TILBURY

PUKEKOHE HILL

Development Guide

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Development Vision

Set on the elevated northern slopes of Pukekohe Hill, this development has been carefully designed to create a refined residential neighbourhood that captures sunlight, outlook and a strong connection to the surrounding landscape.

The vision is to establish a community of well-designed homes that reflect both the rural heritage and the evolving character of Pukekohe. Wide streets, thoughtful landscaping and considered architectural design will ensure the neighbourhood matures into a place of lasting value and pride for residents.

Each home will contribute to a cohesive streetscape while allowing individual architectural expression. Simple forms, natural materials and high-quality landscaping will create a development that feels timeless, enduring and distinctly connected to its environment.

The Design Guidelines and Covenants contained within this document ensure that the quality of the neighbourhood is maintained for all residents and that every home contributes positively to the overall character of the development.

McCONNELL PROPERTY

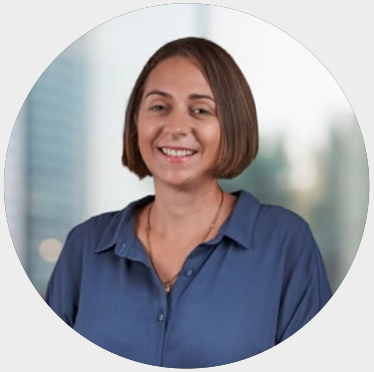
About the Developer

McConnell Property is a New Zealand owned and operated development company focused on creating high-quality residential communities.

With a commitment to thoughtful urban design, sustainable development and strong architectural outcomes, McConnell Property works closely with planners, architects and builders to deliver neighbourhoods that enhance their surroundings and provide long-term value for homeowners.

The company is a founding member of the **New Zealand Urban Design Protocol**, demonstrating a commitment to creating places that are environmentally responsible, socially connected and economically successful.

tilbury@mpl.co.nz



Kate Guy
Senior Development Manager



Nick Mitchell
Development Manager



Aimee Cornish
Development Manager

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Masterplan Overview

This development has been carefully master-planned to maximise sun, views and privacy while maintaining a cohesive neighbourhood character.

Key masterplan principles include:

- Elevated sites capturing outlook across Pukekohe
- Street design to encourage pedestrian movement and community interaction
- Landscaping that reinforces the rural character of the area
- Architectural controls to maintain a high quality streetscape
- Sections positioned to maximise sunlight and outdoor living

The result will be a neighbourhood of enduring quality where each home contributes positively to the overall environment.



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Understanding Your Section

Site Orientation

Most sections within the development benefit from north-facing orientation, allowing homes to maximise sunlight throughout the day. Buyers are encouraged to position their main living areas and outdoor spaces to capture the northern aspect.



Views

The elevated position of the development allows many homes to enjoy outlook across Pukekohe township and surrounding rural landscapes. Building design should consider view corridors while respecting neighbouring properties.

Wind Protection

The site is naturally sheltered from prevailing south-westerly winds, making outdoor living areas particularly comfortable when positioned toward the north and east.

Topography

The land generally slopes gently to the north, allowing homes to capture sun and outlook while minimising overshadowing between neighbouring properties. Builders are encouraged to design homes that respond naturally to the landform.

Acknowledgement of Statutory Provisions

All development must comply with the relevant provisions of the Auckland Unitary Plan, including the Pukekohe Hill Precinct, and any applicable resource consent conditions. These Design Guidelines are intended to supplement, not override, statutory requirements.

Building Size

Minimum dwelling size:
180m² including garage

This minimum floor area helps maintain a consistent scale and quality of homes across the neighbourhood.

Colours

Exterior colours should be drawn from natural, muted and earthy tones that complement the surrounding landscape.

Avoid:

- Bright colours
- Highly reflective finishes
- Large areas of pure white or very light colours
- Large areas of pure white or very light colours Large areas of pure white or very light colours. Large white areas may be acceptable where the facade is well articulated through the use of weatherboard texture, joinery and detailing that break up the elevation.



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Architectural Character

The architectural style of the development draws inspiration from modern rural architecture, common to the wider Franklin area, where contemporary homes reinterpret traditional rural building forms such as barns, sheds and farmhouses.

