



KOTARE PARK

DESIGN GUIDELINES



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

Variations from the controls in this document may be permitted at the Design Review Panels discretion.



INTRODUCTION

OVERVIEW

Kotare Park is another quality subdivision by Kotare Properties located at Leamington, Cambridge. Cambridge is the heart of rural Waikato, a picture perfect town characterised by quaint charm and tree lined streets.

The proposed development at 37 Lamb Street seeks to provide for 31 townhouses, 5 apartments, a café, and a small convenience store on an approximate 9,700m² site. The development is located around a central carpark. There are also 102 residential lots ranging from 400 to 750 sqm with an average size of 500 sqm.

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 Park. 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. These homes are to be designed to the owners living requirements, providing quality indoor and outdoor spaces. Each home is intended to positively contribute to the character, safety, and visual amenity of Kotare Park and the surrounding area. Landscaping will also contribute to the overall character of the subdivision.

PROCESS

In order to deliver on the vision for Kotare Park a series of site specific design controls have been developed which will be administered by the Kotare Park 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 override the District Plan but are intended to provide additional controls where applicable to ensure a quality subdivision. 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.



- 01 Planted roundabout entrance
- 02 Apartment block Units
- 03 Cafe & Upper Apartments
- 04 Store & Carpark
- 05 Planted Stormwater Basin - Vegetated sides and base -refer to sheet x and Planting plans
- 06 Connecting Pathway around Reserve area
- 07 Street Trees - refer to Legend below and following pages
- 08 Residential Lot Blocks
- 09 Reserve area

Tree Legend

Carpark, Street, Stormwater basin and Pocket Garden

- Acer x freemanii 'autumn blaze'*
Autumn blaze
- Prunus campanulata*
Pink cloud (Sterile)
- Carpinus betulus 'Fastigiata'*
Upright Hornbeam
- Magnolia 'strawberry fields'*
- Cordyline australis*
Ti kouka
- Sophora fulvida*
Kowhai
- Alectryon excelsus*
Titoki



Conceptual Site Plan



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 a 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

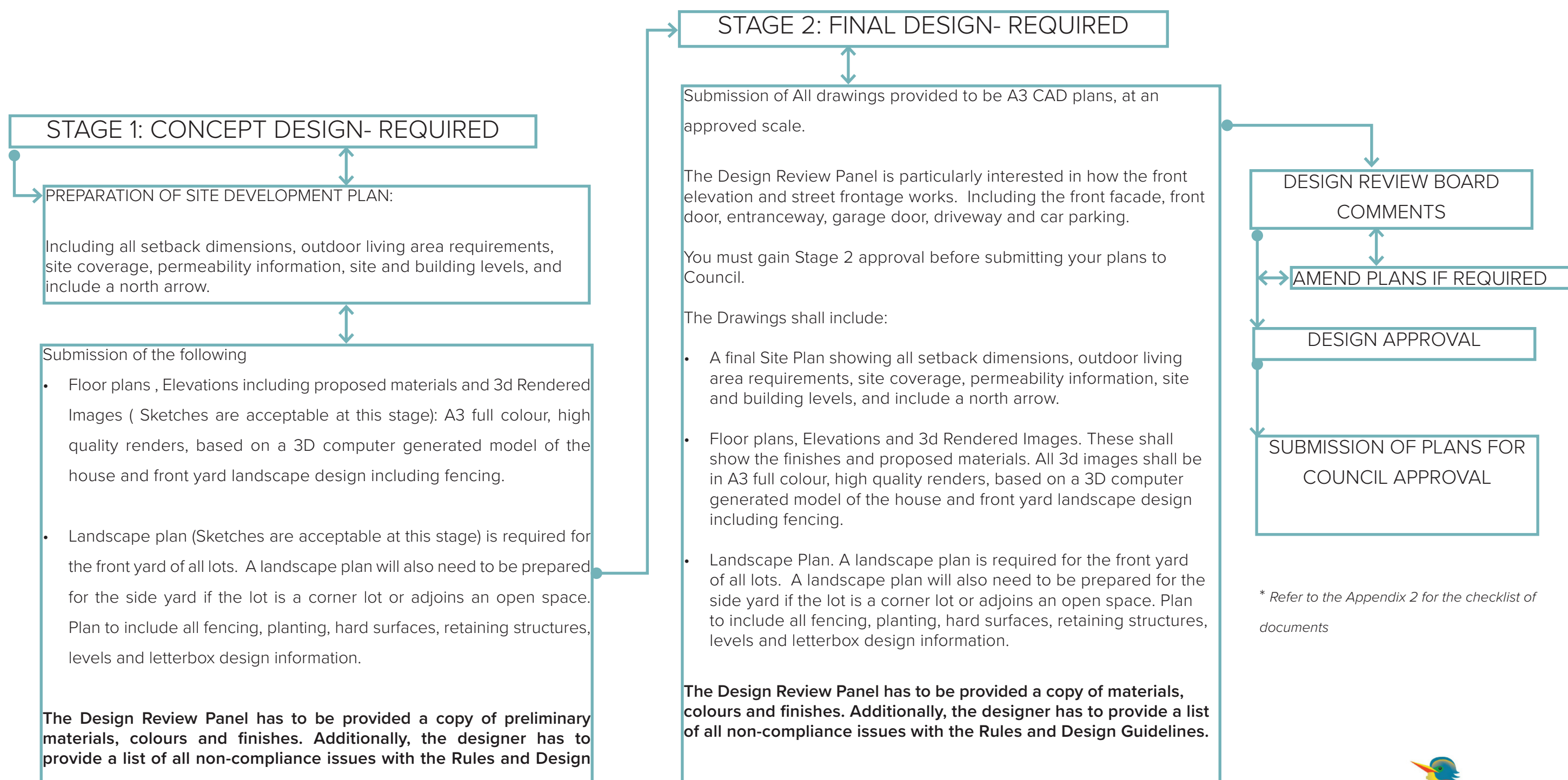
The concept design stage is designed to understand and clarify the DRP's position prior to completing a final design. This is to save the purchaser time and money by giving the opportunity to submit an early, preliminary drawing set to the DRP for review. The concept stage review requires a full set 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.



DESIGN REVIEW PROCESS AND REQUIREMENTS

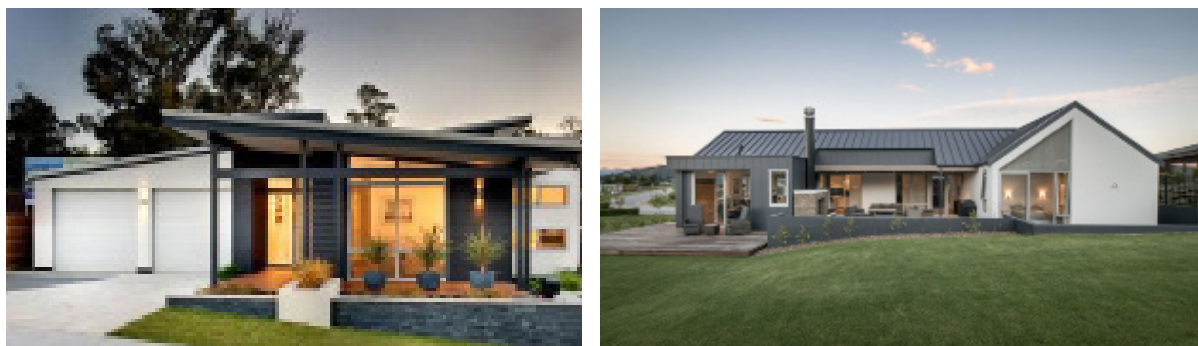


SITE DESIGN

OVERVIEW AND VISION

Good site planning is a crucial aspect of urban development. It can significantly influence the functionality, aesthetics, and sustainability of a community. Site planning involves the thoughtful arrangement of buildings, infrastructure, and open spaces to create environments that meet the needs of residents while enhancing their quality of life. Kotare Park puts importance in providing a masterplanned community that ensures homes have:

- Proper setbacks with each home appropriately spaced to provide equal access to views, have enough privacy and create uniformity in the streetscape, enhancing the overall aesthetic appeal of a neighborhood.
- Provide good solar access.
- Houses are functional and accessible, ensuring that spaces are easy to navigate and use. Front door and garages are easily accessible.
- Consistent design themes contribute to a cohesive look that appeals to potential buyers.



