



TIROMOANA

DECEMBER 2008

DESIGN GUIDELINES

The following design guidelines are in addition to any expressly restricted activities contained in restrictive covenants. The purpose of providing these Guidelines is to enhance the presentation of housing in Tiromoana by encouraging good design practice.

PREMIER SECTIONS (Residential Zoning)

Lots 12, 13, 14 & 17

General Intention

Although these sections are outside the Town Centre and Residential Conservation Zones within Akaroa it is anticipated that new houses on these sections will be designed in accordance with the guidelines for new development in these zones contained in Appendix XI of the Banks Peninsula District Plan. (Design Guidelines – Akaroa). Key features of these guidelines include:

- Reflecting existing architectural themes and styles
- Avoiding adverse effects through careful use of scale, bulk, exterior cladding, external detailing, siting and setbacks
- Showing respect for the character of existing old buildings in the area
- The use of small scale forms and details, with vertical windows
- Pitched gable roofs and verandahs

Building Size

The purchaser and their successors in title will not be given approval to build dwellings that are less than 160m² including garage, under one roof.

Bulk, Location and Form

Bulk and Location Rules shall generally be as for the Akaroa Residential Zone, except as modified by the Restrictive Covenants for these sections and as follows:

- Roofs shall be gabled or hipped pitched roof forms of no more than 6 metres from eave to eave
- Roof pitch shall be 30° or greater
- Designs shall not include visible exposed subfloor foundations, structural supports and/or floor framing and pole platforms are specifically not permitted
- Each dwelling shall be a unique design specifically for the individual site

Building Materials

Preferred exterior finishes include:

- Linea board
- Weatherboards
- Vertical board/fibre cement and batten
- Plaster
- Roof. Colorsteel longrun (in standard corrugated profile), slate, tiles, timber shingles or Eurotray Colorsteel
- Garage doors. Plain colorsteel, or painted or timber finish
- Spoutings and downpipes made from Colorsteel

The following materials are unlikely to be approved during the Plan Approval Process:

- Multicoloured or terracotta coloured tiled roofs
- Clay or coloured concrete bricks (except as secondary materials)
- Fluted prefinished fascia on gables
- Trimdek or Plumdek roofing
- Zinalume or galvanised finish roofing materials
- Replica style quoin and corbel features (dressed stone or rubble stone walls may be permitted)
- Replica style gridded aluminium colonial windows
- Roofing products which combine spoutings behind fascias
- Riverstone feature walls
- Imitation colonial style garage doors

Instead, four of the following ten primary design elements **MUST** be selected and included in the house design:

- Weatherboard or Linea finish
- Gabled and/or hipped roof forms
- Chimney serving a flued heating appliance
- Pergolas or verandahs visible from the roads
- Exposed rafters
- Paired or multiple gables with at least one roof gable addressing the new street and Beach Road
- Smooth facia finishes on gable ends (e.g. painted timber or Calder Stewart Paltec)
- Windows with vertical orientation, some floor to soffit
- Varying eave heights
- Non standard garage door (e.g. cedar or flat panel Colorsteel and not to match roofing profile)

In addition, at least two items from the following secondary design elements **MUST** be included:

- Corner stops and window facings to weatherboard/linea cladding
- Chimney cages or ceramic chimney pots
- Feature hard landscaping
- Bi-folding exterior doors
- Balconies
- Use of hedging to the uphill street frontage
- Secondary materials to gables, feature walls, etc, in contrast to the principal cladding up to 30% of the wall area excluding glazing

General Considerations

- All utility meter boxes should not be visible from the streetscape
- Planting of the street frontage to the property is to be encouraged with specimens in keeping with the existing and new trees and shrubs within the overall development
- Chimney flue cappings where asked shall be black and not stainless steel or unpainted galvanised
- All full exterior colour scheme is required at the time of plan approval and New Zealand Heritage or provincial colours and materials are highly encouraged
- Large retaining walls beyond buildings shall be screened by planting and/or stepped to reduce apparent size
- A detailed landscaping plan (1:100) shall be submitted for approval at the second stage design approval (see below)

These Guidelines have been inserted for the benefit of the purchaser and their designers. However, each house design will be considered on its own merit.

Design Approval Process – Premier Sections 12, 13, 14 & 17

In accordance with the Restrictive Covenants, the vendor will apply a 2-stage plan approval process for the Premier sections. The owner and/or designer shall submit the design as a preliminary sketch plan (floor plan and two elevations including the street view at 1:100 street scale) Once approval for this stage has been obtained then the final design shall be prepared and submitted for final approval. Detailed landscape plans shall be submitted at this stage.

