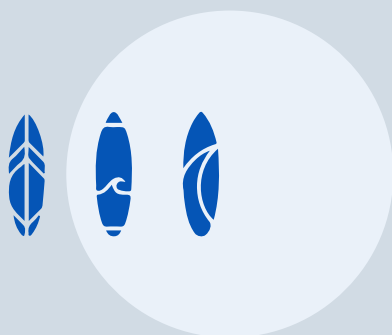


Auckland  
Surf Park Community

# Residential Design Controls

North-West  
Neighbourhood



# Contents

|   |           |
|---|-----------|
| <b>Introduction</b>                           | <b>4</b>  |
| The North-West Neighbourhood                  | 6         |
| <b>Design Controls</b>                        | <b>9</b>  |
| Building Controls                             | 10        |
| Frontage Conditions and Special Yard Controls | 18        |
| Design Character Controls                     | 22        |
| <b>Private Lanes and Accessways</b>           | <b>34</b> |
| Lane Design Controls                          | 36        |

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Studio Pacific Architecture

For:

AW Holdings 2021 Ltd



# Introduction

The Residential Design Guides ensure that development across all residential precincts is well designed with:

- a distinct character that supports high-quality living environments,
- a variety of housing types,
- appealing streets and open spaces, and
- the ability to support the town centre and Surf Park by enhancing functionality, community focus, and economic opportunities.

This document establishes the design controls within the North-West Neighbourhood.

## Approval Process

Where the Residential Design Controls (RDC) are applied, written certification that development has been designed in accordance with the RDC must be submitted to Auckland Council at the time of building consent lodgement. This certification must be from an appropriate professional advisor in accordance with the certification process of the RDC. No construction works may commence until Council is in receipt of this confirmation.

The professional advisor must be a full member of the NZPI or UDIA and be independent of the consent holder (and lot developer, where they are different).

The confirmation from the professional advisor shall be in written form, state that they are a full member of the NZPI or UDIA, and that they are independent of the consent holder and lot developer (where different).

The certification may contain explanations where these are useful or necessary. Where the professional advisor considers it necessary, they may consult with an urban design practitioner who is independent of the consent holder (and lot developer, where they are different), and provide a written opinion from that person, which will state their qualifications, and that they are independent of the consent holder and lot developer (where different).

The lot developer shall provide to the professional advisor plans adequate for the purposes of undertaking the confirmation. These will typically be the building consent application drawings. In accordance with the approved resource consent, the lot developer is required to submit the confirmation to Auckland Council as part of the building consent application for the proposal.

**A** This document covers design controls for the North-West Neighborhood



# The North-West Neighbourhood

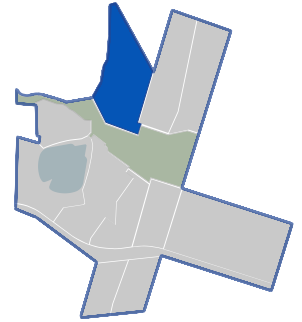
The North-West Neighbourhood celebrates the natural environment while offering a variety of suburban housing options. Situated along the stream corridor, it feels secluded yet maintains easy access to the Stream Park, Village Centre, and Lagoon.

The neighbourhood's character is designed around a connection to nature and a relaxed, community-focused lifestyle.

It features a mix of standalone homes, with larger sections at the edges. Pedestrian-friendly streets and shared pathways make the neighbourhood safe, walkable, and accessible, while open spaces provide areas for play and community activities.

Properties along the stream are generously sized and support a riparian buffer that enhances the environment and provides privacy.

This neighbourhood is shaped by the principles of the Auckland Unitary Plan's Mixed Housing Suburban and Urban zones, adapted to reflect the Surf Park's vision and the unique landscape of the area.



## Objectives

**Housing Variety:** A mix of housing choices to support inclusivity and diversity, meeting different functions, lifestyles, family sizes, and budgets.

**Attractive Public Spaces:** Streets and laneways are designed to be welcoming, safe, and enjoyable, with amenities and gathering places that bring the community together.

**Nature and Kaitiakitanga:** Strong connections to nature encourage care, custodianship, and engagement with the natural environment.

**Surfing Community:** Living close to the Surf Park allows people to spend less time travelling and more time in the water, building a strong community around surfing.

### Neighbourhood Intent Diagram:

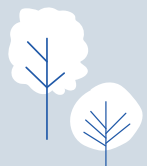




# Design Controls

The design controls include building controls and materiality and character standards. They also include guidelines for the residential lanes within the neighbourhood.

Building and frontage controls are designed to maintain a consistent neighbourhood character in both scale and street interface, ensuring alignment with the desired suburban density and character. These controls work alongside the materiality objectives to reinforce cohesion while allowing for individual expression.



# Building Controls

## Housing Supply and Density

The number and size of dwellings per lot shall be in general accordance with the 'Residential Precinct Masterplans (North West)' document.

No more than one detached dwelling is permitted per site.

