
the One
IN BLEAKHOUSE

THE PROJECT IS LOCATED AT 215 BLEAKHOUSE ROAD, MELLONS BAY, AUCKLAND.

The site has a total area of approximately 11,831m² and is zoned Single House Zone under the Auckland Unitary Plan. The development is undertaken by The One Bleakhouse Limited and proposes the subdivision of the site into 14 individual residential lots, each accommodating a standalone dwelling. Lot sizes will start from approximately 600m², maintaining a low-density residential character consistent with the surrounding neighbourhood. The development aims to create a cohesive and high-quality residential environment that integrates with the established character of Mellons Bay.

purpose

The master developer, The One Bleakhouse Limited, intends to maintain a high standard of design and development throughout the subdivision to ensure a cohesive and high-quality residential environment. To achieve this, a design approval process will be implemented to guide the architectural design and development of each lot within the subdivision. This process will be supported through covenants placed on the titles of individual lots. This document establishes clear design expectations for the development at 215 Bleakhouse Road, Mellons Bay. The guidelines aim to ensure that future homes contribute positively to the overall character, streetscape, and quality of the neighbourhood. While purchasers retain flexibility and creativity in designing their homes, these guidelines provide a framework that helps protect the overall amenity and value of the development. Particular attention is given to the relationship between private dwellings and the street to promote an attractive, safe, and well-integrated residential community.

context

The site at 215 Bleakhouse Road, Mellons Bay occupies an elevated position within an established coastal residential neighbourhood, characterised by expansive sea views, proximity to beaches and parks, and a strong sense of community. The subdivision introduces a carefully considered pattern of low-density residential lots that build upon the existing character of the area, while enabling a high-quality contemporary residential environment. The surrounding context is defined by its coastal setting, established urban fabric, and access to highly regarded schooling, contributing to a distinctive and desirable place to live. These guidelines play a critical role in ensuring that the built environment responds appropriately to its setting, promoting design outcomes that are cohesive, contextually responsive, and enduring in quality. Emphasis is placed on place-responsive architecture and landscape design, where built form sits comfortably within the coastal environment and contributes positively to both the immediate streetscape and the wider character of Mellons Bay. The design approach seeks to balance individual expression with a consistent and legible neighbourhood identity, ensuring that the development strengthens rather than detracts from the character and amenity of its coastal context.

vision

The vision for this development is to create a high-quality coastal residential community that reflects the character and amenity of Mellons Bay. The design outcome will balance individual architectural expression with a cohesive and well-considered streetscape, where buildings and landscape are carefully integrated to create a refined and enduring residential environment. Architecture should sit comfortably within the coastal landscape, responding to its setting in a manner that is restrained, cohesive, and contextually appropriate. This approach will contribute positively to the surrounding neighbourhood and reinforce the distinctive coastal identity of Mellons Bay.

design REVIEW PROCESS

It is expected that the development of dwellings on each lot will generally comply with the Auckland Unitary Plan and therefore may not require resource consent where the proposal is a permitted activity. However, resource consent may be required where a proposal does not meet the permitted activity standards. Regardless of whether resource consent is required, building consent must be obtained from Auckland Council prior to construction. Approval from Auckland Council through resource consent or building consent does not override the requirements of the design covenant. All proposed developments must also receive design approval from the **Design Review Panel (DRP)**, prior to construction.

Purchasers are encouraged to submit a comprehensive design proposal to the DRP before lodging any resource consent or building consent applications. The DRP will assess proposals against the design criteria outlined in this document. The DRP may include professionals in urban design, architecture, and landscape design,to provide advice and recommendations. To streamline the process and avoid unnecessary delays or costs, it is recommended that at least two stages of design review are undertaken:

CONCEPT DESIGN REVIEW

An initial submission at the sketch or concept design stage to identify any potential issues early and provide guidance before progressing to detailed design.

FINAL DESIGN REVIEW

A final submission of the developed design for formal approval prior to lodging consent applications or commencing construction. Depending on the complexity of the proposal, further iterations may be required to address any matters raised during the review process.

