

# Residential Design Guideline



March 2026

# ASHBOURNE



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Prepared for:



Prepared by:



Urban & Environmental

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# 01



## Introduction

# 1.0

# Introduction

## 1.1 Ashbourne Vision and Design Objectives

The Ashbourne Residential Design Guideline ('the Guidelines') has been prepared to provide residents, property owners, planners and designers a framework to develop and assess the design outcomes for each residential site. By taking a consistent approach to the form and design of residential development in Ashbourne, residents will have confidence that neighbouring properties will be of a similar or equal quality.

This guideline incorporates best practices in form and design whilst enabling owners flexibility to personalise their individual spaces, ensuring cohesion throughout the development while future-proofing property values for all residents. We promote a green frontage at every property, fostering a social, safe and healthy community that people love to live in. Residents' landscaping and site frontage play a key role in contributing to the vision for Ashbourne.

To ensure Ashbourne delivers on its vision for a quality-built and appealing environment, the Guidelines focuses on achieving the three design objectives.

### VISION STATEMENT

"Ashbourne is a new thoughtfully created master planned community located on the southwestern fringe of Matamata, where country living blends seamlessly with everyday convenience. Designed with inclusivity and multigenerational living in mind, the community is designed to build a strong sense of place, encouraging connections with neighbours and the landscape around them."



#### Enhance Neighbourhood Character

Homes at Ashbourne shall feature diverse architectural styles, materials, and building forms that reflect the community's inclusive and multi-generational identity. Streetscape design will balance openness and privacy while promoting a strong connection between homes, streets, and public open spaces. Landscape designs will complement the surrounding streets and green spaces, contributing to the neighbourhood's character.



#### Provide High-Quality On-site Amenities

Each residential site shall be designed with accessible and high quality onsite amenities that enhance everyday living. Homes shall maximize comfort, convenience, and functionality while fostering a sense of belonging for residents. Thoughtful integration of private and communal spaces will ensure that Ashbourne supports a balanced and enjoyable lifestyle for its diverse population.



#### Sustainable Design and Environmental Responsibility

Encourage the use of environmentally friendly materials, energy-efficient technologies, and sustainable landscaping to align with Ashbourne's commitment to sustainable living. Design solutions shall aim to reduce environmental impact, promote resource efficiency, and enhance the green character of the community, ensuring all elements contribute to a healthier, more sustainable lifestyle.

## 1.2 About this Guideline

Resource Consent (FTAA-2507-1087) approved the subdivision and development of 430 residential lots ('the Ashbourne Consent'). The purpose of the Guidelines is to provide a clear and co-ordinated framework to manage the design and delivery of high-quality built form and landscaping across the Ashbourne neighbourhood.

The Guidelines set out a series of Core Controls that establish a "building envelope" on each lot within which any dwelling must comply with. In addition to these Core Controls, qualitative aspects of development are addressed through a series of discretionary guidelines that allow for aspects of design to respond to the unique context of each individual lot across the Ashbourne neighbourhood.

The Ashbourne Consent also includes a suite of standardised typologies (typology plans) that are fully documented in terms of site plans and elevations, with floor plans also provided for some typologies. A full schedule of the typology or typologies assigned to each residential lot is set out in Appendix 1.

