Design Guidelines

Guidelines for designing your new home
Raphoe Village - Stage 1

RUA HILLS

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1.0 Introduction

1.1 The Vision

Situated in the heart of North West Auckland the Rua Hills Development will be an environment that supports community and cultural activity, that cares for the natural environment, and conserves and restores the rural landscape.
Rua Hills will be a place that integrates the many strands of contemporary urban life with the landscape, the local, the physical and the digital in 'everyday' life.

The villages will be preeminent examples of smart city living; clustered villages integrated with local squares, glades, streams, streets and buildings responding to landforms, flora and fauna, thus creating interesting, beautiful and unique localities.

It is an endeavour to manifest the life and values of Hugh Green, the founder of the Hugh Green Group.

1.2 The Objective

Rua Hills has been designed to appeal to those who value space, privacy, and a close relationship with the natural environment, while remaining well-connected to the wider North West Auckland community.

Raphoe Village - Stage 1, offers a variety of living opportunities with larger sections and a more secluded character, balanced by community amenities and a strong neighbourhood spirit.

Through high-quality design in homes, streets, and open spaces, the project will contribute to the long-term value and identity of the area. A mix of lot sizes provides flexibility and choice, meeting diverse lifestyle needs while upholding the core vision of sustainability, quality, and enduring community appeal.

1.3 The Strategy

To deliver on the vision for the development, the project team will:

- Encourage diversity in section sizes and housing designs that respond to the larger, more private lots while maintaining a cohesive neighbourhood character.
- Provide high-quality public spaces, streets, and reserves that strengthen community life and enhance the overall value of the development and its surroundings.
- Review and approve architectural and landscape designs to ensure a variety of well-designed, contemporary homes suitable for a broad mix of people and families.
- Ensure homes and landscapes integrate with each other and integrate sensitively with the wider developement and it's natural environment, protecting the area's rural connections.
- Undertake post construction compliance reviews to ensure homes are built in alignment with approved designs and maintain the vision of quality and consistency.

1.4 Key Characteristcs

A welcome and safe place to live

Design Interpretation:

- Housing overlooks the street providing passive surveillance
- No / low fencing in front yard to enable the seamless integration of the streetscape's hard and soft landscaping into each lot.
- Direct pathways and clear sight lines to each dwellings entrance door.
- Reserve / public walk-way fencing provides a good balance between privacy and surveillance.

Suburban setting

Design Interpretation:

- House designs consider orientation and connection to the natural environment.
- Robust materials are used, suitable for our New Zealand climate.
- Natural colour palettes are selected to compliment the overall vision of Rua Hills.

An attractive neighbourhood

Design Interpretation:

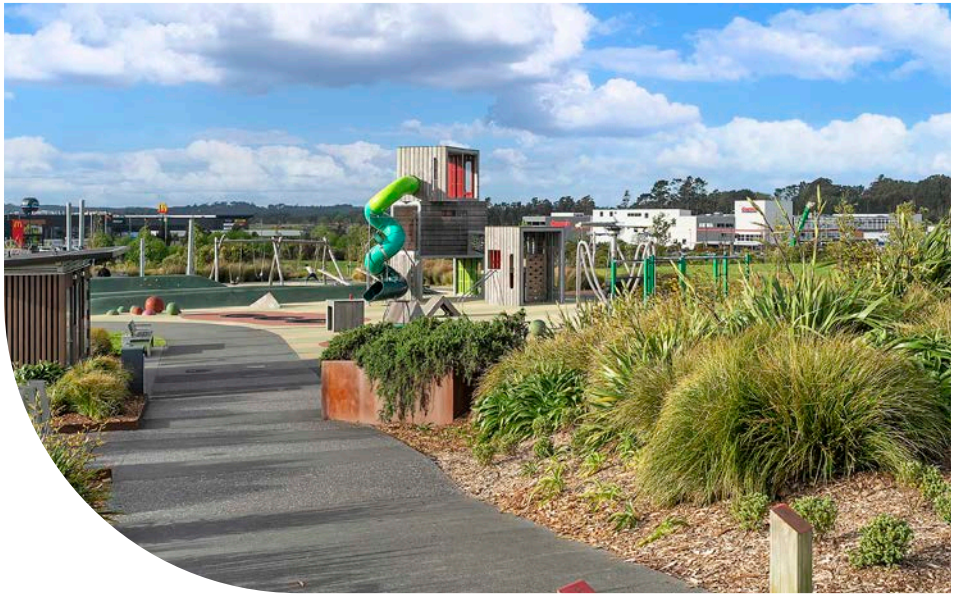
- Simplicity in design.
- Varied dwelling facades to street and reserve walk-ways.
- Recessed garages.
- Front yard landscaping that is attractive and well maintained.
- Considered home design and consistent fencing soltuions.

Connections to nature

Design Interpretation:

- Native planting around buildings to screen and soften structures.
- Fencing / hedge combinations to provide privacy and add to the landscape response.
- Connections along the reserve boundaires through appropriate fencing and landscape stategies.

Rua Hills - Creating communities that care for the natural environment.



Rua Hills - Creating high quality public spaces for connection and play.

1.5 The Purpose of the Design Guidelines

The purpose of these Design Guidelines is to ensure the vision is achieved.
They have been developed to both preserve and enhance the value of your property by ensuring a high level of design quality is implemented and maintained across the entirety of the Rua Hills Development.

Homes, streets, and open spaces that are thoughtfully designed and seamlessly integrated with one another to foster neighbourhoods that are highly liveable, enjoyed by residents and appreciated by visitors alike.

1.6 The Design Guidelines - Quality Assurance

This series of site specific design controls have been developed to control the built quality and design outcomes of all houses and sites within the Rua Hills Development. These include controls on the site, built form, materiality and landscape of the individual sections.

The implementation of the Design Guidelines are the responsibility of the purchaser and land owner but will be reviewed and approved by the Design Review Panel (DRP) at concept stage, prior to lodgement of building consent and before CCC. Covenants on titles will also ensure the controls are effective in the long-term.
These Guidelines are to be read in conjunction with the relevant district plan rules which are to be defaulted to if there is no site specific development control within this document.

1.7 Other Specifications & Guidelines

This document is to be read in conjunction with current local authority & other regulatory requirements, the provisions of instruments registered on the records of title for sections, Rua Hills building enhancement covenants and industry specifications and legislation.
The Design Approval Process is independent of and does not assess compliance with the Resource Management Act 1991 & Building Act 2004 and Rua Hills Lmited does not accept liability for ensuring compliance with these. Purchasers and owners are responsible for ensuring that designs are compliant with the above legislation. In the event of a conflict between these Design Guidelines and the above legislation, the Development Manager acting for Hugh Green Group must be contacted for clarification on the application of these Design Guidelines.

1.8 Interpretation

As well as the prescribed Design Guidelines which '**must**' be adhered to in order to obtain the DRP's approval, there are also a number of 'suggested' guidelines which have been written to help the owner and designer create an appealing and well-functioning dwelling.

To distinguish between the two, the reader should pay attention to the use of the following words:

- The use of '**must**,' '**must not**,' or '**prohibited**,' outline guidelines that are required to be adhered to in order to obtain the DRP's approval.

- The use of 'encouraged,' 'discouraged,' or 'suggested,' outline guidelines that are suggestions to help the owner and designer create appealing and well-functioning dwellings.

Italics typically indicate words or elements used and defined within the Auckland Unitary Plan Zone Rules – Refer to Auckland Unitary Plan 'Definitions' for further details.

1.9 Acronyms

DRP	Design Review Panel
AUP	Auckland Unitary Plan
H5 Res - MHUZ	H5 Residential - Mixed Housing Urban Zone
HiRB	Height in Relation to Boundary
Alt HiRB	Alternative Height in Relation to Boundary
JOAL	Jointly Owned Access Lots

NOTE, alterations & dispensations to and the enforcement of these Design Guidelines is at the discretion of the Rua Hills Design Review Panel.

2.0 Site Design

H5 Residential - Mixed Housing Urban Zone - H5 Res - MHUZ

Height	11m Except that up to 50% of the roof form may be up to 12m.
Height in relation to boundary	Buildings must not project beyond a 45 degree recession plane measured 3m above the ground (side and rear boundaries only)
Yards	Buildings must be set back the following distances from the site boundary: 1. Front 2.5m 2. Side 1m 3. Rear 1m 4. Riparian 10m from the edge of all other permanent and intermittent streams.
Impervious area	60% of the net site area
Building Coverage	45% of the net site area
Landscape area	35% of the net site area At least 50% of the front yard must be landscaped area
Outlook Space	Primary living room minimum 6m x 4m Principal bedroom minimum of 3m x 3m Other bedrooms minimum 1m x 1m
Outdoor living space	20sqm minimum area, 4m minimum dimension with a gradient not exceeding 1 in 20 (5%)
Hydrology mitigation	1. Each site must direct stormwater runoff from impervious areas to an onsite retention/detention tank sized to achieve retention (volume reduction) of 5mm runoff plus detention (temporary storage) of 18mm of runoff with a draw down period of 24 hours. 2. If above ground the tank must not be located in front of the dwelling or within the required outdoor living or outlook space.
Hydrology mitigation	All lots serviced by a rear lane (Lots 138 to 171) must have a connection from the front door to the public road.

Table 01: Rua Hills Design Guidelines - Zone Precinct and Consent Notice Requirements

2.0 Site Design

Table 01 adjacent itemises the requirements of H5 Res - MHUZ that Auckland Council Resource and Building Consent applications will be assesed against.

Paragraphs 2.1 - 2.11 outline the specific requirements of the Design Guidelines to ensure quality and consistent design outcomes. Requirements of the Design Guidelines supercede those noted in Table 01. The requirements outlined in the Design Guidelines do not infringe upon the requirements of H5 Res - MHUZ rules. As standard practice - Resource Consents are required where proposals infinge upon H5 Res - MHUZ.

2.1 Building Coverage

~ in addition to the H5 Res - MHUZ site% noted in Table 01

Minimum house sizes are as follows:

Lot Size	**Minimum House Size (including garage)**
350sqm - 600sqm	180sqm
300sqm - 349sqm	150sqm
Less than 300sqm	140sqm

2.2 Road & JOAL Facades

Every home is required to have a distinctive pedestrian path from the road / JOAL to the front door that is separated from the driveway with a planting strip - refer Landscape Section 4.0 for further details.

Where lots are accessed from a rear lane / JOAL but also have a road boundary, front doors **must** address both the JOAL access and also the road frontage.

- Activation to the street / JOAL frontage is encouraged. We encourage placing habitable rooms addressing the road.
- Bathrooms and laundries fronting the street / JOAL are discouraged and will only be approved if suitably presented / screened.
- Quality façade treatment along street / JOAL frontages must align with the material palettes provided in section 3.0.
- Front yard landscaping is encouraged to positively impact streetscape environment and character - Refer Landscape Section 4.0 for further details.

2.3 Road Boundaries

The Road Boundary has two building setbacks to consider:

- Front Façade: 2.5m
- Garage Door: 5.5m

Garage Doors **must** also be set back from the front façade of the house by a minimum of 1.0m.

Garages that are positioned parallel to the Front Road Boundary can utilise the 'Front Façade' setback, and do not need to be setback from the front façade of the house as per Diagram 02.

2.4 Corner Site Road Boundaies

Corner Lots require a Road Boundary setback to all Road Boundaries.

Corner lots are prominent anchor sites for development, therefore their built form and landscape design must be well considered and of high quality.

- Activation along both street frontages is **required.**
- Bathrooms and laundries fronting either street are discouraged.
- Garages must only be visible from one road frontage.
- One boundary of a corner lot is to be treated as the 'front boundary'. Refer to the landscape section for suitable fencing of corner lots.

2.5 JOAL Boundaries

The JOAL Boundary has two building setbacks to consider:

- Front Façade: 2.5m
- Garage Door: 5.5m

Houses adjoining JOALs should be designed to the same standard as those fronting a road boundary, ensuring consistent architectural quality, landscaping treatment, and street interface.

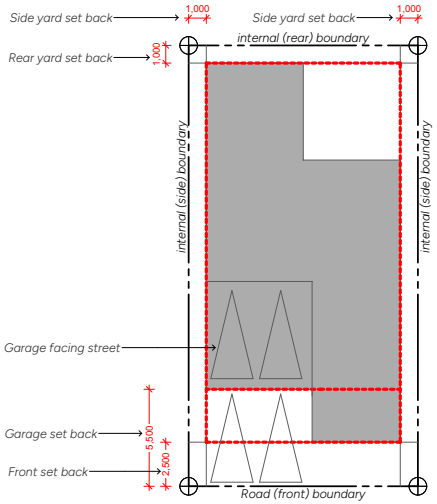


Diagram 01: Minimum building setbacks with garage perpendicular to the road boundary

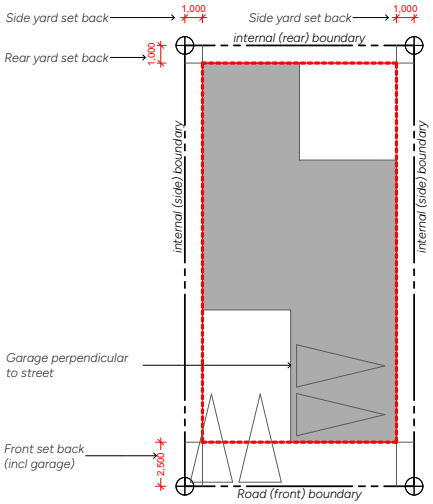


Diagram 02: Minimum building setbacks with garage parallel to the road boundary

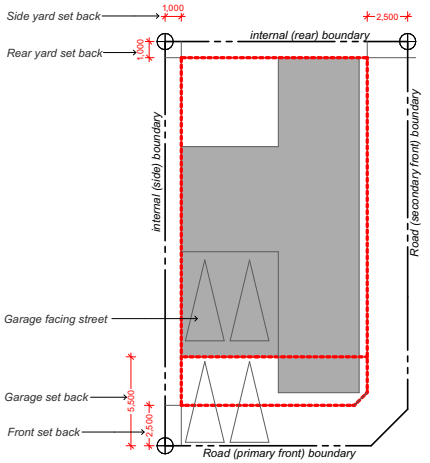


Diagram 03: Corner site setbacks

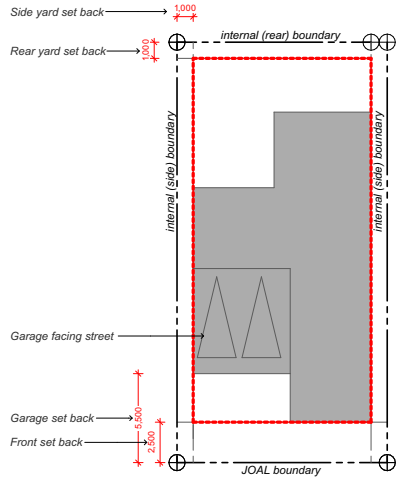


Diagram 04: JOAL boundary site setbacks

Garages that are positioned parallel to the JOAL Boundary can utilise the 'Front Façade' setback, and do not need to be setback from the front façade of the house.

