

Bayswater Maritime Precinct

Design Manual for Terraced Housing



CONTENTS

INTRODUCTION

Vision
Interpretation

DESIGN RULES AND GUIDELINES

1. Development plan
2. Height, bulk and form
3. Building design and appearance
4. Materials and colours

APPENDICES

Appendix 1: Building heights and façade projections

Table 1 Building heights
Table 2 Façade projections

Appendix 2: Process

- A2.1 Development and construction governance and stakeholders
- A2.2 Design and pre-construction process
- A2.3 Design Control Checklist
- A2.4 Required Design Documentation
- A2.5 Pre-Construction Checklist

Appendix 3: Technical Guidance

Produced by McIndoe Urban Ltd
for Bayswater Marina Holdings Limited
Version 1, 25 February 2021
Version 2, 13 May 2021
Version 3, 3 June 2021
Version 4, 16 June 2021

INTRODUCTION

Scope

This Design Manual is the 'rule book' for the design of all terraced housing units at Bayswater Maritime Precinct. It gives direction on both the quantifiable requirements and quality expectations for all design. The rules and guidelines in the manual are supported by the following appendices:

- A2.1 *Development and construction governance and stakeholders* which describes the parties to the development and design process.
- A2.2: *Design and pre-construction process* which describes the process that must be followed.
- A2.3 *Design Control Checklist* which provides a quick reference for compliance with the design controls.
- A2.4 *Required Design Documentation* which describes information requirements to allow assessment and approval of any design.
- A2.5 *Pre-Construction Checklist* which identifies other matters that must be resolved prior to beginning construction.
- Appendix 3: *Technical Guidance* contains details to ensure all developments interface in a coordinated way with the public realm.

Each unit will be designed by a professional designer engaged by the lot owner. Designs will be subject to a professional design review process by the Bayswater Marine Village Design Committee as described in Appendices A2.1 and A2.2. Designs must first be approved by the Design Committee and must after that also obtain a building consent from Auckland Council before any construction can begin. A further compliance review occurs prior to construction commencement (refer Appendices A2.2 and A2.5).

Interpretation

- In.1 These design rules and guidelines apply to all terraced housing development as identified on the Reference Plan (figure 1.1) and must be read in combination with Appendix 1: Building heights and facade projections and the legal covenants attached to each title.
- In.2 Each terrace house development must demonstrate compliance with the rules and satisfactory response to the guidelines to the satisfaction of the Design Committee which is the sole arbiter on this matter.
- In.3 Rules must be adhered to. There may be minor departures from any rule only if approved by the Design Committee and only if the Committee considers this to:
 - a. be an enhanced design and public amenity outcome;
 - b. be an enhanced design and amenity outcome on the particular site;
 - c. will have no adverse effect on the amenity of adjoining or nearby dwellings; and
 - d. remains compliant with the resource consent approval and the Precinct rules in the AUP.
- In.4 The diagrams in this document are intended to illustrate rules and/or guidelines and are not design solutions.
- In.5 Figure In.1 below explains how these guidelines are to be interpreted relative to the Principal Unit boundaries for each lot. The outer volume of the shape described in Figure In.1 is the volume

Vision

The Bayswater Maritime Precinct will create a new community and mixed-use development on a prime but long underdeveloped and underutilised site. While continuing to provide for marina and public transport operations it will introduce new public open spaces and enhanced access to and around the water edge and a range of housing types. This new mixed-use neighbourhood will be a distinctive harbour edge destination and a safe and attractive setting for both residents and the wider community.

Landscape and open space treatments spring from a sophisticated response to place and culture and new buildings will spatially define new public promenades and parks at the water edge and mews courtyards at the centre of the site. Building alignments, forms and aesthetic will also contribute a distinctive maritime village character with careful consideration of materials and colours and a fit-for-place variation and informality.

The public realm, landscape and apartment buildings have been designed to achieve this vision. In addition, a design manual and a formal design review process will ensure high-quality outcomes for proposed terraced housing.

described in the Principal Unit plan for each lot. Within that volume are (a) a building footprint; (b) a primary building form and (c) zones within which projections may occur. These are defined as:

- a. **Building footprint:** the maximum extent of the building form where it touches the ground and which excludes any zones for projections that apply. The footprint is a 2-dimensional plan area. Most building footprints are approximately 12 metres deep and depending on the location of the lot generally either approximately 4.5 or 6.0m wide. While figure In.1 shows a rectangular lot, some lots at terrace ends have angled shapes. However, the principles described here and the projection rules that follow still apply to those angled lots.
- b. **Primary building form:** the building footprint extruded to the height described in Appendix 1: Building heights and façade projections. The primary building form is a 3-dimensional volume.
- c. **Zones for projections:** the maximum extent of any building projections permitted to occur beyond the primary building form. The precise maximum dimensions, extent, and potential locations of any and all projections within these zones is as described by rules R2.6 and R2.11 - R2.16.

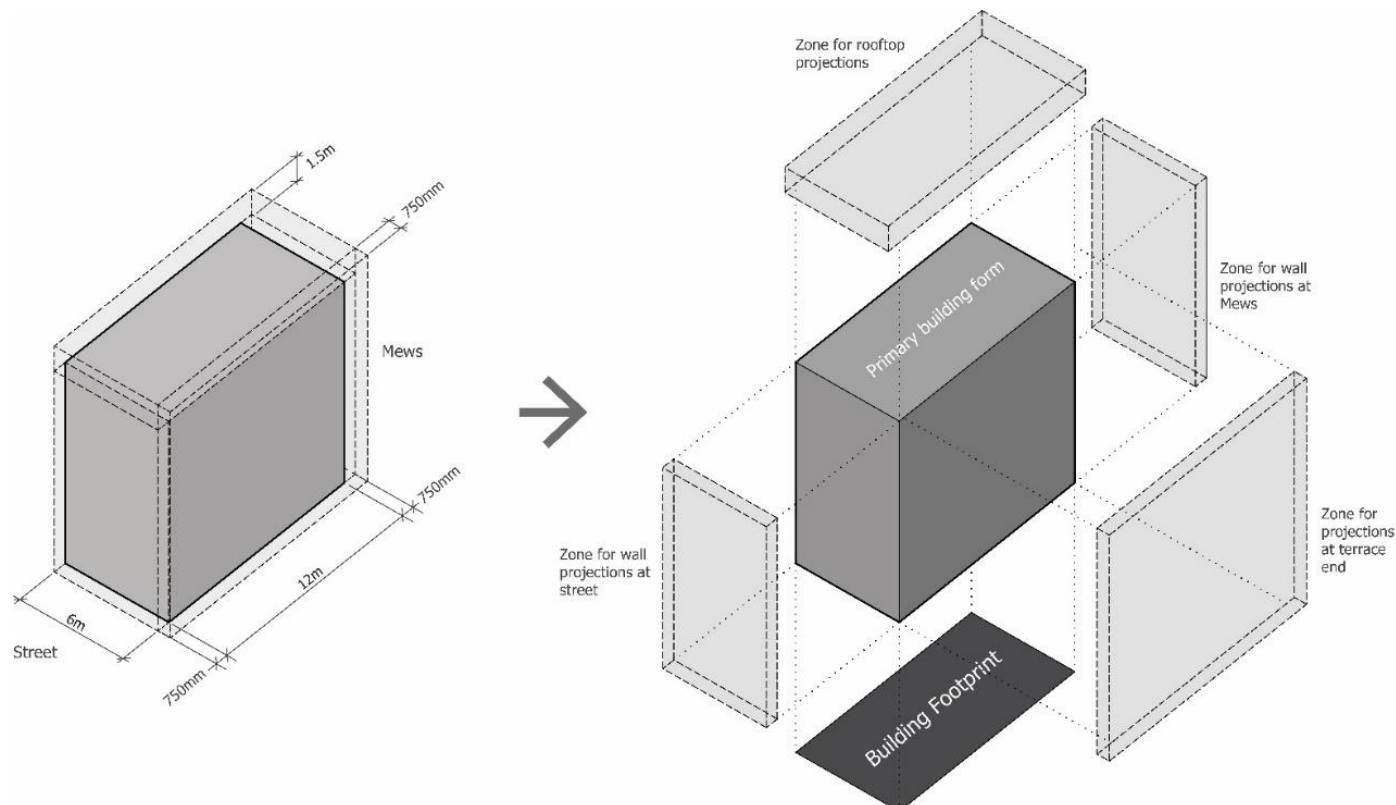


Figure In.1 Explanation of development potential and relation to rules with volume of Principal Unit at left, and exploded diagram of same at right

DESIGN RULES AND GUIDELINES

1 Development plan

This section identifies each terraced housing unit and some fundamental rules that apply to the layout of all development. The reference plan below allows cross reference to Appendix 1 to identify the heights, ground levels and permitted projections for each unit.



