

DESIGN GUIDELINES

Totara Subdivision

1. Purpose and Status of These Guidelines

These Design Guidelines have been prepared to support the development of a **cohesive, high-quality residential neighbourhood**.

They are intended to:

- provide clarity to owners, designers, and builders;
- promote consistency in streetscape and design quality; and
- assist with the efficient review of building proposals.

These Design Guidelines are **guidance material only**. They do not replace:

- the registered land covenants,
- District Plan rules,
- the Building Act 2004, or
- any other statutory requirements.

Where any inconsistency arises, the **registered land covenants prevail**.

2. Disclaimer

The information in these Design Guidelines is provided in good faith. While care has been taken in their preparation, no representation or warranty is made as to their accuracy or completeness.

Approval of plans under the land covenants:

- does not confirm compliance with statutory requirements; and
- does not warrant the quality, performance, or fitness for purpose of any building or works.

Owners remain solely responsible for ensuring all legal and regulatory requirements are met.

3. Design Review Process

Before applying for Building Consent and before commencing construction, owners are required under the land covenants to submit building and landscape plans for review.

The purpose of the review is to confirm general consistency with:

- the land covenants; and
- the design intentions outlined in these Guidelines.

A review or processing fee may apply beyond two denied application attempts.

4. Information Typically Required

Submissions typically include:

General

- Owner and builder contact details
- Lot number

Building Plans

- Site plan
- Floor plans
- External elevations

External Materials and Finishes

- Wall cladding
- Roofing
- Joinery colours

Landscape and External Works

- Driveways and paths
- Fencing and lighting
- Bin storage
- Planting

Additional information may be requested where reasonably required.

5. Building Design Guidance

These guidelines are indicative only and do not override Council or covenant requirements.

- One dwelling per lot.
- Minimum dwelling size: **100m² (including garage)**.
- Maximum height: **9.0 metres**.
- Front yard setback: **4.5 metres**.
- Side yard setback: **1.5 metres**.
- Rear yard setback: **2.0 metres**.
- Maximum site coverage: **35%**.

- Outdoor living areas should be directly accessible from living spaces.
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6. Garages, Driveways, and External Elements

- Garages should be visually integrated into the dwelling
- Driveways should be exposed aggregate, or suitably coloured concrete.
- Existing vehicle crossings should be used where provided.

External services and plant should be:

- located away from street-facing elevations where practicable; or
 - appropriately screened.
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7. Materials and Appearance

- Durable, permanent materials are encouraged.
 - Use of more than one cladding material is encouraged to add visual interest.
 - Exterior colours should be complementary and consistent with a residential setting.
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8. Landscaping

Landscaping should form an integral part of the overall design and contribute positively to the streetscape.

Landscape plans typically show:

- lawn and garden areas;
- planting species;
- fencing; and
- bin storage locations.

Preferred species include:

- Kowhai
- Ornamental Pear
- Griselinia
- Pittosporum

Equivalent species may be suitable.

9. Fencing and Lighting

- Front boundaries are intended to remain unfenced.
 - Side fencing forward of the dwelling should not exceed **1.2 metres**.
 - Side and rear fencing should not exceed **1.8 metres**.
 - Corrugated iron fencing should be avoided.
 - Exterior lighting should be appropriate to a residential environment.
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10. Sustainability and Services

Owners are encouraged to:

- consider solar orientation;
- incorporate energy-efficient materials; and
- provide screened areas for rubbish and recycling storage.

Rainwater tanks are optional and encouraged.

11. Construction Phase Guidance

During construction:

- reasonable hours of work should be observed;
- construction sites should be kept tidy.

Construction obligations are governed by the registered land covenants and Council requirements.

12. Amendments

These Design Guidelines may be updated from time to time to reflect evolving design standards or practical experience. Any such updates do not alter the terms of the registered land covenants.