

AWA PARK
AT MAEWA

DESIGN GUIDELINES

STAGE ONE

PROUDLY BROUGHT TO YOU BY





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AWA PARK / DESIGN GUIDELINES

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Note: These Design Guidelines must be read in conjunction with the relevant Council District Plan, land covenants and consent notices.

INTRODUCTION



VISION

Awa Park is a new master-planned community in Feilding. The vision for Awa Park is to create a desirable place to live, in a truly sustainable manner, bringing together a connected, engaged and resilient community.

PURPOSE

The purpose of these guidelines is to control the built quality of all houses to help create quality design outcomes within the 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 considered, 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, a series of site specific design controls have been developed. These guidelines are to be read in conjunction with the relevant district plan rules. If there is any inconsistency between these guidelines and district plan rules, please inform the design review panel (DRP). District plan rules take precedence over the guidelines.

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. Refer to the end of this document for the DRP process.

A periodic review of these guidelines may take place to ensure they are kept current and continue to serve the design intent.

SITE DESIGN

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

EXPLANATION

Good site design is very important to ensure homes are appropriately distanced from each other, garages and front doors are easily accessed, good solar access is achieved and that the required level of site coverage and permeable areas are delivered.

LOT SIZES

Lot sizes and widths are set out in the consented development master plan. There is a variety of lot sizes and orientations and we encourage full use of the lot.

SITE COVERAGE, PERMEABILITY & SETBACKS

The maximum allowable site coverage is 35%, as per the District plan.

The rules for site coverage, permeability and setbacks are as per the Manawatu District plan. The Resource Consent has not sort to deviate from these rules. Any changes to the District plan will take effect over the resource consent and these guidelines.

BUILDING HEIGHT, SOLAR CONTROLS & OUTDOOR LIVING

For all building height and outdoor living rules refer to the Manawatu District Plan.

In addition to the district plan requirements outdoor living areas are to be:

- Located where they provide suitable privacy for home owners
- Are accessible from living areas and have good solar access
- Located to the north, east or west of the house

DRIVEWAYS

Driveways on corner lots are fixed. Elsewhere driveway locations have been indicated in-line with services and solar orientation. Deviations from these are at the discretion of the developer.

CARPARKING

A minimum of two off street carparks are to be provided for every home.

NOTE: This is additional to garage parking.

