



ARA HILLS

OREWA

Home Design Guidelines

June 2019

AVJennings®



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Introduction

Vision

Ara Hills will be different to any residential community that you have experienced before. The difference starts with the creation of small settlements (we call them Hamlets) that are each carefully sited within a highly landscaped environment. Each hamlet will have a sense of place, distinct from neighbouring hamlets. Between the hamlets existing and regenerated wooded gullies will form a continuous ecological network within which you can stroll.

Each hamlet will offer a range of sites to suit all expectations; modestly-sized sites for those looking for the traditional "village" experience and larger sites at the edge for those looking for a more rural outlook.

Of course, every village needs a heart, Ara Hills will have a village centre offering convenience shopping and places in the sun to meet your neighbours and friends.

This is an environment designed to engender a sense of community and belonging.

What this brochure is about

The purpose of this home design guideline is to share our vision for Ara Hills and to provide some helpful guidance around the design of your new home.

Expert guidance

Ara Hills is an environment where your home can express your personality and aspirations and variety is encouraged. We do however want the architecture of each house to support the vision of Ara Hills and to be to a high standard. For that reason, there is a review panel which will assess the design of every home before resource and building consents applications are lodged with council. This panel will provide constructive feedback for designers and they may require changes if designs don't meet expectations.

A MANAGED DEVELOPMENT

Ara Hills will be
developed in stages.

STAGE 4a
47 sections

STAGE 5
50 sections

STAGE 3
150 sections

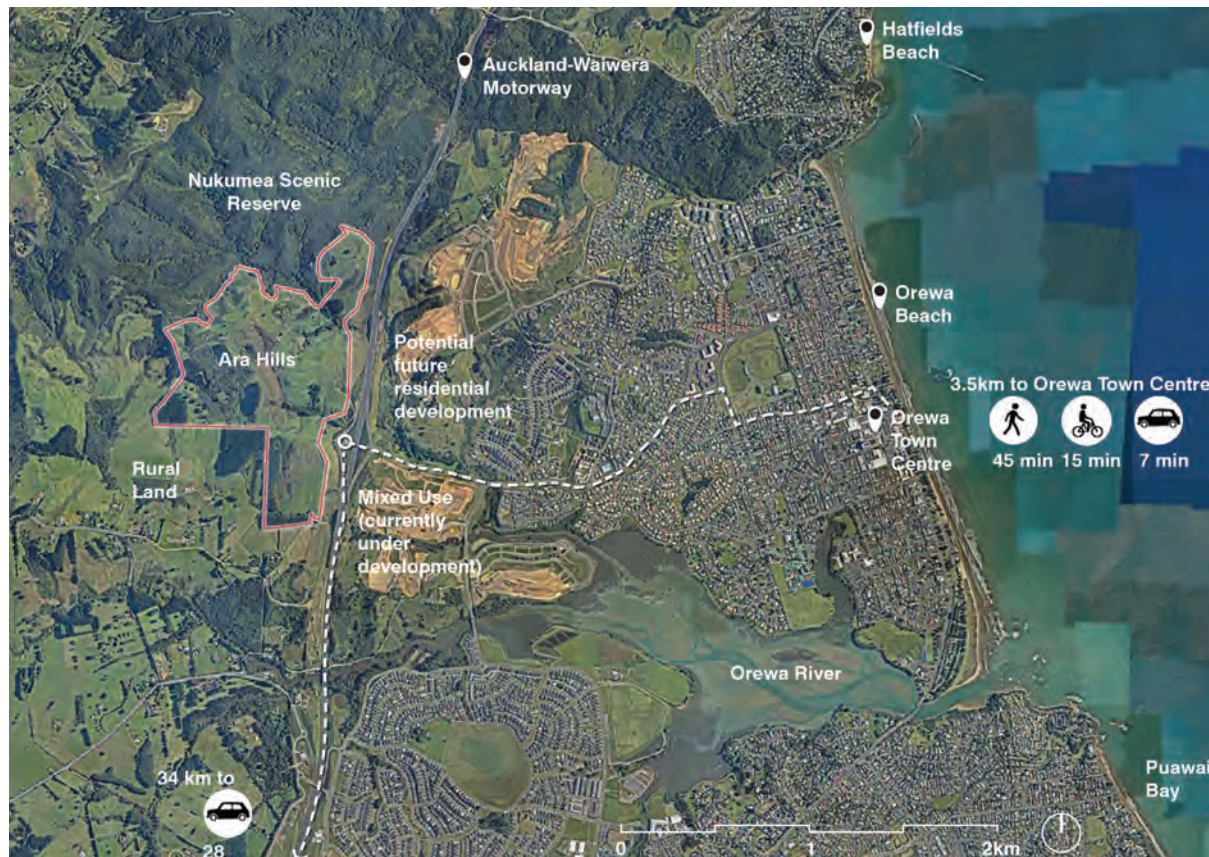
STAGE 4b
70 sections

STAGE 2a
127 sections +
5 mixed use/
apartment sites

STAGE 1
142 sections

STAGE 2b
69 sections

Auckland-Waiwera Motorway



Your neighbourhood

Ara Hills combines the best of semi-rural living with the advantages of proximity to the established beachside town of Orewa.

Architectural design



Design principles

The principles we expect your designers to observe in designing your home are:

CALMNESS

Houses at Ara Hills should convey a sense of simple elegance. "Busy", complex designs don't fit with this expectation.



INFORMALITY

Designs that skilfully use informality and asymmetry are preferred over formal and symmetrical designs.



LIGHTNESS

Houses should appear to sit lightly on their sites. Light-weight materials are preferred over heavy materials. Cantilevered foundations are preferred over basements.



Where this is unachievable, building forms and materiality should be articulated to create a sense of perceived lightness. This can be accomplished through recessing or using darker tones for the base of the building.



ENGAGING

Design of house layouts should take into consideration the balance between an open engagement with the street/park interfaces and creating a sense of privacy.



HARMONY

Houses should be harmonious with the natural environment and your neighbours' houses. Your home should be considered as an object in the landscape. Use the views, orientation and landform to guide the design and articulation of your home. Limit earthworks and protect existing planting. Incorporate native plants that link in with the existing vegetation of the area when providing landscape.



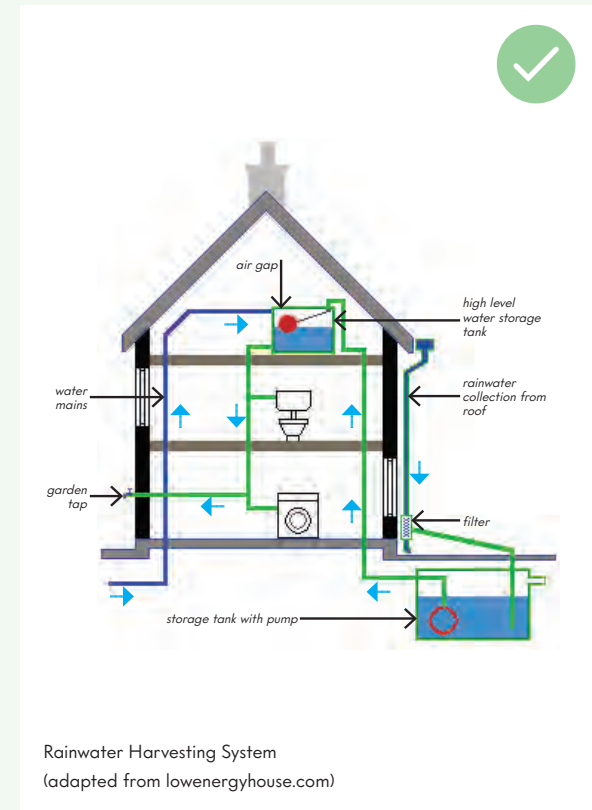
NATURALNESS

Designs that use materials that are associated with traditional New Zealand house building, such as weather boards and corrugated steel roofing are preferred over highly manufactured products such as acrylic plaster systems and fibre cement claddings.



ENVIRONMENTAL SUSTAINABILITY

You are encouraged to consider incorporating environment-friendly features into your design such as water harvesting, efficient heating and lighting sources and higher levels of insulation.



Housing types

- Terrace
- Standalone
- Hillside
- Village Centre

Auckland-Waiwera Motorway



Oculus

Character of housing types

Ara Hills will provide sites to suit conventional standalone and terraced houses. These will range from normal-sized lots generally on moderate grades through to much larger sites generally on steeper sites (we call those Hillside Houses).

A smaller number of sites are intended for terraced houses. These typically offer views over adjoining bushland and will be provided by development companies.

Following is a description of the intended character for these three types of houses along with architectural design guidelines specific to each.

TERRACE HOUSES

A few sites close to the Village Centre are reserved for terrace housing. These are boutique development opportunities that will provide the choice of smaller homes with outlook to areas of high visual amenity. The design guidelines encourage building forms and materials that are compatible with the relaxed semi-rural flavour specified for the larger house types.



STANDALONE HOUSES

The majority of houses at Ara Hills will be detached houses on normal size or compact lots. These occur at the centre of the Hamlets and throughout Ara Hills on areas of moderate grade in a more regular suburban type of setting. These houses will generally have regular setbacks (front yards) from the street.

The character will be suburban in nature but the design guidelines encourage a relaxed semi-rural architectural "flavour" to link to the outstanding natural environment.

Fences in the front yard are discouraged to allow planting in the front yard to merge with that in the street verge.



HILLSIDE HOUSES

Generally at the periphery of the site and at the edges of the Hamlets the gradients are steeper. Large lots are designed to offer choice to site a house on the most advantageous areas of the site. Houses on these lots will have varying, large setbacks from the street and enjoy the ability to vary the orientation of the house to optimise for views and solar orientation.

Garages will where possible be located behind or to the side of the house. Where this is not possible, for example where the site gradient does not allow access, carports in the front yard may be considered.

