



MILDALE

DESIGN GUIDELINES

everything's right here



MILLDALE

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1.0 INTRODUCTION

The vision for Milldale is that “everything’s right here”. It’s more than a wonderful place to live, it offers a great lifestyle, with all the modern amenities a growing community needs. Milldale is the complete package.

Our range of properties are designed to cater for a wide variety of lifestyles, from first home buyers to growing families or those about to retire – there is something for everyone.

In creating one of the most ambitious residential developments in New Zealand we want to ensure the integrity and vision of the project is maintained. Designing and crafting homes that are unique yet also fit within the environment and the surrounding neighbourhood are paramount. This ideal has helped shape the Milldale design guidelines which gives residents a simple design blueprint to work from.

It is envisaged Milldale house designs will be contemporary in nature, with homes carefully placed on their sites to maximise Milldale’s unique landscape, create great living environments and ensure a quality streetscape is maintained. Contemporary design gives you a vast range of modern building materials and colour palettes to consider. Building materials and colours palates of new homes must pass through the design review process, and consideration of how they sit within the context of the development and compliment the surrounding homes will be evaluated. Homeowners, builders, and designers are all encouraged to incorporate simple architectural forms and modern discerning colour pallets in their home designs.

The following simple guidelines enable homeowners to create their dream home with confidence. It also provides a sense of security in knowing that other homes built within Milldale will also have the same high standards and aesthetic integrity. The developers believe that incorporating these standards into your

design vision will not only enhance the community but protect and grow your investment.

2.0 THESE DESIGN GUIDELINES

The design guidelines are intended to inform rather than dictate the exact design, style or layout within each site. Diagrams and images are used to convey design principles or examples of the finished design solutions. The intent is to encourage a diversity of design solutions and also produce a continuity of quality and interesting streetscapes that will benefit the overall look and feel of Milldale. This is why it is important that individual houses are not designed in isolation, but are designed so that they complement the surrounding neighbourhood.

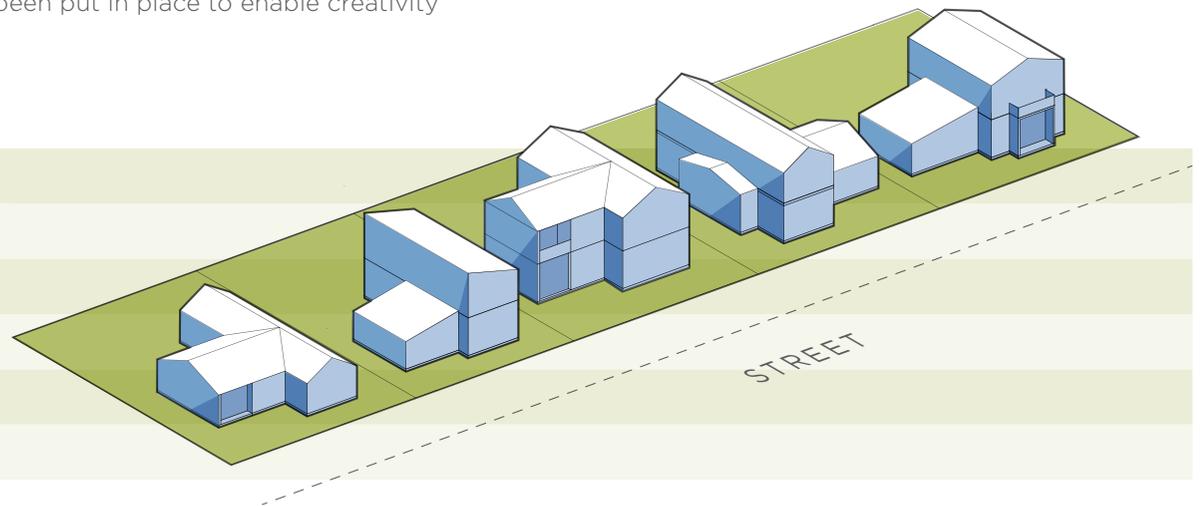
Please note: These design guidelines apply in addition to the Auckland Unitary Plan requirements set out in the Orewa Precinct provisions.