Figure 1.1 Reference Plan

Rules

R1.1	Dwellings per unit	Maximum one dwelling per unit.
R1.2	Maximum unit coverage	Up to 100% of the building footprint area of the unit with reductions only as necessary to meet NZ Building Code requirements (refer rule R2.9c Setbacks from side boundaries).
R1.3	Combined units	No more than two lots can be combined into a single dwelling unit and any proposal to combine lots must be approved by the Design Committee.



Figure 1.2 Diagram showing two lots combined into a single dwelling, denoted by F above.

R1.4	Potential for identical units in any terrace	<p>Within any terrace block there may be:</p> <ol style="list-style-type: none"> a. no more than three identical units in a terrace block of six or more units; and b. no more than two identical units in a terrace block of five or fewer units.
-------------	--	--

A terrace block is a group of conjoined units with or without a setback in the frontage alignment.

Units will be considered identical if they share either or both of the following characteristics:

- They 'hand' (that is reflect) an otherwise identical design.
- They are fundamentally the same, maintain the general form and arrangement of the unit and are differentiated only by any or all of the following:
 - o variation in external materials and/or colour to all or parts of the building;
 - o minor variation in form and/or construction detail; and
 - o minor compositional change to façade or fenestration.



Figure 1.3 Diagram of a group of three identical units in a six-dwelling terrace.

- | | | |
|-------------|--------------------------|---|
| R1.5 | Outdoor living space | Provide a minimum of at least one balcony, veranda or terrace on the seaward side of the unit. This will have an area of not less than 8m ² and a minimum dimension of not less than 1.8m. |
| R1.6 | Carparking | Provide a minimum of one car park per unit located within the subject lot and accessed from the mews. No vehicle access is permitted from the street or park side except for Unit 89 where access may be from the street. |
| R1.7 | Front door to the street | <p>Provide a front door facing to the Street (or Park') depending on unit location and as identified on figure 1.1 Reference Plan. including an entry porch, terrace, veranda or similar space at the street frontage which residents can occupy and from which they may also engage with passers-by.</p> <ol style="list-style-type: none"> a. Front door entrances to corner units 12, 27, 40, 60, 62, 74, 75 and 89 may be provided on either of the corner frontages (to street or park). b. Secondary entrances from the mews are permitted and encouraged for all units. c. The entry porch, terrace veranda or similar should be designed to allow good visual connection with the street edge while allowing some degree of privacy. |

Guidelines

- | | | |
|-------------|--|--|
| G1.1 | Coordinating with design of public realm | <p>Coordinate the design and levels of the frontages of the building with the street, mews and lane (if a terrace end unit) with the ground levels and the hard and soft landscaping in the public realm. This includes approved paving to the front door.</p> <ol style="list-style-type: none"> a. The as-built levels of the streets, footpaths and surfaces around each unit are described in Appendix 1, Table 2. Before confirming building design, the unit designer should confirm the precise as-built levels around the perimeter of their building footprint, undertaking their own site survey if and as required. b. The drawings in Appendix 3: Technical Guidance give guidance on coordination with landscape and surfacing around the unit, and with services. c. All work in relation to the details in this appendix must be approved by the Design Committee. The approach described in Appendix 3 must be followed unless variation is required to respond to particular site circumstances and is approved by the Design Committee |
|-------------|--|--|

This section establishes the maximum dimensions of the building and identifies potential for projections to achieve variation and add to the amenity of the unit.

Rules

- R2.1** Compliance with envelope
- All parts of the building will be within the permitted maximum envelope being the volume of the 'primary building form' and related 'zones for projections' (Refer Interpretation, In.5 and figure In.1) with adjustments in accordance with the rules applying to height, bulk and form including projections.
- The rules that define the permitted envelope including the nature and extent of projections are:
- R2.2 Maximum height
 - R2.6 Rooftop projections
 - R2.7 Building height in relation to boundary
 - R2.8 Setbacks from street and mews boundaries
 - R2.9 Setbacks from side boundaries
 - R2.10 Potential for shared/common walls
 - R2.11 Balcony projections
 - R2.12 Building volume projections on terrace end walls
 - R2.13 Front door canopy projections
 - R2.14 Front entry stair projections
 - R2.15 Roof edge projections
 - R2.16 Minor architectural façade projections
- R2.2** Maximum height
- The maximum height for each unit (excluding rooftop projections) is described as 'Permitted Height (Auckland Unitary Plan)' in Appendix 1, Table 1. Interpretation of heights is described on Fig. 2.1 and in the explanation to building heights in Appendix 1.
- R2.3** Minimum height
- The minimum height of the main building form is 7 metres above the adjacent ground level at the street front boundary.
- R2.4** Minimum floor to floor height
- 2.7 metres finished floor level to finished floor level for habitable floor levels. The garage floor to floor height may be lower but only where the reduced height space accommodates service functions and/or storage.

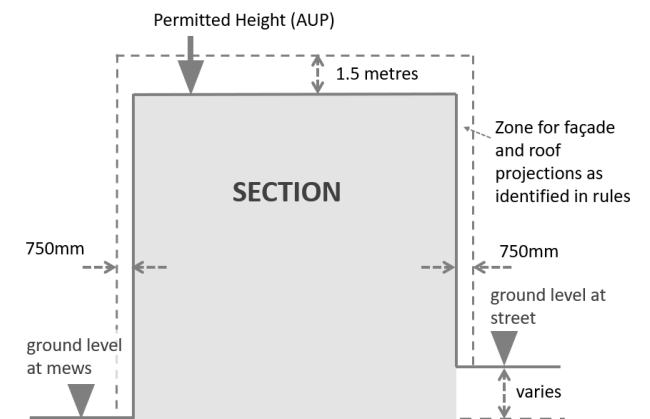


Figure 2.1 Diagram identifying permitted height and zone for projections

R2.5	Height of ground floor level relative to ground level at the street	<p>Minimum 0.7 metres, maximum 1.5 metres. This does not apply to:</p> <ul style="list-style-type: none"> a. the terrace end facade of any unit at a corner where that terrace end facade faces the street or a park; and b. the lowest floor level on the parking mews façade. <p>Ground level at the street will be the average of the levels at the Street frontage (or Park frontage depending on unit location). These are at points A and B as described in Appendix 1, figure 2.1A and Table 1 Building Heights.</p>
R2.6	Rooftop projections	<p>The following rooftop projections are permitted subject to the total plan area of rooftop projections not exceeding 10% of the building footprint area of the unit:</p> <ul style="list-style-type: none"> a. Closed in roof top structures that define enclosed volumes, occupiable or useable space may project not more than 1.5m over the maximum height. This includes volumes such as roof forms, lift over-runs, machinery rooms, stairwell access, small pavilions and storage for rooftop terraces. These must be not more than 2m in width on the short (street or mews) elevations and not more than 4m in width on the long (edge terrace end) elevation. b. Roof top plant such as roof water tanks, solar panels and solar hot water systems may project up to 1.5m above the maximum height, subject to these being compositionally integrated into the roof design. c. Chimneys that do not exceed 1.1m in width on any elevation may project not more than 1.5m above the maximum height. d. A flagpole, mast, lighting pole not more than 100mm in diameter (and related guy wires) may project not more than 1.5m above the maximum height. There shall be not more than one of each of these projections. <p>In addition to the above:</p> <ul style="list-style-type: none"> e. Open sided structures such as pergolas may project up to 1.5m above the maximum height. f. Rooftop handrails or transparent safety barriers may project up to 1.1m above the maximum height contingent on these being not closer than 750mm to the external roof edge. An external roof edge is the front (street) and rear (mews) edges of the building, and the side wall of any terrace end building.
R2.7	Building height in relation to boundary	<p>There is no building height in relation to boundary restriction or recession plane.</p>

R2.8 Setbacks from street and mews boundaries

Build up to the street and lane frontages to at least 7m above ground at the street edge except where minor setbacks are introduced for:

- a. entrance spaces, stairs, terraces and similar features at the street or lane frontage; and
- b. service and garage entries on the mews side of the dwelling; and
- c. architectural modelling of the façade and/or construction detailing subject to these being integrated into the design and composition of the façade in an architecturally coherent way.

Successful outcomes will maintain a sense of 'street wall' continuity between units.

R2.9 Setbacks from side boundaries

Build to the side boundary of the unit except that:

- a. Any parts of the building that are more than 7m above the ground level at the street edge may be set back further from the side boundary.
- b. Setbacks for any terrace end wall entry as permitted by rule R1.7a
- c. Setbacks from common (internal) side boundaries will be 50mm or as otherwise required to comply with the NZ Building Code.

