

KOTARE HEIGHTS



DESIGN GUIDELINES





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These Design Guidelines for Kotare Heights must be read in conjunction with the relevant Waipa District Plan Sections.



INTRODUCTION

OVERVIEW

Kotare Heights is another quality subdivision by Kotare Properties. The development consists of residential lots of varying sizes, wide open reserve with walkways and park lands and a connected street network throughout the development and to a new Country Club. Close to Te Awamutu CBD and Pirongia Village for all your families needs. Our unique development offers views of the surrounding farmland, Kakepuku and Pirongia Mountain in the distance. Kotare Heights is providing you with a great community to be a part of and a great place to live.

PURPOSE

The purpose of these guidelines is to control the build quality of all houses and to help create quality design outcomes within the Kotare Heights subdivision. These guidelines have been developed to both preserve and enhance the value of your property, by ensuring a high level of design quality is implemented and maintained across the whole development. Well designed homes, streets and open spaces create liveable neighbourhoods that are valued by the people living within them and prospective buyers.

PROCESS

In order to deliver on the vision for Kotare Heights, a series of site specific design controls have been developed which will be administered by the Kotare Heights Design Review Panel (DRP). **The guidelines are to be read in conjunction with the relevant Waipa District Plan rules and definitions which are to be defaulted to if there is no specific development control outlined in this document.** If you see an inconsistency with the District Plan rules and this guideline, please raise this issue with the DRP as these rules do not trump the District Plan rules. This design guide and the design review process is independent of any council required consents or processes. The design review process is led by the project developer and final developed design approval must be obtained from the DRP prior to lodgement of building consent.



DESIGN REVIEW PANEL

This section sets out the process and stages of design review as well as the drawing and information requirements of your design submission.

PROCESS

No lot owner shall commence construction of any building prior to receiving written developed design approval from the DRP. The purchaser shall submit a complete house design proposal meeting the requirements set out on the following page at an early stage of the design process. The DRP encourages early engagement

The guidelines are to be read in conjunction with the relevant Waipa District Plan rules and definitions which are to be defaulted to if there is no specific development control outlined in this document. The design review process is independent of any Council requirements.

STAGE ONE CONCEPT DESIGN

The concept design stage is designed to test and clarify the DRP's position prior to completing a final design. This is to save the purchaser time and money by giving the opportunity to submit an early, preliminary drawing set to the DRP for review. The concept stage review requires a full set of drawings as outlined on the following page, however these can be in a preliminary format and do not require full resolution. It is an opportunity to get the DRP's feedback on all aspects including site design, architectural design and landscape design. An advice note either containing feedback, or approval will be provided after the submission is received.

STAGE TWO FINAL DESIGN

The developed design review process requires that any issues raised in the concept design phase be addressed and that an updated drawing package to a high level of resolution be submitted. Once any outstanding issues have been resolved the DRP will grant final approval and you are ready to apply for your building consent with Council.

DRAWING AND INFORMATION REQUIREMENTS

STAGE 1 CONCEPT DESIGN required

SITE PLAN (SKETCHES ARE ACCEPTABLE)

Including all setback dimensions, outdoor living area requirements, site coverage, permeability information, site and building levels, and include a north arrow.

FLOOR PLANS (SKETCHES ARE ACCEPTABLE)

ELEVATIONS including proposed materials

3D RENDERED IMAGES (SKETCHES ARE ACCEPTABLE)

A3 full colour, high quality renders, based on a 3D computer generated model of the house and front yard landscape design including fencing.

LANDSCAPE PLAN (SKETCHES ARE ACCEPTABLE)

A landscape plan is required for the front yard of all lots. A landscape plan will also need to be prepared for the side yard if the lot is a corner lot or adjoins an open space. Plan to include all fencing, planting, hard surfaces, retaining structures, levels and letterbox design information.

PRELIMINARY MATERIALS, COLOURS AND FINISHES

LIST OF ALL NON-COMPLIANCES

It is the designer's responsibility to provide a list of all non-compliance issues with the Rules and Design Guidelines.

STAGE 2 FINAL DESIGN required

All drawings provided to be A3 CAD plans, at an approved scale.

