

## HLC Design Guidelines Part 2



# Northcote

 **Northcote  
Development**

Part of HNZC's



**Auckland  
Housing  
Programme**

**Draft  
30.06.18**



In association with:



Authored by:



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.

## Find your way around the Design Guidelines:

Welcome to HLC's Auckland Housing Programme Design Guidelines.

**This is Part 2, Module 'a'** - the neighbourhood specific guidance for Northcote.

Each Module is contained in a separate PDF document.

### Design Guidelines Part 1: AHP Wide Guidance

#### 1a: The Design Guide

Start here for an overview of HLC's objectives within the Auckland Housing Programme. The module sets out the design outcomes which are required of our delivery partners, including masterplanners, architects and landscape designers.

#### 1b: The Built Environment

Explore the detail of how to achieve our design outcomes in order to deliver housing and the public realm well, under HLC's part of the Auckland Housing Programme.

#### 1c: The Approval Process

Find out about the design review process for development in HLC's part of the Auckland Housing Programme.

### Design Guidelines Part 2: Neighbourhood Specific Modules

#### 2a: Northcote

#### 2b: Roskill South

#### 2c: Ōwairaka

#### 2d: Māngere West- Stage 1

### Design Guidelines Part 3: Supplementary Modules (Recommended)

#### 3a: Small Homes

#### 3b: Children Living at Density

#### 3c: Waste Management

#### Potential future supplementary modules:

Affordable housing

Mana Whenua

Process around developing own/further modules

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## Northcote Neighbourhood Design Guidelines

This module contains specific neighbourhood guidance for Northcote. It plays an important role in ensuring the design of any site within Northcote can be undertaken with a thorough understanding of its context in relation to the overall neighbourhood and masterplan. When designing within Northcote, applicants must refer to all modules in the Design Guidelines Part 1 and this neighbourhood module from Part 2. They are also encouraged to consider guidelines within any supplementary modules (Part 3) that apply to their design.

Sections 1.0, 2.0 and 3.0 of this neighbourhood specific module outline the context and character of Northcote (existing), and the opportunities the masterplan looks to create. Through understanding the context of their site, applicants shall then go on to design ensuring they maximise benefits for all.