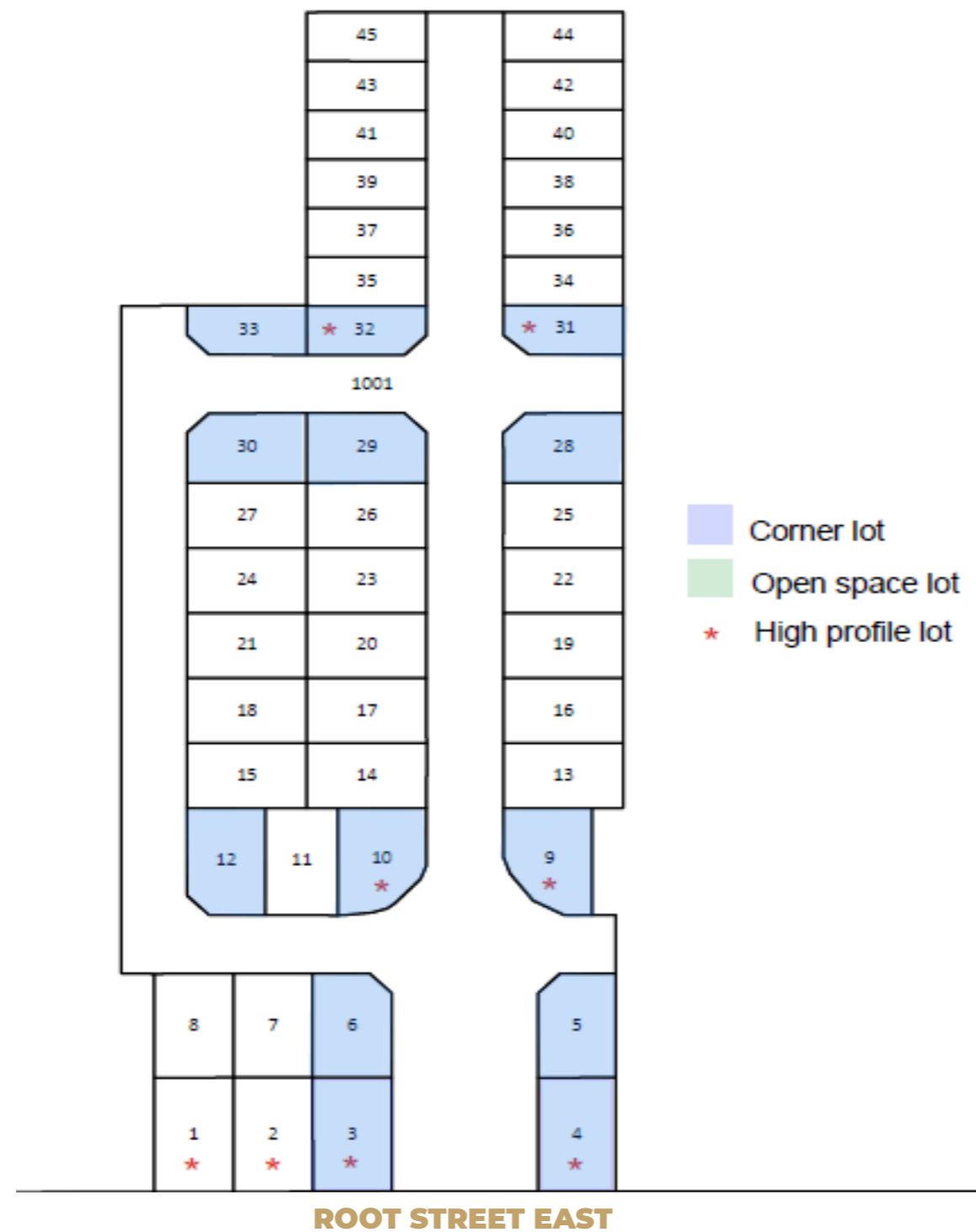
SERVICE AREAS

Service areas facilitate the use of outdoor heating units, gas systems/ bottles, rubbish bin storage and clotheslines (as appropriate).

They must be:

- Out of sight and screened from the street
- 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
- Screening must be co-ordinated with the fencing plan

LOT TYPE PLAN



LOT TREATMENT

To deliver a good design outcome a Lot Type plan has been developed to ensure specific design considerations for corner, high profile and lots fronting open space.

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. The driveway and front door entry path should be 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 LOTS

Lots at the end of streets or surrounding/opposite parks are considered high-profile. They should be of high quality design 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 in how the house and landscape design activate these spaces and provide a level of privacy for the occupants. Special attention should be paid to the placement of windows, how a combination of low and screen fencing is utilised and where the outdoor living area and service areas are located.

ARCHITECTURE



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

EXPLANATION

House design plays a very important role in the overall quality of a new subdivision. How the home looks and how it functions is paramount to creating a community that is valued and holds value for people that live and invest in Awa Park.

STREET FRONTAGE & ENTRANCE

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 should overlook the street and blank walls on the street frontage are not permitted.

CORNER LOTS

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

HOUSE ORIENTATION & SOLAR ACCESS

Houses 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. They should be less visually dominant over the garage. Simple roof forms such as hip and gable, and mono-pitch are encouraged. Full hip roofs will not be permitted

ARCHITECTURE

GARAGES & CARPORTS

Garage doors should occupy no more than 50% of the total street frontage. This ensures a balanced visual proportion between the house and the garage.

Side entry and triple car garages: are allowed subject to DRP approval. Approvals will be granted only if the design aligns with the objective of preventing a streetscape dominated by garage doors or side-entry garages, ensuring variety and visual interest.

Carports are not permitted. 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.

TV AERIALS & 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.

WINDOWS & PRIVACY

Windows should be designed to compliment the house form in size, shape and proportion highlighting architectural elements. They should overlook the street and outdoor living areas, 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 sufficient size).

COLOUR

While these guidelines recognise that house colour is a personal choice, we encourage the use of contemporary and natural colour schemes such as whites, blacks, charcoals, reds and greys to create a clean and modern colour palette. We discourage the extensive use of pastel colours or excessive colour variation.

CLADDING

Careful consideration should be given to the type and placement of cladding. As the most visual component of the house, it is important the cladding compliments the housing design and is cohesive whilst creating interest. Cladding junctions should be logical changes that align with the architectural features of the dwelling.