Homes should reflect:

- Simplicity of form
- Natural materials
- Strong connection to landscape
- Contemporary interpretation of rural buildings

Designs should generally be composed of simple, well-proportioned rectangular forms with gabled or monopitch roofs. Larger homes should be articulated into smaller building elements where possible to reduce visual bulk and create buildings that sit comfortably within the landscape.

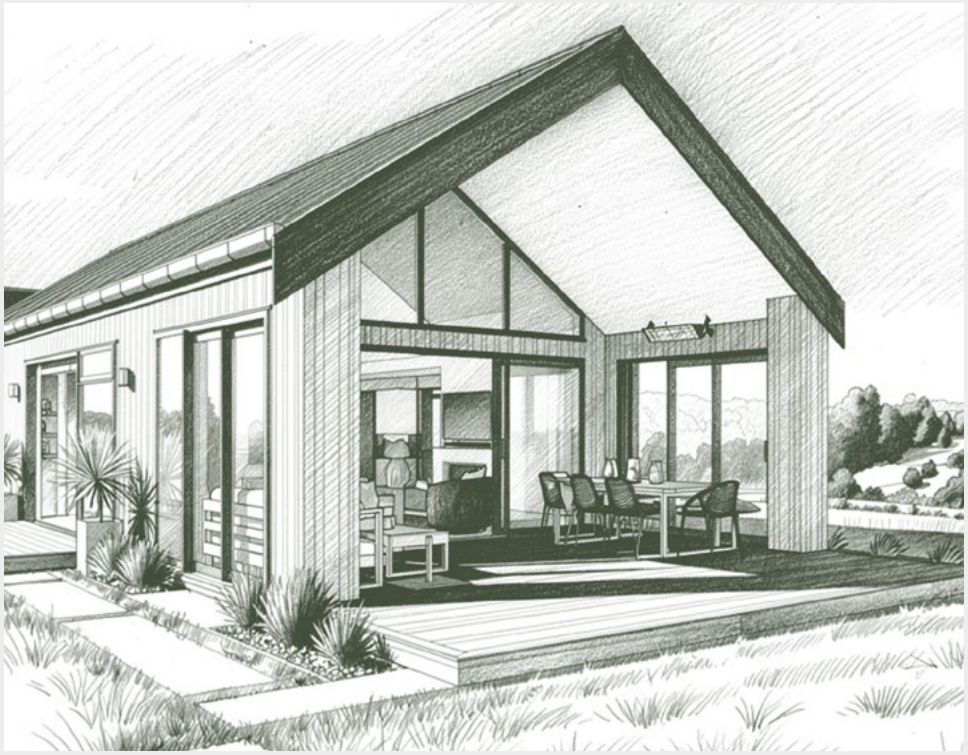
Architectural expression should favour simple, well-proportioned building forms rather than highly complex or heavily articulated house designs.

Homes are encouraged to incorporate architectural elements such as verandahs, covered outdoor spaces or sheltered terraces that strengthen the relationship between the home and the surrounding landscape.

Villas and other character styles are acceptable where they are well-proportioned and executed in a contemporary and considered manner.

This approach creates visual consistency across the neighbourhood while still allowing architectural individuality.

While these principles establish a consistent architectural direction for the development, individual home designs are encouraged to express architectural creativity within this framework. It is also important that homes are individualised so that they are distinct within the development.



Built Form

Buildings should generally consist of simple, well-proportioned geometric forms that reflect the modern rural architectural character of the development.

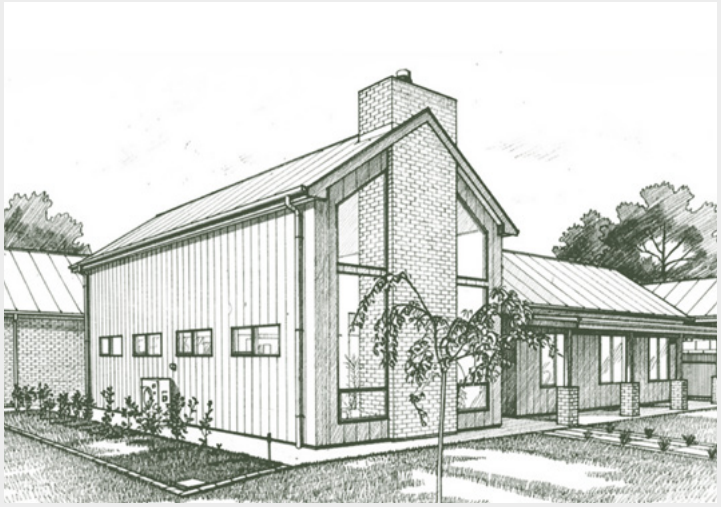
Homes should avoid overly complex or heavily articulated building forms that create visual clutter when viewed from the street.

