

Residential Design Guideline

MAY 2021



AURANGA



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INTRO & DESIGN PROCESS

Welcome to Auranga

Auranga is a values-centric community founded on four community pillars. They are: Ecology, Anthropology, Sociology and Economy.

Residential homes should encapsulate these pillars. The following set of design outcomes form a guideline for architects, builders and developers.

Any residential development will need to adhere to the provisions of the Auckland Unitary Plan (AUP) - Drury 1 Precinct Rules, as well as achieve the build form and social outcomes described in this Guideline.

Home designs will require approval from Auranga's Design Review Panel (DRP), comprising a mix of recognised industry professionals as well as Auranga internal advisors and designers.



Ecology – The goodness in creation.



Anthropology – The dignity in serving.

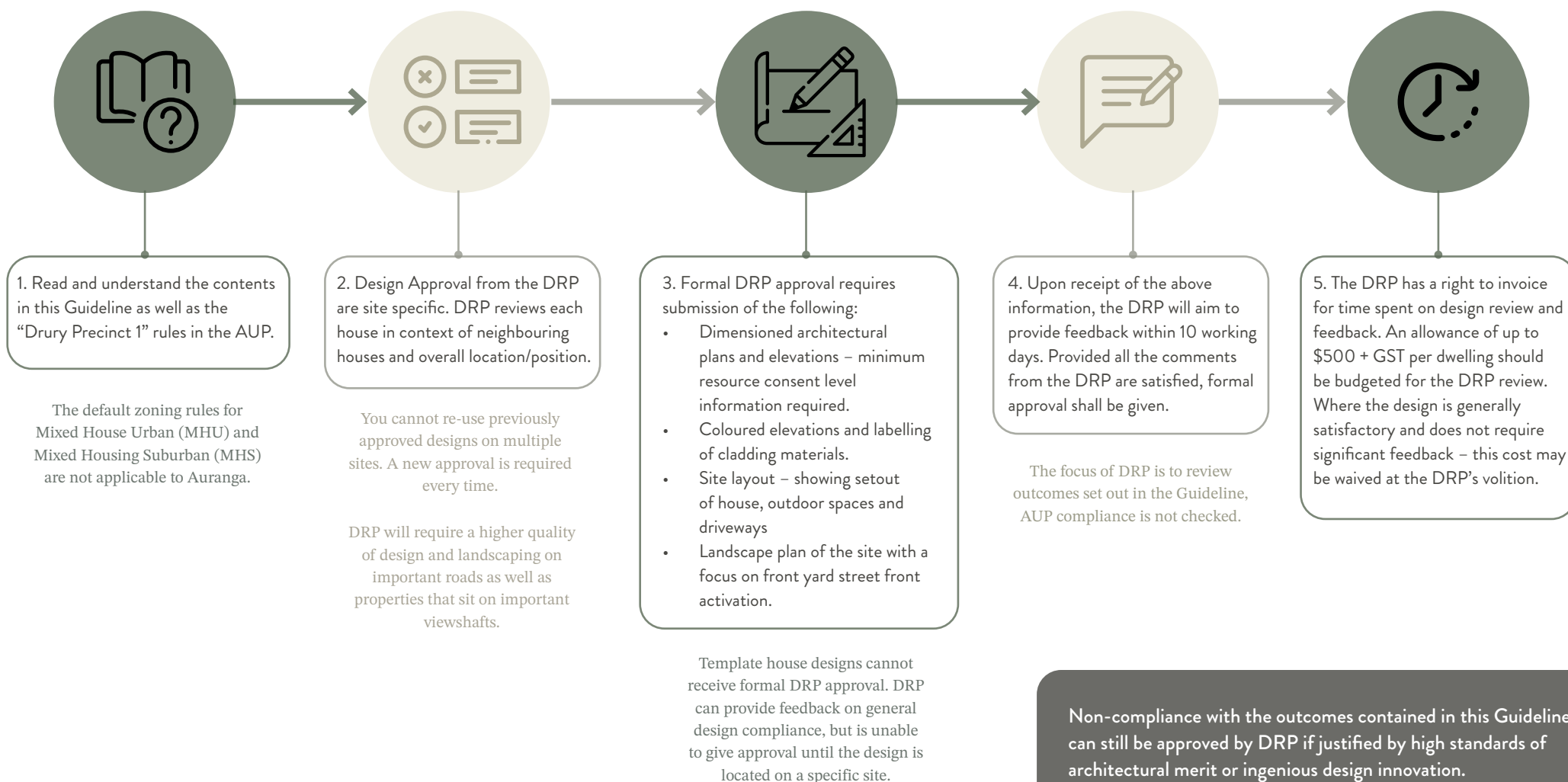


Sociology – The security of belonging.