R2.10 Potential for shared/common walls

Shared/common inter-unit walls are permitted when a single developer constructs the terraced houses on both sides of the shared wall; and when adjoining unit owners agree to share a wall at the common boundary and design and construct this accordingly. In such cases the boundary will be at the centreline of the common wall.

R2.11 Balcony projections

Balcony projections are provided for as listed in Appendix 1, Table 2. Where permitted:

- a. These may project up to 750mm over the unit boundary at the façade of the unit.
- b. The soffit is at least 2.4 metres above the finished ground level immediately below.
- c. The edge of the balcony projection is not closer than 750mm to the corner of the unit.
- d. The combined maximum total width of the projecting parts of balconies where permitted on each front and rear façade is:

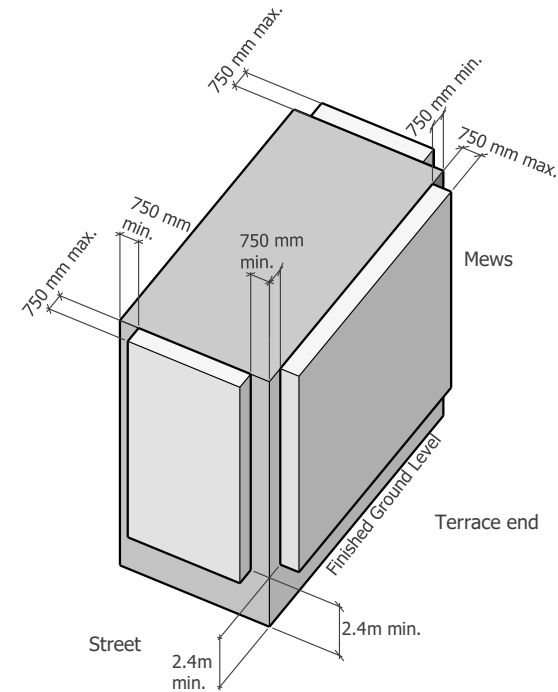


Figure 2.2 Diagram showing volume within which permitted balcony projections must be contained with zones for these shown relative to the primary building form

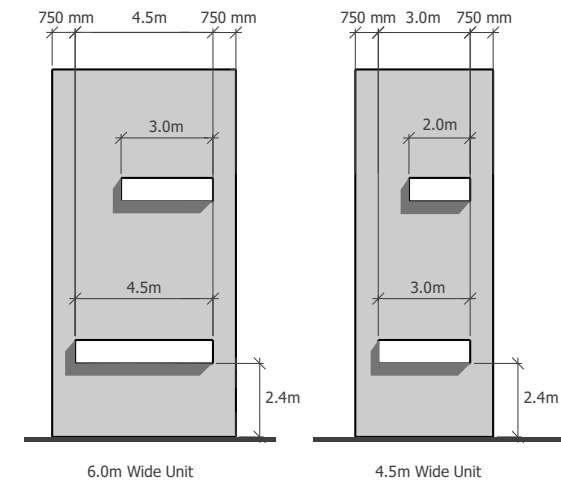


Figure 2.3 Diagram showing how the maximum total width of projecting balconies is measured on 6.0m and 4.5m wide units

- 7.5m for a 6.0m wide unit
- 5.0m for a 4.5m wide unit

Refer figures 2.2 and 2.3

- e. Balcony projections are not permitted over terrace end facades except for units 12, 40 and 74. Any projecting balconies placed on the terrace end facades of these units must also comply with the requirements above.

R2.12 Building volume projections on terrace end walls

Occupied building volumes may project from the terrace end walls of identified units.

- a. The units where projection can occur are identified in Appendix 1 Table 2. For avoidance of doubt, projections of occupied building volume are only allowed on the terrace end walls of units 4, 7, 12, 26, 27, 32, 40, 41, 52, 60, 62, 69, 74, 75, and 81.
- b. These volumes may project up to 750mm beyond the primary building form of the identified units.
- c. The projection will comprise not more than 15% of the elevational area of the terrace end wall.
- d. The soffit of the projecting building volume will be at least 2.4 metres above the finished ground level immediately below.
- e. The edge of the building volume projection will be not closer than 750mm to the corner of the primary building form of the unit.
- f. Projections must include or be related to a window or windows that are orientated to capture sun and/or views and avoid privacy compromises.

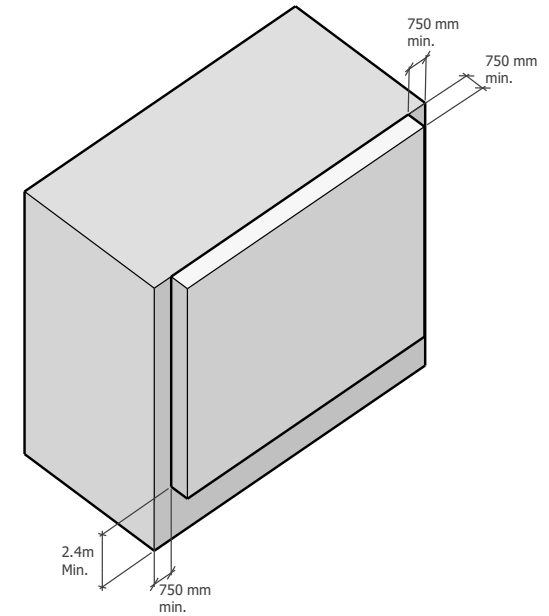


Figure 2.4 Diagram showing volume within which projections from terrace end walls must be contained, with zone for any projection(s) shown relative to the primary building form

R2.13 Front door canopy projections

May be located above the front entry along any part of the frontage and may project up to 500mm forward of the primary building form subject to the canopy structure being:

- a. not deeper than 600mm in the vertical;
- b. not wider than 1.5m; and
- c. located not less than 2.4m and not more than 4.0m above the adjacent footpath.

Front doors to end of terrace units 12, 27, 40, 60, 62, 74, 75 and 89 only might be on the street or terrace end façade. If the front door and related canopy is placed on the terrace end it must be within the two-thirds of the facade closest to the street or park frontage.

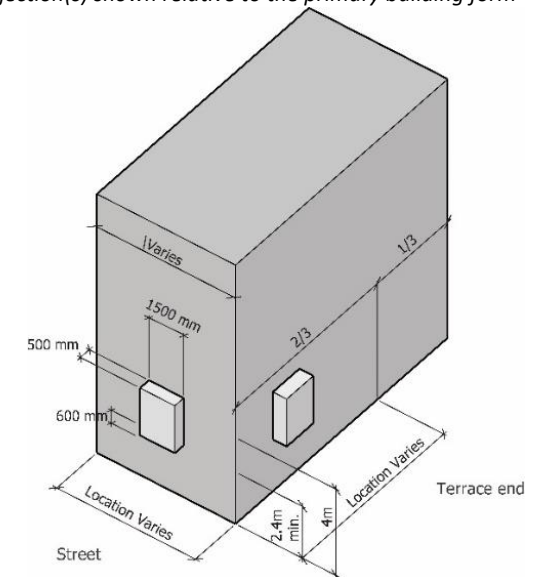


Figure 2.5 Diagram showing volume within which permitted front door canopy projections must be contained with zone for any projection shown relative to the primary building form.

R2.14 Front entry stair projections

Some units may include steps within the common property that leading up to the front door subject to the following rules.

- a. The units where projection can occur are identified in Appendix 1 Table 2. For avoidance of doubt, front entry stair projections are only allowed from units 6, 7, 9, 15-19, 30-32, 38-40, 53-56, 69-74, 78-88, and 94-97.
- b. The stair projection will be not more than 1200mm wide.
- c. The riser of the lowest step will project not more than 1200mm from the front edge of the building footprint, except that it must be not closer than 450mm to the edge of the footpath.
- d. The stairs may include handrails and balustrades not higher than required to meet New Zealand Building Code requirements.
- e. Where permitted on front facades the stair projection may be at any point along that frontage.
- f. Where permitted on terrace end façades the stair projection must be in the two-thirds of the terraced end façade furthest away from the mews.