## Maximum Impervious Area

The maximum impervious area must not exceed the percentages below (also refer adjoining diagram):

- Lots indicated as 'grand lots': 45 per cent of the site area
- Lots indicated as 'medium lots': 60 per cent of the site area
- All other lots: 70 per cent of the site area
- Within a stream-facing yard setback: 10 per cent of the stream yard.

## Building Height

Buildings must not exceed 8m in height, except that;

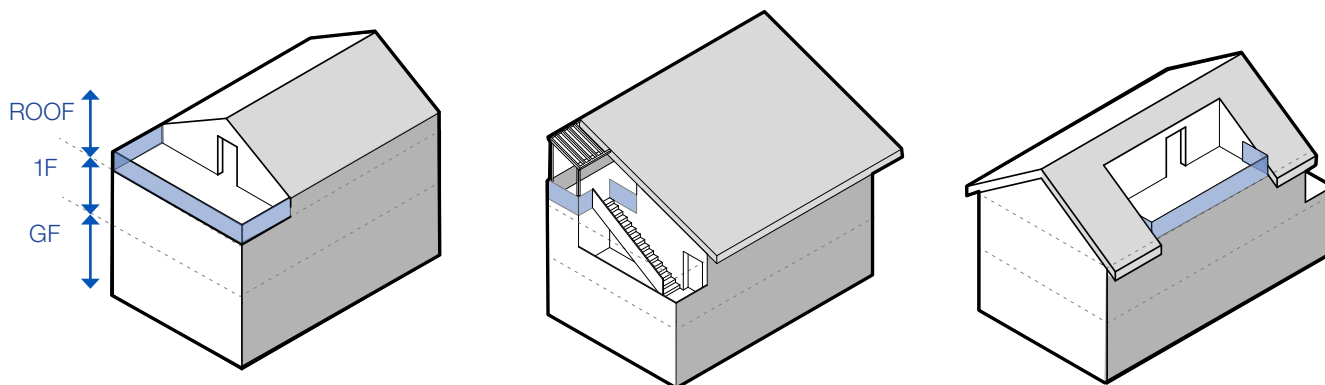
- Chimneys can protrude up to 2m above the maximum height.
- Roofs with a slope of 15 degrees or more can exceed the maximum height by up to 2m.
- Solar panels and aerials can exceed the maximum height by 1m.

## Roof Terraces

Where indicated on the *Grand Lot and Roof Terrace Locations* diagram, a roof-level outdoor space (on level 1 or 2) is permitted.

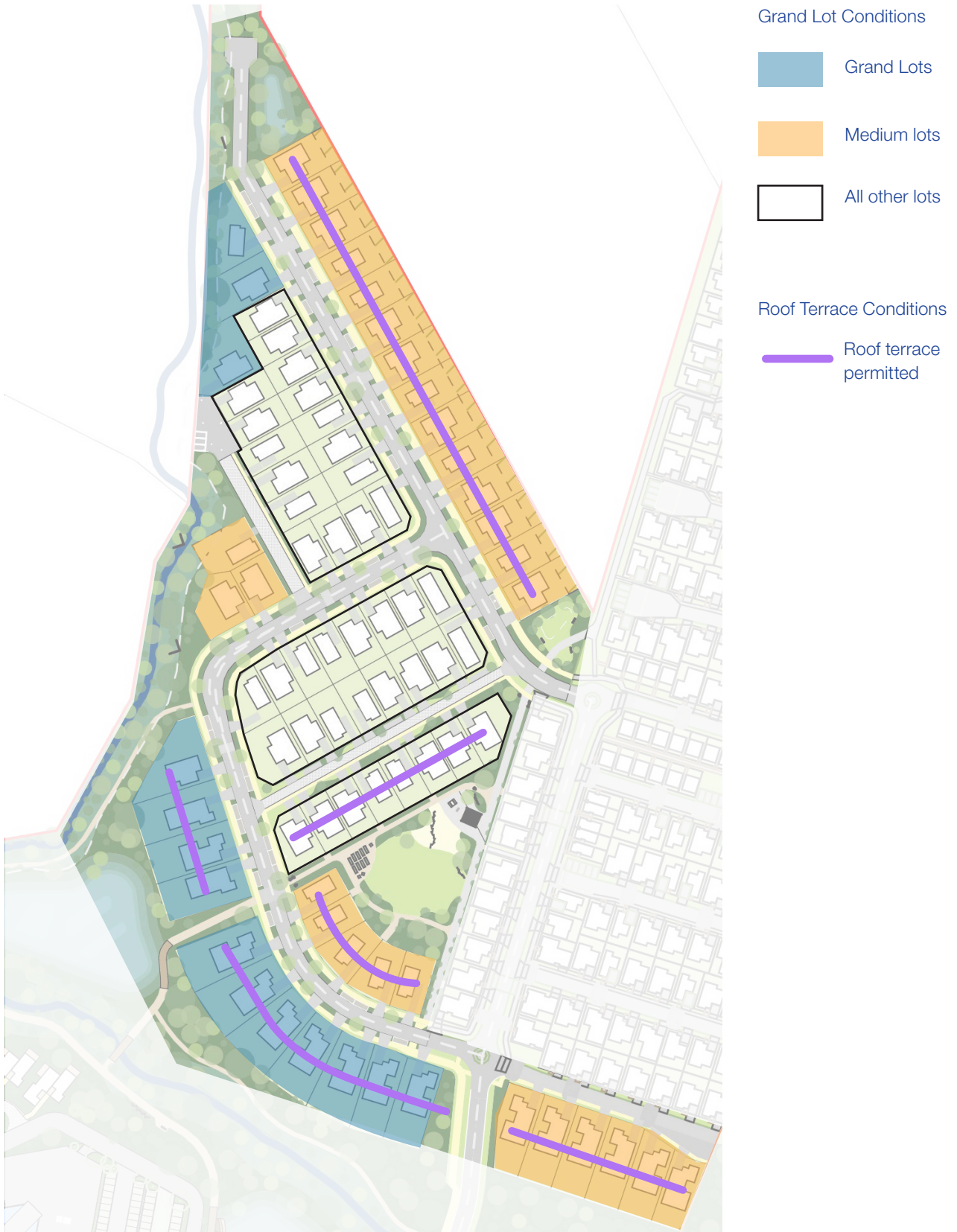
The maximum floor area of a roof terrace at level 2 must not exceed 16m<sup>2</sup>.

