

# Longview

HÄWERA

## STAGE ONE DESIGN GUIDELINES





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*The Design Guidelines for Longview Stage One must be read in conjunction with the relevant South Taranaki District Plan rules.*



# Introduction

## VISION

The vision for Longview is to create a well connected community with a mix of lot sizes and house types including high amenity streets and open spaces on the eastern side of Hawera. Longview Stage One is the first stage in the development of the 27.5 hectare Longview landholding.

## PURPOSE

The purpose of these guidelines are to control the built quality of all houses to help create quality design outcomes within the Longview development. 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 Longview, a series of site specific design controls have been developed. These are to be read in conjunction with the relevant Rules and Performance Standards of the Residential Zone of the South Taranaki District Plan which are to be defaulted to if there is no site specific development controls. 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 design review panel prior to lodgement of building consent.

To submit plans for the Longview Stage One Design Review Panel please email [longviewhawera@veros.co.nz](mailto:longviewhawera@veros.co.nz) or contact Veros on 07 579 9747 for more information.

# THE MASTERPLAN



- Notes**
1. Upgraded entry from Turuturu Road.
  2. New park with wetlands and walking trails.
  3. New playground and BBQ area.
  4. Screened and painted acoustic fence along rail corridor.
  5. Potential pedestrian link to Town Centre.
  6. Potential pedestrian link to Mason Road.
  7. Potential pedestrian link to Wybourne Road.
  8. Future development stage (indicative layout).

Note. The Masterplan is indicative only and subject to change



# 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.***

***\* Exceptions to the rules contained within this guidance document may be made at the Design Review Panels discretion.***

## PROCESS

No lot owner or build partner (purchaser) shall commence construction of any building prior to receiving written developed design approval from the Design Review Panel (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 and the feasibility stage is encouraged to be utilised if you are unsure whether your house proposal will meet these guidelines. If you are confident that your design meets the guidelines, you may submit a complete concept design for review. Each review will typically take up to 10 working days once a submission is filed with the DRP. A \$900 + gst fee is payable upon submission to cover the costs of of the DRP.

### STAGE ONE FEASIBILITY

The feasibility stage is designed to test and clarify the DRP's position prior

to completing a full drawing set. This is to save the purchaser time and money by giving the opportunity to submit simple sketches, incomplete drawing sets or other preliminary designs to the DRP for review. The DRP can only comment on what is submitted and this may mean that there are additional review points which surface at the concept and / or developed design review stage.

### STAGE TWO CONCEPT

The concept stage review requires a full set of drawings as outlined on the following page. 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. If there are no issues with the design then the DRP may offer final developed design approval on the basis of no additional changes being required.

### STAGE THREE DEVELOPED DESIGN

The developed design review process requires that any issues raised in the concept design phase be addressed and that an updated drawing package 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 FEASIBILITY optional

The feasibility check is the first pass if you need it. Enough design detail is to be submitted 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 required

#### SITE PLAN

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

#### FLOOR PLANS

#### ELEVATIONS

#### 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

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 and letterbox design information.

#### PRELIMINARY MATERIALS, COLOURS AND FINISHES

### STAGE 3 DEVELOPED DESIGN required

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

The DRP 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.

#### SITE PLAN

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

#### FLOOR PLANS

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#### 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 District Plan and Design Guidelines.

# Site Design

***This section contains a number of explanations and diagrams which set out the required setbacks, site coverage, heights and orientations of homes on lots.***

## 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. It is important to maximise usable spaces on each lot and we encourage that you consider how the placement of the house, garage, driveway and paths meet the expectations outlined in the following headings.

## SITE COVERAGE

The maximum allowable site coverage is 40%.

## HEIGHT AND SOLAR ACCESS CONTROLS

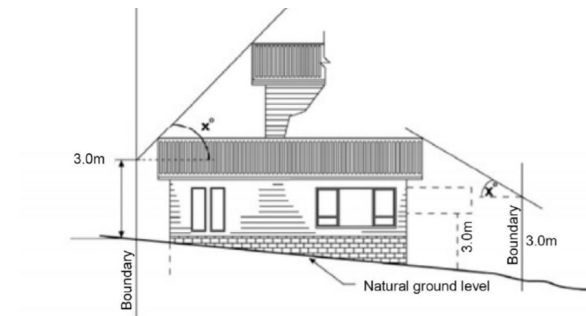
Maximum permitted height is 8m. Buildings and accessory buildings shall not project beyond the building recession plane from points 3m above site boundaries as shown in Residential Zone Appendix 1. Except that:

