

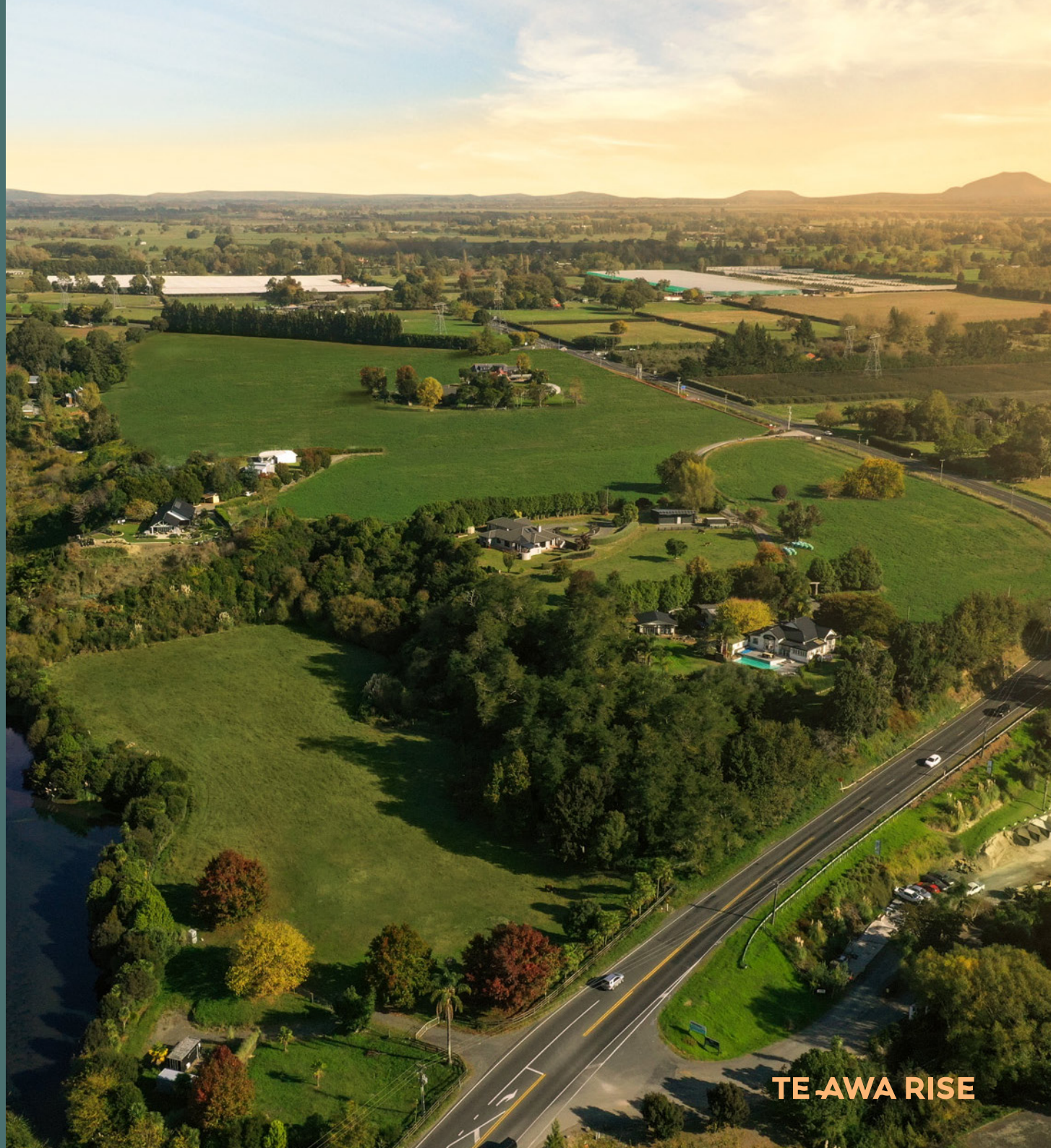
Design Guidelines

Residential Subdivision

Keri Rua Road, Cambridge, New Zealand

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The land Te Awa Rise is developed on was acquired to create a place where you can build your dream home in the beautifully set countryside within minutes of the picturesque township of Cambridge.