To preserve safety, appearance, and usability, no fencing, gates, or other obstructions shall be erected along JOAL frontages unless fences fall within the definition of privacy fencing - Refer Section 4.0 for further detail.

The JOAL frontage must be kept free of rubbish bins, washing lines, storage, or other private use to maintain a consistent and uncluttered streetscape.

JOALs are to be jointly owned and maintained by the benefiting lot owners and shall function solely as shared access. Maintenance obligations, including surfacing, landscaping, and drainage, shall be shared by the benefiting owners as defined in the subdivision covenants.

2.6 Road / JOAL Boundaries for Terraces

Terraced proposals will be assessed as a complete block by the DRP. This means that the collective form, scale, and façade articulation of the terrace group will be evaluated as a cohesive composition rather than as individual dwellings.

Site setbacks for terraced blocks shall follow the same requirements as those applying to road and JOAL boundaries, and to rear boundaries. Side boundaries between individual terrace units are to be treated as zero-lot boundaries, located at the centre line of the intertenancy wall of each dwelling.

2.7 Reserve Boundaries

Houses adjoining reserves should be designed to positively engage with the public realm by:

- Presenting an attractive and considered elevation to the reserve.
- Locating habitable rooms to overlook the reserve, enhancing safety through passive surveillance.
- Screening or locating service elements itemised in 2.11 away from public view.

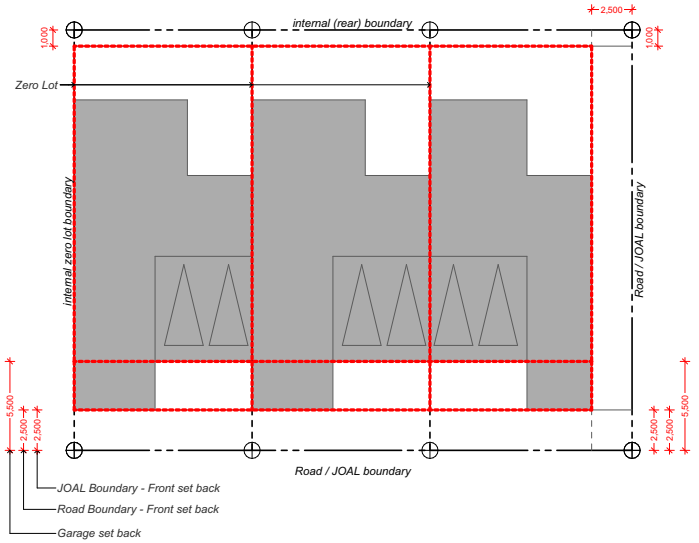


Diagram 05: JOAL boundary site setbacks

JOALs - no service or utility items or areas are visable

2.8 Off-street Car Parking

Each dwelling must have a minimum of two off-street car parks (in addition to two garage spaces).

2.9 HiRB & Alt HiRB

Successful use of the Alt HiRB will be reviewed at the discretion of the DRP.

Proposals will be assessed at the concept stage, prior to the lodging of Resource Consent, to ensure there are no adverse effects on neighbouring properties.

Redesign may be required if the DRP assess the impact on neighbouring lots to be adverse.

2.10 House Orientation

Solar Access

Houses are encouraged to be orientated so Living Areas & Outdoor Living Areas maximise their solar access from the West, North & East.

Street Activation & Surveillance

Houses **must** be orientated so at least one Habitable Room provides natural surveillance and activation over the street with its primary window/door opening.

A living area providing natural surveillance and activation over the street is encouraged.

Bathroom & WC windows on the street front elevation are discouraged, including both street elevations of corner lots.

Reserve Activation & Surveillance

Houses must be orientated so a habitable room provides natural surveillance and activation over both the reserve and street with its primary window/door opening.

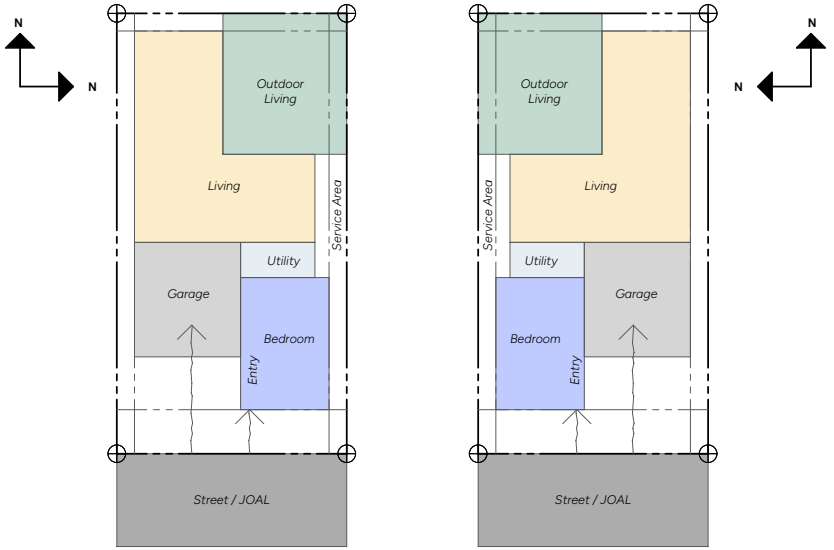


Diagram 06: Southern Entry - North Living
Accetable orientations to north are indicated with the north arrow.

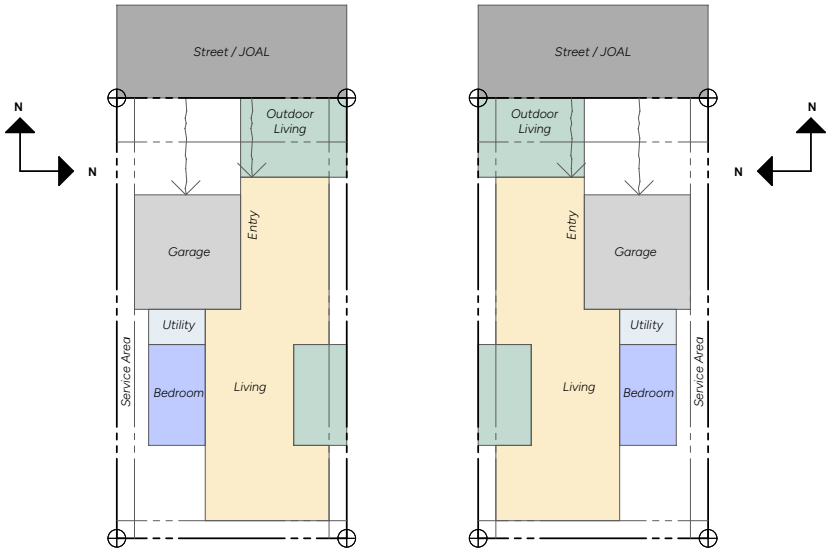


Diagram 07: Northern Entry - North Living
Accetable orientations to north are indicated with the north arrow.

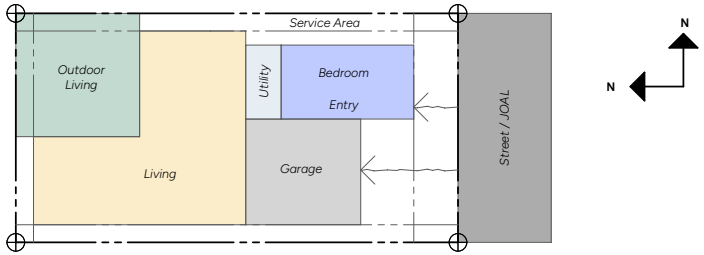


Diagram 08: Eastern Entry - North/West Living

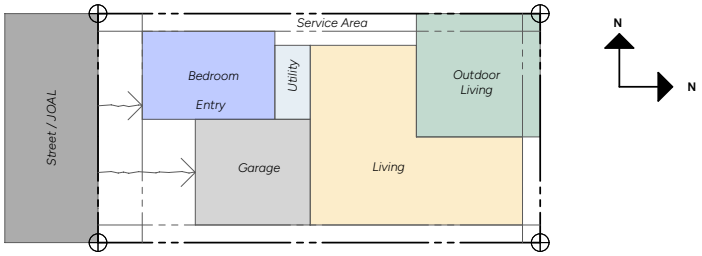


Diagram 09: Western Entry - North/East Living

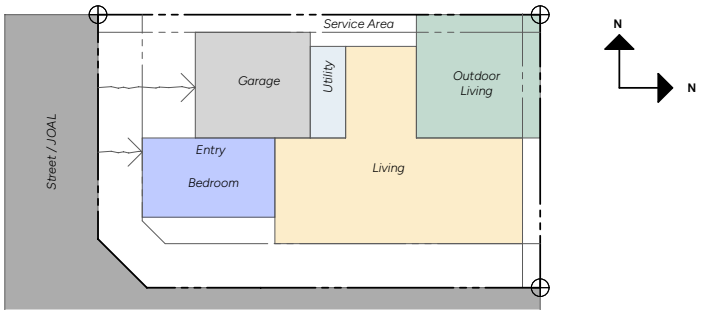


Diagram 10: Corner Site - Western Entry - North/East Living

2.11 Service and Utility Areas

The following items **must** be located in side / rear yards / service areas and are **prohibited** from being in view from the street / JOAL / reserve.

- Rubbish / recycling / compost bins
- Clothesline
- Outdoor heat pump unit
- Gas bottles
- Water tank (if above ground)
- External water heaters / HWC
- Garden bags
- Solar batteries
- Garden sheds / out buildings
- Home heating fuel tanks

Bins **must** be positioned where they can be easily wheeled to the street.
JOAL lots must wheel bins to end of the JOAL for road collection.

Bins and utility areas in the front yard are discouraged and will only be approved where it is not possible to locate in a side or rear yard due to site size or terraced housing typology. This approval is at the sole discretion of the DRP.

When service items need to be located in the front yard, suitable screening **must** be provided to fully conceal services and compliment the fencing strategy of the design. Suitable picket style screening options are included in the appendices 6.2.

Screens, if required, **must** be prefinished metal type panels and be recessive in colour. Refer fencing and screen solutions proposed in the appendices section of the design guidelines.

Service and utility area surface treatments matching the driveway or pathway are encouraged. Alternatively, the use of an aggregate/stones in ground stabilisation matting is encouraged – refer to 4.4 Path & Driveway Treatments for additional detail. The laying of un-stabilised stones in service areas is **prohibited**.

3.0 Architectural Design

3.0 Architectural Design

3.1 Variety

No two adjacent houses can be the same in form & wall cladding materials and no three houses within a group of five can be the same in form & wall cladding materials.

3.2 Entrance

The pedestrian entrance of the house **must** be evident & emphasised from the street with a pathway separated from the driveway with a planting strip.
Refer 4.0 Landscape for further detail.

3.3 Garages & Carports

Garage doors **must** be setback from the front façade of the house by a minimum of 5.5m.
Garages that are positioned parallel to the Front Road Boundary can utilise the 'Front Façade' setback, and do not need to be setback from the front façade of the house. Refer also to 2.2.

Similar to H5 Res - MHUZ, the visual dominance of garage doors as viewed from the street is to be minimised. To achieve this the setback requirement noted above and under 2.3 must be adhered to. Materiality is encouraged to aid with the minimisation also. Refer 3.10.

Carports are **prohibited**.

3.4 TV Aerials, Satellite Dishes & Chimneys

If used, TV aerials & satellite dishes **must** be installed to the rear of the roof, as far from the street and as out of sight as practicable.
Chimney flues & cowls being the same colour as the supporting roof is encouraged.

Considered roof forms and materiality selection to compliment the design.

Entry to home clearly readable from the street / JOAL, selection of two cladding materials

3.5 Plumbing

All internal plumbing **must** be designed to be incorporated into the internal walls of the dwelling. External stacks / terminal vents through cladding is **prohibited**.

External vents for extract fans **must** be a hood type solution and **must** either be paint finish or powdercoated to match cladding.

3.6 Windows

Design & Proportions

Windows facing the street, parks and reserves **must** be designed to complement the house form in size, shape and proportion.
Refer to Diagram 11 below for examples of preferred window proportions, based on the Golden Ratio design principle (or The Rule of Thirds).

Solar Access & Protection

Windows to the West - North - East are encouraged to maximise winter solar access, while windows to the West - North are encouraged to be respectful of the sun's heat in the summer months. This can be done through considering external shade features such as roof eaves, recesses in plan, outdoor canopies, window hoods/ eyebrows, or louvres to prevent rooms overheating in the summer months while letting sun in during the winter months.

3.7 First Floor Balustrades

Glass balustrades with 'button fixings' are **prohibited**.
Acceptable solution for first floor balustrades are as follows:

- Glass balustrade with recessed channel / secret face plate fixings.
- Aluminium profile balustrades with fin or picket style vertical balusters that match fencing strategy.

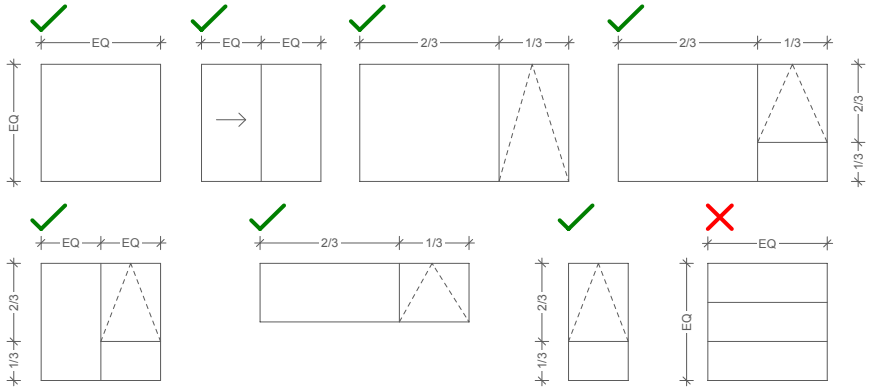


Diagram 11: Acceptable window proportions

Acceptable window proportions with sun shading devices to reduce over heating

3.8 Roof Forms

Roof Forms

Roofs must be simple in form, such as gables & mono-pitches, and are encouraged to give focus to the living parts of the house instead of the garage & utility spaces.

Full Hip Roofs are **prohibited**.
Hip roofs can be used in combination with gables or mono-pitches, however, hip ends facing the street, parks & reserves are **prohibited**.

Roof eaves must not be used on a roof edge which is overhanging another roof.
Refer to the adjacent Diagram 12 for further explanation.

3.9 Sustainability

All homes within the subdivision are encouraged to incorporate sustainable design principles that improve comfort, reduce energy use, and enhance long-term resilience.

Dwellings should be designed with passive solar principles in mind — optimizing building orientation, natural ventilation, and sun shading to reduce reliance on mechanical heating and cooling.