All cladding above doors and windows should match the material of the adjoining wall, unless designed as an architectural feature (e.g., significantly recessed or with a vertical material change running above and below the opening). Different cladding materials above garage doors and ranch sliders may be acceptable if they align with the house's overall cladding approach.

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.

OUTBUILDINGS & OTHER STRUCTURES

The design of any outbuilding should compliment the house. No sheds or other outbuildings are permitted in front of the house on the street frontage, nor should they be visible from the street.

LANDSCAPING



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

EXPLANATION

Landscape and garden design plays an integral part in the presentation of a house to the street, and usability of outdoor areas. Lot landscaping complements the streetscape to create a unified and attractive neighbourhood. Every submission to the DRP is to include a landscape concept plan for the street frontage, including the fencing design and heights for the entire lot. Corner sites will need to include both street frontages.

FENCING & HEDGING

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 included in this document. The house footprints shown are indicative and the intent behind the fence heights will need to be applied to your site design. Fences in front of the house are optional but, if installed, must not exceed a maximum height of 1m. They should be constructed from dressed timber, and have a minimum visual permeability of 25% to promote openness and enhance the connection between the house and streetscape.

Screen fences / gates are to be 1.8m in height, have a minimum visual permeability of 25% and use dressed timber. Screen fence / gate 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 house if there is one.

All fences must be painted or stained as per fencing design, except for premium fencing materials such as cedar or macrocarpa. No unpainted / unstained pine or sheet panels (i.e. fibre cement) are permitted. Build partners / owners are expected to coordinate with the neighbour on boundary fencing.

SERVICE AREAS

Service areas are to be screened from the street, be of a usable size, and in a position where bins can be wheeled easily to the street. 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.

LANDSCAPING

ENTRANCE PATH

An entry path which is separate from the driveway is required to lead you to the front door. Concrete paths are to have a minimum of 5% black oxide to cement ratio and exposed aggregate finish (or other non slip finish to be approved at the DRP's discretion).

DRIVEWAYS

All driveways are to be constructed of a hard wearing surface material fit for purpose. All concrete driveways are to have a minimum of 5% black oxide to cement ratio and have an exposed aggregate finish (or other non slip finish to be approved at the DRP's discretion). 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.

LETTERBOXES

Letterboxes should be designed as part of the front yard landscaping and compliment the house design. Letterboxes should be placed between the driveway and entrance path making them easily accessible to the front door. Letterboxes made from unrelated materials will not be permitted.

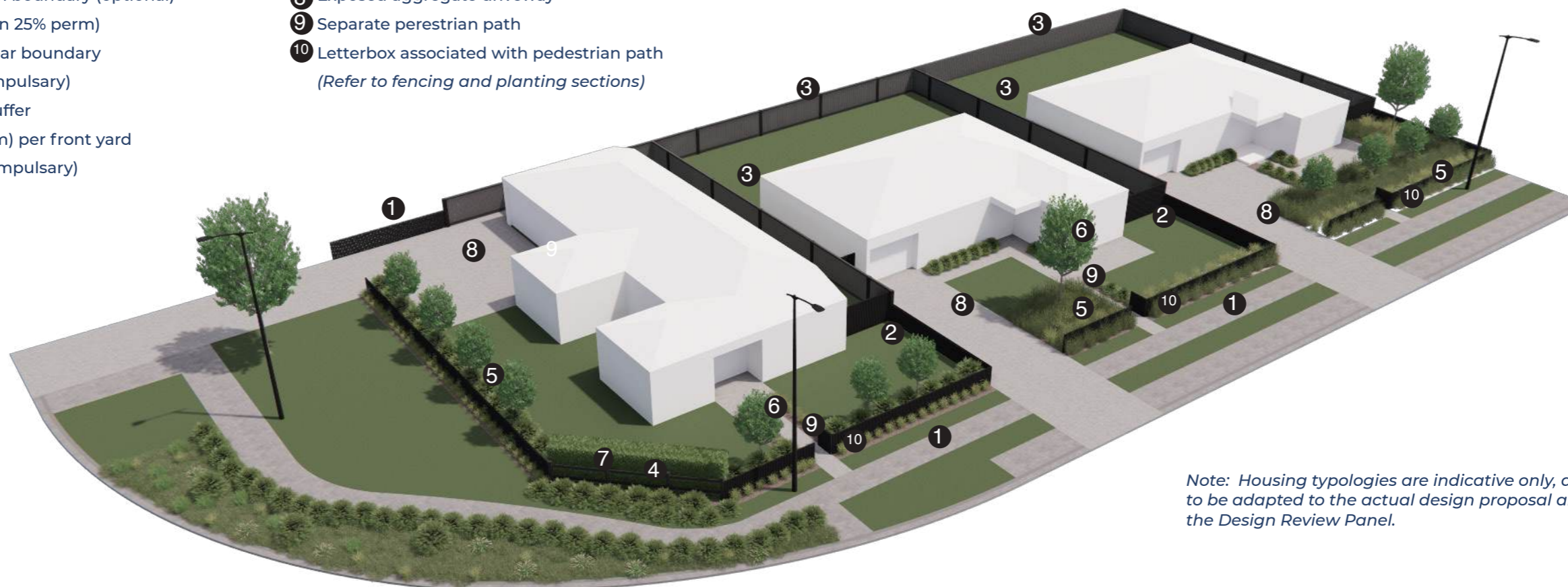
PLANTING (FRONT YARD)

