

Thank you for choosing to build your new home at Te Kōrure. As part of the building process, each house design at Te Kōrure will need to be approved by Ngāi Tahu Property prior to plans being submitted to Selwyn District Council for building consent. To assist with this process, the following Design Guidelines have been developed.

THE PURPOSE

The purpose of these Guidelines is to help owners and their designers through the house plan approval process and to encourage good design practice. This is important for the overall urban design at Te Kōrure and will help protect and enhance the value of your home investment.

Please take the time to read the following guide and if you, your designer, or your builder require advice or clarification before submitting plans for approval, please do not hesitate to contact our Sales Manager, Dene Maddren on 021 622 749.

Once complete, the Plan Approval Application documents must be submitted to Dene Maddren at dene.maddren@ngaitahu.iwi.nz

THE PROCESS

Once you have read the Guidelines and gathered your thoughts about the design of your home, you can have your plans approved by:

1. Following the Design Guidelines and demonstrating a high level of compliance with the 'Objectives' and 'Specific Requirements', or
2. Requesting that your house be assessed on the basis of an alternative design, which complies with the 'Objectives' of the Guidelines, but not necessarily all the 'Specific Requirements'. This option allows greater flexibility of building forms and materials.

When you are ready to proceed complete the attached Plan Approval Application form and return it with your house plans, exterior colours and landscape plans.

Please note: these Guidelines do not in any way replace or compete with the requirements of the Local Authority planning or building consent rules and regulations. The responsibility for compliance and approval with these rules must be considered independently by the designer or owner.

THE GUIDELINES

YOUR HOME

SITING

Objectives

Your home should be designed specifically for your section. It should take into account prevailing winds, sun, outdoor living spaces, vehicle access onto site and neighbouring dwellings.

Specific Requirements

- Consider locating living areas so that at least one living room is capable of receiving plenty of sunshine into that space, even on the shortest day of the year.
- Appropriately sized and proportioned outdoor living area shall be directly outside this living room.
- Provide for suitable vehicle access to the garage without compromising the outdoor living areas and gardens at the front of your home.
- Corner sections require very careful consideration due to their additional profile.

BUILDING SIZE

Objectives

It is important that the completed homes at Te Kōrure are of an appropriate size for the sections on which they are to be built.

Specific Requirements

The **minimum dwelling floor area for all sections is 200sqm.**

This area includes garaging if under the main roof.

Maximum building coverage per section is 40%. This is based on a percentage of the nett section area and are set by the Selwyn District Council.

BUILDING CHARACTER

Objectives

Houses at Te Kōrure should be designed to reflect a modern New Zealand character responding to the local climate, environment and lifestyle.

Buildings should relate well with the street and any public boundaries maintaining good visual links in order to contribute to the safety of the local community and social interaction.

Strong and simple roof forms help to create interest and variety and front facades which use a limited mixture of materials and colours are important in providing a strong streetscape.

Specific Requirements

Exterior Appearance

- The garage door should not dominate the street façade and should not be forward from the house unless the garage is side on entry.
- The front door shall be clearly defined and access to it readily visible from the street.
- Where possible the street façade shall be designed with large clear glazed window to provide a good visual link to the outside. Consider floor to ceiling windows or doors where functionally appropriate.
- Materials that complement the house are encouraged.
- Changes in exterior materials shall not occur on an outside corner but rather wrap around the corner to a suitable point beyond.
- Verandas, pergolas and other forms of sun control are recommended particularly on the North and West elevations.
- Specific 'Optional Height' sites are noted in each stage and only these can erect up to a height limit of a two-storey home. Subject to criteria noted in the Restrictive Covenants and Selwyn District Council planning rules.

Roof Forms

- Simplicity of form is best. The plan and sections/elevations should relate to each other to eliminate small changes in wall lines with the resultant multiplicity of hip ridges and valleys.
- The roof pitch should reflect the style of the house and be a strong design element.

Traditional Style:

- Houses need to have at least one full structural gable with one end addressing the street, public reserve or other public boundary. The scale of this gable should be significant enough as to not appear like a token gesture.
- The roof pitch shall be between 25° and 40° (apart from roofs over ancillary or linking building elements which can be flat or very low pitched).
- Any gables should preferably carry the gable ridge for the full length (or at least 75%) of the space below or the primary building element.

Mono-Pitch Style:

- At least two separate and contrasting roof planes should be provided. Either set at 90° to each other or with a step in height to differentiate them.
- Individual roof planes shall have a minimum pitch of 8°.
- Expansive areas of blank wall between windows/doors and the eaves should be avoided or mitigated with suitable design elements.

