colours; exceedingly bright colours shall be avoided.



White and charcoal weatherboards with charcoal bricks and mortar.



Red brick with charcoal features.



Stained cedar with white panel cladding and charcoal features.



Pastel tints such as this yellow are not encouraged.

FACILITIES & STRUCTURES

Site facilities & accessory structure

The accessories and infrastructure required to service a building must be integrated into the architecture or hidden away from public view.

VISIBILITY

The following are to be located so they are not visible from streets or reserves:

- ~ Clotheslines
- ~ External water heaters
- ~ Rubbish / recycling bins
- ~ Garden bags
- ~ Water retention tanks (to be located underground)
- ~ Solar panels and batteries
- ~ Antennas and satellite dishes
- ~ Garden sheds
- ~ Air conditioning units
- ~ Home heating fuel tanks
- ~ Gas units
- ~ Obtrusive pipes.

SCREENING

Screening is required in situations where it is not possible to locate services away from the public eye. Screening should be designed to completely conceal services and should complement fencing and the architectural design of the home.



This home does not have any accessories or services visible from the street.



Rubbish bins must be hidden from public view.



Pipes and accessories are all in a contrasting colour to the side wall of the house, and highly visible from the street.

LANDSCAPE DESIGN

Planting

The following guidelines will help create an engaging and harmonious exterior environment.

Planting is important in establishing the character of the development. It also emphasises entrances, softens hard surfaces, provides privacy screening and creates separation between each lot. For this reason all homes in Park Green must have at least 20 plants between the dwelling and the road boundary. Furthermore, a minimum of five trees or shrubs of at least 2m in height shall be included in the total site landscaping, unless the developer approves something else in their sole discretion.

All front yard planting (excluding trees) should be:

- ~ Limited in overall height to maintain outlook to the street
- ~ Mass planted to achieve a continuous and even coverage once mature
- ~ Selected and sited for optimum growing conditions (e.g. for shade and shelter)
- ~ Appropriately selected for intended purpose (e.g. larger shrubs for screening)
- ~ Designed to create layers of height, texture and colour
- ~ Completed within 3 months of occupation of the dwelling.

Side and rear yards

- ~ Please consider adverse affects on neighbours daylight when selecting trees
- ~ Before planting the mature size of shrubs and trees should be considered

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



The front yard of this home has been mass planted with plants that offer different textures and heights.



Front yards need to be designed to avoid a haphazard appearance.

LANDSCAPE DESIGN

Fences, walls & hedges

The design of fencing is very important to the streetscape and the liveability of a property.

FRONT YARD

Park Green is envisioned to be an open and welcoming area. To achieve this character, front yards are not allowed to have fencing within 3m of the road boundary. The vision is to promote the informality associated with the natural setting, where typically the front yard boundaries are of low level hedges. This does not only promote pedestrian safety and activities on the street, it also improves the sight lines from vehicles to driveways and footpaths, particularly when reversing.

Any hedge on the boundary of your front yard, if approved:

- ~ Generally must be no higher than 1.2m
- ~ If a private open space is adjacent to the street, privacy planting up to 1.6m might be needed to screen the space.

Side and rear yards

There are a wider variety of choices for fencing your side and rear yards. These can be up to 1.8m for privacy. However, there are restrictions for fences alongside reserves and corners.



The front yard boundaries of these homes are defined with low height hedging.



Gates located at the side of this house are painted in a recessive colour to allow the landscaping and architectural features to stand out.



Privacy fencing up to 1.8m is suitable for side and rear yards.

LANDSCAPE DESIGN

Fences, walls & hedges

CORNER SITES

Corner sites may have one boundary treated as the front boundary, and the other as a semi-public boundary with a maximum fence height of 1.6m. Ideally the fence will be see through and consistent with all other fencing. All corner fencing will require developer approval.

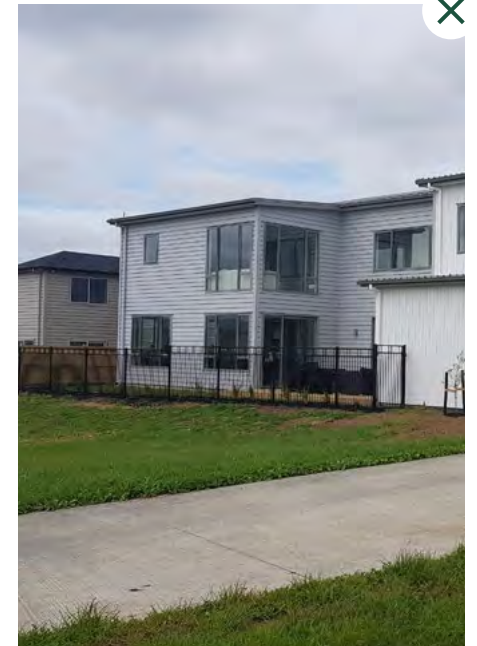
RESERVE FENCING

Fencing adjacent to a reserve has special rules in order to allow surveillance of the reserve and ensure it is visually recessive.

- ~ Place fences or walls at least 1m away from the reserve boundary
- ~ If fences or walls are constructed within 1.5m of the reserve boundary:
 - ~ Do not exceed a height of 1.2m, or 1.6m if the fence is at least 50% visually open as viewed perpendicular from the boundary
 - ~ Plant the area between the reserve boundary and fence with shrubs that are maintained at a height of at least 1m (except in front of gate, where planting can have a gap of 2m)
- ~ Paint fences a dark, recessive colour e.g. black or charcoal
- ~ Materials could be either glass or black aluminium pool type fencing unless the developer approves something else in their sole discretion
- ~ Aluminium pool type fencing must always be accompanied with low hedging (no higher than 1.2m).