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 (ready lawn is allowed) and planting is to be used in these areas; such as, between the front door path and the driveway. All front 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 and maintained at this height.

LANDSCAPING EXAMPLE

- 1 Low fencing set back from boundary (optional)
- 2 Screen fencing / gate (min 25% perm)
- 3 Solid fencing - side and rear boundary
- 4 Feature corner fence (compulsory)
- 5 Street edge vegetation buffer
- 6 1 specimen tree (minimum) per front yard
- 7 Feature corner hedge (compulsary)
- 8 Exposed aggregate driveway
- 9 Separate pedestrian path
- 10 Letterbox associated with pedestrian path
(Refer to fencing and planting sections)



Note: Housing typologies are indicative only, and fencing is to be adapted to the actual design proposal and approved by the Design Review Panel.

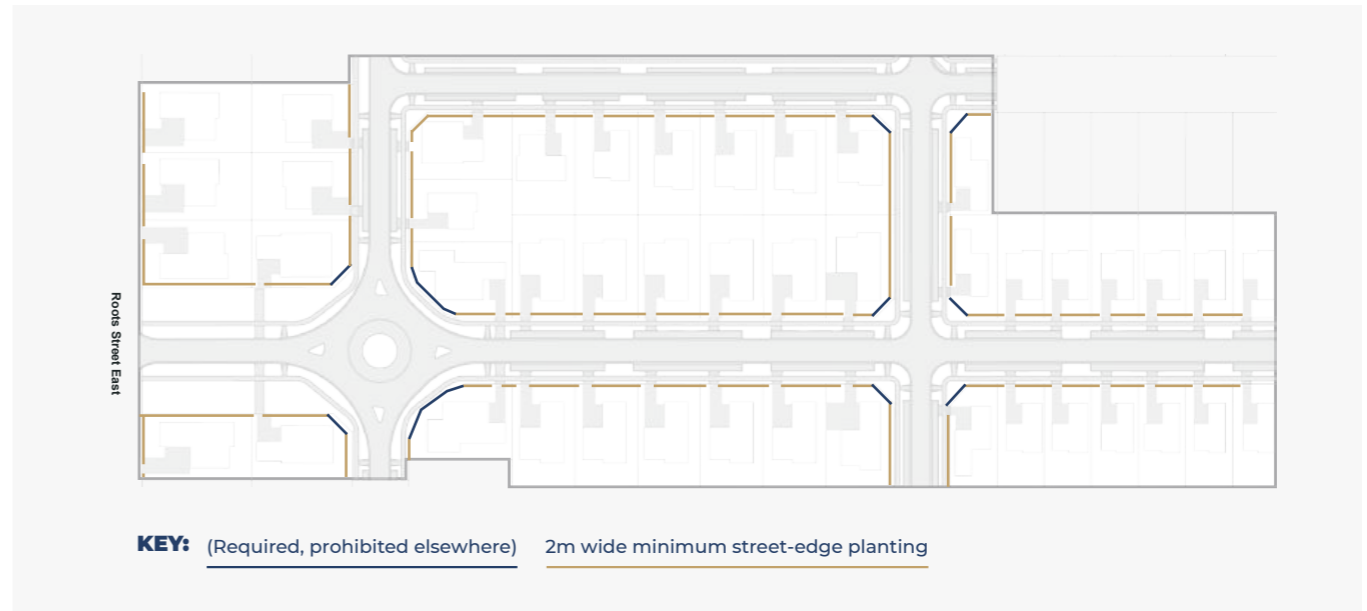
LANDSCAPE PLANTING

CORNER HEDGE

PB40 or 25L @ 1.25m spacings



Shrubby Tororaro