Modern Cubic Style (parapet concealed roof):

- A high standard of professional design input should be sought and demonstrated.
- The proportion of solid to void spaces on the exterior elevations will need to be carefully considered and resolved.

- Parapets should be considered in three dimensions to conceal the roofing which should not be publicly visible.

Materials and Colour

- The external materials and colour of your home should be chosen to reflect a true New Zealand character with neutral tones dominating. Very light and very dark colours are discouraged as are primary colours (unless they are being used to highlight secondary elements).
- Generally, all building materials must be genuine and clearly recognisable for what they are i.e. materials manufactured to look like something else are unlikely to be approved.
- Examples of approved materials (but not limited to) are:
 - Brick,
 - Worked Canterbury stone,
 - Limestone (Oamaru stone or equivalent),
 - Weatherboard (painted or stained),
 - Plaster (painted),
 - Axon and Vertical metal
 - Textured Precast
- A suitable mix of materials is considered important with one material being seen as primary and at least one or two other secondary building materials being used (not including exterior joinery or roof materials).

Garages

- The garage should not dominate the front façade of the house.
- The garage door should not exceed six metres in width if facing the street and should be clad in a material which has regard to the main materials of the house.
- The garage door must not be of the same profile as the roofing material used on the house. For example, if long run Colorsteel is used for the roof, the garage door cannot be the same.

Flues

Any flue from a heating device shall be formed in accordance with the following provisions:

1. If the heating device is an open fire or solid fuel burner (subject to Local Authority consent) then the flue must be housed and enclosed within a chimney structure complimentary to the house design and roofline and specifically approved by the Developer at its sole discretion.
2. If the heating device is a gas emission only device, although it is still recommended it be housed in a chimney structure for aesthetic appeal, a flue only shall be permitted subject to it being painted the same colour as the roof and being complementary to the house design and roofline and specifically approved by the Developer at its sole discretion.

Driveways

- Driveways must be located in the nominated zones shown in the Further Terms of Sale – Schedule 6, to avoid clashing with streetscape infrastructure.
- The driveway is to be laid out to minimise the amount of hard paving visible from the street. Consider keeping the area small or perhaps screening with evergreen planting to reduce the visual impact.
- Note: Driveway formation needs to comply with Selwyn District Council's regulations.

Letterboxes

- Letterboxes are expected to be pillar-style in form, providing a solid and permanent appearance suitable for the streetscape. The design, colour and cladding should be consistent with the house design. Simple box letterboxes mounted on poles or posts are not recommended.

Ancillary Elements

- Solar panels are to be fixed and located so that they are discrete and not generally visible from the street or neighbouring property unless they are of a low-profile type and set at the same pitch as the roof.
- Satellite dishes and aerials are to be located so that they are not visible from the street.
- Garden sheds, and accessory buildings whether permanent or temporary, are not to be located within the front yard and must be below fence height.

Corner Sites

- A corner site may either be bounded by two roads, or a road and a public reserve or access way.
- Corner sites shall address both frontages by use of gables, entry pergolas, full height windows, verandas or balconies, as well as complimentary landscape components.
- The needs of outdoor living will need to be carefully considered on corner sites particularly when they are North or West facing boundaries.

LANDSCAPE PLANNING

Objectives

Landscaping is to soften the appearance of the house and contribute greatly to the overall street appeal of the property.

The landscape design should provide a suitable outdoor living space linked with an indoor living area and located to give privacy and protection from the prevailing winds.

Wherever possible, streetscape landscaping at Te Kōrure has been designed to be low flammability. Selecting low flammability plants can help starve a wildfire of fuel, reducing the fire intensity, and help protect your home, buildings and valuable assets from intense heat. It is recommended that very low or low flammability plants be used in the landscape design. A plant flammability directory is available on the Fire and Emergency website link below, to assist with plant selections.