“Examples of good site design”

STRATEGY

In order to ensure that Kotare Park continues to deliver on the vision of being one of Cambridge’s premier suburbs, a strategy is required for the design and construction of the suburb where the public amenities and the houses that all contribute in creating a great neighborhood to its residents. Kotare Park hopes to achieve this by:

- Ensuring a mixture of house types, section sizes and lot widths, within each street and throughout the development
- Ensuring houses actively face the street, creating an interactive street environment and community.
- Providing access to public spaces, footpaths and reserves for the community.
- Creating a design guideline and a design review panel to administer the process.
- Controlling the form and function of architecture to create good quality, well designed contemporary homes for a variety of people and families, i.e. not all the same market or community sector.
- Ensuring that there is variety in the streetscape and the architectural treatment of houses.
- Controlling the front yard landscape design and implementation to create a high quality street environment.

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 maximized.

SITE COVERAGE AND PERMEABILITY

The maximum allowable site / building coverage is 50%. Required minimum site permeability is 30% 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.

BUILDING SETBACKS FOR MAIN LOTS

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.

Setbacks are as follows:

- Minimum 1.5m from all side boundaries
- Minimum 3m from road boundary
- Garage setback min 5m from road boundary

FENCE SETBACKS FOR MAIN LOTS

All side yard screen fence returns are to be a minimum of 1m behind the front of the building to ensure they are recessive.

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

Variations from the controls in this document may only be permitted at the Design Review Panels discretion.



"Examples of good site design"

BUILDING BLOCKS

The interfaces between houses, buildings and open spaces are critical creating a great union between the environment with active streets and high quality spaces for both public and private use.

Form and function must be taken into consideration so its encouraged to create a mixture of section sizes and widths that require a variety of build outcomes. Though single storey homes are encouraged, a mix of two-storey with single storey homes may promote diversity of housing stock and forms. Additionally, controlling setback, height and specific street landscape can help creating a definite look per block.

The design of each house should take into consideration neighbouring buildings and properties with respect to privacy, solar access and compatibility of uses. Common expectations of equal access in terms of sunlight access, privacy, and provision of useable outdoor living areas apply across the subdivisions and privacy between neighbours must take precedence over views.

MATERIALITY

Though each house could differentiate itself as special and unique from one another, it is still important to promote a cohesive look; an effective way of achieving this is through the use of a distinctive material palette. This provides a common unifying theme without requiring all buildings to look the same.

Houses are to be built with quality materials, detailing, and systems to ensure durability and functionality. The use of locally appropriate materials that reflect and maintain a good overall character of Kotare Park is encouraged. A cohesive material palette is to be used in the construction of all facets of the houses, fences, walls and landscape features to ensure homogeneity and coherent look.



“Examples of cohesive materials”

OUTDOOR LIVING AREA

Outdoor living areas should be located to ensure adequate privacy for occupants, receive good sunlight, and be directly connected to indoor living spaces.. 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 20m2 with a minimum dimension of no less than 3m 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.

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

Variations from the controls in this document may be permitted at the Design Review Panels discretion.



“Examples of Outdoor Living area”

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 where 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 and near the entry to the subdivision 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
- Corner Lot
 - High - Profile Lot
 - Corner and High - Profile Lot
 - Compact Development Lot
- subject to separate Waipa District Council performance standards
 - OPEN SPACE
 - BOUNDARY

KOTARE PARK , CAMBRIDGE, DESIGN GUIDELINES

COMPACT DEVELOPMENT LOTS



There are 30 separate compact housing lots as seen here. Each of these lots is to consist of a series of two storey attached terrace homes.

The site makes use of a prominent triangular shaped allotment created by the realignment of the Lamb Street corridor to intersect with Kotare Park. The corner site is located on what is an important gateway for Cambridge from Te Awamutu to the southwest and Kaipaki Road to the west.

Terraces are arranged along the Kotare Park Frontage and western edges of the triangular site, with commercial development proposed to be located on the northern corner of the site (Kotare Park / Road 1). Commercial development and carparking is located along the Road 1 frontage eastern boundary. The proposed grocery store is located to the south of the café, and is arranged with the main entrance to the southern end of the building, with access on the eastern and southern elevations, helping activate the street.

On-site amenity – Individual Units

The development contains:

- 2 bedroom terrace x 1
- 3 bedroom terrace x 29

All terrace units have an internal garage with external carparking. Apartment units will have one dedicated parking.

COMPACT DEVELOPMENT PERSPECTIVES



MATERIALITY

Townhouses are to be built with quality materials, detailing, and systems to ensure durability and functionality. These materials will be used in the construction of all facets of the houses, fences, walls and landscape features to ensure homogeneity and a coherent look.

Materials envisioned are as follows:

- Coach house bricks
- Vertical Shiplap Cladding
- Board and Batten system Cladding

Alternative materials may be considered at the discretion of design review panel.





LANDSCAPE CHARACTER GUIDELINE

INTRODUCTION

The landscape character guideline will create a cohesive character of the area by providing a consistent landscape pattern within Kotare Park that could be seen from a more macro view i.e street design, public spaces and open areas going to the more private areas such as entrances and front gardens of each home. Though subdivision has been broken down into *several* areas with distinct uses and categories, the generalised character will enable lots (with similar characteristics) to be identified in relation to design guidance. This part of the guideline aims to provide a contiguous vegetation pattern with that within the community as well as creating distinct landscape elements that define certain spaces.

BUILDINGS, OPEN SPACES AND STREETS

The interfaces between buildings, development sites and open spaces are critical, creating a high quality urban environment with active streets and high quality spaces for both public and private use. This could be achieved by ensuring:

- Site and building design clearly demarcate between private, semi-public and public spaces, particularly at ground level through the use of landscaped edges or building frontages, as appropriate to the context.
- House entrances are highly legible within the street facade and clearly visible from the street.
- Clotheslines and other services for residential activity are located in rear or side yards or otherwise screened from view from streets and open space
- Street and public open space façades optimise the use of windows, doors and balconies, to contribute to passive surveillance and safety while maintaining reasonable privacy for ground floor residential uses.
- Lighting design and placement are consistent with crime prevention through environmental design principles.



“Examples of good street landscape design



OVERVIEW

Active Lane area is subject to an additional level of guidance in order to achieve specific urban design outcomes that respond to the particular site. It is located between the Cafe and the Grocery.

This area is intended to provide the home owners with an area of retail and commercial activity as well as serve as a convergence point for social interactions.

The frontage of buildings which adjoin the street frontages within this area should have short or no setbacks to encourage a high level of engagement with the street, and fine architectural grain that contributes to a richly varied streetscape experience for pedestrians.

Outdoor dining is encouraged to extend into the laneway. It may occupy an area of up to 3.30 m from the building façade, thus occupying a portion of the reserve in places, provided it does not encroach on pedestrian lines or promenade locations. Applicants are expected to show the extent of outdoor dining on all concept plans for approval by the DRP.



CONCEPTUAL SITE PLAN

TYPICAL DESIGN ITEMS OF AN ACTIVE LANE

- Defined circulation space with slow edges and pause points with dwell opportunities
- Design cues to manage pedestrian and cycle interaction
- Consideration of user scale to create atmosphere between architectural form
- Flexible edges that provide space for temporary and varied activation
- Considered response to all weather access provisions
- Resolved wayfinding suite to inform movement
- Tested solutions for pavement transitions, material suitability and integrated stormwater solutions to de-risk pedestrian and cycle movement
- Coordinated site levels to ensure gradients, ramps and steps contribute to user experience and a seamless laneway condition



MATERIALITY

The Active Lane is expected to be a convergence point within the community hosting a good number of people using the space at the same time. This area is to be built with quality materials, detailing, and systems to ensure durability and functionality as well as a good mix of textures for aesthetics. Materials allowed are as follows:

- Bluestone Paver or similar
- Salted Concrete or similar
- Basalt Pavers or similar

*Finishes to be approved by DRP

“Look and feel of Active Lane”





OBJECTIVE

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 Park development. A variety of architectural styles is encouraged while basic building form and function outcomes are achieved.

ARCHITECTURAL FORM

Massing and Composition

The massing is to be articulated to ensure interesting form. Compositional elements include the alignment of elevational lines such as roofs and floors, and the proportion of forms and openings (such as windows and doors).

Dimensional relationships include balanced proportions between building height and width. Buildings are to be:

- Deliberately symmetrical or asymmetrical (rather than unbalanced or top-heavy in appearance)
- Modulated to avoid flat planes and excessive building mass and bulk on front and side walls visible from the street (e.g. walls pushed out or pulled in, recessed entrances etc)
- Articulated to provide variety and interest (e.g. use of balconies, verandahs and building materials and detailing).

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 practical, and blank walls on the street frontage are not permitted.

CORNER LOTS AND SIDE GARDENS

The design of the lot and the house should address both streets, with windows and outdoor living areas. Corner lots should be considered carefully to ensure that the house addresses both streets and wraps around the corner.

