



PARK GREEN

Guidelines for designing your new home

Stage 3A





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The vision for Park Green

Park Green is a new and vibrant community where people love to live. Spanning over 97 hectares of undulating land with the rare feature of expansive access to a coastal estuary, Park Green offers a truly active lifestyle that provides a sense of space and a high-quality living environment.

Park Green has been designed for its residents, and as a place to visit and experience the parklands and waterfront together with local hospitality. It caters for recreational interests including extensive cycleways and walkways, provides educational facilities, and a Neighbourhood Centre, for everyday needs, within a leafy precinct that will deliver a genuine village atmosphere.

The purpose of these guidelines

These home design guidelines are to share our vision for Park Green and to provide guidance to assist with the design of your new home. They are to be used as a key tool in assessing the quality of the design.

QUALITY ASSURANCE

Park Green is an environment where your home can express your personality. We do however want the architecture of each house to support the vision of Park Green and to be to a high standard. For that reason, there is a review process which will assess the design of every home before each building consent application is lodged with council.

THE NEIGHBOURHOOD

Key characteristics

The following table outlines the key characteristics of Park Green and how they can be interpreted when designing your home.

A welcome and safe place to live

DESIGN INTERPRETATION

- ~ Housing overlooks the street.
- ~ Having generously sized windows on the front facade.
- ~ No front yard fencing, with minimal exceptions.
- ~ Direct pathways and clear sight lines to each building entrance.
- ~ Reserve fencing provides a good balance between privacy and surveillance.

Suburban-estuary setting

DESIGN INTERPRETATION

- ~ Having a connected design where interior spaces of dwellings link well with the exterior environment.
- ~ Choosing robust materials such as weatherboards that are suitable for our sub-tropical climate.
- ~ Using a natural colour palette that includes contrasting tones.

An attractive neighbourhood

DESIGN INTERPRETATION

- ~ Aim for simplicity in design.
- ~ Articulating building facades.
- ~ Recessing garages.
- ~ Front yard landscaping that is attractive and maintained.
- ~ Buildings, landscaping, and fencing aesthetically work well together.
- ~ Fencing is well considered in design.

Inspired from the natural landscape

DESIGN INTERPRETATION

- ~ Native planting around buildings to screen and soften structures.
- ~ Use fencing / hedge combinations.

CHARACTER

Design principles

We recommend considering these five design principles when designing your home.

1. INFORMALITY

Modern designs that skilfully use informality and asymmetry are preferred over formal and symmetrical designs that often have a traditional character.

2. SIMPLICITY

Houses that have a sense of simple elegance are favoured over busy and complex designs. Simple roof forms are preferred.

3. ENGAGING

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

4. HARMONY

Houses should be designed to be harmonious with neighbouring houses and the surrounding natural environment.

Consider your neighbour's privacy when designing the house. Avoid openings that directly overlook inside the neighbour's building, especially from the first floor.

It is recommended that designs use recessive colour palettes, include cladding materials that are associated with traditional New Zealand house building, and earthworks are limited.

5. CONSIDERATE

Environmentally friendly features such as water harvesting, efficient heating and lighting sources, and higher levels of insulation are encouraged.



Example of informality and simplicity.



Example of harmony.



Example of engagement.

SITE DESIGN

Site planning

The following explains the considerations that need to be made when thinking about where your house sits on your lot and how to plan your spaces.

FRONT FACADE

Plan your floor plan with street appeal in mind. We encourage you to place your entranceway and at least one habitable room to form the front edge of the dwelling.

Please ensure the front door is clearly visible and identifiable as the main entrance. It is also important that the width of the entrance to your dwelling is proportional to the access path.

Provide cover at the front door to enable transitioning in to the dwelling.

Recess garage doors from the front face of the building in order to reduce garage dominance.

FRONT YARD

Buildings must be set back a minimum of 3m from the front boundary and garage doors must be set back at least 6m from the front boundary.

It is expected that more than 50% of your front yard will be planted. The landscaped area should exclude the areas dedicated to driveways, parking and pedestrian access.