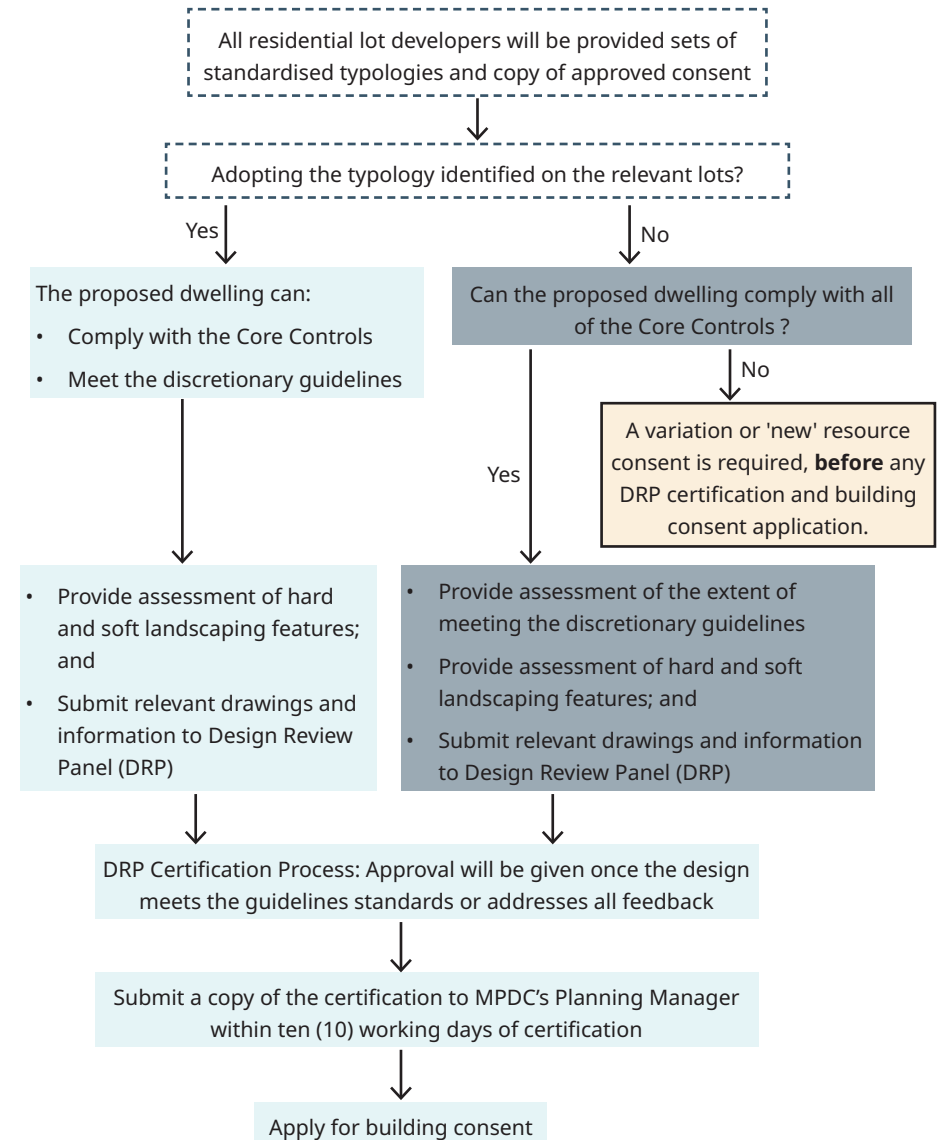
The standardised typologies comply with all Core Controls proposed and are consistent with the discretionary guidelines. No assessment under the Guidelines for a building will be required should a lot developer adopt the typology identified on the relevant lot under the Ashbourne Schedule of Typology (Appendix 1). However, assessment of hard and soft landscaping features (including fencing) will still be required.

Development on the lots identified that does not seek to utilise an approved typology plan must comply with Core Controls approved by the consent and be in accordance with the Design Guidelines. Compliance is required to be certified by the Ashbourne Design Review Panel. A copy of the certification is required to be provided to MPDC's Planning Manager within ten (10) working days of certification, and prior to application for building consent, in accordance with a condition of consent.

If a developer seeks to develop lots in a manner which is not consistent with the Guidelines (including Core Controls), a variation or 'new' resource consent to authorise the development will be required.

Council's statutory role will consist of monitoring and certifying that the conditions of the consent have been complied with. The lot developer shall provide plans to Ashbourne Design Review Panel adequate for the purposes of undertaking the certification, along with a completed checklist as provided.

## Implementation



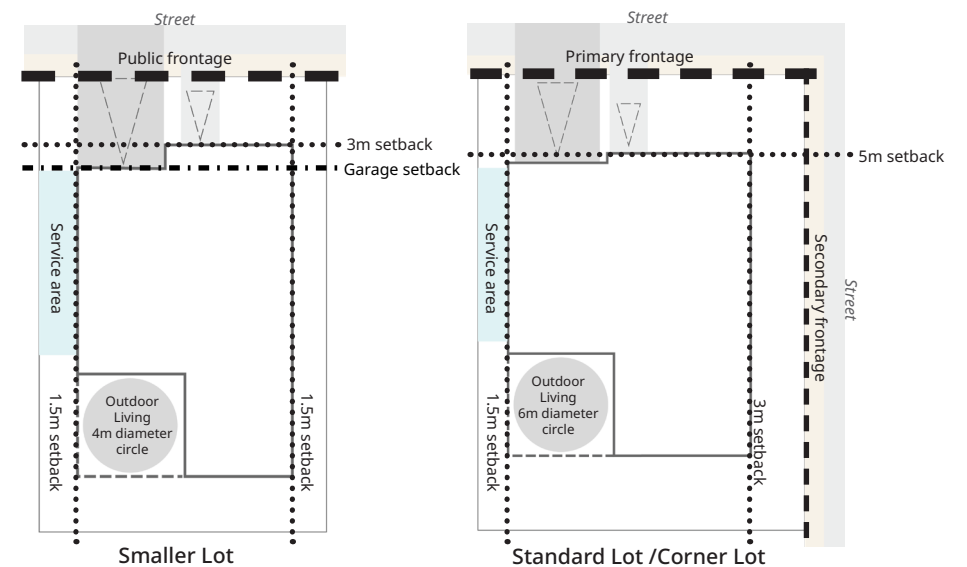
### 1.3 Core Controls

The Core Controls below are tailored to all private lots within the Ashbourne development. Several additional controls are location specific as detailed in this document where relevant. Compliance with these Core Controls will be assessed as part of the Design Review Process and certified when you submit your building consent to MPDC.

Adherence to these is important to ensure an efficient approval of your building consent.