Locations of windows and living spaces must contribute to a strong and cohesive architectural character and provide passive surveillance of public spaces..

Indoor living areas should be placed and designed to interact with both sides of the corner lots. Additionally, homes on corner lots should have lots of windows, interesting architectural features and quality cladding and finishes required. There should also be some landscape yard treatment that continues around the corner for at least one third of the total lot boundary.

Vehicular access to the lot is to ensure that it does not interfere with the functionality of the streets and that aesthetics of the street corner is not compromised.

ENTRANCE

The primary pedestrian entrance is to provide a transitional space at the building entry that is protected from rain, and preferably recessed from the front wall of the house. Alternatively, the entrance may be incorporated within a partially enclosed front verandah. The pedestrian entrance to the house is to be separate from vehicle access and is to be emphasised through the use of:

- Eaves or other Architectural element
- Colour
- Change to Facade Material

The front door for the houses should also be visually prominent and directly connected to the street, in both design and location.

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.



“Examples of Entrance design”

HOUSE ORIENTATION AND SOLAR ACCESS

Residential units should be designed to optimise the number of hours of sunlight access to principal internal living areas and to outdoor living areas, particularly in mid-winter. Windows and doors has to be orientated so that the living areas get the most sunlight possible while being sheltered from the wind. Outdoor living spaces may be in the form of patio, deck, balcony or roof terrace adjacent to the unit's principal living room.



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.



“Look and Feel Examples For Architecture”

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.

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.

LANDSCAPE

OBJECTIVES

Landscape and garden design plays an integral part in how a house presents itself to the street and how usable the outdoor areas are. Yard planting within the respective lots assists in defining boundaries, reinforcing entrances, softening hard surfaces, creating a sense of private domain, providing separation between lots and reflecting the character of Cambridge and Kotare Park. Front yard landscaping or fencing enables respective domestic activities and protects privacy.

A landscape plan is required to complement the architectural style of the house and contribute to the character of Kotare Park and Cambridge. The design of the yards need to create a sense of individuality whilst also contributing to the streetscape quality and overall amenity of the area.

When preparing a landscape plan, the following is to be considered:

- Solar orientation and sun access or shade to dwelling and private open space
- Protection from sun and wind,
- Views (framing rather than blocking),
- Passive surveillance (allowing views through to the street from the front yard and house),
- Minimising overlooking into neighbours' private open space and dwelling,
- Minimising impermeable surfaces, and using planting to slow run-off from hard surfaces,
- Softening or screening the appearance of storage, service and parking areas, and
- Scale and proportion in keeping with the house

REQUIREMENTS

A landscape plan must be submitted to the Design Review Panel for approval prior to implementation of any landscaping on site. Landscaping on the lot must be completed within three months of completion of the construction of the dwelling.

As a minimum, the landscape plan must show all yard space visible from the road, and include the following information:

- Tree species, number, size and location,
- Shrub and groundcover planting –species, number, size and location,
- Areas of seeded grass or ready lawn,
- Fence location and design,
- Hard surfaces – driveway and paths (materials and finish), and
- Letter box location.



“Look and Feel Examples For Landscape design”

LANDSCAPE

FENCING

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 32-36.

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.

Fences and low walls should be designed to contribute positively to streetscape amenity and complement the design and materials of the house. Additionally, fences should:

- 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 back-yard fence) should be located 1m back from the building frontage - on the sides of the house.
- Pool fences whenever it is applicable should follow local council regulations in terms of height and type.
- Front fences or walls are to be combined with low planting. This will help in creating a good transition between the streets and private areas.

Where additional retaining walls are required on individual lots (beyond those required for the formation of the lots through the earthworks period), they are to have a maximum height of 1.0m. Where retaining exceeds this dimension, they are to be stepped and screened with planting.

Wherever there might be conflicts in the design and use, it is imperative to coordinate with the neighbour on fencing for consent.



SERVICE AREAS

Service areas visible from the street or public open space are to be either incorporated into the design of the building or screened from public view. it must be of a usable size and easily accessible. This includes storage of elements such as:

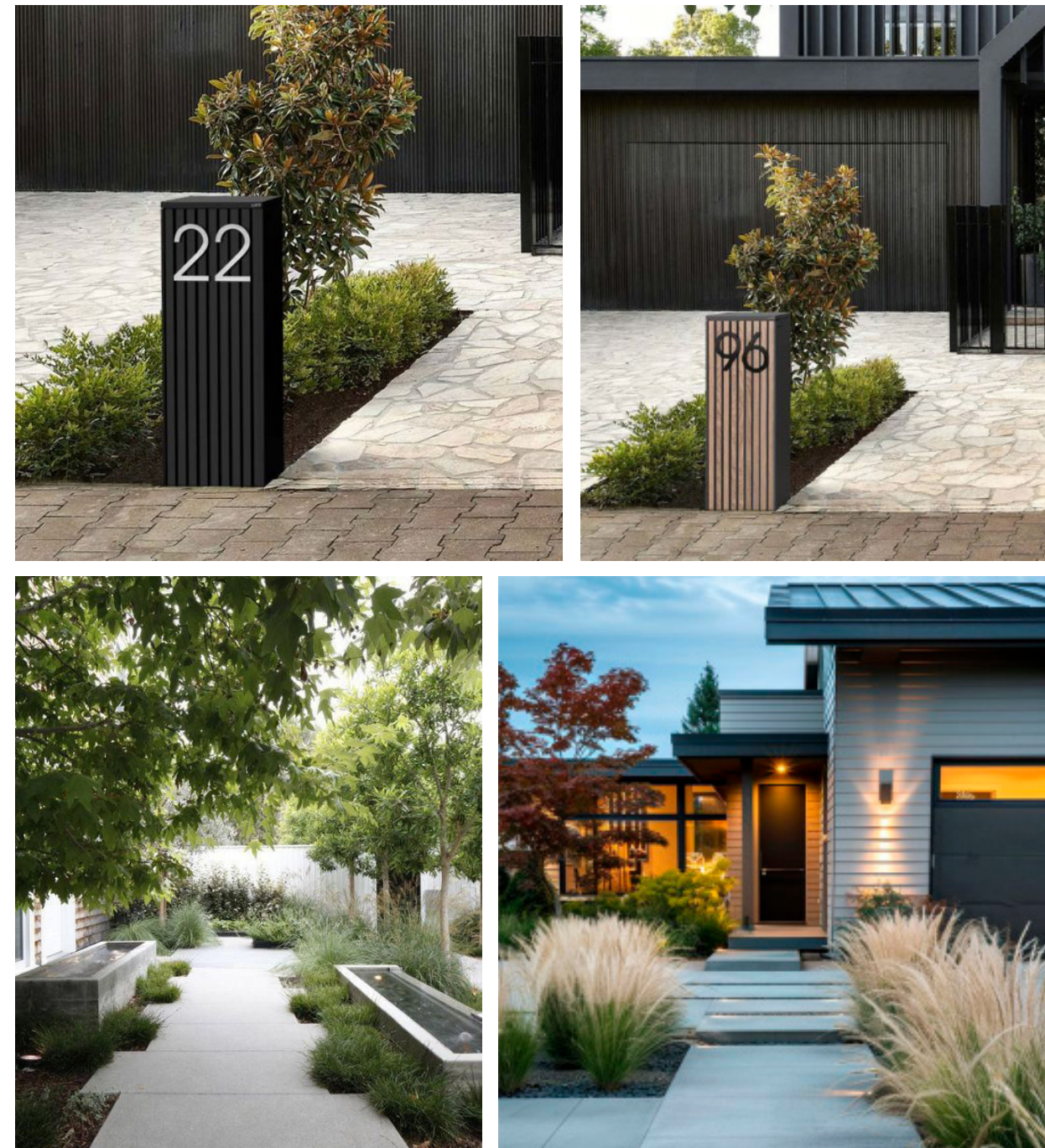
- Rubbish and recycling bins, they should be at a location where it could easily be wheeled out to the streets
- Rain tanks,
- Garden storage,
- Gas systems or bottles, and

ENTRANCE PATH

An entry path which is separate from the driveway is required to lead you to the front door. The primary pedestrian entrance is to provide a transitional space at the building entry that is protected from rain, and preferably recessed from the front wall of the house.

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.



“Examples For Entrance paths and Letterboxes”

TREES AND PLANTING

TREES

The design of the layout of specimen trees proposed across Kotare Park includes street trees located within the road reserve.

Each front yard shall have at least one tree planted as part of the overall design and implementation of the front yard plans. The tree is to be a minimum height of 2m high at the time of planting.