<https://checkitsalright.nz/reduce-your-risk/low-flammability-plants>

Specific Requirements

- A landscape plan prepared by a qualified landscape architect or professional landscape designer is to be submitted as part of the approval process.
- All external open spaces between the house and the road frontage should have the area landscaped with a maximum 50% grass and the balance being the planting of trees, hedges, shrubs, native grass or other forms of landscape such as paving and decking.
- Native and low water tolerant plants are preferred in order to reduce the reliance on artificial watering. Planting of native species is encouraged where possible.
- Plant at least one specimen tree in the front yard for every road frontage Lot. Specimen tree must be a minimum of 1.8 metres in height when planted and be capable of growing to a height of 5 metres.
- Consider landscape planting to provide screening for wind, privacy and shade.
- The landscape plan presented for approval needs to include details of the:
 - Location of specimen trees showing species and maximum mature height.
 - Areas of planting with schedule of species, with accompanying plant images (close-up and at maturity) and maximum mature height.
 - Minimum of 50% native planting in public facing areas.
 - Areas of lawn – where permitted.
 - Paths, drives and hard paved areas with specification of finished surfaces.
 - Location of fences and screen walls showing heights and specification of materials.
 - Location and details of any ancillary buildings or elements, any water features, sculptures, retaining walls, planters or other landscape structures.

- The adjoining grass berm is invariably subject to excessive wear and tear (and possibly damage) during the building process. Therefore, upon completion of the initial house build the berm will need to be restored. This will likely include removing any surface residue left from the building process (e.g. gravel & concrete etc.) followed by re-seeding and establishing the grass.
- All planting is to be undertaken in accordance with the attached schedule unless otherwise approved in writing by the Developer. **This schedule is attached as Appendix 1.**

FENCING

Objectives

Fencing is to be constructed to create a suitable level of privacy and shelter to the private outdoor living areas and to screen service courtyards. Any paling fence and/or gates between side boundary fences should be capped.

Generally side and rear boundary fencing will be provided by the Developer. Normally these will be 1.8-metre-high timber paling fences which extend along the internal boundaries to a point three metres back from the road boundary.

Reserves and walkway boundaries will also be fenced by the Developer using standard pool fencing or a mix of timber paling and pool fencing. **Refer to Fencing Plan.**

Specific Requirements

- If you wish to fence your front boundary, it must be designed and comply with the Te Kōrure Restrictive Covenants.
- Hedges or planted screening are acceptable alternatives.
- All timber fencing must be stained (black, dark brown or other colour which is developer approved).
- Side fences should be set back approx. one metre from the corners of houses rather than flush with the front wall.
- The Service Court (recycling & rubbish bins, gas bottles, air conditioning units, clotheslines etc.) should be screened from public view i.e. with a non-transparent screen or fence/gate.

YOUR ENVIRONMENT

Designing your house and garden with the environment in mind is a small but significant consideration that you can do to ensure that you, your children and your children's children can continue with the amenities that you enjoy now. By conserving our natural resources and planning for the future you are not only helping the environment but saving yourself money in the long term.

Consider the following:

- Installation of the highest possible rating of insulation to floor, walls and ceilings.
- Sensible distribution of opening windows to provide adequate natural ventilation.
- Careful consideration given to verandas or eave overhangs to reduce excessive solar gain in summer but allow low winter sun in to heat the interior spaces.
- Correct sizing of heat pump units to maximise energy efficiency.
- Dual flush toilet cisterns.
- Rainwater storage tanks for irrigation.
- Install 3.5 star or higher rated white goods.
- Plant vegetable gardens and fruit trees.

PLAN APPROVAL APPLICATION – TE KŌRURE

LOT NUMBER: _____

This document must be completed by the applicant and submitted to Dene Maddren with the necessary information. If the appropriate information is not supplied the application may be returned.

Name of Applicant: _____

Name of Owner (if different): _____

Applicant's Postal Address: _____

Work Phone: _____

Mobile: _____

Email: _____

HOUSE DETAILS:

What is the size of the Section (m²): _____

What is the Total Floor area of the Dwelling
(including attached garages and carports) _____

What is the maximum height of the Dwelling (m) _____

What is the Roof Pitch of the Dwelling (degrees) _____

ATTACHMENTS:

Please attach the following to accompany your application.

Check (tick)

Site Plan (with North Point)

Floor Plan

Front Rear & Side Elevations

Roof Plan

EXTERIOR MATERIALS & COLOUR SCHEME:

Primary Exterior Cladding _____

Secondary Exterior Cladding _____

Roof Cladding _____

Exterior Colours: *To be submitted in a format that shows the colours in combination.*

Colours Required: *Roof, All Exterior Claddings, Window Joinery, Garage Door, Front Door.*

LANDSCAPING:

Please ensure the following is included and detailed on the Landscape Plan or by way of accompanying documentation:

	Check (tick)
Conceptual Landscape Plan	<input type="checkbox"/>
Driveway Location & Surface Finish	<input type="checkbox"/>
All Paths & Surface Finishes	<input type="checkbox"/>
All Patios & Decks	<input type="checkbox"/>
Service Court Location (clothesline, gas bottles, rubbish & recycling bins etc.)	<input type="checkbox"/>
Planting Legend/Detail	<input type="checkbox"/>
Specimen Trees (noting mature height)	<input type="checkbox"/>
Letterbox Location and Design	<input type="checkbox"/>
Any Accessory Buildings (location, size, exterior cladding/roof etc.)	<input type="checkbox"/>
Details of Any Other Features:	<input type="checkbox"/>

FENCING:

Location of all Fencing (if in the forecourt note the set-back distance from the road boundary)	<input type="checkbox"/>
All Fencing Heights (note all different heights)	<input type="checkbox"/>
Construction Materials	<input type="checkbox"/>
Elevation Profile (transparent/non-transparent/or a combination)	<input type="checkbox"/>
Non-transparent Service Court Screen/Fence/Gate	<input type="checkbox"/>

IMPORTANT INFORMATION:

The Developer will endeavour to process all complying applications within five (5) working days.

The Approval of all applications is at the Developers sole discretion.

The Developer reserves the right to decline a House Plan, Exterior Colour and/or Landscaping Plan Approval even if they comply with the Restrictive Covenants and Design Guidelines, if the design or colours are not in keeping with the standard of the development or the proposed design, materials or colours have already been used too often either within the development or in close proximity of the subject site.

APPENDIX 1: Front Yard Planting Schedule

1. PURPOSE

This schedule forms part of the **Te Kōrure Design Guidelines** and establishes minimum requirements for front yard planting within the subdivision. The intent is to ensure a consistent, drought-tolerant, fire-resistant, Canterbury-appropriate planting regime that is robust, low-maintenance, and resilient to dry front yard conditions.

All planting is to be undertaken in accordance with this schedule unless otherwise approved in writing by the Developer.

2. MANDATORY PLANTING RATIOS

Planting shall comply with the following minimum ratios, measured by plant count:

- **Small shrub: minimum 30% of total planting**
- **Spreading Groundcovers: minimum 40% of total planting**
- **Shrubs and Structure: maximum 30% of total planting**
- **Specimen trees: 1 per frontage**

Worked rule:

For every 10 plants installed:

- Minimum three (3) small shrubs and three (3) structure shrubs - with a minimum of four (4) spreading groundcovers planted in the gaps amongst these shrubs, to fill in the areas over time and restrict weed growth to enable 100% cover in – with no mulch visible – two years post planting.

For every Lot frontage width:

- One (1) x specimen tree is to be planted, at a minimum offset 1-metre from the road boundary, with 900mm deep root barrier installed between the tree and the legal road boundary to prevent root damage to adjacent services.

3. SUGGESTED SPECIES LIST

All species below are appropriate to Canterbury dryland conditions. Eco-sourced Canterbury provenance is encouraged for species where available.

Refer APPENDIX 2 for suggested plant palette for trees, shrubs, grasses, ferns and hedging species.

4. PLANTING TECHNIQUE

- All front yards to achieve a minimum of 300mm topsoil prior to being planted.
- Plants area to be installed with 100mm of soil conditioning compost, to be worked through top layer of topsoil.
- Planting holes to be twice the width of the root ball and planted flush with finished ground level.
- Plants to be firmed and watered in immediately after planting.

5. BARK MULCH

- Bark Mulch: A mix of nugget with **Cambian-grade bark or superscree** with high binding properties to be added to a 100mm thickness following planting, leaving 100mm around plant stems. To be thoroughly watered in following installation.
- Natural wool weed matting can be placed under the mulch. This is a sustainable and biodegradable option which improves soil health and conserves moisture. Plastic weed matting is not recommended as it is detrimental to soil health.