Economy – The joy of generosity.

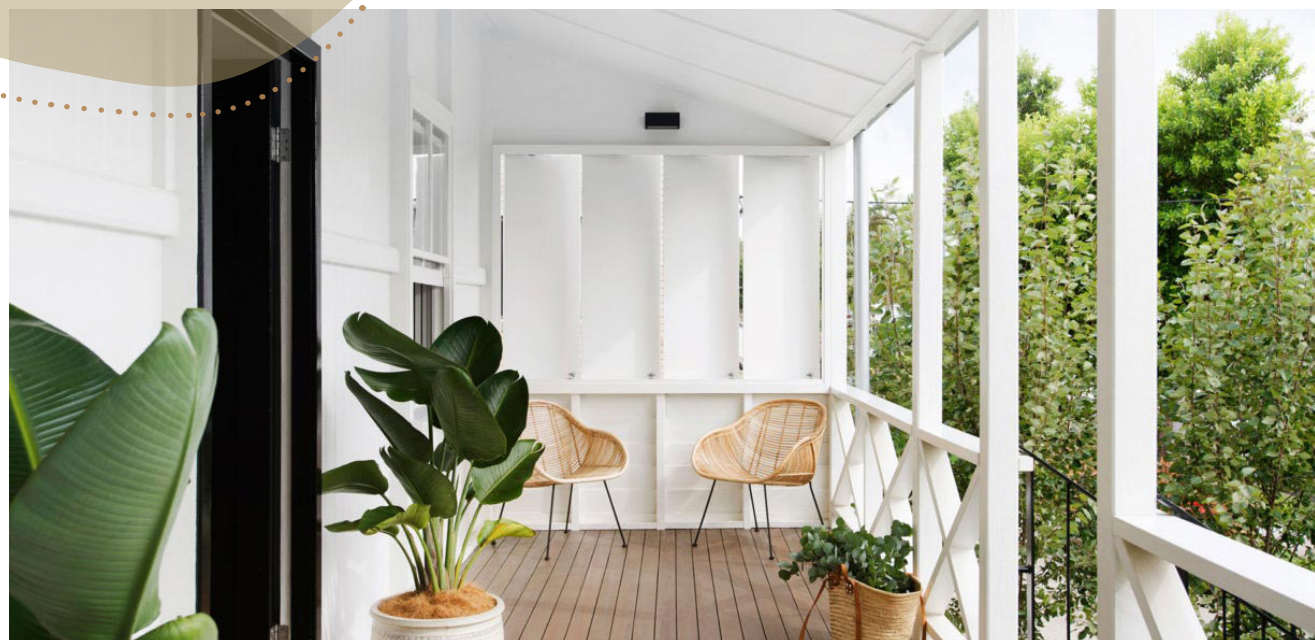
Design Approval Process



Security & Intimacy of the Verandah

- All dwellings shall have a usable front verandah that is sheltered from the elements. The verandah must project beyond the rest of the dwelling towards the front boundary by at least 1.8m. The verandah shall have a minimum depth of 1.8m to seat 2 people comfortably.
- For all dwellings wider than 6m and all dwellings with two+ storeys - the verandah shall connect to a common living space (either lounge, kitchen, family room or dining).
- Corner sites and sites wider than 15m shall have a wrap-around verandah that turns around the corner of the dwelling.
- Sites deeper than 30m shall have a verandah of 2.5m minimum depth.
- The outer edges of the verandah shall not be completely exposed but rather enclosed via balustrades or a soft barrier. The balustrade/barrier should have the right amount of permeability to provide a balance of openness and privacy, the closer the balustrade is to the front boundary, the less permeable it should be.
- A soft warm light (frosted cover or wall-washed) should be installed in the verandah at the location that is visible to the street. Lighting must be diffused, no exposed bulbs or spotlights are acceptable in the verandah.