When planting a tree, consideration should be given to the mature size of the tree, and to the use of root barriers when planting in close proximity to houses, hardscapes or services. Trees should be positioned between side boundaries and as close as possible to the front boundary. Trees should not be planted in a hedge.

Private Landscaping - Front Gardens

Gardens are to contribute to the overall green and vegetated appearance of public spaces, including the street, and fit with the character of the Cambridge Area.

Planting of private front gardens involves the selection of:

- Plant species that are hardy, suited to the site and are preferably indigenous
- or suited to the geographic area (where possible),
- Suitable species where the eventual size, spread and root system of plants when mature will maintain outlook to the street and avoid unreasonable overshadowing,
- Spaced to achieve a continuous and even coverage once mature,
- A single species used for hedges.

Where hedges are planted along a fence line, they are to be maintained at a height no greater than the adjacent fence.



"Look and feel of Landscape"

PLANTING (front yard)

FRONT YARD PLANTING DESIGN

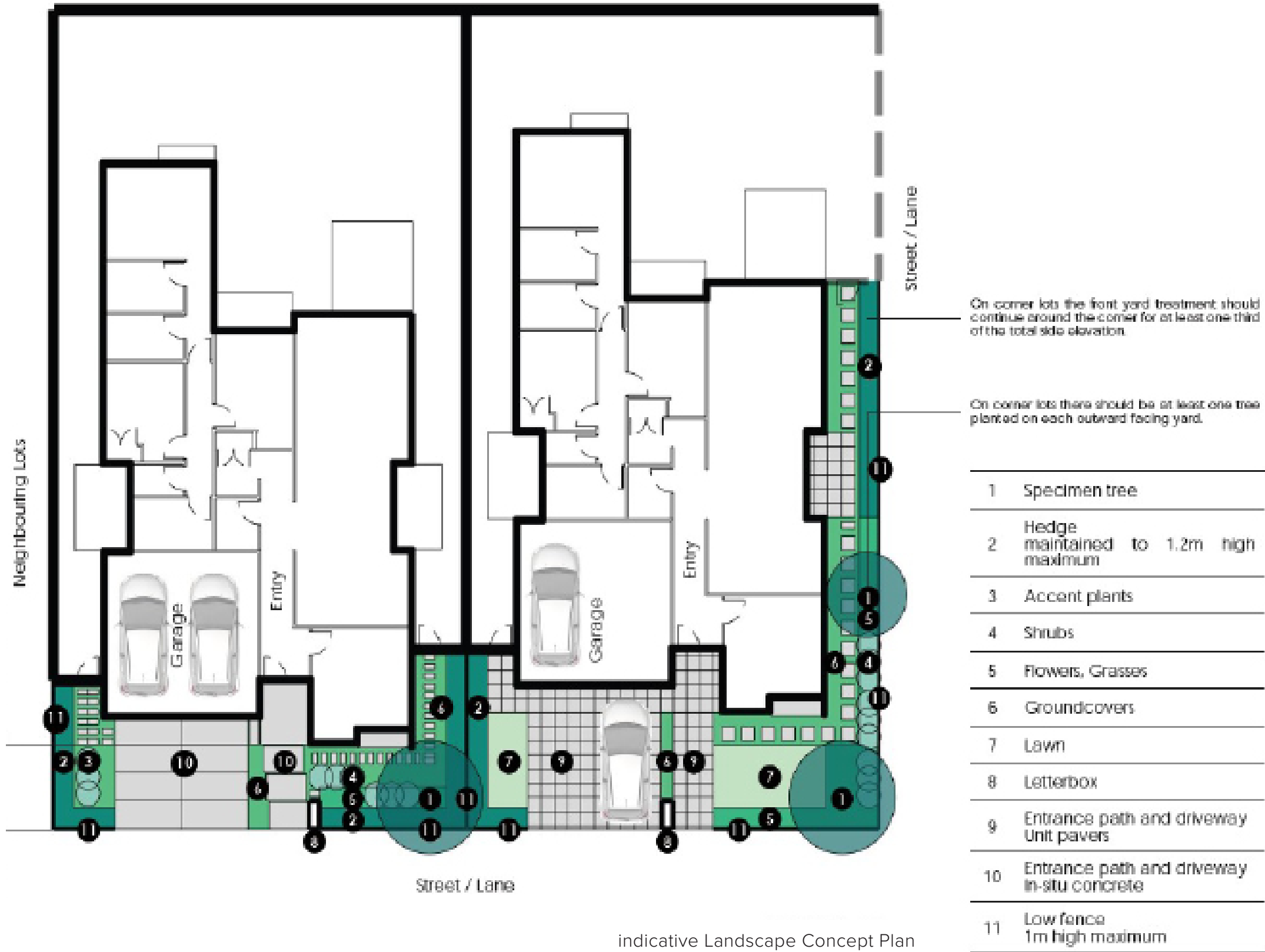
Planting shall be undertaken in the front yard of each lot. The design for each front yard shall be implemented and maintained by the lot owner at the time of construction of the house and completed prior to the occupation of the house.

- Specimen tree and plant species for the front yard planting design can be selected from the Kotare Park Plant List.
- Planting should be selected for optimum growing conditions and not require an unnecessary amount of maintenance to get it established or for it to thrive in the long term or otherwise approved by the DRP.
- Planting should define front boundaries, reinforce entrances, frame views from the house onto the street, provide privacy and separation between each lot and allow solar access to windows and living areas.
- Due to the compact size of each lot, plants should be set-out in layers of height to maximise the perceived depth of the planted borders. All plants should be arranged so that they touch when they reach their mature size.
- Plants should be set-out with layers of height in mind. Tall species should typically be arranged at the back against walls and fence lines graduating to smaller species in the front of the border. In narrow borders where front-to-back layering isn't possible, vary plant heights from side to side instead.
- The recommended plant selection list is in Appendix 1. Other plant species can be approved at the discretion of the Design Review Panel.



“Look and feel of Landscape”

SAMPLE LANDSCAPE LAYOUT FOR FRONTAGE



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 1ltrs** - 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).

Best time for planting is between April and September unless irrigated.



DRIVEWAYS

All driveways are to have a hard wearing surface material fit for purpose. Parking pads other than in front of the garage door are not permitted.

ENTRANCE AND DRIVEWAYS

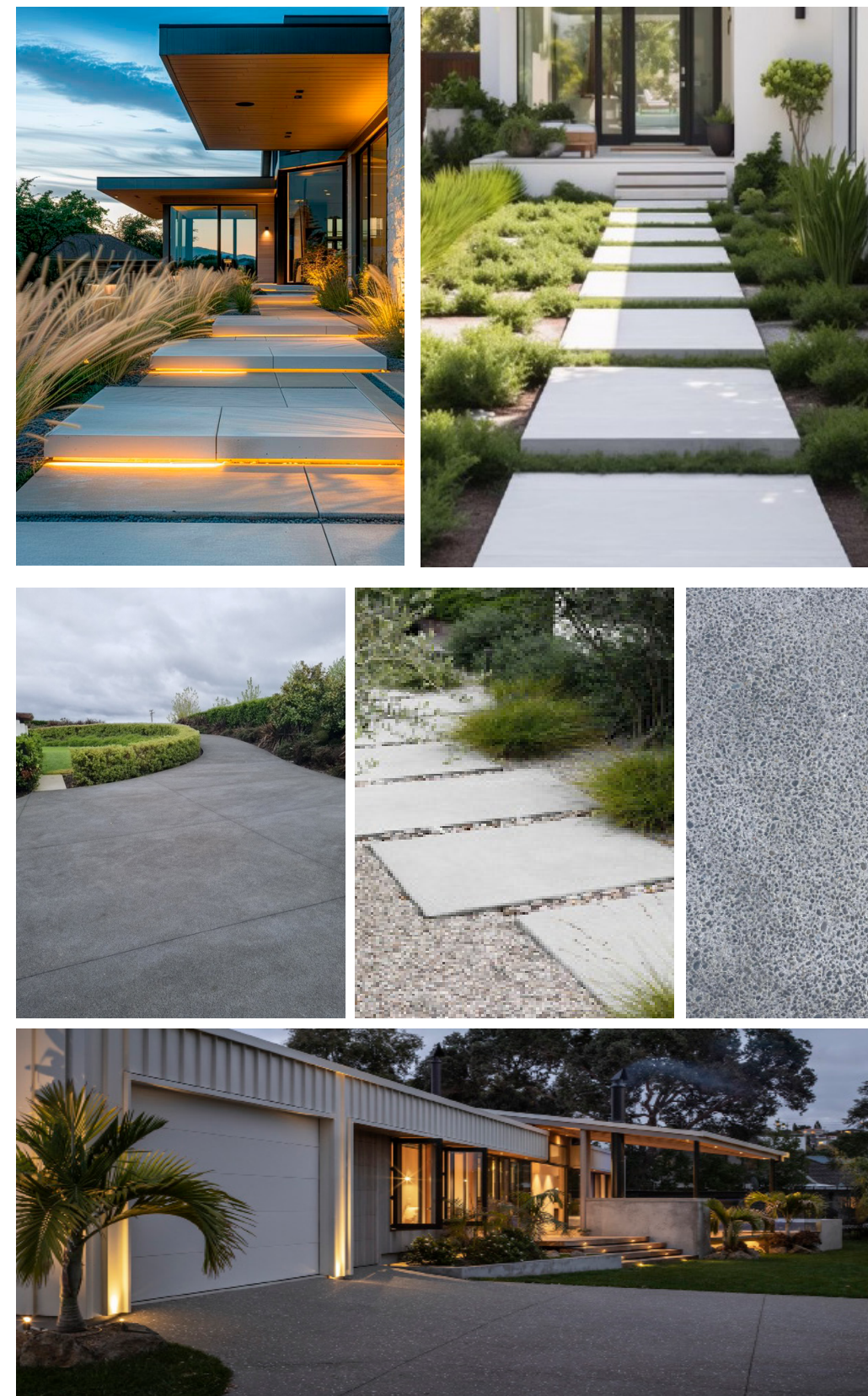
Entrance paths and driveways should be high quality hard surface materials. Entrance paths should be constructed to directly link the entry of the house to the street, with no interference from parked vehicles.