- (i) The recession plane shall not apply to road boundaries.
- (ii) Buildings on adjoining sites have a common wall along an internal boundary, no recession plane shall be applied along that part of the

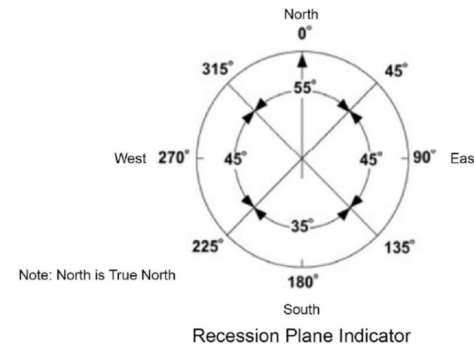
boundary covered by such a wall.

- (iii) Where a boundary abuts an access lot or right of way, the boundary may be taken from the furthest boundary of the access lot or right of way.

No part of any building shall protrude through a height control plane as per the below diagram contained within the South Taranaki District Plan.



Note:  
The angle of inclination of a recession plane 'x°' from horizontal depends on the orientation of the boundary concerned as per the recession plane indicator below.



## BUILDING SETBACKS

To avoid the need for interpretation, the allowable building setbacks are outlined below. These are to be read in conjunction with the relevant sections of the Residential Zone Section of the South Taranaki District Plan.

Generally setbacks are as follows:

- 4.5 m from the road boundary - except that garages must be set back a minimum of 1m from the front of the home resulting in a minimum setback of 5.5m from the road boundary
- 4m to a rail boundary
- 3m for the rear yard noting that a corner lot has two side yards and no rear yard
- 1.5m from all other boundaries

## 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:

- minimum of 50m<sup>2</sup> with a minimum dimension of 3m
- fit a 4m dia circle
- located to the north, east or west of the house
- clear of parking, driveways and buildings

## CARPARKING

A minimum of two off street carparks are to be provided for every home with homes with four or more bedrooms requiring a minimum of three off street carparks. Carparks must be either inside a garage or in front of a garage and no concrete pads in front of the home will be approved.

## SERVICE AREAS

There are no minimum dimensions or area requirements for service areas. They do however need to be out of sight or screened from the street, 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.

## NUMBER OF DWELLING UNITS PER SITE

The maximum number of dwelling units per site is one. An additional granny flat is permitted subject to it being confined within the overall roofline of the dwelling and it not giving the external appearance of comprising a separate unit.



## LOT TYPES

The diagram on the following page indicates if your lot is a corner lot, high - profile lot, a lot that fronts an open space or is considered a small lot. 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 frontages and wrap around the corner with windows located on both street frontages. It is encouraged to have your driveway and front door entry path on different street frontages if practical. . Quality landscape designs are to wrap around both street frontages. Indoor living areas are encouraged to be located on both street 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 LOT

Lots at the end of streets or along key entry roads 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.