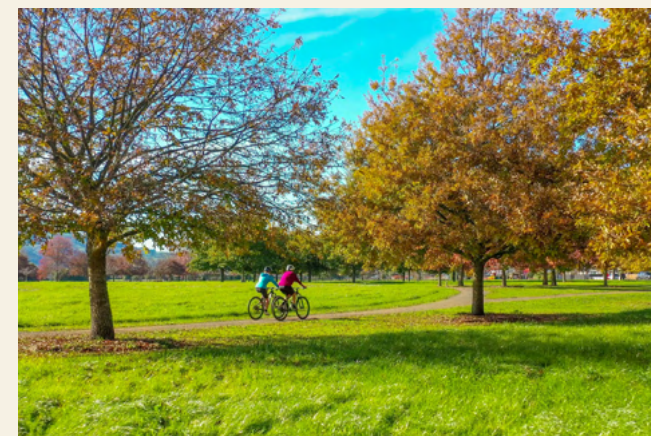
Rising high up above New Zealand's longest river, the Waikato, fed from the slopes of Mount Ruapehu through the great Lake Taupo, "Te Awa Rise" comes from its Maori origins of river, stream, creek, gully or gorge.

Te Awa Rise is an elevated, flat, north facing site where every section is bathed in sunshine through the changing seasons. Careful consideration has been made in the master plan for open spaces, connected cycle trails and walkways, and linkage to the surrounding rural environment.

Cambridge is quickly becoming one of New Zealand's most sought after places to live. Drawn in by its tree lined streets, elegant old-english charm and artisan shopping, many dream of settling here.

Te Awa Rise presents a limited opportunity for a fortunate few to bring those dreams to life.

Te Awa Rise awaits you.



Introduction

Purpose of the Design Guidelines

These design guidelines serve to create a neighbourhood with cohesive architectural character and streetscapes that are in keeping with the surrounding environment.

The design guidelines will ensure a consistent approach is taken to design and construction of houses and landscaping across the development helping to create a high-quality residential community where the value of your Te Awa Rise property is protected.

These design guidelines are administrated by the Te Awa Rise Design Review Panel (DRP). This review process is independent of the Waipa District Plan rules and consenting process.

The DRP is lead by professionals chosen for their expertise and background in working with the developer on projects in the Waikato. Final design approval of all homes built at Te Awa Rise must be obtained from the DRP prior to lodging a building consent with Waipa District Council.

All designs submissions should be submitted to teawarise@teawarise.nz.

Waipa District Council

These guidelines are to be read in conjunction with the relevant Waipa District Plan rules and resource consenting requirements. Applicants should seek clarification from the DRP where there is any ambiguity between this document and Waipa District Plan rules and definitions.

Key design objectives at Te Awa Rise are:

- Maintain a consistent aesthetic in building forms and landscaping throughout the development;
- Encourage contemporary architecture and modern design influence;
- Create a visually appealing built environment through use off two or more cladding types;
- Achieve visual openness, good space, and where possible a variety of setback between neighbouring homes along road frontages;
- Encourage good use of the sunny north facing aspect of the site and design homes that provides good indoor / outdoor living configuration;

Aspirations:

Occupier / Function		Community / Neighbourhood		Design and Materials	
Young Family	Single couple	Walkable	Cyclable	Modern	Timeless
Retirees	Downsizer	Interconnected community	Green reserve	Clean lines	Access to daylight
Larger families	Adaptable interior	Natural landscape features	Pedestrian priority	Elegant and simple forms	Energy Efficient
Open plan	Flexible working	Usable common spaces	Inclusive/ community	Efficient planning	Low maintenance
Indoor/ outdoor flow		Laneway as extension	Productive trees/hedges	Durable	
		Child-friendly	Screened Cars		

Site Design

Building Placement

- Buildings and site features shall be located giving consideration for:
 - » Northern living aspect (living areas should get the most sunlight);
 - » Garages on the southern side of lots (where practical);
 - » Appropriate distance and variety in setback where possible between neighbouring houses; and
 - » Privacy to adjoining neighbours without limiting any building envelope;
- A minimum of 80 sqm of outdoor living is provided that is:
 - » Accessible from main living area of the home;
 - » Demonstrated to fit 6m dia circle;
 - » Located on north, east, or west side of the house;
 - » Clear of parking, driveway, and building; and
 - » contains sufficient privacy to the area.