SUBMIT CONCEPT

DETAIL DESIGN

DRP FEE PAID

DRP REVIEW

Resource/ Building consent documentation
& lodgement for council approval

purchaser's DESIGN PROPOSAL

Each purchaser is required to submit a comprehensive design proposal for approval by the master developer prior to commencing the consent process. The design proposal should include, but not be limited to, the following information:

+ **An overall site location plan identifying the position of the lot within the development;**
+ **A detailed site plan, including building footprint, setbacks, access, and outdoor areas;**
+ **Floor plans and building elevations illustrating the architectural design of the dwelling;**
+ **Details of proposed external materials and colour schemes;**
+ **Landscape plans, including hard landscaping and planting proposals.**

The purchaser's design proposal shall also incorporate any revisions required by the relevant consenting authority during the resource consent or building consent process. Plans submitted for the initial design review may be in sketch form, illustrating the conceptual design and overall intent of the development. For final approval, the developed design must be submitted using drawings with clear scales and accurate dimensions. Drawings prepared for resource consent or building consent must not deviate from the approved purchaser's design proposal without prior approval from the master developer.

LEGAL NOTE

While this document outlines certain planning parameters based on the Auckland Unitary Plan, these are provided for informational purposes only and may be subject to change. Purchasers are advised to obtain independent professional advice where necessary. Approval of a design by the master developer and Axial does not replace or guarantee approval from Auckland Council. Any required resource consent and building consent must be obtained independently by the purchaser. The DRP retains the discretion to approve design proposals that vary from these guidelines on a case-by-case basis, where it is considered that the overall intent and quality of the development are maintained.

landscape

FRONT YARD LANDSCAPING

For all lots, front yard landscaping shall comply with the Auckland Unitary Plan requirements, including the provision of a minimum of 50% soft landscaping, comprising lawn, ground cover, trees, and shrub planting. The design of front yards should achieve an appropriate balance between vehicle access, parking, and landscape planting, particularly for lots with narrower frontages. In these cases, planting should be thoughtfully integrated with hard landscaping to soften the overall appearance, including the use of low-level planting, shrubs, and feature planting where space permits. All front yard landscaping should be designed to complement the architecture of the dwelling and contribute to a visually cohesive and high-quality streetscape.

FEATURE PLANTING

Each lot should include at least one feature tree or equivalent structured planting element within the front yard, where space permits. Planting should be selected and arranged to: soften the visual impact of driveways, parking areas, and built form; contribute to the amenity of the streetscape; and reinforce the high-quality residential character of the development.

HARD LANDSCAPING

Hard landscaping, including driveways, paths, and parking areas, should be designed so that it does not dominate the front yard. Where front yard space is limited, hard surfaces should be carefully balanced with planting to ensure that the overall appearance remains landscaped and visually attractive.

LETTER BOX

Letterboxes should be integrated into the overall design of the front yard and dwelling, forming a cohesive part of the streetscape. Where possible, letterboxes should be incorporated into the front fence or landscape design. Freestanding letterboxes may be used, provided they are carefully designed to complement the architecture of the dwelling. The design of letterboxes should reflect the materials, colours, and forms used in the house, ensuring a consistent and well-considered appearance. Standard or off-the-shelf letterboxes that do not relate to the architectural or landscape design of the dwelling are not supported.

ENTRANCE PATHS AND DRIVEWAY

Driveways and entrance paths should be constructed using high-quality hard surface materials, such as permeable paving, exposed aggregate concrete, or coloured concrete finishes. The design of entrance paths should provide a clear and direct connection between the street and the main entry of the dwelling, and should be arranged to minimize potential conflicts with parked vehicles. Hard surfaces within the front yard should be carefully balanced with landscaping to avoid visual dominance. Wherever practicable, hard landscaping should be softened with planting and landscape elements to enhance the overall streetscape quality. Parking areas should be designed to minimize their visual impact when viewed from the street. This may be achieved through the use of planting, fencing, or other integrated design elements

exterior lighting

Exterior lighting should be carefully designed to consider placement, intensity, duration, and colour, ensuring it contributes positively to the overall residential environment. All light fittings should be integrated into the architectural or landscape design of the dwelling. Lighting should be directed and controlled to minimize light spill and avoid unnecessary light pollution. The use of hoods, shields, or other design elements to direct light downward and reduce glare is encouraged.

garden sheds

Storage for garden equipment should be integrated within the main dwelling or garage where practicable and considered as part of the overall architectural and landscape design. Freestanding garden sheds are generally not encouraged, but may be considered where they are bespoke in design and complement the dwelling in terms of location, scale, materials, and colour. Any freestanding structure should be designed to integrate with the overall site and landscape and should not detract from the visual quality of the development.

