

PART B: DESIGN PRINCIPLES

3.0 Character

3.1 coastal character

Hobsonville will become a vibrant, relatively densely populated neighbourhood centre, largely surrounded by the upper Waitemata Harbour. The architecture and landscape of all developments should celebrate the unique peninsula on which the new community will be accommodated.

The character is expressed by creating a vibrant fully integrated community composed of easily recognisable neighbourhoods. Hobsonville reflects the casual, informal and friendly characteristics of a coastal settlement.

The connections to the coastal edge are reinforced by the design and layout of the streets and parks which contribute to the overall consistency and quality of the Hobsonville development.

Character is also created by interpretation of values that are a point of difference for Hobsonville and are discussed further below. This includes a relaxed living style and how it is expressed functionally in the design and detailing of the houses and front yards.

3.2 street character

Street design and urban form are controlled by the Design Code, to ensure consistency and coherence without uniformity. Special character areas are identified and reinforced through the design of the streets and parks which connect land and water.

The design and layout of architecture and front yard landscaping contributes to the streetscape. In particular the quality of the landscape and an overall impression of greenness created by street tree planting and front yard landscaping reinforces the identity and character of the Hobsonville community.

Variety makes a place more enduring, and can happen within each building, from building to building, and within each street. The individuality, complexity and richness created through a mix of architectural styles, materials, colours and proportions, along with the personalization of front yards over time will also contribute to street character.





3.3 character area descriptions

Some special character areas have been identified, and include specific streets and parks. The relationship between streets, parks, buildings and landscaping around buildings is important to reinforce the character of the neighbourhood and the overall development. Lot developments must respond to the character established in certain streets and parks, described as follows:

Linear Park Avenue

Linear Park Avenue is characterised by its interface with Linear Park, an important open space connection to the coastal edge and peninsula walkway. It is an ecological and recreational corridor, characterised by native tree species, swales and wetland planting. The historic airforce runway intersects Linear Park Avenue, and this is captured in the design of street and park elements.

[Refer also to the Design Code, Part C Urban Design]

Buckley Avenue

Buckley Avenue is characterised by the retention of existing Phoenix Palms, providing a strong rhythm and consistency to the north side of Buckley Ave. Buildings are set back, with wide planted berms reinforcing the parkland character of the street. Trees and a planted swale under the palms, along with pocket public spaces create a distinctive neighbourhood feel.

[Refer also to the Design Code, Part C Urban Design]



Homezones

A homezone is a communal lane which provides for the gathering of residents and a safe play area for children. The physical layout and design of the homezone will encourage reduced vehicle speeds to 20 kph and below, without the need for signage or road markings.

Homezones do not have a separate carriageway and footpath but instead provide a shared surface where vehicle users do not have priority over cyclists or pedestrians. Street elements used to create a horizontal shift in vehicle paths will help to reduce traffic speeds.

Homezones are generally fronted by buildings on both sides of the street. However in some instances shared surfaces will be used adjacent to, and within, public reserves. In these cases, speed will be reduced through pinch points created by planting areas and trees, and the same principles for homezones will be applied to the 'shared surface' sections of streets.

Gateway treatments will be used to identify entry to homezones, and will set the tone and character for each zone. On-street parking, changes in surface texture and colour, planting, trees, street furniture and other devices will be used to reduce traffic speeds and create character.

Homezones and shared surface streets are part of the public realm and will be designed and approved at the superlot subdivision stage. There will need to be a review of these types of streets at the time the adjoining lot development is designed. This may require some changes made to the original street designs prior to construction. It will be critical that the Design Panel review the Homezones and shared surface street designs when the adjoining lot development is detailed to ensure integrated design is achieved between the street and the adjoining buildings.

Local and minor streets

Streetscape cross sections are provided in the Design Code. Trees, low planting, swales and rain gardens are intermittently incorporated into berms and in between parking bays to slow traffic speeds, treat stormwater and create bird corridors. Footpaths, kerb and channels and parking bays are detailed to create character and interest and to also slow traffic speeds.



Parks

There are expectations outlined in the Design Code for building development that is adjacent to Parks. This is outlined in the Urban Form Plan (section 3.1 of the Design Code) with the expectation of continuous frontage, rear loaded vehicle access and tighter front yard building setbacks.

Linear Park

This park is characterised by three existing landscape types:

- 1 The upper historic airforce runway, reflected in the formal design elements of the urban plaza
2. The groupings of mature deciduous trees, reflected in the informal central playground space
3. The natural forms of the lower gully, reflected in the natural character of the pond and wetland area.

Pocket Park

This park has an urban character, and incorporates the adjoining streets as part of the park, so that these streets function as shared pedestrian and vehicle zones. The location of the park aligns with the historic airforce runway, which is reflected in the park design.

4.0 Design values

4.1 design for living

Openness, lightness and outdoor living are attributes that are appropriate to a coastal settlement and the Kiwi way of living. To achieve openness, the demarcation between public and private must be clear, with defined edges between private and public space.

A textured and defined interface at the street edge allows for an extension of living space, while still maintaining surveillance and outlook to the street. Front yards overlook the street and contribute to a sense of community and being neighbourly.

The expression of a casual and relaxed outdoor living style is unique to Hobsonville. This means creating functional features that allow open plan living, such as verandahs and terraces. Functional entrances and front yards that are open and welcoming. Attention to sustainable design requirements will give an overall impression of directness, usefulness and authenticity. These considerations cater for lifestyle, rather than just 'style'.

A feeling of space rather than crowding can be created by minimising overlooking, outlook to borrowed views and public space, and orientation of the house on the lot.

4.2 design for quality

A combination of visual richness and coherence is created by architectural language and composition, construction systems, materials, finishes, colour and detail.

Therefore with the exception of some excluded materials that do not meet requirements for quality and longevity, the Design Guide will primarily control the application of materials to achieve quality detailing. Materials should be used in a way that reveals their integrity and permanence, with current technology and sustainable design principles informing material choice and performance.

Architectural elements should be honest, direct, functional and an integrated part of the built form. Combinations of materials and their careful application are important to create rich textures and contrast. Individuality and personalisation are encouraged.