Where larger homes are proposed, building mass should be broken into smaller elements through the use of stepping, secondary forms or changes in roofline to reduce perceived building bulk.

Buildings should be positioned to positively address the street with clearly identifiable front entrances and habitable room windows oriented toward the street. Building façades facing the street should incorporate windows and architectural detailing to avoid blank walls.

Homes on corner sites should present a well-designed façade to both street frontages.





Roof Form

Roof forms should reinforce the simple, modern rural architectural character of the development.

Approved roof forms include:

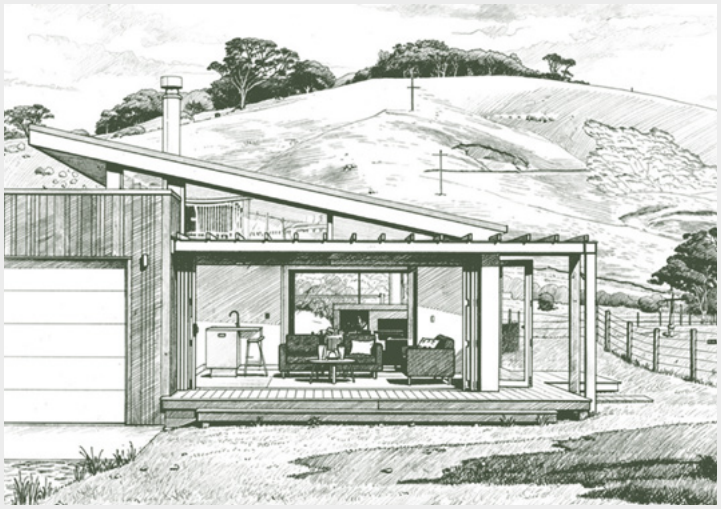
- Gable roofs
- Monopitch roofs

Roof pitch must be between 25° and 45°

Roof forms should generally be expressed as a small number of simple roof planes rather than multiple complex roof forms.

Solar panels are permitted and encouraged where integrated into the roof design. Panels should align with the roof form and be positioned to minimise visual prominence when viewed from the street. Panels should not be mounted in a manner that appears visually dominant or inconsistent with the overall roof composition.





Garages

Garages should be integrated into the overall building design and should not dominate the street frontage.

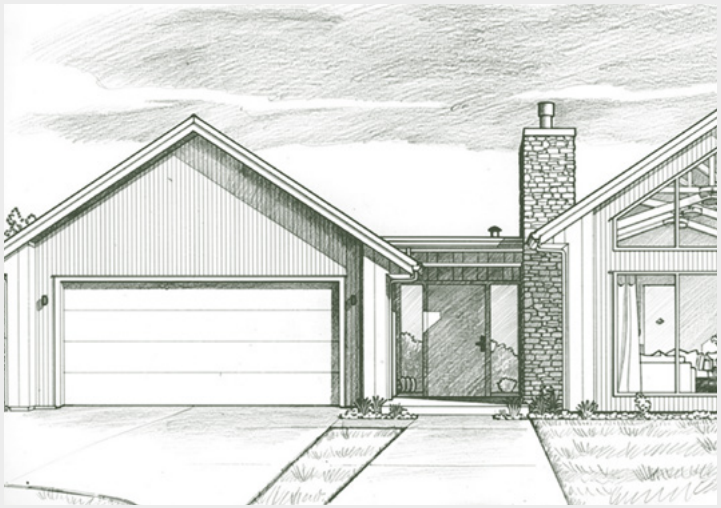
Where possible:

- Garages should be recessed behind the primary front building line of the dwelling
- Double garages preferred over multiple single doors
- Garage doors should complement the home architectural design, materials and colours of the home.

Corner site garages should be positioned to minimise their visual dominance when viewed from both streets.

Where double garages are provided, the garage width should remain visually secondary to the main dwelling façade.