Houses in this zone will appear semi-rural in character with ample room for large scale planting within the sites. Private landscape within these sites could be designed to merge with adjacent public planting and vegetation. Fences in the front yard are discouraged, but traditional post and rail fences are acceptable.

The overall design guidelines encourage a contemporary, casual, rural aesthetic.

In addition to the 3 housing types described above, there is further opportunity to integrate terrace and apartment developments in the Village Centre.



Building materials

The material palette for Ara Hills is intended to support the design principles of lightness, harmony and naturalness. Heavy, massive materials such as concrete or brick generally require to be taken down to the ground for support whereas lighter materials such as timber framed walls can be readily supported by lighter foundations and cantilevers.

The latter will allow houses at Ara Hills, that are frequently on sloping sites, to "sit lightly on the ground".

Limiting the range of materials is intended promote a cohesive overall appearance to houses at Ara Hills. Selecting from a palette of traditional "raw" materials such as timber weatherboards and corrugated steel is intended to assist the houses fit in with the natural setting.

Materials should be selected from:

Roofs

Pitched roofs:

Corrugated or standing seam steel or aluminium roofing

Timber Shakes and shingles

Flat roofs:

Membrane roofing

Wall claddings

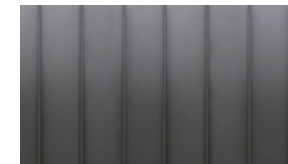
Timber or fibre-cement weather boards, shiplap or board and batten, stained or painted

Timber batten rain screen over fibre-cement or plywood sub-cladding

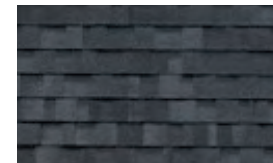
The following materials may only be used as a secondary minor cladding and in discrete panels:

Brick unpainted or bagged and painted

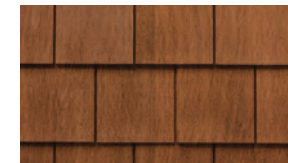
Concrete masonry, unpainted, painted or honed



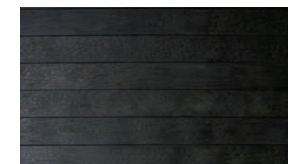
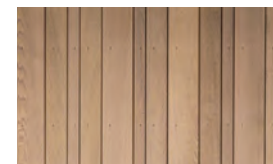
Metal roofing



Shingle roofing



Timber shakes



Weatherboards



Concrete masonry



Timber battens

Colours

Colour at Ara Hills is an important factor in supporting the design principles of harmony and naturalness. It is expected the colour palette throughout the village will include only earthy and recessive colours that will blend with special environment being created. Whites, creams and pastels and other highly reflective colours are prohibited. Avoid using excessive colour variation especially on small single storey house designs.

Roofs

Pitched roofs:

Painted in green, brown or grey earthy tones with a reflectance value of 20% or less

Flat roofs:

Integral or mineral chip dark grey or black finish

Walls

Timber and weatherboard cladding in black, brown or grey earthy tones. Subtle colour variations are encouraged to differentiate principal and secondary building forms

Fired clay or concrete brick, black, brown or dark grey tones

Concrete masonry, natural, honed

Bagged or plastered brick or concrete masonry, painted green, brown or grey earthy tones with a light reflectance value of 30% or less



Colour of roof, joinery and balustrade complementing wall cladding



Colour differentiation utilized to highlight entry to main indoor living



Juxtaposition of dark and light earth tones



Contrasting roof and wall colours stand out from the natural environment



Use of colours here do not relate to any architectural features



Natural concrete masonry - a backdrop to the earth tones and nature

Site design

Building placement and orientation

STANDALONE AND TERRACE

Locate the house close to the street boundary to address the street and maximise private yard space behind.

HILLSIDE

The house should be set back from the street and the garage located to the side or back of the main house wherever possible. On steep sites, building setbacks can be reduced and detached carports adjacent to the streets may be considered to minimise the extent of site works.

GENERAL GUIDELINES

Standalone and Hillside houses are encouraged to be askewed to the street boundary in order to maximize views and solar access as well as to encourage a sense of informality along the streetscape.

The planning of living spaces should be orientated for solar access. The northern aspect of your lot should be reserved for private open spaces rather than vehicle access where possible. Ensure all habitable rooms have optimal access to daylight.

Private outdoor spaces generally work best if located in the rear or side yards. Single storey houses can present difficulty in achieving this because of their larger footprints. In those cases, consideration should be given to create courtyard houses. As a last resort, private outdoor spaces with adequate privacy screening may be considered in the front yard.

ADDITIONAL DESIGN REQUIREMENTS

If your house is on a corner or adjoining open space, continue the formal expression of the primary street facade to all visible elevations to emphasise these prominent locations.

If you are designing homes for multiple lots, create variety in the streetscape by ensuring that no more than three similar designs are placed adjacent to each other.

Zero-lot houses are permitted for standalone houses on narrower sites. This would allow for a wider side yard and opportunity to create a space for outdoor living and enhanced solar access.

ACCESS

All houses must have their front door accessed directly from the public realm. The pedestrian entry must be clearly defined.

Recess garage doors from the front face of the building and provide landscaped areas between driveways, parking spaces and pedestrian access in order to reduce garage dominance. Split garages, for example offset single garages, single garage with attached carport/parking space, are also encouraged.

Secondary pedestrian access should be provided wherever possible; for example for sites with park access. On sites with steep topography, avoid steep driveways as these can make vehicle manoeuvring difficult.

LEVELS

Locate ground floor close to the level of the primary outdoor living space for easy access.

Step houses to follow the contour of the street. Cross fall of sites can be accommodated through a stepped ground floor level or landscape retaining in the yards. Retaining in the front yard must be no higher than 700mm.

STEEP SITES

Work with the existing landform as much as possible to limit earthworks. Locate your front entrance close to street level, and the primary indoor living space close to the level of primary outdoor living space for easy access.

Use pole foundations to support projected parts of the dwelling.



Partial screening to street front outdoor living area and clearly demarcated pedestrian access and driveway



Care taken to articulate rear elevations on elevated sites



Sterile and monotonous streetscape with no variation

Key lots

These sites are significant markers and require greater design consideration and review to ensure that they contribute positively to the overall character of Ara Hills.

Additional design requirements are as follows:

Overall building orientation and placement of indoor living areas should address all adjoining street and/or park interfaces.

Buildings should have strong physical presence along these key interfaces.



Building form

Building massing

Two storey designs are preferred over single storey because site coverage is generally less thus allowing for higher quality outdoor spaces and street presence is superior. There shall not be a concentration of single storey designs in any one area. At Ara Hills, the rear facades of the houses will often be visible due to the topography of the site. It is important that rear elevations have similar presence to that of the front.

Roof form

Gable roofed pavilions are preferred. Roofs are to be simple; stacked roofs, hips and valleys or similarly complex forms shall not be used.

Particular care needs to be taken where single storey houses are proposed. Multiple roof forms can make the houses appear low and lacking presence. It is important that a single and prominent roof form is used. This will help produce street frontages with more height and presence.



Building form

Gable roof forms

Roof pitch (excluding standalone garages) shall be between 20 and 45 degrees.

Single pitched roofs which are secondary to the principal gable form (for example lean-to roof) shall be between 11 - 16 degrees, subservient to the principal gable form and to a maximum depth equal to 75% of the gable width.

Flat roofs (max pitch of 3°) associated with the main residential form shall have a maximum coverage of 30% of the total roofing area (excluding standalone garages). Flat roofed areas are seen primarily as linking structures or adjuncts to the dominant form. Flat linking roofs are required to be membrane.

Single pitch roof forms

A single pitch roof design can be considered.

The maximum width of a single roof pitch forms shall be 7m.

Single pitch roofs shall be between 15 - 20 degrees and be directly related to the proportions of the intended built form.



Upper floors

The upper floor of the principle residential form shall derive its footprint from the lower plan.

For single dwelling developments, upper floors may be a maximum of 80% of the main building footprint except for terrace houses which may be 100%.

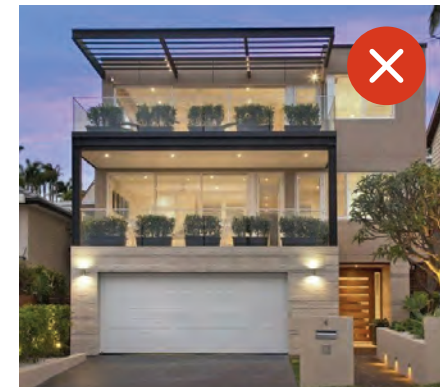


Balustrades

Dark coloured lightweight metal balustrade are preferred for safety from falls. Glass can be used if in a recessive location to minimise net reflectivity.

Any glass balustrades are to be a maximum continuous length of 6m and recessed back into the building form by a minimum of 300mm.

Glass balustrading to the street frontage shall be limited.

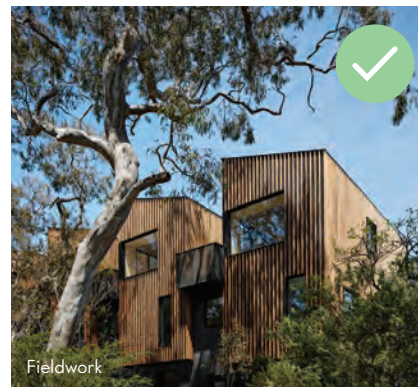


Façade articulation

Care shall be taken in the positioning and proportion of windows to achieve well composed facades. "Arrow Slit" windows are prohibited on street frontages as they convey a sense of defensiveness and do not allow for passive surveillance or engagement with the street.

Where aluminium joinery is used, a dark colour is preferred.

Projecting wing-wall dimensions shall be a minimum of depth 600mm and a minimum width of 200mm and singular fascia material; any material or colour change to occur to internal corners only.