The Design Review Panel is particularly interested in how the front elevation and street frontage works. Including the front facade, front door, entranceway, garage door, driveway and car parking. **You must gain Stage 2 approval before submitting your plans to Council.**

SITE PLAN

Including all setback dimensions, outdoor living area requirements, site coverage, permeability information, site and building levels, and include a north arrow.

FLOOR PLANS

ELEVATIONS including proposed materials

3D RENDERED IMAGES

A3 full colour, high quality renders, based on a 3D computer generated model of the house and front yard landscape design including fencing.

LANDSCAPE PLAN

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MATERIALS, COLOURS AND FINISHES

LIST OF ALL NON-COMPLIANCES

It is the designer's responsibility to provide a list of all non-compliance issues with the Rules and Design Guidelines.



This section contains a number of explanations and diagrams which set out the required setbacks, site coverage, heights and orientations of homes on lots. The guidelines are to be read in conjunction with the relevant Waipa District Plan rules and definitions and the design review process is independent of any Council requirements.

EXPLANATION

Good site design is very important to ensure homes are appropriately distanced from each other, that garages and front doors are easily accessed, that good solar access is achieved and that the required level of site coverage and permeable areas are delivered. We encourage you to consider how the placement of the house, garage, driveway and paths meet the expectations outlined in the following headings.

LOT SIZES

Lot sizes and widths are set out in the subdivision scheme plan. There is a variety of lot sizes and orientations and we encourage that the use of the full lot be maximised.

SITE COVERAGE AND PERMEABILITY

The maximum allowable site / building coverage is 40%. Required minimum site permeability is 40% and shall consist of grass, planting, trees or other permeable surface.

HEIGHT AND SOLAR ACCESS CONTROLS

Single-storey homes are encouraged but two-storey homes may be approved at the DRP's discretion.

Most lots have a 9m height limit (and maximum two-storeys) except for lots along Frontier Road, being lots 65 - 79 and lot 101 which have a 5m height limit.

Buildings shall not penetrate a recession plane of 45 degrees for northern internal boundaries and 28 degrees for southern internal boundaries when measured from 2.7m above the ground at the boundary.

Refer to the Waipa District Plan for definitions and additional controls.

BUILDING SETBACKS

The required setbacks are described in the Waipa District Plan. We suggest you clarify how these setbacks apply to your lot with the Waipa District Council early on in your design process.

Generally setbacks are as follows:

- 4m from road boundary - except that the garage must be setback a minimum of 5m.
- 2m from all other boundaries provided that one internal setback may be reduced to 1.5m.
- 4m along the boundary with the existing farm / rural zone being lots 1 - 13, 16 and 18 - 20.

SLOPE AND CONTOUR

Kotare Heights has a sloping contour. In all instances, house designs are to work within the existing lot contour. Level changes and terracing are to be incorporated through multiple small planted batters, small walls or the house structure itself i.e. garage below or street level, or split level when this makes sense. Retaining walls greater than 1m in height will not be permitted unless special circumstances require them and they are screened. Higher retaining walls and larger batters will be installed as follows by Kotare Properties:

- Lots 36 - 47 & 66 - 79 have retaining along their Northern boundary.
- Lots 25 - 35 & 64 - 70 have retaining along their Southern boundary.
- Lots 19 - 21 & 65 have retaining along their Western and Northern boundaries.
- Lots 1 - 13, 16 & 18 - 20 have batters against the existing farm / rural boundary.
- Lots 5 - 12 have an overall profile of 1 in 4 (approx.).

Batters and terracing have been used generally throughout the subdivision unless stated otherwise. To create relatively flat building platforms were possible.



"Examples of good site design"

OUTDOOR LIVING AREA

Outdoor living areas are to be located where they provide suitable privacy for home occupiers, get adequate sun and relate / are accessible from living areas. They need to be:

- for the exclusive use of the dwelling and be free of buildings, carparking, driveways, storage or service areas
- accessible from a living area
- located to the north, east or west of the site
- a minimum of 60m² with a minimum dimension of 5m over the entire area

Refer to the Waipa District Plan for definitions and additional controls.