3.0 SITE COVERAGE

Milldale has a broad range of standalone section sizes which allows a broader variety of dwelling designs and sizes within the subdivision. The following site design coverage covenants have been put in place to enable creativity while still maintaining integrity of design.

MILLDALE COVENANT CONTROLS

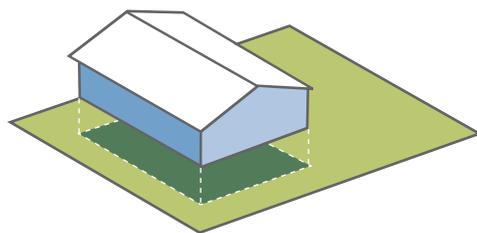
Lots size	Minimum Single House Floor Area
Below 399m ²	120m ² floor area including garage
400m ² to 449m ²	145m ² of floor area including garage
450m ² to 499m ²	160m ² floor area including double garage
500m ² to 549m ²	175m ² floor area including double garage
550m ² and above	191m ² floor area including double garage



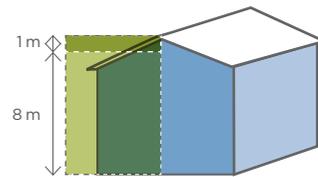
Note: A single dwelling house minimum floor area (including garage) excludes verandas, patios, outbuildings and soffits.

COUNCIL MAXIMUM CONTROLS

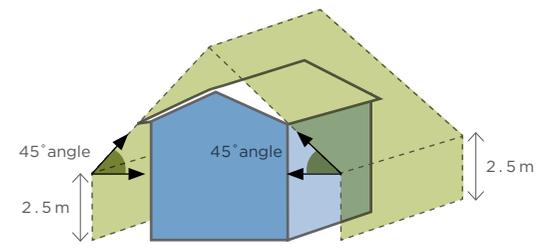
House Zone	Build Coverage	Maximum Height Limit	Height to Boundary
Standalone - Single House Zone	35% of net site area	8m + 1m for roof form	45 degrees from 2.5m above ground level
Standalone - Mixed Housing Suburban Zone	40% of net site area	8m + 1m for roof form	45 degrees from 2.5m above ground level
Standalone - Mixed Housing Urban	45% of net site area	11m + 1m for roof form	45 degrees from 3m above ground level



SITE COVERAGE



HEIGHT LIMIT



HEIGHT TO BOUNDARY

4.0 SITING THE HOUSE

This next two sections provide guidance on siting your home, the building setbacks, outdoor living spaces and the position and orientation of the house within the site.



Build platforms, entrance ways, outdoor living spaces, and driveways should be designed and located to make the most of the shape and size of the site and ensure the house integrates into Milldale.

Buildings and structures must be located within the setbacks established in the Unitary Plan and Milldale Covenants. 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 Fulton Hogan Land Developments (FHLD).

Contemporary, unique and modern new homes are encouraged, the general design aesthetic should complement existing or proposed homes on adjacent sites in terms of height, massing, scale, appearance, and colour tones. Homes of eccentric design, colour or finish are inappropriate and very unlikely to make it through the Milldale design review process.