Roof details

All roofing details i.e. gutters, downpipes and flashings shall be of material and colour to complement the roof or wall materials.

It is encouraged to have soffits that rake with the pitch of the roof and are of a minimum width of 300mm.

Roof penetrations

Roof penetrations, including aerials or dishes to be discretely located or screened from public view. Pipes shall be painted a colour to match the roof



Roofing details complement roof and wall materials



Roofing details take prominence over building

Garages, on-site parking & accessory buildings

Hillside

All homes in this zone are required to have a minimum two car garage located to the side or rear of the house. Alternative solutions as described in the earlier section of this guideline are also acceptable.

Standalone and Terrace

Homes in these zones are permitted to utilize a single car garage in conjunction with a second carpark or carport.

For sites that utilize double garages visible from the street, these shall be designed to complement the overall architectural and streetscape aesthetics. Design sensitivity must be exercised to ensure that these garages do not dominate the streetscape.

All garage doors shall be painted in a same or similar tone to the main façade colour. Contrasting colours are not allowed as they place an inappropriate emphasis on the garage doors.

Sustainability

All homes shall achieve 5-star green Home status.

Privacy

When designing your home give consideration to impact on privacy of your neighbours.



Split garage integrated with overall house design



Contrasting garage door colour



Double garage entrance is "celebrated"



Landscape Design Guidelines

Prepared by Boffa Miskell Ltd.
June 2019



Landscape approach

Ara Hills seeks to create a neighbourhood with a strong sense of community, characterised by homes nestled within a unique rolling landscape setting.

Landscaping is envisioned to reinforce the casual rural aesthetic with a deliberate departure from standardised design. Instead, buildings can act as objects in the landscape or alternatively be hidden from view. The principles include the creation of 'urban villages' with more compact lots laid out in a grid and separated by open space corridors formed out of existing vegetation, gullies and creeks. Branching out from these urban villages are the hillside homes that respond closely to the topography and take advantage of sweeping views and the nearby rural character of the area.

These guidelines are intended as a tool to implement this vision. They protect the interest of the individual owners by allowing design flexibility and design expression, while ensuring the overall vision for the site is achieved.

Landscape design principles

The principles we expect you or your designers to observe in designing your landscape:



Rural aesthetic

The organic landforms, informal planting, and the harmonious integration of homes onto the Ara Hills environment will underpin the creation of a rural aesthetic to allow homeowners to feel connected to a nature and their neighbours.

Naturalness

Design that uses natural materials such as wood and stone and in a way that has soft or curved edges. Use neutral, earth-toned or darker colours and stains to ensure landscape features like fences blend with the surrounding landscape. Planting themes shall contribute to the creation of the rural New Zealand character.

ENVIRONMENTAL SUSTAINABILITY

You are encouraged to use native vegetation along your common boundaries with adjacent to open spaces, reserves or gullies to enhance ecological diversity. Use minimal hard surfaces and, if required, consider permeable surfaces. Use a combination of native planting and more traditional 'rural' plants (e.g. flowering shrubs) to connect to the local native and rural environments. To protect the native birds, pets such as stoats, ferrets, weasels or cats are not allowed within the development.

OPENNESS

Connect people and communities through open spaces where the streets can be considered a community space. Fencing is discouraged along the front property boundaries to encourage informal interaction with one's neighbours and to provide an inviting and open landscape.

Landscape

Landscape types

Your home can be one of three typologies as indicated on the Housing Types Plan.

TERRACE HOUSES AND STANDALONE HOUSES

Terrace home lots are characterised by narrower lots and often with common walls. The selection of plants and scale of elements such as fencing and footpaths need to respond to a smaller and more confined environment.

Standalone housing generally has lots are wider than terraced homes and do not have common walls.

In both cases, a contemporary, more urban aesthetic identified with urban communities such as repetitive elements (hedging) or continuity of particular features ensures a coherence along a street.

HILLSIDE HOUSES

Generally the lots faces onto nature reserve land, has steeper gradients and located on bigger land parcels. The design aesthetic envisions a more casual and rural landscape outcome.



Elements

The following site elements have been define and are required to comply with minimum standards as set out in this document.

MATERIALS

FRONT YARD TREATMENT

BOUNDARY TREATMENT

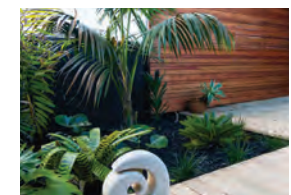
LETTERBOXES

SERVICE AREAS AND RAIN TANKS

ENTRANCE PATHS, DRIVEWAYS & PARKING

SLOPE TREATMENT AND RETAINING WALLS

PLANTING



Boundary treatments

DESIGN

Fencing along the front yard of a home is discouraged. Use of hedging and other types of planting that provides screening is encouraged for side and back property boundaries over fencing. Keep fencing to a minimum and refer to the height and treatment of fences as outlined in the Development Controls sections.

MATERIALS AND COLOURS

Informal edge planting, hedges, locally sourced stone walls and fences (e.g. post and rail) are preferred.

Materials that are not permitted include:

- Unstained or unpainted pine.
- Sheets panels (e.g. fibre cement) and acrylic spray finish
- Vinyl, corrugated and chain-linked fencing
- exposed concrete block walls (unless directly related to the architecture)
- Dark colours/stains (e.g. black, dark greys, chestnut brown) are recommended as they 'visually' recede into the landscape. Avoid light colour fencing as it visually stands out.



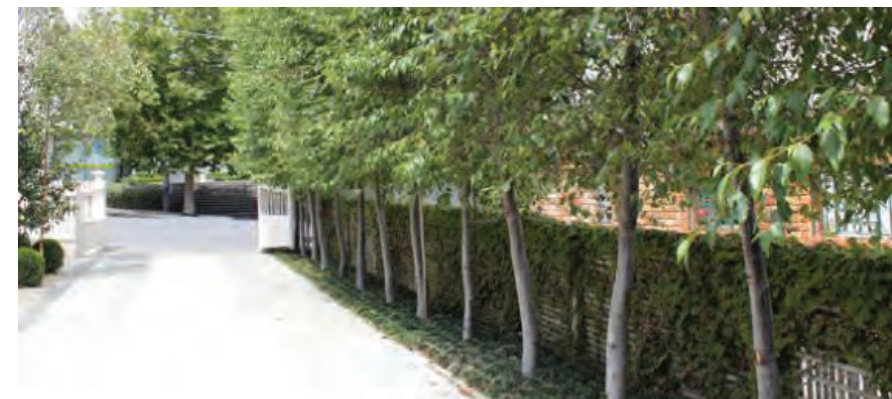
FENCING - TERRACE AND STANDALONE HOMES

- Fencing shall complement the design and materials of the house.
- Ensure fencing is on the front and side property boundaries is semi-transparent where 50% or more of the fence appears open. Visually permeable fencing (e.g. pool type) on the boundary with common reserves is encouraged.
- Closed-boarded fencing will only be permitted along part of the side boundary to provide privacy and their location and extent must be approved beforehand.



FENCING - HILLSIDE HOMES

- Fencing shall be used to reinforce the rural character of Ara Hills, not dominate the landscape. Simple post and rail fencing, stained in dark colours, is preferred. Avoid using solid fencing. On steeper slopes, post and rail fencing to either be stepped or follow the contours.
- To provide privacy along side and back property lines, use informal vegetative planting of a mix of trees and shrubs. Avoid using more formal hedging which is more characteristic of urban settings.
- Fencing is not permitted along the property boundaries facing onto Nukumea Nature Reserve. Other fencing should be kept to a max 1.2m height.
- Fences can be combined with landscape/planting screens (e.g. hedges, shrubs) to provide privacy to outdoor living spaces.



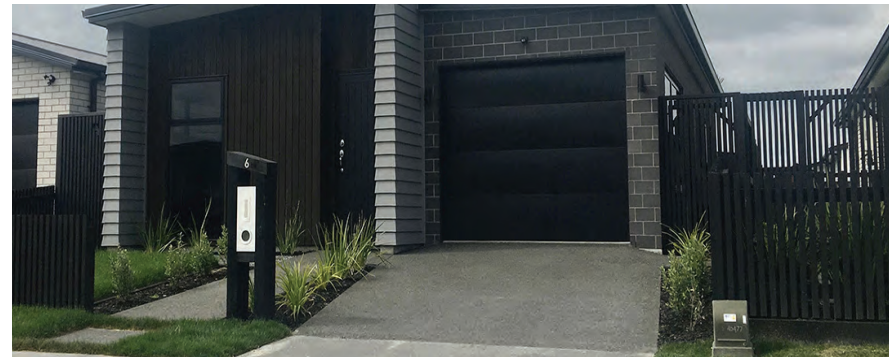
Hedging and fence design guidelines

BOUNDARY FENCE INTERFACE	HEIGHT	TREATMENT
Front yard	1.2m max	Hedge treatment is preferred over fencing for Terrace and Standalone homes. Larger hillside lots to have informal planting treatment.
Side yard onto adjoining lot - within front yard zone (house edge)	1.2m max	Preference is for planting over use of fencing. Any fencing to be 50% semi - transparent. Same materials, 'look and feel' as found along front yard
Side yard onto adjoining lot - (house and back yard edge)	1.8m max	Privacy fence - similar materials as front yard treatment. Semi-transparent fencing, combined with planting is encouraged over solid panel fencing.
Side yard onto street	1.2m max	Hedge or informal planting treatment is preferred over fencing. Fencing, if used, is to have planting installed along the street-side of the fence to soften its appearance along the street.
Boundary onto parks, and walkways	1.2m max	Hedge or informal planting treatment is preferred over fencing. Low planting/groundcovers planting bed (500mm) on park/reserve side if fence is used
Back yard onto neighbours	1.8m max	Use similar materials as along side or front yards
Boundary onto reserves and gullies	1.2m	No fencing allow on property boundaries connecting onto Nukumea Reserve. Use native planting instead. Gully boundary -Hedge treatment is preferred over fencing. Low planting/groundcovers planting bed (500mm) on gully-side if fencing is installed.