Over-glazing, particularly on west-facing elevations, should be avoided to minimize heat gain and loss. Sun shading devises such as pergolas, screens or shrouds are encouraged to reduce over heating.

Developments should aim to achieve recognised sustainability benchmarks such as Homestar or equivalent rating systems, promoting environmentally responsible and energy-efficient housing outcomes.

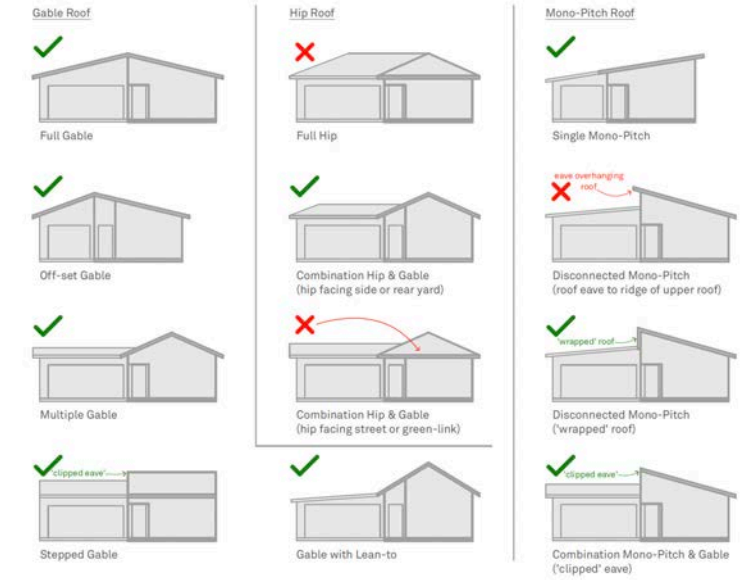


Diagram 12: Acceptable roof forms - single storey

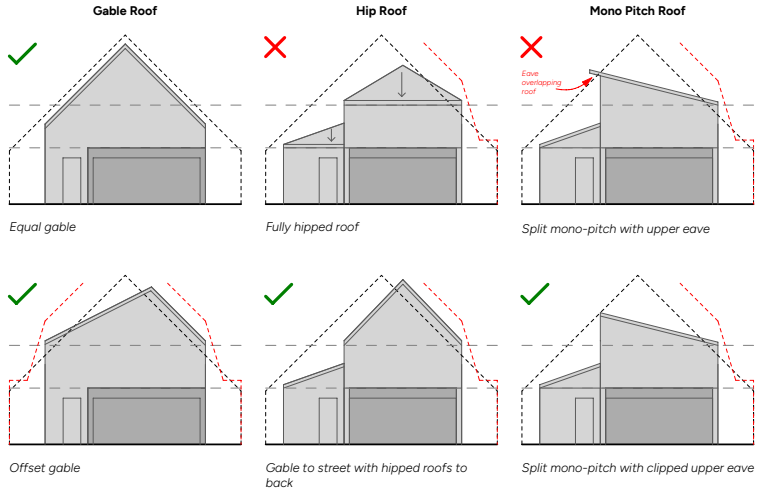


Diagram 13: Acceptable roof forms - two storey

3.10 Materiality - Walls and Roof Cladding, Materials and Colour

Dwellings to be composed of a **maximum of two** cladding materials & colours. 1/2 primary claddings or 1 primary + 1 secondary cladding. This helps to reduce the cluttering of facades and streetscapes with too many materials & colours.
Roofing, screens, window & door joinery and front door colours are not included in this limit but are encouraged to complement or contrast the claddings.

3.10.1 Materials - Acceptable Solutions

Acceptable primary claddings:

- Brick - classic, roman or bagged and paint finish - Corbelling encouraged
  NOTE: Foundation walls under brick cladding to be plaster & paint finish
- Profiled metal / aluminium cladding - Colorsteel or similar
- Horizontal bevelback / rusticated weatherboards - paint or stain finish
- Vertical timber shiplap - clearcoat or stain finish
- Block veneer - stack bond / common bond

Acceptable secondary claddings:

- Vertical / horizontal timber shiplap - clearcoat or stain finish
- James Hardie Linea Oblique vertical / horizontal cladding
- James Hardie Stria vertical cladding

Roofing:

- Selected long run metal profiled roofing with Colorsteel Maxam finish or equal
- Metal gutters and fascia boards to match roof cladding colour finish.
- Metal downpipes to match / compliment the cladding it sits over.
- Soffits are to be paint finish to match adjacent cladding
- Roofing tiles - asphalt, clay and concrete tiles
- Metal tiles are **prohibited**.

Joinery:

- Aluminium double glazed and thermally broken powdercoat or anodised finished
- Timber joinery double glazed and paint or stain finish
- PVC joinery is **prohibited**.

Front Doors:

- Vantage / Altherm - Latitude / Axis - accent colours encouraged.
- Solid timber front doors - paint or stain finish.

3.10.2 Material Palettes - Roof & Walls

The following selection of material palettes has been carefully curated to ensure a balanced aesthetic and consistent design outcomes.

Each palette includes three Colorsteel colours, two brick finish options, one timber shiplap cladding option, and three paint finish options. To maintain the integrity and character of each design concept, materials and colours from different palettes **must not** be mixed.

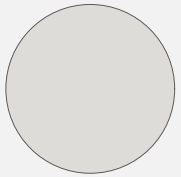
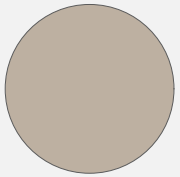
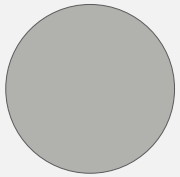
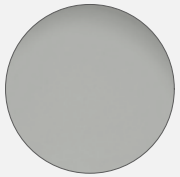
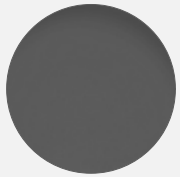
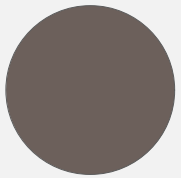
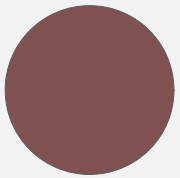
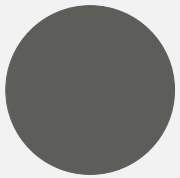
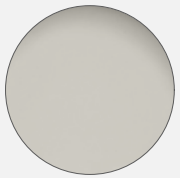
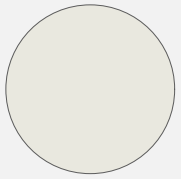
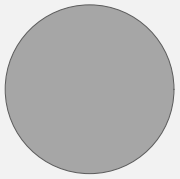
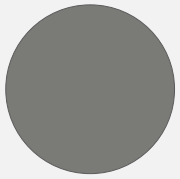
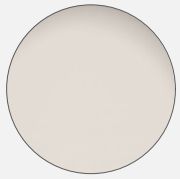
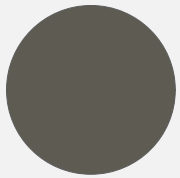
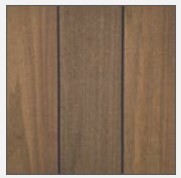
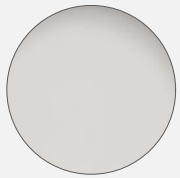
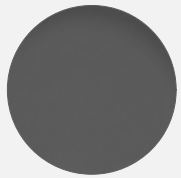
From the selected palette, homeowners or designers may choose up to two cladding types and one roofing option, along with associated paint and finish selections. The DRP will assess all proposed combinations in the context of neighbouring properties to ensure appropriate variation, consistency, and visual balance across the streetscape. Where necessary, the panel may request adjustments to maintain the desired level of diversity and harmony within the subdivision.

Examples of palette combinations on the following pages demonstrate the variation available within each palette.

A change in cladding material or feature panels must have a reason for their integration – eg, to highlight an architectural feature, opening or recess in the facade, a change in volume, or an obvious datum across the building façade.

Dark downpipes on dark cladding. Dark downpipes compliment the brick cladding.

3.10.3 Material Palettes and Themes

	Colorsteel	Colorsteel	Colorsteel	Brick	Brick	Shiplap	Paint Finish	Paint Finish	Paint Finish
Coast									
	Sandscape *LRV: 66%*	**Lichen** *LRV: 28%*	**Gull Grey** *LRV: 51%*	**Crevole** *PGH Bricks*	**Moondust** *PGH Bricks*	**Thermally modified** *JSC - Taiga - or similar*	**Resene Atmosphere** *LRV: 49%*	**Resene Half Tapa** *LRV: 35%*	**Resene Slate** *LRV: 9%*
Earth									
	Lignite *LRV: 11%*	**Scoria** *LRV: 10%*	**Ironsand** *LRV: 8%*	**Gypsy Rose** *PGH Bricks*	**Rockhampton** *PGH Bricks*	**Thermally modified** *JSC - Taiga - or similar*	**Resene Half Truffle** *LRV: 64%*	**Resene Ironsand** *LRV: 9%*	**Resene Jurassic** *LRV: 13%*
Alpine									
	Titania *LRV: 68%*	**Sandstone Grey** *LRV: 27%*	**Thunder Grey** *LRV: 12%*	**Alpine** *PGH Bricks*	**Moondust** *PGH Bricks*	**Western Red Cedar** *Clear finish*	**Resene Bitter** *LRV: 33%*	**Resene Eagle** *LRV: 49%*	**Resene Double Merino** *LRV:72%*
Flora									
	Flaxpod *LRV: 7%*	**Mist Green** *LRV: 25%*	**Karaka** *LRV: 8%*	**Drftwood Grey** *Midland Bricks*	**Black Pearl** *Midland Bricks*	**Thermally modified** *JSC - Taxon - or similar*	**Resene Hemlock** *LRV: 19%*	**Resene White Pointer** *LRV: 72%*	**Resene Slate** *LRV: 9%*

Alternative materials and finishes may be submitted to the DRP for consideration, aligning with the overall theme should be considered if alternative solutions are proposed.

Coast - Example Option 01

Example 01

1. Primary cladding
Moon Dust brick

2. Secondary cladding
Light timber Shiplap
JSC Taiga or similar

3. Aluminium Joinery
Sandscape Grey

4. Roofing, gutter + DP's
Slate

5. Accent front door
Lichen

Example 02

1. Primary cladding
Crevole brick

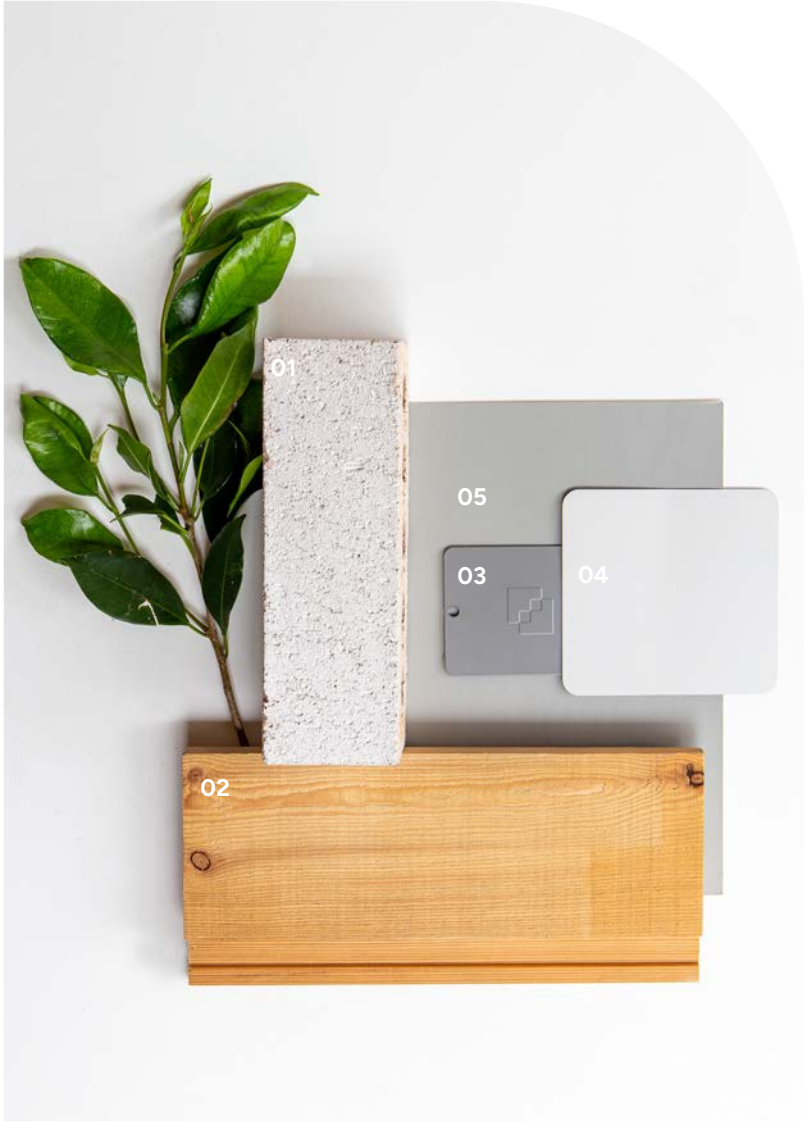
2. Secondary cladding
Light timber Shiplap
JSC Taiga or similar

3. Aluminium Joinery
Sandscape Grey

4. Roofing, gutter + DP's
Gull Grey

5. Accent front door
Atmosphere

Coast - Example Option 02



Earth - Example Option 01

Example 01

1. Primary cladding
Rockhampton brick

2. Secondary cladding
Dark timber shiplap
JSC Taiga or similar

3. Aluminium Joinery
Mid Bronze

4. Roofing, gutter + DP's
Ironsand

5. Accent front door
Scoria

Example 02

1. Primary cladding
Gypsy Rose brick

2. Secondary cladding
Paint finish Linea Oblique
Resene Jurassic

3. Aluminium Joinery
Mid Bronze

4. Roofing, gutter + DP's
Lignite

5. Accent front door
Resene Half Truffle

Earth - Example Option 02

Flora - Example Option 01

Example 01

1. Primary cladding
Black Pearl brick

2. Secondary cladding
Paint finish Linea Oblique
Resene Slate

3. Aluminium Joinery
Black

4. Roofing, gutter + DP's
Flaxpod

5. Accent front door
Resene Hemlock

Example 02

1. Primary cladding
Driftwod Grey brick

2. Secondary cladding
Dark stained shiplap
JSC Taiga or similar

3. Aluminium Joinery
Black

4. Roofing, gutter + DP's
Flaxpod

5. Accent front door
Resene Hemlock

Flora - Example Option 02

Alpine - Example Option 01

Example 01

1. Primary cladding
Alpine brick

2. Secondary cladding
Cedar Shiplap

3. Aluminium Joinery
Black

4. Roofing, gutter + DP's
Thunder Grey

5. Accent front door
Resene Bitter

Example 02

1. Primary cladding
Moon Dust brick

2. Secondary cladding
Cedar Shiplap

3. Aluminium Joinery
Black

4. Roofing, gutter + DP's
Sandstone Grey

5. Accent front door
Resene Eagle

Alpine - Example Option 02

4.0 Landscape Design

4.0 Landscape Design

4.1 Water Tanks

Water tanks must be incorporated within each lot to align with Consent Notices. Underground tanks are encouraged.