CARPARKING

A minimum of two off street carpark are to be provided for every home. Homes with four or more bedrooms requiring a minimum of three off street carpark.

SERVICE AREAS

Service areas are to be readily accessible from each unit, and be screened from any public space including the street.

GARAGES

No more than 50% of the front facade of a building is to consist of garaging,

as measured from the inside of internal walls of the garage. Garages are to be setback a minimum of 1m from the rest of the house.

Refer to the Waipa District Plan for definitions and additional controls.



"Examples of good site design"

LOT TYPES

The diagram on the following page indicates if your lot is a corner lot, high profile lot, both a corner and high profile lot, or a lot that fronts an open space. All of these categories require specific design considerations which are outlined below.

CORNER LOTS

House designs on corner lots are required to address both street / ROW / open space frontages and wrap around the corner with windows and entrances located on both frontages. Quality landscape designs are to wrap around both frontages. Indoor living areas are encouraged to be located on both frontages when solar orientation permits. Careful consideration should be given to how the outdoor areas relate to the street so that a mixture of private areas and street activation can occur.

HIGH PROFILE LOTS

Lots at the end of streets, near the entry to the subdivision and lots with a rural or open space outlook are considered high-profile. They should be of a high quality and extra attention to how the street frontage presents itself is required. Feature windows, extra height, strong roof-forms and premium cladding materials are encouraged.

LOTS FRONTING OPEN SPACE

Lots with a boundary to an open space require special consideration of how the house and landscape design both activate these spaces and provide a level of privacy for the occupants. Special attention to placement of windows, how a combination of low and screen fencing can be used is important, as is where your outdoor living area and service areas are located.

LOT TYPE PLAN

Legend

- Standard Lot
- Corner Lot
- High - Profile Lot
- Corner and High - Profile Lot
- Open Space Frontage





This section contains a number of guidelines which set out the required architectural quality.

EXPLANATION

Home design plays a very important role in the overall quality of a new subdivision. Not only how the home looks, but how it functions is paramount to creating a community that is valued and continues to hold value for people that live and invest in the Kotare Heights development. A variety of architectural styles is encouraged while basic building form and function outcomes are achieved.

STREET FRONTAGE

Houses should be designed to positively address the street. Front doors must be visible from the street and have a separate path leading to the door. Windows and living areas are encouraged to face the street where logical and blank walls on the street frontage are not allowed.

CORNER LOTS

Homes are to address both street frontages on corner lots with windows, interesting architectural features and quality cladding and finishes required.

HOUSE ORIENTATION AND SOLAR ACCESS

Homes are to be orientated so that the living areas get the most sunlight possible. The garage is to be on the most southerly side of the lot if practical. Bedrooms can also be located on the south side and against the street frontage if it makes sense in terms of lot orientation.

ROOF FORM

Roofs should be designed to highlight the living areas and entry and be less visually dominant over the garage. Simple roof forms such as gables, mono-pitch or skillion are encouraged. Hip roofs are discouraged and approval is at the DRP's discretion.

GARAGE DOOR

Garage doors are required to be setback a minimum of 1m from the front of the house. Garage doors should occupy a maximum of 50% of the street frontage.

TV AERIALS AND SATELLITE DISHES

TV aerials and satellite dishes are to be installed to the rear of the roof as far from the street, and as out of sight as practicable.

CARPORTS AND AT GRADE PARKING

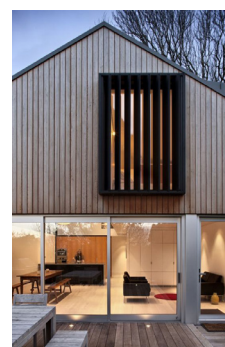
Carports are not encouraged and will only be permitted in special / limited circumstances. At grade parking is to be limited to the front of the garage door only and parking pads in front of the main house will not be permitted.

WINDOWS AND PRIVACY

Windows should be designed to compliment the house form in size, shape and proportion, and highlight architectural elements. They should overlook the street and outdoor living areas and be limited only on the southern side of the house (except if this is a street frontage in which case they are required to be of a sufficient size).