Structures on roof terraces, other than balustrades up to 1.2m in height, must remain within the roof volume.



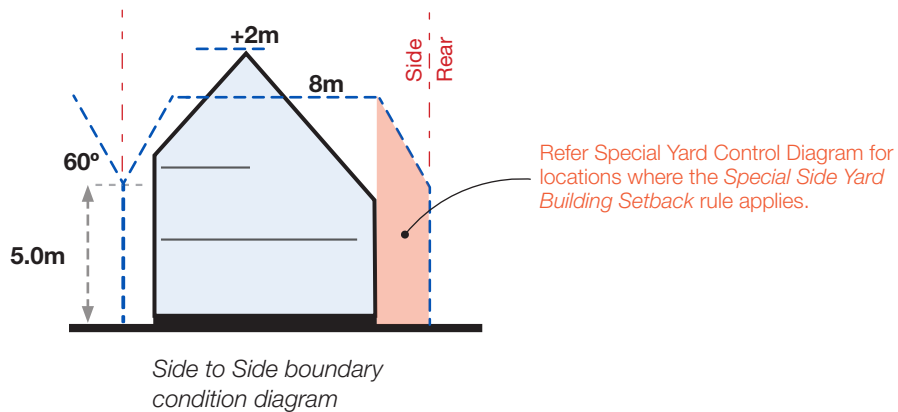
Roof Terrace Examples

# Lot Type and Roof Terrace Locations



## Height in Relation to Boundary

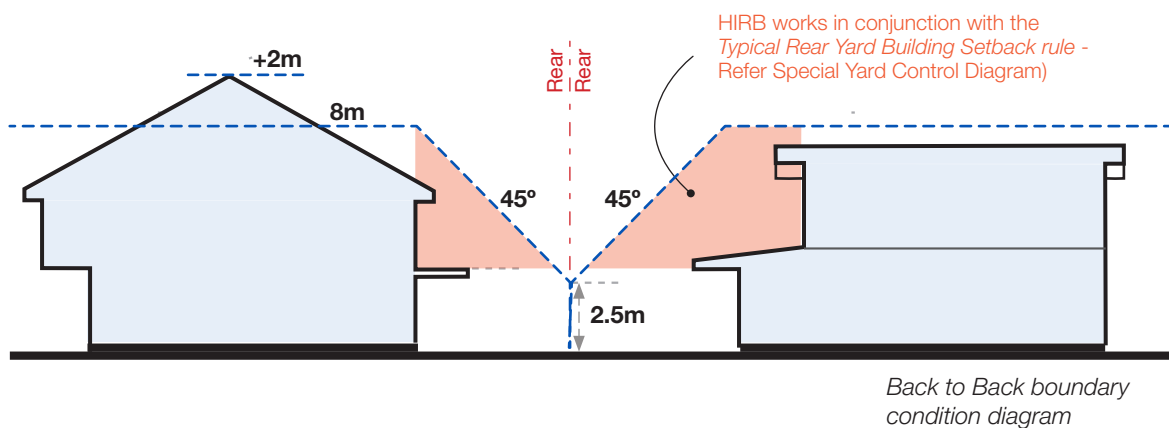
On side and rear boundaries, buildings must not project beyond a 60-degree recession plane measured from a point 5m vertically above ground level.



At the back to back boundary condition, buildings must not project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level.

Refer to the *Location of Frontages and Special Yard Conditions* diagram for condition locations.

Chimneys and solar panels can project through the height in relation to boundary by no more than 1m vertical, and must not be located within 1.5m from the infringing boundary.



## General Yards

All parts of a building must be set back from the relevant boundary by the minimum depth as listed below:

- Side and Rear: 1.1m minimum unless stated in the *Location of Frontages and Special Yard Conditions* where alternative conditions apply.
- Also refer to chapter *Frontage Conditions and Special Yard Controls*

Shading devices and roof eaves may protrude into the minimum yard area by a maximum of 0.6m.