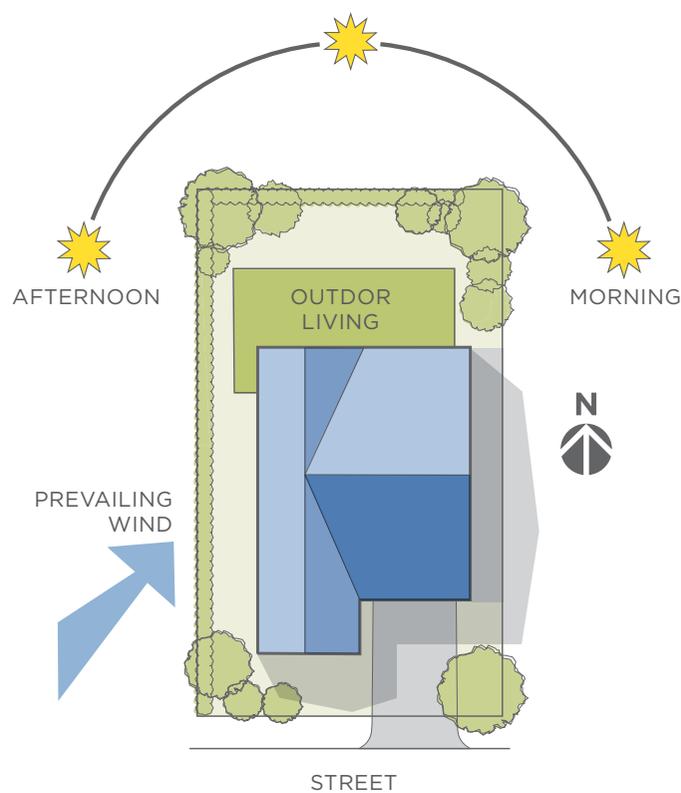
Mirror image, relocated, pre-fabricated houses or repetitive patterns (especially for buildings in close proximity of 100m or less) are not permitted unless in high density zones where a degree of uniformity and repetition is envisaged. It is envisaged that homes will have an element of modern design flare that enhance their curb appeal. This not only adds value to the property but also helps create an appealing streetscape.

Significant modifications to ground levels or grading patterns is not permitted except those necessary for the construction of the house.

The following general rules apply when siting your home:

HOUSE ORIENTATION

- 1 Orientate the house towards the street and / or public open space. Good design ensures that a house is positioned to make the most of the sun and views whilst providing an element of privacy for outdoor living.
- 2 Maximise sun and allow for a functional private outdoor area.



WINDOWS AND DOORS

- 1 Consider the placement of windows to avoid direct views into neighbouring houses.
- 2 Maximise the doors and windows on the front façade - each dwelling must have a minimum combined window area of 2.5 square metres on any road frontage, right of way or joal.

PEDESTRIAN ACCESS

- 1 Clearly define the pedestrian access to the house from the street.

FRONT FAÇADE

- 1 Give your home an identity and make the street façade visually interesting.
- 2 Use quality materials and/or incorporate design features on façades fronting streets and public open spaces.
- 3 Vary aspects like the roof form, entrance, front yard setback or garage door position.
- 4 Introduce additional design elements like louvers, pergola's, bay windows, a canopied deck, a patio or landscape features.
- 5 Avoid a plain monotone, non-descript form, singular linear plane and one dimensional hipped roof.

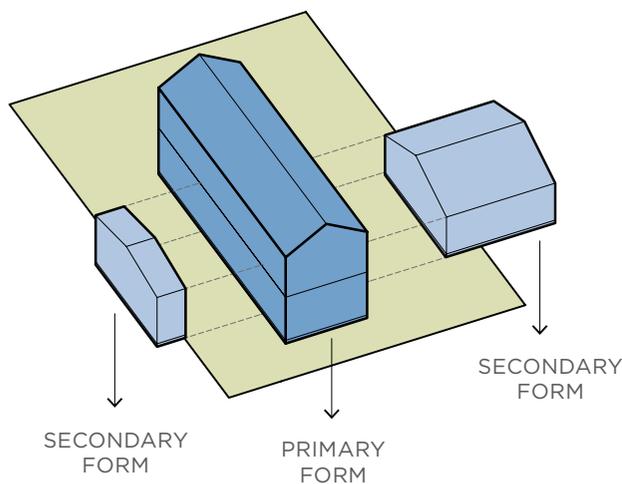




HOUSE FORM

To ensure a contemporary look, house design should embrace more than one shape or form.

- 1 Dwellings cannot have a single square or rectangle footprint.
- 2 The main body of the house should have added forms that compliment and give it shape and visual interest.
- 3 Additional elements such as projected gable ends, boxed out corners, bay windows, feature columns, feature claddings, balconies, chimneys etc. also help to break up the house form and mass, creating variety and interesting home designs.
- 4 Any building with a basement (including but not limited to basement garage) must ensure that the basement area is fully enclosed to the reasonable satisfaction of FHLD.