STREET BOUNDARY FENCING & RETAINING

Fences and retaining walls facing the internal road shall have a maximum height of 1.4 metres. Street boundary fencing should be designed to achieve a balance between privacy, visual openness, and streetscape quality. Fencing is generally expected to incorporate:

+ **a solid base element, such as masonry (e.g. concrete block or brick), and**

+ **visually permeable upper portion, such as metal railing or similar lightweight elements. The upper portion of the fence should maintain a visually open appearance, with a general expectation of approximately 50%permeability, to support passive surveillance and contribute to an open and attractive streetscape. Where retaining is required along the street frontage, retaining walls should be integrated with the fence design and finished in materials that are consistent with the overall architectural and landscape design of the development.**

SIDE & REAR BOUNDARY FENCING

Fences between adjoining lots may be constructed using timber fencing, and should be complemented by planting where possible to soften their visual appearance. The maximum height of side and rear boundary fences shall be 1.8 metres. Where possible, hedging, shrubs, or climbing plants should be incorporated alongside boundary fencing to enhance privacy and contribute to the overall landscape quality.

GENERAL FENCING & RETAINING PRINCIPLES

All fencing and retaining elements should be designed as an integrated part of the overall site and building design. Materials, colours, and detailing should be consistent with the architectural character of the dwelling and contribute to a cohesive and high-quality appearance across the development. Retaining walls should be carefully designed to minimise visual dominance, particularly where visible from the street or neighbouring properties, and should be integrated with planting or landscaping where practicable. The DRP may consider alternative fencing or retaining solutions where it can be demonstrated that the overall design intent and quality of the development are maintained.


ARCHITECTURE
design

GARAGE DOOR & SETBACK

Garage doors must be set back a minimum of 5 metres from the front boundary. This setback ensures sufficient space for vehicles to park in front of the garage without obstructing the street or footpath. Garage doors shall be designed as visually recessive garage doors with cedar timber cladding to integrate seamlessly with the architectural façade. The garage door finish must match the surrounding cladding to minimise visual dominance and maintain a clean and cohesive street frontage.

EXTERNAL WALL MATERIALS

The selection of exterior wall materials should contribute to a high-quality and contemporary architectural character appropriate for the Mellons Bay coastal environment. Cladding materials should be durable, well-detailed, and visually refined to ensure buildings age well and integrate positively with the surrounding residential context. A range of exterior cladding materials may be used, including but not limited to:

+ **Long-format brick**
+ **Cedar timber cladding (vertical or horizontal)**
+ **Pre-finished metal cladding systems**
+ **Fibre cement panel systems with expressed joints**
+ **Architectural or lightweight concrete panels**
+ **Metal tray or standing seam cladding**

A combination of materials is encouraged where it contributes to architectural articulation and visual depth, provided the overall composition remains cohesive and well balanced. Low-quality or visually dominant materials that detract from the architectural standard of the development should be avoided. In particular, low-grade weatherboard systems should not be used on street-facing elevations. All cladding materials should be selected and detailed to achieve a refined, durable, and consistent architectural outcome across the development. The DRP reserves the right to review and approve alternative materials where the overall design quality is maintained.

ROOF FORM

Roof forms shall generally be parapet roofs or membrane flat roofs to maintain a consistent contemporary architectural character across the development. Roof designs should be simple and well-proportioned, avoiding overly complex roof forms that detract from the overall architectural coherence of the development. Gable roofs are not encouraged and may only be considered where they form an integral part of a high-quality architectural design approved by the master developer.

ROOF MATERIAL

Roofing materials should be durable, refined, and visually recessive, complementing the architectural character of the dwelling and the coastal setting of Mellons Bay. Suitable roofing materials may include:

+ **Standing seam or tray metal roofing**
+ **Pre-finished metal roofing systems**
+ **Zinc, aluminium, or similar architectural metal roofing**
+ **Membrane roofing systems for flat roofs**

Roof colours should generally be dark, recessive tones, such as greys, charcoals, or muted natural colours to minimise visual prominence. Highly reflective roofing materials should be avoided.

ROOF DETAILS

Roof detailing should be carefully considered to maintain a clean and contemporary architectural appearance.