Awnings, verandahs, pergolas, car ports, shading devices, eaves, and decks may protrude into Road Frontage Building Setback area by a maximum of 1.5m.

Storage units or sheds may be built within 1.0m of a road or JOAL boundary, provided they are separated from that boundary by at least 1.0m of planting (excluding lawn).

## Fences and Walls

Fences or walls must not exceed the height specified below, measured from the ground level at the boundary:

Common private boundary side and rear yards: 1.8m

Refer to the *Frontage Conditions and Special Yard Controls* section for additional fencing, wall, and retaining wall requirements.

## Building Coverage

The maximum building coverage must not exceed the coverage below:

- On lots indicated as 'Grand Lots': 40 per cent of the site area
- On lots indicated as 'Medium Lots': 50 per cent of the site area
- All other lots: 60 per cent of the site area

## Garages

On vested road frontages, garages doors must be set back from the front face of the building by at least 1m.

Garages must be set back from the boundary on which the vehicle crossing is by at least 5m.

## Carports

Carports must have the same architectural quality as the main building

All sides of a carport facing a street, lane, or public space must be at least 50 per cent visually permeable.

A carport may be located forward of the front face of the building and may protrude into a front yard setback by a maximum of 1.5m.

## Outlook Space

An outlook space must be provided to each habitable room provided from the window or door with the largest area of glazing.

The minimum dimensions for an outlook space are:

- From a principal living room or main open plan living, dining, and/or kitchen area: 6m in depth and 4m in width;
- a principal bedroom: 3m in depth and 3m in width;
- All other habitable rooms: 1m in depth and 1m in width.

The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.

The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.

The height of the outlook space is the same as the door or window height to which it applies.

Outlook spaces may be within the site, over a public street, JOAL, accessway, or a public open space.

Outlook spaces required from different rooms within the same dwelling may overlap.

Outlook spaces may be interrupted by the following;

- Balustrades and fences of no more than 1.2m high,
- Architectural screens that are at least 50 per cent visually permeable,
- Vegetation.

## Outdoor Living Space

A dwelling must have an outdoor living space located at ground level that is at least 20m<sup>2</sup> and that:

- has no dimension less than 4m and has a gradient not exceeding 1 in 20;
- is accessible from the main living area of the dwelling;
- is free of buildings, storage sheds/ units, parking spaces, servicing, above ground rainwater tanks, and manoeuvring areas:

On each site, the outdoor living space is to be located at a point along the areas identified in the *Location of Primary Outdoor Living Space* diagram. Where lots are noted as having 'optional' locations, it may be located along any of the options provided.

## Passive Surveillance

Each storey of a dwelling facing a road, private lane, pedestrian accessway, or open space must have at least one glazed window or door to a habitable room.

### Location of Primary Outdoor Living Spaces:



### **Landscaped Area**

At least 30 per cent of the site area must be landscaped.

At least 50 per cent of the site's front yard must be landscaped, of which no more than 20 per cent may be lawn.

Landscaped areas may be comprised of natural grass, shrubs, trees, permeable pathways of up to 1.2m wide, and raised planters of up to 0.7m high.

Each lot must also contain at least one specimen tree in the front yard that is;

- Selected from the planting zone palette as per the Open Space Strategy, and
- Of a minimum bag size of PB60

### **Rainwater Tanks**

Each property must contain a rainwater tank with a minimum capacity of 2000L for stormwater retention and emergency backup source.

Any overflow from the rainwater tank must discharge to the authorised stormwater system for the site.

Rainwater tanks may be located within 1m from the side and rear boundaries provided they are no more than 2.5m in height.

### **Location of Ancillary Services**

Ancillary services (such as heat pump apparatus and above ground water tanks) must not be located forward of the building on the Road Frontage.

### **Vehicle Crossings**

Each site may have a maximum of one vehicle crossing. Vehicle crossings on any street must not exceed 3m in width at the boundary.

### **Signage**

Any signage must be related to a home occupation on the same site.

Signage must not be illuminated and must not exceed a total size of 1m<sup>2</sup> per site.

### Storage Units/ Sheds

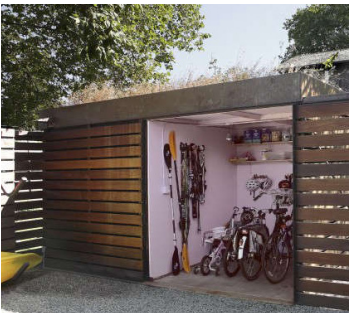
Free-standing storage units up to 3m high can be located in the Rear Yard Building Setback area.

Where storage units are located in a front yard they must:

- Be of the same design language and build quality as the dwelling,
- Be no greater than 12m<sup>2</sup>,
- Span no greater than 1/3 of the Road Frontage.

Storage units are counted within the building coverage.

### Storage Unit / Shed precedents:



# Frontage Conditions and Special Yard Controls

The following provisions apply specifically to the yards and lots identified within the Location of Frontages and Special Yard Conditions diagram. These controls override or establish additional rules to those in the Building Controls section. Note that if a condition does not specify an alternative to a general rule, the standards set out in the building controls continue to apply.

