

TOTARA SUBDIVISION DESIGN GUIDE

1. Purpose

These design guidelines have been created to ensure that the Totara subdivision remains a neighbourhood of high-quality and cohesive residential design. Please note that the guidelines are provided for guidance only and are to be considered in addition to all registered land covenants, planning rules and consents, the Hurunui District Council Development Engineering Standard 2017, the Building Act 2004 and any other statutory requirements.

These guidelines provide clarity for future owners, designers and builders and promotes cohesiveness in design and subdivision streetscape. The Developer will consider these guidelines and the registered land covenants when reviewing an application. Where inconsistencies may arise between these guidelines and the registered land covenants, the registered land covenants will prevail.

2. Design Review Procedure

As part of the requirements under the land covenants, prior to the application for building consent, all plans including landscaping, fencing and all structures must be submitted to Everlasting Developments Limited ("the Developer") for approval. The approval procedure is designed to ensure that any property built within the subdivision complies with the registered land covenants and that the new dwelling will align with the visual appeal of the neighbourhood.

- 2.1 Once submitted, the Developer will approve or decline the application within (10) working days. If the Developer considers that additional information is necessary, outside of the below scope, the applicant will provide the required information to the Developer within five (5) working days. The Developer will then have an additional five (5) working days to approve the plans.
- 2.2 The application should include the following information:
 - 2.2.1 Relevant contact details for the new owner and builder (if not Murchison Homes);
 - 2.2.2 Site plan, floor plan and external elevations. This should include the location of all driveways and paths;
 - 2.2.3 All relevant external finishings including wall cladding, roofing and joinery colours. Durable and permanent materials are encouraged, and exterior colours should be cohesive with a residential neighbourhood. The use of one or more cladding materials is encouraged for additional visual interest;
 - 2.2.4 All fencing plans; and
 - 2.2.5 All landscaping plans, including the species of the relevant plants, locations of lawns and bin storage. Preferred plant species include Kowhai, Ornamental Pear, Griselinia and Pittosporum. This list is not exhaustive and any plant species is negotiable with the Developer. When deciding the location for potential planting, plans should take into account the potential growth and size of these plants following construction and in the future, noting that trees should not exceed a height of 1.8m. Landscaping plans should also consider the Hurunui District Council's Tree Management Policy.



- 2.3 Where an application has been declined twice, any additional application may incur a review and processing fee of \$200.00. All fees are GST inclusive.

3. Guidelines for Dwelling, Fencing and Construction

The below guidelines are meant for indicative purposes only. These guidelines do not override specific Council requirements such as consent notices, nor do they override the registered land covenants.

3.1 Dwelling Guidelines:

- 3.1.1 One single storey dwelling per Lot;
- 3.1.2 Minimum dwelling size of 100m² (garage inclusive);
- 3.1.3 Maximum dwelling height of 9.0 metres;
- 3.1.4 Minimum setback requirements of 4.5 metres (front boundary), 1.5 metres (side boundary), and 2.0 (rear boundary);
- 3.1.5 Maximum site coverage of 35%;
- 3.1.6 Where possible, energy efficient materials should be used;
- 3.1.7 Outdoor living areas should be directly accessible from living spaces;
- 3.1.8 Exterior lighting should be appropriate to a residential environment;
- 3.1.9 No change are to be made to the specific site contours without prior approval from the Developer;
- 3.1.10 Garages should be visually integrated into the dwelling. If the proposed garage is a stand alone structure, this must be discussed with the Developer prior to submission of an application;
- 3.1.11 Driveways should be constructed with exposed aggregate or other suitably coloured concrete;
- 3.1.12 Where an existing vehicle crossing is provided, the design of the property should align with the crossing, and the Developer may not approve the vehicle crossing to be relocated; and
- 3.1.13 External services such as air conditioning should be located away from street facing elevations, and should be appropriately screened from the road frontage. Screened areas for rubbish and recycling storage should also be provided.

3.2 Fencing Guidelines:

- 3.2.1 No fences are to be erected on the street frontage without prior approval from the Developer;
- 3.2.2 Side fencing should not exceed a height of 1.2 metres where it is located in front of the dwelling boundaries;
- 3.2.3 Side and rear fencing should not exceed 1.8 metres. Where the side fencing is located forward of the dwelling, this should not exceed a height of 1.2 metres;



- 3.2.4 Corrugated iron fencing, and other visually unappealing fencing materials should be avoided; and
- 3.2.5 Appropriate fencing styles in accordance with the relevant consent notices and land covenants should be observed.
- 3.3 Construction Guidelines
 - 3.3.1 Construction sites should be kept reasonably clean and tidy at all times;
 - 3.3.2 Reasonable hours of work should be observed by all contractors. Normal standards are from 7:30am until 6pm;
 - 3.3.3 Reasonable care should be taken by all contractors in regard to existing infrastructure including vehicle crossings and roading. The Developer may require a construction bond of \$2,500.00 GST inclusive to be paid prior to approval being given and this will be on a case-by-case basis.
- 3.4 Other Guidelines
 - 3.4.1 Applications should consider the inclusion of solar energy options;
 - 3.4.2 Rainwater tanks are encouraged. Please note that these should be located in an area that is not visually offensive to the subdivision.

4. Amendments and Disclaimer

The Developer, in their sole discretion, may from time to time, update these design guidelines as necessary to reflect evolving design standards for the subdivision. Any updates to these guidelines do not affect any registered instruments and the Developer does not need to give notice of any updates. The Developer will make the amended guidelines available on request.

The Developer acknowledges that whilst the upmost care has been taken in the preparation of these guidelines, no representation or warranty is made as to the accuracy or completeness of the same. Approval of any plans under these guidelines and the registered land covenants does not mean that the plans comply with any statutory requirements imposed by any territorial authority. It remains the sole responsibility of the applicant to ensure that all statutory compliance requirements are met.