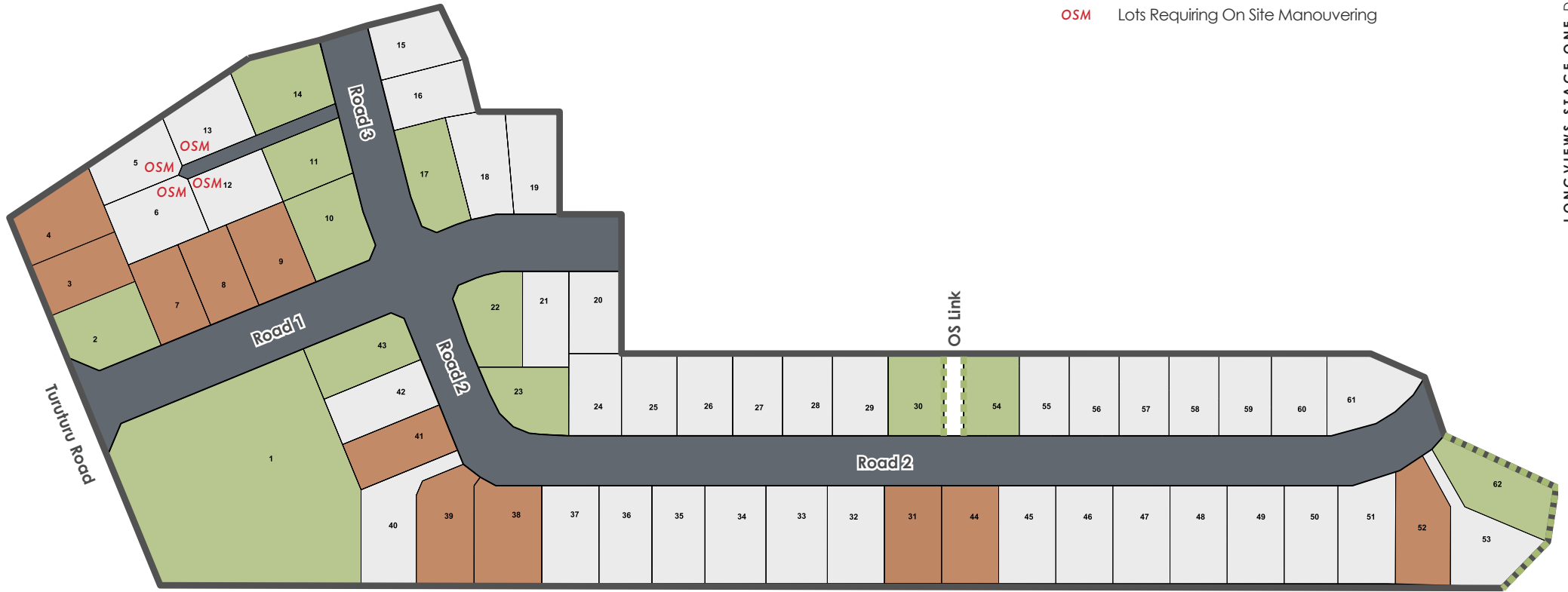
### LOTS REQUIRING ON SITE MANOEUVRING

Lots on a Right of Way which has more than 3 properties require on site manoeuvring and vehicles will need to be able to turn around on site and exit facing forward.

# LOT TYPE PLAN

## Legend

- Corner Lot
- High - Profile Lot
- Standard Lot
- Open Space Frontage
- OSM Lots Requiring On Site Manouvering





# Architecture

***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 Maea Fields. 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. The garage is to be on the most southerly side of the lot if practical. Bedrooms can also be located on the south side if it makes sense.

## 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 and no hip roofs will be allowed unless expressly approved by the design review panel and on a limited basis.

## GARAGE DOOR

Garage doors are required to be setback a minimum of 1m from the front building line of the main 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 additional 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 i.e include windows, outdoor areas, doors, attractive facades and a good level of amenity planting. 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"



# Landscape

***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 are illustrated on the Fencing and Driveway Plan on page 18. The house footprints shown are indicative and the intent behind the fence heights will need to be applied to your site design. Any fences in front of the home will be a maximum of 1m in height and use dressed timber. Screen fences are to be 1.8m in height, have a minimum visual permeability of 25% and use dressed timber. Screen fence returns on the side yard are to be setback a minimum of 1m from the front of the house or directly in front of any window on the side of the home if there is one. Back yard fences are to be 1.8m in height and can use rough sawn

timber. All fences are to be painted or stained in a colour that matches the houses colour scheme. No unpainted / unstained pine or sheet panels (i.e. fibre cement) are permitted. 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 1.5m 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 1.5m 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

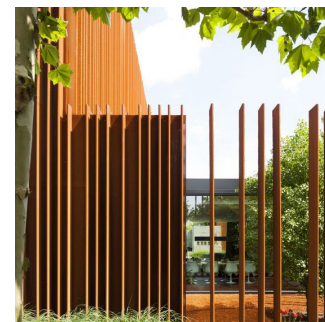
The below plant sizes set the minimum required container size at time of planting. All plants are to be of good health and have had time to grow into their container size.

- **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 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).

## DRIVEWAYS

Indicative driveway locations are shown on page 18. All driveways are to of a hard wearing surface material fit for purpose. At grade parking is to be limited to the front of the garage door only and additional parking pads in front of the main house will not be permitted.








"Look and Feel Examples For Landscape"



# FENCING AND DRIVEWAY PLAN

## Legend

-  1.8m Solid Timber Fence
-  1.8m Screen Timber Fence (min 25% vis perm)
-  Solid Acoustic Fence (Delivered by Developer)
-  1.2m Front Fence (compulsory)
-  1.2m Front Fence (not compulsory)



House Designs are indicative only and the approach to fencing is to be applied to your individual house design. Driveway locations may be changed with approval of the DRP if they do not conflict with on street parking, street trees, lightpoles or planting.

\* Lot 1 is subject to separate fencing guidance.