Site Coverage

- The maximum site coverage for each lot noting a resource consent from Waipa Council is required for site coverage greater than 50%:
 - » For lots less than 510sqm in size, dwellings shall be no larger than 200m² or 50% of the net site area; and
 - » For lots greater than 510sqm in size, dwellings shall be no larger than 300m² or 40% of the net site area, whichever is lesser;
- Eaves (less than 600mm), outdoors areas, and decking shall not be counted as part of the site coverage;
 - » 35% of the site should consist of grassed lawn area, landscaping / planting, trees, and other types of permeable surfaces (i.e. water absorbent).

Height and Solar Access Controls

- The maximum permitted height is 9m
- No part of any building shall protrude through a height control plane rising at an angle of 45 degrees on the northern side and 28 degree on the southern side. This angle is measured from 2.7m above the original ground level at all boundaries
- This control does not apply to the apex of the gable ends of a roof, being no more than 1m² in area
- Lots 1, 2, 3, 34, 35, 36, 37, 43, 44, 45 are single level homes only.

Building Setbacks

- 4m from road frontages
- The garages must be setback a minimum of 5.5m allowing for a vehicle to be parked within the driveway;
- All other setbacks from the remaining boundaries to be 2m;
- Applicants are encouraged to consider how one yard setback of 3.5m can be provided;
- Any setback encroachment or skewing of a buildings on the lot will need to demonstrate
 - » Encroachment only occurs on two sides only
 - » Privacy and sunlight of adjoining sites is not compromised
 - » Walls outside the setback lines do not include any windows or glazed doors

Zero Yard Provisions – are not permitted in the development other than in nominated townhouse superlots.

Earthworks and Retaining

- All lots are provided at final finished heights ready for building. Any modification to the landform as purchased and proposed building of retaining walls must be approved at the discretion of the DRP;
- Fall heights greater than 1m in height will require fencing consideration (e.g. areas near reserves etc) at the homeowners expense and must be compliant to local authority requirements.
- Design of fencing above retaining walls will be approved at discretion of the DRP.

Architectural Form

Built Form

- Single-storey homes are encouraged but two-storey homes may be approved at the DRPs discretion.
- Maximum continuous building length should follow requirements of the Waipa District Plan;
- It is recommended that long building lengths should include a minimum recess of 0.5m in depth and no more than 4m in length in the façade, roof, and eave line to provide variation/break in the building line;
- The maximum width of a gable form is to be 8m for a single storey and 6m for a 2 storey;
- Minimum stud height of 2.55m at ground level.

Two-storey homes – approved at the DRPs discretion

- Site coverage must not exceed 40%;
- Ground level setbacks are 5.5m from front boundary and 2.5m from side boundaries;
- Consideration should be given for appropriate setback from the rear boundary (i.e. opposite the street frontage) so that the second storey of the home does not dominate over any adjoining neighbouring property or reserve or trail frontage;
- Max eaves height 6.3m, max ridge height is 9.0m;
- The upper floor of the home form shall derive its footprint from the lower building footprint and may be a maximum of 60% of the lower building footprint;
- Upper floor verandahs and decks will only be considered by the DRP in cases where the form is complementary to the building, not dominate, and in a discrete location.
- The principle living space of the home should be on the ground floor and relate to the outdoor living space.