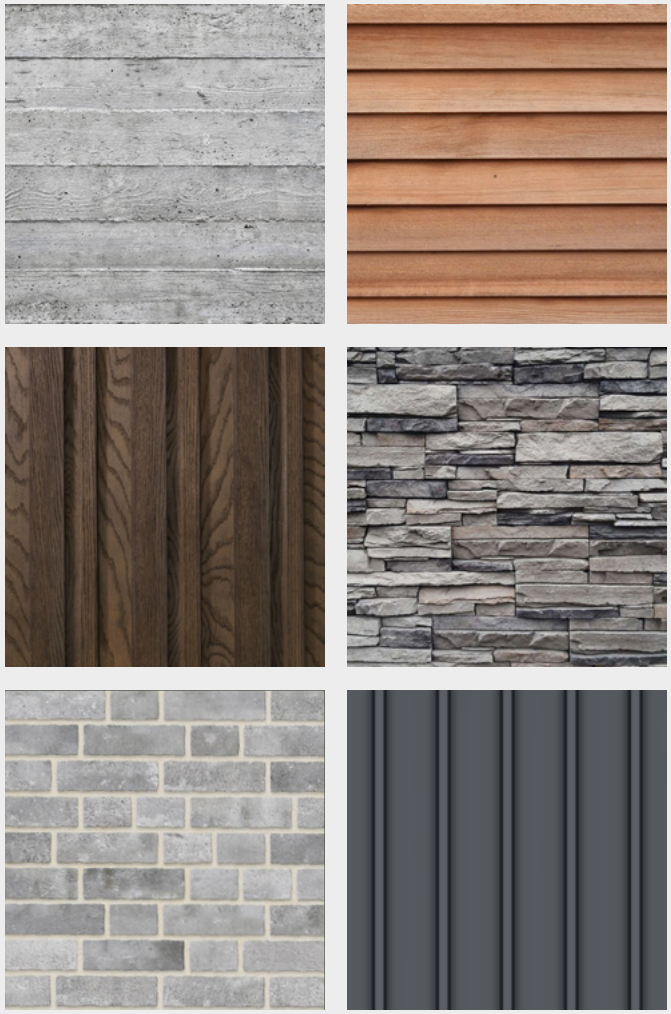


External Materials

The exterior wall materials should generally be limited to two primary materials to maintain a simple and cohesive architectural appearance.

Acceptable wall cladding materials include:

- Natural stone
- High-quality brick masonry with a consistent colour and finish. Low-grade, highly variegated or artificial-looking brick products should be avoided.
- Metal cladding such as Colorsteel or tray-profile steel (generally used as a secondary or accent material)
- Board-formed concrete
- Timber board and batten
- Timber weatherboard or high-quality weatherboard-style cladding



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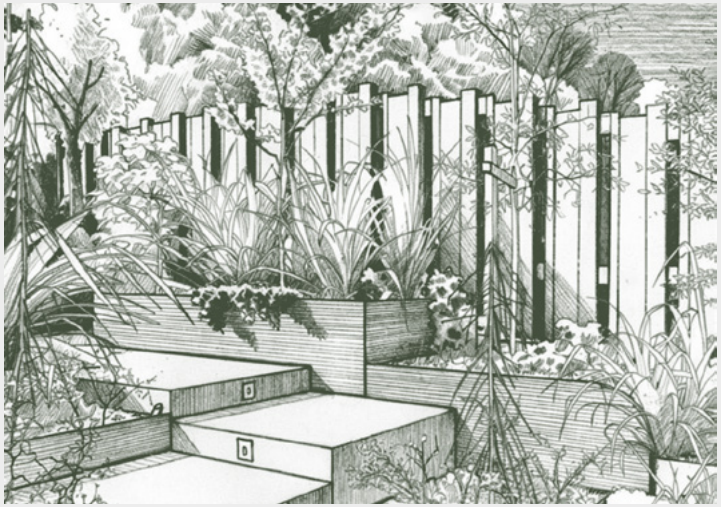
Landscaping Guidelines

Landscaping plays an important role in creating a cohesive streetscape and reinforcing the natural character of the development. All homes must complete landscaping within **6 months of construction completion.**

Planting should generally reflect the rural edge character of the area and favour simple, structured planting arrangements rather than highly ornamental garden styles.

All planting should be designed and located so as not to unreasonably impede the visual amenity or solar access of neighbouring properties, except where agreement has been reached with the adjoining landowner.