ELEVATED SECTIONS (Residential Zoning)

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10

General Intention

Although these sections are outside the Town Centre and Residential Conservation Zones within Akaroa it is anticipated that new houses on these sections will be designed to show respect for the guidelines for new development in these zones contained in Appendix XI of the Banks Peninsula District Plan. (Design Guidelines – Akaroa). Key features of these guidelines include:

- Reflecting existing architectural themes and styles
- Avoiding adverse effects through careful use of scale, bulk, exterior cladding, external detailing, siting and setbacks
- Showing respect for the character of existing old buildings in the area
- The use of small scale forms and details, with vertical windows
- Pitched gable roofs and verandahs

Building Size

The purchaser and their successors in title will not be given approval to build dwellings that on

- Lots of 500m² and less have a floor area of less than 145m² including garage, under one roof;
- Lots of 501 – 600m² have a floor area of less than 165m² including garage, under one roof;
- Lots of 601 – 700m² have a floor area of less than 185m² including garage, under one roof;
- Lots of 701 – 775m² have a floor area of less than 200m² including garage, under one roof;

Measurement of Lots shall exclude any right of way area.

Bulk, Location and Form

Bulk and Location Rules shall generally be as for the Akaroa Residential Zone, except as modified by the Restrictive Covenants for these sections and as follows:

- Gabled or hipped pitched roof forms of no more than 6 metres from eave to eave are preferred
- Roof pitch shall be 30° or greater
- Designs shall not include visible exposed subfloor foundations, structural supports and/or floor framing and pole platforms are specifically not permitted
- Each dwelling shall be a unique design specifically for the individual site

Building Materials

Preferred exterior finishes include:

- Linea board
- Weatherboards
- Vertical board/fibre cement and batten
- Plaster
- Roof. Colorsteel longrun (in standard corrugated profile), slate, tiles, timber shingles or Eurotray Colorsteel
- Garage doors. Plain Colorsteel, or painted or timber finish
- Spoutings and downpipes made from Colorsteel

The following materials are unlikely to be approved during the Plan Approval Process:

- Multicoloured or terracotta coloured tiled roofs
- Clay or coloured concrete bricks (except as secondary materials)
- Fluted prefinished fascia on gables
- Trimdek or Plumdek roofing
- Zinalume or galvanised finish roofing materials
- Replica style quoin and corbel features (dressed stone or rubble stone walls may be permitted)
- Replica style gridded aluminium colonial windows
- Roofing products which combine spoutings behind fascias
- Riverstone feature walls
- Imitation colonial style garage doors

Instead, **four** of the following **ten** primary design elements **MUST** be selected and included in the house design:

- Weatherboard or Linea finish
- Gabled and/or hipped roof forms
- Chimney serving a flued heating appliance
- Pergolas or verandahs visible from the roads
- Exposed rafters
- Paired or multiple gables with at least one roof gable addressing the new street and Beach Road
- Smooth fascia finishes on gable ends (e.g. painted timber or Calder Stewart Paltec)
- Windows with vertical orientation, some floor to soffit
- Varying eave heights
- Non standard garage door (e.g. cedar or flat panel Colorsteel and not to match roofing profile)

In addition, at least two items from the following secondary design elements **MUST** be included:

- Corner stops and window facings to weatherboard/linea cladding
- Chimney cages or ceramic chimney pots
- Feature hard landscaping
- Bi-folding exterior doors
- Balconies
- Use of hedging to street frontages
- Secondary materials to gables, feature walls, etc, in contrast to the principal cladding up to 30% of the wall area excluding glazing

General Considerations

- All utility meter boxes should not be visible from the streetscape
- Planting of the street frontage to the property is to be encouraged with specimens in keeping with the existing and new trees and shrubs within the overall development
- Chimney flue cappings where asked shall be black and not stainless steel or unpainted galvanised
- All full exterior colour scheme is required at the time of plan approval and New Zealand Heritage or provincial colours and materials are highly encouraged
- Large retaining walls beyond buildings shall be screened by planting and/or stepped to reduce apparent size
- A detailed landscaping plan (1:100) shall be submitted for approval as part of the design approval process.

These Guidelines have been inserted for the benefit of the purchaser and their designers. However, each house design will be considered on its own merit.