NEIGHBOURHOOD

Ensure your house design complements other existing or proposed homes within your street and surrounding neighbourhood.

OUTDOOR SPACES

Good design incorporates good outdoor living spaces and is:

- 1 Generally flat, well-proportioned and private.
- 2 Not located solely between the house and road boundary.
- 3 Ideally located at the ground level.
- 4 Considerate of the neighbouring property.

SERVICES, UTILITIES AND AMENITIES

Air-conditioning units, television aerials, radio aerials, satellite dish, gas bottles or above ground detention / retention tanks should not be placed within the front yard or where they are visible from a street or public open spaces.

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.



DESIGN REPLICATION

There should be no house with the same design within 100m of each other and exact repetition of a house design and colour pallet within the a Milldale development stage is not permitted.

5.0 YARDS, HOUSE & GARAGE SETBACKS

Yards and house setbacks are extremely important because they provide space between the homes. This helps create a unique identity and provides functional and private outdoor living spaces. It also increases street appeal, softens the subdivision and makes the neighbourhood feel open and spacious. In keeping with creating an expansive landscape it is important for rear and side yards to include planting and for the yard area to be kept clear of buildings and structures.

Homes must be located within the setbacks established in the Unitary Plan. Owner's must also ensure their house complies with the appropriate land coverage in relation to lot sizes according to the Unitary Plan and the Milldale Land Covenants.

5.1 FRONT YARD SETBACK

The front yard setback is the area between the front of the house(s) and the public street. This space provides a public/private interface and is the space that sets the tone for the entire development. The front setback should vary within the site to achieve depth within the streetscape and break up a monotonous street edge.

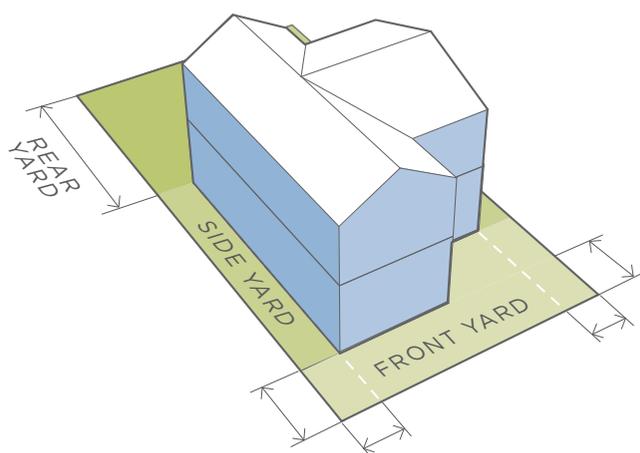
1. A minimum setback of 3.0m for the front of the house from any site boundary adjoining a road front allows for landscaping to soften the development, enhance the aesthetics and breakup the streetscape.
2. A minimum setback of 5.5m for a garage door facing directly towards a street or road front boundary allows for a car to park safely off the street in front of the home.

THE MINIMUM YARD SETBACKS IN PLACE WITHIN MILLDALE ARE:

Net Site Size	Front Yard	Minimum Side Yard beside garage etc	Minimum Side Yard beside living areas	Minimum Rear Yard preferred
399m ²	3m	1m	1m	2m
400m ² - 449m ²	3m	1m	2m	2m
450m ² - 499m ²	3m	1m	2.5m	2.5m
500m ² - 549m ²	3m	1m	2.5m	2.5m
550m ² above	3m	1m	3m	3m

MAXIMUM IMPERVIOUS AREAS:

Mixed Housing Suburban Zone	Single House Zone	SuperLot Mixed Housing Suburban Zone
60% of site area	60% of site area	60% of site area
10% within riparian yard	10% within riparian yard	10% within riparian yard



Yards are always measured at right angles (90°) to the site boundary

5.2 SIDE YARDS

Side setbacks influence the pattern house building that creates the streetscape. The reason for the varied Milldale side yard is to;

1. Promote and help facilitate the construction of varying house sizes on the varying lot sizes and zonings
2. Create varying spaces between buildings to help create a visually interesting streetscape
3. Ensure house construction in relation to the boundaries is controlled, organised and coherent
4. Provide space and privacy between homes
5. Drive good use of outdoor space and landscaping
6. Avoid the creation of a cramped and disorderly development.