Letterboxes

DESIGN CONSIDERATIONS

- Letter boxes are to be compatible with the home's architectural style and use similar materials or have a similar 'look and feel'.
- Integrate into other features such as fencing, retaining walls or within a planting bed. Suitable materials include wood, steel (i.e. corten, powder coated) and concrete.
- If stand-alone elements, use dark or earth-tone colours and incorporate into planting beds or adjacent to fences.
- Off-the shelf units are not acceptable.



Service areas

DESIGN CONSIDERATIONS

These are areas which contain items such as rubbish and recycling bins, garden storage units and rainwater tanks.

Locate utility areas (e.g. rubbish collection, washing lines) and storage facilities (such as a lockable shed) so that they are accessible to each dwelling, avoid car parking and manoeuvring areas, and are not visually obtrusive from the street.

They are to be restricted to the side or rear of the property and sufficiently screened from the street with planting or fencing that complements other fencing used on the site. For smaller lots, look at placing storage areas within garages.

Use materials and colours that are complimentary to the home's architecture.

Rainwater tanks

DESIGN CONSIDERATIONS

- Wherever practicable place water tanks and equipment in the southern areas of a site to maximise the outdoor use of sunny areas with a northerly aspect;
- Do not locate in front yards, or where they are visible from the street;
- Consider placing tanks underground such as under driveways, paved service courts or pools to maximise the available outdoor and garden space on smaller sites;
- Integrate into the main building through the use of screens or solid walls, preferably annexed onto an accessory building such as the garage.



Examples of screening service areas, rubbish bins



Examples of screening water tanks or integrating into the building

Batters and retaining walls

DESIGN CONSIDERATIONS

Batters are preferred over retaining walls where there are changes in ground level. Batters with a slope greater than 1:5 must be planted with low vegetation.

Use micro retaining walls or planter beds (1.2m or less in height) to accommodate shallow slopes.

For HILLSIDE homes, It is recommended that batter and retaining wall combinations are used to deal with steep slopes. In these situations we promote the use of planted batters to soften the overall appearance.

Use planting such as shrubs, vines or creepers to soften the appearance of the wall.

MATERIALS AND COLOURS

Retaining walls must be finished to be visually interesting and not be of plain, unstained timber.

Favoured materials for retaining are:

- stone
- dark-stained or dark painted timber and posts (black, dark greys & browns)
- plastered concrete (painted in darker colours),
- stained or painted timber using dark, earth-tone colours
- corten steel



Batter slope with low vegetation



Micro-retaining wall softened with planting



Stepped walls softened with planting



Corten steel retaining wall

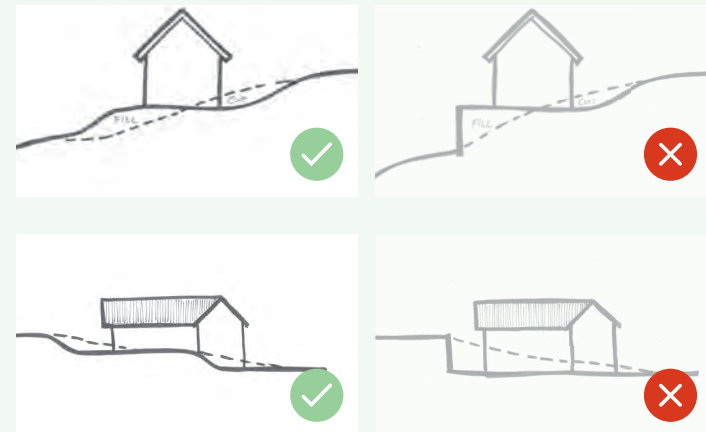
Hillside homes

DESIGN CONSIDERATIONS FOR SLOPES

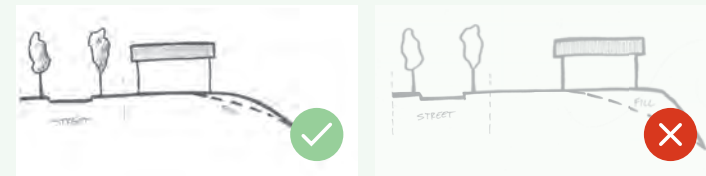
- A feature of many of hillside properties is the steep topography. When placing buildings and other outdoor amenities on the property, work with the slope wherever possible.
- Development should be located close to the street in order to preserve as much of the natural terrain as possible.
- Positioning a building with the contours gives an integrated appearance with the land, provides shelter and warmth and reduces the energy lost through exposure.
- Narrow plan buildings reduce the need for an excavated platform as the elements can be broken and/or stepped down to more readily absorb level change.
- Through careful design, slopes can be accommodated within the building through a change of internal floor levels. Where there are steeper slopes, use a series of low, stepped or terraced retaining walls to maintain a strong relationship between the dwelling and the surrounding site (e.g. street, parkland) and provide usable outdoor living areas.
- When the top of a steep hillside is cut and fill, the fill slope should be blended with the natural steep hillside.
- Provide a minimum 0.4m planting area or gentle battered slope between each terrace to allow for planting to soften the overall appearance of the walls.



Section illustrating stepped planting walls (1.2m max height) with planting between each terrace



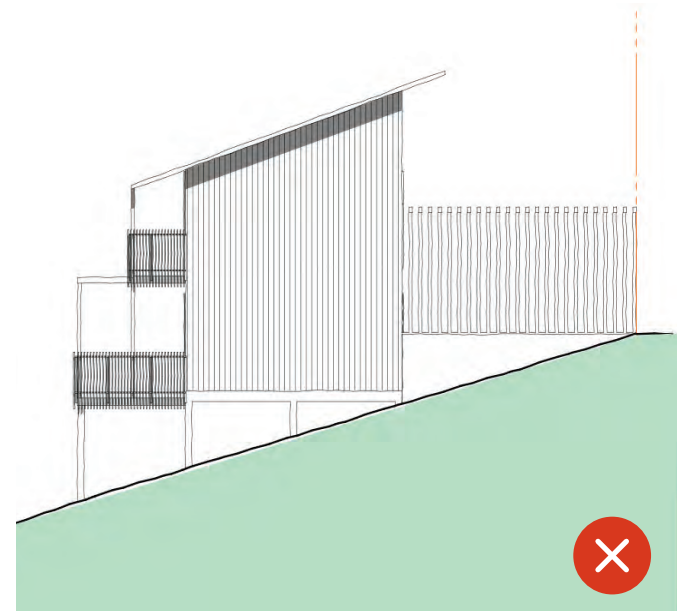
Use a series of gentle batters instead of high retaining walls



Locate building closer to street to preserve as much of the natural terrain

Hillside homes - building and slope interface

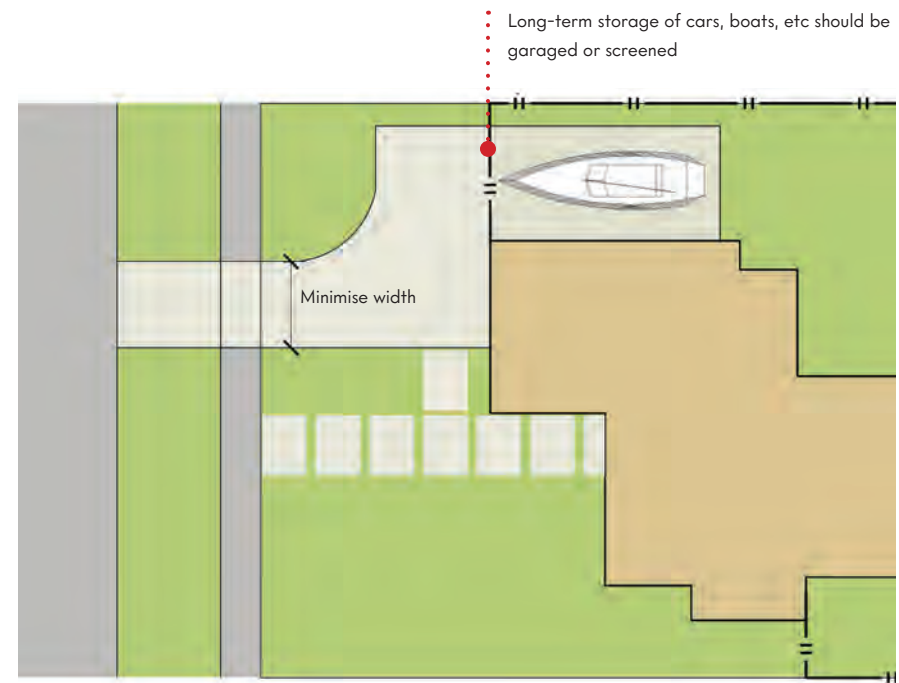
- For those homes situated on slopes, it is necessary to consider the impact of building foundations on the underlying topography. Extensive earthworks and large retaining walls are to be avoided.
- Timber pile foundations may be appropriate in order to follow the natural landform, minimise potential earthworks and reduce the impact on the ecosystem. If used, they are to be stained or painted in a dark colour and have planting in front to screen them.
- Foundations should be integrated into the design by visually screening them from off-site view with a combination of cladding and planting.
- The underside of buildings, decks, eaves, and stairs should also be screened from view with a combination of cladding and planting.