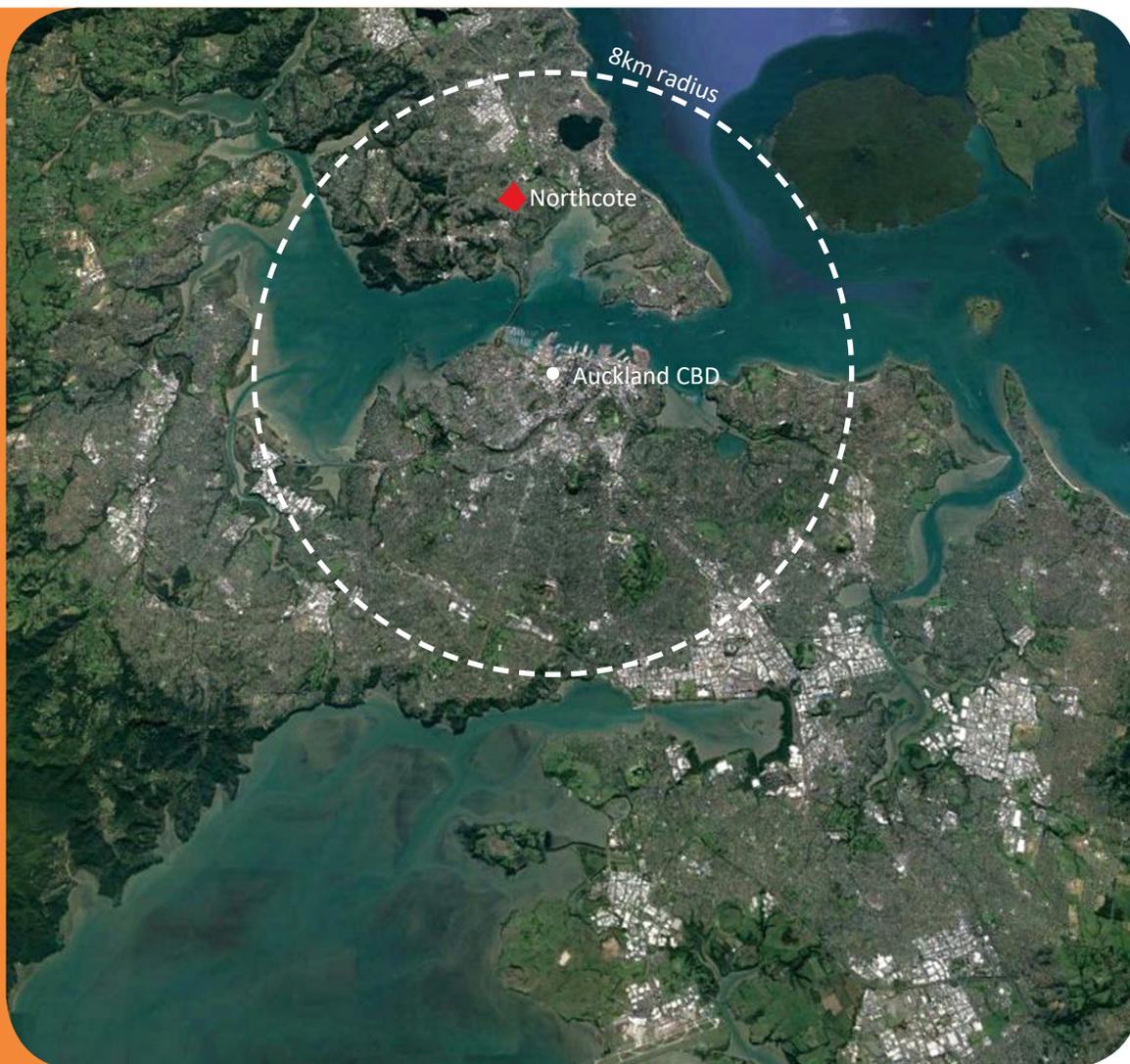
The special frontage guidelines (section 4.0) specific to Northcote are additional to Part 1 guidance and are intended to create specific design responses to specific circumstances related to key frontages. These guidelines, where applicable, override the guidelines in Design Guidelines Part 1: Overarching guidance.

Section 5.0, Landscape character guidelines, sets up planting character themes within the neighbourhood with the wider masterplan including the Greenway and Town Centre in mind. These encourage landscape design decisions that will combine to strongly maintain and contribute to a unique overall neighbourhood character.

For guidance in sections 4.0 and 5.0, applicants should locate their site on the plan, take note of any overlay or coding that affects it, (as indicated by the legend) then consult the accompanying matrix or notes to understand what is required in that scenario.

## **Northcote Vision**

“Increase housing supply and choice and to support and strengthen the Northcote community as it grows.”



## Design Guidelines Part 2: Neighbourhood Specific Modules

The neighbourhood specific modules outline the context and character of the existing neighbourhood, and the opportunities each masterplan looks to create. Applicants are encouraged to thoroughly understand the context of their site in relation to the overall neighbourhood and masterplan, and through this, design to maximise benefits for all.

The modules also include special frontage guidelines specific to each location. These are additional to the Overarching Guidance and are intended to create specific design responses to specific circumstances related to key frontages. These guidelines, where applicable, override the guidelines in Design Guidelines Part 1: Overarching Guidance.

Neighbourhood specific modules also include landscape character guidelines which set up planting character themes within the neighbourhood. These encourage landscape design decisions that will combine to strongly maintain and contribute to a unique overall neighbourhood character.