Roof Form

- Simple gable, mono pitched, and flat roofs are the accepted forms
- Gable roofed pavilions are the preferred with:
 - » Gable roof pitch to be between 25 and 45 degrees;
 - » Flat roofed areas used as linking/connecting structures between gable forms, “pop-outs” from the gable, as porches, canopies, or garage area;
 - » Flat roof area to be flat or very low pitched roof of less than 10 degrees.
- Mono pitched roofs to minimum 20 degree pitch, and roofs to be proportional to the building form;
- Hip roofs, stacked roofs, or similarly complex roof forms will not be allowed.

Building Heights

- Maximum ridge line height allowed is 9 meters above finished ground level with recession planes following the Waipa building requirements.

Facade Articulation

- Windows should have logical relationship and consistent/ proportional arrangement in size and shape where placed on the same façade / elevation
- Consideration should be given with windows so they do not compromise the privacy of adjoining of neighbouring lots by ‘overlooking’;
- Use of windows on the southern sides of buildings should be limited (except where southern sides are on street frontage).

External Wall Cladding / Materials

Careful consideration should be made in the selection and placement of cladding on homes, especially where

it is publicly visible. Specific focus will be given to corner site homes.

A modern and contemporary look is encouraged using at least two of the following cladding types that complement each other:

- Vertical board and batten or similar (e.g. Triclad or plywood with batten)
- Cement plaster over brick, masonry or polystyrene block (no more than 60% of the total exterior surface wall area)
- Pre-painted Metal / steel cladding
- Vertical timber weatherboard / cedar or similar thermally modified product e.g. Abodo
- Painted or Bagged Brick
- Concrete tilt panel or in-situ concrete walls
- Use of exposed brick (i.e. brick that is not painted or bagged) and horizontal weather board products (e.g. Hardies Plank Weatherboard) will only be approved in locations where it appropriately complements the building form (e.g. on gable ends, pop-outs, and garage entrances etc) and where the house contains a second cladding material (e.g. metal, concrete, wood etc)
- The following exposed brick colour palettes combined with white lime mortar colour are preferred:
 - » Recycled bricks with blend of warm rustic colours including limewash, reclaimed, and aged red
 - » Vintage bricks with blend of authentic heritage colours including reds and browns
 - » Bricks with subtle tonal palette colours including grey cashmere and opaque whites
- Fibre cement sheet will only be approved for use in feature areas and where it has an appropriate colour scheme applied (e.g. a dark recessive colour).

Exterior Colours and Applied Finishes

While colours are a personal choice, we encourage contemporary schemes:

- Dark tones and charcoals to clean light modern colour palettes are preferred;
- Deep orange and red timber stains are not recommended;
- Creams and muted pastel colours are not accepted;
- Bright colours are generally not accepted;
- It is recommended that barge boards, all surrounding flashings to the roof, eaves and soffits are painted to match or pre-finished façade and roof colour.

Roofing Material

- Roof cladding shall be metal tray roofing, metal sheet, and membrane roofing only;
- Roofing colours from the following list with LRV value between 5 and 12% are required for all roofs with matching gutters;



Ironsand
deep brown
/ charcoal
(preferred
roofing
colour)



FlaxPod
charcoal /
black



Ebony
full black



Slate
bridge
between
black and
grey

- Like for like colours products will be accepted but alternative roofing colours at the DRP's discretion
- No roofing tiles will be approved.

Roof Details

- Gutters, downpipes, and flashings should be of colour to complement the roof or wall materials. No unpainted PVC material shall be used.

Roof Penetrations

- TV aerials and satellite dishes should not be publicly visible or installed on street frontages;
- Chimneys should not exceed maximum building height by 1.5m.

Garages, On-site Parking and Accessory Buildings

- Garage door setbacks are required to be 5.5m from the property boundary line;
- All homes should provide a two car garage (with the exception of townhouse lots & lots 13-19);
- Garage door colour should match the main building façade. Proposals that are not strictly following the guidelines may still be acceptable where they fit within the environment;
- Side walls of garages that face the street or walkways should contain a window;
- Vehicle exit must follow requirements of the Waipa District Plan and it is recommended all vehicle exits are forward facing;
- Standalone garages or accessory buildings must be physically connected to the main building forms with a linking structure;
- Garden sheds, glass/tunnel houses or similar structures on the property should not be publicly visible;
- Carports are not encouraged and will only be permitted in special / limited circumstances where they are designed as part of the main building form and can be appropriately concealed with screening and or natural planting.