Entrance paths, driveways and parking

DESIGN CONSIDERATIONS

- Driveways should be designed to minimize hard, water-impermeable surfaces. For hilly sites, the layout of the driveways should follow the site's natural topography.
- All vehicles (including cars, caravans, boats/jet-skis, trailers, and motorbikes) should be stored, wherever possible, in a garage. Vehicles that cannot be garaged should be stored behind your dwelling or behind suitable approved screening or landscape treatments, so as not to be seen from the street. Vehicles must not be stored on the road at any time.
- Driveways and entrance footpaths should be constructed of high quality hard surface materials with a quality finish. Driveways and paths must be constructed of an all weather material such as concrete or natural stone pavers (e.g. cobblestones). The use of crushed aggregate material may be permitted on flat sites.
- Physically separate driveways from entrance paths by incorporating a planting bed or retaining wall to encourage a safe separation between pedestrians and cars.
- For footpaths, consider breaks in the materiality by using unit paving with grass or river-washed stones between. This allows for more rain-water run-off or permeability of water soaking back into the ground.

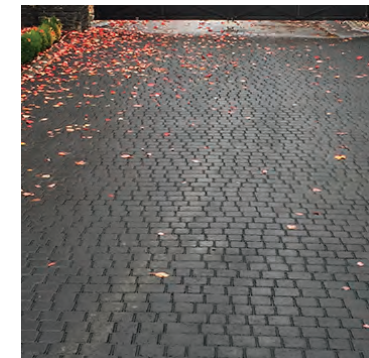


Entrance paths, driveways and parking

MATERIALS AND COLOURS

Materials should be chosen to support sustainable design principles such as porous materials for driveways to allow for storm-water runoff to seep back into the ground.

- Colours are to be earth-tone, darker and neutral in order to blend with the surrounding landscape.
- in-situ concrete with a black colour oxide exposed aggregate finish. Avoid a broomed concrete finish.
- porous unit pavers in rectangular or square shapes in neutral / dark grey colours.
- Square/rectangular cut natural stone pavers.
- fine gravel (dark stone chip mix)
- paver/grass combination to allow for water permeability back into the ground



Planting

Carefully selected planting throughout the development is designed to create rural neighbourhoods that are green, lush and increases biodiversity between the community and nearby reserves and parks.

These plant species have been picked as being appropriate for Ara Hills and will grow and thrive in this environment. These are meant as a guide and can be supplemented by appropriate plant species chosen by the house owner to provide for individuality and diversity.

Pest plants

As many house lots within the development adjoin native bush, it is important that pest plants and common garden escapees are avoided on private sections. A full list of banned pest plants in the Auckland region can be found on the Auckland Council website: <http://pestplants.aucklandcouncil.govt.nz/plants-a-z/>

Planting colour and texture palette

Here is a mood board for inspiration:



Planting guidelines

Terrace and standalone homes

FRONT YARD

Quality landscaping of the front yards shall achieve the impression of creating a sense of greenness, consistency and character for the various neighbourhoods. The landscaping can reinforce and contribute to the streetside planting (public realm) while creating a distinctive garden space for private home owners. The semi-public zone (either side of the property boundary) immediately in front of each private lot shall be landscaped and maintained by the lot owner.

The Ara Hills Plant List (found at the end of the Landscape Section) provides recommendations for specimen tree and plant species suitable for the smaller lot conditions. Plant varieties should be carefully selected to ensure appropriateness as to the size of the lot, amount of sun or shade, or screening areas.

Each front yard shall have at least one tree planted as part of the overall design. The minimum grade of Pb150 and 2+ metres height (at the time of planting) is recommended. Select the tree taking into consideration its size at maturity. Position the tree between side boundaries and as close to the front boundary as possible. Do not plant within a hedge.

Shrubs should be mass planted and arranged so that they touch when they reach their mature size. Hedges are encouraged for defining spaces, hiding services, and for privacy and screening.

TIMING

The front yard is to be landscaped as part of the dwelling's construction and be completed as early as practical. It should be completed prior to occupation of the dwelling.

SIDE AND REAR YARD

Rear and side yards will benefit from vegetative screening that creates privacy between residences.

Planting of small trees provides the added benefits of shade to outdoor living spaces and textural interest for the garden.

Use planting in conjunction with fences or low retaining walls along boundary lines to soften these hardscape features.

It is encouraged fruit trees are planted in these spaces. Refer to the Plant list for suitable trees.



Corner lots landscape considerations

TERRACE, STANDALONE AND HILLSIDE HOMES

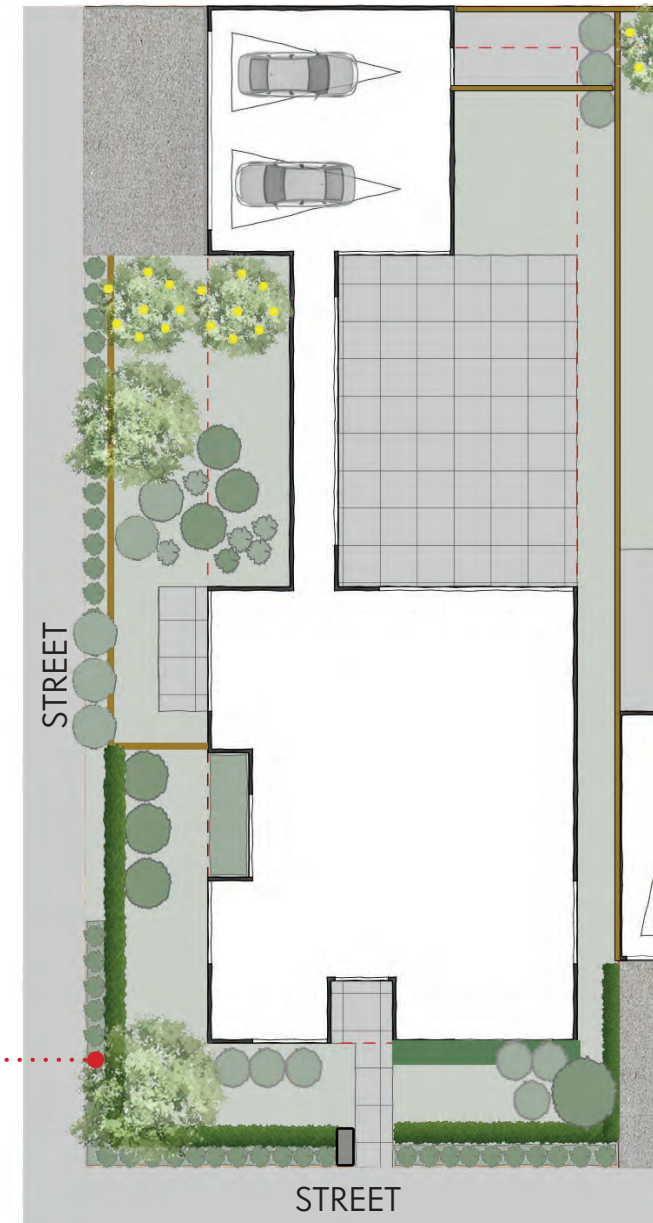
Properties located on street corners must consider the two street-side frontages (front and side boundaries). The two frontages must be consistent in materiality and contribute greenery to the street due to the lot's visual prominence. Equally important is to provide a high level privacy to the rear outdoor living area because of the lot's exposed location.

The following guidelines are to be considered when landscaping these frontages:

- To ensure a seamless transition from the front yard to the side boundary, planting and screening materials used along the front yard should extend around the corner to a minimum width as that of the front yard.
- A combination of semi-transparent fencing (up to 1.8m height) and planting can be used to provide privacy to the remainder of the side property boundary and to ensure children and dogs do not stray from the property.
- The fence should be set back a minimum 1.0m from the property line to allow for screen planting on the street-side of the fence.



Continue boundary treatment (planting, fencing) front to side yard

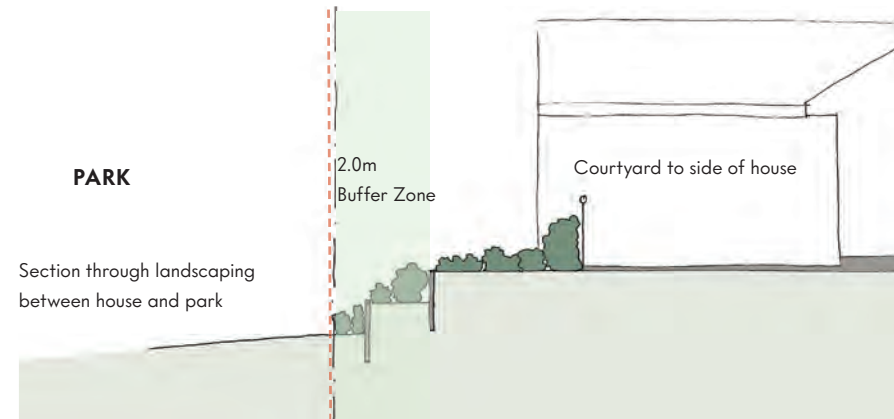


Neighbourhood park boundaries

Terrace, standalone and hillside homes

A series of neighbourhood parks provide local open spaces for recreation and play as well as important green connections throughout the development. These public open space provides amenity for the dwelling and in turn the occupants of the dwelling can provide passive surveillance of the public open space.

If your lot shares a rear or side boundary with one of the parks, some special consideration will need to be taken when designing the landscaping to these areas. Lower plant varieties and wider spacing of trees ensures views and connection to the public space beyond are not obstructed.



Low planting ensures clear sight lines and passive surveillance are maintained between dwellings outdoor living space and open space.

Planting guidelines

Hillside homes

FRONT YARD

A natural, more informal planting approach should be considered for the larger hillside home properties by avoiding a continuous edge of vegetation. Instead use groups, especially around the house to reduce its visual dominance on the landscape.

Plant varieties should be carefully selected to ensure appropriateness as to the size of the lot, amount of sun or shade, maintaining views or screening areas for privacy. Vegetation can be a mixture of both exotic and native plants to provide increased habitat and food supply for fauna throughout the year.

Vary the heights, textures and species in a manner to provide a pleasant and varied experience for drivers and pedestrians.