# 1.0 The Neighbourhood

## 1.1 The Neighbourhood

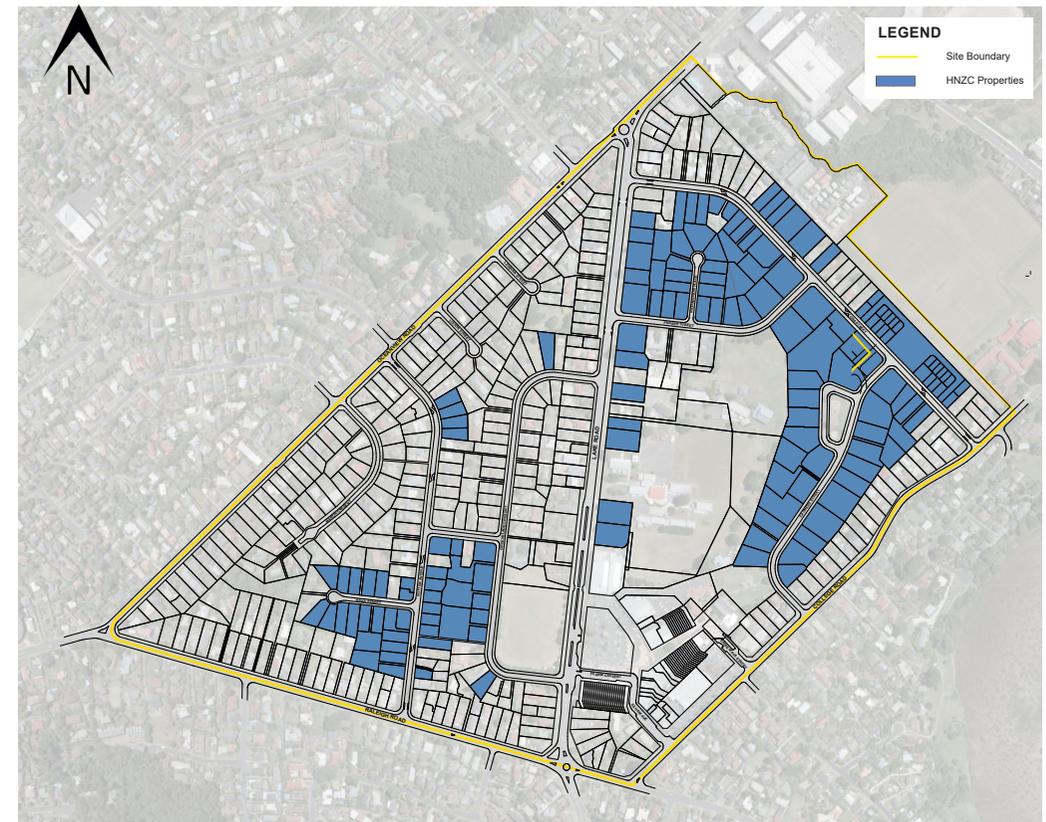
### 1.1.1 Northcote Site Context

Northcote is a central location on the North Shore, in close proximity to Takapuna and the Auckland CBD and with good transport links through the Northern Motorway and Akoranga Busway Station.

Northcote rates highly as a prospect for redevelopment on a range of criteria including scale, market readiness, social outcomes and infrastructure, and includes a range of characteristics which ideally position it as a Signal Site, namely:

- The average age of HNZC owned housing stock being 51 years (some as old as 58 years)
- A significant number of houses no longer meet current HNZC and community standards
- An under provision of required future social housing
- Adequate infrastructure capacity and upgraded stormwater services
- A dynamic and mixed population profile
- Good access to the major road network connecting to employment opportunities
- Good public transport (bus) services
- Good access to schooling (e.g. Northcote College, Northcote Intermediate and Onepoto Primary School)
- Good access to neighbourhood shopping at Northcote town centre
- Good access to parkland and associated amenity
- A community which has long anticipated promised improvements.

### 1.1.2 Land owned by HNZC in Northcote



Plan to be updated following agreed masterplan

### 1.1.3 Context Plan: Transport and Community Amenity



#### LEGEND

- Recreation Facility
- Schools
- Retail/Neighbourhood Centre
- Supermarket
- Community Buildings/Facilities
- Elderly Care
- Churches and Religious Facilities
- Medical
- Early Childhood Facilities
- Playgrounds
- Bus Routes
- Bus Stops

Plan to be updated following agreed masterplan

# 1.0 The Neighbourhood

## 1.2 Neighbourhood Character

The neighbourhood is a diverse, complex community with a number of key differences to the wider Northcote area and to Auckland generally.

The people living in the immediate Northcote development area are youthful, predominantly Pasifika and Maori. While there is turnover in rental properties, there are also a number of families well settled in the local area (40% of people in the immediate neighbourhood have lived in their home for 5 years or more, and of these, a number have lived in Northcote for at least thirty years). It is not uncommon for local teachers to know three generations of the same family.