Connecting the water tanks to internal grey water fixtures such as toilets & laundry is encouraged.

Water tanks could be included in the service and utility area if practical, if not, they must be screened / not visible from the street.

Colour selections of water tanks must be recessive in colour and either relate to the house cladding colour or fence colour.

Suggested water tanks include:
- ThinTanks NZ, Slimline tank
- Tanksalot Slimline tank
- Bailey Tanks - Slim Jim
- Aqua Comb
- Enduro or similar under driveway tanks

4.2 Retaining & Garden Walls

Front yard retaining and garden walls - Road + JOAL frontage

Where walls are required in the front yard, either to retain or to define edges, one of the following acceptable solutions must be used:

- Masonry block with 40mm capping (20 series and 15 series acceptable)
- InSitu concrete - off board

Block walls must have a liquid applied tanking membrane where retaining and a clear coat finish to exposed face. Refer appendices for acceptable walls to front yards.

Side and rear yard retaining and garden walls - all lots

Treated timber retaining walls can be used in side and rear yards only.
Block walls are encouraged for durability. Any cut 300mm or greater **must** have a retaining wall.

Timber retaining walls must be stained using an environmentally friendly exterior waterborne timber stain in a charcoal or black colour – an example of acceptable stains are Resene Woodsman:
- Pitch Black
- Sheer Black
- Crowshead
- Tiri

All timber retaining walls shall be capped and screwfixed.
400mm of planting in front of walls is encouraged.

Fencing on top of the wall in front yards must align with examples included in the appendices.

When required for safety from falling, (only side & rear yards) the barrier / fence must be ≤1.2m in height, ≥50% permeable and supported by planting. Refer to '4.6 Reserve Boundaries.'

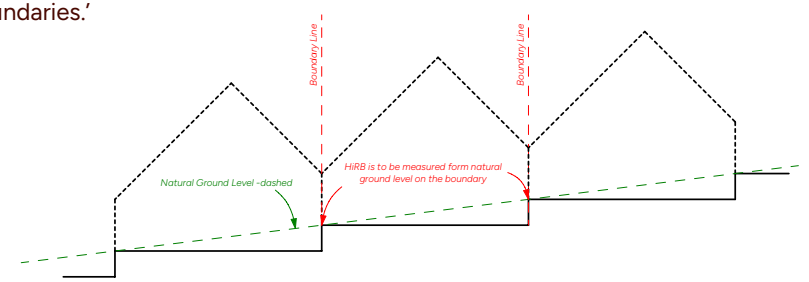


Diagram 14: HiRB measure point where retaining on the boundary

4.3 Steps and Handrails

Front yard steps - Road + JOAL frontage

Poured concrete steps with finish to match concrete pathway to be used in all instances. Steps to be level. Timber steps in the front yard are **prohibited**. No timber entrances at doorways. Handrails **must** match the fencing stategy.

Side and rear yard steps - All lots

Timber decking steps are acceptable in side and rear yards. Concrete steps are encouraged for durability.

4.4 Path & Driveway Treatments

All driveways & pedestrian entry paths must match the streetscape of the wider Rua Hills Development.

Rua Hills streetscate specification
Concrete footpaths / vehicle crossings / JOAL driveways:
Insitu concrete. Standard council mix with 10mm aggregate chip and 25% Waipa pebble. Lightly exposed finish and 2% black oxide per cubic metre of cement.

Driveways
To match the streetscape specification with control joints at 3m centres. Driveway crossings must be constructed to council and Auckland Transport standards. Circular cess pits to be used to avoid misaligned square grates.

Pedestrian access path
To match the streetscape specification with control joints at 3m centres OR path, with same finish, is divided into 1000mm x 1200mm slabs with mondo grass or low ground covers to be planted between.

To soften entrance and increase permability. Pedestrian access path and driveway must be separated by planting. See Driveway Planting Figures on pg 28 & 29.

Side & rear pathways and utility areas
Are encouraged to match the driveway or pathway. Alternatively, the use of aggregate/stones in ground stabilisation matting is encouraged. Use of Mangatangi / Waipa 3-5mm or 5-20mm stones is encouraged.

Examples of this matting can be found at:
- www.naturalpaving.co.nz
- www.jakmat.co.nz

The use of concrete pavers in side and rear yards is also acceptable.

The use of drainage metal is **prohibited**.
The use of loose stones without stabilisation matting and edging is **prohibited**.
The use of loose stones in front yards is **prohibited.**

Planting separation between driveway and pedestrian path


Front yard acceptable solutions - masonry walls / concrete steps / planting setback

4.5 Letterboxes

Letterboxes must face the street and be located where they are easily accessed from the pedestrian path. They must be chosen or designed to complement the house and/or landscape design and fences. They do not need to be the same, but elements of colour, form, texture or materials complementing the house and/or landscape design and fences are encouraged. Refer appendices for exemplar letterbox types.

Proprietary letterboxes on a single timber post are **prohibited**.

4.6 Boundary Treatments

To avoid the need for interpretation, specific boundary locations to each section, as well as diagrams and exemplar details of acceptable fencing solutions are illustrated in the appendices.

Road & JOAL Boundaries

Fences on the Road or JOAL Boundary / parallel to the Road or JOAL Boundary **must** align with the acceptable solutions included in the appendices.

Hedges on the road / JOAL boundary are **prohibited.**

Low plant species and low garden walls / planters to define this front boundary are acceptable – refer to 4.2 Retaining & Garden Walls for further details.

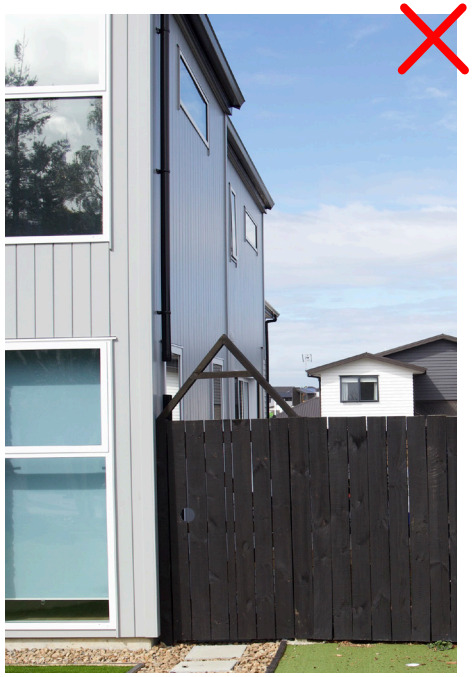
Refer appendices for lot locations where pedestrian access is required from Street Boundaries where no vehicle crossings are provided.

Front Yard Internal Boundaries - All lots

Front Yard Internal Boundaries are the side boundaries in front of the house and 300mm behind the front of the house.
Fences, Hedges & Planting must be: **≤** 1.2m height
≥ 50% permeability (fences)
'Structures' on top of gates visable from the street as pictured are **prohibited.**
NOTE: Front yard sculptures are **prohibited**.

No fencing / hedges to front yards, landscaping separates path and driveway

Letterboxes to compliment the material selections of the house



Structures above gates are **prohibited**

Reserve Boundaries

Reserve boundaries also include the adjacent perpendicular boundaries in front of house and 300mm behind the house façade

Fences, hedges & planting must be:
- **≤** 1.2m height
- **≥** 50% permeability (fences)

NOTE: Site gabion retaining and fencing along stream reserve to be completed by HGG, refer fencing plan in appendices for exact location. Section 6.0.
NOTE: 1m wide landscape planting area required to reserive boundaries to align with Consent Notices. Refer Fencing plan in appendices for locations.

Side & Rear Yard Boundaries - All lots

Side boundary fences must terminate 300mm behind the front of the house.

Fences, hedges & planting must be:
- ≤ 1.8m max. height (fences)
- ≤ 2.2m max. height (hedges)
- ≥ no permeability control

Gates to side yards must be located 300mm behind the front of the house and be 1.8m high to align with side fencing.

NOTE: All timber fences and gates on all boundaries **must** be stained - Refer 4.2 above for acceptable stain colours.

NOTE: Where a house is the first built on a lot and the neighbouring lots are vacant, the owner **must** stain both sides of the side and rear fences.

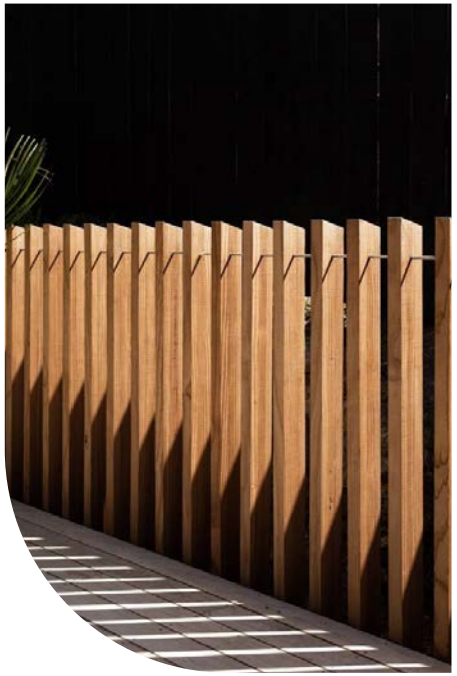
Privacy Fences - Northern living court on the street

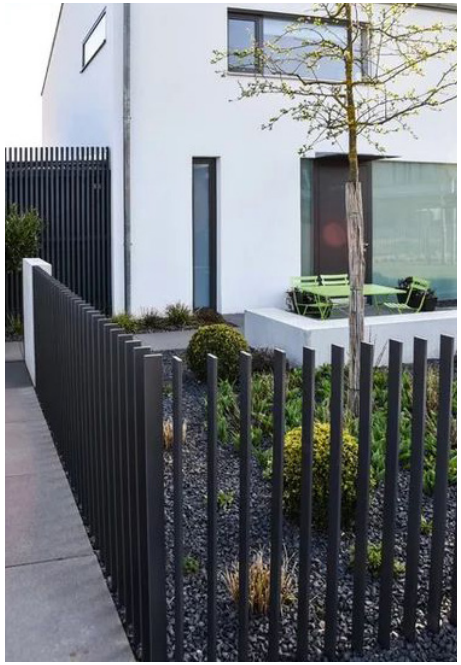
Privacy fences within the front yard of road / JOAL boundaries are permitted where Outdoor living spaces face the street / JOAL frontage.

Privacy fences must be:
- ≥ 600mm setback from the Road / JOAL boundary
- ≤ 40% length of its Road / JOAL boundary
- ≤ 1.8m max.height
- ≥ 50% permeability

NOTE: If the privacy fence is on top of a garden wall in the front yard, the privacy fence must be **≥**75% permeability and fixed to the back of any garden / retaining wall as detailed in the appendices.
NOTE: Privacy fencing is **prohibited** along boundaries to public walkways.

Outdoor living to the street - create privacy with planting + permeable fencing





Outdoor living to the street - create privacy with planting + permeable fencing

NOTE: The maximum height of 1.8m for the privacy fence is measured from the ground level at the Road / JOAL boundary – not the base of the privacy fence if on top of a retaining / garden wall. Refer to examples in appendices.

4.7 Edge Treatments

Garden and Lawn edges are encouraged to define areas. All timber edges to be stained a dark tone. Refer to examples in appendices.

- Hardwood or treated timbers are encouraged
- Treated timbers visible from the street must be stained using an environmentally friendly exterior waterborne timber stain - refer 4.2 for acceptable stain colours.
- Corten steel flat bar.

4.8 Lawns

Natural grass and artificial grass are acceptable.

Natural, tall fescue or turf blends are encouraged with the installation of a suitable lawn edge. Any treated timber lawn edges to be stained as per 4.7.

Artificial lawns are acceptible however when artificial lawn is used, at least 2 edges must be planted. Refer appendices for acceptable artificial grass specification. Putting greens in front yards are **prohibited.**

4.9 Planting Types & Locations

Rua Hills plant species have been selected to play a part in the feeling of grounded-ness within the neighbourhood and to be in keeping with the native bush and adjacent stream environments.

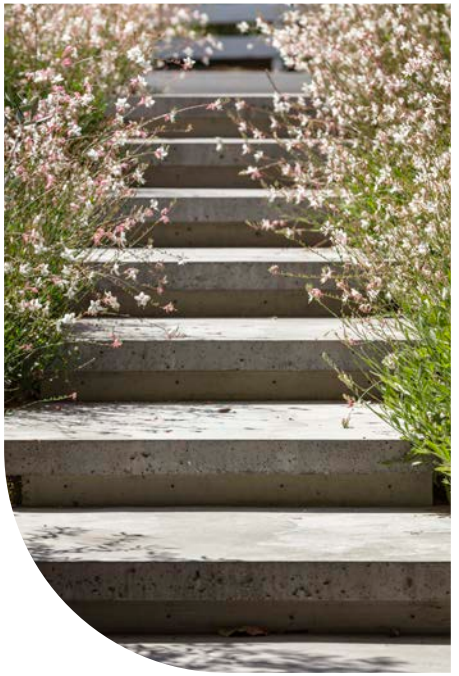
- Refer to appendices, '6.8 Suggested Plant Species' for further details on suggested species
- The use of native ground coverings and native bush style planting is encouraged.
- Plants should generally be endemic species or appropriate to the region.
- Exceptions to this being fruit, citrus, vegetables, herbs and feature trees - which are encouraged.
- The use of exotic deciduous feature trees is encouraged in North and West front yards to offer seasonal change and summer shade.

Each front yard (between the boundary and the 2.5m front boundary setback) must:

- Include ≥50% landscape area – this includes lawn, planting, and trees.
- Include ≥1 80 litre specimen tree of a minimum height of 1.5m at the time of planting (refer to 6.9 Suggested Plant Species).
- And include ≥30 PB5 plants (PB18 for hedge plants) refer to 6.8 .
- NOTE: 30 plants excludes any fence screening in front yard.

Lot boundaries are encouraged to be defined with planting including street frontages. Small areas of lawn are discouraged - planting should be used instead in areas such as between the pedestrian entry path and the driveway.

All planting in the front, side and rear yards at its maturity or maintained height must not exceed the maximum heights as noted within the relevant yards of '4.6 Boundary Treatments' – the exception to this being specimen trees within the front and rear yard.