Each front yard shall have at least one tree planted as part of the overall design. The minimum grade of Pb150 and 2+ metres height (at the time of planting) is recommended. Select the tree taking into consideration its size at maturity.

TIMING

The front yard is to be landscaped as part of the dwelling's construction and be completed as early as practical. It should be completed prior to occupation of the dwelling.

SIDE AND REAR YARD

Use a combination of trees and shrubs to define outdoor spaces or 'rooms' to create enclosure immediately adjacent to the house. Within the hillside bush lots, the planting design should achieve the effect of a home surrounded by a bush environment and the lots visually dissolving into the rural context or nearby reserve.

For lots backing onto reserves, existing vegetation patterns should be incorporated into the site with primarily native planting to support the local biodiversity. Rear and side yards will benefit from vegetative screening that creates privacy between residences. Yard areas that have outlook to public spaces should have landscaping that does not obstruct views and connection to the public space beyond.

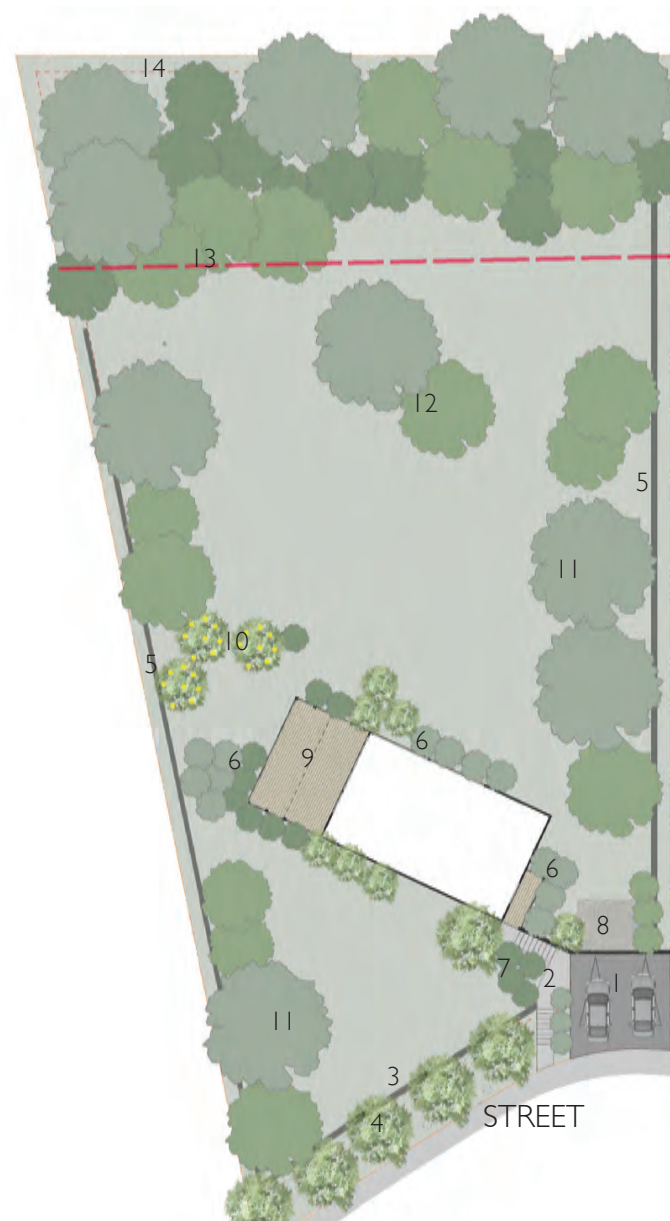
The Hillside Homes Plant List (found at the end of the Landscape Section) provides recommendations for specimen tree and plant species suitable for the hillside lots.



Hillside - landscape considerations

LEGEND

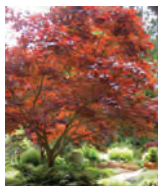
- 1 Entrance Drive / Carport / Garage
- 2 Entrance Walk / Steps
- 3 Front yard post-and-rail fence or low stone wall (1.2 m max height) with integrated letterbox
- 4 Front property boundary specimen tree planting
- 5 Side property post-and-rail fence stepped to slope
- 6 Foundation planting to screen undercroft (if exposed)
- 7 Accent Plants /Shrubbery
- 8 Screened service area
- 9 Deck / Outdoor living space Native Planting along side property boundary
- 10 Fruit trees
- 11 Trees boundary planting
- 12 Accent Exotic and Native Trees
- 13 10m native Species planting zone (to reserve)
- 14 No fencing along rear property line



Terrace and standalone houses - suggested specimen trees

Each of the Ara Hills neighbourhoods has been designed with its own palette of native and exotic street trees, grasses and shrubs that give cues to appropriate planting within each development lot. All trees to be minimum grade of Pb 150 and 2+ metres high at the time of planting.

BOTANICAL NAME	COMMON NAME	FLOWERS	EVERGREEN	SUN	PARTIAL SHADE	SHADE	SUITABLE SMALL LOT (12m width or less)	SUITABLE MEDIUM TO LARGE LOT (12m or more)
Acer palmatum	Japanese Maple				•	•	•	•
Cercidiphyllum japonicum	Katsura Tree				•	•		•
Cercis canadensis	Forest Pansy Redbud				•	•		•
Cornus florida	Flowering Dogwood	•			•	•	•	•
Liquidambar s. Emerald Sentinal	Emerald Sentinal Sweetgum			•	•		•	•
Magnolia Little Gem	Little Gem Magnolia	•	•	•	•		•	•
Meryta sinclairii	Puka Tree		•	•	•			•
Metrosideros Maori Princess	Maoria Princess Pohutukawa		•	•	•			•
Michelia Bubbles	Michelia	•	•	•	•		•	•
Prunus spp.	Flowering Cherry	•		•	•		•	•



Japanese Maple



Katsura Tree



Forest Pansy Redbud



Flowering Dogwood



Liquidambar



Little Gem Magnolia



Puka



Pohutukawa



Michelia



Flowering Cherry

Terrace and standalone houses- suggested hedging plants

The following list of plants have been selected as good examples of low evergreen hedges that can be planted along the front and side property boundaries. They provide a range of leaf colour, flower and textures to choose from. Use only a single species of plants to create a continuous hedge along front boundaries.

Suggested low hedges along front / side lot boundary

BOTANICAL NAME	COMMON NAME	FLOWERS	EVERGREEN	SUN	PARTIAL SHADE	SHADE
Buxus sempervivrens	Boxwood		•	•	•	•
Coprosma spp.	Coprosma		•	•	•	
Corokia spp.	Korokio		•	•	•	
Griselinia littoralis	Kapuka		•	•	•	
Lavendula angustifolia	English Lavender	•		•	•	
Ligustrum rotundifolium	Japanese Privet	•	•	•	•	
Lophomyrtus bullata Red Dragon	NZ Myrtle / Ramarama	•	•	•	•	
Myrsine australis	Red Matipo	•	•		•	•
Teucrium fruticans	Sliver Germander		•	•	•	



Boxwood Coprosma Korokio Kapuka Lavendar Japanese Privet NZ Mrytle Matipo Silver Germander

Hillside houses- suggested specimen trees

Each of the Ara Hills neighbourhoods has been designed with its own palette of native and exotic street trees, grasses and shrubs that give cues to appropriate planting within each development lot. All front yard trees are recommended to be a minimum grade of Pb 150 and 2+ metres high at the time of planting.

BOTANICAL NAME	COMMON NAME	FLOWERS	EVERGREEN	SUN	PARTIAL SHADE	SHADE
Alectryon excelsa	Titoki		•	•	•	
Cercidiphyllum japonicum	Katsura Tree	•		•	•	
Cercis canadensis	Forest Pansy Redbud	•				
Cornus florida	Flowering Dogwood	•			•	•
Corynocarpus laevigatus	Karaka Tree		•			
Fraxinus oxycarpa Raywood	Claret Ash					
Liquidambar styraciflua Worplesdon	Sweet Gum			•	•	
Magnolia Star Wars	Star Wars Magnolia	•		•	•	
Meryta sinclairii	Puka Tree		•	•	•	
Metrosideros Maori Princess	Maori Princess Pohutukawa	•	•			•
Prunus spp.	Flowering Cherry	•		•	•	



Titoki



Katsura Tree



Forest Pansy
Redbud



Flowering
Dogwood



Karaka



Claret Ash



Sweet Gum



Magnolia



Puka



Pohutukawa

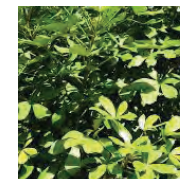


Flowering
Cherry

Hillside houses: suggested native plants- lots backing onto native bush / reserves

Some development lots have banks and slopes that should be planted in low-maintenance native groundcovers, grasses, flaxes and small shrubs. The following list is a useful starting point.