The verandah is Auranga's most distinctive feature, the DRP encourages designers to creatively experiment on the verandah design to make each implementation unique and full of character.



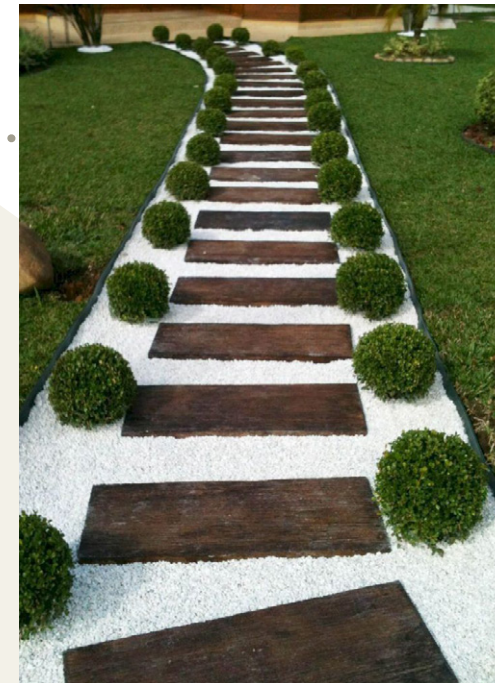
Generosity of Building Form & Spaces

- Dwellings shall be designed with simple geometric forms that are not visually chaotic.
- Roofs shall have a minimum pitch of 12 degrees.
- Floor level of the verandah must be at least two steps above the footpath level unless specific site conditions prevent this.
- Single Storey Dwellings shall incorporate high volume ceiling in at least one living space.
- Single Storey Dwellings shall have 2.7m minimum stud height.
- Ground floor of Two+ Storey Dwellings shall have 2.55m minimum stud height.
- The use of skylights are encouraged, especially in areas where natural light is lacking.
- Verandah of Single Storey Dwellings should have a roof that is distinct from the rest of the house rather than be a continuation of the main house roof.



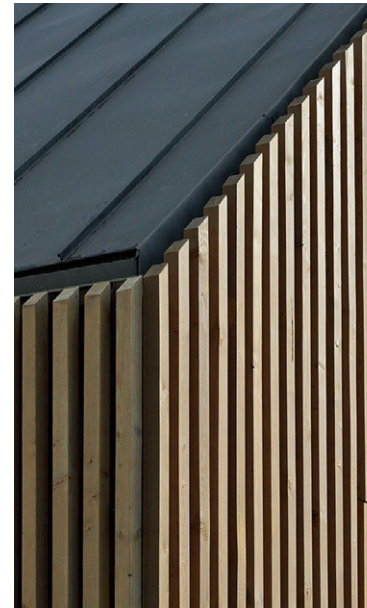
Celebrating Landscaping & Goodness of Nature

- Some Auranga sites will have prescribed front yard landscaping typologies, refer to Appendix A for whether these typologies apply to the site being designed.
- Regardless of whether a prescribed landscaping typology is applicable, a front yard landscaping plan is required for DRP approval of the house. Landscaping plans needs to consider soft landscaping (planting) as well as hard landscaping (paths, pavers, fences, letterboxes, decks etc.)
- Encourage the use of natural materials, especially stone/schist in feature elements in the house design or outdoor landscaping.
- A clear path (separate to the driveway) should connect the public footpath to the verandah/ front door. This path should be more organic to be distinct from the driveway (eg. Use pavers or natural materials).
- Where a verandah is within 3m of the front boundary, no fences shall be used.
- Front hedges must be maintained at no taller than 1m.
- Letterboxes shall be integrated with the front fence, or where there are no front fences, letterbox must be built out of a solid pier or have the appearance and volume of a pier.
- A light should be placed at the front boundary near the path to the front door, this light can be integrated to the letterbox/fence or installed in ground.