## Compact Frontages

Building setback area: 2m minimum

Fencing or walls may be up to 0.9m in height; Where adjacent to primary outdoor living spaces, they can be up to 1.8m high for a length of 4m and minimum 20 per cent visually permeable.

## Stream-facing Frontages

Building setback area: 8m minimum

Uncovered decks below 1m in height and in-ground pools may be within the building setback, but not within 1.5m of any boundary.

At least 40 per cent of the Stream-facing building setback area must be planted. 80 per cent of this must be comprised of a diverse mixture of plants from the *Stream & Wetland Restoration Palette* as per the Open Space Strategy.

Planting density: Plants must be at a minimum average density of 1.5 plants per square metre.

Fencing or walls may be up to 1.4m in height solid, or up to 1.8m in height where at least 50 per cent visually permeable.

## Open Space Frontages

Building setback area: 1.5m minimum

Fencing or walls may be up to 1.8m in height where at least 50 per cent visually permeable averaged across the fence boundary elevation.

Fences adjoining the neighbourhood park must be as per the 'Landscape Design' fence section.

Retaining walls within the building setback area may be up to 1.2m high, anything greater must be stepped with at least 0.8 of planting. Fences on top of retaining walls can be up to 1.2m but must be at least 25 per cent visually permeable.

## Road Frontages

Building setback area: 3m minimum

Fencing or walls within may be up to 0.9m in height

Retaining walls within the building setback area may be up to 1.2m high, anything greater must be stepped with at least 0.8m of planting. Fences on top of retaining walls can be up to 1.2m but must be at least 25 per cent visually permeable

## Pedestrian Accessway

Building setback area: 1.0m minimum

Fencing or walls may be up to 1.2m in height solid, or up to 1.8m in height where at least 50 per cent visually permeable averaged across the boundary elevation.

### Location of Frontages and Special Yard Conditions:



#### Frontage Conditions

- Compact frontage
- Stream-facing yard
- Open space frontage
- Road frontage

#### Special Yard Conditions

- Pedestrian Accessway
- Rear Yard Building Setback
- Special Side Yard Building Setback
- Vegetation Buffer - Rural
- Riparian Buffer Zone (indicative)

### Typical Rear Yard Building Setback Rule

#### A) Setbacks adjoining a Southern Boundary.

Building setback at ground level: 2.5m

Additional upper level setback: A 6m setback from rear boundary is required to all built forms at level 1 and above, but excludes awnings that are no more than 3.5m above ground level.

#### B) Setbacks adjoining a Northern Boundary.

Upper level building setback to primary building (excludes accessory buildings): 6m minimum

Note, on corner sites this is reduced to 3m minimum to allow for driveway constraints near intersections.

Awnings, shading devices, and roofs can protrude into both the above set back zones by up to 0.8m.



Diagram of Back to Back Boundary

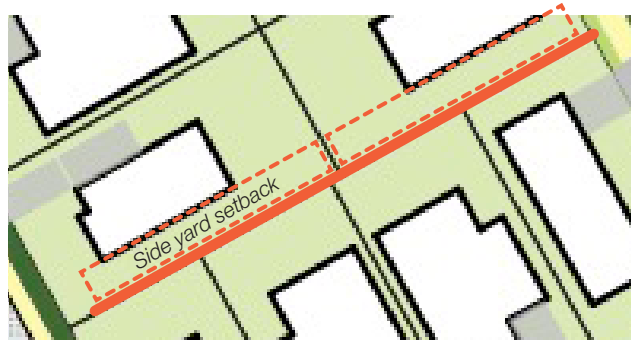


Diagram of Special Side Yard Setback

### Special Side Yard Building Setback

Side yard building setback: 3m minimum

### Vegetation Buffer - Rural

Vegetation buffers must be 5m deep as measured from the boundary and must:

- Be comprised of planting from the Native Buffer Planting Zone as set out in the *Open Space Strategy*, and
- Planting must be at a minimum average density of 1 plant per square metre, and comprised of an even mix of shrubs and trees.

### Riparian Buffer Zone

Riparian buffers must:

- Be planted with species from the Native Buffer Planting Zone as set out in the *Open Space Strategy*
- Have no boundary fences other than for safety from falling at the top of retaining walls.



# Design Character Controls

The objectives of the North-West Residential Precinct architectural character controls are to ensure that the development has:

- A visually cohesive language and character that still provides for individuality and a diversity in architectural form and materiality.
- Contemporary design solutions inspired by the surrounding rural character.
- Residential buildings with a strong design language and a clear and legible hierarchy of building forms.
- Buildings which are integrated with and sit sensitively within the surrounding landscape.
- Visual clutter minimised through well-considered placement of services and design elements.

*All proposed designs are expected to demonstrate strong architectural merit. In addition, the Stream-side houses are required to reflect a premium standard of architectural design quality and will be assessed against this higher expectation.*

*Existing rural structures on the Surfpark Site*



# Architecture

## Overall Building Form Concept

The building form concept for the North West Neighbourhood is for each dwelling to be composed around a singular primary building form. Secondary and recessive forms may occur, but they are most effective when they do not compromise the visual clarity of the primary building.