Exemplar front yard concrete steps / pathways and planting

4.10 Exemplar Front Yard Landscaping

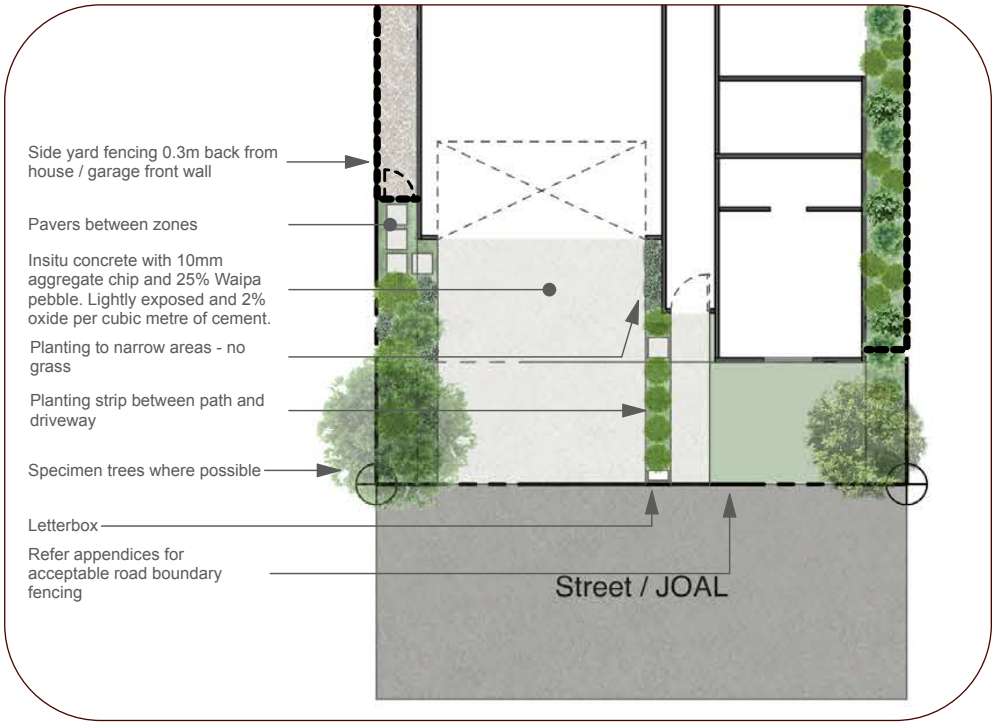


Diagram 15: Exemplar front yard landscaping - Southern Entry - North Living

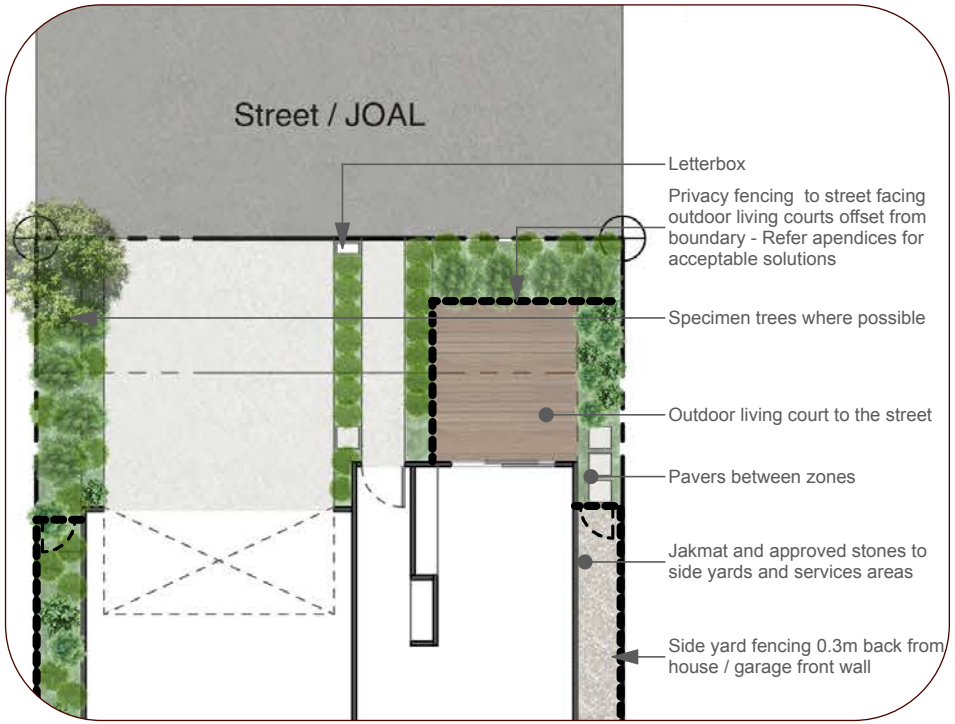


Diagram 16: Exemplar front yard landscaping - Northern Entry - North Living

Diagram 17: Exemplar front yard landscaping - Corner Lot

5.0 Design Approval Process

5.0 Design Approval Process

5.1 Process

Please keep in mind, the DRP has been established to assist prospective residents and designers with their design and build. The DRP are happy to answer questions about the Design Guidelines and their implementation within each design throughout each owner / developers design and construction journey.

The Design Approval Process consists of three formal Review Stages.
For the first two stages, the DRP will assess submitted drawings against the Design Guidelines via the standard DRP Checklist. The site, architectural and landscape Design must comply with the Design Guidelines, at every Review Stage.

- **Stage One - Concept Design Review - Prior to Reseouce Consent**

The applicant shall submit a complete house and landscape design proposal to illustrate how the proposed house complies with the Design Guidelines.

- **Stage Two – Developed Approved Plans**

The applicant shall submit a full Building Consent Architectural and Landscape Drawing Package to illustrate that the design is in general accordance with the approved Stage One design & still complies with the Design Guidelines.

NOTE: No lot owner or build partner shall commence construction of any building prior to receiving written stamped and approved Development Plans from the DRP. All sections have a binding covenant to this effect.

- **Stage Three – Post Construction Inspection**

The applicant shall submit the Construction Completion Form at the time of Site, House & Landscape construction completion.
The DRP will consequently conduct a street walk-by site visit to ensure that the Site, House & Landscape have been completed in accordance with the approved Stage Two drawings & still complies with the Design Guidelines.

On the Approval of Stage Three, a Stage Three Completion Certificate will be issued, noting the houses compliance with the Design Guidelines.

Review Outcome

The outcome of the Stage One & Two Reviews will be in the form of one of three instructions:

- (1. Compliant) Design may proceed to the next Review Stage.

If the design complies with the Design Guidelines in full, approval will be provided along with the completed DRP Checklist and the Applicant can progress to the next Stage Review.

- (2. Non-Compliant) Design to be resubmitted for reassessment of Review Stage following comments being addressed.

If the design is non-compliant with the Design Guidelines, an Advice Note will be provided along with the completed DRP Checklist, stating the non-compliances and that a second Review will be required before progressing to the next Review Stage.

- (3. Non-Compliant - Minor) Design may proceed to the next Review Stage subject to comments being addressed in the next Review Stage.

If the design is non-compliant with the Design Guidelines, but with only minor issues, the DRP may issue an Advice Note along with the completed DRP Checklist, allowing the Applicant to progress to the next Review Stage, provided that the minor issues are addressed and approved at the following Review Stage.

Review Time

It is the DRP's intention to review each design in a timely manner to avoid delays in the owners design process. Once the review submissions are complete and have been accepted in full, please allow up to 5 working days for the review process.

5.2 Drawings & Information Required

Stage One - Concept Design Review

Stage One Review requires a full set of drawings as outlined below, and including enough information to illustrate the Concept Design's full compliance with the Design Guidelines.

Drawings must be in CAD format on A3 pages and at an appropriate & noted scale.

- Site Plan

Including all setback dimensions, outdoor living area requirements, site coverage, impermeable surfaces coverage, and a north arrow.

- Floor Plans
- Elevations

Including Daylighting Control envelopes, and cladding & roof materials.

- Landscape Plan

Of the front yard of all lots. If the lot is a corner lot or adjoins an open space, the plan should also include the relevant side or rear yards. The plan should include all fencing, planting locations and species, hard surfaces, letterbox design, utility and service lane locations (bin storage, clothes lines, water tanks) and utility screen designs if visible from the street or open space.

- 3D Rendered Image

A3 full colour, high quality render, based on a 3D computer generated model of the house and front yard landscape design including fencing.

- Proposed Materials, Colours & Finishes Schedule
- List of Any Non-Compliances

Stage Two – Developed Approved Plans

Having been fully approved at the Stage One - Concept Design Review, the house design is expected to remain generally unchanged throughout the course of completing the Building Consent drawings. The Stage Two - Building Consent Drawings Review is to ensure that this is the case. That said, the nature of the design process sometimes leads to minor elements in the design evolving during these later stages. This is acceptable, although these changes must remain compliant with the Design Guidelines and need to be highlighted within the Stage Two Review application.

All Building Consent Drawings being lodged with Auckland Council should be provided to the DRP for the Stage Two – Building Consent Drawings Review prior to any construction work commencing on site.

To save on possible Requests for Information from the Council's Building Consent Assessor due to potential changed works, it is advised that Stage Two Approval be acquired prior to lodging the Building Consent Application with Auckland Council.

NOTE: No section owner or build partner shall commence construction of any building prior to receiving stamped and approved Development Plans from the DRP. All sections have a binding covenant to this effect.

Stage Three – Post Construction Inspection

Once the Site, Architecture and Landscape construction has been completed, the DRP require a final Post Construction Inspection to ensure the completed works are still in accordance with the approved Stage Two drawings & still comply with the Design Guidelines.
A Construction Completion Form needs to be provided to the DRP to notify them of construction completion.

- If the completed works are in accordance with the approved Stage Two design, the DRP will grant Stage Three Approval and a Completion Certificate will be issued.
- If aspects of the completed works are not in accordance with the approved Stage Two design, and non-compliant with the Design Guidelines, an Advice Notice will be issued, highlighting the non-compliant elements and Notifying that the elements are required to be rectified in order for the DRP to grant Stage Three Approval.

The Owners of any non-complying elements are required to rectify these at their own expense. All sections have a binding covenant to this effect.

5.3 Submission Checklist

Stage One - Concept Design

Performance Bond to be lodged with Developer

- ☐ Location Plan
  Showing your lot in relation to the precinct it is located in
- ☐ Primary Site Plan
  With setbacks, contours, house and garage footprints, entrance path and driveway, living court and service area.
- ☐ Notated and Dimensioned Floor Plans
- ☐ Elevations
  Noting HiRB / AHiRB
  Materials and finishes to be labeled on all elevations.
- ☐ 3D Render Images
  A3 full colour, high quality renders based on a 3D computer generated model of the house and front yard landscape design including fencing.
- ☐ Landscaped Site Plan
  A professional site plan, a plant palette indicating the style of garden, images representing materials and/or built structures. Please include fence design, decking, retaining heights, hard surface materials, plant types & sizes.
- ☐ Proposed Materials, Colours and Finishes Schedule

Stage Two - Building Consent

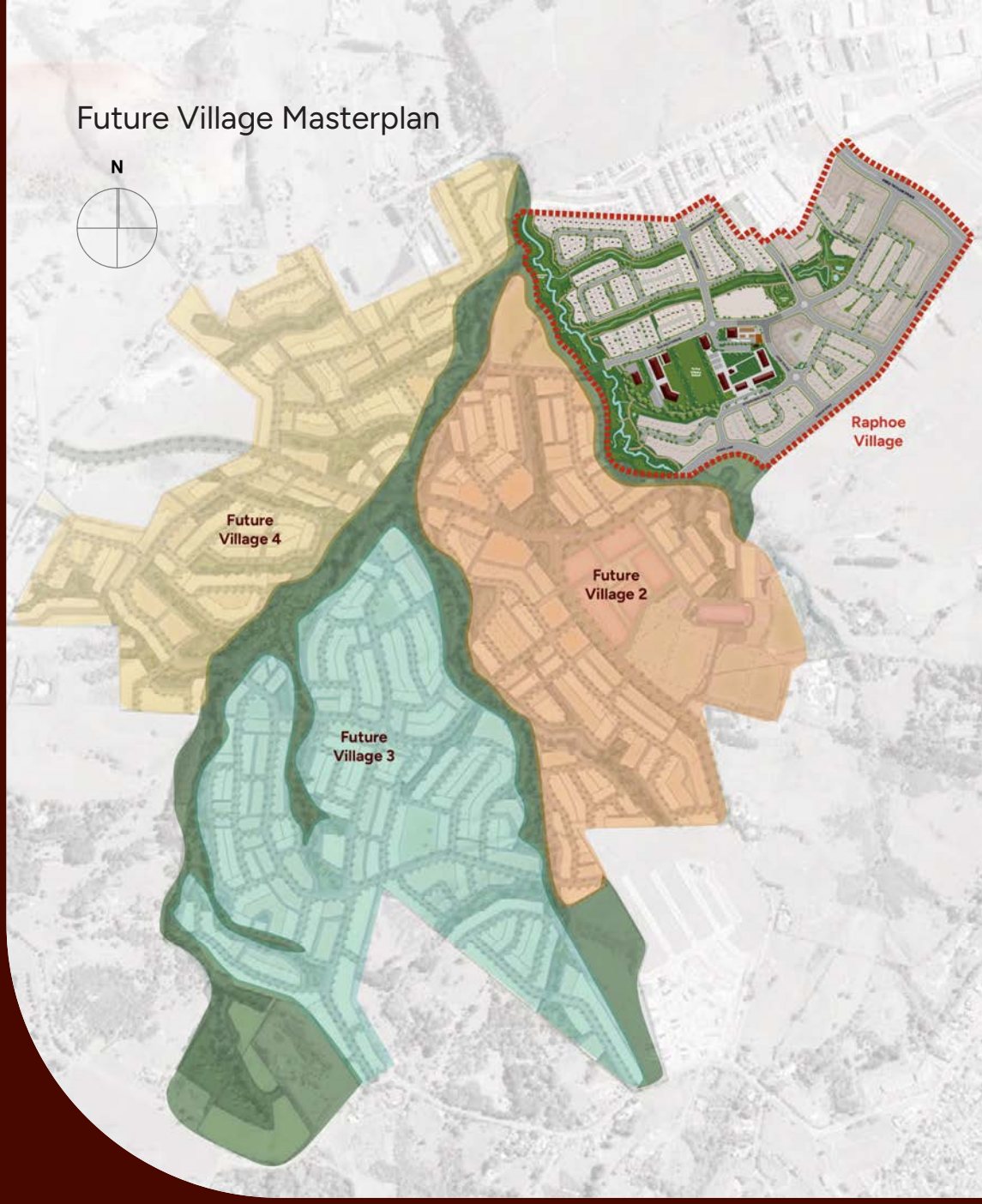
- ☐ Location Plan
  Showing your lot in relation to the precinct it is located in
- ☐ Primary Site Plan
  With setbacks, contours, house and garage footprints, entrance path and driveway, living court and service area.
- ☐ Notated and Dimensioned Floor Plans
- ☐ Elevations
  Noting HiRB / AHiRB
  Materials and finishes to be labels on all elevations.
- ☐ 3D Render Images
  A3 full colour, high quality renders based on a 3D computer generated model of the house and front yard landscape design including fencing.
- ☐ Landscaped Site Plan
  A comprehensive landscaping plan including plant types and sizes, decking, Fence design and heights, retaining wall heights and hard surface materials.
- ☐ Proposed Materials, Colours and Finishes schedule

Stage Three -Post Construction

A site visit will be carried out to review each unit for compliance with the Design Guidelines.