Dignified Quality Detailing & Construction

- Windows and sliding doors on the front façade shall have vertical proportions.
- Windows and door frames facing the street should be designed intentionally, bold and voluminous to emphasise these openings.
- Cladding materials should have visual depth or texture.
- Up to two front façade cladding materials may be used (excluding roof, barge-boards, window and door framing or ornamentation, or any other feature elements).
- Panel based cladding systems needs to avoid visible joins or gaps on the front façade.
- One of the Auranga colour palettes shall be used in at least one element of the front façade. Refer Appendix A for Colour Palette.
- All visible timber in the front façade should be dressed, painted and/or stained to a high level of finish.
- Front façade should be visually clean, with no services, ducts, air conditioning units facing the street or within the front yard.
- Flashings should be cleanly detailed and be of a colour that compliments the façade.
- Gutters and downpipes need to match the roof and wall colours respectively, to blend in to the facade.



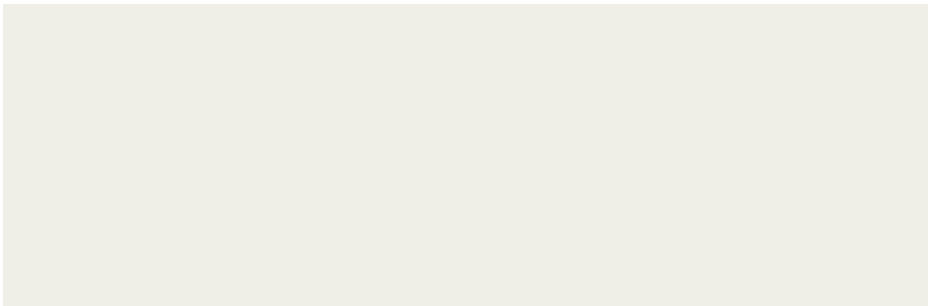


Appendix A

ENVIRONMENT COLOUR PALETTE

COLOUR PALETTE

INSPIRED BY THE LOCAL NATURAL ENVIRONMENT



Resene 'Half Sea Fog'



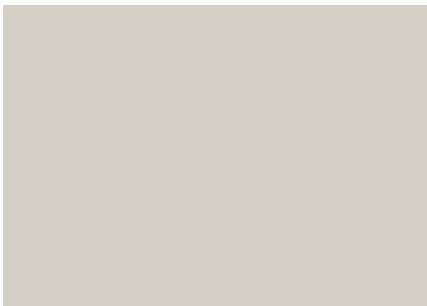
Resene 'Triple Parchment'



Resene 'Lemon Grass'



Resene 'Quarter Smalt Blue'



Resene 'Triple Merino'



Resene 'Eighth Friar Greystone'



Resene 'Smoky Green'



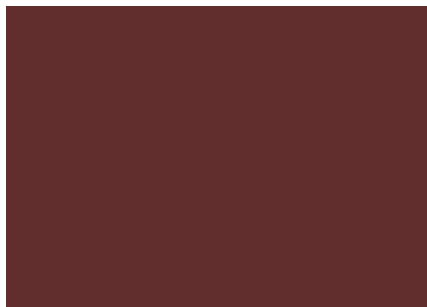
Resene 'Templestone'



Resene 'Safehaven'



Resene 'Friar Greystone'



Resene 'Red Ochre'



Resene 'Baltic Sea'



Resene 'Knave'



Resene 'Porter'

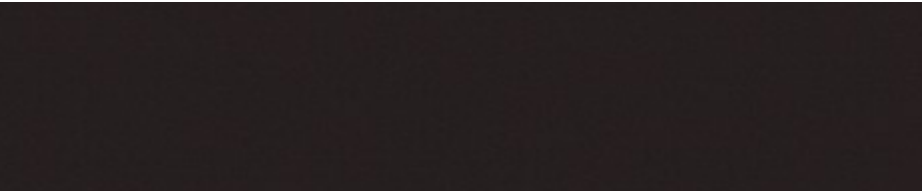
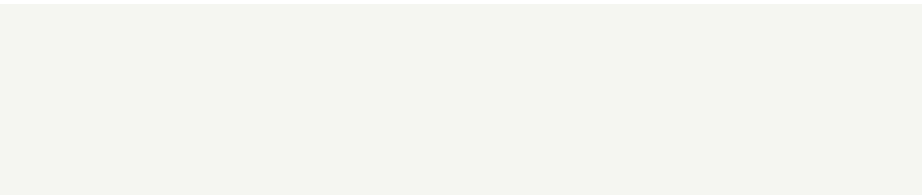
FOR APPROVAL

