



MILLWATER

Pioneering Lifestyles



DESIGN GUIDELINES



1.0 Settling In...

Just north of Auckland and 10 minutes from Albany, Millwater is nestled in the northern gateway between Silverdale and Orewa. Facing out to sea, Millwater is made up of five communities, developed around tranquil rivers, rolling hills, playing fields and a growing business centre.

In the spirit of the early settlers who broke in the land and created a quality of life for generations to follow, Millwater is a place you can build your dream, create a home and pioneer a lifestyle where you and your family can establish lasting friendships and live within a community of like minded people.

Staged over several years, Millwater will continue to grow as a quality development and so too will your sense of pride in knowing you have become a part of history in the making. Each time you return to Millwater a little more takes shape, new faces reveal their personality and a community thrives.

Careful planning has been undertaken to ensure the environment and its occupants are considered at every level. It is our desire to create harmony between the area's natural assets and the people that live within it.





Build your place in History



This approach allows for the best use of the land and respect for its resources, while offering its residents security that their investment is future proof, free of conflict with local authorities and neighbours alike, providing all the comforts of modern life.

This philosophy is the basis behind our approach to these Design Guidelines, created to enhance neighbourhoods in the developing community.

These guidelines produce environmental, aesthetic and financial benefits - please take a few minutes to read them and ensure that your architect/ designer, landscape designer and builder are also familiar with them.

2.0 Breaking in the Land...

These guidelines are intended to protect what makes Millwater unique: its natural environment, coastal character and diverse population base. Their purpose is to create harmony between location, buildings and neighbours. By promoting building and landscape designs that enhance and blend in with their natural surroundings we can protect both the environment and your investment. The many reserves, parks and amenities have been designed to enhance the community by providing open spaces to allow recreation for all ages. The following guidelines therefore outline ways in which individual properties can blend with the Millwater environment and help preserve its character:



2.1 Siting and Grading

Buildings and structures must be located within the setbacks established in the Rodney District Plan. Furthermore, it is the owner's responsibility to ensure their project complies with the appropriate land coverage in relation to lot sizes according to the District Plan. Specific documentation on each lot is available from Millwater Developments. Modifications to ground levels or grading patterns are not permitted except those necessary for the construction of the building.



2.2 Fences, Walls and Retaining Walls

All fences are to be approved by Millwater Developments under these guidelines. No fence or wall is to be erected before the completion of the main dwelling. No fence is to be erected on the road frontage. Any boundary fence visible from the road or jointly owned access way, or reserve boundary fence is to be style MF 1013 pool fence, or such other fence which Millwater Developments, in its sole discretion, shall approve. No boundary fence shall exceed 0.8 metres for the first 3 metres from the road frontage, with no fence higher than 1.8m. Fences along reserve boundaries should incorporate a degree of landscaping or planting to provide privacy for the home owner. Furthermore, paling fences are not permitted along these boundaries. Fence designs will be agreed upon as part of the approval process, with the type and appearance of fencing to be of comparable quality and similar or compatible materials to the building itself. Only keystone retaining walls are permitted along road frontage or right of way boundaries. Millwater Developments reserve the right to make final decisions on or exceptions to the above guidelines.



2.3 Planting, Landscaping and Maintenance

A landscape plan must be submitted as part of the approval process. Landscaping designs that include consistent themes are encouraged, particularly in areas facing roads, right of ways and reserves. Berms and lawns visible from the road must not exceed 100mm high and lawns and gardens should be regularly irrigated. Garden sheds must not be visible from any road, jointly owned access way or reserve and must not remain unpainted. Accumulation of excess waste or household rubbish is not permitted. No buses, caravans or trailers are to be parked on anything other than a hard stand area.

3.0 Building a Legacy...

To ensure the highest overall quality and aesthetics, owners are encouraged to be considerate of neighbouring homes within the Millwater community. While a variety of styles are anticipated and encouraged, sudden contrasts and a poor quality of design or materials can detract from the overall image, affecting individual property values. If everyone follows these guidelines you can be confident your investment in Millwater will be enhanced by your neighbour and that the overall aesthetics of the community will be maintained to the highest level. Millwater Developments reserve the right to administer this policy.



3.1 Context and Surroundings

Buildings should relate to existing and proposed buildings on adjacent sites in terms of height, massing, scale and appearance. Buildings of eccentric design, colour or finish are inappropriate. "Mirror image", relocated, pre-fabricated houses or standard, repetitive patterns (especially for buildings in close proximity of 250m or less) are not encouraged unless in high density zones where a degree of uniformity and repetition is envisaged. Buildings should have an element of architectural design in appearance and should have a good street appeal from right of ways, roads and reserves.

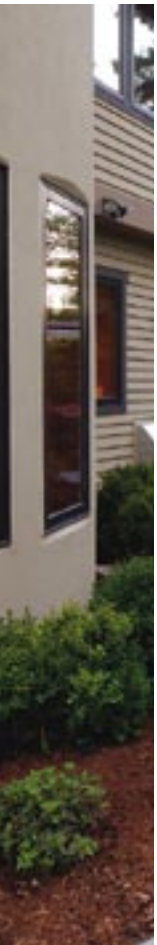


3.2 Views

Buildings, fences and other structures must comply with building envelopes and maximum heights in relation to boundaries identified in the Rodney District Plan, covenants and these design guidelines in order to preserve the outlook from neighbours, reserves and the amenities of Millwater.

3.3 Roofs

A variety of roof types and angles are envisaged and encouraged. All roofs should be neutral or dark colours and of quality materials. Bright colours, low cost tiles and long run tile imitation are not permitted. An assortment of single pitch, lower and higher pitch roofs are envisaged, with a proliferation of roof pitches between 20-27° discouraged. Millwater Developments reserve the right to monitor and restrict the frequency of roof types and angles so that no one style dominates any given area.