Forms should be contemporary and inspired by the surrounding rural character (i.e. modern sheds, barns, and market garden glasshouses).

The architecture should also respond to the site's context, particularly in the case of views, sun orientation, and adjacencies to public streets, walkways, and parks. In particular, rural and stream edge lots (as identified on the Neighbourhood Diagram drawing) should maximise views while ensuring the privacy of each home.

Built form precedents:



*Examples of building forms, elements, and styles that are encouraged*

## Building Form

### Roof Design

Compose strong primary roof forms to contribute to the precinct's strong and considered architectural language.

Acceptable Primary Roof forms are:

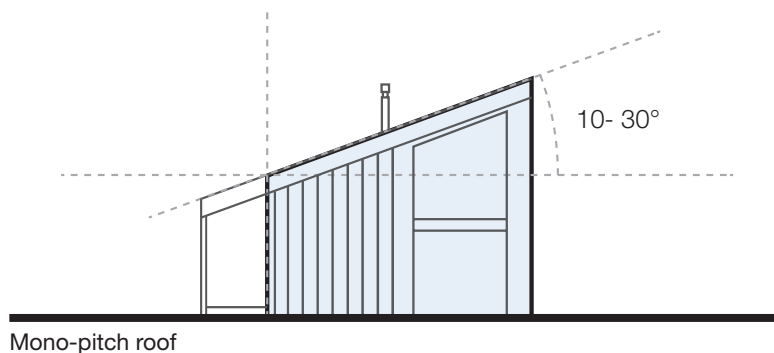
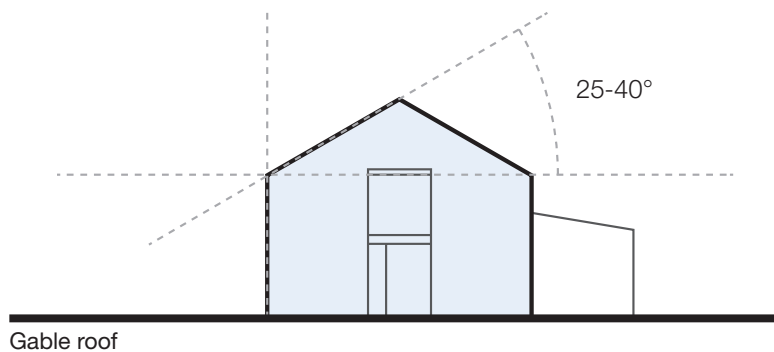
- Mono-pitch: between 10 and 30 degrees
- Gabled: between 25 and 40 degrees
- A combination of the above
- Other roof forms will be considered where they can demonstrate a clear well-considered form reflective of the site's existing rural character.

Unacceptable Primary Roof forms:

- Hipped roofs
- Butterfly roofs
- Flat roofs

Acceptable Secondary Roof forms:

- Flat roofs (max. pitch 4 degrees) when used primarily to link structures or as an adjunct to the main form i.e. secondary forms and carports
- Mono-pitch roofs are encouraged as secondary forms when gable roofs are used for the primary building form, and should be outside of the pitches stated for primary roof forms.



*Acceptable primary roof forms*

### **Verandahs, Porches, Pergolas, Balconies, and Decks**

These elements should be integrated cohesively into the building and/or landscape design language.

- Verandahs, porches, roofs, and pergolas: Proprietary designs such as Bowranda roof and Archgola are discouraged. Louvertec (or quality equivalent) type solutions are acceptable if they are well integrated into the architecture and/or landscape design.
- Primary entries to a dwelling and main thresholds leading to a primary outdoor space must have weather protection in the form of a roof, verandah, or similar. These should be sized appropriately for the intended number of occupants.
- Shading devices, screens, and projecting wing walls should be utilised where required to provide privacy between lots.

### **General Façade Articulation**

The use of tertiary building elements, such as chimneys, dormer windows, and building recesses, should be used to break up the building form in a considered and contemporary manner.

Window shrouds must be integral to the window joinery suite or well integrated into the cladding design, not surface-mounted to the cladding.

### **Services**

- Mechanical and electrical services should be discreetly located away or screened from public view, including road and open space frontages. These include but are not limited to:
  - Roof aerials and dishes,
  - Externally mounted heat pumps, external hot water cylinders, and ventilation units,
  - External waste stacks and vents,
  - Home battery systems,
  - Provisions for E-car charging.

## Building Materials And Colours

The materials and colours selection reference the rural context, drawing on the utilitarian character of farm structures and the vernacular forms of rural dwellings.

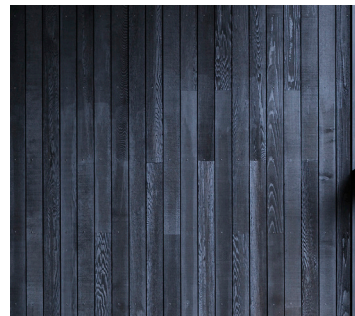
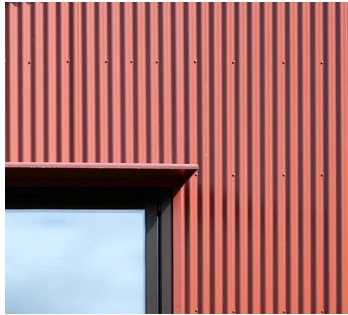
Integration with the natural environment as well as the rural character is an important objective in selecting a palette. In general, neutral, earthy, and recessive colours are encouraged.