CLADDING

Cladding is the most visible component of a home. Careful consideration is to be placed on how the cladding compliments the house design and how it brings interest to the house and creates a modern and contemporary look. We encourage the use of modern cladding materials and encourage a mix of cladding types that compliment each other to be used on each home.



"Look and Feel Examples For Architecture"

COLOUR

While these guidelines recognise that house colour is a personal choice, we encourage the use of contemporary and bold colour schemes such as whites, blacks, charcoals, reds and greys to create a clean and modern colour palette. We discourage the extensive use of creams, off whites and muted pastel colours. Elements such as painted brick, bold joinery colour schemes, coloured front doors are encouraged to provide further interest.

LOTS ADJOINING OPEN SPACE

Homes fronting onto open spaces are required to interact with these spaces and present themselves well. Direct access from the home to the open space is a requirement.

LINTELS

All lintels (including all door and window lintels) are to be clad in the same material as the adjoining wall unless they are made into an architectural feature i.e. significantly recessed or the change of material runs above and below the window. We will generally approve lintels of differing material above the garage door and ranch-sliders if this fits the overall cladding approach of the home.

OUTBUILDINGS AND OTHER STRUCTURES

The design of any outbuilding is to compliment the house. No sheds or other outbuildings are permitted in front of the home on the street frontage.



"Look and Feel Examples For Architecture"



This section contains a number of explanations which set out the required landscape quality.

EXPLANATION

Landscape and garden design plays an integral part in how a house presents itself to the street and how usable the outdoor areas are. Every submission to the DRP is to include a landscape concept plan for the street frontage and include the fencing design and heights for the entire lot. Corner sites will need to include both street frontages.

FENCING AND HEDGES

Fences are to contribute positively to the streetscape amenity and compliment the house design. To avoid the need for interpretation, the allowable fence heights and designs are illustrated on pages 17 - 20. The house footprints shown are indicative and the intent behind the fence heights will need to be applied to your site design. Variations of these pre-approved fence designs may be approved at the DRP's discretion.

All fences are to be painted black or white. Stained timber fencing may be approved at the DRP's discretion. No unpainted pine or sheet panels (i.e. fibre cement) are permitted. All fencing on sloped sites should be designed with a sectional stepped profile. All side yard screen fence returns (where a front yard fence transitions to a backyard fence) should be located 6m back from the street frontage to improve likelihood of alignment with the neighbours fence. You will need to coordinate with your neighbour on fencing.

SERVICE AREAS

Service areas are to be screened from the street, and be of a usable size and in a position where bins can be wheeled to the street easily. Clotheslines are to be included in this area if practical, or in another location which is not visible / screened from the street and gets sufficient sun hours to dry the clothes.

ENTRANCE PATH AND DRIVEWAYS

An entry path which is separate from the driveway is required to lead you to the front door.

LETTERBOXES

Letterboxes are to be located where they are easily accessed on your way into the home and designed to compliment the house. Letterboxes made from unrelated materials, purchased and dropped in the front yard will not be permitted.

PLANTING (front yard)

Each front yard is to include a minimum of 1 specimen tree of a minimum height of 2m at the time of planting. Lot boundaries are to be defined with planting including the street frontage. Small areas of lawn are discouraged and planting is to be used in areas such as between the front door path and the driveway. All fencing is to have some planting in front of it at a minimum width of 500mm.

All front yard planting, other than specimen trees must be a maximum of 1.2m in height at maturity or maintained at this height to maintain outlook to the street.

Plant species will be reviewed on a case by case basis. Variety and hardiness are encouraged as are local native species noting that some people may prefer exotic species which is also acceptable.



"Look and Feel Examples For Landscape"

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 .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 ltrs** - Large shrubs, small - medium trees (mature over 1m)
- **PB12 or 10ltrs** - Large trees (not specimen trees) minimum 1m
- **PB18 or 1ltrs** - Fruit 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

All planted areas are to be mulched to a minimum depth of 75mm and have a minimum 300mm depth of topsoil (except lawns which can have 100mm).