Corner Lots / Key Junction Points

As homes on corner lots and key junction points (e.g. intersections / access paths) are highly visible, careful consideration must be made to building forms and landscaping on these lots including:

- Presentation of street frontage including feature windows, strong roof-forms and use of quality cladding materials;
- Material and finishing colour palettes;
- Consistent appearance with surrounding homes.

Townhouse lots – design of townhouse in superlots will be prescribed by the developer.

Landscaping

Planting – front yard and publicly visible areas

Guidance for appropriate species selection can be found within the Te Awa Rise Plant List;

- Landscaped area should be native, natural, suitable and fitting to the Waikato region;
- Good consideration should be made in initial selection of plants so they are appropriately sized and spaced out for when they become fully established;
- Planting should flow through from adjacent reserve areas, streetscapes or residential sites;
- Bare earth planning is required to be covered with bark or mulch minimum depth of 75mm and have a minimum of 300mm depth of topsoil (except lawns which can have 100mm);
- Gravel covering is only acceptable where it is used in small areas;
- It is the property owners responsibility to maintain and irrigate their gardens, replace dead plants, keep hedges trimmed to maximum of 1.8m in height and a 500mm depth;
- Each front yard will have 1 specimen tree at minimum height of 1.5m at time of planting;
- Any other tree's within the property should be no greater than 4m of height at full maturity.

Driveways and Parking

- All driveways and paths that are publicly visible to be finished in concrete with 5kg of black oxide added to cement per cubic meter;
- Parking pads other than in front of the garage doors are not permitted.

Service Areas – publicly visible from the streetscape

- Service areas containing clothes lines, rubbish bins, or other storage, need to be out of sight or screened from the street with 1.8m height material consistent with that of the house;
- Service areas should be sufficiently sized and located so rubbish bins can easily be stored away and off the street;
- Meterboxes, heat pumps / air-condition units, tanks etc should be finished in recessive colour in line with wall cladding and screened when visible from public spaces.

Fencing, Gates, and Boundary Treatments

- All fencing shall comply with any applicable local authority and safety standards and integrate with the house and landscape design;
- Hedging is encouraged as preferred treatment on all property boundaries over fencing;

Allowed fence profiles to be used for all fencing in Te Awa Rise are provided on page 14;

- Any fences in front of the home or facing open spaces (i.e. fences that are publicly visible) will be a maximum height of 1.1m, using dressed timber and is to have some planting in front of it at a minimum width of 500mm;
- Owners are encouraged to leave street frontages as open space with lawn and if fencing is required for children and pets etc, that fencing starts from behind the building façade line fronting the street;
- Side yard fencing at maximum height of 1.8m is allowed from building edge fronting the street;

- Backyard fencing is allowed at maximum height of 1.8m where it is not publicly visible;
- Sheet metal fences are not allowed.

Letterboxes

- Each home owner will purchase a Catelina model mailbox in black, charcoal, or ironsand and attach this to the side of a natural macrocarpa timber post placed at the boundary.



Garden Features

- Water features, outdoor structures, sculptures, and art pieces in public visible spaces need to appropriately consider the surrounding environment and maybe subject to approval by the DRP.

Mounding or Landforms

- Mounding is not encouraged, and owners are encouraged to work with the existing topography / land form.

Exterior Lighting

- Low intensity, low level light sources should be used for all exterior lighting applications;
- LED only;
- Floodlighting or accent lighting is not allowed.

Materials General

- Materials used for decks, pergolas, timber slat screens, and external fireplaces should complement those used on the main building form.