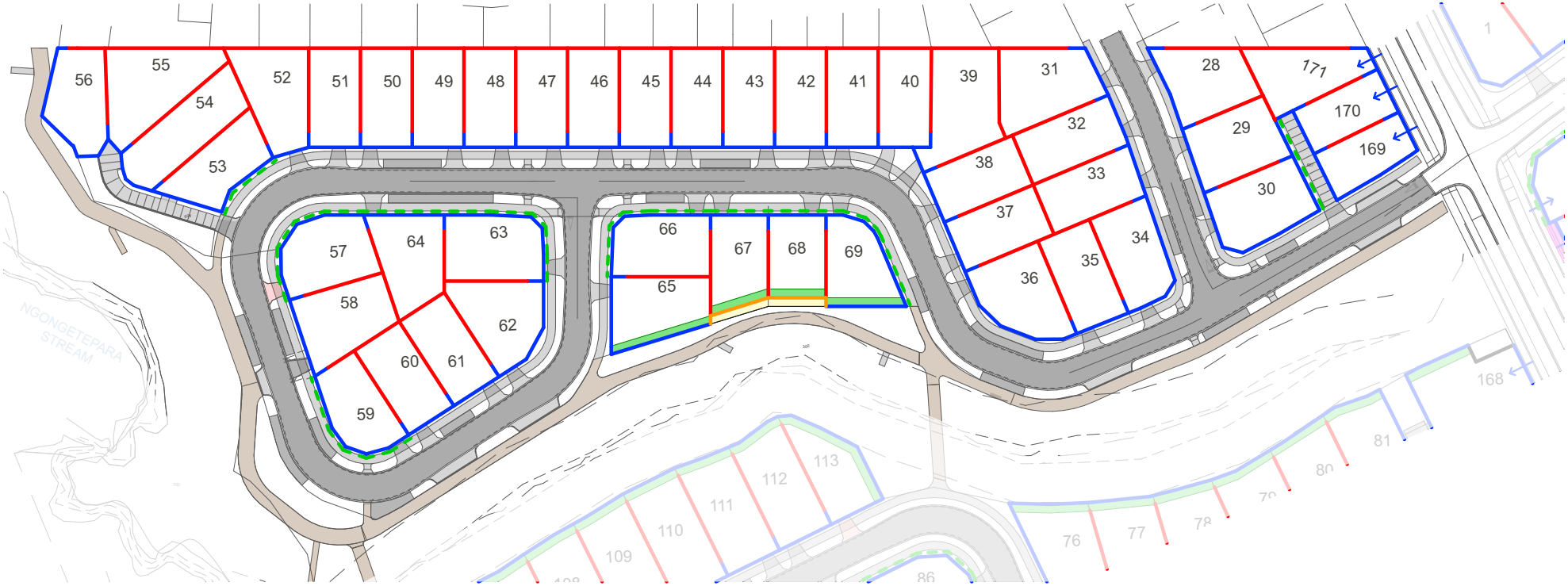
6.0 Appendices

Future Village Masterplan



6.1 Fencing, Driveways, Retaining Walls

The subdivision has been divided into 4 blocks for clarity - see following pages for fencing diagrams for each lot.



FENCE TYPE A - ROAD & JOAL FRONT + RESERVE BOUNDARY
1) ≤1.2m HEIGHT @ ≥ 50% PERMEABLE
2) STREET FRONTAGE ≤0.9m HEIGHT @ ≥ 50% PERMEABLE
3) STREET FRONTAGE ≤1.2m HEIGHT @ ≥ 80% PERMEABLE
- IN FRONT OF HOUSE & 0.3M BEHIND FRONT OF HOUSE

PROVIDE STREET FRONT PEDESTRIAN ACCESS

FENCE TYPE B - FENCE ON GABION BASKET & TIMBER RETAINING (PART OF DEVELOPMENT)
≤ 1.2m HEIGHT
≥ 50% PERMEABLE
- IN FRONT OF HOUSE

FENCE TYPE C - SIDE YARD
≤ 1.8m HEIGHT
≥ NO PERMEABILITY CONTROLS
- 0.3M BEHIND FRONT OF HOUSE

FENCE TYPE D - PRIVACY FENCE
≤ 1.8m HEIGHT
≥ 50% PERMEABLE
- 40% LENGTH OF ADJACENT BOUNDARY
- 1M SETBACK FROM BOUNDARY
- LONG BOUNDARY / NORTHERN FACING LIVING COURTS (UNLESS STATED OTHERWISE)

GABION BASKETS
- REFER HG EDGE TREATMENT LOCATION PLAN

BLOCK 1
- 200 SERIES BLOCK 1.8M HIGH AROUND TRANSFORMERS
- REFER TO SECTION 4.2 FOR BLOCK FINISH

BLOCK 2
- 200 SERIES BLOCK MAX 1M HIGH
- CONCRETE STEPS REQUIRED TO FRONT DOORS TO ALLOW PEDESTRIAN ACCESS TO STREET
- RETAINING AND FENCE DESIGN TO BE REVIEWED BY DRP

TIMBER RETAINING
- 1.0M TIMBER RETAINING & I-BEAM

EDGE TREATMENT PLANTING
- 1.0M WIDE LANDSCAPE PLANTING TO COMPLY WITH CONSENT NOTICES

NOTE: REFER TO FENCING & RETAINING WALL REGULATIONS FOR INFORMATION

Fencing Plan - Site Section A

N

FENCE TYPE A - ROAD & JOAL FRONT + RESERVE BOUNDARY
1) ≤1.2m HEIGHT @ ≥ 50% PERMEABLE
2) STREET FRONTAGE ≤0.9m HEIGHT @ ≥ 50% PERMEABLE
3) STREET FRONTAGE ≤1.2m HEIGHT @ ≥ 80% PERMEABLE
- IN FRONT OF HOUSE & 0.3M BEHIND FRONT OF HOUSE

PROVIDE STREET FRONT PEDESTRIAN ACCESS

FENCE TYPE B - FENCE ON GABION BASKET & TIMBER RETAINING (PART OF DEVELOPMENT)
≤ 1.2m HEIGHT
≥ 50% PERMEABLE
- IN FRONT OF HOUSE

FENCE TYPE C - SIDE YARD
≤ 1.8m HEIGHT
≥ NO PERMEABILITY CONTROLS
- 0.3M BEHIND FRONT OF HOUSE

FENCE TYPE D - PRIVACY FENCE
≤ 1.8m HEIGHT
≥ 50% PERMEABLE
- 40% LENGTH OF ADJACENT BOUNDARY
- 1M SETBACK FROM BOUNDARY
- LONG BOUNDARY / NORTHERN FACING LIVING COURTS (UNLESS STATED OTHERWISE)

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- REFER HG EDGE TREATMENT LOCATION PLAN

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- RETAINING AND FENCE DESIGN TO BE REVIEWED BY DRP

TIMBER RETAINING
- 1.0M TIMBER RETAINING & I-BEAM

EDGE TREATMENT PLANTING
- 1.0M WIDE LANDSCAPE PLANTING TO COMPLY WITH CONSENT NOTICES

NOTE: REFER TO FENCING & RETAINING WALL REGULATIONS FOR INFORMATION

Fencing Plan - Site Section B

N

FENCE TYPE A - ROAD & JOAL FRONT + RESERVE BOUNDARY
1) ≤1.2m HEIGHT @ ≥ 50% PERMEABLE
2) STREET FRONTAGE ≤0.9m HEIGHT @ ≥ 50% PERMEABLE
3) STREET FRONTAGE ≤1.2m HEIGHT @ ≥ 80% PERMEABLE
- IN FRONT OF HOUSE & 0.3M BEHIND FRONT OF HOUSE

PROVIDE STREET FRONT PEDESTRIAN ACCESS

FENCE TYPE B - FENCE ON GABION BASKET & TIMBER RETAINING (PART OF DEVELOPMENT)
≤ 1.2m HEIGHT
≥ 50% PERMEABLE
- IN FRONT OF HOUSE

FENCE TYPE C - SIDE YARD
≤ 1.8m HEIGHT
≥ NO PERMEABILITY CONTROLS
- 0.3M BEHIND FRONT OF HOUSE

FENCE TYPE D - PRIVACY FENCE
≤ 1.8m HEIGHT
≥ 50% PERMEABLE
- 40% LENGTH OF ADJACENT BOUNDARY
- 1M SETBACK FROM BOUNDARY
- LONG BOUNDARY / NORTHERN FACING LIVING COURTS (UNLESS STATED OTHERWISE)

GABION BASKETS
- REFER HG EDGE TREATMENT LOCATION PLAN

BLOCK 1
- 200 SERIES BLOCK 1.8M HIGH AROUND TRANSFORMERS
- REFER TO SECTION 4.2 FOR BLOCK FINISH

BLOCK 2
- 200 SERIES BLOCK MAX 1M HIGH
- CONCRETE STEPS REQUIRED TO FRONT DOORS TO ALLOW PEDESTRIAN ACCESS TO STREET
- RETAINING AND FENCE DESIGN TO BE REVIEWED BY DRP

TIMBER RETAINING
- 1.0M TIMBER RETAINING & I-BEAM

EDGE TREATMENT PLANTING
- 1.0M WIDE LANDSCAPE PLANTING TO COMPLY WITH CONSENT NOTICES

NOTE: REFER TO FENCING & RETAINING WALL REGULATIONS FOR INFORMATION

Fencing Plan - Site Section C

N

FENCE TYPE A - ROAD & JOAL FRONT + RESERVE BOUNDARY
1) ≤1.2m HEIGHT @ ≥ 50% PERMEABLE
2) STREET FRONTAGE ≤0.9m HEIGHT @ ≥ 50% PERMEABLE
3) STREET FRONTAGE ≤1.2m HEIGHT @ ≥ 80% PERMEABLE
- IN FRONT OF HOUSE & 0.3M BEHIND FRONT OF HOUSE

PROVIDE STREET FRONT PEDESTRIAN ACCESS

FENCE TYPE B - FENCE ON GABION BASKET & TIMBER RETAINING (PART OF DEVELOPMENT)
≤ 1.2m HEIGHT
≥ 50% PERMEABLE
- IN FRONT OF HOUSE

FENCE TYPE C - SIDE YARD
≤ 1.8m HEIGHT
≥ NO PERMEABILITY CONTROLS
- 0.3M BEHIND FRONT OF HOUSE

FENCE TYPE D - PRIVACY FENCE
≤ 1.8m HEIGHT
≥ 50% PERMEABLE
- 40% LENGTH OF ADJACENT BOUNDARY
- 1M SETBACK FROM BOUNDARY
- LONG BOUNDARY / NORTHERN FACING LIVING COURTS (UNLESS STATED OTHERWISE)

GABION BASKETS
- REFER HG EDGE TREATMENT LOCATION PLAN

BLOCK 1
- 200 SERIES BLOCK 1.8M HIGH AROUND TRANSFORMERS
- REFER TO SECTION 4.2 FOR BLOCK FINISH

BLOCK 2
- 200 SERIES BLOCK MAX 1M HIGH
- CONCRETE STEPS REQUIRED TO FRONT DOORS TO ALLOW PEDESTRIAN ACCESS TO STREET
- RETAINING AND FENCE DESIGN TO BE REVIEWED BY DRP

TIMBER RETAINING
- 1.0M TIMBER RETAINING & I-BEAM

EDGE TREATMENT PLANTING
- 1.0M WIDE LANDSCAPE PLANTING TO COMPLY WITH CONSENT NOTICES

NOTE: REFER TO FENCING & RETAINING WALL REGULATIONS FOR INFORMATION

Fencing Plan - Site Section D

N

6.2 Exemplar Aluminium Fence Type A / B

Suitable for:

- Front Yard and Front Yard Internal Boundaries
- Reserve Boundaries
- Structural Retaining / Garden Wall Boundaries
- First Floor Balconies
- Screening

Fin Style Panel
Option 1 - Boundaryline Durapanel - Axis
Option 2 - BelAir Aurora Landscape Fence Panel

Picket Style Panel
Option 1 - Boundaryline PicketPanel - Juno fencing
Option 2 - BelAir Vertical slat Fencing Panel

Aluminium fin style panel fencing

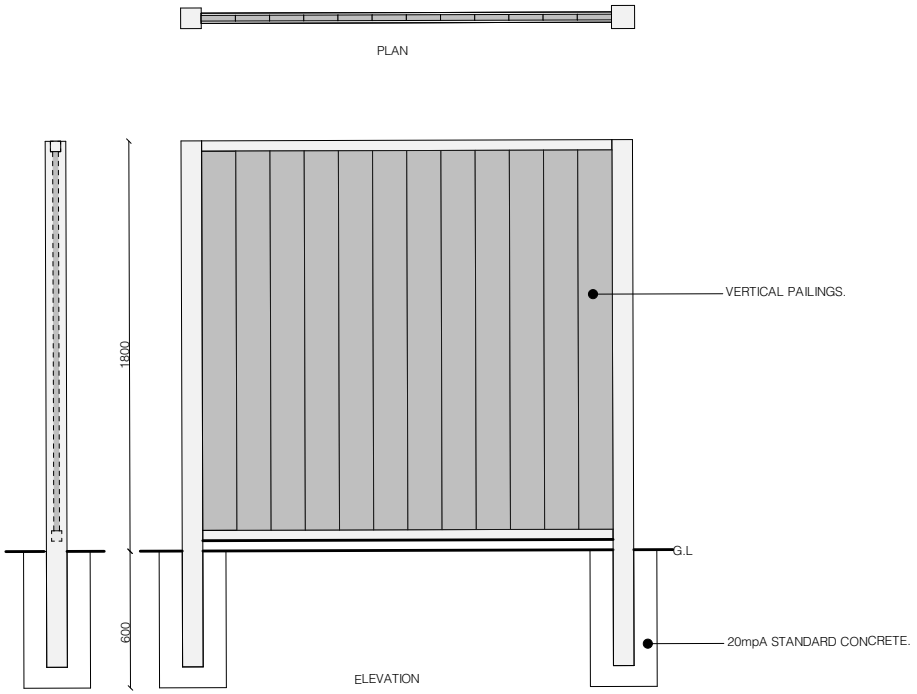
Aluminium picket style panel for screening and first floor balustrades

6.3 Exemplar Aluminium Fence Types C

Suitable for:

- Side & Rear Yard Boundaries

Option 1 - Boundaryline Sleekwall solid - Horizontal or Vertical
Option 2 - BelAirSolid Slat Fencing Panel - Horizontal or Vertical