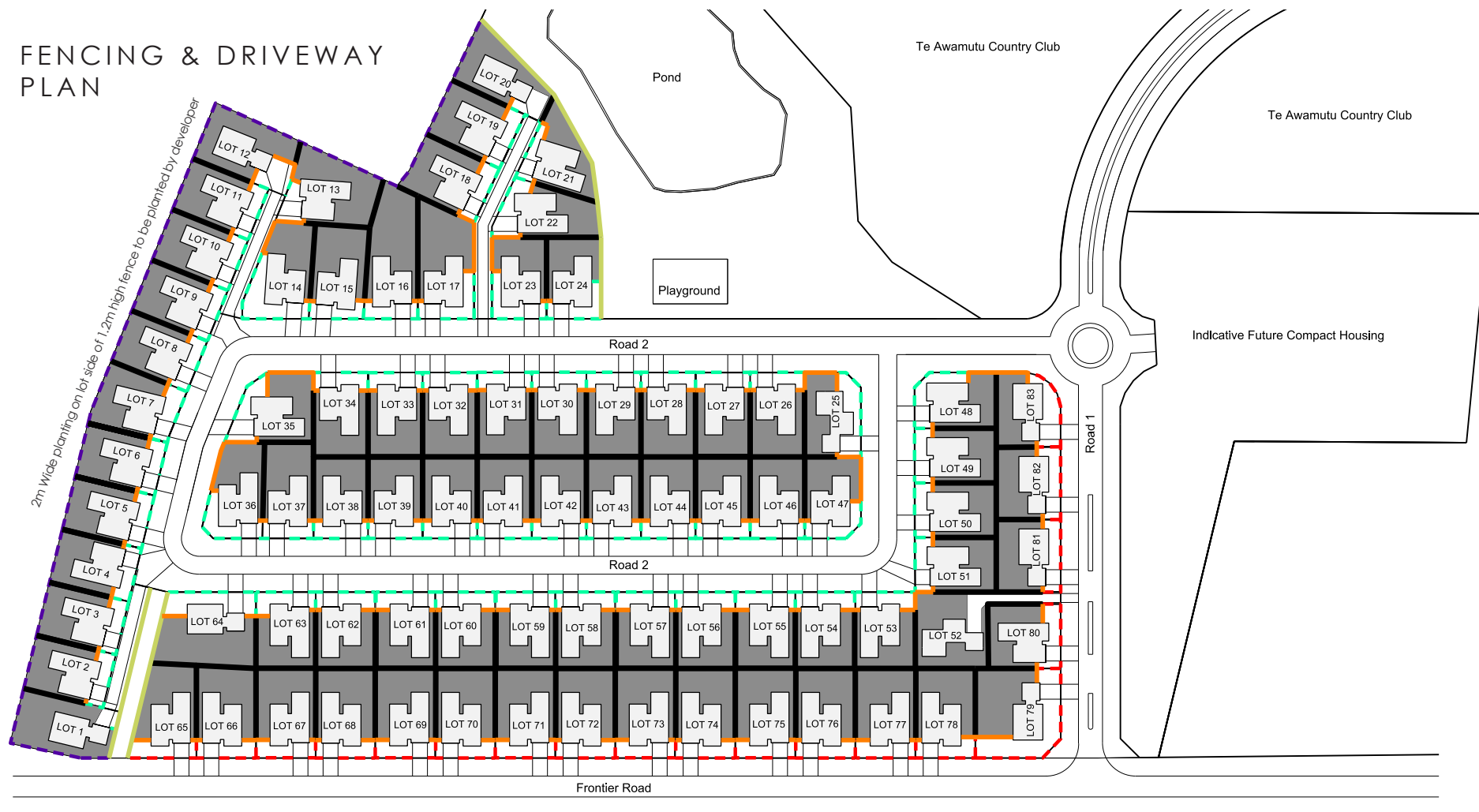
DRIVEWAYS

Indicative driveway locations are shown on page 17. All driveways are to of a hard wearing surface material fit for purpose. Parking pads other than in front of the garage door are not permitted.