Stormwater detention tanks are required on each lot in accordance with relevant resource consent conditions. Tanks should be located underground wherever practicable. Where above-ground tanks are proposed, they must not be located within front yards and must not be visible from the street or public open space, and should be appropriately screened and integrated within the site layout and landscaping to minimise visual prominence.





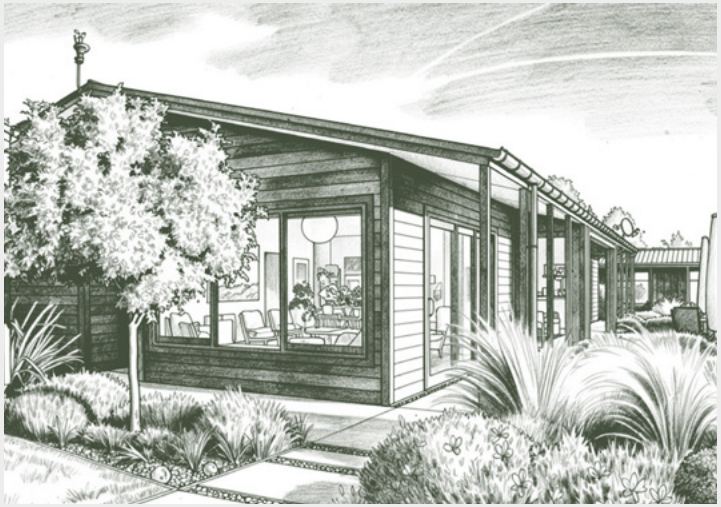
Front Yard

Front yards should be landscaped to contribute positively to the overall streetscape.

Front yards should generally include:

- Lawn
- Planting beds
- Low shrubs and/or trees

Front yards should include at least one small tree or specimen planting where space allows to provide visual interest and soften the streetscape.
Front yards must be maintained in a tidy and well-presented condition.



Planting Style

Planting should generally reflect the rural edge and semi-rural character of the surrounding Franklin landscape. Planting palettes should favour simple, robust species and informal groupings rather than highly ornamental garden styles.

Recommended planting types include:

- Native grasses and structured groundcovers
- Manuka and other hardy native shrubs
- Olive trees and other small specimen trees
- Low hedging and structured planting beds
- Feature native trees suitable for residential gardens

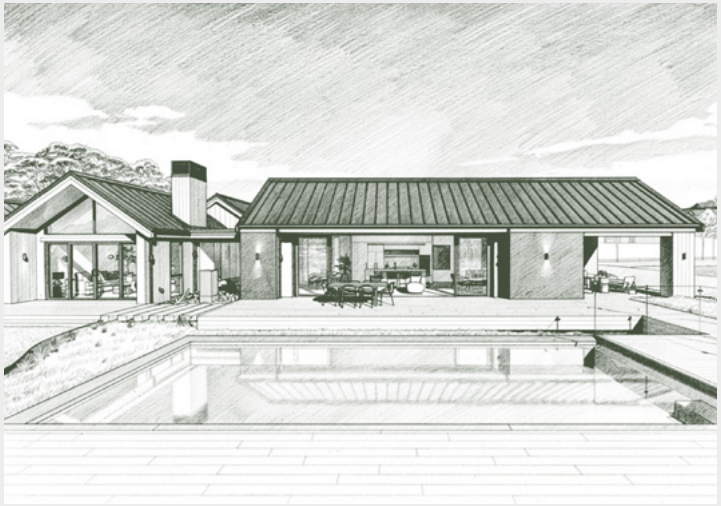


Swimming Pools

Swimming pools are permitted, subject to compliance with all relevant council safety requirements.

Pools should be located to the rear of the dwelling where practicable. Pools located within front yards are discouraged and must be appropriately screened to maintain the visual amenity of the streetscape.

Pool fencing should be integrated with the overall landscape design and minimise visual prominence when viewed from the street or public open space.





Retaining Walls

Retaining walls should be designed to minimise visual prominence and integrate with the overall site and landscape design.

Where practicable, retaining should be avoided through the use of stepped building platforms and contour-responsive design.

Retaining walls visible from the street or public open space should be low in height, visually recessive in appearance, and integrated with planting where practicable.

Large or continuous retaining walls should be avoided. Where required, they should be broken into smaller sections.

Acceptable materials include timber, stone, or textured concrete in a natural or dark, recessive finish.