APPROVED - MEDIUM + SMALL TREES

PB95 or 45L: medium to large specimen trees



Manuka/Kanuka



Akeake



Purple Lacebark



Lancewood



Houpara



Nikau

APPROVED - SHRUBS + GRASSES + HEDGING SPECIES

PB2 or PB3 or 1-1.5L: grasses; PB5 or 2.5L: small shrubs; PB8 or 8L: large shrubs. Can be hedged*



Corokia, Frosted Chocolate*



Pittosporum, Golf Ball*



Turuturu



Coprosma, dark cloud



Phormium spp



Star Jasmine



Blue Tussock



NZ Grand Iris



Red Tussock



Dianella spp



Oioi



Hebe Spp*

APPROVED - GROUND COVERS

PB2 or PB3 or 1-1.5L: ground covers



Purple Bidibidi



Pānakenake



Blue Leafed Acaena



Fuchsia spp



Muehlenbeckia spp



New Zealand Cushion Plant

FENCING AND DRIVEWAY

Refer to the below fencing plan and corresponding required or approved fencing options.
 (Housing typologies are indicative only and fencing is to be adapted to actual design proposal to be administered by the Design Review Panel.)

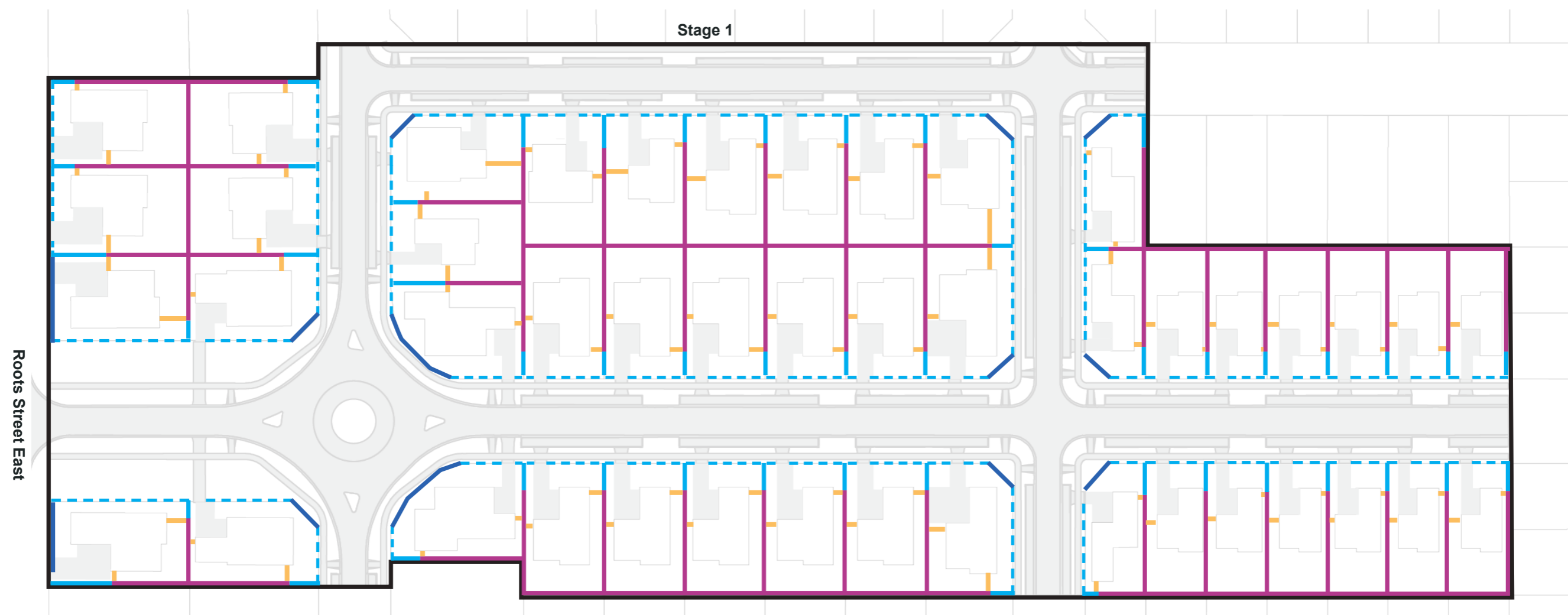
Corner fence (required, prohibited elsewhere)