The youthful population is reflected in the family make up of the area – 73% of households have children – 33% couples with children and 40% sole parent families.

The communities within the neighbourhood and the wider Northcote and Kaipātiki areas are well organised with a fully functioning network of organisations and NGOs. Most work in a wraparound fashion with multiple Government agencies on the challenging issues facing the local community.

The schools, the Kaipātiki Community Facilities Trust and the Northcote Library are pivotal to informal community networks

and serve the project well by being a point of stability and a neutral voice during the disruption of development. A Youth Council structure supported by the Kaipātiki Community Facilities Trust and Local Board is emerging as a source of ideas and input, keeping the voice of youth to the fore.

Two adjoining schools are located at the centre of HNZC's land holdings; Onepoto Primary and Northcote Intermediate. The role of the schools is crucial to opening up opportunity for students and families; in this case however they are even more important as a constant, anchoring institution in a community facing rapid change and growth. A Memorandum of Understanding is in place between HLC and Onepoto, cementing in place support and joint programmes. Work with both schools by HLC and HNZC is designed to smooth fluctuations in school rolls, preventing short term withdrawal of funding.



# 1.0 The Neighbourhood

## 1.3 Mana Whenua

Our relationship with Mana Whenua is ongoing and these design guidelines will be reviewed following a consultation and engagement process with Iwi and Hapu. In the interim, we encourage designers to refer to the Auckland Design Manual's Maori Design Hub.

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# 2.0 Placemaking Opportunities

## 2.1 Placemaking Strategy

For many people living in Northcote the planned development will significantly change the physical landscape of their community, and change how they interact with each other and interact with their place. This change must be a positive one, enhancing existing community connectedness so that residents continue to feel part of their community, and that people aspire to live in this community.

Placemaking is a term increasingly used to describe a range of activities that leads to places that work well for people and the environment. While placemaking relates to place design it is primarily about relationships; relationships between people, and relationships between people and their environment. Placemaking commonly includes community development and engagement, cultural considerations, economic development, environmental initiatives, and urban and landscape design.

The aim of placemaking in Northcote is to support the existing community during the development programme, make it a positive experience, and make Northcote a more desirable place to live.

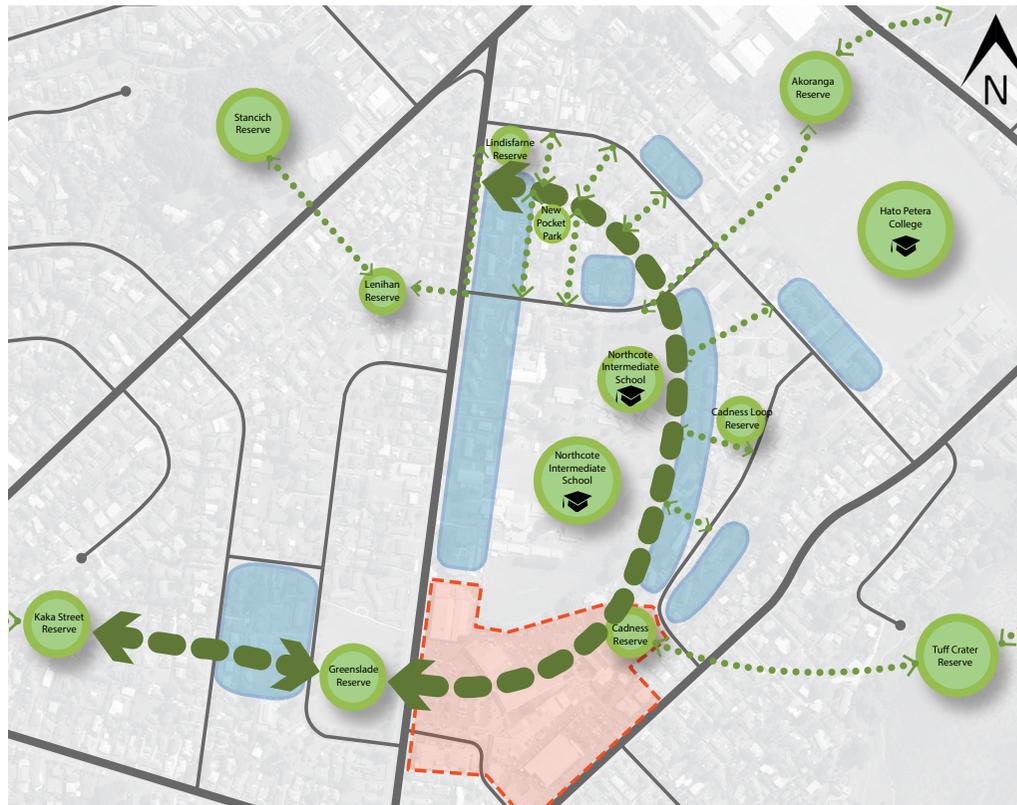
Specific placemaking and amenity moves outlined on the adjacent plan include:

- The Greenway; the central physical placemaking proposal, the new open space follows the path of a revitalised Awataha Stream. The idea for the Greenway was first raised by and agreed with the Northcote community in 2004. It

will have new pedestrian and cycle facilities and there will be opportunities along its length for additional physical and social / community oriented placemaking works and activities. Construction of the park will also facilitate significant improvements to stormwater infrastructure.

- Greenslade Reserve; the Reserve will be upgraded by Panuku Development Auckland to provide informal and active recreation space adjacent to the Northcote town centre. The Reserve upgrade also forms part of the proposed stormwater infrastructure improvements.
- Kaka Street connection; pedestrian and streetscape improvements to Kaka Street to provide a safe and attractive connection between the Kaka Street Reserve and Greenslade Reserve. This connection also assists with stormwater overland flow.
- Cadness Reserve upgrade; as part of the Greenway proposal, Cadness Reserve will become an informal, relaxed space with a destination children's playground.
- Cadness Loop Reserve upgrade; as part of upgrading existing amenity spaces the reserve will be reshaped and increased in size.
- Neighbourhood parks; a series of new neighbourhood parks created along the Greenway to provide informal recreation and amenity space for new homes.
- Pedestrian Link upgrades; pedestrian links, such as that connecting Tonar Street with Hato Petera, will be upgraded with new planting, surface treatments to improve safety and pedestrian amenity.

## 2.2 Placemaking Plan



### LEGEND / KEY PRINCIPLES

-  **Greenway**  
Develop Greenway/walk and cycleway (Originally proposed 2010)
-  **Green Open Space**  
Leverage the existing open space
-  **Green Connections**  
Increase connectivity
-  **Existing Street Network**  
Leverage the existing street network
-  **Local Centre**  
Leverage the town centre connections
-  **Density**  
Increase density on amenity  
Add density to Lake Road

- Create a Greenway that connects the Town Centre with the residence
- Vibrant town and village centre
- A thriving Local economy
- Redevelop the existing housing stock to create a healthier environment for the many young families in the area
- Build the Identity of Northcote as a vibrant multicultural hub that connects strongly into the adjoining suburbs through the development of the Greenway