Excessive paved areas are not permitted. Prioritise a green, mass-planted outcome.

PEDESTRIAN ACCESS

In Park Green, every home is required to have a distinctive pedestrian access from the street to the front door. Paths should be at least 1.2m wide.

Sites that are bounded by both the street network and a reserve should consider providing two options for pedestrian access into the dwelling. The primary entrance shall be from the street network and secondary access can be provided from the reserve.



This home has a clearly visible front door and plenty of glazing enabling visual connection with the street.



This illustrates an access from a reserve to the rear of the dwelling.

SITE DESIGN

Site planning

GARAGES

Garages or carports must be set back at least 6m from the front boundary in order to allow space for a visitor car park.

HABITABLE ROOMS

It is recommended that all habitable rooms (living room, dining room, kitchen, and bedrooms) have reasonable exposure to daylight.

LIVING SPACES

The planning of living spaces should be orientated for solar access. The northern and western aspects of the lot should be reserved for private spaces rather than vehicle access where possible.

PRIVATE OPEN SPACES

Private open spaces generally work best if located in the rear or side yards as these locations are usually more private.

These spaces should be located on the site such that they receive sun.

Ensure your deck and BBQ area are perfectly integrated and seamlessly connected to your dining / living room or kitchen. This not only creates a functional and convenient layout, but also encourages an indoor-outdoor lifestyle.



A sunny, private rear yard directly connected to a living room.



The habitable rooms of this house are facing North allowing for reasonable exposure to daylight.



This garage is set back from the face of the building, giving more presence to the entrance.

SITE DESIGN

Site planning

LEVELS

It is recommended that houses work with the existing landform as much as possible. Step houses to follow the contour of the street or lot. Cross fall of sites can be accommodated through a stepped ground floor level or landscape retaining in the yards.

Take the simple steps below to create a welcoming, secure and functional dwelling that everyone can enjoy.

- ~ Locate your private outdoor living space in close proximity to the ground floor to ensure easy access to the garden and maximise the use of your property.
- ~ For safety and privacy, place your front entrance above street level, allowing for passive surveillance while maintaining your seclusion.
- ~ Include internal steps to limit external retaining walls.
- ~ Site design should allow stormwater to exit the street.

ADJOINING OPEN SPACE

Houses that adjoin reserves should interact with the public realm by:

- ~ Presenting an attractive elevation to the reserve.
- ~ Ensuring habitable rooms overlook the reserve to enhance safety by providing passive surveillance.
- ~ Hiding service elements away from the public eye.
- ~ Connecting with the reserve. We encourage the inclusion of private pedestrian access ways (path, and secure gate) that connect directly to the adjoining reserve in a safe manner.
- ~ Placing retaining walls at least 1.5m from the reserve boundary.
- ~ Following the 'Reserve fencing' rules outlined in the Fences, Walls, Hedges section of this guideline.



Decking is stepped down from the living room to be at a closer level to the natural ground level.



These homes present an attractive elevation to the reserve, overlook the reserve, and connect to the reserve.

SITE DESIGN

Site planning

ADJOINING LANEWAYS (JOAL: JOINTLY OWNED ACCESS LOT)

Houses that adjoin JOALs should be designed to the same standard as if it were a street by:

- ~ Presenting an attractive elevation to the JOAL.
- ~ Ensuring habitable rooms overlook the JOAL to enhance safety by providing passive surveillance.
- ~ Ensuring that cars don't obstruct the JOAL or overhang the property boundary.
- ~ Including a private pedestrian access way.
- ~ Providing for landscaping, including trees and shrubs.
- ~ Avoiding or minimising the placement of fences on the JOAL boundary. If a barrier is required, consider a hedge instead.
- ~ Garages must be set back 6m from the front boundary.



This house has habitable rooms overlooking the JOAL and is well landscaped with trees and shrubs.



This house has attractive elevations through garage step up and complementary planting. No fences across rear boundary.

ARCHITECTURAL DESIGN

Streetscape design

When designing your building, you should seek to create a design that integrates and engages with the local streetscape.