ROOFING / GARAGE / SPOUTING / FASCIA

Colorsteel 'Gull Grey'

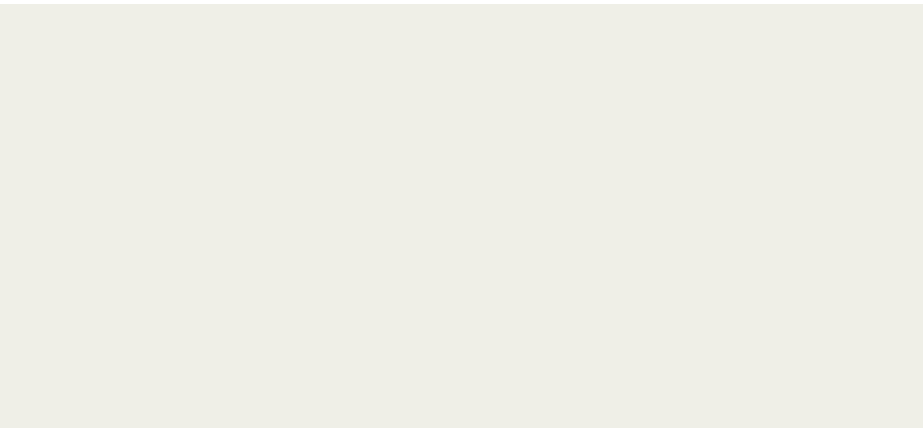


Colorsteel 'Flaxpod'



ALUMINIUM JOINERY

APL Matt Flaxpod, or APL Matt Appliance White



SOFFITS / FACINGS / VERANDAH

Resene 'Half Sea Fog'

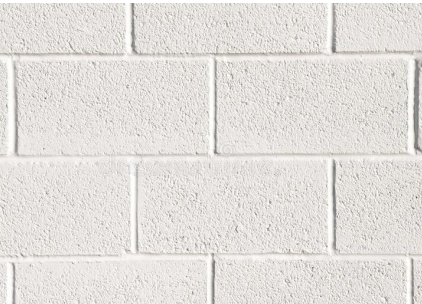
FOR APPROVAL

MATERIAL/COLOURS POSSIBILITIES TO ANTICIPATE

MATERIALS



Concrete Blockwork



Block - Painted Resene 'Half Sea Fog'



Brick - Contemporary Grey



Brick - Classic Umber



Timber Cladding

TIMBER STAINS



Resene Woodsman 'Natural'



Resene Woodsman 'Bushtrack'



Resene Woodsman 'Tiri'

DOOR POWDERCOATING



Dulux Mannex 'Matt Jay'



Dulux Mannex 'Matt Wasp'



Dulux Mannex 'Matt Dijon'



Dulux Mannex 'Cola Red'



Dulux Mannex 'Pohutukawa'

FOR APPROVAL

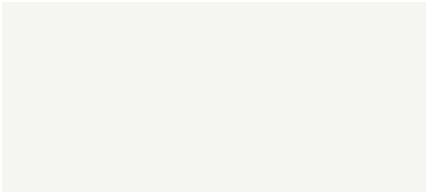
POTENTIAL SCHEME



Colorsteel 'Gull Grey'



Resene 'Quarter Smalt Blue'



Dulux Powdercoat
'Matt Appliance White'



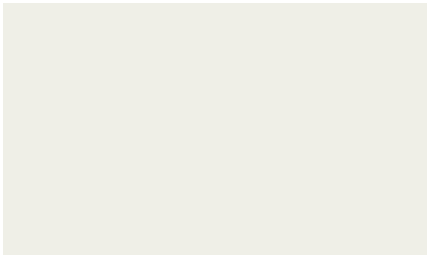
Dulux Powdercoat
'Matt Pohutukawa'