Planting between fencing and the reserve is the dominant feature.



Pool type fencing must be accompanied by planting that has a height of at least 1m.

LANDSCAPE DESIGN

Fences, walls & hedges

COLOUR

All timber fencing shall be stained or painted. All reserve fencing must be a dark recessive colour.

RETAINING WALLS

Front yard

It is preferred that retaining walls, where facing the street, are constructed of either plastered concrete or concrete block, stone, or flat-faced keystone concrete masonry. Plain timber retaining walls are not acceptable.

All locations

Stain or paint retaining walls with dark recessive colours such as black or charcoal.



This fence is painted in a dark recessive colour which allows shrubs to stand out.



Retaining walls must be stained in a dark recessive colour to allow natural and other built features to stand out.

LANDSCAPE DESIGN

Driveways & paths

The material of driveways and pedestrian pathways should match the streetscape (detailed below).

- ~ To create a safe environment, driveways and entrance paths are encouraged to be physically separated by planting
- ~ The use of decorative cuts and cobbles within driveways and garden paths is also encouraged.

STREETSCAPE ELEMENTS

Concrete Access Paths

Mangatangi Sunset Pebble no oxide. Movement control joints at 3m centres maximum.

Driveways

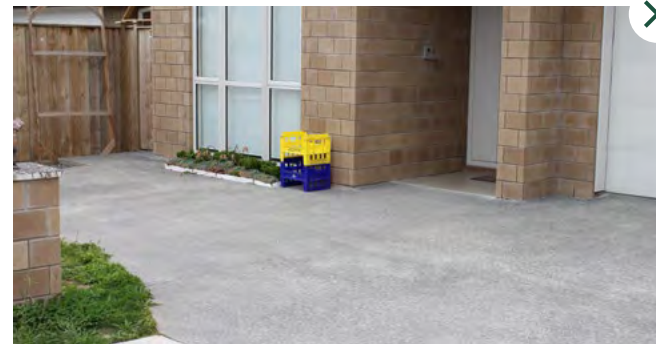
Exposed aggregate Mangatangi Sunset Pebble no oxide, with control joints at 3m centres maximum. Driveway crossings must be constructed to council specifications.



The path and driveway match the streetscape, and are physically separated with planting.



Decorative cuts and planting are encouraged for street appeal and driveway safety.



Pathway and driveway are not separated and the driveway is in a different material to the vehicle entry from the streetscape.

LANDSCAPE DESIGN

Other features

PATIOS

Patios are to be constructed with tile, paving stones, exposed aggregate, or hardwood decking. Paving should be of a neutral or grey colour and be sealed with a suitable stone sealer. Surface texture and slip resistance should be considered.

LETTERBOXES

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

LIGHTING

Exterior lighting can be used to highlight feature trees, enable outdoor spaces to be used in the dark, and for safety.

- ~ Lighting should be subtle
- ~ Lighting of trees and landscape features is encouraged provided the spill of light does not affect neighbouring properties and is considerate of the night sky
- ~ To avoid glare and light pollution, down-lighting is preferred for outdoor living areas. Beam angle and diffusers should be used to conceal light sources.
- ~ Sensor lights should be tastefully integrated into the front facade
- ~ To be environmentally considerate, LED lighting is preferable to other types.



This standalone letterbox has been designed to be integrated with surrounding front yard landscaping.



Letterbox incorporated into a blade wall beside the entrance path.



Soft lighting highlights the gabled elevation feature on this home.

DESIGN APPROVAL

Setting the standard

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

DESIGN PROFESSIONALS

It is expected that all purchasers will engage the services of competent design professionals (i.e. reputable and qualified architects, draughtspersons, and engineers) to design their homes.

DESIGN REVIEW

All designs must be submitted to the Park Green Design Review Committee for approval prior to Building Consent.

The Park Green Design Review Committee will evaluate the designs in relation to this guideline document and will, if necessary, request changes. In special cases the Committee may require changes on issues that are not addressed in this document or approve some design elements that do not align with the Design Guidelines.

Please note that the Committee does not have the power to waive any of Auckland Unitary Plan rules. A design review approval from the Committee does not obviate the need to apply for the building consent nor land use consent from Auckland Council.

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

Please keep in mind that this process includes penalties for late approvals.

BUILDING RESTRICTIONS

There are some building materials and practices that are restricted or prohibited:

- ~ Large satellite signal receiving dishes are not allowed. Smaller “Sky TV” style satellite dishes must be located as unobtrusively as possible.
- ~ Garages that use a steel sectional door, must not consist of ‘the classic look’ inspired pressed panel. On the contrary, modern, minimalist and contemporary styles should be employed.
- ~ Garden sheds and other auxiliary buildings must not be located in the front yard. They must be clad in materials compatible with the colour and nature of the house.
- ~ Caravans, boats, motor-homes, and similar objects are not allowed in the front yard or driveway. They may be located within the side or rear yards, provided they are screened from the public eye.



Gavin Muldoon

P 09 622 3800

M 021 649 186

gavin@parkgreen.co.nz

Luke Sullivan

P 09 622 3800

M 021 557 140

luke@parkgreen.co.nz

parkgreen.co.nz