Plant List

Specimen Trees:

Botanical Name	Common Name	Evergreen	Deciduous	Sun	Partial Shade	Shade
Acer palmatum	Japanese maple		•	•	•	
Acer palmatum 'Bloodgood'	Japanese maple		•	•	•	
Cercidiphyllum ja ponicum	Katsura tree		•	•	•	
Cercis canadensis 'Forest Pansy'	Redbud		•	•	•	
Cornus contraversa	Dogwood		•	•	•	
Cornus florida 'Cloud 9'	Dogwood		•	•	•	
Magnolia grandiflora 'Little Gem'	Evergreen magnolia	•		•	•	
Magnolia 'Cleopatra'	Magnolia		•	•	•	
Magnolia 'Star Wars'	Magnolia		•	•	•	
Magnolia 'Yellow Bird'	Magnolia		•	•	•	
Pyrus calleryana 'candelabra'	Ornamental upright pear pvr		•	•	•	
Styrax japonicus	Japanese snowbell		•	•	•	
Alectryon Exelcus						
Liquidamber Gumball						
Michaelia Fairy white/ cream						
Michaelia Bubbles						
Thuja Smargard						

Hedges:

Botanical Name	Common Name	Evergreen	Deciduous	Sun	Partial Shade	Shade
Camellia sasanqua 'Setsugekka'	Camellia	•		•	•	•
Corokia 'Geenty's Green'	Korokio	•		•		
Corokia 'Bronze King'	Korokio	•		•	•	
Griselinia littoralis	Broadleaf	•		•		
Lonicera nitida	Box honeysuckle	•		•	•	
Prunus laurocerasus	Cherry laurel			•	•	
Teucrium Fruticans	Tree germander	•		•		
Viburnum tinus 'Eve Price'	Laurustinus	•		•	•	•
Griselenia Broadway Mint						
Buxus Green Gem						

Accent Plants:

Botanical Name	Common Name	Evergreen	Deciduous	Sun	Partial Shade	Shade
Buxus species	Box	•			•	•
Cotinus coggygria 'Royal Purple'	Purple smoke bush		•	•	•	
Hydrangea paniculata 'levana'	Panicle hydrangea		•	•	•	
Hydrangea paniculata 'Tardiva'	Panicle hydrangea		•	•	•	
Malus 'Ballerina Waltz' PVR	Waimea nurseries columnar apple		•	•		
Pseudopanax crassifolius	Lancewood	•		•	•	
Rhopalostyhs chathamica	Pitt Island / Chatham island nikau	•		•	•	
Syringa 'Alice Eastwood'	Lilac		•	•	•	
Viburnum opulus 'Sterile'	Snowball tree		•	•	•	•

Shrubs:

Botanical Name	Common Name	Evergreen	Deciduous	Sun	Partial Shade	Shade
Euonymus 'Emerald Gem'	Dwarf euonymus	•		•	•	•
Lonlcer a nilida 'Honey Hedge Ruby'	Box honeysuckle	•		•	•	
Rhododendron species - to 1.2m high maximum	Rhododendron	•			•	
Sarcococca ruscifolia var. chinensis	Chinese box	•			•	•
Skimmia 'Kew Green'	Skimmia kew green	•			•	•
Viburnum davidii	David viburnum	•			•	•

Flowers:

Botanical Name	Common Name	Evergreen	Deciduous	Sun	Partial Shade	Shade
Alstroemeria species	Peruvian ily		•	•	•	
Anemone x hybrida	Japanese anemone	•		•	•	
Oietes iridioides	Wild iris	•		•	•	
Helleborus species	Winter rose	•		•	•	
Iris germanica	Bearded iris and hybrids		•	•		
Liriope muscari 'Evergreen Giant'	Lily turf	•		•	•	•
Liriope muscari 'Monroe White'	Lily turf	•			•	•
Liriope muscari 'Samantha'	Lily turf	•		•	•	
Rosmorinus officinolis	Rosemary	•		•		

All flowering plants to be a minimum grade of Pb 5 of the time of planting.