6. MAINTENANCE & ESTABLISHMENT REQUIREMENTS

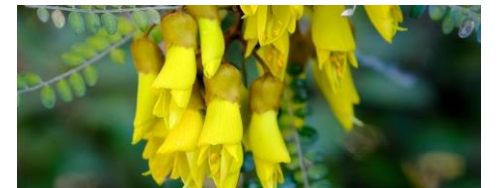
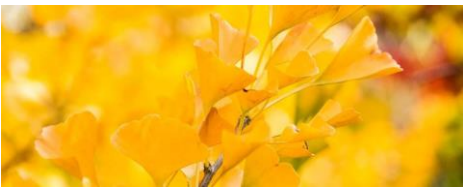
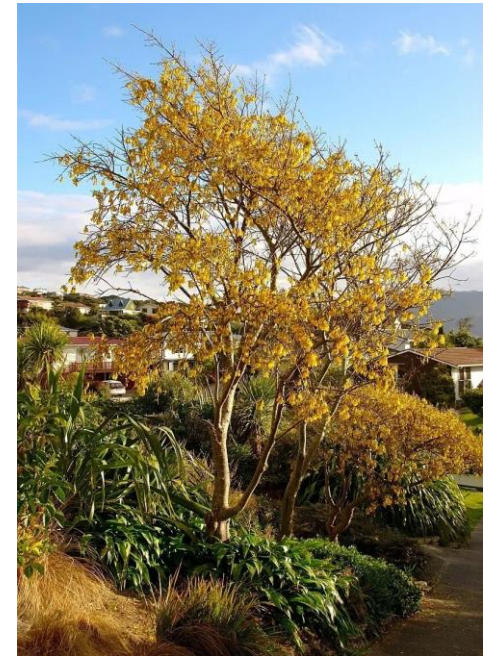
The allotment owner is responsible for maintaining the front yard planting in perpetuity following planting.

Maintenance shall include:

- Replacement of any dead, dying, or vandalised plants on a like-for-like basis.
- Weed control to maintain a weed-free planting area, including replacement of damaged weed matting and top up of bark mulching when required.
- Watering during establishment periods and as and when necessary - especially during extended dry weather, to avoid die off.
- Minor pruning as required to maintain health and form.

APPENDIX 2: Plant Palette

TREES



Upright Maidenhair Tree
(Ginkgo biloba 'Autumn Gold')

Origin
Exotic

Mature Size
8m high x 4m wide

Habit
Hardy, spreading fan shaped leaves turn gold yellow in autumn.

Tolerances
Full sun to partial shade, moist soil.

Horoeka / Lancewood
(Pseudopanax crassifolius)

Origin
Native

Mature Size
12m high x 3m wide

Habit
Narrow architectural juvenile form with serrated leaves. Rounded adult form with clean trunk.

Tolerances
Hardy, full shade to full sun.

Manatu / Ribbonwood
(Plagianthus regius)

Origin
Native

Mature Size
12m high x 4m wide

Habit
Fast-growing, hardy.

Tolerances
Drought tolerant once established. Hardy to frost. Dry-wet soil and full sun to partial shade.

South Island Kōwhai
(Sophora microphylla)

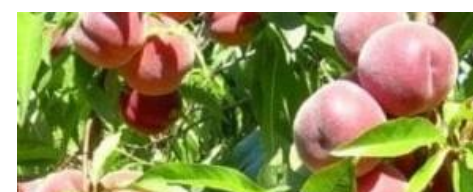
Origin
Native

Mature Size
8m high x 5m wide

Habit
Spreading form with attractive fern like foliage and yellow flowers. Semi-deciduous

Tolerances
While preferring well-drained soil, it is adaptable. Frost-hardy.

TREES



Sweet Gum (*Liquidambar styraciflua* 'Worplesdon')

Origin
Exotic

Mature Size
7m high x 4m wide

Habit
Upright pyramidal form, with maple-like leaves. Excellent autumn colour. Hardy.

Tolerances
Full sun to partial shade, moist to wet soil.

Japanese Maple (*Acer palmatum*)

Origin
Exotic

Mature Size
6m high x 4m wide

Habit
Spreading habit prized for excellent autumn colour with leaves changing through yellow, orange and red tones.

Tolerances
Cold hardy but needs protection from strong winds. Prefers shade and moist soil.

Lemon (*Citrus x limon*)

Origin
Exotic

Mature Size
4m high x 4m wide

Habit
Evergreen, rounded habit.

Tolerances
Hardy. Fruit needs protecting from winter frost to spring. Attractive to pollinators.

Fruiting Peach (*Peach* 'april white')

Origin
Exotic

Mature Size
5m high x 4m wide

Habit
Spreading. Attractive pink blossoms. High resistance to leaf curl. Heavy cropper, self-fertile and deciduous.