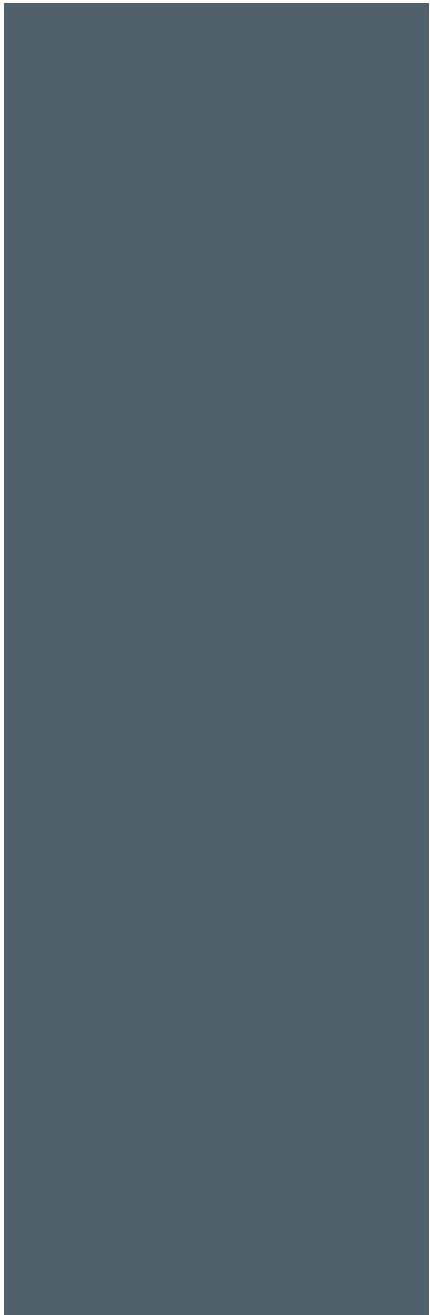
Resene 'Triple Merino'



Timber Cladding - with Resene Waterborne Woodsman 'Natural'



Resene 'Half Sea Fog'

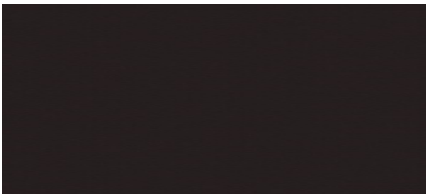


Resene 'Safehaven'

POTENTIAL SCHEME



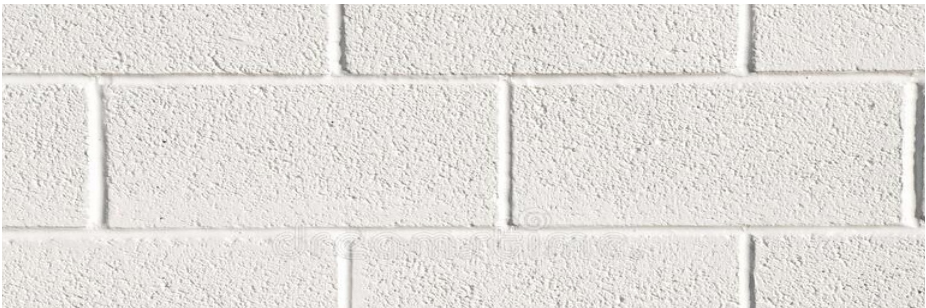
Colorsteel 'FlaxPod'