Grasses:

Botanical Name	Common Name	Evergreen	Deciduous	Sun	Partial Shade	Shade
Carex testacea	Orange sedge	•		•		
Poa cita	New zealand sitver tussock	•		•		
Lomandra Lime Tuff						
Ophiopogon Japonicus	Dwarf Mondo – Green and Black					
Zepherenthes Candida	Rain Lily					
Liriope Munro White and Royal Purple						

Groundcovers:

Botanical Name	Common Name	Evergreen	Deciduous	Sun	Partial Shade	Shade
Acaena inermis 'Purpurea'	Purple bidibid	•		•	•	
Ajuga replans 'Caitin's Giant'	Blue bugle	•			•	
Dianella nigra	Turutu	•		•	•	
Farrugium Japonicum var. giganteum	Tractor seat	•			•	•
Leptinella squalida 'Platt's Black'	Brass buttons	•		•	•	
Liriope spicata	Lily turr	•		•	•	
Ophlopogon planiscapus	Mondo grass	•		•	•	
Ophlopogon planiscapus 'Black Dragon'	Mondo grass	•		•	•	•
Pachysandra terminalis	Japanese spurge	•			•	•
Thymus serpyllum 'coccineus'	Creeping thyme	•		•	•	
Trachelospermum Jasminoides	Star jasmine	•		•	•	

All groundcover plants to be a minimum grade of Pb 5 at the time of planting.

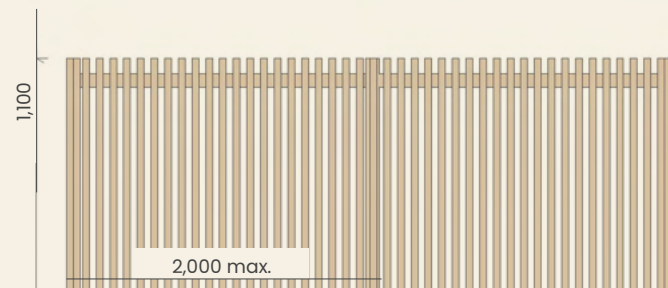
Plant Size Guide

The below plant sizes set the minimum required container size at time of planting. All plants are to be of good health and have had time to grow into their container size.

- PB3/4 or 0.5ltrs – Small ground cover, e.g. mondo
- PB2 or PB3 or 1 – 1.5ltrs – Ground cover + grasses (30 – 60cm approx)
- PB5 or 2.5ltrs – Small shrubs, e.g. Flaxes and ferns (mature under 1m)
- PB8 or 1ltrs – Large shrubs, small – medium trees (mature over 1m)
- PB12 or 10ltrs – Large trees (not specimen trees) minimum 1m
- PB40 or 25ltrs – Specimen trees (approx 1.5m)
– this is the minimum size for specimen trees in the front yard planting design, but it does vary a little depending on what tree you choose. Talk to local nurseries to find out what's readily available at this size
- PB 95 or 45ltrs – Large specimen trees (approx 2m)
- PB 150 or 60ltrs – Large specimen trees.

Fence options

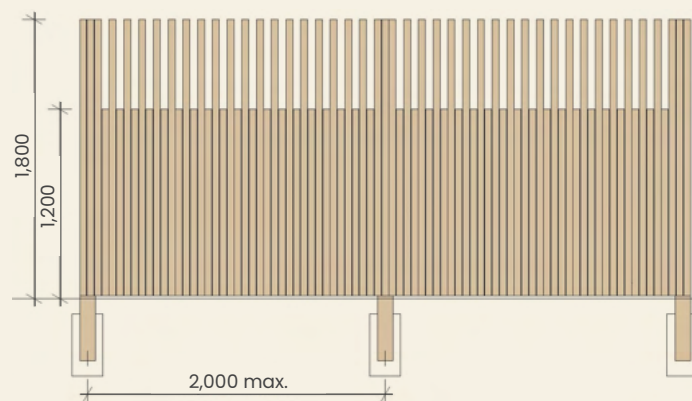
Type A – 1.1m height: For use in publicly visible and open spaces e.g. street frontages and frontages facing parks/reserves.



- 90x90mm H4 Posts at maximum 2000crs
- 90x45mm H3.2 Rails 100mm from the top and bottom of the fence
- 45x45mm H3.2 Battens spaced at 45mm apart.