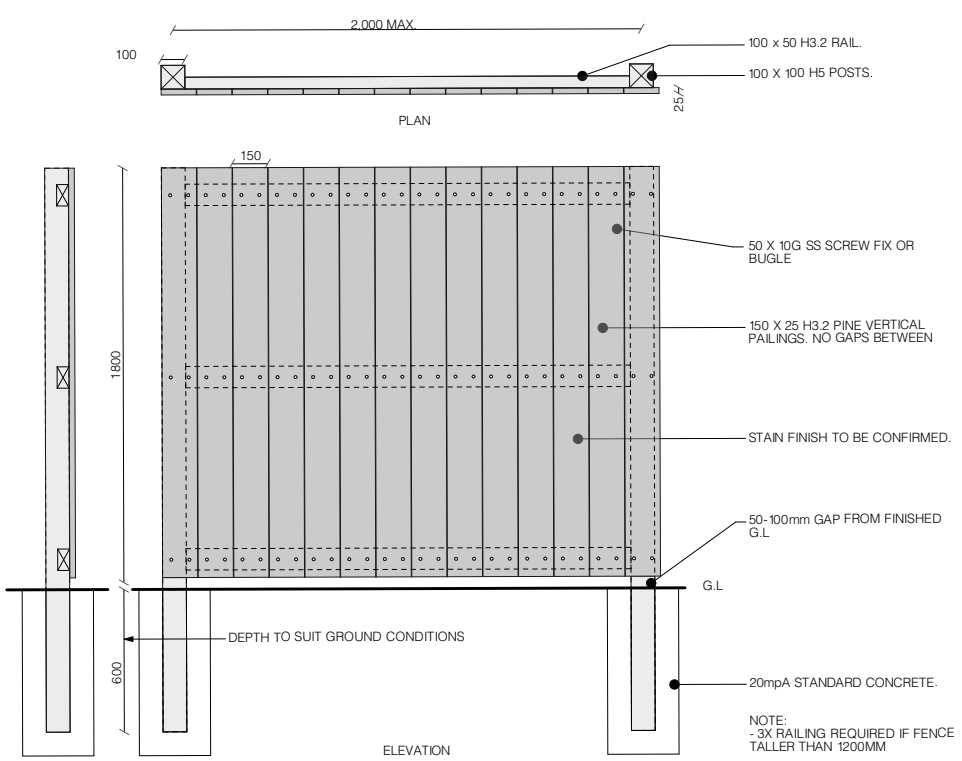
Aluminium solid horizontal style panel fencing

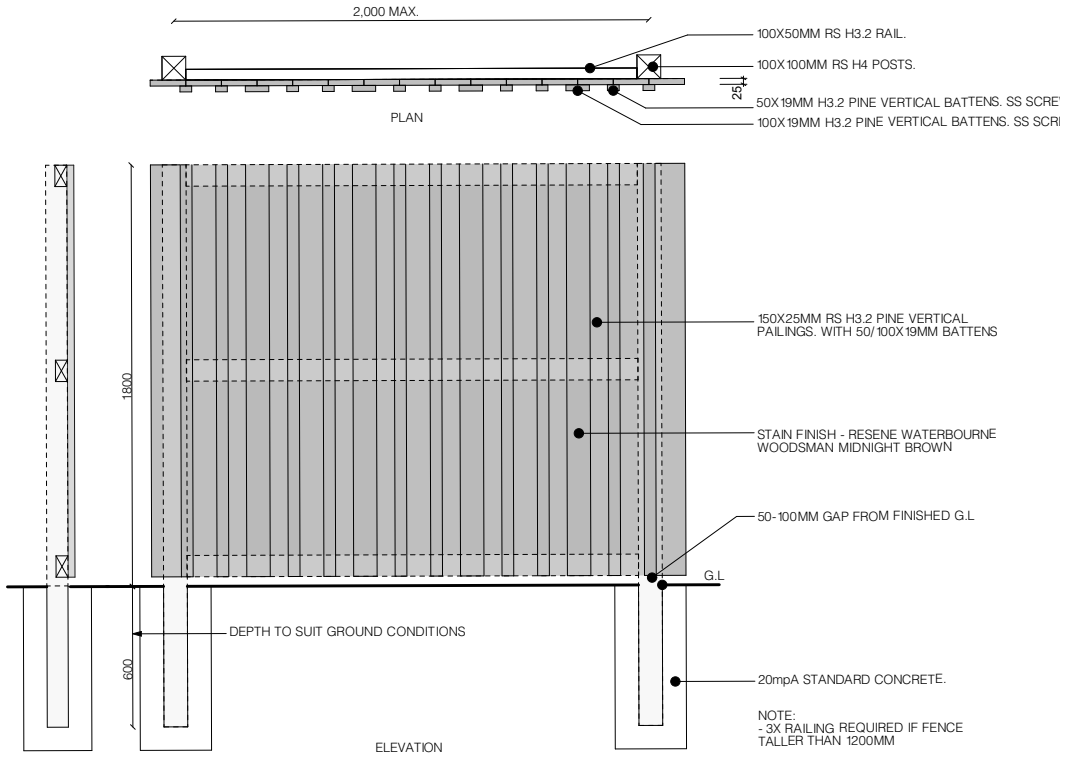
Aluminium solid vertical style panel fencing

6.4 Exemplar Timber Fence Type C

Suitable for:

- Side & Rear Yard Boundaries

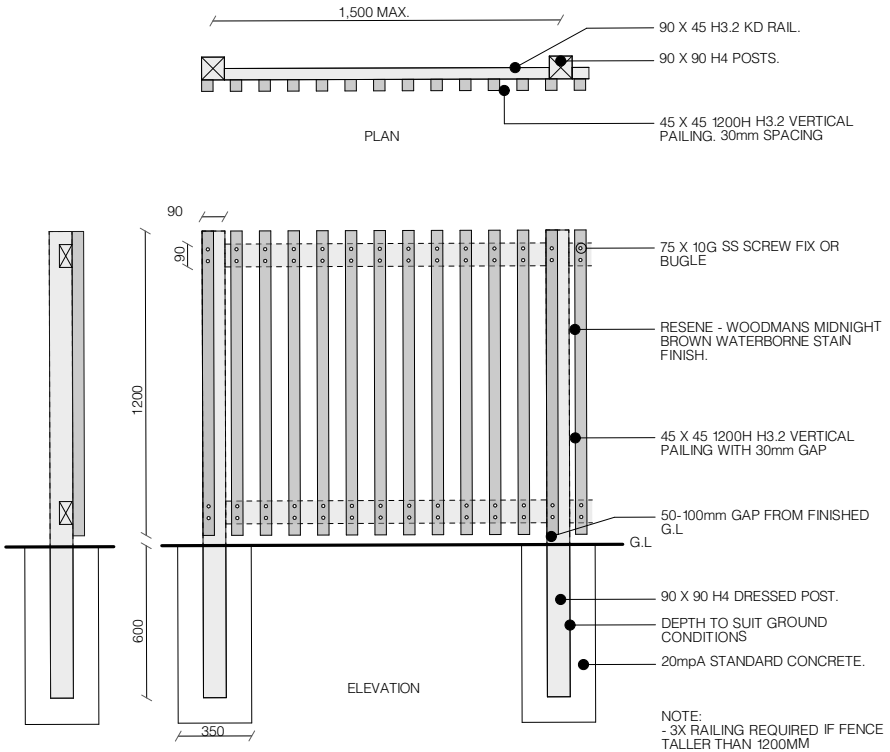




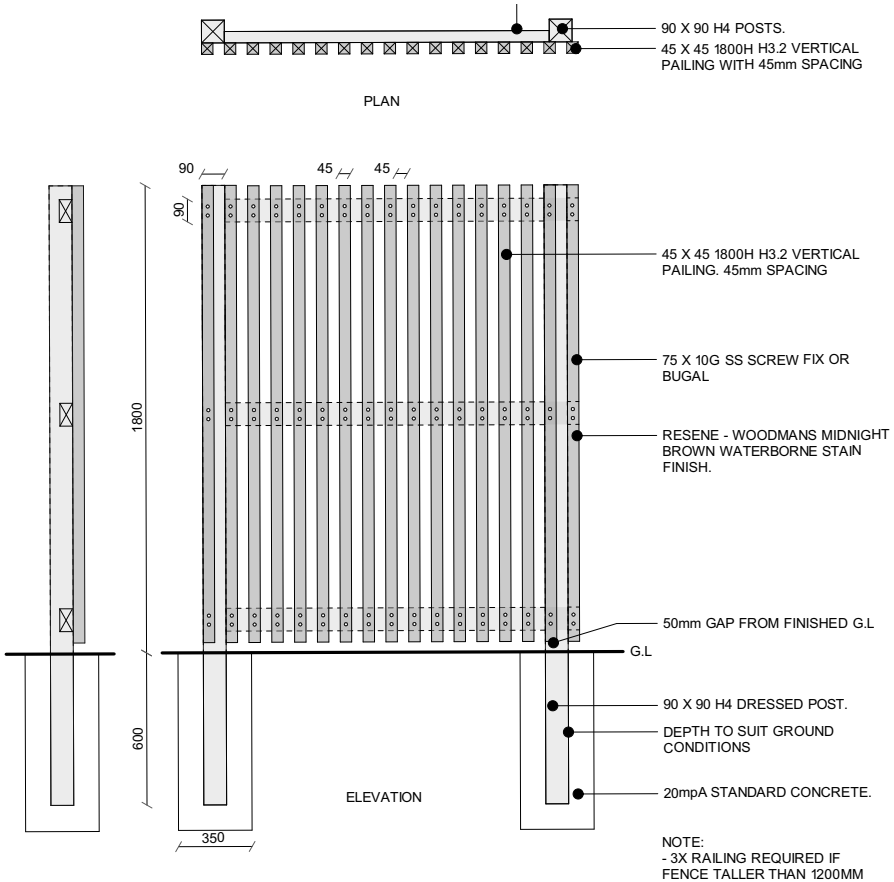
6.5 Exemplar Privacy Fence Type D - Elevation

Suitable for:

- Within front yard boundaries with outdoor living court **ONLY**



FENCE TYPE A: 1200H
VERTICAL PINE BATTERN FENCE

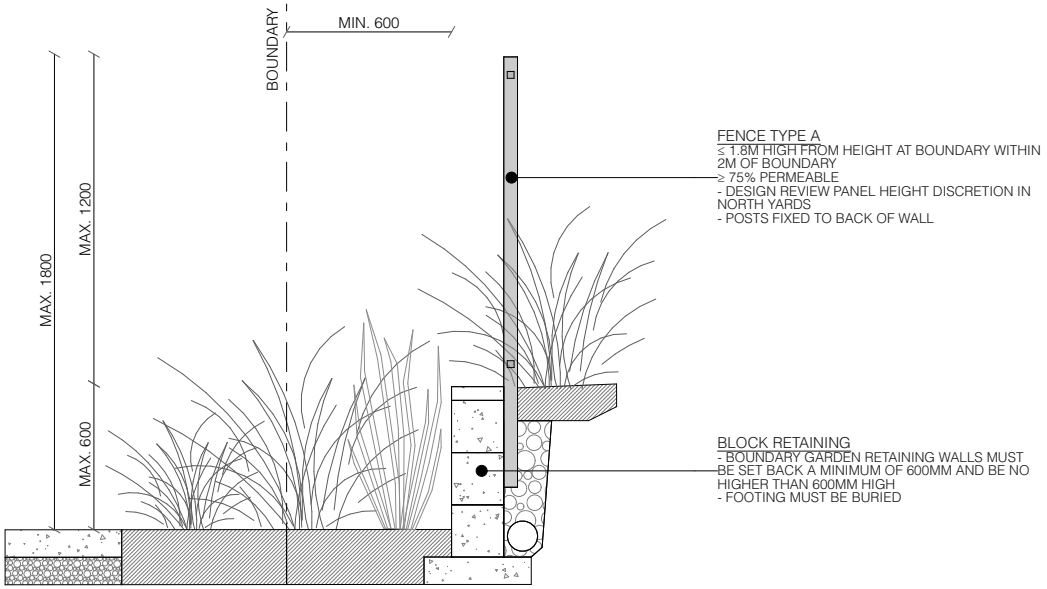


1800H - 50% PERMEABLE BASE
VERTICAL PINE BATTERN FENCE

6.5.1 Exemplar Privacy Fence Type D - Section

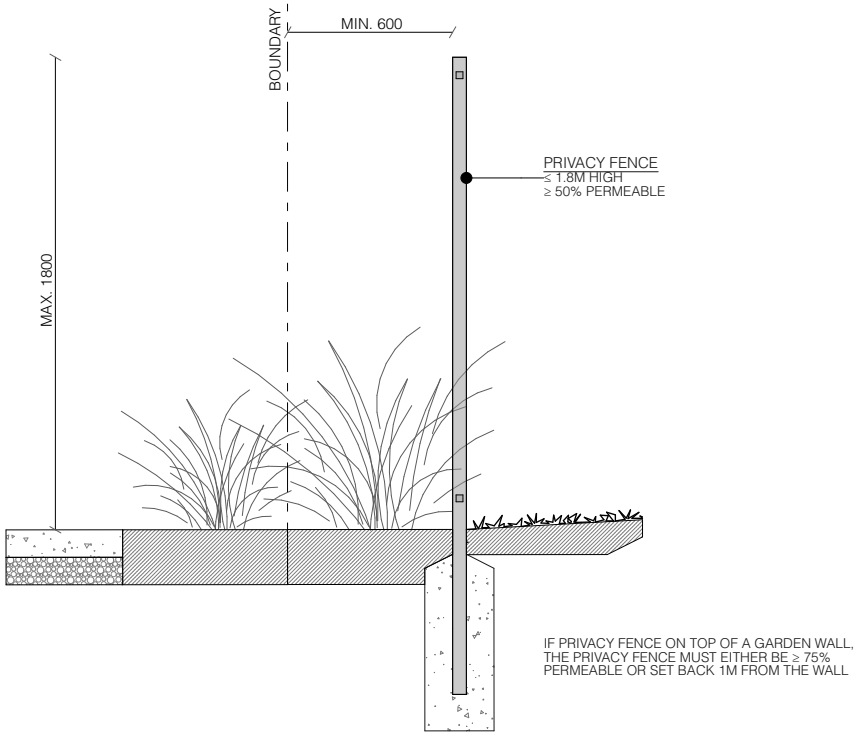
Suitable for:

- Within front yard boundaries where outdoor living court faces the street



Privacy fence with garden wall

- Max 1.8m from ground level at boundary
- 1200mm offset from boundary
- Offset planting - PB5 @ 600crs - refer to species list