3.4 Chimneys and Rooftop Equipment

Large satellite dishes and antennae are only permitted if not visible from a road, right of way or reserves, however small satellite dishes (under 1m diameter) and antennae will be considered provided they are mounted unobtrusively. All metal chimney flues and other rooftop equipment should be enclosed or painted to make them less visually obtrusive and assist in the architectural appearance of the dwelling.



3.5 Wall Materials and Exterior Finishes

A mixture of materials is envisaged and encouraged. Appropriate materials include stucco, plaster, stone and brick, natural or stained wood, linear board, weather boards and shingles. Brick finishes should not include large areas of bright or pastel colours. Large areas of 70 series brick are inappropriate. Brick or plaster houses (as with most dwellings) should incorporate an element of complimentary contrast between materials – a wood feature for example. Entire houses clad in corrugated iron are not permitted. Pressed metal garage doors are only permitted upon the specific design being approved by Millwater Developments. Overall, natural or neutral coloured materials are preferred to bright and pastel colours.



3.6 Garaging, Access and Concrete

Access to garaging in high density buildings is to be via a right of way or access lanes. To retain consistency, all concrete driveway crossings, kerbs and footpaths shall comply with the approved mix specifications available from Millwater Developments.

3.7 Exterior Lighting

All lights should be contained within individual properties. Fixtures should have covers or reflectors to direct light to the ground and shield the light source to prevent glare and light pollution.

4.0 Developing the Future...

The co-operation of every investor, owner, builder and the trade is sought to ensure the construction is completed smoothly and neighbours are not unnecessarily disturbed. For this reason, simple measures have been undertaken to ensure as little inconvenience as possible:



4.1 Construction and Time Limits

Construction must commence within 24 months of issuing the title. Once construction has started, all building exteriors and landscaping must be completed within 24 months from the commencement date. Houses may not be completed in stages and must not be left without substantial work being carried out for longer than two months. Any builder's or contractor's sign is to be no larger than 600mm x 900mm.



4.2 Legal Surveys and Grades

It is suggested that the Owner and Builder first visit the site and inspect legal, grade, easement and other engineering plans to ensure no conflict exists between locations of driveways, sidewalks, street lighting or signs, electrical, telephone or other services. Each lot will be staked at all corners with wooden pegs. Builders must be careful when working around these pegs and must use a surveyor to confirm their position at the time of setting out the building. Millwater Developments accept no responsibility for their replacement or for locating pegs that have been buried after the settlement date, by the Owner or their builder. Costs for replacement of pegs shall be charged to the Owner.

4.3 Erosion Control and Damage During Construction

Hay bales and sand bags are to be used for silt control in public areas. Damage caused by the Builder to services such as roads, curbs, cesspits, lights, power, sewers etc will be charged to the Owner. The Owner must notify the Developer in writing of any damages to services.



4.4 Construction Storage

All construction materials, rubbish and excavation materials shall be stored within the boundaries of the site. Builders shall provide adequate rubbish containers on the site and control waste materials so as to prevent dispersal by wind onto other properties. If proper clean up does not occur, debris will be removed and the Owner will be charged.

5.0 Setting the Standard...



5.1 Resale

In the event that any property is sold prior to the approval of plans or building on that property, the new Owner will also be subject to these guidelines.

5.2 Right of Refusal

Millwater Developments retain the right to refuse approval of any plans, at their sole discretion, which in their opinion do not meet the minimum standards of design quality.



5.3 Approval Process

These guidelines supplement the requirements of the Rodney District Council. The Owner must obtain the approval of Millwater Developments before making an application to the District Council for a resource or building consent. An Owner making an application to the District Council for resource or building consent without the prior written approval of Millwater Developments will be in breach of these design guidelines and the required compliance covenant. All correspondence relating to the design and specification process, including documents required in written form are to be directed to:

Millwater Developments
P O Box 501 Silverdale 0944
New Zealand



1. **Preliminary Submission:** Submittal of two sets of documents to Millwater Developments consisting of site planning and building concepts, compliance with the Design Guidelines, Covenants on the title and District Plans. The Developers will review these documents and provide a written response.



2. **Final Submission:** Following approval of the above, two full sets of final drawings are to be submitted to Millwater Developments including:

a) **Legal description**

b) **Landscape/site plan (1:100 scale)**

- Setbacks – easements
- Garages, other accessory buildings
- Sidewalks, stairways, parking, driveways, decks, patios, courtyards, swimming pools
- Any fence or wall, its location and height appearance

c) **Building plans (1:50 scale)**

- Plans, sections, elevations
- Colours and materials identified
- Roof slope and building height
- Any rooftop equipment including chimneys and exterior lighting

3. House siting, grades, exterior design, materials and colours shall be reviewed by Millwater Developments within 10 working days of a completed submission being received.

4. Approved plans are kept on file for compliance monitoring at the cost of Millwater Developments. Millwater Development's agent is available for advice and design guidance should owners have any queries regarding acceptable concepts and standards. It is envisaged that owners will work with Development's agent to ensure an outcome that creates a great place to live that stands the test of time.

APPROPRIATE DESIGNS & COLOUR SCHEMES



:: Medium Density



INAPPROPRIATE DESIGNS & COLOUR SCHEMES



:: Medium Density





APPROPRIATE DESIGNS :: High Density



INAPPROPRIATE DESIGNS :: High Density





MILLWATER

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ANOTHER **WFH** DEVELOPMENT