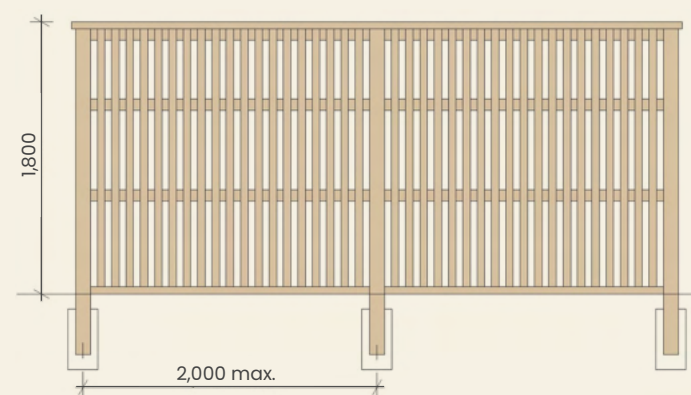
The rails are to be flush with the front of the posts, the battens are to run continuously along the front of the posts.

Type B – 1.8m: For side and backyard fencing where fencing is publicly visible including along cycle and shared paths.



- 90x90mm H4 Posts at maximum 2000crs
- 90x45mm H3.2 Rails 100mm from the top and bottom of the fence
- 45x45mm H3.2 Battens, every second batten to finish 1200mm high.

The rails are fixed to the face of the posts. At post locations keep the battens full height.



- 100x100mm H4 Posts at maximum 2000crs
- 150x50mm H3.2 Top cap
- 75x50mm H3.2 Top and middle rails
- 100x50mm H3.2 Bottom plate
- 50x50mm H3.2 Battens spaced at 45mm apart.

The top cap is to sit centrally on the the posts and over overhang end posts by 25mm. The bottom plate is to sit in line with the face of the posts. The middle rails are to sit in line with the back of the posts. The top rail is to sit flush with the top and back of the posts.

Colour options for fencing

- Dark recessive colours to match exterior features of home
- Natural timber stains (but no deep reds or oranges)
- Natural timber untreated
- Painted white or black but no other painting or colour will be allowed.

Note; All timber and fixings for fencing is to be of a suitable treatment for outdoor use.

Sections of fencing are to step at post locations instead of raking with the ground.

Maximum 100mm gap from base of fences to ground.

All fencing designs should be submitted with the drawing package to the DRP and are subject to the approval of the DRP.

Design Review Process

Owners must first obtain written approval from the DRP before proceeding to obtain building consent from Waipa or commencing construction of any building on each lot.

The Owner shall provide the DRP with the following at each stage below:

- 1. Preliminary Concept** – simple sketches showing site plan, floor plan, and elevations to test that the proposed design will achieve layout, site coverage, setbacks, and has appropriately considers the lots size/ orientation/ aspect, neighbouring properties, driveway and street entrance;
- 2. Concept Design** – to demonstrate the building form and height, roof pitches, show facades and street frontage, outdoor living, fencing, hard surfaces, and proposed landscaping concept/layout for street frontages and publicly visible areas;
- 3. Full Drawing Package** – including all materials, colours, and finishings.

At each stage the DRP will provide any feedback requiring attention. The applicant is responsible to share any non-compliances the design may contain to the District Plan and Design Guidelines and address feedback provided during the process.

Assuming the design meets requirements of the Design Guideline, each review will typically take 5 days once lodged with the DRP and the full review process (all three stages) will cost \$900 +gst to complete. Applicants will need to make \$900 +gst deposit before the review process commences, with any remaining amount at completion of the review being fully refundable.

Architectural Examples



Timber battening with render
– by Mod Architecture



Abodo with painted brick
– by Sanderson Group

Architectural Examples

Ply and batten with painted brick
– by Studio H Design



Vertical cedar
– by David Reid



Vertical cedar with fibre board
– by David Reid



Architectural Examples

Ply and batten
– by unknown



Metal tray, cedar, brick
– by Green homes



Weatherboard and cedar
– RLH Design



Architectural Examples

Ply and batten with painted brick
– by Mod Architecture