The material and colour palette is intentionally constrained to establish a consistent and controlled framework while supporting opportunities for individual expression.

### **Materials selection**

- Consider selecting materials or colours that differentiate principal and secondary building forms.
- Restrain the palette to no more than two colours with a third permitted in accent areas such as front doors, awnings, and gates.
- Claddings shall have an LRV range between 10 – 80. Claddings and roofing with an LRV less than 20 must use cool colour technology with an acceptable total solar reflectance value equivalent.
- Colours and materiality should also be drawn from the *Built Form Precedents*.

Materials precedents:



*Examples of building materials and building styles that are encouraged*

## Wall Claddings

To simplify the appearance of each home, a building should have no more than two external wall claddings. For the purposes of this rule, claddings of the same material and colour but different profiles are considered two different claddings.

Shading and screening elements and soffits are not considered a wall cladding, but all shading elements are encouraged to be the same materiality and colour across the building.

Flat sheet claddings are not permitted.

Weatherboard and timber slat/batten rain screen cladding preferences:

- Stained in white, black, grey, or earthy tones - including weathered variations of these.

Concrete, brick and masonry preferences:

- Flat faced brick with flush pointing or rendered/ bagged.

Metal claddings preferences:

- Vertical orientation.
- Profile types:
  - Corrugate
  - Trapezoidal with no swages between ribs
  - Vertical tray systems, which may have a standing seam, but with no additional ribs, swages or machine crimping between seams.

## Roofing Materials

Preferred roof materials are:

- Wooden shingles, Colorsteel, standing seam Colorsteel, or aluminium roofing.
- Membrane roofing is allowed for secondary roof forms.
- Colours as per the Building Materials and Colours and *Built form precedents* palette range.
- Light roof colours are encouraged to mitigate heat absorption.

Roof details such as gutters, downpipes, and flashings are most successful if they are of a material and colour that complements or matches the roof or wall materials.

## Windows And Balustrades

Balustrading and window joinery colours should not be highly contrasting to the cladding colour.

Avoid colour tinted glass.



# Landscape

## Front Yard Fencing

Any fencing or landscape screening elements in the front yard must be one or more of the following styles:

- Post and wire
- Post and rail (2-4 rails)
- Hedging

Secondary fencing elements in other materials, for instance rendered masonry or brick 'posts' and ledges, should be used in moderation.

Vertical timber slat fencing should be considered when screening primary outdoor living locations, particularly where planting is provided to the public edge.

Fence posts should be substantial and rural in character, for example a timber sleeper.

## Park-Facing Fencing

Any fencing adjoining the neighbourhood park must be:

- Large post (ie sleeper) with rail, wire, or timber slat infill

## Gates

Gates must be of the same style as the fence to which it adjoins, or ones of the following styles:

- Post and wire
- Post and rail
- Farm gate

## Retaining Walls and Garden Beds

Raised garden beds and retaining walls visible from the street or lane must be made of timber.

Front yard timber edging to planters must be large sleeper sized members.

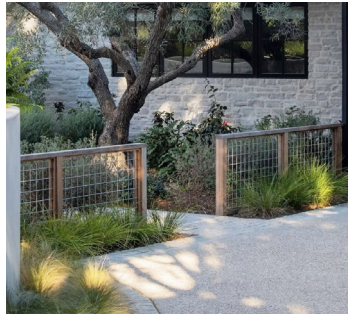
## Driveways and Car pads

Driveways and/or car pads must incorporate permeable materials, i.e. gravel, grass pavers, permeable paving, or ground cover.

## Pathways

Pathways should be designed not to pool water. Preferred materials include timber, gravel, pavers, and hoggin, which are pervious.

Materials precedents:



*Examples of fencing and landscape styles that are encouraged*

# Private Lanes and Accessways

Pedestrian-Priority Residential Lanes are designed as low-speed, shared spaces that prioritise walking and cycling while maintaining limited vehicle access for residents and services.

These lanes create a safe and inviting environment with a strong focus on community interaction and active transport. Key design features include textured paving, landscaping, and street furniture to slow vehicle speeds and enhance the pedestrian experience.





# Lane Design Controls

## Lane Width Overall

Widths vary between: 10m - 12m

## Footpaths

Min width: 1.4m

Materiality: Concrete all-weather surface with decorative finish (i.e. crushed shells or aggregate)

## Carriageway

Min width: 3.7m with 5.0m wide passing bays at regular intervals.

## Signage

Signage discouraging or disallowing public access from lanes is not permitted.

## Design Speed

Incorporate speed cushions and other traffic calming design measures to achieve a 10 km/h design speed.