5.3 GARAGE DOORS, VEHICLE CROSSING, DRIVEWAYS & PARKING

The design guidelines ensure that garage doors do not dominate the streetscape, a vehicle can park in the driveway and the vehicle crossing is appropriately positioned in accordance with the street layout.

GARAGE DOORS

All garages are required to complement the character of the house in terms of colour, material and form. Garage doors should be setback from the main house and designed so that they are not visually dominant when viewed from the street.

1. A garage door facing a street should be no greater than 40 per cent of the width of the front façade of the house.
2. Garage doors that face directly towards the street should be set back at least 5.5m from the site's front boundary.
3. Ideally a garage door that faces directly towards the street would be at least 0.5m behind the front façade of the house.

DRIVEWAYS

1. The preference is for driveways to be constructed of exposed aggregate and/or coloured concrete with saw-cut patterns
2. Driveways that are constructed exclusively in plain white or grey concrete are prohibited

VEHICLE CROSSINGS

1. Vehicle crossing and driveway locations must be designed and positioned in accordance with the consented subdivision plans.
2. Vehicle crossing must not be designed so that it is positioned through the raingarden located within the existing street berm
3. Major site works should not commence unless a vehicle crossing and access drive for construction vehicles has been formed

OFF-STREET PARKING

1. The 5.5m garage door setback should enable a vehicle to park safely off the street
2. Parking of any motorhome, bus, caravan, trailer or similar on the front of a lot must be done on a specific purpose built hardstand area. Such parked vehicles are not permitted to be used as a residence for human occupation on the site.

STREET PARKING

1. Provision of street parking in the development is for everyone's benefit. Regular parking of boats, recreational or commercial vehicles either on the street, footpath or a common access lot is prohibited.

6.0 BUILDING MATERIALS

The vision for Milldale is for the use of contemporary design that use a combination of solid and lightweight building materials to ensure unique homes and varied street facades. The overall colour combinations used on external materials should incorporate modern timeless tones contrasted with stronger colours on feature elements. This will provide a visually interesting home and help break up the primary house form.

1. The front façade should incorporate a mix of materials. The primary rule is, no more than 80% of the front façade is to be of any one material (excluding roofs, windows and garage doors).
2. Bright primary colours are not permitted.
3. Solid materials (such as rendered or architectural masonry, brick, stone, textured plaster etc.) are encouraged and should be contrasted with lightweight materials (such as painted / stained timber or Linea weatherboard Colorsteel®, Zinalume®, glass, louvres, shutters, gable vents etc.).
4. The use of systems such as louvers to create outdoor spaces is encouraged
5. The use of second-hand materials for exterior cladding finish, garden sheds, fencing or landscaping is strictly prohibited.
6. Fibrous cement products are not permitted to be used for exterior finish other than for soffit lining or backing for plaster finish.
7. The erection, transport to, permit to erect or placement on the land of any temporary building, structure, pre-built, relocated dwelling, deconstructed house, whether purpose built or previously erected is strictly prohibited unless prior written approval is provided by FHL D.



7.0 ROOFS

In general, we encourage roof designs within Milldale to be varied with a mixture of steeper pitched gables, mono-pitched and flat roofs that will create visual interest and variety within the house forms.