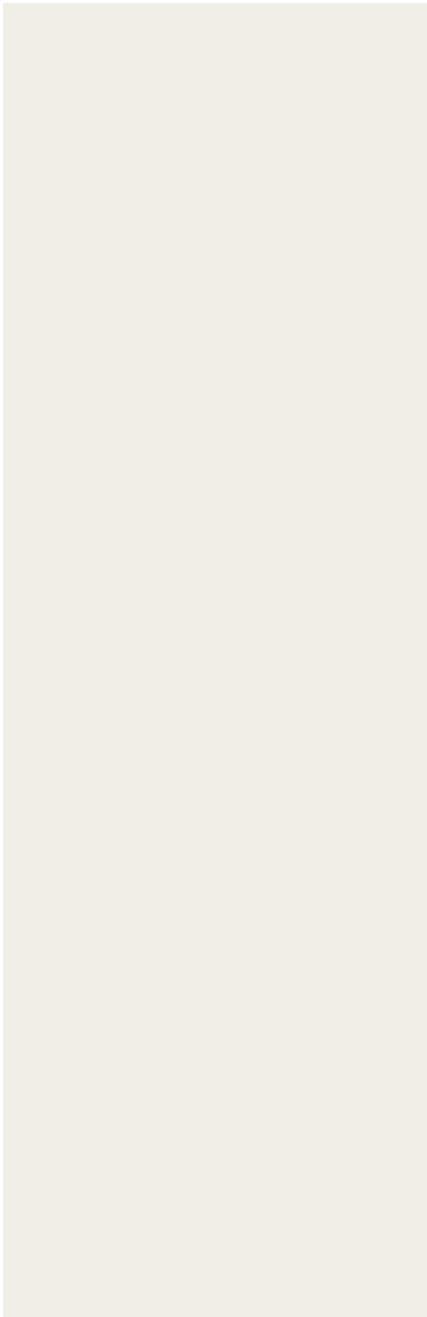
Dulux Powdercoat
'Matt FlaxPod'



Dulux Powdercoat
'Matt Dijon'



Brick - painted Resene 'Half Sea Fog'



Resene 'Half Sea Fog'



Resene 'Lemon Grass'



Resene 'Templestone'



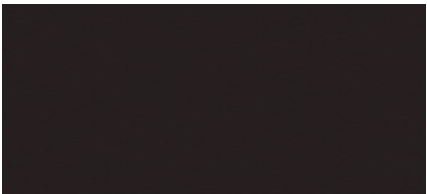
Resene 'Baltic Sea'

FOR APPROVAL

POTENTIAL SCHEME



Colorsteel 'Gull Grey'



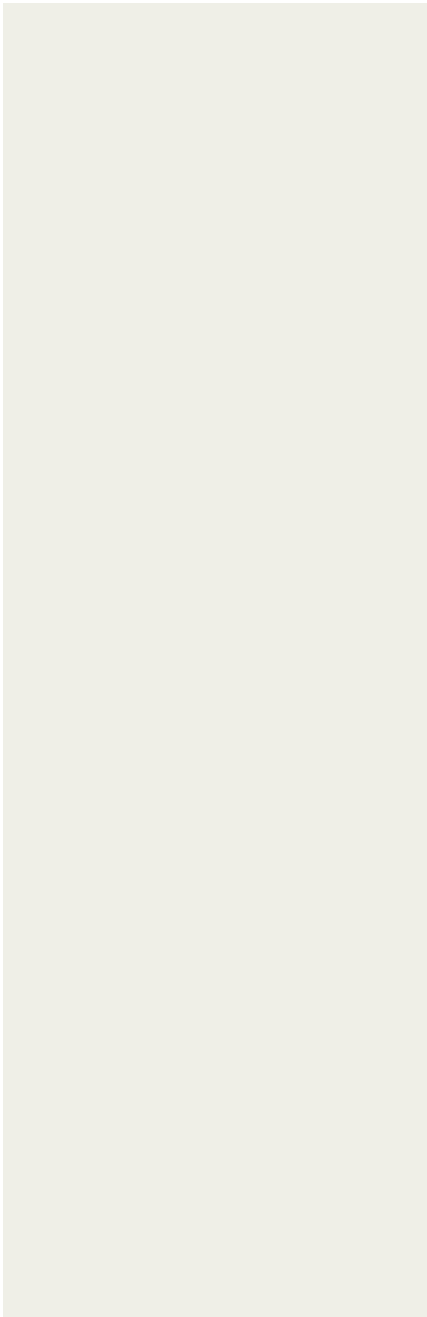
Dulux Powdercoat
'Matt FlaxPod'



Resene 'Baltic Sea'



Brick - Classic Umber



Resene 'Half Sea Fog'