STREET PRESENCE

To create a suburban street presence with a sense of simple elegance:

- ~ Create a strong geometrical roof form.
- ~ Include fine grain articulation in all visible elevations, especially the front facade and any elevations that are facing a street or reserve.
- ~ Express forms within each unit's facade with large openings, changes in materiality, and a contrasting material / colour palette.
- ~ Define the street with height. Two storey designs are preferred over single storey designs because the added height is better at defining the street space.
- ~ Where the same unit type is used on adjacent lots, cladding materials, colour palette, roof line and window placement should be varied to avoid noticeable repetition.

INTEGRATION

The form, colour, and cladding of the building should be considered in conjunction with the buildings planned on neighbouring lots, if any. Buildings should be complimentary to their surrounds and avoid being extremely similar.



This home has a strong geometrical roof form and its front facade expresses form with changes in materiality and contrast.



This home uses changes in material and recessed entry to create strong articulation and a defined street presence.



This two storey home has street presence by defining the street and by having balanced streetscape elevations broken down with large openings.

ARCHITECTURAL DESIGN

Streetscape design

VARIATION

Unique building forms are encouraged in relation to neighbouring dwellings. Buildings should be designed to convey a unique identity and address.

SURVEILLANCE

Passive surveillance from all homes will help create a safe and engaging neighbourhood.

To create a sense of community:

- ~ Windows should be placed at entranceways to allow visitors to be identified.
- ~ Dwellings that are adjacent to reserves are encouraged to have habitable rooms overlooking reserve areas.
- ~ It is encouraged that at least one habitable room overlook each street frontage from each storey. The kitchen is an ideal space to overlook the street from the ground floor.



Variation in building form is encouraged in order to create an attractive neighbourhood character.



This home has habitable rooms that overlook the street.



This home has large windows adjacent to the entrance door and windows that overlook the street.

ARCHITECTURAL DESIGN

Building form & articulation

The identity of Park Green will be established through the use of simple, asymmetrical architectural forms in the design of all homes.

CLARITY OF FORM

When designing a building, ensure that it has a clear and prominent main form that faces the street. Any additional forms that are attached to it should not obscure the primary form. To distinguish between the secondary forms and the primary form, different cladding and colour schemes can be used.

UPPER FLOORS

It is recommended that the upper level of the house follows the base plan, reinforcing the understanding of the primary building form, which enhances the overall visual appeal of the structure.

ROOF DESIGN

Strong geometric roof forms including gabled and mono-pitch roofs are preferred as they create a desirable suburban character and street presence. The following roof pitches and dimensions are recommended:

Primary roof form

- ~ Mono-pitch roof: between 10 and 20 degrees, with a maximum width of 7m.
- ~ Gabled roof: between 20 and 45 degrees.

Secondary roof form

- ~ Lean-to roof adjacent to a gabled roof: 11-16 degrees.
- ~ Membrane flat roof: 3 degrees, used primarily to link structures or adjunct to the main form.



This home has a primary gabled form facing out to the street, and a secondary form (garage) attached.



The upper floor of this home has the same footprint as the lower floor.

ARCHITECTURAL DESIGN

Building form & articulation *continued*

Roof details such as gutters, downpipes, and flashings are most successful if they are of a material and colour that compliments the roof or wall materials and designed as part of the architectural elements.

Keep aerials and dishes discreet by locating them away from public view.

It is encouraged to have soffits that rake with the pitch of the roof and are a minimum width of 450mm.

WINDOWS

Care should be taken in the positioning and proportion of windows to achieve well composed façades and passive surveillance to the street and privacy.

Consider the final outcome. Ask questions such as “is the window so large that occupants will keep their blinds closed the majority of the time?” Or “are the windows too small and convey a sense of defensiveness?”

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

BALUSTRADES

Balustrade design must balance privacy needs of residents and passive surveillance of public spaces and streets while ensuring fall safety. A visually light outcome is preferable. Consider a top rail that allows people to lean on and enjoy the view comfortably.



The down-pipe of this home does not stand out because it is of a material and colour that compliments the rest of the home.



This home has good proportion of windows that allow passive surveillance of the street.



