



INTRODUCTION

INTENTION

This document has been prepared by Addison Developments Limited (Addison) to establish a basis for the architectural form of new buildings, to ensure a satisfactory fit with the master planned development of the existing surrounding stages.

The objective is to create a suburb which supports the established style and character of Addison whilst allowing sufficient flexibility for individual designs.



DESIGN AND APPROVAL PROCESS

Prior to applying for building consent, design drawings are to be submitted to Addison for approval. Drawings submitted must include floor plans and elevations, landscape plans including fencing, paths and driveways, proposed materials and colour scheme.

Approval of the plans shall be granted at Addison's sole discretion.

Addison shall not unreasonably withhold approval, so long as the submitted plans are in line with covenants, meets the design guidelines, compliments adjoining properties in the neighbourhood and does not detract from the standard of housing within Addison.

The purchaser shall not deviate from the approved plans unless prior approval has been received from Addison.

Addison shall endeavour to grant approval within 5 working days from the date a full set of conforming plans are received. These guidelines are in addition to any and all District Plan and Building Code requirements.

LAND

- No further subdivision of the site in any shape or form.
- No unit titles or cross leases to be created.
- Use of land for residential dwelling purposes only.



DESIGN GUIDELINES



ARCHITECTURAL GUIDELINES

BUILDING SIZE, DESIGN AND CONFIGURATION

Minimum building gross floor area (including garage) of 150sqm.

- Ancillary accommodation or self-contained units in addition to the main dwelling are not permitted.
- Elevated dwellings and/or with crawl spaces are not permitted.
- No construction of water tanks, huts or sheds where visible from the road.
- Garages are to be set back at least 1m from house frontage, a mix of double and single garage doors are encouraged. Garages are not to take up more than 50% of the house width that fronts the street. The use of carports is prohibited. Garage doors are to be solid without inset windows.
- Vehicle access to each dwelling shall be fully constructed with plain concrete only. The use of coloured concrete or exposed aggregate is prohibited.

ROOF DESIGN

- Integration of hip and gable roofs on a single dwelling is permitted, with a minimum of one gable end facing the street elevation. Note corner sites are deemed to have two street elevations.
- Flat roofs are permitted.
- Mono pitch roofs are prohibited.
- Roof pitches, heights and gable dimensions to be generally consistent with that in the surrounding Addison environment.

APPROVED MATERIALS

BUILDING FORM - CLADDING

Building facades must utilize the following two primary cladding materials:

1. Brick cladding (bagged and painted)
2. Horizontal weatherboard of max 150mm profile, painted where required.

BUILDING FORM - ROOF

- Pre painted metal tiles
- Profiled metal roofing

BUILDING FORM - DETAILS

- Rainwater goods – gutters, downpipes and rainwater heads shall be either coloursteel or painted PVC.
- Joinery – powder coated aluminium in an approved colour.
- Pergolas – posts shall be constructed of the primary cladding material, or (painted / stained) timber. Overhead frames shall be of stained or painted timber.
- House street frontages shall generate interest and variation to neighbouring properties through the use of external additions/attachments.

MISCELLANEOUS

- All heating, solar panels and air conditioning equipment shall be enclosed within the roof design or otherwise screened from street view.
- All satellite dishes, antennas, aerials and clothes lines are to be hidden from the street.

EXTERIOR COLOURS

- Colours of all exterior materials, including but not limited to roofing, cladding, joinery, paving, driveways and fencing is to generally fit in with existing Addison colour schemes. Use of bold or bright colours is prohibited.

FENCING

- Fencing permitted along boundaries with neighbouring lots to a maximum height of 1.8metres, no fencing to front road boundary.
- External faces of fencing that face the road is to be painted as stipulated in the Auckland Council resource consent or if not stipulated fences are to be painted Resene Soya Bean.
- Vertical or horizontal timber fencing only.
- No fencing or walls of any type is permitted beyond the frontage of the dwelling (i.e. in the front yard).

PLANTING

- A minimum of one specimen tree of 45 litres size to be located in the front yard.
- Planting to be applied at a minimum width of 0.5m along all exposed facades visible from the street (excluding garage and front doors). Plant varieties to mature below a height of 1.0m and levels of consistency are to be applied across a street of houses
- Letterbox to be constructed from the same material as one of the primary exterior claddings of the dwelling and generally consistent with designs previously used within Addison.

OUTDOOR STRUCTURES

- Roof cladding can be louvers, pre painted metal tiles, profile metal roofing or polycarbonate roofing. Coloured products are to match the colour of the house roof.
- Posts shall be constructed of the primary building material or (painted/stained /powder coated) timber or metal. Overhead frames shall be of stained, powder coated or painted timber or metal. Any stained timber is to be stained in soya bean colour. If the house has an existing pergola on the same elevation as the outdoor structure then posts shall be constructed in the same material and colour match.
- Any other construction elements or cladding shall be as per Architectural Guidelines in regard to Roof Design and the Approved Building Materials detailed herein.
- Only permitted in Rear Yard not addressing the streetscape.
- Note District Plan and Building Code requirements are to be adhered to, including requirements in relation to drainage and permeable areas
- Side walls or coverings are not permitted.
- Outdoor structures are to be maintained in accordance with the House Maintenance covenant.

LANDSCAPE PRINCIPLES

Landscaping and planting is to be generally consistent with existing Addison designs and varieties of plants within the development. All landscaping is to be completed within 15 months of the commencement of any construction on site.