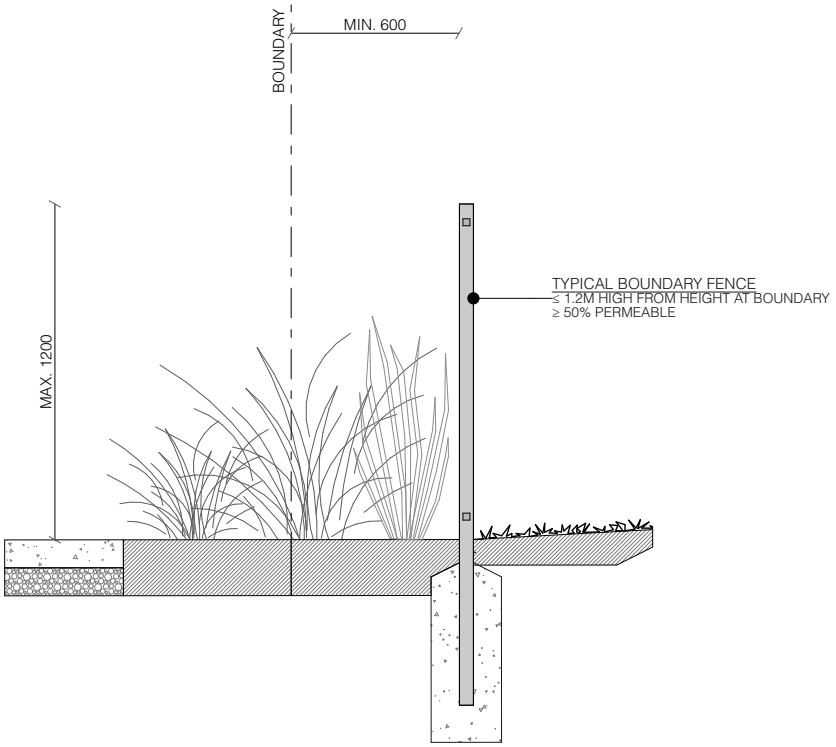
Privacy fence no contour / garden wall

- Max 1.8m from ground level at boundary
- Min 1200mm offset from boundary
- Offset planting - PB5 @ 600crs - refer to species list

6.5.2 Exemplar Privacy Fence Type D - Section (Cont.)

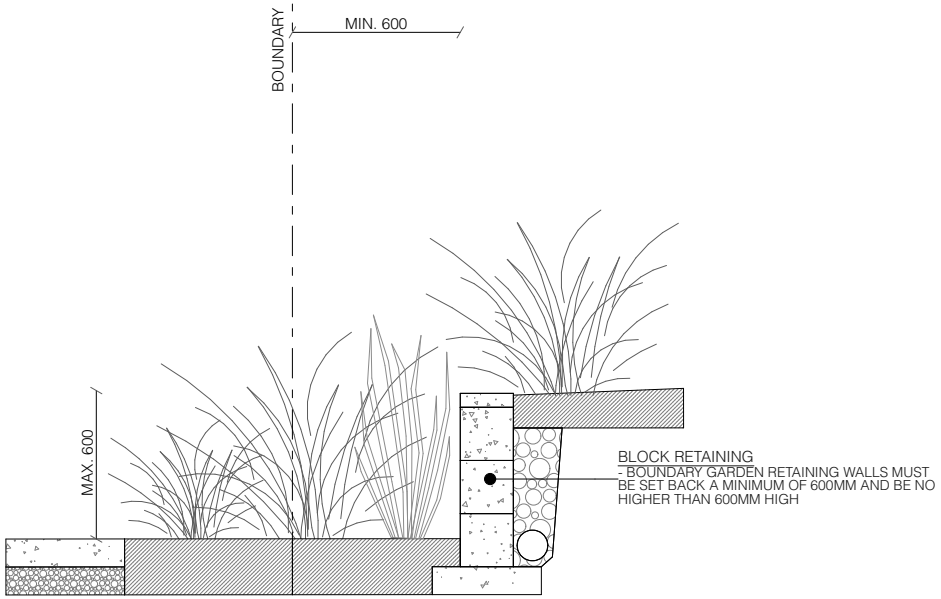
Suitable for:

- Within front yard boundaries



Privacy fence no contour / garden wall

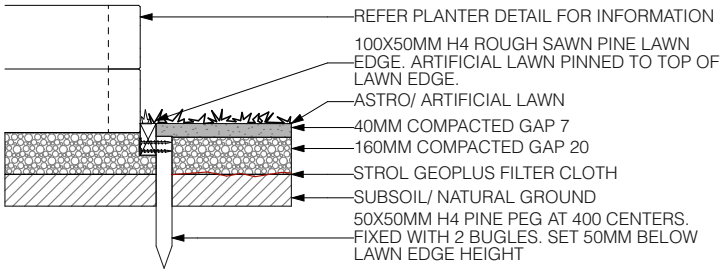
- Max 1.2m @ 50% permeability from ground level at boundary
- Max 0.9m @ 80% permeability from ground level at boundary
- Min 600mm offset from boundary
- Offset planting - PB5 @ 600crs - refer to species list



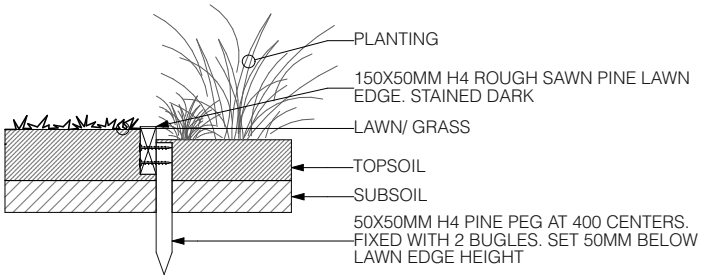
Garden / retaining wall - no fencing

- Max 600mm high from ground level at boundary
- Min 600mm offset from boundary
- Offset planting - PB5 @ 600crs - refer to species list

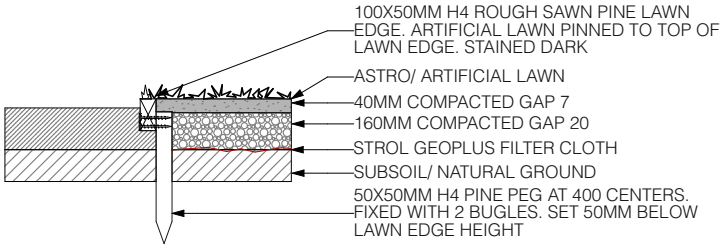
6.6 Exemplar Edge Treatments



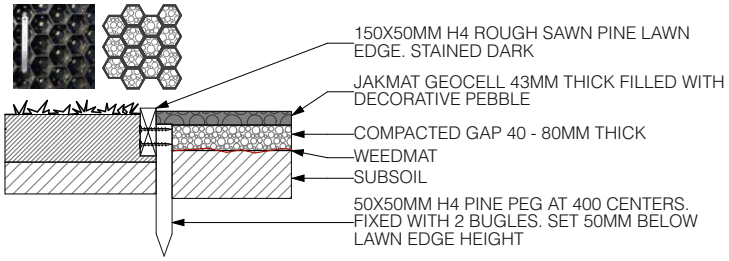
PLANTER - EDGE - ARTIFICIAL LAWN:



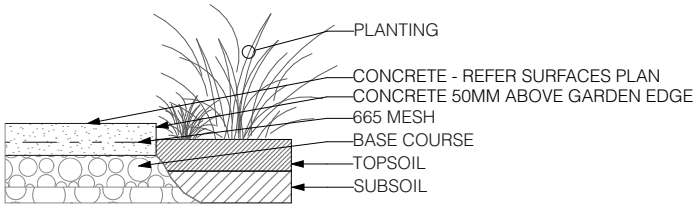
LAWN - EDGE - GARDEN:



UNDETERMINED - EDGE - ARTIFICIAL LAWN:

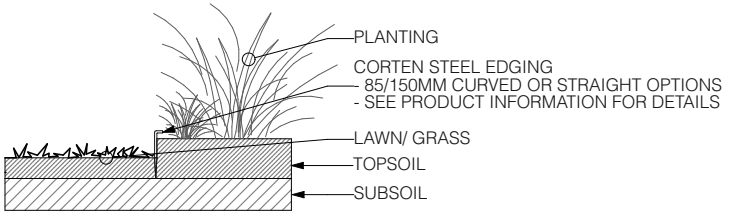


LAWN - EDGE - GEOCELL GRAVEL PATH:



NOTE: THICKENINGS MAY BE REQUIRED ON EDGES TO SUPPORT BASE COURSE AND ENABLE DESIRED LEVELS

CONCRETE - EDGE - GARDEN:



LAWN - CORTEN EDGE - GARDEN:

6.7 Exemplar Letterboxes

- Bunnings: Northcote Pottery Campbell letterbox pillar
- Bunnings: Elite Letterboxes Vermont charcoal pillar
- Design Junction: SONI Tower - Finish to compliment dwelling cladding
- Aspect Box: Beachlands / Raglan pillar letterbox
- Custom brick pillar to match dwelling cladding

Or similar pillar letterbox to compliment the style and materiality of the dwelling.

Custom brick pillar to compliment dwelling cladding

Northcote Pottery


SONI Tower


Vermont


Beachlands


Raglan

6.8 Suggested Plant Species

TREES

TITOKI

ALECTRYON EXCELSUS

ORNAMENTAL PEAR

PYRUS CALLERYANA

FLOWERING CHERRY

PRUNUS 'ACCOLADE'

KOWHAI

SOPHORA

MAGNOLIA

MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD

LANCEWOOD

PSEUDOPANAX CRASSIFOLIUS

NIKAU

RHOPALOSTYLIS SAPIDA

POHUTUKAWA

METROSIDEROS 'MISTRAL'

HEDGES

PHOTINA

PHOTINIA - RED ROBIN

FICUS

FICUS TUFFI

CAMELLIA

CAMELLIA SASANQUA 'SETSUGEKKA'

VIBURNUM

VIBURNUM ODORATISSIUM

COROKIA

COROKIA COTONEASTER

CLIMBERS

STAR JASMINE

TRACHELOSPERMUM JASMINOIDES

ILEX LARGO

ILEX 'LARGO'

THREE KINGS VINE

TECOMANTHE SPECIOSA

FRUIT TREES

DWARF APPLE TREE

EG: LIBERTY APPLE

LEMON TREE

EG: LEMON MEYER

LIME TREE

EG: TAHITIAN LIME

MANDARIN TREE

EG: MANDARIN SATSUMA

PLANTS

COPROSMA REPENS

COPROSMA POOR KNIGHTS

COPROSMA ACEROSA

COPROSMA 'HAWERA'

HEBE 'EMERALD GEM'

HEBE 'EMERALD GEM'

HEBE 'WIRI MIST'

SHRUBBY VERONICA

GARDENIA

GARDENIA 'PROFESSOR PUCCI'

AJUGA

AJUGA REPTANS

UPRIGHT ROSEMARY

'TUSCAN BLUE' ROSEMARY

COMMON LAVENDER

LAVANDULA ANGUSTIFOLIA

GREEN LOMANDRA

LOMANDRA 'LIME TUFF'

CAREX TESTACEA

SPECKLED SEDGE

COROKIA

COROKIA COTONEASTER

PRATIA

PRATIA ANGULATA

POA CITA

SILVER TUSSOCK

LIRIOPE

LIRIOPE MUSCARI

PSUEDOPANAX

PSUEDOPANAX 'DARK STAR'

STAR JASMINE

TRACHELOSPERMUM JASMINOIDES

6.8.1 Suggested Plant Species

SPECIMEN TREES:				
BOTANICAL NAME:	COMMON NAME:	TYPE:	LITRE SIZE:	HEIGHTS AT PLANTING:
Alectryon excelsus	Titoki	Tree	PB45	+2m
Magnolia grandiflora 'D.D Blanchard'	Magnolia	Tree	90L	+2m
Metrosiderous mistral	Pohutukawa Mistral	Tree	PB45	+2m
Prunus 'Accolade'	Flowering Cherry	Tree	PB45	+2m
Pyrus calleryana 'aristocrat'	Ornamental pear	Tree	90L	+2m
Rhopalostylis sapida	NZ Nikau	Palm	PB28	
Sophora microphylla	Kowhai	Tree	PB45	1.5-2m

HEDGES:				
BOTANICAL NAME:	COMMON NAME:	TYPE:	LITRE SIZE:	HEIGHTS AT PLANTING:
Camellia Sasanqua 'setsugekka'	Flowering Camellia	Hedge	PB18	800mm
Corokia Cotoneaster	Corokia	Hedge	PB18	600mm
Ficus tuffi	Ficus Tuffi	Hedge	PB18	1400mm
Ilex Largo	Largo Holly	Hedge	PB18	1200mm
Photina	Photina Red Robin	Hedge	PB18	1000mm
Viburnum Odoratissium	Viburnum	Hedge	PB18	1000mm

CLIMBERS:			
BOTANICAL NAME:	COMMON NAME:	TYPE:	LITRE SIZE:
Tecomanthe speciosa	Three Kings Vine	Climber	PB5
Trachelospermum jasminoides	Star Jasmine	Climber	PB5

FRUIT TREES:			
BOTANICAL NAME:	COMMON NAME:	TYPE:	LITRE SIZE:
Citrus x meyeri	Lemon Meyer	Tree	PB18
Lime Bearss 'Tahitian'	Lime	Tree	PB18
Dwarf Apple	Liberty Apple	Tree	PB18
Mandarin 'Satsuma'	Mandarin	Tree	PB18

PLANTS:			
BOTANICAL NAME:	COMMON NAME:	TYPE:	LITRE SIZE:
Ajuga reptans	Bugle weed	Ground Cover	2.5L
Carex testacea	Carex	Grass	2.5L
Coprosma acerosa	Coprosma Hawera	Ground Cover	2.5L
Coprosma repens 'Poor Knights'	Coprosma repens	Shrub	2.5L
Corokia Cotoneaster	Corokia	Shrub	2.5L
Gardenia 'professor pucci'	Gardenia	Shrub	2.0L
Hebe 'emerald gem'	Hebe	Shrub	2.5L
Hebe 'Wiri Mist'	Hebe	Shrub	2.5L
Lavandula angustifolia	Lavender	Shrub	2.5L
Liriope muscari	Lily Turf	Grass	2.5L
Lomandra 'lime tuff'	Green Lomandra	Grass	2.5L
Poa cita	Silver Tussock	Grass	1.5L
Pratia angulata	Panakenake, Lobelia	Ground Cover	1.0L
Pseudopanax dark star	Dark Star	Shrub	5.0L
Rosmarinus 'Tuscan Blue'	Upright Rosemary	Shrub	2.5L
Trachelospermum jasminoides	Star Jasmine	Ground cover	2.5L

ARTIFICIAL LAWN:		
Tigerturf	Summer Envy35	
Urban turf	Everlawn 30mm /	Windsor 35mm
Team turf	Esplanade 35 /	Summer Cool
Eco Lawn	Heatmaster 35 /	Lush 35
- Alternative artificial lawn options to be assessed by the DRP		

Contact Us

Address

Level 2, Raphoe House
8 Gloucester Park Road
Onehunga, Auckland 1061

Postal

PO Box 12-443
Penrose, Auckland 1642

Contact

09 622 3800
sales @ruahills.co.nz
rushills.co.nz

HUGH GREEN
GROUP