Materials that are permitted are —

- Exposed aggregate concrete construction with 8% black oxide
- Control joints for driveways should be at 3m centres maximum. The width of the entrance path will determine the centres for control joints along the path e.g. if the path is 1.5m wide, the control joints could be at 1.5m centres to create a square grid or 3m centres to create a rectangular grid (the maximum length to width ratio should be 2:1).
- Unit pavers or Tiles
- Stone

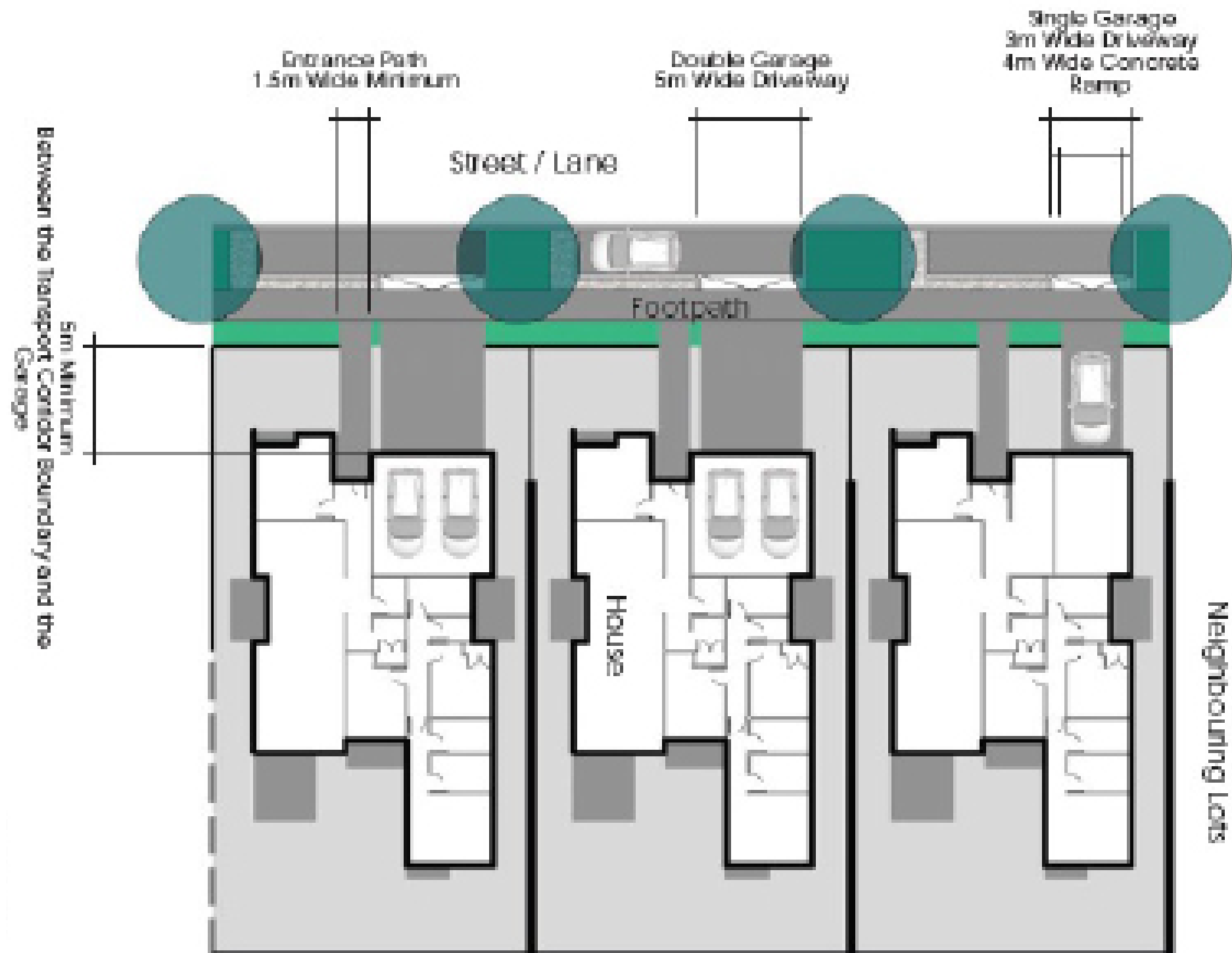
EXTERIOR LIGHTING

Exterior lighting should be carefully designed with regard to placement, intensity, timing, duration and colour. All light fittings should be integrated into the architecture or landscape. Louvres, hoods and other attachments designed to direct light and minimise light pollution are required for any exterior lighting.



“Look and Feel Examples For Entrance Landscape”

INDICATIVE ENTRANCE AND DRIVEWAYS LAYOUT





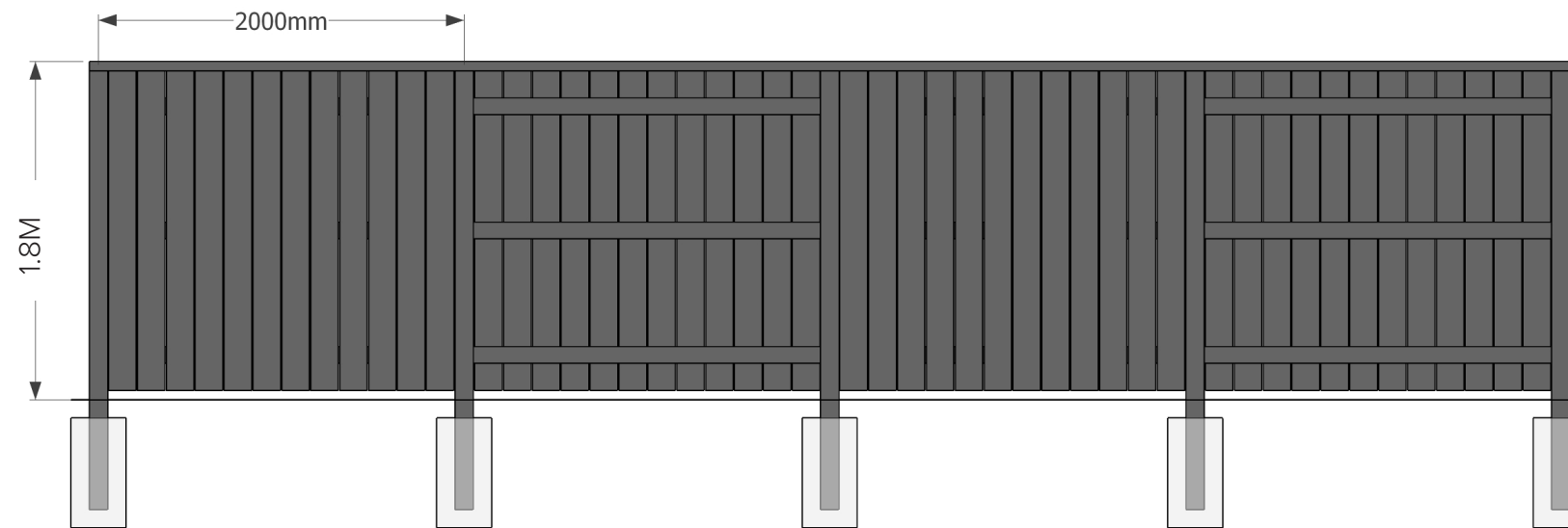
FENCING AND DRIVEWAY PLAN

LEGEND

-  Indicative extent of front yard
-  Indicative extent of backyard
-  1.8m Acoustic panel Fence
-  1.0m Front Fence Type B (Option 1) Compulsory with gate to access Silverwood lane footpath
-  Type B (Option 1) Compulsory; Raked to return and meet with the Acoustic Panel
-  1.0m Front Fence Type B (Option 2) Compulsory
-  1.4m Front Fence Type C Compulsory