Boundary Treatments

Front yard fencing should remain low and visually permeable to support passive surveillance and maintain an open streetscape character.

Low hedging or planting may be incorporated behind front fences to provide additional privacy, provided it does not compromise the open and visually permeable streetscape character.

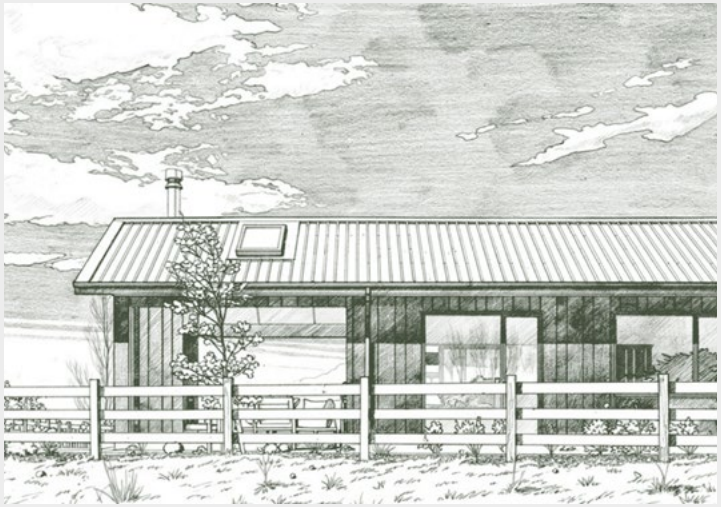
Front yard fencing: **Maximum height 1.2m**
Rear yard fencing: **Maximum height 1.8m**

Approved materials:
- Timber fencing – black or dark stained
- Black aluminium fencing
- Post and rail fencing

Front yard fencing should be visually permeable (e.g. post and rail or aluminium) rather than solid boundary fencing.

Large solid gates or highly ornamental fencing within the front yard are discouraged.

Fencing and boundary treatments must folow guidelines regardless of the architectural style of the home, including vila or character homes, to maintain a consistent streetscape. Period-style or ornamental fencing is not permitted.





Driveways and Parking

Driveways should be designed as an integrated part of the overall site layout and should minimise the visual dominance of paved surfaces within the front yard.

Preferred driveway materials include:

- Exposed aggregate concrete
- Dark or charcoal concrete

Driveways should generally be kept as narrow as practicable and positioned to work with the garage location and overall house design.

Vehicles must be parked:

- On driveways
- In garages

Permanent parking on the road reserve is not permitted.





Design Approval Process

All homes must receive design approval prior to building consent.

Step 1 – Concept Design Submission

- Site plan
- Floor plans
- Elevations
- Material palette
- Landscape plan
- Optional perspective or render (where available)

Step 2 – Design Review

The development design review team assesses compliance with guidelines.

Step 3 – Design Approval

Once approved, plans may proceed to council building consent.

Step 4 – Construction

Construction must follow the approved design.

Step 5 – Completion

Landscaping must be completed within 6 months.

Email **tilbury@mpl.co.nz** to request or download a form at **tilbury.nz**



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This ensures the neighbourhood develops cohesively.

Covenants Summary

The covenants are registered on the title of each property.
The covenants apply permanently to all lots within the development.

They exist to protect:

- Property values
- Streetscape quality
- Neighbourhood appearance

Purchasing and Settlement

Securing your section at Tilbury is designed to be clear, structured, and buyer-friendly, while ensuring you can confidently progress your plans.

1. Heads of Agreement

- Secure your preferred section for 5 working days
- $5,000 deposit confirms your interest

2. Sale & Purchase Agreement

- Sign the formal agreement
- Pay the balance of the deposit
- Complete due diligence and legal review

3. Going Unconditional

- All conditions satisfied
- Your purchase is now confirmed

4. Settlement (Title Issued)

- Title is issued for your section
- Balance of purchase price paid
- Ownership transfers to you

5. Design & Build

- Design your home in line with guidelines
- Submit for approval
- Begin construction of your new home

Frequently Asked Questions

Purchasing

1. When will titles issue?
Titles are expected to issue once civil construction and final council approvals are completed. The current estimate is Spring 2027. Buyers will be kept updated throughout the development process.

2. What deposit is required?
A 10% deposit of the purchase price is typically payable upon signing the Sale and Purchase Agreement. The deposit is held in the stakeholder's trust account until settlement.