This home has a visually light glass balustrade with a top rail that allows people to lean on.

ARCHITECTURAL DESIGN

Building materials

Applying colour and materiality in different ways will produce an aesthetically harmonious, attractive, and varied streetscape.

CLADDINGS

Each house shall have a minimum of two cladding materials. Dwellings are recommended to use cladding systems that age well whilst conveying a sense of lightness and quality.

Lighter materials are recommended for sloping sites as they can appear to 'sit lightly on the ground'.

The selection of claddings that are supported include:

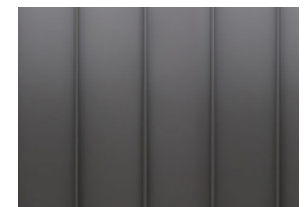
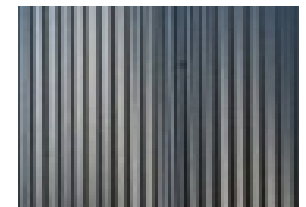
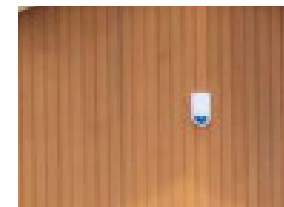
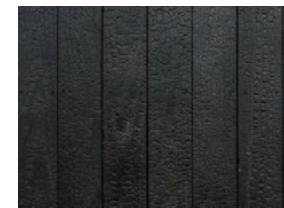
- ~ Brick unpainted, bagged, or painted.
- ~ Concrete masonry unpainted, painted, or honed.
- ~ Timber or fibre-cement weatherboards: shiplap, board and batten, stained, or painted.
- ~ Timber batten rain screen over fibre cement or plywood sub-cladding.

ROOFING MATERIALS

Preferred roof materials are:

Pitched: Asphalt shingles, rubber roofing, wooden shingles, light-weight ties, coloursteel, standing seam coloursteel, or aluminum roofing.

Flat roof: Membrane roofing.



Material options: Weatherboards, bricks, metal roofing.

ARCHITECTURAL DESIGN

Building materials

COLOUR AND MATERIAL PALETTE

- ~ Integration with the built and natural environment is an important objective in selecting a palette. In general, neutral, earthy, and recessive colours are encouraged.
- ~ Consider selecting contrasting colours and hues that work well together. Colour contrasting is encouraged to differentiate principal and secondary building forms.
- ~ Restrain the palette to no more than three colours to reduce visual clutter.
- ~ Avoid using excessive material and colour variation.
- ~ Bright oranges, reds, yellow and pastels are prohibited especially over large areas of brick and plaster.
- ~ When changing materiality or colours, ensure this occurs on internal corners only. Changing cladding elsewhere can often look like patchy walls.



Stained cedar with white panel and charcoal features.



Contrasting colours & hues that work well together.



This house shows 3 complimentary colours.



Red brick with charcoal features.

FACILITIES & STRUCTURES

Site facilities & accessory structure

The accessories and infrastructure required to service a building must be integrated into the architecture or hidden away from public view.

VISIBILITY

The following are to be located so they are **not visible** from streets or reserves:

- ~ Clotheslines
- ~ External water heaters
- ~ Rubbish / recycling bins
- ~ Garden bags
- ~ Water retention tanks (to be located underground)
- ~ Solar panels and batteries
- ~ Antennas and satellite dishes
- ~ Garden sheds
- ~ Air conditioning units
- ~ Home heating fuel tanks
- ~ Gas units
- ~ Obtrusive pipes
- ~ Plumbing / gas pipes

SCREENING

Screening is required in situations where it is not possible to locate services away from the public eye. Screening should be designed to completely conceal services and should complement fencing and the architectural design of the home.

DOWNPIPES

When designing building facades, it is important to consider the placement and colour of downpipes, especially on front-facing sections, to maintain the building's aesthetic appeal. Downpipes should remain unobtrusive unless designed as intentional architectural features. Ensure that plans specify the colour of downpipes.



This home does not have any accessories or services visible from the street.



This home has screening that complements the fencing and design of the home.