APPROVED BACKYARD FENCE DESIGNS



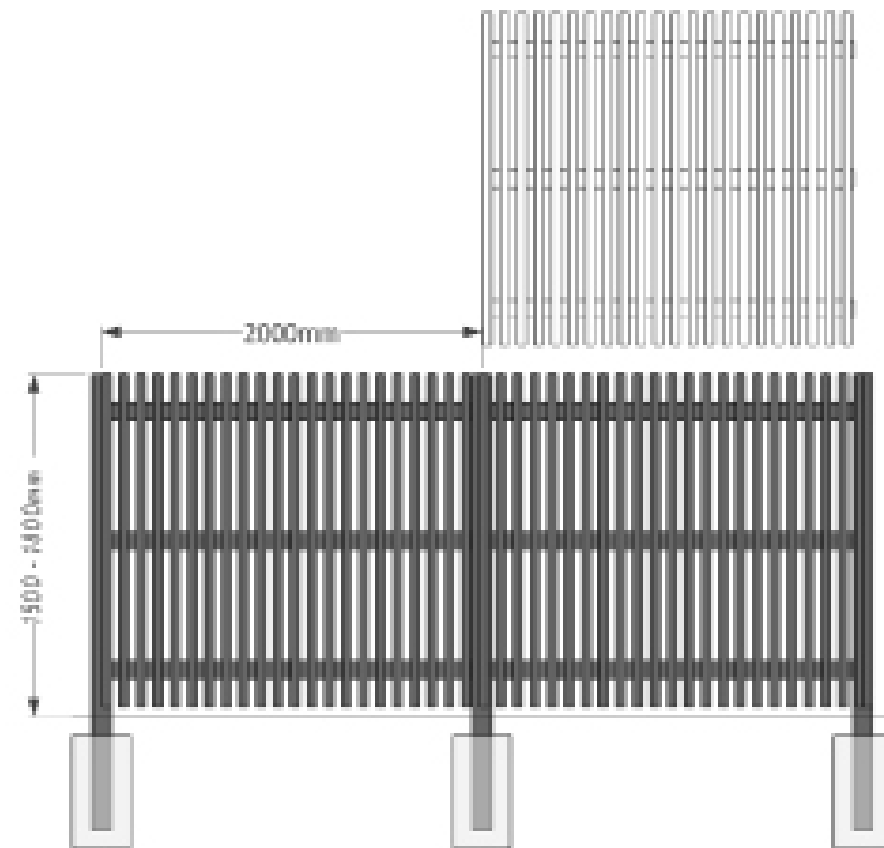
1.8m Backyard Fence

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.

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. This is to ensure they are recessive.
3. Stained timber fences may be approved at the DRP's discretion.

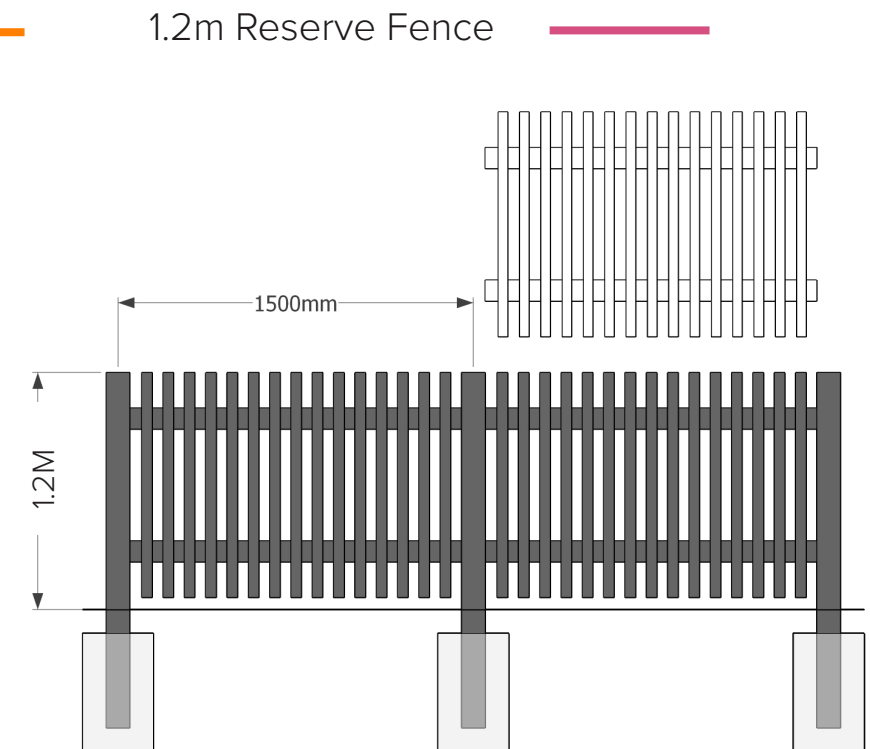
APPROVED SCREEN FENCE DESIGNS



1.8m Type A Screen Fence (OS Frontage) — — — — —

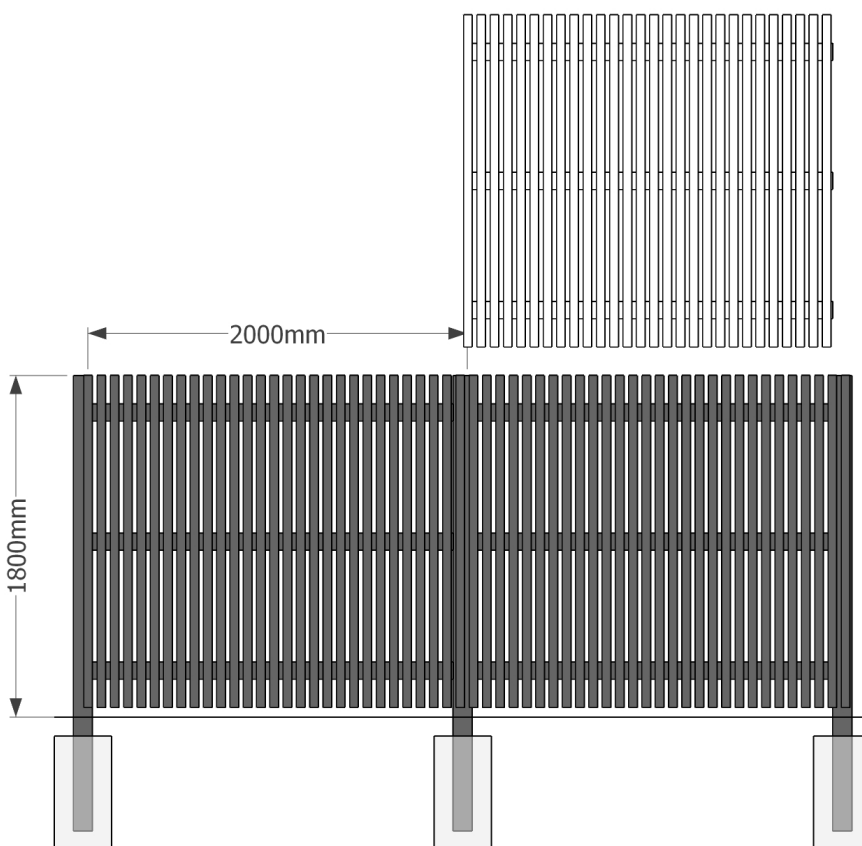
The type A screen fence has been designed to meet Waipa District Council's requirement for 50% visual permeability and will be built by the developer in some instances.

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.



1.2m Reserve Fence — — — — —

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.