## Parking

Min dimensions as per Auckland Transport requirements engineering Design Code for Parking

Materiality: Concrete or permeable paving

## Rain Gardens

Where provided, rain gardens shall be planted primarily with species from the Open Space Strategy's *Raingardens, Swales + Planting For Stormwater Control* palette, or other suitable native species.

## Lighting

Bollard lighting at regular spacing. Lighting must be designed and certified in a statement by a suitably qualified and experienced lighting professional and agreed with the council at the EPA level.

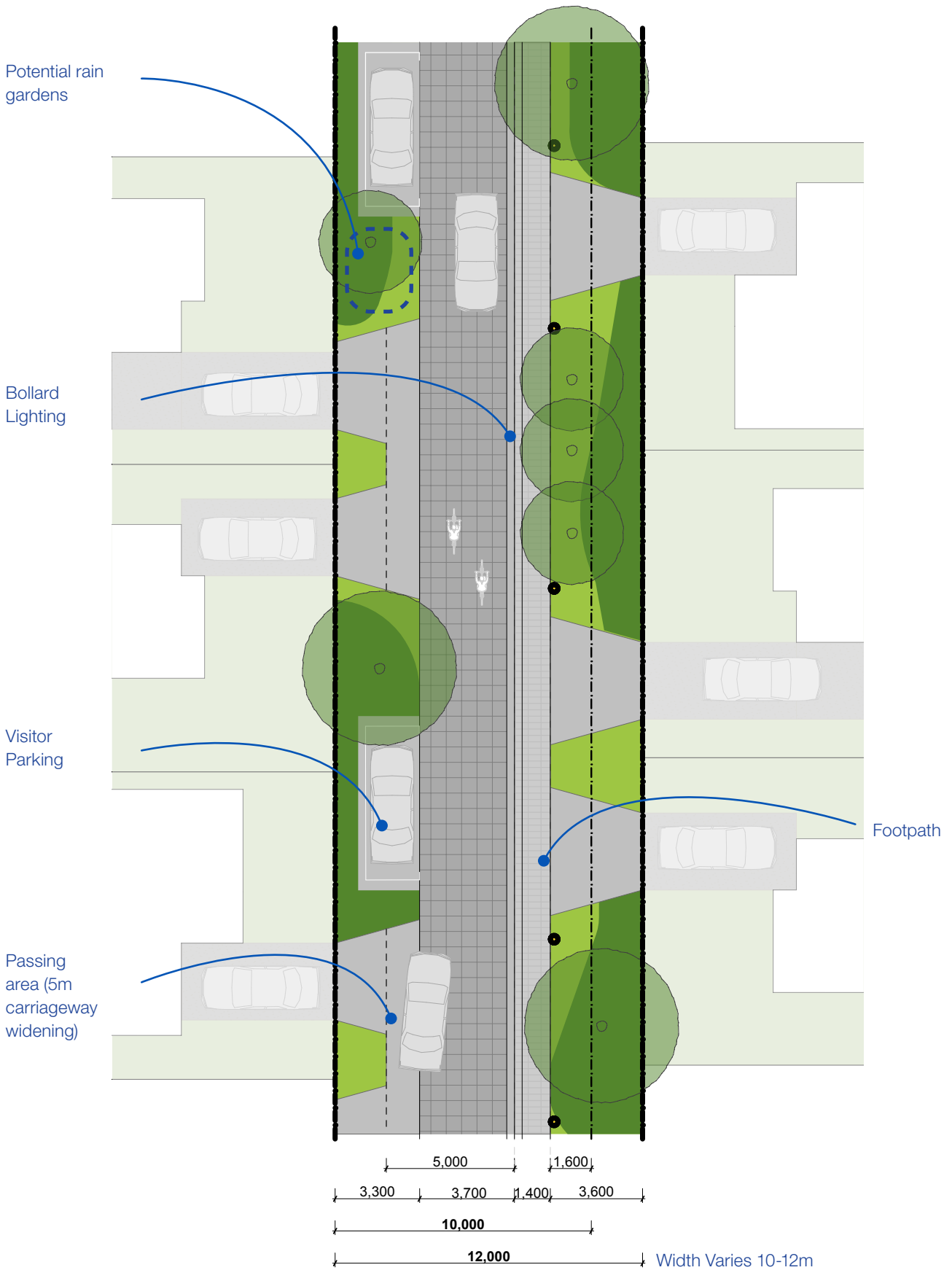
## Planting Spec and Tree Spacing

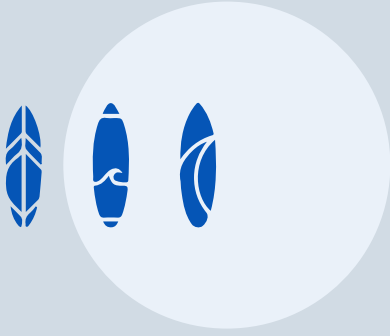
Planting must be in general accordance with planting zones in the Open Space Strategy.

Specimen trees are to be a minimum bag size of PB60.

Lane trees shall be at approximately 12m spacings.

# Typical Lane Design





Auckland  
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**Document produced by:**  
Studio Pacific Architecture  
For:  
AW Holdings 2021 Ltd