LANDSCAPE DESIGN

Planting

The following guidelines will help create an engaging and harmonious exterior environment.

Planting is important in establishing the character of the development. It should emphasise entrances, soften hard surfaces, provide privacy screening and create separation between each lot. For this reason all homes in Park Green must have mass planting between the dwelling and the road boundary. Furthermore, a minimum of five trees or shrubs of at least 2m in height when planted shall be included in the total site landscaping.

All front yard planting must be:

- ~ Limited in overall height to maintain outlook to the street from the dwelling.
- ~ Mass planted with selected native species to achieve a continuous and even coverage once mature. Native species are preferred.
- ~ Plant sizes are to be a minimum of:
 - ~ Grasses and ground covers – 1L bag / container.
 - ~ Shrubs – 2L bag / container.
 - ~ Hedges – 10L bag / container and a minimum height of 700mm above bag / container.
 - ~ Trees – 45L bag / container and a minimum height of 2000mm above bag / container.
- ~ Selected and sited for optimum growing conditions (e.g. for shade and shelter).

- ~ Of a size appropriately selected for the intended purpose (e.g. larger shrubs for screening).
- ~ Designed to create layers of height, texture and colour.
- ~ Completed within 3 months of occupation of the dwelling.
- ~ Mulch (including bark) must be used as ground cover where planting is proposed.
- ~ Garden edging is required to separate lawns from planting areas and if timber, be stained or painted a dark recessive colour.

Side and rear yards

- ~ Please consider adverse affects on neighbours daylight when selecting trees.
- ~ Before planting the mature size of shrubs and trees should be considered.

It is encouraged to plant a mix of natives, fruit trees, and plants that support the survival of bees. Consideration should be given to the size of the plant at maturity, and the use of root barriers when planting is close to buildings, structures, or fences.

Reserve interface

Sites adjoining the Esplanade Reserve must have a strip planting of at least 1m wide from the reserve boundary planted with selected native species.



The front yard of this home has been mass planted with plants that offer different textures and heights.



The rear yard of this home has been planted with a mix of natives and exotic plants.

LANDSCAPE DESIGN

Fences, walls & hedges

The design of fencing is very important to the streetscape and the liveability of a property.

FRONT YARD

Park Green is envisioned to be an open and welcoming area. To achieve this character, front yards are not allowed to have fencing within 3m of the road boundary.

The vision is to promote an open green environment, where typically the front yard boundaries are of low level planting or low hedges. This does not only promote pedestrian safety and activities on the street, it also improves the sight lines from vehicles to driveways and footpaths, particularly when reversing.

Any hedge on the boundary of your front yard, if approved:

- ~ Generally must be no higher than 1.2m.
- ~ If a private open space is adjacent to the street, privacy planting up to 1.6m might be needed to screen the space.

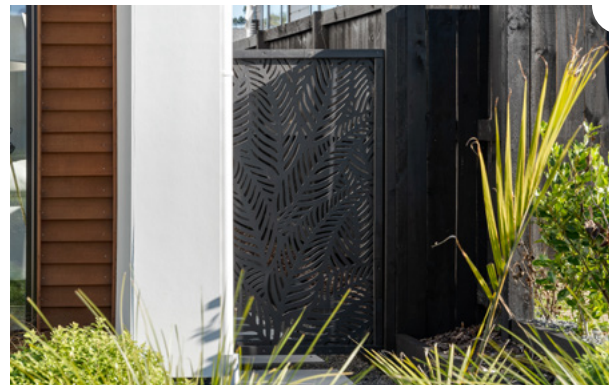
Side and rear yards

There are a wider variety of choices for fencing your side and rear yards. These can be up to 1.8m for privacy. However, there are restrictions for fences alongside reserves and corners. Align the side fences with the building's corner to maintain the open feel of the front yard. If privacy is required, plant a hedge.

- ~ Front facing side gates must be setback at least 100mm from the front corner of the house. Avoid drawing attention with above gate structures.
- ~ All fencing must be painted a dark recessive colour on both sides.



Privacy fencing up to 1.8m is suitable for side and rear yards.