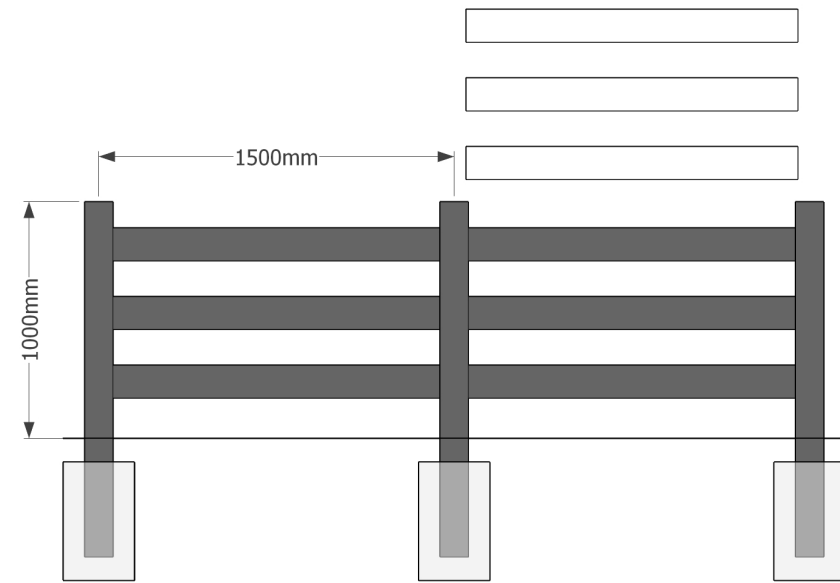
1.8m Type B Screen Fence — — — — —
(Raked)

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:

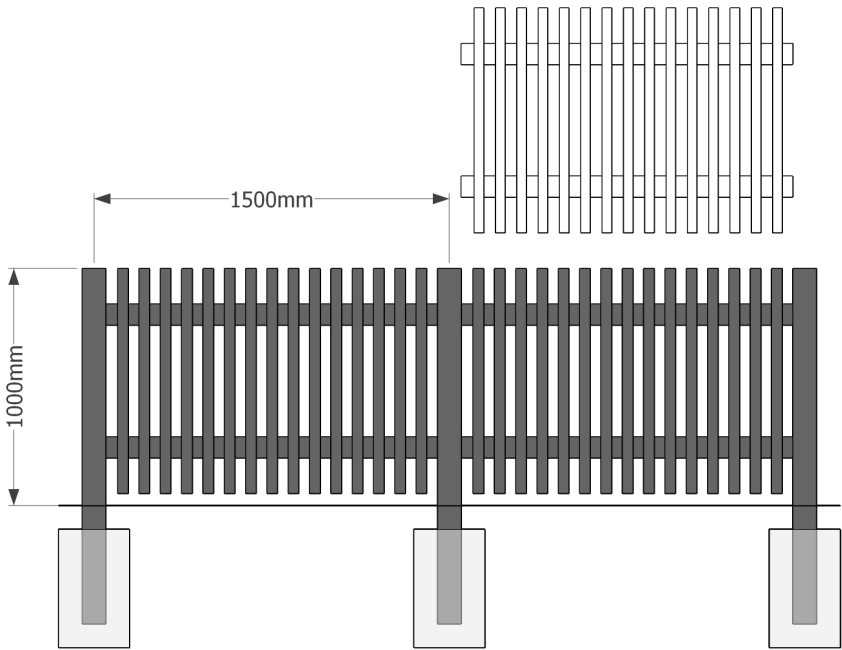
1. All gate posts on 1.8m screen fence returns to be 112.5 x 112.5mm H5 glue laminate timber to prevent twisting.
2. Alternative designs may be submitted to the DRP for approval.
3. All side yard screen fence returns are to be a minimum of 1m behind the front building line. This is to ensure they are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

APPROVED FRONT YARD FENCE DESIGNS



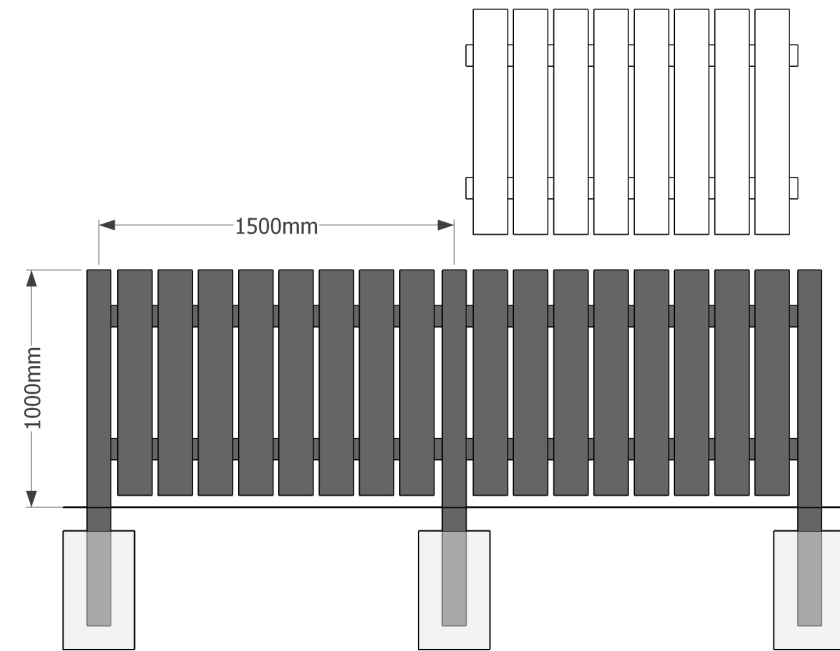
1.0m Front Fence
Type A - - - -

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.



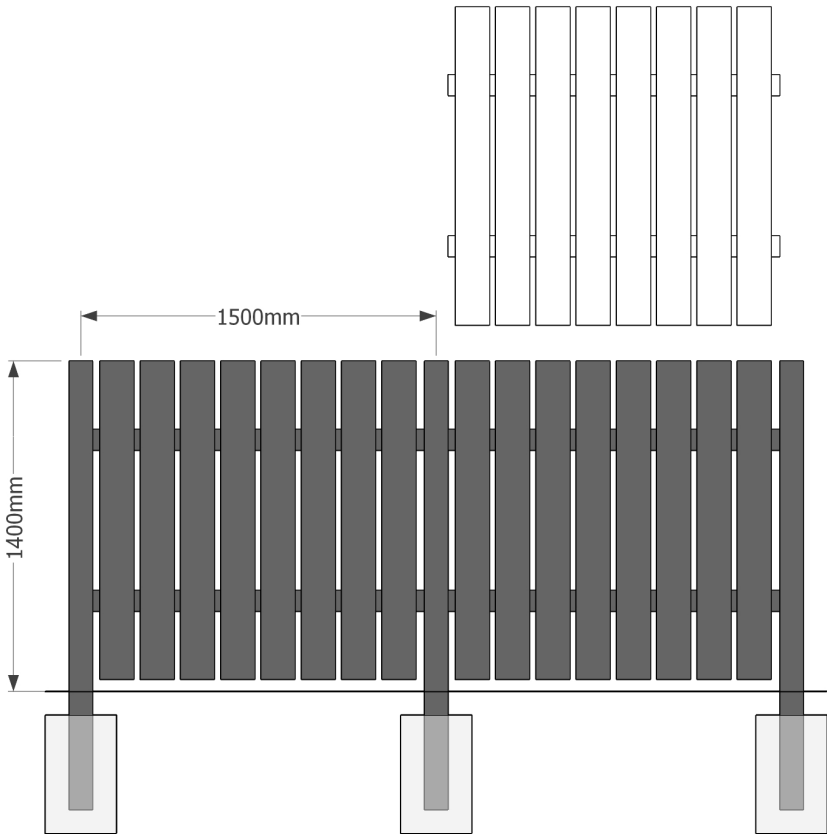
1.0m Front Fence
Type B (Option 2)
- - - -

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.



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.



1.4m Front Fence
Type C
- - - -

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.

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. This is to ensure they are recessive.
- 3. Stained timber fences may be approved at the DRP's discretion.