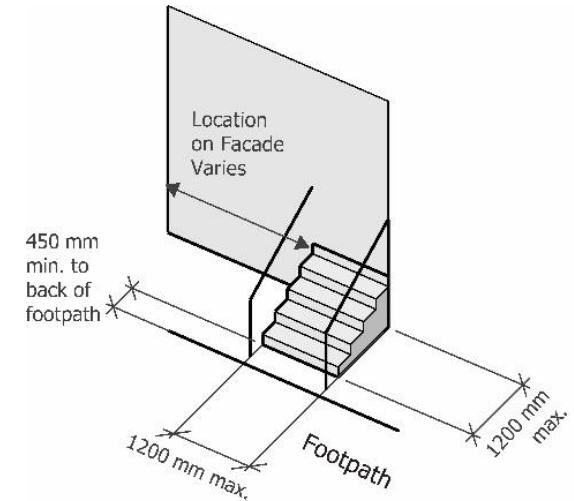


Figure 2.6 Diagram showing parameters for permitted front stair entry projections

R2.15 Roof edge projections

Roof verges (e.g. gable ends) and eaves may project 500mm forward of the vertical face of the primary building form over any street, park or mews frontages; and up to 250mm over terrace end wall boundaries to streets and lanes. These roof edge projections must be:

- a. located at the top of the building, that is projecting from the roof over the uppermost storey;
- b. within the identified zones for wall and rooftop projections; and
- c. not more than 250mm deep in the vertical dimension.

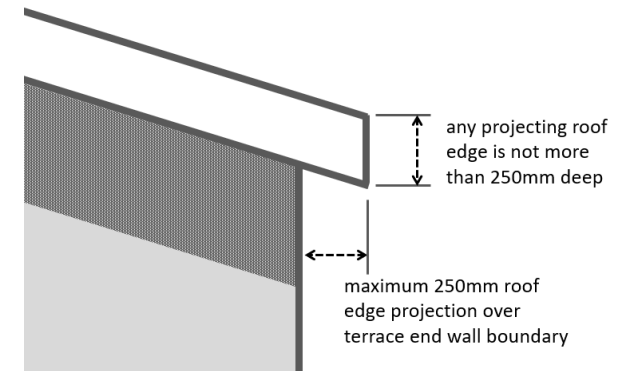


Figure 2.7 Diagrammatic elevation illustrating maximum projection at a terrace end wall, and the maximum depth of any projecting roof edge

R2.16 Minor architectural façade projections

Minor architectural façade projections are permitted on any street, mews and/or terrace end façade subject to the following:

- a. rainwater heads and downpipes may project not more than 200mm.
- b. minor projections of architectural trim for the purposes identified below may project not more than 50mm:
 - architectural detailing around windows and balconies; and
 - solar shading louvres and/or fins; and
 - compositionally integrated architectural trim at edges and changes in facade cladding; and
 - visible structure such as projecting wall and/or slab ends which are not more than 200mm thick.
- c. Minor architectural projections exclude wall surfaces other than the detailing and trim identified above.

In addition to requirements for building design this section has extensive guidelines addressing quality of design. It establishes the aspirations for the amenity and visual aspects of the building and will be a primary reference for assessing amenity and architectural quality.

Rules

R3.1 Visual diversity and variation

Ensure each individual unit has a discrete identity and is noticeably different from its immediate neighbours by employing variation in form, façade composition, detail, roof treatment and use of materials.

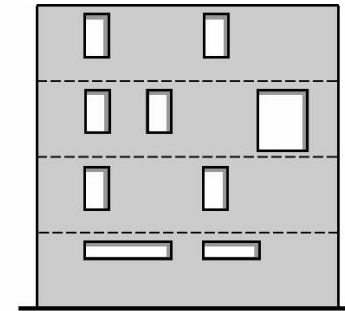
R3.2 Maximum glazing to front facades

Provide glazed openings or windows over not more than two thirds of the area of the front façade. Alternatively, if more than two thirds of the area is glazed, provide screens (that may be fixed and/or operable, and may be partially visually permeable) so that at any time not more than two thirds of the facade area will be unscreened.



Figure 3.1 Diagrams showing visual diversity and variation

- R3.3** Windows to end facades of terraces facing the street or park
- Provide windows and/or openings comprising not less than 12.5% of the total area of the identified terrace end façades facing the street or park.
- This applies only to units 12, 26, 27, 40, 60, 74, and 89.
 - It does not apply to the part-exposed side walls of any terraced unit.
 - This percentage includes the area of any windows in any building volume projection permitted by R2.12. Should the end façade include any building volume projections as permitted by R2.12, any windows in those projections can be counted as contributing to the area of windows on the façade.

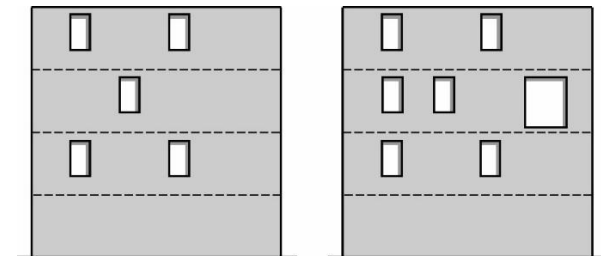


Windows comprising of 12.5% of the wall area.

Figure 3.2 Diagram showing windows and/or openings comprising 12.5% of the total area of the identified terrace end façades facing the street or park.

- R3.4** Windows to other end facades of terraces
- Provide windows and openings comprising not less than 5% and not more than 10% of the wall area to terrace end façades not identified in R3.3. The maximum area of openings on these façades may be increased to 15% if any additional area of glass over 10% is screened by louvres or fins.

Exceptions to this are the terrace end façades of units 1, 14, 22, 45 and 47 and the non-street or mews facades of unit 61 where windows and openings may comprise not less than 2% and not more than 4% of the wall area. The maximum area of openings on these identified exceptions may be increased to 6% if any additional area of glass over 4% is screened by louvres or fins.

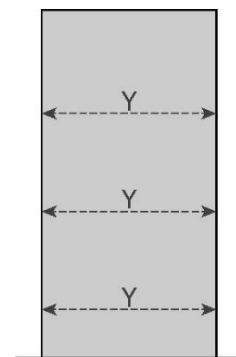


Windows comprising of 5% of the wall area.

Windows comprising of 10% of the wall area.

Figure 3.3 Diagram showing windows and openings comprising not less than 5% and not more than 10% of the wall area to terrace end facades

- R3.5** Total width of balconies on a facade
- Above ground balconies or terraces should not occupy more than two thirds of the total cumulative width of upper-level floors (including the roof terrace if there is one) on any façade. This is the width of all balconies on the façade and includes any projecting balconies as identified by rule R2.11. and all other non-projecting balconies.



In this example with three floor levels visible, the total maximum balcony width on the façade is not more than two-thirds of 3Y

Figure 3.4 Diagram showing measurement of the total cumulative width to allow calculation of maximum extent of balconies on the façade

R3.6	Garage doors	Secure on-unit carparking from the parking mews with a garage door or architectural security screen. <ul style="list-style-type: none"> a. Maximum total garage door width: <ul style="list-style-type: none"> – 2.4m on 4.5m wide units – 4.8m on 6.0m wide units – 4.8m for any pair of units combined into a single dwelling b. This maximum total width might comprise one or more doors. c. The garage enclosure is to have an aesthetic and material quality that is consistent with the aesthetic of the unit, and which will contribute positively to the visual amenity of the mews.
R3.7	Downpipes and gutters	Integrate downpipes and balcony drainage with the overall facade and building design. These may be either fully concealed or visible. If visible they must be visually integrated into the composition of the façade.
R3.8	Detailing the gap between units	Any gaps at the side boundary between adjoining unit walls are to be concealed: <ul style="list-style-type: none"> a. This may be with flashing or a flashed negative detail. b. The reasonable cost of such works based on a folded and fit-for-purpose 0.45mm Coloursteel Maxx flashing or equivalent is to be shared equally between the owners of the adjoining units. c. The additional cost of a higher specification flashing where not agreed to be evenly shared by the adjoining owners will be borne by the owner who requires that higher quality flashing.
R3.9	Integrating services	Screen from the street any aerials, satellite dishes, clothes drying, storage or air-conditioning units and integrate these into the building design.
R3.10	Avoiding noise nuisance	Specify quiet air-conditioning units and locate these to avoid noise nuisance for neighbours.

Guidelines

G3.1	Architectural design coherence	Ensure architectural design coherence in the design of any unit. This means considering the following when planning the dwelling, composing building form, façade, projections and setbacks,
-------------	--------------------------------	--

developing construction details and choosing materials and colours:

- a. alignments, hierarchy, balance and proportion;
- b. detailing that is refined and elegant rather than utilitarian;
- c. consistency in the realisation of the design concept, idea or theme for the dwelling at all levels of design from formal and façade composition through to materials, detailing and colour; and
- d. the building being a functionally and compositionally integrated whole.

G3.2 Architectural character

Intended coastal urban character will be achieved by a variety of means that might include but would not be limited to the following:

- a. Generous windows to the sea, but avoidance of exposed fully glazed frontages.
- b. Variation achieved by the individual design of each unit.
- c. Elements such as projections and recesses that enrich the building form and facades, create a sense of intricacy and human scale, and develop character.
- d. Simple weather resistant materials and a restrained palette of colours.
- e. An architectural concept, idea or theme which references relevant local maritime narratives, elements and/or structures.
- f. Elements and features that are commonly associated with coastal marine buildings.