Gates located at the side of this house are painted in a recessive colour to allow the landscaping and architectural features to stand out.



The front yard boundaries of these homes are defined with low height hedging, and the side fence does not protrude from the corner of the house.

LANDSCAPE DESIGN

Fences, walls & hedges

CORNER SITES

Corner sites may have one boundary treated as the front boundary, and the other as a semi- public boundary with a maximum hedge or fence height of 1.6m. Ideally the fence will be see through and consistent with all other fencing. All corner fencing will require developer approval.

RESERVE FENCING

Fencing adjacent to a reserve has special rules in order to allow surveillance of the reserve and ensure it is visually recessive.

- ~ Place fences or walls at least 1m away from the reserve boundary. Reserves other than esplanade reserve may not require the 1m setback.
- ~ If fences or walls are constructed within 1.5m of the reserve boundary:
 - ~ Do not exceed a height of 1.2m, or 1.6m if the fence is at least 50% visually open as viewed perpendicular from the boundary.
 - ~ Plant the area between the reserve boundary and fence with shrubs that are maintained at a height of at least 1m (except in front of gate, where planting can have a gap of 2m).

- ~ Paint fences a dark, recessive colour e.g. black or charcoal.
- ~ Materials could be either glass or black aluminum fencing unless the developer approves something else in their sole discretion.
- ~ Aluminum fencing must always be accompanied with low hedging (no higher than 1.2m).

The following specification is required for reserve boundary fencing:

Powder coated aluminum fence, Vertical: 25*38, Horizontal: 40*40, Posts: 65*65, 100mm gap maximum, in black. Please contact our team for supplier information.



Planting between fencing and the reserve is the dominant feature.



Aluminium fencing must be accompanied by low hedging.

LANDSCAPE DESIGN

Fences, walls & hedges

COLOUR

All timber fencing shall be stained or painted. All reserve fencing must be a dark recessive colour on both sides.

RETAINING WALLS

Front yard

It is preferred that retaining walls visible from the street are constructed of either plastered concrete or concrete block, stone, or flat-faced keystone concrete masonry. Stained or plain timber retaining walls are not acceptable.

All locations

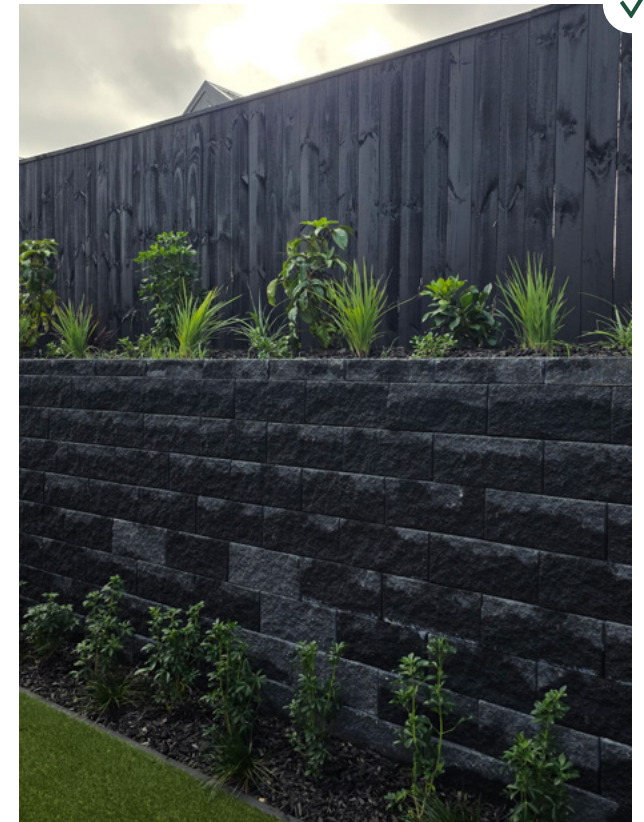
Timber retaining walls must be stained or painted in a dark recessive colour, such as black or charcoal to allow natural and other built features to stand out.



This home has a timber fence / gate that's stained in a dark recessive colour.