Tolerances
Full sun, moist soil

SHRUBS, GRASSES & FERNS



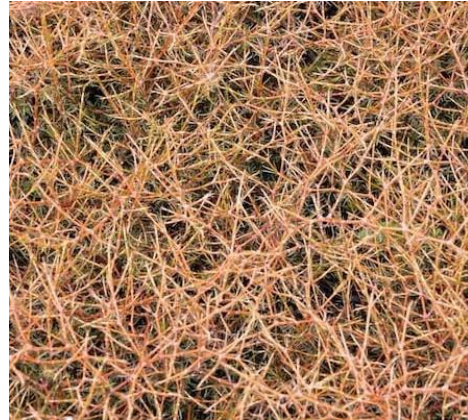
Groundcover Coprosma
(*Coprosma acerosa* 'Hawera')

Origin
Native

Mature Size
0.2m high x 1m wide

Habit
Grows into a dense mat, with tangled green foliage.

Tolerances
Tolerates very poor soil, hot and dry coastal sites and frosts.



Groundcover Coprosma
(*Coprosma acerosa* 'Red Rocks')

Origin
Native

Mature Size
0.3m high x 1m wide

Habit
Fast-growing ground cover with rust-coloured tangled branches. Great for wildlife habitats.

Tolerances
Grows well in poor, dry, sandy soils. Great for coastal and exposed sites. Evergreen. Hardy.



Marlborough Rock Daisy
(*Pachystegia insignis*)

Origin
Native

Mature Size
1.2m high x 1m wide

Habit
Large leathery leaves are olive green in colour with furry undersides. Suitable for rock gardens.

Tolerances
Hardy evergreen shrub, need sunny position and well drained soils.



Orange Sedge
(*Carex testacea*)

Origin
Native

Mature Size
0.6m high x 0.6m wide

Habit
It forms dense, tufted clumps with a graceful, weeping or fountain-like habit.

Tolerances
Highly adaptable and hardy. Best colour in full sun.



Hard Tussock
(*Festuca novae-zealandiae*)

Origin
Native

Mature Size
0.7m high x 0.7m wide

Habit
A fine-leaved tawny tussock with an upright habit.

Tolerances
Tolerates poor soil and dry conditions. Hardy.

SHRUBS, GRASSES & FERNS



Rosemary creeper
(*Rosmarinus prostrata*)

Origin
Exotic

Mature Size
0.3m high x 1.5m wide

Habit
Vigorous wiry, with deep blue flowers.

Tolerances
Hardy. Full to partial sun.



English Lavender
(*Lavandula angustifolia*)

Origin
Exotic

Mature Size
0.6m high x 1m wide

Habit
Deep purple flowers on upright silver stems.

Tolerances
Great for hot, dry areas. Trim after flowering to encourage growth and retain shape. Hardy.



Disk-leaved Hebe
(*Veronica pinguiifolia*)

Origin
Native

Mature Size
1m high x 1m wide

Habit
Compact and spreading, often forming a tidy mound.

Tolerances
Hardy to cold, windy and dry conditions.



Hen & Chicken Fern / Pikopiko
(*Asplenium bulbiferum*)

Origin
Native

Mature Size
1m high x 1m wide

Habit
Attractive arching branches, perfect for underplanting in dappled light.

Tolerances
Hardy. Prefers part to full shade and moist, well-drained soil.



Pink Flowering Hebe - PVR
(*Hebe 'Pretty N' Pink'*)

Origin
Native

Mature Size
0.3m high x 0.3m wide

Habit
Compact, evergreen shrub known for its tidy and glossy green foliage with burgundy tips and pink flowers.

Tolerances
Hardy and can tolerate various soil types, wind, and light frosts.

HEDGES



Photinia
(*Photinia 'Red Robin'*)

Origin
Exotic

Mature Size
4.5m high x 4.5m wide

Habit
It has a dense, upright, and shrubby habit with red new growth. Excellent for hedging

Tolerances
Prefers fertile, moist, and well-drained soil. It is tolerant of many soil types.



NZ Broadleaf
(*Griselinia littoralis*)

Origin
Native

Mature Size
6m high x 2.5m wide

Habit
Known for its large, glossy green leaves and dense growth habit.

Tolerances
Prefers full sun but can tolerate partial shade. Thrives in a range of soil types.



Tarata / Lemonwood
(*Pittosporum eugenioides*)

Origin
Native

Mature Size
12m high x 3m wide

Habit
Known for its upright, bushy, and pyramidal habit.

Tolerances
It is very hardy, with high tolerance to wind, coastal conditions, and moderate drought once established.



Mexican orange blossom
(*Choisya ternata*)

Origin
Exotic

Mature Size
2m high x 2m wide

Habit
Compact rounded bush with olive green leaves and fragrant white flowers.

Tolerances
Hardy. Dry to moist soil. Full sun to partial shade.

Note: Single species only to be used per hedge