



HERITAGE
~ HOMES ~



Smart Solutions

The Heritage Homes Guide to Complex Sites



Let Your Heritage Start With Us!

Explore the Possibilities

Comprehensive Solutions for Complex Sites



New Character Homes



Restorations / Reno's



Knock Down Rebuilds



Sloped or Tricky Sites



Heritage Zoning



Subdivision / Infill

Character Style, Low Stress?

Not Problem! We'll Take Care of It!



Heritage Homes are specialists in creating character filled homes, built using the most sophisticated technical and modern components that today's homes demand.

So when our clients have specialist needs, like subdividing their section to build one or more new homes, Heritage Zoning, Tricky Site Conditions and more, it makes sense that we work with other specialist teams!

By engaging with us right from the start, we'll lead the processes with our specialist planner, architect & engineers. This ensures your vision for your property is realised and your journey through this process is **as simple as counting to 10.**

*Designed for the Future,
Inspired by the Past.*

Our Process:

Let's Get Clear About Your Goals!

- 1.** **Let's Talk:** We'll meet together and talk through your intentions and ideas for your site, discussing any steps you have already taken. We'll listen to your ideas and ask questions to help us get clear about what you would like to create.
- 2.** **Proposal:** With your ideas in mind, we'll do our homework to ensure that what you want to achieve will meet Council regulations for your zone and area. We'll collate this into a detailed proposal with subdivision feasibility information & a build recommendation for your review. You will be able provide this to your lender for their feedback too.
- 3.** **Get Engaged:** With your approval of the proposal and planning deposit, we will formally engage to move this project forward with our specialist team, including the architect, planner, surveyors & other professional services.



Next Steps:

Let's Get The Specialists Working Together!

4.

Site Specific Reports/Plans: We need some specialised information about the site to confirm how best to position new boundaries and new buildings. Most commonly these are Topo/Cadastral, Geotech and Drainage and occasionally require other reports such as structural, flood, fire or arborist

5.

Architect: Next, it's time to plans what the home(s) will look like and how they'll be positioned on site. The Architect will prepare site plan & schemes plans for new home(s). They don't have to be overly detailed at this point, but should be close enough to what you want to build, so that only minor changes would be needed later when we prepare and submit for building consents.

6.

Planner: If Needed, Our planner will undertake a formal feasibility assessment and collate the information from other specialists. It is the planners role to prepare the submission for Council Consenting. They'll make sure everything prescribed is within council's regulations.



Next Steps:

Let's Get Council Sorted!

- 7.** **Final Selections & Contract:** You'll meet with our Kitchen & Interior Designers to select specific colours and products for your home. Then Our Quantity Surveyor will prepare a pricing proposal based on your concepts and unique specifications. We'll present this to you with all the details of what it includes and options you might want to consider. Once approved, we'll prepare and sign your MasterBuilder Contract together.
- 8.** **Lodgement & Approval:** We lodge the council consent application and plan site works. We will liaise with the Council on your behalf. Approval is ultimately councils decision. They will ask questions and may request for tweaks and changes. There will be a series of Fees for things like Development Contributions, Water Meters, Growth Charges, Services etc. We will outline each of these in our proposal to you. We aim for 'No Surprises'.
- 9.** **Site works:** One Approved, we coordinate drainage (stormwater & wastewater), set up of services to boundary (water, power, gas) and access to the site. We will complete site specific works (retaining walls, removal of vegetation or existing structures, earthworks, or relocation of an existing home) and Peg out the site & home.



Next Steps: Let's Build your Home!

Construction Time: Once Building Consent is Approved, we'll begin construction on the new home(s).

10.

During this phase, you'll love seeing your plans come to life! We use online tools & regular meetings onsite to keep you up to date with progress the whole way through.

You can rest easy knowing our team are Licensed Building Practitioners & MasterBuilders. This means your new home is covered for 10 years by the best guarantees in the industry!



We're Create Real Solutions for Our Clients & Their Vision!

The Cameron's Story



Meet the Camerons!

John & Sue have a life long love of Character homes. From performing arts backgrounds, they love the dramatic look and feel of the homes, the intriguing stories that come with them, the treasures you find when you re-do them as well as the *je ne sais quoi* they bring to an area!

We met this inspirational couple as they embarked on an investment (ad)venture. They had fallen in love with and purchased a property around the corner from their beloved character villa family home. But this project came with some challenges they weren't sure how to tackle.

These included:

- A Heritage Zoned Site
- An existing villa at the front of the property that needed 'love or a wrecking ball' and council couldn't agree which option to approve.
- A subdivision to enable a second dwelling to be built at the back of the property that met the Special Character Heritage Zoning Requirements.
- A steep, narrow site at the back of the property
- Limited access available for the site due to the slope of the site & street
- They were working overseas 50% of the time!

How did Heritage Homes Work With This Client?