+ **Roof penetrations such as vents, flues, antennas, or satellite dishes should be discreetly positioned and visually minimised.**
+ **Roofing accessories, including flashings and rainwater goods, should be finished in colours that complement the roof and wall materials.**
+ **Roof services or equipment should be concealed from public view where possible.**

balcony design

Balconies should be carefully integrated into the overall architectural design to achieve a clean and refined appearance, particularly on elevations visible from the street. Balconies shall incorporate concealed (hidden) gutter systems. Exposed or externally mounted gutters are not permitted on street-facing elevations. Balustrades are encouraged to be transparent or visually lightweight, such as frameless glass, to maintain visual openness and minimise obstruction of views. Heavier or visually dominant balustrade systems should be avoided.

window shroud

Window shrouds should contribute to a refined and lightweight architectural expression and should not appear overly bulky or visually dominant on the façade. 50mm thick aluminium window shrouds are not permitted within the development. Where window shrouds are used, they must be constructed from aluminium plate with a thickness between 6mm and 9mm to maintain a slim and contemporary appearance. The design of window shrouds should integrate carefully with the overall façade composition and complement the architectural language of the dwelling.

statutory
REQUIREMENTS

Auckland unitary plan

(OPERATIVE IN PART)

The Auckland Unitary Plan (Operative in Part) (AUP) is Auckland Council's statutory planning document for managing land use and development within Auckland. The provisions of the AUP apply to the development at 215 Bleakhouse Road, Mellons Bay. The standards outlined in the table below are provided for general guidance only, summarising the key bulk and location requirements applicable to the site. Purchasers are encouraged to refer directly to the Auckland Unitary Plan available on the Auckland Council website, as planning provisions may change over time and additional rules may apply. The master developer has also introduced additional design requirements within this document to ensure a higher level of amenity and a cohesive residential environment. These requirements apply in addition to, and do not replace, the relevant provisions of the AUP. Approved Development Capacity. As outlined in the Sale and Purchase Agreement (SPA), the developer will obtain a resource consent (RC) for Lots 4–11 to enable the construction of dwellings with a maximum floor area of up to 400m², including a 5% tolerance buffer. This provision provides greater certainty for future purchasers regarding the development potential of these lots, subject to compliance with the relevant consent conditions and the Auckland Unitary Plan. While the DRP may approve a design proposal under these guidelines, such approval does not guarantee approval by Auckland Council, and all required statutory approvals must still be

LEGAL NOTE

Control	Standard
Maximum Building Height	8 metres + 1m where the entire roof slopes 15 degrees or more for 50% of the roof elevation
Height in Relation to Boundary	2.5m + 45° recession plane – except where adjacent to the Open Space Reserve at 20R Burford Place, Mellons Bay.
Maximum Site Coverage	35% of net site area
Minimum Front Yard	3 metres (Lot 1 and 14 only)
Minimum Side Yard	1 metres (Lot 1 and 14 only)
Minimum Rear Yard	1 metres (Lot 1 and 14 only)
Maximum Impervious Area	60% of net site area
Minimum Landscaped Area	40% of net site area50% of the front yard (Lots 1 and 14 only).
Front, side and rear fences and walls	Fences or walls or a combination of the two are not to exceed: Within the front yard, either; a) 1.4m in height, or b) 1.8m in height for no more than 50% of the site frontage and 1.4m for the remainder; or c) 1.8m in height if the fence is at least 50% visually open as viewed perpendicular to the front boundary. Within the side, rear, coastal protection, lakeside or riparian yards: 2m.

Note: The standards above are provided as a summary of key bulk and location controls typically applicable under the Auckland Unitary Plan – Single House Zone. Purchasers should refer directly to the Auckland Unitary Plan on the Auckland Council website for the full and current provisions, as these may be subject to change.

Please submit this application form together with all required drawings and supporting documents to the master developer for review. Incomplete submissions or submissions that do not meet the requirements outlined in this document may be returned for further information.Submission Type(Please select one)

- ☐ **Concept Design**
- ☐ **Design Approval**

applicant details

Full Name(s) of Owner(s):

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Lot Number:

_____

Email Contact:

_____

Architect / Designer:

_____

Landscape Designer (if applicable):

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Contact details:

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THE ONE PROPERTY GROUP