1m high fence (optional) - min 25% vis perm, set back 500mm.

1m high fence (compulsory) - min 25% vis perm

1.8m high solid fence

1.8m high screen (or gate) fence - min 25% vis



FENCING DESIGN

CORNER FENCE (REQUIRED, PROHIBITED ELSEWHERE)

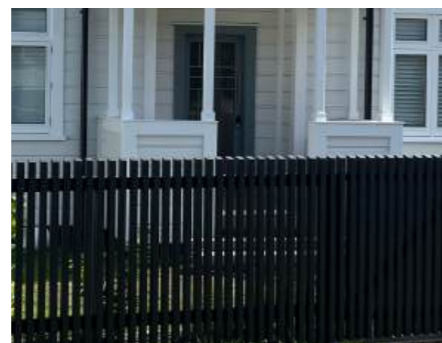
2-rail macrocarpa post (150mm x 150mm) + rail (50mm x 150mm) fence with 30° mitre to top.



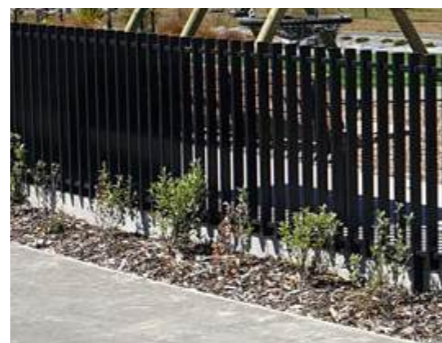
1M HIGH FENCING

Compulsary —————
Optional - - - - -

A1 - timber batten 50mm x 50mm with 20mm gap, stained approved colour.



A2 - Aluminium vertical fencing. Similar to Axis by Boundaryline or Padlin by Urban Group. Powdercoated to an approved colour.



PRE-APPROVED COLOURS

TIMBER STAINS (RESENE WOODSMAN)

	Charred Black
	Riverstone
	Smokey Ash
	Tiri

TIMBER STAINS (ABODO)

	Walnut
	Graphite
	Ebony
	Sioox

POWDERCOATS (DULUX CHARISMA)

	Black Ace
	Flaxpod
	Snowstone
	Tidal Drift

STONE (FIRTH SEDONA)

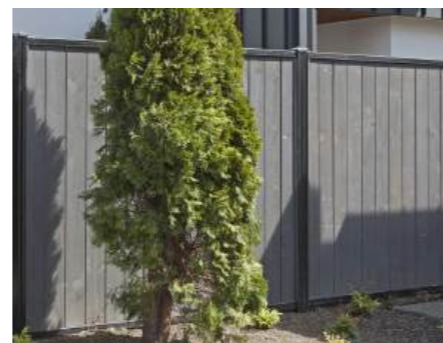
	Ash
	Charcoal

1.8M HIGH SOLID FENCING

B1 - Traditional vertical timber paling fence, capped.



B2 - Vertical Smartwall by Boundaryline or similar. Visible sides from the street to be approved colour.



1.8M HIGH SCREEN FENCE

C1 - 50mm x 50mm timber batten with 15mm gap, stained approved colour.



C2 - Vertical Sleekwall by Boundaryline or similar. Visible sides from the street to be approved colour.

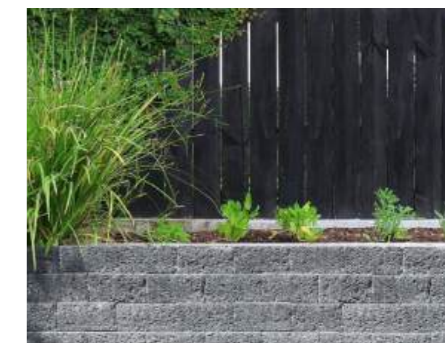


<500MM RETAINING (VISIBLE FROM STREET)

D1 - Dressed timber wall, capped and stained. 100x100 posts, 50x100 walers, 50x150 cap.



