

Thank you for choosing to build your new home at Te Whaiawa. As part of the building process, each house design at Te Whaiawa 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 Whaiawa 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 or 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 Whaiawa are of an appropriate size for the sections on which they are to be built.

Specific Requirements

The following **minimum** building sizes are required under these Design Guidelines:

These measurements include garaging if under the main roof.

NETT SECTION SIZE	DWELLING MINIMUM FLOOR AREA
501 – 600 m ²	165 m ²
601 – 700 m ²	185 m ²
701 – 775 m ²	200 m ²
over - 775 m ²	210 m ²

The nett area refers to the size of a section excluding any right-of-way or common driveway area.

Maximum house sizes are based on a percentage of the nett section area and are set by the Selwyn District Council.

BUILDING CHARACTER

Objectives

Houses at Te Whaiawa 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 be setback a minimum of half a metre from the front of 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 a two-storey home. Subject to criteria noted in the Restrictive Covenants.

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.
- Roof eaves shall have a minimum 300mm overhang to protect against summer sun in the habitable rooms and to improve weather tightness.

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°.
- Roof eaves shall have a minimum 300mm overhang to protect against summer sun in the habitable rooms and to improve weather tightness.
- Particular attention should be paid to appropriate solar screening where the eaves are higher than three metres above the living areas.
- 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).

- 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

- 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.

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.

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.

Specific Requirements

- A landscape plan prepared by a professional landscape designer is to be submitted as part of the approval process.
- All external open spaces need to be completely landscaped by the planting of trees, hedges, shrubs, 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.
- Consider planting at least one specimen tree in the front yard. If your section has a frontage greater than 15 metres, consider planting two.
- 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.
 - Areas of lawn.
 - 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.

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.

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 one metre back from the road boundary.

Streams and waterways will also be fenced by the Developer using standard pool fencing.

Specific Requirements

- If you wish to fence your front boundary, it must be designed in accordance with the Te Whaiawa Restrictive Covenants.
- Hedges or planted screening are acceptable alternatives.
- All timber fencing must be stained or painted.
- Fencing in the forecourt shall incorporate an adjoining roadside planted strip or other suitable adjacent planting(s) to soften the appearance of the fence. These plantings are to be of an appropriate height necessary to achieve the desired effect.
- 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 WHAIAWA

LOT NUMBER: _____

This document must be completed by the applicant and submitted 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.*

DEVELOPED BY

LANDSCAPING:

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

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

FENCING:

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

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 and/or Exterior Colour Approval, even if it complies 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.