

Te Whata Tuatoru

HORNBY

Thank you for choosing to build your new home at Te Whata Tuatoru. As part of the building process, each house design at Te Whata Tuatoru will need to be approved by Ngāi Tahu Property prior to work starting on site. To assist in 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 Whata Tuatoru and will help protect and enhance the value of your property.

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 **Residential 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:

1. As a **“Traditional Design”** by following the Design Guidelines and demonstrating a high level of compliance to the ‘Objectives’ and ‘Specific Requirements’.
2. As an **“Alternative Design”** by showing compliance to the ‘Objectives’ of the Guidelines but not necessarily all the ‘Specific Requirements’. This option allows greater flexibility of building forms and materials but requires a higher standard of design as determined by the Developer.

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

- Locate living rooms so that they receive at least three (3) hours of sunshine even on the shortest day of the year.
- Kitchens should be located so that they do not receive direct late afternoon sun.
- Appropriately proportioned outdoor living area shall be directly outside this living room with thought given to shelter from prevailing winds.
- 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 on more than one boundary.

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BUILDING SIZE

Objectives

It is important that the completed homes at Te Whata Tuatoru are of an appropriate size for the section 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
0 - 300 m ²	90 m ²
301 – 400 m ²	105 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 Local Authority.

BUILDING CHARACTER

Objectives

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

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

Roof forms should be strong and simple to help create interest and variety, and the front façade should use a limited mixture of materials and colours to provide a strong streetscape.

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Specific Requirements

Exterior Appearance

- Specific 'compulsory single storey' and 'compulsory double storey' sites are noted within the development which can only have that type of home erected. Subject to criteria noted in the Restrictive Covenants.
- The garage door should not dominate the street façade but be either set back at least one metre behind the line of the house or aligned at right angles to the street boundary.
- The front door shall be clearly defined and access to the door readily visible from the street frontage.
- The street façade shall be designed with large clear glazed windows or doors to provide a good visual link to the outside. Narrow horizontal windows addressing the street are not considered appropriate.
- Exterior materials should complement the form and style of the house and generally be recognised as local Canterbury materials.
- Changes in exterior materials shall not occur on an outside corner but rather wrap around the corner to a suitable point beyond to maintain the strength of the forms.
- Verandas, pergolas, and other forms of sun control are recommended particularly on the North and West elevations.

Roof Forms

- Simple roof forms are recommended. 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. This will result in a better aesthetic result as well as a more cost-effective construction.
- The roof pitch should reflect the style of the house and be a strong design element.

"Traditional Design"

- Houses shall have at least one full structural gable with one end addressing each street frontage, public reserve, and/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.

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“Alternative Design”

- A high standard of professional design input needs to be demonstrated.
- The proportion of solid to void spaces needs to be carefully considered and resolved so that the overall modelling is clear and strong.
- The roof form needs to reflect and respond to this modelling.
- Low monopitch roofs shall have a minimum pitch of 8°.
- Any parapets need to be resolved in three dimensions to fully conceal flat roof elements.
- Appropriate solar screening needs to be provided particularly on the north and west façade.

Materials and Colour

- Examples of approved materials (but not limited to) are:
 - Brick,
 - Worked Canterbury stone,
 - Limestone (Oamaru stone or equivalent),
 - Weatherboard (painted or stained),
 - Plaster (painted).
- Any proposed alternative materials need to contribute to the overall design of the house and be thoughtful rather than token.
- A suitable mix of cladding materials is considered important with one material being seen as primary, at least one other secondary cladding material being used to reinforce the design forms. This secondary cladding should constitute at least 10% of the wall area.

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 as covered under exterior appearance section of these guidelines.
- The needs of outdoor living will need to be carefully considered on corner sites particularly when they are North or West facing boundaries. Landscape design is critical to the success of corner sites.

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.

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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 local authority planning regulations.

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.

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.

YOUR GARDEN

LANDSCAPE PLANNING

Objectives

The landscape plan needs to contribute to the general greening of the subdivision by providing a good mix of structural trees and native planting. This will result in improved street appeal of the individual houses as well as general environmental benefits.

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.
- Front yards are to be planted with a mix of native and structural specimens and solid paving for functional access.
- A minimum of one specimen tree shall be planted within the front yard for every eight (8) metres of street boundary length or part thereof.
- Landscape planting should contribute to the 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.

Recommended Plantings

Note: (N) indicates a native plant.

TREES

- Kōwhai - *Sophora microphylla* (N)
- Horoeka / Lancewood - *Pseudopanax crassifolius* (N)
- Ti Kouka - *Cordyline australis* (N)
- Magnolia grandiflora 'Little Gem'
- Liquidambar styraciflua 'Worplesdon'
- Acer 'Bowhall'

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- Banksia integrifolia
- Albizia julibrissin 'Rosea'
- Gleditsia
- Prunus species
- Laurus nobilis

HEDGING

- Kapuka / Kaupuka - Griselinia littoralis 'Broadway Mint' and 'Canterbury' (N)
- Corokia 'Geenty's Green' (N)
- Akeake (Dodonaea viscosa) (N)
- Pittosporum species (N)
- Akiraho - Olearia paniculata (N)

SHRUBS

- Shrubby Tororaro - Muehlenbeckia astonii (N)
- Hebe species (N)
- Tarata / Lemonwood - Pittosporum eugenioides (N)
- Akiraho - Olearia paniculate (N)
- Pseudopanax arboreus

LOW SHRUBS, GRASSES & GROUNDCOVERS

- Muehlenbeckia axillaris (N)
- Hebe species (N)
- Turutu - Dianella nigra (N)
- Phormium species (N)
- Dwarf Toe Toe - Chionochloa flavicans (N)
- Renga Renga - Arthropodium 'Matapouri Bay' (N)
- Kakaha - Astelia chathamica 'Silver Spear' (N)
- Poa cita (N)
- Carex Testacea (N)
- Pittosporum 'Gold Ball' (N)
- Lavandula species
- Canna Lilies
- Choisya 'Aztec Pearl'
- Rosmarinus prostrata
- Erica species

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- Dianella Tasred
- Dianella 'Little Rev'

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.

Specific Requirements

- 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.

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PLAN APPROVAL APPLICATION – TE WHATA TUATORU

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)	<input type="checkbox"/>
Floor Plan	<input type="checkbox"/>
Front Rear & Side Elevations Roof Plan	<input type="checkbox"/>

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.*

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

FENCING:

Location of all Fencing (if in the forecourt note the set-back distance from the road boundary) All	<input type="checkbox"/>
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 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.