"Look and Feel Examples For Landscape"

FENCING & DRIVEWAY PLAN



Legend

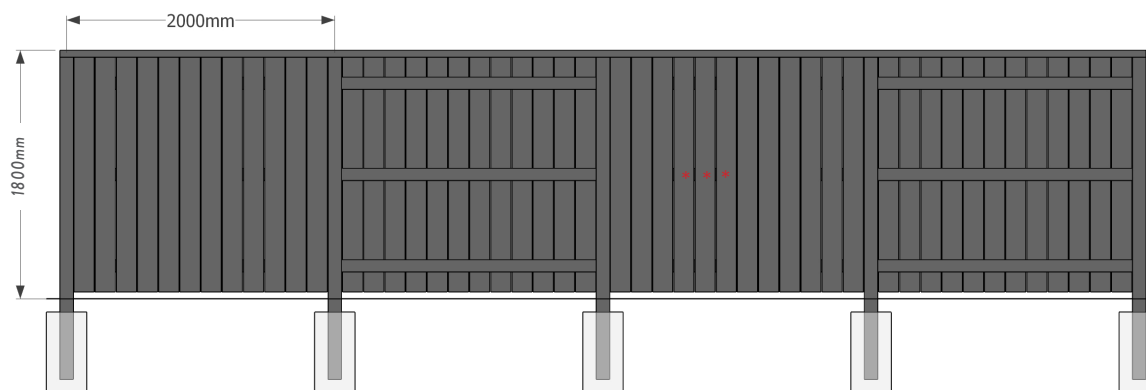
- | | | | |
|---|--|---|--|
|  | Indicative extent of frontyard |  | 1.0m Front Fence Type A (not compulsory) |
|  | Indicative extent of backyard |  | 1.0m Front Fence Type A or B (not compulsory) |
|  | 1.8m Backyard Fence |  | 1.2m Rural Edge Fence (to be built by developer) |
|  | 1.2 - 1.5m Open Space Edge Fence (to be built by developer with final height to be confirmed in consultation with Council) | | |
|  | 1.8m Screen Fence | | |

Note. Housing typologies and driveway locations are indicative only and fencing is to be adapted to actual design proposal and administered by the Design Review Panel (DRP).

Driveway locations are not fixed and may be moved with approval from the DRP. Alternative fence designs may be approved at the DRP's discretion.



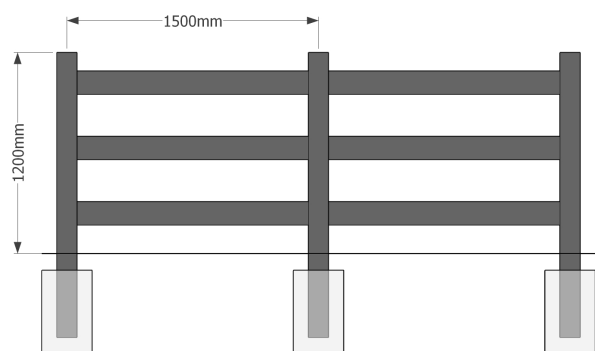
APPROVED BACKYARD FENCE DESIGNS



1.8m Backyard Fence

100x100mm H4 posts at max 1500mm centres. 100x50mm H3.2 rough sawn rails with 150 x 25mm H3.2 rough sawn pailings. Pailings to be flush with front of posts. 25mm gap between pailings. Fence to be capped with continuous 100x50mm cap to prevent posts from twisting due to alternating rail placement. Sections to step at post location instead of rake if level change is required. Max 100mm gap from base of fence to ground. Fence to be painted black.

* All pailings to face outwards if annotated on the fencing and driveway plan on page 17.



1.2m Rural Edge Fence *(to be built by developer)*

125x125mm H4 / H5 posts at max 1500mm centres. 140x45mm H3.2 dressed rails insert into posts with 100mm gap above top rail and 150mm gap between rails. Sections to step at post location instead of rake if level change is required. Fence to be painted black or white.

Note:

1. Alternative designs may be submitted to the DRP for approval.
2. All side yard screen fence returns are to be a minimum of 1m behind the front building line (and a minimum of 6m back from the road reserve boundary). This is to ensure they are recessive and align with the adjoining property.
3. Stained timber fences may be approved at the DRP's discretion.
4. Pailings to face outwards if annotated on the fencing and driveway plan on page 17.