In addition:

- g. Combinations of colours and materials, and configurations, shapes and/or styles of architecture that overtly reference the style of architecture in other places and/or countries will not be permitted.

G3.3 Relation to neighbouring dwellings

Consider the context established by neighbouring units along a terrace, across the internal mews and across lanes in order to:

- a. optimise the outlook from and amenity of all units; and
- b. avoid any negative visual effects which would compromise the aesthetic of the terrace as a whole.

G3.4 Window design for privacy

Ensure reasonable privacy for the occupants of both the unit being designed and the neighbouring unit, paying particular attention to privacy where facades face directly and at close

range across a lane. Consider placement, size and orientation of windows and/or external window screening.

- G3.5** Design for daylight and sun
- Design to provide good daylight and optimise sunlight to habitable rooms while avoiding excessive heat gain and glare by a number of means such as:
- a. taking windows close to the ceiling for good daylight penetration, and placing windows in the side walls of terrace end units to give light from two sides;
 - b. sizing and locating windows to relate to sun direction;
 - c. designing balconies, eaves, awnings and/or pergolas that extend far enough to shade summer sun but allow winter sun to penetrate into habitable rooms;
 - d. using shading devices such as external louvres that provide horizontal shading to north facing windows and vertical shading to west facing windows and consider operable shading devices to allow adjustment and choice; and
 - e. using high performance glass while ensuring low reflectivity and tint.
- G3.6** Internal window treatments
- Internal window treatments may be provided for privacy and solar/daylight control:
- a. All of the internal window treatments on any terraced house must present a single, un-patterned and neutral colour to the outside. This might be white or off-white through to grey, silver or charcoal, and includes natural timber or light neutral colour-washed timber louver blinds.
 - b. Net curtains are not permitted.
- G3.7** Balustrade design
- Design to allow views and passive surveillance of the street (and mews if applicable) while maintaining visual privacy for and allowing a range of uses on the balcony. Use glass balustrades with discretion to ensure these do not visually dominate building frontages and that the intended informal coastal urban character is achieved.
- G3.8** Mailboxes
- Locate mailboxes on the perimeter street facing facade in safe visible locations to help identify individual units. These should be integrated into the architecture and facade design, not extend beyond the unit boundary, and should be designed to allow for courier deliveries.

G3.9 Waste and recycling

Locate adequately sized storage areas for rubbish bags and bins at the rear of the unit and where they do not compromise adjacent units or the amenity of the mews. Ensure these are internal, that appropriate ventilation is provided, and that bags and bins are screened from view from nearby dwellings except when placed out into the mews for immediate collection.

4 Materials and Colours

The intention of these colours and materials is to achieve serviceable, place-appropriate and aesthetically pleasing outcomes that assist in achieving and maintaining a maritime village character.

Guidelines

G4.1 Anticipated materials

The following materials are anticipated and are acceptable:

- exposed or rendered concrete block
- precast concrete
- insitu concrete
- glass reinforced concrete
- Laminated Lumber Veneer (LVL) structure
- timber cladding (including painted or stained timber weatherboards)
- exposed cedar cladding
- glass (except reflective or dark tinted)
- canvas or similar fabric for sun-shading, awnings and similar shelter elements
- stainless steel, grade suitable for marine application (matt finish)
- seam folded metal cladding: aluminium, copper or zinc (natural or pre-weathered)
- Corten steel
- brass (except lacquered)
- brick (only if painted, or bagged or plastered and painted)
- stone (only if from a local quarry)
- ceramic tiles (only for paving)
- materials that weather
- satin/matt finishes in preference to polished
- robust materials and surfaces and components where these are potentially prone to damage

The following materials are not acceptable:

- fibre-cement and similar proprietary sheets (with or without cement plaster finishes)
- drop-down or clear plastic awnings
- exposed tanned pine or similar, unless LVL and with appropriate stain or surface treatment
- any material that attempts to replicate another material (for example non-timber 'weatherboards')
- unfinished galvanised or reflective corrugated iron
- off the shelf fences including timber paling and powder-coated metal fences
- second-hand materials
- aluminium composite panels of any kind
- Marley Palisade and Linea board
- white plastic spouting and downpipes

G4.2 Anticipated colours

The following approaches to colour are anticipated and are acceptable:

- soft weathered/washed colours
- neutrals, with soft/light/bright sea/sky/sail references including white, clean off-white
- sea greens, greys, and powder blues including light pastel colours in these hues
- silver/grey metallic anodising
- expression of natural material colours (including cedar, metal components, Corten steel, and except for LVL and any tanalised radiata pine or similar)
- neutral wood staining/wash and/or light oiling to maintain sense of natural material and weathering
- bright vibrant colours on front doors (optional)
- neutral colours (light through to dark) for paving and roofing

The following colours are not acceptable:

- heavy earthy colours such as battleship grey, mud brown, deep red, terracotta, forest green or similar
- colours that are readily recognised as being characteristic of other places and countries (for example Italian terracotta)
- bright primary colours on any elements except front doors
- any gaudy, vivid or luminous colours

APPENDIX 1 Building Heights and Façade Projections

EXPLANATION

Building Heights – refer to Table 1

1. Table 1 identifies levels including the maximum height for each unit.
2. All height references are in terms of Auckland Vertical Datum 1946 and:
 - a. 'Proposed Design Floor Level (Lowest)' is a provisional lowest level of the slab as accessed from the mews. That may be varied by site-specific design subject to and as required to meet the NZ Building Code.
 - b. 'Permitted Height (Auckland Unitary Plan)' establishes the maximum height for each terraced unit excluding rooftop extensions.
 - c. Upper Unit Boundary Limit is 1.5 metres above the Permitted Height (AUP). Any rooftop projections above the Permitted Height AUP will be under this Upper Boundary Limit and in accordance with rule R2.6.
3. The 'Proposed Lower Unit Boundary Limit' is 2.0 metres below the 'Proposed Design Floor Level (Lowest)' and is the lowest level at which the underside of any part of a floor slab may be located.
4. The 'Finished ground level at corners of units' at points A-D for each unit are proposed design levels and will be verified by site survey following construction of the public realm.
5. Units 88 and 89 both have complex plan shapes. The identified 'finished ground levels at corners' for these units are at the corners of the rectangle that forms the basis of their building footprints.

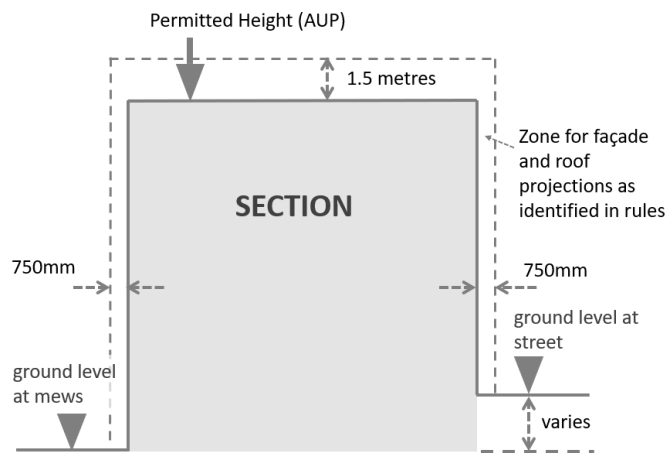


Figure 2.1 Diagram identifying permitted height and zone for projections

Façade projections – refer to table 2

1. Table 2 identifies potential for facade projections.
2. Refer to rule R2.11 for extent of front and rear balcony projections.
3. Refer to rule R2.12 for extent of terrace end wall projections. Note:
 - a. Where adjoining terraced units are offset and only part of the end wall is visible no projection is permitted.
 - b. A dash is used in the table to indicate 'not applicable'. That is for units with no part of the side boundary exposed to view.
4. Refer to Rule 2.14 for front entry stair projections. On identified lots, these stairs may extend into the common area outside the zone identified for street frontage projections.

Figures 2.1 and 2.1A describe interpretation of height and building projections.