APPENDIX 1

SOME RECOMMENDED PLANTS

SPECIMEN TREE

Botanical Name	Common Name	Max. Growth	Evergreen	Deciduous	Sun	Partial	Shade	Native
Amelanchier canadensis	Shad Bush	4.0 x 3.0m						
Acer Palmatum	Japanese maple tree	6.0 x 4.0m		•	•	•		
Acer palmatum 'Bloodgood'	Japanese maple tree	4.0 x 3.0m		•	•	•		
Cercidiphyllum japonicum	Katsura tree	7.0m x 5.0m		•	•	•		
Cercis canadensis 'forest pansy'	Redbud	4.0 x 3.0m		•	•	•		
Cornus contraversa	Dogwood tree	6.0 x 5.0m		•	•	•		
Cornus florida 'cloud nine' - white	Dogwood tree	4.0 x 3.0m		•	•	•		
Cornus 'eddie's white wonder'	Dogwood tree	4.0 x 4.0m						
Cornus 'cherokee daybreak'	Dogwood tree	3.5 x 3.5m						
Cornus 'china girl'	Chinese dogwood	4.0 x 3.0m						
Cercis canadensis	Redbud tree	5.0 x 5.0m						
Magnolia 'cleopatra'	Cleopatra magnolia	4.0 x 3.0m		•	•	•		
Magnolia grandiflora 'little gem'	Evergreen magnolia	6.0 x 4.0m	•		•	•		
Magnolia 'star wars'	Magnolia	5.0 x 4.0m		•	•	•		
Magnolia 'yellow bird'	Deciduous magnolia	8.0 x 3.0m		•	•	•		
Malus floribunda	Crab apple	4.0 x 4.0m						
Prunus yedoensis 'awanui'	Cherry Blossom	6.0 x 5.0m						
Pyrus calleryana 'candelabra'	Ornamental upright pear pvr	6.0 x 3.0m		•	•	•		
Pyrus salicifolia 'pendula'	Weeping pear	3.0 x 3.0m						

HEDGES

Botanical Name	Common Name	Max. Growth	Evergreen	Deciduous	Sun	Partial	Shade	Native
Buxus microphylla	Boxwood	2.0 x 2.0m	•		•	•		
Camellia japonica white	Japanese camellia	2.5 x 2.0m	•			•		
Camellia sasanqua 'setsugekka'	Camellia	2.5 x 2.0m	•		•	•	•	
Corokia 'geenty's green'	Green corokia	1.5 x 1.5m	•		•			•
Corokia 'bronze king'	korokio	2.0 x 2.0m	•		•	•		•
Escallonia 'white knight'	White knight escallonia	2.5 x 1.5m	•		•			
Griselinia littoralis	Broadleaf, kapuka	6.0 x 2.5m	•		•			•
Ilex largo	Dahoon holly	3.5 x 2.0m	•		•	•	•	
Michelia figo	Port wine magnolia	3.5 x 2.0m	•		•	•		
Laurus nobilis	Bay tree	8.0 x 3.0m	•		•	•		
Lonicera nitida	Box honeysuckle	2.0 x 1.5m	•		•	•		
Teucrium fruticans	Silver germander	1.5 x 1.5m	•		•			

LARGE FLOWERING PLANTS

Botanical Name	Common Name	Max. Growth	Evergreen	Deciduous	Sun	Partial	Shade	Native
Camellia species	Camellia	2.0 x 1.5m	•		•	•	•	
Daphne odora	Daphne japonica	1.5 x 1.5m	•		•	•		
Daphne 'eternal fragrance'	Daphne	0.6 x 0.9m	•	•	•	•		
Hebe 'speciosa'	Hebe	1.0 X 1.0m	P		•	•		
Hydrangea 'lime light'	Hydrangea	1.5m x 1.5m		•	•	•		
Hydrangea 'pee wee'	Oak leaf hydrangea	1.0m x 1.0m		•		•		
Hydrangea species	Hydrangea	1.0m x 1.0m		•		•		
Michelia species	Magnolia	4.0 x 3.0m						
Veronica diosmifolia (hebe diosmifo-	Shrubby Veronica	0.7 x 0.7m	•		•	•		•
Viburnum davidii	David viburnum	1.5m x 1.5m	•		•			

* P = Perennial

SMALL FLOWERING PLANTS

Botanical Name	Common Name	Max. Growth	Evergreen	Deciduous	Sun	Partial	Shade	Native
Alstroemeria species	Peruvian lily	0.4 x 0.4m	P		•	•		
Anemone x hybrida	Janese anemone	0.8 x 0.5m	P		•	•		
Dietes iridioides	Fairy iris	0.6 x .04m	P		•	•		
Hebe 'speciosa'	Hebe	1.0 X 1.0m	P		•	•		
Helleborus species	Winter rose	0.5 x 0.5m	P		•	•		
Libertia formosa	Chilean iris	0.6 x 0.5m	P		•			
Liriope muscari 'evergreen giant'	Lily turf	0.6m x 0.6m	P		•	•	•	
Liriope muscari 'monroe white'	Lily turf	0.4 x 0.4m	P			•	•	
Liriope muscari 'samantha'	Lily turf	0.5 x 0.5m	P		•	•		
Rosmarinus officinalis	Rosemary	1.0 x 1.5m	•		•	•		

GRASSES

Botanical Name	Common Name	Max. Growth	Evergreen	Deciduous	Sun	Partial	Shade	Native
Carex comans green	Grass/sedge	0.3 x 0.6m	•		•			•
Carex dipsacea	Teasel sedge	1.0 x 1.0m	•		•	•	•	•
Carex testacea	Prairie fire	0.6 x 0.6m	•		•	•		•
Chionochloa flavicans	Dwarf toetoe	0.7 x 0.7m			•	•		•
Chionochloa rubra	Red tussock grass	1.0 x 1.2m			•	•		•
Lomandra 'lime tuff'	Lomandra lime tuff	0.8 x 0.8m	•		•	•		
Lomandra fluviantilis 'Shara'	River Mat Rush	0.4 x 0.5m	•		•	•		
Poa cita	Silver tussock	1.5 x 1.0m	•		•	•		•

GROUND COVER

Botanical Name	Common Name	Max. Growth	Evergreen	Deciduous	Sun	Partial	Shade	Native
Acaena inermis 'purpurea'	Purple bidibid	0.2 x 1.0m	•		•	•		•
Acorus gramineus 'ogon'	Golden variegated sweet flag	0.2 x 0.3m	P		•	•		
Ajuga reptans 'catlin's giant'	Carpet Bugle	0.25 x 0.8m	P			•		
Ajuga reptans 'pink spire'	Bugleweed	0.2 x 0.8m	P			•	•	
Dianella nigra	Turutu	0.5 x 0.5m	•		•	•	•	•
Fuchsia procumbens	Creeping fuchsia	0.2 x 1.5m	•		•	•	•	•
Leptinella squalida 'platt's black'	Brass buttons	0.1 x 1.0m	•			•	•	•
Liriope muscarii	Liriope	0.4 x 0.4m	•		•	•	•	
Ophiopogon planiscapus	Mondo grass	0.2 x 0.3m	•		•	•		
Ophiopogon planiscapus 'black'	Black mondo grass	0.2 x 0.2m	•		•	•		
Pachysandra terminalis	Japanese spurge	0.2 x 0.5m	•			•	•	
Parahebe baby blue	Parahebe baby blue	0.5 x 0.5m	•		•			•
Pimelea prostrata	NZ Daphne	0.1 x 1.0m	•		•	•		•
Thymus serpyllum 'coccineus'	Creeping thyme	0.05 x 0.3m	•		•	•		
Trachelospermum jasminoides	Star jasmine	5.0 x 4.0m	•		•	•		
Zephyranthes candida	Rain lily	0.2 x 0.3m	P		•	•		



APPENDIX 2

PLEASE TICK

STAGE 1: FEASIBILITY	
The feasibility check is the first pass. Enough design detail to secure an overall design for the site so you know it can work. Compliance with the main controls — height, setbacks, side yards, etc., must be illustrated.	
STAGE 2: CONCEPT DESIGN	
S I T E P L A N With setbacks, contours, house and garage footprints, entrance path and driveway.	
F L O O R P L A N S	
E L E V A T I O N S	
3 D R E N D E R E D I M A G E S A3 full colour, high quality renders, based on a 3D computer generated model of the house and front yard landscape design including fencing.	
L A N D S C A P E P L A N 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 (show concrete cuts) and letterbox design information.	
P R E L I M I N A R Y M A T E R I A L S , C O L O U R S A N D F I N I S H E S S C H E D U L E	
L I S T O F N O N - C O M P L I A N C E S It is the designer's responsibility to provide a list of all non-compliance issues with the Rules and Design Guidelines.	



APPENDIX 2

PLEASE TICK

STAGE 3: DEVELOPED DESIGN	
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. The design should accurately establish the finished floor levels of the house and garage slabs and resolve any level changes that front the street.	
S I T E P L A N With setbacks, contours, house and garage footprints, entrance path and driveway.	
F L O O R P L A N S	
E L E V A T I O N S	
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.	
L A N D S C A P E P L A N 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 (show concrete cuts) and letterbox design information.	
M A T E R I A L S , C O L O U R S A N D F I N I S H E S S C H E D U L E Materials, colours and finishes of all exterior finishes shall be nominated.	
L I S T O F N O N - C O M P L I A N C E S It is the designer's responsibility to provide a list of all non-compliance issues with the Rules and Design Guidelines.	

All plans and drawings provided for each stage should be legible and to scale, with a north arrow, and the following lot information — Lot / DP number, street name, applicant name and contact details including, postal address, phone number and email address.