Plan to be updated following agreed masterplan

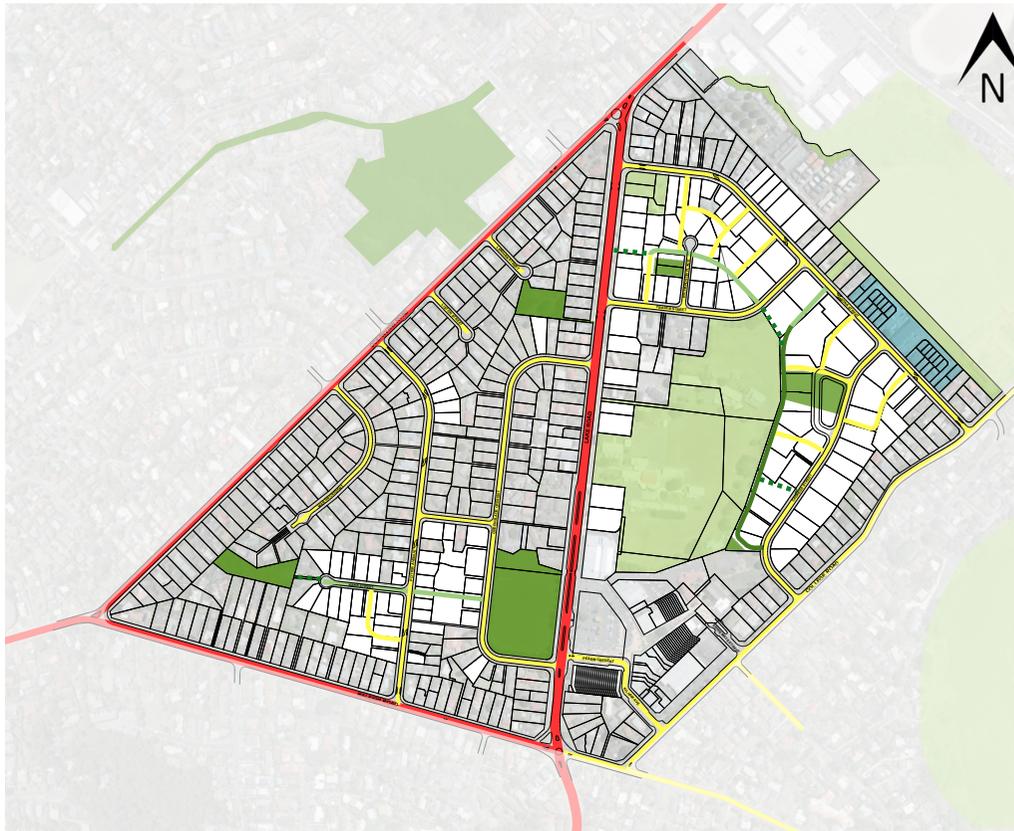
# 3.0 Connectivity

## 3.1 Circulation Plan



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## 3.2 Street Typology Plan



### LEGEND

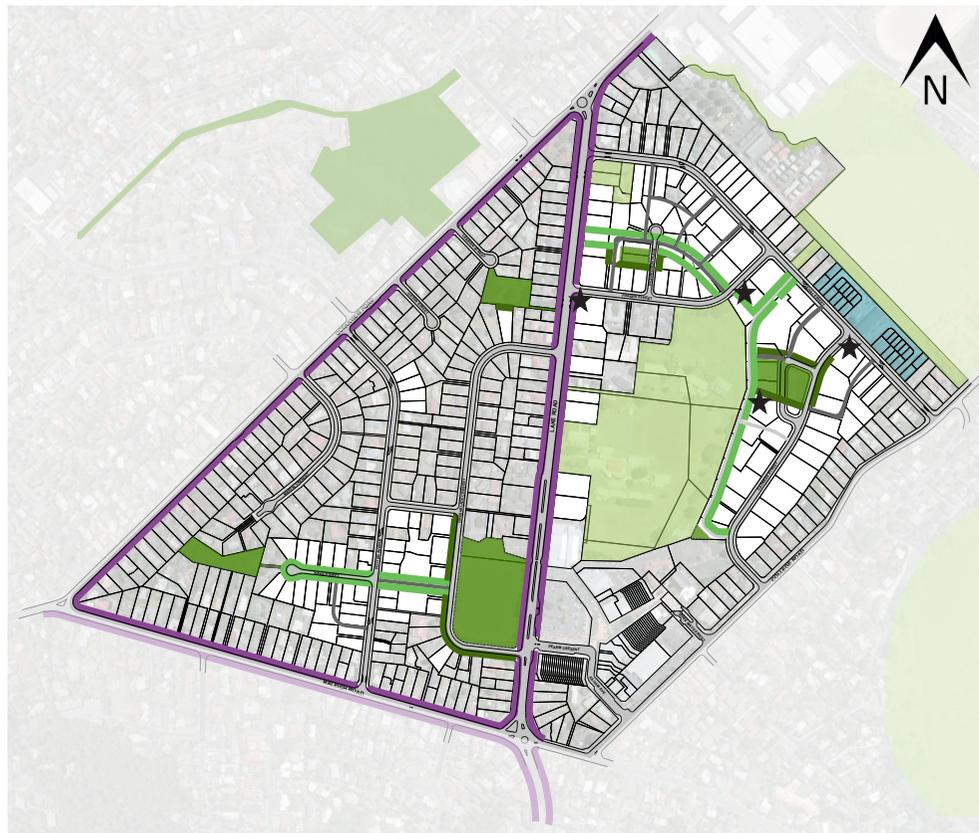
- Arterial Road
- Local Road
- Community Street
- 6m wide Pedestrian Connection
- Greenway Street
- Greenway extension
- BAU HNZC development underway or complete\*