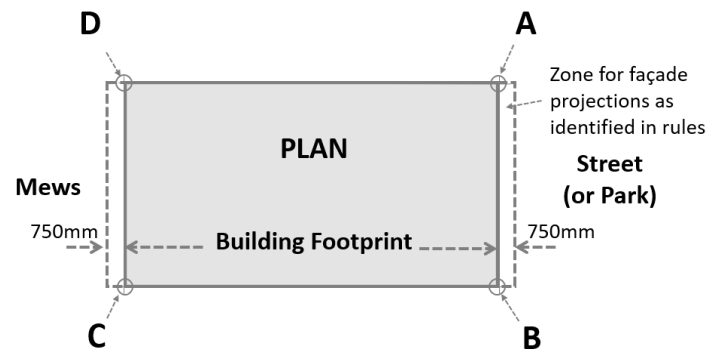


Figure 2.1A Diagram identifying points for measuring finished ground level at corners of units

Table 1 Building Heights

UNIT	BUILDING HEIGHTS			FINISHED GROUND LEVEL AT CORNERS OF UNITS (PROPOSED)			
	Proposed Design Floor Level (Lowest)	Permitted Height (Auckland Unitary Plan)	Upper Unit Boundary Limit	at A (Street or Park)	at B (Street or Park)	at C (Mews)	at D (Mews)
1	3.60	15.57	17.07	4.41	4.49	3.60	3.60
2	3.60	15.50	17.00	4.49	4.57	3.60	3.60
3	3.60	15.45	16.95	4.57	4.66	3.60	3.60
4	3.60	15.38	16.88	4.66	4.72	3.60	3.60
5	3.50	15.25	16.75	4.75	4.80	3.50	3.50
6	3.50	15.28	16.78	4.80	4.80	3.50	3.50
7	3.50	15.31	16.81	4.80	4.78	3.50	3.50
8	3.40	15.35	16.85	4.74	4.66	3.40	3.40
9	3.40	15.44	16.94	4.66	4.62	3.40	3.40
10	3.40	15.48	16.98	4.62	4.58	3.40	3.40
11	3.40	15.49	16.99	4.58	4.45	3.40	3.40
12	3.40	15.50	17.00	4.45	4.24	3.40	3.40
14	3.60	15.90	17.40	3.60	3.30	3.30	3.60
15	3.60	16.00	17.50	3.60	3.60	3.60	3.60
16	3.60	16.00	17.50	3.60	3.60	3.60	3.60
17	3.60	15.94	17.44	3.60	3.60	3.60	3.60
18	3.60	15.92	17.42	3.60	3.60	3.60	3.60
19	3.60	15.90	17.40	3.60	3.60	3.60	3.60
20	3.60	15.88	17.38	3.60	3.60	3.60	3.60
22	3.40	16.19	17.69	3.40	3.40	3.40	3.40

UNIT	BUILDING HEIGHTS			FINISHED GROUND LEVEL AT CORNERS OF UNITS (PROPOSED)			
	Proposed Design Floor Level (Lowest)	Permitted Height (Auckland Unitary Plan)	Upper Unit Boundary Limit	at A (Street or Park)	at B (Street or Park)	at C (Mews)	at D (Mews)
23	3.40	16.15	17.65	3.40	3.40	3.40	3.40
24	3.40	16.04	17.54	3.40	3.40	3.40	3.40
25	3.40	16.03	17.53	3.40	3.40	3.40	3.40
26	3.40	15.96	17.46	3.40	3.40	3.40	3.40
27	3.40	16.12	17.62	3.78	4.53	3.40	3.40
28	3.40	15.95	17.45	4.53	4.56	3.40	3.40
29	3.40	15.63	17.13	4.56	4.60	3.50	3.40
30	3.50	15.64	17.14	4.60	4.64	3.50	3.50
31	3.50	15.67	17.17	4.64	4.66	3.50	3.50
32	3.50	15.64	17.14	4.66	4.66	3.50	3.50
33	3.50	15.63	17.13	4.65	4.63	3.50	3.50
34	3.50	15.61	17.11	4.63	4.61	3.50	3.50
35	3.50	15.66	17.16	4.61	4.58	3.50	3.50
36	3.50	15.76	17.26	4.58	4.54	3.50	3.50
37	3.50	15.84	17.34	4.54	4.49	3.50	3.50
38	3.40	15.95	17.45	4.50	4.47	3.40	3.40
39	3.40	15.91	17.41	4.47	4.43	3.40	3.40
40	3.40	15.71	17.21	4.43	4.31	3.40	3.40
41	3.50	16.48	17.98	3.50	3.50	3.50	3.50
42	3.50	16.59	18.09	3.50	3.50	3.50	3.50
43	3.50	16.54	18.04	3.50	3.50	3.50	3.50
44	3.50	16.42	17.92	3.50	3.50	3.50	3.50
45	3.50	16.32	17.82	3.50	3.50	3.50	3.50
47	3.60	16.40	17.90	4.30	4.17	3.60	3.60
48	3.60	16.29	17.79	4.42	4.30	3.60	3.60

UNIT	BUILDING HEIGHTS			FINISHED GROUND LEVEL AT CORNERS OF UNITS (PROPOSED)			
	Proposed Design Floor Level (Lowest)	Permitted Height (Auckland Unitary Plan)	Upper Unit Boundary Limit	at A (Street or Park)	at B (Street or Park)	at C (Mews)	at D (Mews)
49	3.60	16.20	17.70	4.52	4.42	3.60	3.60
50	3.60	16.20	17.70	4.59	4.52	3.60	3.60
51	3.60	16.20	17.70	4.65	4.59	3.60	3.60
52	3.60	16.20	17.70	4.69	4.65	3.60	3.60
53	3.60	16.20	17.70	4.72	4.71	3.60	3.60
54	3.60	16.20	17.70	4.71	4.72	3.60	3.60
55	3.60	16.20	17.70	4.68	4.71	3.60	3.60
56	3.60	16.18	17.68	4.63	4.68	3.60	3.60
57	3.50	16.27	17.77	4.56	4.60	3.50	3.50
58	3.50	16.34	17.84	4.52	4.56	3.50	3.50
59	3.50	16.22	17.72	4.64	4.52	3.50	3.50
60	3.50	16.03	17.53	4.51	4.64	3.50	3.50
61	3.40	16.04	17.54	3.40	3.40	3.40	3.40
62	3.40	15.31	16.81	4.28	4.45	3.40	3.40
63	3.40	15.33	16.83	4.45	4.49	3.40	3.40
64	3.40	15.32	16.82	4.49	4.54	3.40	3.40
65	3.50	15.31	16.81	4.54	4.59	3.50	3.50
66	3.50	15.32	16.82	4.59	4.62	3.50	3.50
67	3.50	15.34	16.84	4.62	4.63	3.50	3.50
68	3.50	15.38	16.88	4.63	4.63	3.50	3.50
69	3.60	15.55	17.05	4.68	4.64	3.60	3.60
70	3.60	15.53	17.03	4.64	4.60	3.60	3.60
71	3.60	15.49	16.99	4.60	4.55	3.60	3.60
72	3.70	15.44	16.94	4.55	4.50	3.70	3.70
73	3.70	15.40	16.90	4.50	4.44	3.70	3.70

UNIT	BUILDING HEIGHTS			FINISHED GROUND LEVEL AT CORNERS OF UNITS (PROPOSED)			
	Proposed Design Floor Level (Lowest)	Permitted Height (Auckland Unitary Plan)	Upper Unit Boundary Limit	at A (Street or Park)	at B (Street or Park)	at C (Mews)	at D (Mews)
74	3.70	15.38	16.88	4.44	4.32	3.70	3.70
75	3.40	15.77	17.27	4.58	4.47	3.40	3.40
76	3.40	15.80	17.30	4.61	4.58	3.40	3.40
77	3.40	15.79	17.29	4.64	4.61	3.40	3.40
78	3.50	15.72	17.22	4.61	4.58	3.50	3.50
79	3.50	15.72	17.22	4.66	4.61	3.50	3.50
80	3.50	15.73	17.23	4.70	4.66	3.50	3.50
81	3.50	15.73	17.23	4.71	4.70	3.50	3.50
82	3.60	15.82	17.32	4.72	4.71	3.60	3.60
83	3.60	15.84	17.34	4.72	4.72	3.60	3.60
84	3.60	15.92	17.42	4.73	4.72	3.60	3.60
85	3.60	16.01	17.51	4.74	4.73	3.60	3.60
86	3.60	16.03	17.53	4.75	4.74	3.60	3.60
87	3.60	16.05	17.55	4.74	4.75	3.60	3.60
88	3.60	16.15	17.65	4.67	4.74	3.60	3.60
89	4.00	16.21	17.71	4.58	4.61	4.00	4.00
90	4.00	16.16	17.66	4.56	4.58	4.00	4.00
91	4.00	16.13	17.63	4.54	4.56	4.00	4.00
92	4.00	16.09	17.59	4.51	4.54	4.00	4.00
93	4.00	16.00	17.50	4.49	4.51	4.00	4.00
94	4.00	15.90	17.40	4.48	4.49	4.00	4.00
95	4.00	15.83	17.33	4.45	4.48	4.00	4.00
96	4.00	15.78	17.28	4.37	4.45	4.00	4.00
97	4.00	15.75	17.25	4.29	4.37	4.00	4.00