The Cameron's Story, Continued



How did Heritage Homes Work With This Client?

The Cameron's Story, Continued

We turned Challenging into Charming!:

1. We worked with a specialist Planner for Heritage Zoned areas
2. Through Guidance of the Planner & Heritage Teams, a removal & replacement of the front home was agreed to and undertaken
3. A subdivision was applied for to enable a second dwelling to be built at the back of the property to be sold at a later date - We designed the home to pay homage to an old church that had once been on the street, taking specific note of its steep pitched roof, arched entry & high gable window
4. The Home in the newly subdivided part of the property was designed to make the most of the platform available & accommodate the narrow section. It features a small footprint on the ground level - under 95m² - although inside it feels HUGE!
5. We built up the ground levels that needed it, and formed retaining walls to create off street parking on a lower level, maximising useable space
6. We managed the project from start to finish and used online tools to communicate & decision make - streamlining the process for the clients whether here in NZ or abroad



The Cameron's Story, Continued

See Their Plan & Selections



 3
  2+
  2
  1

Total Floor Area: 167.78m²

Special Features:

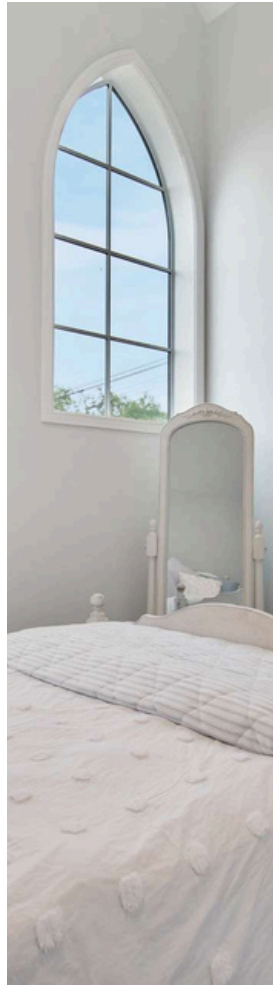
- Custom made Kitchen & Walk-in-Pantry
- Ensuite with Walk In Wardrobe
- Separate Laundry Area
- French Panelling in Bathrooms
- Sunny Ground Floor Deck

- Coloursteel Roofing - Corrugate - Ironsand
- Fairview AL35 Double Glazed Joinery with colonial bars
- Timber Weatherboards: Resene Spindle & Trim in Resene White
- Craftbuilt Finials



- Tile Depot Tiles - Marmi Bianchi
- Burlington Admiral Bath & Kensington Tapware
- Eden Lighting - Aiden
- 1/2 Height Hardie-Groove with SPT D8 dado
- Resene Alabaster & Resene Black Haze

- Trendstone White Pearl Counter top
- Dezigmatek Cabinetry in Satin White
- Smeg Appliances
- 140mm Colonial Skirting with 90mm Colonial architraves
- Woodlands Lifestyle Laminate Flooring: White Oak



FAQ:

Let's Get Your Questions Answered!

1. How do I know what I can do on my section?

In short, a review of your section, in conjunction with the council unitary plan will tell us what is possible within the rules, and what you may need to ask additional permission for.

2. Whats the difference between site assessment vs planners feasibility study?

A site assessment is looking at readily available information from council about the rules and regulations for your zone, as well as suggesting possibilities based on our site visit. The planners Feasibility Study is a in-depth look into these items and more! This is document demonstrates to council that what you are proposing complies with the rules, or with their permission, if it is outside the rules.

3. What will my Planning Deposit include?

This includes the feasibility study, scheme plans for how we position the new subsections on your the site, designs for the new homes and services that will be required to make it happen. We will engage other specialists as needed too. Resource Consent and other council fees will be quoted on a job by job basis

4. Will we need to deal with council?

Our specialist team will handle all the correspondence and submissions with council, taking the stress out of what can otherwise be a daunting task!

5. When will we know what our building costs are?

We'll work with you right from the outset to ensure the plans we create and our recommendations meet your budget expectations. Once you confirm you are happy with the scheme plan for each new dwelling and the site, we'll prepare a quotation. This will give you a full break down of all products and specifications to be included.

6. What is the difference between a Resource Consent & Building Consent?

A resource consent covers things that may affect the environment and people - like adding another dwelling to your property. A building consent is more specific to actual construction details and building regulations of the new Dwelling. You'll most likely need both for your project.

7. What is an LBP & Why should we use one?

The LBP (Licensed Building Practitioners) scheme is one of the changes in the Building Act 2004 to encourage better building design and construction. It ensures your builder is legally qualified to carry out restricted building work ,like building a new home!

8. What kind of guarantees & warrantees can you offer us?

In addition to the 10 Year Warranty all LBP's offer, our team are Master Builders, and your new home will come complete with a 10 year Master Builder Guarantee

Next Step:
Let's Chat!



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