D2 - Sedona Stone by Firth. Straight face



DESIGN REVIEW PANEL

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

It is the responsibility of the Build Partner to ensure designs meet compliance with the district plan in respect of setbacks, heights, and daylighting.

Of particular concern to the DRP is the front elevation and how the street frontage interaction works. This includes the front façade, materiality, colour palette, entranceway, and driveway.

PROCESS

No lot owner or build partner (purchaser) 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 below at an early stage of the design process.

The DRP encourages early engagement through the feasibility stage if you are unsure whether the house proposal will meet the standard set by 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. The fee for submission is (\$500 + gst) which includes one concept, one developed design review, and post completion inspection. This fee assumes the submission is to the required design standard and meets all the drawing and information requirements. Additional submissions may incur additional fees.

While the Build Partner should endeavour to design floor plans and elevations that comply with the guidelines set out in this document, approval will be at the design review panels discretion and the panel may approve plans that do not entirely comply with the guidelines.

Submission Details for Design Review Panel:

Subject Line: Awa Park, Build Partner Name, Lot #

Email: drp@classicdevelopments.co.nz

STAGE ONE - FEASIBILITY (OPTIONAL)

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

This stage 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 changes being required.

This stage requires a full set of drawings as outlined below. All drawings provided are to be A3 pdf.

- **Design Approval Form (at the end of this document)**

- **Site Plan**

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

- **Floorplan**

- **Elevations**

- **3D Rendered Images**

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

- **Landscape Plan**

A landscape plan is required for the site, where primary concern is the front-yard and any areas visible from the street such as side yards.

A landscape plan will also need to be prepared for corner lots or any lot adjoining an open space or amenity. The landscape plan is to include all fencing details, gardens, planting, tree positions, hard surfaces, letterbox position and design information, retaining structures, levels and water tank (where applicable). This should include materiality details (ie. driveway aggregate 5% black oxide)

- **Materials, colours & finishes**

In addition to this information forming part of the 3D dwelling render, a schedule is also to be submitted separately providing colour samples of materials and finishes.

- **List of all non-compliances**

It is the designer's responsibility to provide a list of all non-compliance issues with the design guidelines.

All plans MUST comply with local planning rules, consenting conditions, land covenants and consent notice.

STAGE THREE - DEVELOPED DESIGN (MAY NOT BE REQUIRED IF DRP APPROVAL GRANTED IN STAGE TWO)

This 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 the building consent with Council.

All drawings and information provided is the same as the concept stage. DRP feedback should have been implemented and the designs should be able to be readily approved.

STAGE FOUR - POST COMPLETION INSPECTION

Once the house and landscaping is complete, the build partner must notify the DRP and submit photos for a final approval of compliance. This MUST occur prior to occupation.