1. A mixture of roof types is encouraged; gable, mono and flat roofs to reinforce a range of traditional and more modern design characteristics within the development.
2. Bright colours, low cost tiles and long run tile imitation are not permitted.
3. An assortment of single pitch, lower and higher pitch roofs are envisaged, with a proliferation of roof pitches between 20-27 degrees discouraged.
4. Mono-pitch, flat and parapet roofs can be used on additional building elements to create interest.
5. Steeper roofs create an opportunity to for additional usable space within the roof space of smaller dwellings.
6. Hipped roofs are discouraged and should not be the primary roof form that is visible from the street and public spaces.
7. Roofs can be made more interesting by the inclusion of design feature elements such as a dormer window, skylight or a chimney.
8. All down pipes and gutters are to be in a colour matching the roof, walls or joinery.
9. Down pipes are discouraged along the front façade unless treated as an architectural element.
10. Unpainted, and/or exposed Zinc coated roofing material, gutter material, down pipes or exterior cladding material on any buildings is prohibited.
11. Roofs can be sheathed in any one of the following products; pre-coated metal tiles, chip-coated metal tiles, concrete tiles, clay tiles (provided that the concrete or clay tiles used are not be red or orange in colour), asphalt shingles or glass fibre shingles, or Colorsteel® roofing products.
12. The house must be contained under one roof.
13. Minor dwellings separated from the main dwelling that have a separate roof and/or a roof constructed out of different material from the main dwelling is not permitted.
14. FHL D reserve the right to monitor and restrict the frequency of roof types and angles so that no one style dominates any given area.

8.0 LANDSCAPING

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. On site landscaping should contribute to the overall aesthetic of the house and enhance the Milldale streetscapes. Landscape planting controls and plan requirements have been put in place to ensure a proactive approach to planting and to avoid inconsistencies in planting and design. No buses, caravans or trailers are to be parked on anything other than a hardstand area.

1. All landscaping must be completed prior to occupation of the house as a dwelling or other permitted activity in accordance with plans pre-approved by FHLD. This includes, but is not limited to;
 - a. Driveways, paths, lawns and/or paving, letterbox, competition of side and rear fences, and trees, shrubs and flowers etc.
2. Planting should be designed to enhance the front of the site, soften hard materials and provide privacy.
3. Large areas of concrete should be avoided.
4. Incorporating a variety of solutions such as; permeable pavers, decking, textured cobblestones that help break up large concreted areas is encouraged.
5. Landscaped planting within the 3m front yard setback is required as part of the house design in order to soften the transition between the house and street.
 - a. It is envisaged a planted garden(s) along with a grassed area will be included within the first 3m of the front yard setback
 - b. All landscaping, including street berms, must be maintained by the home owner
 - c. All shrubs and hedges along the front boundary should not exceed 1.0m in height.
6. Where there are private open spaces in the side yard of a house, landscaping that provides privacy and screening is encouraged.
7. Letter boxes are to have solidarity in their form and complement the aesthetic and character of the house.
8. Ensure any lot or area landscaped or planted by FHLD with grass, trees or shrubs (“planted areas”) is maintained, replaced if damaged and replaced if removed without prior written approval from FHLD.

LANDSCAPING AREA

Mixed Housing Suburban Zone	Single House Zone	SuperLot Mixed Housing Suburban Zone
40% of site area	40% of site area	40% of site area
50% of front yard	50% of front yard	50% of front yard



9.0 FENCES

FRONT YARD FENCING

- 1 A 0.8m height impervious fence is permitted within 3m of the front yard setback / boundary
- 2 Fences are to be erected at least 0.5m inside the front boundary
- 3 These are to have planting between the fence and the boundary of the Lot spaced at a maximum of 1.2 metre intervals
- 4 Fences are to be a minimum of 50% visually permeable
- 5 A 1.8m front fence must be set 3m back from the front boundary

SIDE YARD FENCE

- 1 1.8m fences located along the side boundary will provide visual screening between properties to protect outlook and privacy.
- 2 1.8m measured from the original ground level of the land

REAR FENCE

- 1 1.8m fences located along the rear boundary will provide visual screening between properties to protect outlook and privacy.
- 2 1.8m measured from the original ground level of the land

GENERAL

- 1 FHLD reserve the right to make final decisions on/or exceptions to the above fencing guidelines.
- 2 No fences are to be constructed of second hand materials and/or using corrugated or metal products
- 3 All fences must be painted, stained, pre-coated, pre-finished, plastered or a honed finished.
- 4 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.