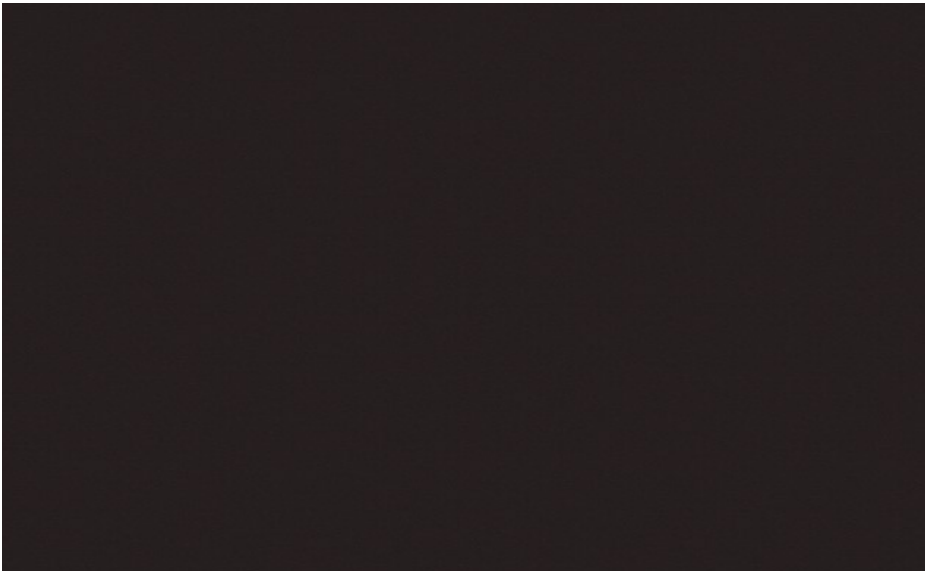


Resene 'Lemon Grass'

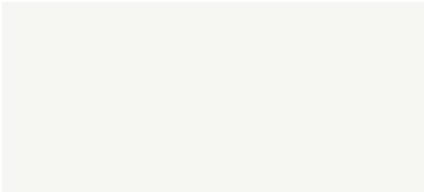


Resene 'Templestone'

POTENTIAL SCHEME



Colorsteel 'FlaxPod'



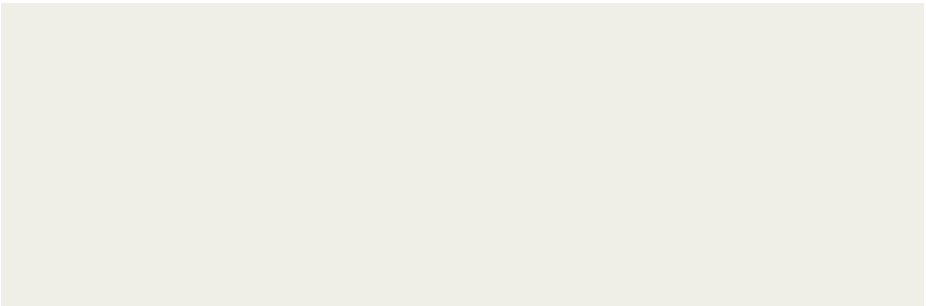
Dulux Powdercoat
'Matt Appliance White'



Dulux Powdercoat 'Cola Red'



Brick - Contemporary Grey



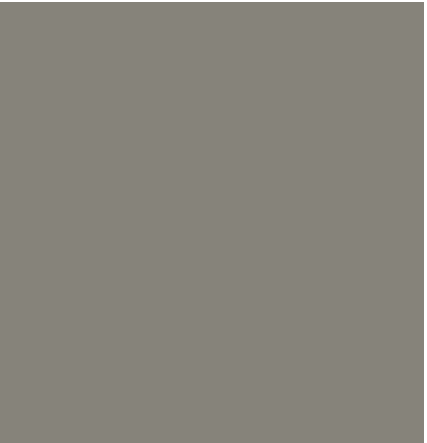
Resene 'Half Sea Fog'



Resene 'Red Ochre'



Resene 'Eighth Friar Greystone'



Resene 'Friar Greystone'



Appendix B

LANDSCAPING FRONTAGES