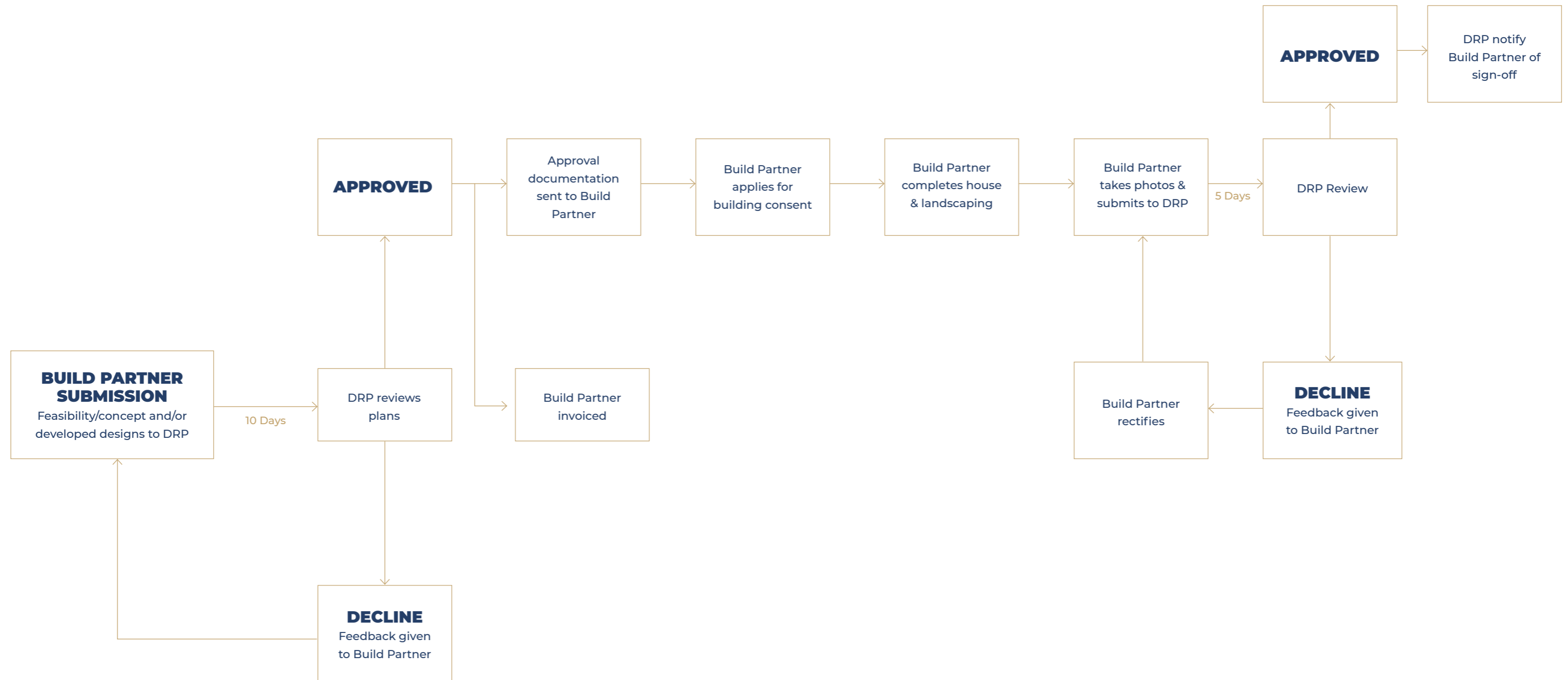
Photos submitted should show (but not limited to):

- **Streetscape view (berm, front yard landscaping and front of house)**
- **Front yard landscaping and paths to front door if not visible in streetscape photo**
- **Side boundary landscaping including fencing / gates and house (all sides)**
- **Back yard fencing and landscaping**

Should it be necessary, an on-site inspection may be undertaken by the DRP which could incur additional fees.

The construction of a house and / or landscaping that does not fully comply with the DRP approval, building plans or district plan rules will need to be rectified at the build partner(s)/owner(s) expense.

DESIGN REVIEW PROCESS



DESIGN APPROVAL – Awa Park

INSTRUCTIONS:

The design of every home in Awa Park will require approval from the Design Review Panel prior to the submission of plans for building consent and the commencement of works on site. Please submit all items for submission to drp@classicdevelopments.co.nz. Any revisions required for this submission will be updated in this form, please submit in MS Word.

BUILD PARTNER / OWNER DETAILS			
Building Company Name		Lot Number	
Primary Contact Name		Land Area	
Phone Number		Typology	
Email		Plans Ref #	

ITEMS FOR SUBMISSION (BUILD PARTNER / OWNER)			DRP FEEDBACK ONLY			
Details	Version #	Date	Details	Approved / Declined	Date	DRP Signature
<input type="checkbox"/> House Plans – to include: 3D render, floor plan, sited plan showing building footprint on section, footpaths, driveways, elevations, external cladding, and roof materials						
<input type="checkbox"/> Landscape Plan – to include: Position of lawns, trees, patios, fencing details, services, and boundaries						
<input type="checkbox"/> Material & Colour Palette						

This approval process does not discharge the Build Partner from any provisions of compliance with Resource Consents, Building Consents and other Local Authority approvals and Law. Deviations from the Resource Consent(s) provided risk delays at Building Consent phase. Any breach of the agreed Developer Approval process as outlined in the Sales and Purchase Agreement will be enforced by the developer. This approval is subject to the Development Approval fee being paid in full.

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