BOTANICAL NAME	COMMON NAME	FRONT INTERFACE	ENTRANCE	HOUSE / GARDEN	BACK INTERFACE
Alectryon excelsus	Titoki	•	•		•
Astelia banksia	Wharawhara	•	•	•	
Apodasma similis	Oioi	•	•	•	•
Arthropodium cirratum	Rock Lily	•	•	•	•
Cordyline australis	NZ Cabbage tree	•	•	•	•
Corynocarpus laevigatus	Karaka	•	•	•	•
Leptospermum scoparium spp.	Manuka	•	•		
Kunzea ericoides	Kanuka				•
Myoporum laetum	Ngaio	•		•	•
Melicytus macrophyllus	Large-leaved Mahoe	•	•		•
Phormium tenax	Harakeke	•	•		•
Pimelea longifolia	Long-leaved Pimelea	•		•	•
Pseudopanax lessonii	Coastal Five finger	•	•	•	•
Rhopalostylis sapida	NZ Nikau Palm	•		•	•
Vitex lucens	Puriri	•	•	•	•



All housing: suggested ground covers & low planting

BOTANICAL NAME	COMMON NAME	FLOWERS	EVERGREEN	SUN	PARTIAL SHADE	SHADE	NATIVE
Acaena inermis purpurea	Purple Bidibid						
Anrthropodium cirratum	NZ Renga Renga	•	•		•	•	•
Astelia nervosa Westland	Westland Astelia						
Carex testacea	Speckled Sedge		•		•	•	
Coprosma repens	Creeping Coprosma		•	•	•		
Hebe species	Hebe	•			•	•	•
Mondo Grass	Mondo Grass		•	•	•	•	•
Pachysandra terminalis	Japanese Spurge				•	•	
Phormium cookianum Dwarf Street	Dwarf Street Phormium	•	•	•			•
Pimelia prostrata	NZ Daphne	•	•				•
Teucrium chamaedrys	Creeping Germander	•		•		•	•
Chionochloa flavicans	Minature toetoe	•	•	•	•		•



Purple Bidibid



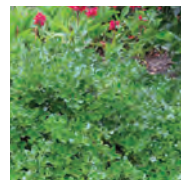
NZ Renga Renga



Westland Astelia



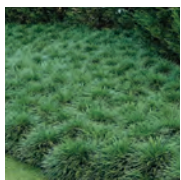
Speckled Sedge



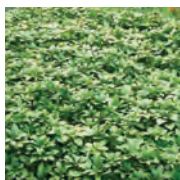
Creeping Coprosma



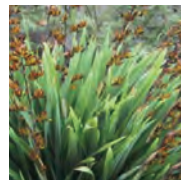
Wiri Mist Hebe



Mondo Grass



Japanese Spurge



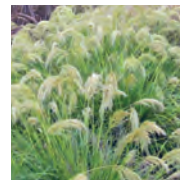
Dwarf Phormium



NZ Daphne



Creeping
Germander

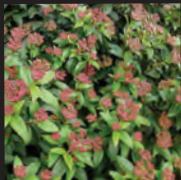


Miniature Toetoe

Suggested accent plants - front, side and rear yard gardens

The goal with accent planting for Ara Hills is to emulate a rural country garden. The list of plants below would be suitable along lot boundaries and gives an example of a range of textures, flower colour and interest to the garden. Use mass planting in groups of 3 or more of the same plant species.

BOTANICAL NAME	COMMON NAME	FLOWERS	EVERGREEN	SUN	PARTIAL SHADE	SHADE	NATIVE
Clivia miniata	Clivia	•	•		•	•	
Gardenia spp	Gardenia	•	•	•	•		
Hydrangea paniculata spp	Hydrangea	•			•	•	
Ligularia reniformis	Tractor Seat Plant	•	•	•	•	•	•
Phormium tenax purpureum	Purple NZ Flax		•		•		•
Raphiolepis indica Pinkie	Ballerina Raphiolepis	•	•				•
Strelitzia reginae	Bird of Paradise	•	•	•	•	•	
Viburnum opulus Sterile	Snowball Viburnum	•		•		•	
Viburnum tinus Eve Prive	Eve Prive Viburnum	•			•	•	



Fruit trees

Ara Hills once was farmland and was home to rural homesteads. Most likely families grew their own fruit and vegetables. To encourage the new generation of homeowners to be more sustainable, the planting of edible fruit trees is encouraged. They can be smaller specimen trees in the front yard (e.g. citrus such as lemon/lime) and larger ones in the back yard.



Apple



Apricot



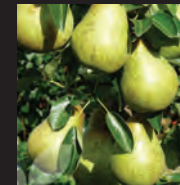
Avocado



Citrus trees



Feijoa



Pear



Plum





Application for design review

June 2019

Standards and quality

Setting the standard in Ara Hills

Most of us would like to know that when we build a quality building, our neighbours will build to a similar standard. The following section sets out the process that all purchasers will follow to achieve a cohesive outcome across the development.

Design Professionals

It is expected that all purchasers will engage the services of competent design professionals (architects, structural engineers, fire consultants etc) to ensure the outcomes are as expected and meet legal requirements.

The Design Review Panel

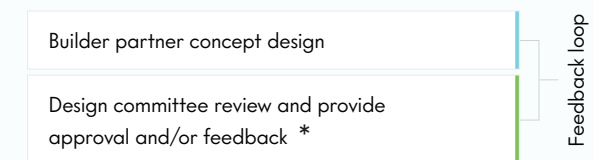
The design review panel will be made up of an AVJennings representative and at least two suitably qualified urban designers and architects.

All designs must be submitted to the Ara Hills Design Review Panel for a two-step design review process.

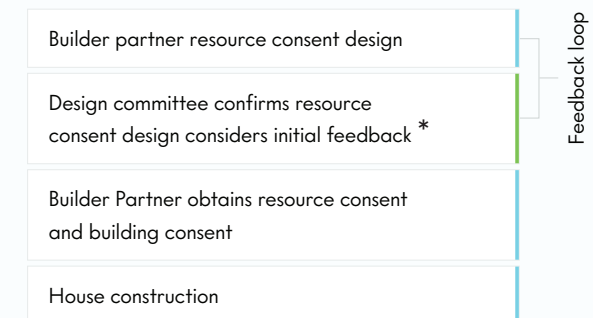
The review panel will evaluate the designs and provide constructive feedback and guidance for the development of your design to aid in progressing your project to a positive outcome. In special cases the design review panel may approve design elements that do not comply with this design guideline however the design review panel does not have the power to waive District Plan rules.

Two-step design review process

Step 1



Step 2



* Please note that approval by the design review panel does not obviate the need to apply to Auckland Council for Land Use Consent and/or Building Consent.

Application for design review

Lot(s): DP: Date:

Street Name:

Applicant:

Applicant contact details

Company:

Contact Name: Postal Address:

Tel: Email:

Approval type (please tick)

Preliminary

Final

Document checklist (please tick)

Two sets are required for all reviews

PRELIMINARY APPROVAL – CONCEPT DESIGN DRAWINGS

(minimum 1:100 scale)

Site Plan
Floor Plans
Elevations
External Materials Schedule
Landscape Design Plans
Overall 3D drawings

Final approval - building consent application drawings

(minimum 1:100 scale)

Site Plan
Floor Plans
Elevations
External Materials and Colour Schedule

External materials and colour schedule

ITEM	MATERIAL / FINISH	COLOUR (needed for final approval)
Roofing		
Fascia		
Spouting		
Cladding 1		
Cladding 2		
Cladding 3		
Windows		
Trim/Corner Boxing		
Front Door		
Garage Door		
Pergolas		
Balustrades		
Fencing		

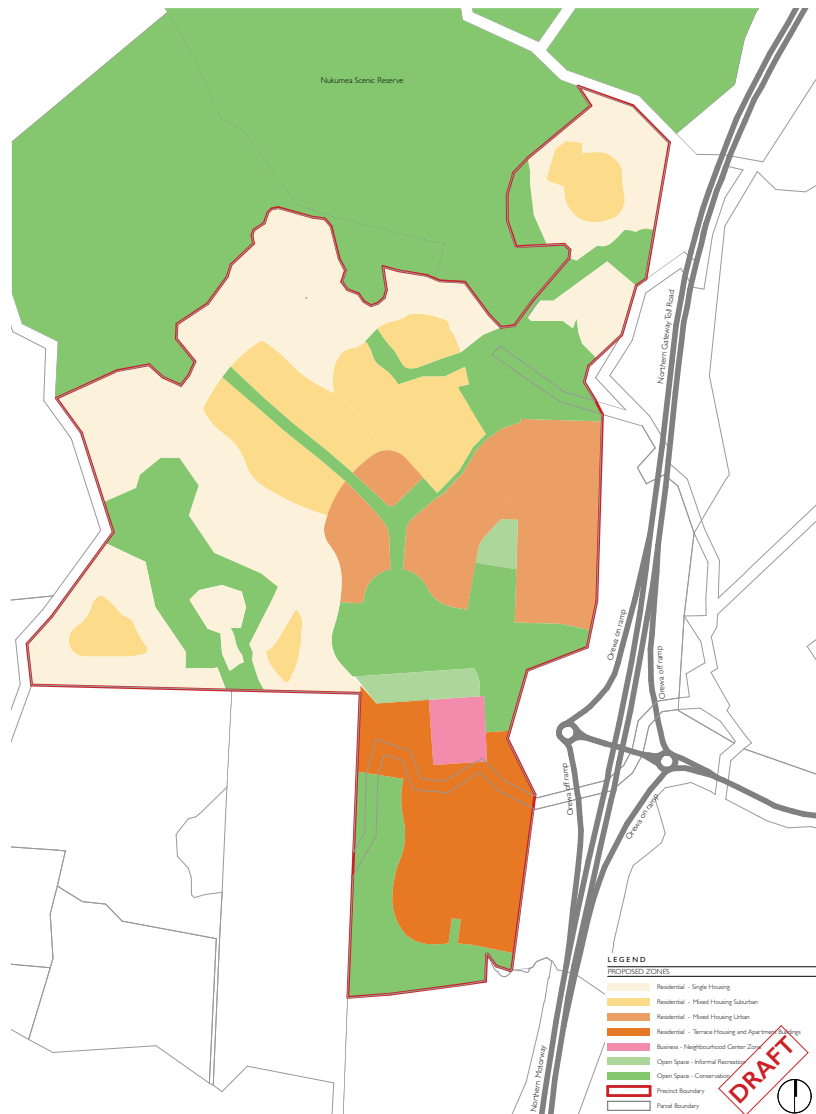
Development controls

The following is a summary of the development controls relevant to Ara Hills. For more rules and additional detail, please refer to the relevant Auckland Council planning documents.

Applicable rules to be confirmed with planner.