FENCING ON ARIA, TIMBER OR BLOCK RETAINING WALLS

- 1 Any fence constructed on a retaining wall must be an open style or black pool fence style or such other fence which FHLD, in its sole discretion, has approved
- 2 Any such fence must be constructed in accordance with Geotechnical recommendations and not compromise the retaining wall
- 3 Paling fences are not permitted along these boundaries
- 4 There must be planting between any such fence and the boundary of the Lot, spaced at a maximum of 1.2 metre intervals
- 5 Any such fence must be a minimum 50% visually permeable



RESERVES

- 1 A rear fence on any boundary which borders a reserve must be an open black pool fence style.
- 2 Fences along reserve boundaries should incorporate a degree of landscaping or planting to provide privacy for the home owner.
- 3 Paling fences are not permitted along these boundaries.
- 4 There must be planting between any such fence and the boundary of the Lot, spaced at a maximum of 1.2 metre intervals
- 5 Fences are to be a minimum of 50% visually permeable.

10.0 RETAINING WALLS

Retaining walls are discouraged and change in contour should be incorporated in the building as much as possible. Where retaining walls are required, they should blend into and reflect the landscape of the development. Retaining walls should be attractively designed, stepped, and landscaped to avoid visual dominance. Only keystone, honed block or feature rock retaining walls are permitted along road frontage, right of way boundaries or reserve boundaries.

1. Retaining walls along the street frontage is discouraged. Where unavoidable, the retaining wall should complement the house or have a natural stone look.
2. Timber retaining walls at the street front, within 5.0m of the road front boundary or visible from the street front are not permitted.
3. Retaining walls along front boundaries should be set back a minimum of 0.8m, behind the private front boundary.
4. Retaining walls alongside boundaries should be of square timber post and lagging construction finished with black paint. Round timber pole retaining walls are discouraged.
5. Retaining walls should ideally be no higher than 0.8m.
6. House designs should respond to topography minimising the need of retaining walls.
7. Landscaped slopes are preferred over retaining walls.
8. Landscaping is encouraged to soften the retaining wall when it is visible from the street frontage.
9. Retaining walls cannot be constructed of second hand materials and/or using corrugated or metal products.
10. If visible from any road, jointly owned access lot or reserve, retaining walls must have a painted, stained, plastered, stone, honed finish or keystone. They should also have planting between any such fence and the boundary of the Lot spaced at a maximum of 1.2 metre intervals



11.0 RAIN WATER RETENTION & DETENTION TANKS

The rain tanks at Milldale must meet the retention and detention requirements. Therefore, these tanks are considered dual-purpose rain tanks which are designed for reusing rainwater and detention of the 95th percentile event. This means that part of the tank is used to store water that will be used in and around your home while the remainder is used to reduce the peak stormwater flows resulting from 95th percentile rainfall events.

Water storage tanks and piping are to be constructed, erected or placed so that they are:

- (a) buried; or
- (b) screened by fencing and/or planting to the satisfaction of FHLD

Please refer to www.milldale.co.nz/faq for full documentation.

12.0 GARDEN SHEDS, SERVICES & OUTDOOR AMENITIES

1. Where accessory buildings or structures are desired, the design should be in keeping with the architectural style of the principal building on the site.
2. Garden sheds should be located to the rear of the house and not visible from the street, jointly owned access lot or reserve.
3. The use of second-hand unpainted materials to clad or roof garden sheds is prohibited.
4. Ensure that clothes lines are accommodated within a service court at the rear or side of the house and screened from the street and main private outdoor space.
5. Ensure that the rubbish bin storage area is not visible from the street, and is screened from adjoining properties and private outdoor areas.
6. Aerials and satellite dishes mounted on the roof should be located to the rear of the house and not be visible from the street. However, small satellite dishes (under 1m diameter) and antennae will be considered provided they are mounted unobtrusively.
7. 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.
8. A temporary office / structures used during construction of permanent buildings is permitted as long as it is not used as a residence and removed from the land upon completion of the permanent building.



13.0 MAINTAIN LOT IN CLEAN & TIDY CONDITION

It is envisaged that the Registered Owner will maintain the property in a tidy condition at all times to protect the overall integrity of the development and enhance the experience of those residents living within Milldale.

