

ANBRUE LANE, RUAKAKA

DESIGN & QUALITY REFERENCE GUIDE

This document outlines the architectural and aesthetic standards for all builds within Anbrue Lane. These guidelines are in place to enhance the streetscape, protect property values, and ensure all homes—including removable designs—are visually indistinguishable from high-quality, permanent new-builds.

1. CORE PURPOSE

- **Modern Integration:** To ensure all dwellings integrate seamlessly with high-end modern homes.
- **Material Excellence:** To maintain an above-average standard of design and construction materials.
- **Permanent Aesthetic:** To strictly avoid a temporary or transportable appearance.

2. ARCHITECTURAL STYLE

- **Acceptable Styles:** Contemporary, Modern Coastal, Scandinavian-inspired, Urban Modern, or Restrained Modern Farmhouse.
- **Prohibited:** Dated transportable styles, visible relocation hardware, heritage replicas without modern detailing, and novelty or themed architecture.

3. EXTERIOR FINISHES & COLOURS

- **Approved Cladding:** Weatherboard (vertical or horizontal), Fibre Cement, Brick/Brick Veneer, and controlled Board & Batten.
- **Features:** Timber accents, textured panels, and lightweight masonry-look finishes are encouraged.
- **Prohibited Materials:** Vinyl, reflective metal, and flat, detail-free walls.
- **The Palette:**
 - * **Walls:** Whites, warm off-whites, greige, stone, charcoal, and muted coastal neutrals.
 - **Black Accents:** Black is permitted as a primary color when paired with white joinery, stone, or white features.
 - **Roof & Joinery:** Charcoal, mid-grey, black, or soft bronze. Bright or high-contrast novelty schemes are not permitted.

4. FORM & INSTALLATION

- **Roofing:** Clean modern forms using long-run metal or modern tiles. Features must include eaves, parapet detailing, and concealed or integrated gutters.
- **Windows & Entry:** Modern proportions with large openings encouraged. Entries must be architecturally defined via a porch, canopy, or recess.
- **Foundations:** Permanent installation is mandatory. No visible wheels, trailers, or transport hardware. Subfloor perimeters must match the dwelling to mirror a permanent build.

5. LANDSCAPING & COMPLIANCE

- **Street Presence:** Defined pedestrian entries with planted frontages or garden beds. No bare ground is to be visible.
- **Boundary Integrity:** Fencing and boundaries must remain consistent with surrounding high-quality homes.
- **Final Approval:** All designs must be visually indistinguishable from modern permanent homes. Non-compliance will require modifications and may result in a refusal to build.