\* HNZC BAU Superlots designed prior to the AHP and therefore are not subject to the Design Guidelines or Design Review

Plan to be updated following agreed masterplan

# 4.0 Special Frontage Guidelines

## 4.1 Special Frontage Plan



### LEGEND

-  Arterial Frontage
-  Park Frontage
-  Greenway Frontage
-  Marker Building
-  BAU HNZN development underway or complete\*

### NOTE:

Special frontage guidelines are additional and take precedent over guidance provided in Part 1. (All guidance in part 1 not substituted by special height and frontage must still be considered).

For any lot not highlighted by special frontage plan, please refer to Part 1, module 1b.

\* HNZN BAU Superlots designed prior to the AHP and therefore are not subject to the Design Guidelines or Design Review

Plan to be updated following agreed masterplan

## 4.2 Special Frontage Matrix

Frontage Typology	Arterial Frontage	Park Frontage	Greenway Frontage
i Character Description	Buildings fronting arterials 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.	Designated park frontage is allocated to areas that are opposite or adjacent open spaces. These lots shall address park space in order to provide passive surveillance and positive engagement with the open space, ensuring safety for park users. Homes fronting parks should exhibit a higher level of architectural quality than a typical local street.	The Greenway is a central walking and informal cycling route with increased landscape amenity and opportunities for social interaction in the street. Homes fronting the Greenway should help facilitate this friendly and safe environment through increased architectural quality and strong engagement with the Greenway. Entrances to homes should be orientated toward it.
ii Building height	Min 3 floors	Min 2 floors	Min 2 floors
ii Preferred Typology	Terrace, walk-up or Apartment	Terrace, walk-up or Apartment	Terrace, walk-up or Apartment
iii iv Ground floor stud height	The ground floor of a new building should have a min finished floor height of 4m for a min depth of 10m where it joins an arterial road.	N/A	N/A
v Boundary setback	Min 1.5m Max 3.0m	Min 1.5m Max 6.0m	Min 1.5m Max 4.0m
vi Fencing*	Front Fencing Max 0.9 m high (solid) or: Max 1.2 high(50% visually permeable)	Max 0.9 m high (solid or visually permeable)	Max 0.9 m high (solid or visually permeable)
vi Public Realm Facing Rear/ Side Fencing	Max 1.5m high, Min 50% visually permeable	Max 1.5m high fence Min 50% visually permeable To include gate access to park Rear Fence not acceptable	Max 1.5m high fence Min 50% visually permeable To include gate access to Greenway Rear Fence not acceptable
vii Retaining*	Max 900mm	Max 900mm	Max 900mm
viii Vehicular access on street frontage	Number of vehicle crossings to be minimised wherever possible.	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 sightlines are maintained between homes and park.	No vehicle crossings on west/ south side (where widened berm occurs).
ix Raised threshold	Min 0.5 m	N/A	N/A

\* refer Design Guidelines Part 1: Overarching guidance for guidance around combined fencing and retaining.

# 5.0 Landscape Character Guidelines

## 5.1 Street and lot frontage planting themes - Plan



## 5.2 Street and lot frontage planting themes - Explanation

### Cadness Loop Neighbourhood Character Zone



A mix of native and exotic planting is appropriate here. Native bird attracting species should be intermixed with flowering and fruiting species displaying vibrancy and seasonal change. Planting should appear both textural and colourful. Where possible, edible plants should be included in plant selection.



### Native Bush Character Zone



Native plant species following the greenway down from Kaka Street Reserve, with a focus on attracting native birds to the neighbourhood. This character zone draws the native bush further into the neighbourhood offering increased biodiversity, food source and habitat for native fauna.



### Urban Neighbourhood Character Zone



Trees should be scaled appropriately for the likely higher buildings in these locations. Shrub planting should be lush and 'glossy green' in character, with structured arrangements that range from formal on Lake Road to more informal on Tonar Street. Hedges and climbing plants are encouraged to make the most of potentially compact spaces. Where possible, edible plants should be included in plant selection.



### Greenway Character Zone



Refer to 'Awataha Greenway Design guide draft'.