3. Can I purchase before titles are issued?
Yes. Sections are available to purchase off-plan prior to title issue. Settlement will occur once the title for your section is issued.
Building

4. Can I use my own builder?
Yes. Buyers are welcome to use their preferred builder, architect or designer, provided the home design complies with the Tilbury Design Guidelines.

5. Are house and land packages available?
Yes. Several preferred builder partners will offer house and land packages designed specifically for Tilbury. These provide a convenient option for buyers seeking a complete home solution.

6. What is the minimum house size?
Homes must have a minimum floor area of 180m^2, including the garage. This ensures a consistent quality and scale of homes throughout the neighbourhood.

7. How long do I have to start building?
Construction must typically commence within 12 months of settlement. This ensures the development progresses in a timely and coordinated way.

8. How long do I have to complete construction?
Once construction has commenced, homes should generally be completed within 24 months, subject to standard building timelines.

9. Do I need design approval before building consent?
Yes. All homes must receive design approval from the Tilbury Design Review Panel before lodging a building consent application with Auckland Council .

10. How long does design approval take?
Once a complete design submission has been received, approvals are typically processed within approximately 10 working days.

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Development

11. How many sections are in the development?
Tilbury is a boutique hill neighbourhood comprising approximately 37 residential sections, carefully planned to create a cohesive and high-quality community.

12. Will there be further stages?
Tilbury is being developed in staged releases, allowing the neighbourhood to grow progressively while maintaining strong demand and design consistency.

Utilities

13. Is fibre internet available?
Yes. High-speed fibre internet infrastructure will be available, allowing residents to connect to modern broadband services.

14. Where are service connections located?
Each section will have utility connection points located at the boundary, including power, water, wastewater and telecommunications where available. These will be detailed in the site service plans.

Covenants

15. Why are covenants in place?
Covenants help maintain a high standard of design and presentation throughout the neighbourhood. They protect the character of the development and support long-term property values for all residents.

16. Who enforces the covenants?
The covenants are registered on each property title and are administered by the developer (or nominated representative) during the development phase.

Landscaping

17. When must landscaping be completed?
Landscaping must generally be completed within six months of construction completion, helping ensure the neighbourhood quickly establishes a well-presented streetscape.

18. What trees are recommended?
The landscaping guidelines recommend low-maintenance trees and planting suited to the local environment, including a mix of native species and structured planting to enhance the overall neighbourhood character.

Living in the Community

19. Can I park a boat or caravan?
Boats, caravans and trailers must be parked on the formed driveway or parking pad within the Lot. They must not overhang or protrude into any neighbouring lot, road, berm, reserve or access way. Where practicable, they should be screened from the street by fencing or landscaping.

20. Can I operate a home business?
Home offices and small businesses may operate from the home provided they do not create nuisance, increased traffic or signage that affects the residential character of the neighbourhood.

22. Can I install solar panels?

Yes. Solar panels are permitted and encouraged where possible, provided they are integrated into the roof design and positioned to minimise visual impact from the street.

23. Are swimming pools allowed?

Yes. Swimming pools and spa pools are permitted, subject to standard council safety requirements and compliance with the Tilbury design guidelines.

24. What types of homes are expected in Tilbury?

Tilbury is intended for well-designed, contemporary homes that respond to the landscape and take advantage of the elevated setting. The design guidelines encourage simple architectural forms, quality materials and thoughtful landscaping to create a cohesive and attractive streetscape.

25. Will the neighbourhood have a consistent look and feel?

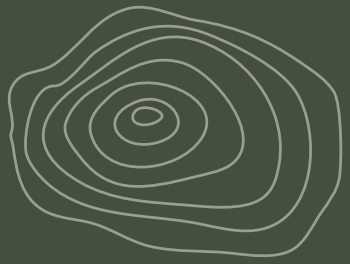
Yes. The Tilbury Design Guidelines ensure homes maintain a consistent level of quality while still allowing owners to express individual design preferences. This approach helps create a neighbourhood that feels cohesive and visually appealing as it develops.

26. Can I secure a section now and build later?

Yes. Buyers can secure a section now and work with their builder or designer to plan their home ahead of construction. This allows time to carefully design a home that takes full advantage of the site and the surrounding outlook.

Need More Information?

For further details about Tilbury, section availability, or design guidelines, please contact the sales team or register your interest through the Tilbury website.



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