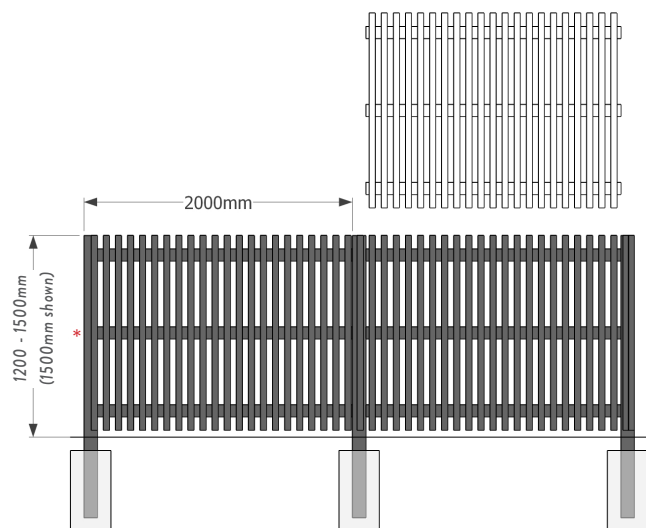
APPROVED SCREEN / OPEN SPACE EDGE FENCE DESIGNS

1.2m-1.5m Open Space Edge *(to be built by developer)*

The type A screen fence has been designed to meet Waipa District Council's requirement for 50% visual permeability and will be built by the developer.

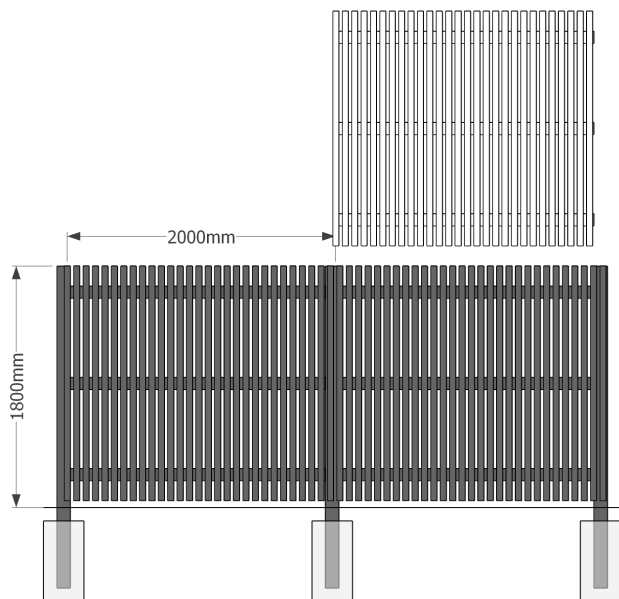
100x100mm H4 posts at max 2000mm centres. 90x45mm H3.2 dressed rails with 45 x 40mm H3.2 dressed battens. Rails to be flush with front of posts and battens to run continuously along the front of the posts. **45mm** gap between battens. Sections to step at post location instead of rake if level change is required. Max 100mm gap from base of fence to ground. Fence to be painted black or white.

* Centre rail can be removed for 1.2m heights sections.



1.8m Screen Fence

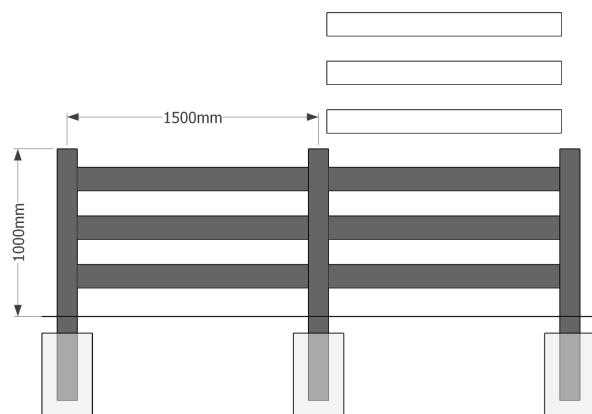
100x100mm H4 posts at max 2000mm centres. 90x45mm H3.2 dressed rails with 45 x 40mm H3.2 dressed battens. Rails to be flush with front of posts and battens to run continuously along the front of the posts. **25mm** gap between battens. Sections to step at post location instead of rake if level change is required. Max 100mm gap from base of fence to ground. Fence to be painted black or white.