Table 2 Facade Projections

UNIT	POTENTIAL FOR FACADE PROJECTIONS			
	Entry canopy, roof edge and minor architectural projns.	Front and rear balcony	Building volume projection on terrace end wall	Projecting front entry stair
1	yes	no	no	no
2	yes	yes	-	no
3	yes	yes	-	no
4	yes	yes	yes	no
5	yes	yes	no	no
6	yes	yes	-	yes
7	yes	yes	yes	yes
8	yes	yes	no	no
9	yes	yes	no	yes
10	yes	yes	no	no
11	yes	yes	-	no
12	yes	yes	yes	no
14	yes	no	no	no
15	yes	yes	-	yes
16	yes	yes	-	yes
17	yes	yes	no	yes
18	yes	yes	no	yes
19	yes	yes	-	yes
20	yes	no	no	no
22	yes	no	no	no

UNIT	POTENTIAL FOR FACADE PROJECTIONS			
	Entry canopy, roof edge and minor architectural projns.	Front and rear balcony	Building volume projection on terrace end wall	Projecting front entry stair
23	yes	yes	-	no
24	yes	yes	no	no
25	yes	yes	no	no
26	yes	yes	yes	no
27	yes	no	yes	no
28	yes	yes	-	no
29	yes	yes	no	no
30	yes	yes	no	yes
31	yes	yes	-	yes
32	yes	yes	yes	yes
33	yes	yes	no	no
34	yes	yes	-	no
35	yes	yes	-	no
36	yes	yes	-	no
37	yes	yes	no	no
38	yes	yes	no	yes
39	yes	yes	-	yes
40	yes	yes	yes	yes
41	yes	yes	yes	no
42	yes	yes	-	no
43	yes	yes	-	no
44	yes	yes	-	no
45	yes	no	no	no
47	yes	no	no	no
48	yes	yes	-	no

UNIT	POTENTIAL FOR FACADE PROJECTIONS			
	Entry canopy, roof edge and minor architectural projns.	Front and rear balcony	Building volume projection on terrace end wall	Projecting front entry stair
49	yes	yes	-	no
50	yes	yes	-	no
51	yes	yes	-	no
52	yes	yes	yes	no
53	yes	yes	no	yes
54	yes	yes	-	yes
55	yes	yes	-	yes
56	yes	yes	no	yes
57	yes	yes	no	no
58	yes	yes	-	no
59	yes	no	-	no
60	yes	no	yes	no
61	yes	yes	no	no
62	yes	yes	yes	no
63	yes	yes	-	no
64	yes	yes	no	no
65	yes	yes	no	no
66	yes	yes	-	no
67	yes	yes	-	no
68	yes	yes	no	no
69	yes	yes	yes	yes
70	yes	yes	-	yes
71	yes	yes	no	yes
72	yes	yes	no	yes
73	yes	yes	-	yes

UNIT	POTENTIAL FOR FACADE PROJECTIONS			
	Entry canopy, roof edge and minor architectural projns.	Front and rear balcony	Building volume projection on terrace end wall	Projecting front entry stair
74	yes	no	yes	yes
75	yes	yes	yes	no
76	yes	yes	-	no
77	yes	yes	no	no
78	yes	yes	no	yes
79	yes	yes	-	yes
80	yes	yes	-	yes
81	yes	yes	yes	yes
82	yes	yes	no	yes
83	yes	yes	-	yes
84	yes	yes	-	yes
85	yes	yes	-	yes
86	yes	yes	-	yes
87	yes	no	-	yes
88	yes	no	no	yes
89	yes	no	no	no
90	yes	yes	no	no
91	yes	yes	-	no
92	yes	yes	-	no
93	yes	no	no	no
94	yes	no	no	yes
95	yes	yes	-	yes
96	yes	yes	-	yes
97	yes	yes	no	yes

APPENDIX 2 Process

A2.1 Development and construction governance and stakeholders

	Parties and Processes	Notes/Interpretation
OVERSIGHT COMMITTEE	Development Principal Development Manager 1× Appointee Bayswater Marina Holdings Limited 1× Appointed Project Manager	Membership of Oversight Committee (and Design Committee) is determined by Bayswater Marina Holdings Ltd (or its nominee).
DESIGN COMMITTEE	Any member(s) of the Oversight Committee plus/or 1× Appointed Architect 1× Appointed Urban Designer 1× Appointed Urban Designer from Auckland Council,	Design Committee Rules <ol style="list-style-type: none"> 1. The quorum of three is required including at least an appointed architect and an appointed urban designer. 2. The Design Committee has unfettered discretion to determine whether an application is consistent with this Design Manual and therefore should be approved or declined, and its decisions shall be final. 3. The Design Committee will provide feedback identifying the reasons for the rejection of any design. 4. The Urban Designer from Auckland Council will attend in an observation role from time to time and at Auckland Council discretion. 5. Design review may be in person and/or by Zoom/Teams and/or email.
AUCKLAND COUNCIL The Consenting Authority	Resource Consent Process Building Consent Process	Auckland Council has provided resource consent for each unit provided that the design of the dwelling on each lot complies fully with the rules and guidelines in this Design Manual to the entire satisfaction of the Design Committee. Auckland Council assesses and approves all building consent applications so that construction is in accordance with the New Zealand Building Code and any other relevant statutory requirements.

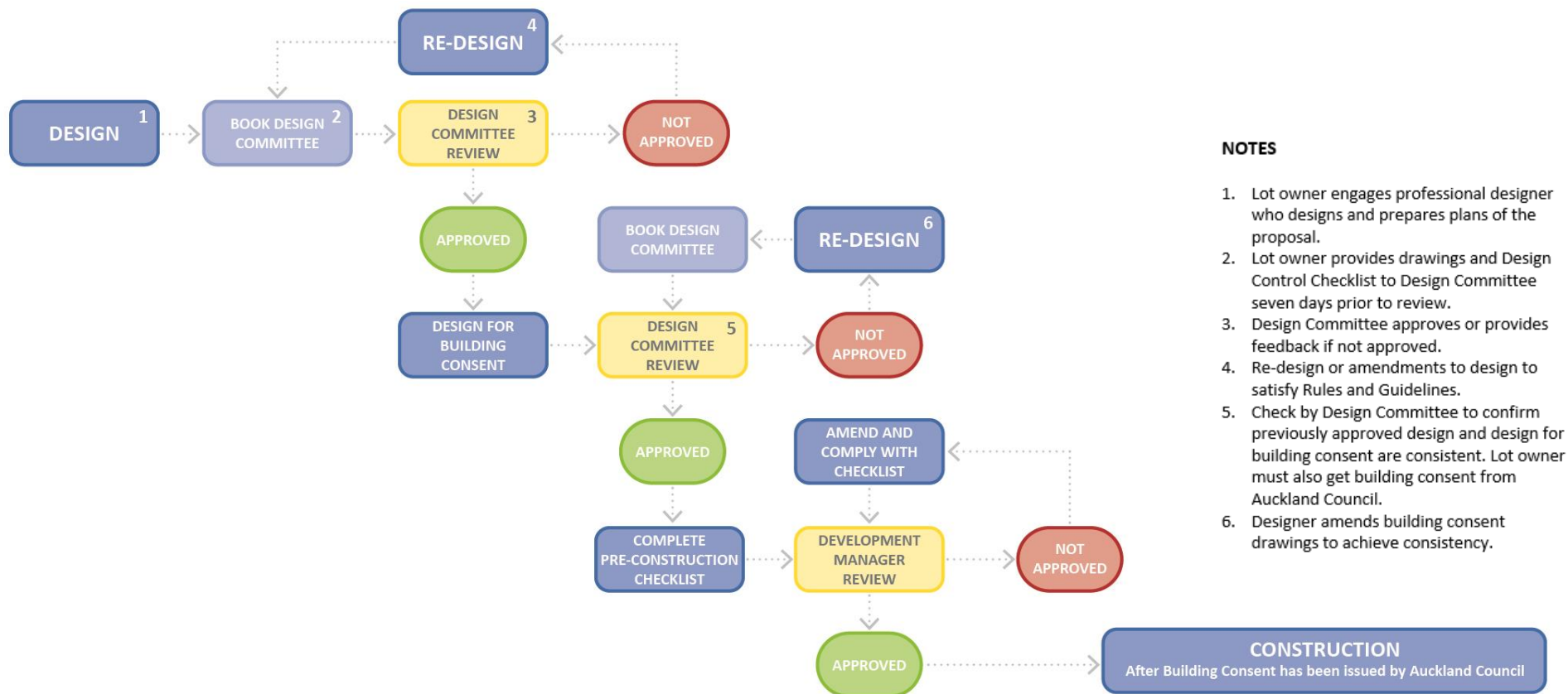
STAKEHOLDERS	Bayswater Marina Holdings Limited	Landowner and developer
	Bayswater Marina Berth-holders Association	Marina user representatives
	Auckland Transport	Adjoining landowner
BAYSWATER MARINA CONSULTANT TEAM Specialist consultants appointed to coordinate development,	Civil Engineer	As nominated by the Oversight Committee
	Geotech Engineer	As nominated by the Oversight Committee
	Infrastructure Engineer	As nominated by the Oversight Committee
	Surveyor	As nominated by the Oversight Committee