This retaining wall allows natural and other built features to stand out.



This fence is painted in a dark recessive colour which allows shrubs to stand out.

LANDSCAPE DESIGN

Driveways & paths

The material of driveways and pedestrian pathways should match the streetscape (detailed below).

STREETSCAPE ELEMENTS
Concrete access paths

Mangatangi Sunset Pebble no oxide. Movement control joints at 3m centres maximum.

Driveways

Exposed aggregate Mangatangi Sunset Pebble no oxide, with control joints at 3m centres maximum. Driveway crossings must be constructed to council specifications.

Paths around the House

Paths around the house should ensure practical access to entry points. Take into account the topography and how you will move your rubbish bins around the property.

DRIVEWAYS & PATHS

- ~ To create a safe environment, driveways and entrance paths are encouraged to be physically separated by planting.
- ~ The use of decorative cuts and cobbles within driveways and garden paths is also encouraged.



The path and driveway match the streetscape, and are physically separated with planting.



The low, neatly clipped shrubs form a clear, green border between the driveway and entrance path.



Decorative cuts and planting are encouraged for street appeal and driveway safety.

LANDSCAPE DESIGN

Other features

PATIOS

Patios are to be constructed with tile, paving stones, exposed aggregate, or hardwood decking.

Paving should be of a neutral or grey colour and be sealed with a suitable stone sealer. Surface texture and slip resistance should be considered.

LETTERBOXES

Letterboxes should be designed to be integrated into the front yard landscaping. They could be adjacent to a low box hedge or be incorporated into a rectangular masonry or stone “blade wall” beside the entrance path.

LIGHTING

Exterior lighting can be used to highlight feature trees, enable outdoor spaces to be used in the dark, and for safety.

- ~ Lighting should be subtle.
- ~ Lighting of trees and landscape features is encouraged provided the spill of light does not affect neighbouring properties and is considerate of the night sky.

- ~ To avoid glare and light pollution, down-lighting is preferred for outdoor living areas. Beam angle and diffusers should be used to conceal light sources.
- ~ Sensor lights should be tastefully integrated into the front facade.
- ~ To be environmentally considerate, LED lighting is preferable to other types.



Soft lighting highlights the brickwork feature on this home.



This standalone letterbox has been designed to be integrated with surrounding front yard landscaping.



The letterbox incorporated into a low brick feature beside the entrance path.

DESIGN APPROVAL

Setting the standard

We would like to know that when we build a high quality new home, our neighbours will build to the same standard of quality. The following section sets out the process that all purchasers will need to follow to achieve that outcome across the Park Green development.

DESIGN PROFESSIONALS

It is expected that all purchasers will engage the services of competent design professionals (i.e. reputable and qualified architects, draughtspersons, landscape designers and engineers) to design their homes.

DESIGN REVIEW

All designs must be submitted to the Park Green Design Review Committee for approval prior to Building Consent.

The Park Green Design Review Committee will evaluate the designs in relation to this guideline document and will, if necessary, request changes. In special cases the Committee may require changes on issues that are not addressed in this document or approve some design elements that do not align with the Design Guidelines.

Please note that the Committee does not have the power to waive any of Auckland Unitary Plan rules. A design review approval from the Committee does not obviate the need to apply for the building consent nor land use consent from Auckland Council.

The applicant is responsible for the payments of their own design professionals for changes that may be requested by the Design Review Committee.

Please keep in mind that this process includes penalties for late approvals.

BUILDING RESTRICTIONS

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

- ~ Large satellite signal receiving dishes are not allowed. Smaller “Sky TV” style satellite dishes must be located as unobtrusively as possible.
- ~ Garages that use a steel sectional door, must not consist of ‘the classic look’ inspired pressed panel. On the contrary, modern, minimalist and contemporary styles should be employed.
- ~ Garden sheds and other auxiliary buildings must not be located in the front yard. They must be clad in materials compatible with the colour and nature of the house.
- ~ Caravans, boats, motor-homes, and similar objects are not allowed in the front yard or driveway. They may be located within the side or rear yards, provided they are screened from the public eye.



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