1. No removal of soil from lot other than that necessary for the construction of the dwelling
2. Removal or relocation of fences, trees, shrubs constructed, installed or planted by FHLD without prior written consent from FHLD is not permitted
3. Excess building materials, rubbish (including garden or household waste) is not permitted to accumulate on a lot or berm.
4. Berms and lawns visible from the road must not exceed 100mm high and lawns, gardens should be regularly irrigated and weeded.
5. Not allow to remain on any walls, fence, structure or building on the Covenanting Lot any graffiti or similar disfiguring for more than five working days from the date that such graffiti or disfiguring occurred.

14.0 SIGNAGE GUIDANCE

The Registered Proprietor is able to install or permit a sign 900mm by 600mm or smaller that is visible from any road or jointly owned access-way, is professionally sign written and for purposes of marketing the sale of the section or dwelling / house. It is the Registered Proprietor's responsibility to obtain any approval in writing required for erection of any signage and to ensure the sign complies with any local authority regulation. The erection of signs larger than 900mm by 600mm are not permitted.

15.0 CONSTRUCTION & TIME LIMITS

Construction must commence within 12 months of issuing the title. Once construction has started, all building exteriors and landscaping must be completed within 12 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.

16.0 SITE SIGNS

Any builder's or contractor's sign is to be no larger than 600mm x 900mm.

17.0 STORAGE ON SITE

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.

18.0 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.



19.0 LEGAL SURVEYS & 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. FHLD 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.



20.0 EROSION CONTROL & 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.

21.0 HEALTH & SAFETY

FHLD take Health and Safety very seriously and the wellbeing of contractors, residences and visitors to the subdivision is paramount. Purchasers must comply with the current health and safety legislation, implement a health and safety management plan, ensure sites are securely fenced and construction hazards or risks are identified and correctly managed in accordance with the current legislation.

20.0 DESIGN APPROVAL PROCESS - THE APPLICATION

The Milldale design approval process is simple and all applications must include the following:

1. A completed and signed Milldale design review coversheet.
2. Site plan – showing the following information:
 - a. Site topography
 - b. Dwelling location
 - c. Setbacks
 - d. Outdoor living areas (Decks, Patios, Courtyards)
 - e. Retaining structures
 - f. Fencing, parking
 - g. Sidewalks, path/s and driveway/s
 - h. Swimming pools
3. Dwelling concept plans for construction:
 - a. Floor plan/s
 - b. Elevations
 - c. Streetscape / view
4. Exterior building materials and colours specification:
 - a. Roof material and colour, cladding/s, window joinery, paint colours, landscape elements etc.
5. Hard and soft landscape plan: A site plan containing the following information is ok
 - a. Hard landscaping areas marked up of: decks, patios, courtyards, swimming pool, path/s driveway/s etc.
 - b. Soft planting areas marked: grass areas, gardens areas and planting layout

Plan submissions. All plans and accompanying documentation must be submitted electronically via email to plans@milldale.co.nz

All plans submitted shall be drawn at a recognised scale of either 1:100 or 1:200.

Upon receipt of a complete set of design approval documentation, FHLD will review the information within 15 working days of receipt submission. FHLD will assess the house design, site layout, external colours and landscaping plan alignment with the Milldale Design Guidelines and Covenants. FHLD will provide a written by return email to the applicant either accepting or declining the design application. If an application is declined, feedback to the applicant why the design application was unsuccessful will be provided.

All Land Owners or Builders who wish to undertake any building works and/or external alteration or additions on their land within Milldale must obtain written approval from FHLD prior to applying to the Auckland Council for any Resource Consent or Building Consent and any such works being commenced.

FHLD, or their appointed agent, will monitor the performance of the guideline as new homes are delivered in Milldale and reserves the right to amend the Milldale Design Guidelines and/or issue updates to it. Please note: The Developer retains 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.

Please note: Check your sale and purchase agreement as this Design Guideline document only provides a guidance. Information contained in this document may vary from those outlined the covenants or Terms contained as they are subject to change from time to time. Your Sale and Purchase Agreement and information contained within takes precedence.