Note:

1. All gate posts on 1.8m screen fence returns to be 112.5 x 112.5mm H5 glue laminate timber to prevent twisting.
2. Alternative designs may be submitted to the DRP for approval.
3. All side yard screen fence returns are to be a minimum of 1m behind the front building line (and a minimum of 6m back from the road reserve boundary). This is to ensure they are recessive and align with the adjoining property.
4. Stained timber fences may be approved at the DRP's discretion.

APPROVED FRONT YARD FENCE DESIGNS

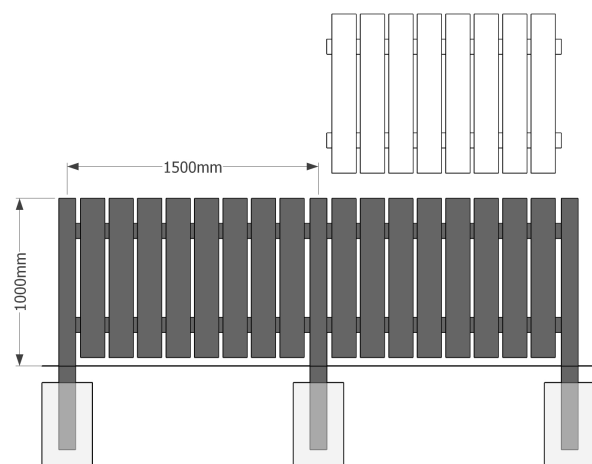


1.0m Front Fence Type A

125x125mm H4 / H5 posts at max 1500mm centres.
140x45mm H3.2 dressed rails insert into posts with 100mm gap above top rail and 150mm gap between rails. Sections to step at post location instead of rake if level change is required. Fence to be painted black or white.

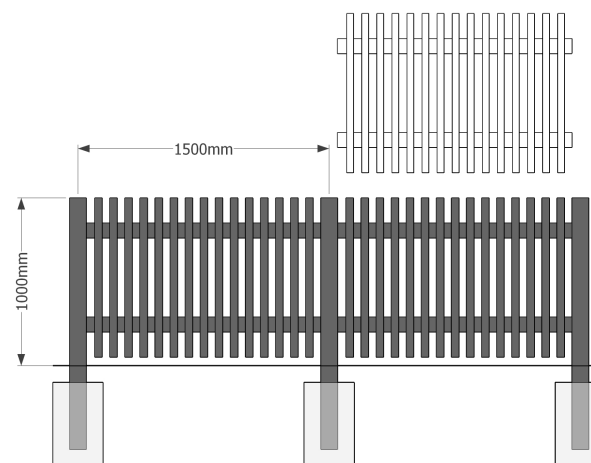
Note:

1. Alternative designs may be submitted to the DRP for approval including 1.0m high steel pool fences.
2. All side yard screen fence returns are to be a minimum of 1m behind the front building line (and a minimum of 6m back from the road reserve boundary). This is to ensure they are recessive and align with the adjoining property.
4. Stained timber fences may be approved at the DRP's discretion.



1.0m Front Fence Type B (Option 1)

100x100mm H4 posts at max 1500mm centres.
90x45mm H3.2 dressed rails with 140 x 19mm H3.2 dressed pailings. Pailings to be flush with front of posts. 25mm gap between pailings. Sections to step at post location instead of rake if level change is required. Max 100mm gap from base of fence to ground. Fence to be painted black or white.



1.0m Front Fence Type B (Option 2)

100x100mm H4 posts at max 1500mm centres.
90x45mm H3.2 dressed rails with 45 x 40mm H3.2 dressed battens. Battens to be flush with front of posts. 45mm gap between battens. Sections to step at post location instead of rake if level change is required. Max 100mm gap from base of fence to ground. Fence to be painted black or white.