Zone	Mixed Housing Suburban	Single House Zone	Ref.
Minimum Dwelling Size	30sqm (studio) and 45sqm (one bedroom)	-	H4.6.15
Outdoor Living Space	Min dimension 4m and area of 20sqm	-	H4.6.13
Balcony dimension	Min 1.8m (5sqm for studio and 1 bed, 8sqm for larger)	-	H4.6.13
Landscaped Area %	40%	40%	H3.6.11 and H4.6.10
Landscaping in Front Yard	50%	50%	H3.6.11 and H4.6.10
Front Fence	1.2m or 1.8m for 50% with 1.2m for the remainder or 1.8m 50% visually open	1.2m or 1.8m for 50% with 1.2m for the remainder or 1.8m 50% visually open	H3.6.12 and H4.6.14
Side Fence	2m	2m	H3.6.12 and H4.6.14
Outlook Space	Living: 6m(d)x4m(w) Master Bed: 3m(d)x3m(w) Other:(d&w)	-	H4.6.11
Daylight	Height above 3m restricted to 2x width for a 55 degree arc from window centre	-	H4.6.12
Minimum Car Parks	Min 0.5 for dwellings with 1 bedroom and min 1 for dwellings with 2 or more bedrooms	Min 1 car park per dwelling	E27.6.2.4

Planning maps



Plan showing the AUP Zones

Built Form Controls Summary

Document / Instrument	Purpose / Status	Implementation	Enforcement
Design Guidelines	To control the quality of built form. Largely concerned with controlling the initial design and quality of the built development	Through a clause in the sale & purchase agreements for land	Enforced by the developer
Covenant	To control critical neighbourhood amenity aspects – (fencing, parking, landscaping etc) in perpetuity – i.e. post establishment of initial built form and beyond the duration of the developer's involvement	Registered on title. Benefits & obligations pass with title	Enforced by adjoining neighbours in the same stage
Encumbrance	To control critical neighbourhood amenity aspects – (fencing, parking, landscaping etc) registered on title in favour of developer	Operates as a charge on land (in similar fashion to a mortgage).	Enforced by developer. Once development is complete, encumbrance is discharged if not already expired
Consent Notice	Restrictions and obligations placed on the use of one or more lots – usually in relation to land use or geotechnical issues.	Registered on title through the Resource Management Act 1991. Usually required as a condition of Resource Consent.	Enforced by Council

Safety

Health and Safety at Work Act

The Health and Safety at Work Act (HSWA) came into force in April 2016. The purpose of this act is to change the attitude of everyone towards safety in the workplace. Everyone involved in the development of Ara Hills must act in accordance with the HSWA. Everyone must know what the health and safety risks in their business are, and take into account factors including:

The likelihood of the risk concerned occurring;

- The degree of harm that might result from the hazard or risk;
- What you know (or should know) about the hazard or risk; and
- The availability and suitability of ways to eliminate the risk, and where they can't be, controls to minimise the risks.

This process of assessment helps business to balance both the consequences and likelihood of harm with the suitability, availability and cost of controls more readily. The assessment then enables businesses to prioritise and focus on managing (so far as is reasonably practicable) the most significant risks before managing lower level risks. For the purposes of managing risk, reasonably practicable is a balance between what is possible (the highest level of protection) and what is achievable (reasonable in the circumstances). Remember that there are common controls for common risks. WorkSafe has a number of fact sheets available on their website to help you with these.

Please refer to the Act and related guidance material for further information.

Safety in design

Designers must prioritise safety in the design of buildings, landscaping, and services in Ara Hills. Safety during construction, occupation, and maintenance should also be considered.

It is expected that designers refer to up-to-date guidance documentation about safety from reputable sources. Useful materials can be sourced from (but are not limited to) the following organisations:

- Ministry of Business, Innovation and Employment
- Work Safe New Zealand
- Safe Work Australia
- New Zealand Institute of Architects
- New Zealand Institute of Landscape Architects
- Institute of Professional Engineers New Zealand

Safety in Design Checklist

The checklist on the following page is from 'Code of Practice: Safe Design of Structures' by Safe Work Australia. It may be used to assist in identifying hazards and controlling risks associated with the design of structures throughout their life-cycle.

Safety in Design Checklist

ELECTRICAL SAFETY	
	Earthing of electrical installations
	Location of underground and overhead power cables Protection of leads/cables
	Number and location of power points
FIRE AND EMERGENCIES	
	Fire risks
	Fire detection and fire fighting
	Emergency routes and exits
	Access for and structural capacity to carry fire tenders
	Other emergency facilities
MOVEMENT OF PEOPLE & MATERIALS	
	Safe access and egress, including for people with disability
	Traffic management
	Loading bays and ramps
	Safe crossings
	Exclusion zones
	Site security
WORKING ENVIRONMENT	
	Ventilation for thermal comfort and general air quality and specific ventilation requirements for the work to be performed on the premises
	Temperature
	Lighting including that of plant rooms
	Acoustic properties and noise control, for example, noise isolation, insulation and absorption
	Seating
	Floor surfaces to prevent slips and trips
	Space for occupants

PLANT	
	Tower crane locations, loading and unloading
	Mobile crane loads on slabs
	Plant and machinery installed in a building or structure Materials handling plant and equipment
	Maintenance access to plant and equipment
	The guarding of plant and machinery
	Lift installations
AMENITIES AND FACILITIES	
	Access to various amenities and facilities such as storage, first aid rooms/sick rooms, rest rooms, meal and accommodation areas and drinking water
EARTHWORKS	
	Excavations (for example, risks from earth collapsing or engulfment)
	Location of underground services
STRUCTURAL SAFETY	
	Erection of steelwork or concrete frameworks
	Load bearing requirements
	Stability and integrity of the structure
MANUAL TASKS	
	Methods of material handling
	Accessibility of material handling
	Loading docks and storage facilities
	Workplace space and layout to prevent musculoskeletal disorders, including facilitating use of mechanical aids
	Assembly and disassembly of pre-fabricated fixtures and fittings
SUBSTANCES	

	Exposure to hazardous substances and materials including insulation and decorative materials
	Exposure to volatile organic compounds and off gassing through the use of composite wood products or paints
	Exposure to irritant dust and fumes
FALLS PREVENTION	
	Guard rails
	Window heights and cleaning
	Anchorage points for building maintenance and cleaning
	Access to working spaces for construction, cleaning, maintenance and repairs
	Scaffolding
	Temporary work platforms
	Roofing materials and surface characteristics such as fragility, slip resistance and pitch
SPECIFIC RISKS	
	Exposure to radiation, for example, electromagnetic radiation
	Exposure to biological hazards
	Fatigue
	Working alone
	Use of explosives
	Confined spaces
	Over and under water work, including diving and work in caissons with compressed air supply
NOISE EXPOSURE	
	Exposure to noise from plant or from surrounding area



Construction

Building Restrictions

There are some building materials and practices that are restricted or prohibited:

- Re-locatable or second hand houses will be allowed only if approved by the Review Panel.
- Building materials must be of high quality and compliant with the New Zealand Building Code.
- Temporary structures such as builder's sheds must be removed within 12 months of commencement of building.

Construction practice undertaking

All persons undertaking residential building works in Ara Hills must act in accordance with the Construction Practice Undertaking.

The builder must, at all times during construction, comply with this Construction Practice Undertaking to ensure that each Lot within the development is kept in a safe and clean condition, and that all persons performing work on each Lot conduct themselves in a responsible and professional manner.

This acknowledgement is to be signed and submitted together with the final application for Design Approval.

1. HEALTH & SAFETY

The builder must:

- Take all practicable steps to ensure that no harm comes to any persons on each Lot or in the vicinity of each Lot;
- Control the building site on each Lot as a place of work within the meaning of the HSWA, and shall comply with all the applicable statutory requirements, regulations and codes of practice regarding safety in its operations on the Lot;
- Have an acceptable industry standard Health & Safety policy;
- Erect and maintain appropriate temporary construction fencing around the lot when undertaking any construction works on the site.
- Ensure appropriate Health & Safety signage is displayed on the Lot.

2. LOT TIDINESS & ACCESS

The builder must ensure that:

- Any grass on the Lot is regularly mowed and any weeds controlled;
- All materials are stored within the Lot and are kept in a tidy state and in a manner that reduces the risk of damage or injury to property or persons;
- All rubbish and trade waste located on the Lot is removed at regular intervals and, at all times, stored in receptacles appropriate for waste of that nature;
- All construction vehicles accessing the Lot do so only via the vehicle crossing.

3. PROTECTION OF PUBLIC ASSETS

The builder:

- Must ensure that it avoids damage to street trees, parking bays, footpaths, roads, rain gardens and any other public assets within the development;
- Must not, and must not procure any other person to, drive any metal-tracked earthmoving equipment on roads within the development;
- Acknowledges that the adjacent footpaths, roads and public areas are to be kept as clean and tidy as possible at all times.

4. DAMAGE & REPAIRS

In the event of any damage occurring to any of the aforementioned public assets the builder shall:

Immediately advise the Panel of the location, nature and extent of the damage;

Request the appropriate specifications in order to undertake repair work;

Repair the damage as per the specifications provided by the developer.

5. ENVIRONMENTAL AWARENESS

It is the responsibility of the builder to utilise devices and practices to reduce sediment. Sediment is a significant contaminant of our streams, lakes and coastal waters. The cumulative effect of sediment from individual building and earthworks sites can have a devastating effect on the local waterways, ultimately degrading their ecological value.

6. GENERAL

It is the responsibility of the builder to :

Comply with all statutes, regulations, by-laws and local and regional territorial authority requirements in relation to construction of the dwelling;

Take all reasonable steps to minimise noise and disruption to neighbouring residents;

Ensure all sub-contractors visiting the site are aware of the Construction Practice Undertaking.

In signing below, the owner and builder agree that they have read the Construction Practice Undertaking and agree to abide by the same at all times.

Signed by:

Owner:

Builder:

Date:

Builder Tel:



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