A2.2 Design and pre-construction process

All proposals will be subject to a professional design review approval by the Bayswater Maritime Precinct Design Committee. As part of that process:

- Bayswater Marina Holdings Ltd (or its nominee) will maintain a 'live' model of the elevations proposed and/or built in the development into which the lot owner can insert their proposed elevations for a contextual check.
- The Design Committee is required to check that the proposal is consistent with this *Design Manual for Terraced Housing*. The lot owner must provide sufficient drawings and other information to describe the design including a completed Design Control Checklist (refer Appendix A2.3).
- When drawings have been prepared by the lot owner to obtain building consent from Auckland Council the Design Committee will review the building consent drawings to ensure the design for building consent is consistent with the previously approved design.
- Once those design approvals have been obtained, the Lot Owner must also complete the Pre-Construction Checklist (refer Appendix A2.4) and must not start construction on site until after Building Consent has been received from Auckland Council.

Note that if a proposal departs from the existing resource consent and the *Design Manual for Terraced Housing*, the Design Committee review process continues to apply. However resource consent from Auckland Council must also be obtained by the lot owner for those departures from the existing consent.



NOTES

- Lot owner engages professional designer who designs and prepares plans of the proposal.
- Lot owner provides drawings and Design Control Checklist to Design Committee seven days prior to review.
- Design Committee approves or provides feedback if not approved.
- Re-design or amendments to design to satisfy Rules and Guidelines.
- Check by Design Committee to confirm previously approved design and design for building consent are consistent. Lot owner must also get building consent from Auckland Council.
- Designer amends building consent drawings to achieve consistency.

A2.3 Design Control Checklist

1 DEVELOPMENT PLAN		Yes	No	3 DESIGN AND APPEARANCE		Yes	No
Development plan rules				Design and appearance rules			
R1.1	Dwellings per unit			R3.1	Visual diversity and variation		
R1.2	Maximum unit coverage			R3.2	Maximum glazing to front facades		
R1.3	Combined units			R3.3	Windows to terrace end facades facing street		
R1.4	Potential for identical units in a terrace			R3.4	Windows to other end facades of terraces		
R1.5	Outdoor living space			R3.5	Total width of balconies on a facade		
R1.6	Carparking			R3.6	Garage doors		
R1.7	Front door to the street			R3.7	Downpipes and gutters		
Development plan guideline				R3.8	Detailing the gap between units		
G1.1	Coordinating with design of public realm			R3.9	Integrating services		
				R3.10	Avoiding noise nuisance		
2 HEIGHT, BULK AND FORM				Design and appearance guidelines			
Height, bulk and form rules				G3.1	Architectural design coherence		
R2.1	Compliance with envelope			G3.2	Architectural character		
R2.2	Maximum height			G3.3	Relation to neighbouring dwellings		
R2.3	Minimum height			G3.4	Window design for privacy		
R2.4	Minimum floor to floor height			G3.5	Design for sun and daylight		
R2.5	Height of ground floor level relative to street			G3.6	Internal window treatments		
R2.6	Rooftop projections			G3.7	Balustrade design		
R2.7	Building height in relation to boundary			G3.8	Mailboxes		
R2.8	Setbacks from street and mews boundaries			G3.9	Waste and recycling		
R2.9	Setbacks from side boundaries						
R2.10	Potential for shared/common walls			4 MATERIALS AND COLOUR			
R2.11	Balcony projections			Materials and colour guidelines			
R2.12	Projections on terrace end facades			G4.1	Anticipated materials		
R2.13	Front door canopy projections			G4.2	Anticipated colours		
R2.14	Front entry stair projections						
R2.15	Roof edge projections						
R2.16	Minor architectural façade projections						

A2.4 Required Design Documentation

GENERAL REQUIREMENTS		ADDRESSED
<p>The following information which describes the proposed unit design must be provided to enable review and approval.</p> <p>The level of detail is as required to demonstrate compliance with this Design Manual. Protocols for information supplied are as at right:</p>	<ol style="list-style-type: none"> 1. All information should be in hard and soft copy. 2. All drawings should be A3 landscape format. 3. Show key dimensions and include a scale bar on all plans, sections and elevations. 4. Include a north point on all plans. 5. Annotate drawings as required to identify intentions and design response. 6. Ensure all drawings are titled and numbered. 	
REQUIRED CONTENT		ATTACHED
Context plan (1:250 at A3)	Show unit in context of public realm and the units around. Show Principal Unit.	
Floor plans (1:100 at A3)	Identify rooms and spaces.	
Roof plan (1:100 at A3)	Annotate to describe materials.	
Elevations (1:100 at A3)	Show all external elevations, including with drawings showing these in the context of adjacent proposed and/or built units. (Refer A2.2, point a.)	
Cross sections (1:100 at A3)	Identify levels including inter-storey heights and show relation to levels of the public realm outside and RL of roof. Correlate sections to floor plans using accepted conventions.	
Demonstrate compliance with rules	Provide a statement confirming compliance with rules relating to building dimensions and projections. Show primary building form and unit boundary as applicable on plans, elevations and sections, and include measurements of projections and areas of openings.	
Perspective views (minimum 2)	These must show the front and rear of the proposed unit in context, and the terrace end wall (if a terrace end unit). They may be SketchUp or better quality.	
Description of key elements or details	Description in addition to the above at the discretion of the designer or if required by the Design Committee.	
Outline specification	Summary (maximum one A3 page) outlining material specification of structure, external fabric, key elements and components.	
Materials and colours	Photo-realistic samples of materials and colours are required on visual simulations, or developed elevations describing materials to a high degree of resolution.	
Survey verification	Verification by a registered surveyor that the development is within the volume described by the survey plan and title for the Principal Unit.	

A2.5 Pre-Construction Checklist

The following documents must be provided to and approved by the Development Manager prior to beginning construction.

	REQUIRED CONTENT AND FORM	ATTACHED	APPROVED
Construction Management Plan	Plan covering at least location of site office, materials storage, toilet, rubbish and contractor parking		
Health, Safety and Hazard Management	Provide a Worksafe-compliant Safety Management Plan, identifying any hazards and how they are to be managed.		
Pre-Condition Inspection	A copy of the Precondition Inspection Report that was provided to you by the Oversight Committee.		
Copy of written approvals from Design Committee	Copy of the Design Committee design review approvals for: 1. consistency with the <i>Design Rules and Guidelines for Terraced Housing</i> ; and 2. consistency of design for building consent with the previous design approval.		
Construction Programme	Programme for construction in (1) pdf form and (2) as a 'Microsoft Project' file. This programme will identify all major stages of construction and will define the period of time that scaffolding will be in place. It will be added to the Master Programme and used to inform neighbours.		
Scaffolding Plan	Provide a plan identifying placement of scaffolding on areas that are not part of the lot area outside the ground floor footprint of the lot and provide detail of how common land and all surfacing up to the footprint will be protected from damage.		
Crane Plan	Define location, size and type of any temporary crane to be located on site or on common land and provide detail of how common land will be protected from damage.		
Piling Plan and Approval	Piling plan includes plan for piles under each unit, the location and type of each piling rig, and the plan to mitigate damage or effects on other and adjoining lots. This will be accompanied by a Registered Engineer's <i>Producer Statement – Design</i> (PS1).		
Surveyors set-out certificate	This is to confirm plan set-out; relation of levels to the actual ground levels around site; and compliance with the 'permitted (AUP) height' and 'maximum height including roof projections' as identified in Appendix 1, Table 1 Building Heights.		

APPENDIX 3 Technical Guidance

The following details are to ensure all developments interface in a coordinated way with the public realm including streets, lanes, mews, and also infrastructure and services. They are guidelines not rules. Consistency with these details is to the degree required by the Development Manager and Design Committee and they may be varied at the discretion of those parties. Further details may be added from time to time at the discretion of the Oversight Committee should that be found desirable to assist with design coordination.

A2.1 Site frontage details

Cross-sectional details addressing common interface situations to be inserted.