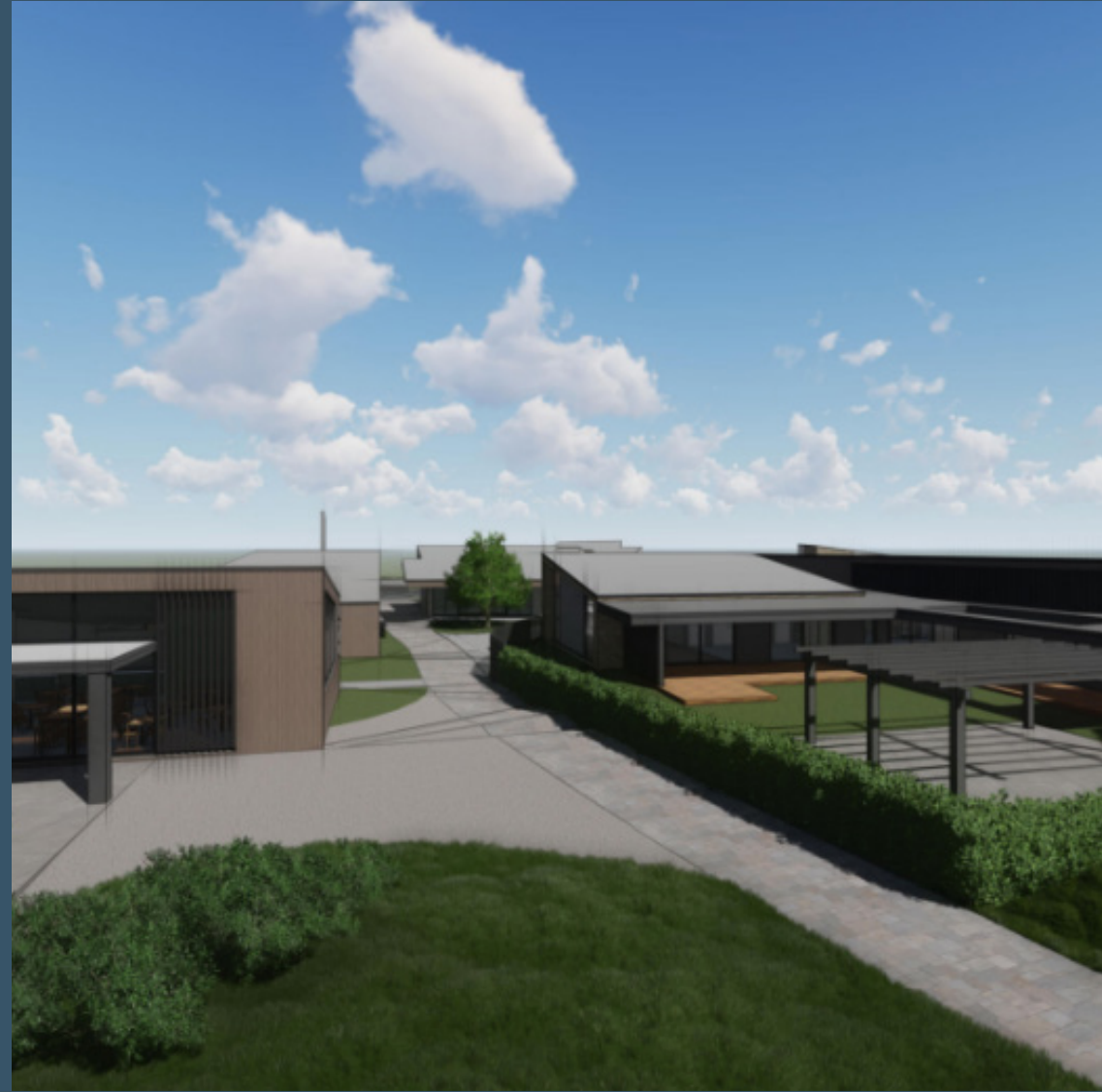
Development Controls	Lots less than 450m <sup>2</sup>	450m <sup>2</sup> - 1,200m <sup>2</sup>	Lots over 1,200m <sup>2</sup>
Density	Maximum one (1) dwelling per lot		
Site Coverage (maximum)	55% of net lot area	45% of net lot area	25% of net lot area
Front Yard Setback  For the purposes of this rule, a front yard setback is also required for any residential lot that obtains access from a JOAL serving five+ lots	3m	5m (On a corner site one front yard may be reduced to 3m)	
All Other Setbacks	<p>Any building on a lot adjoining a Rural or Rural Residential Zoned property (not including the site) will provide a rear yard of 8m and side yards of 3m.</p> <p>Buildings on all other lots require rear and side yards of 1.5m, except that:</p> <ul style="list-style-type: none"> <li>For Lots 84 - 91, 126 - 132, 184 - 216, 257 - 275, 277 - 289, one side boundary setback may be reduced to 0 m, provided that: <ul style="list-style-type: none"> <li>a duplex typology is achieved in conjunction with the adjoining lot; and</li> <li>the setback from the opposite side boundary is at least 2 m; and</li> <li>legal provision is made to enable access and ongoing maintenance; and</li> <li>the 0 m setback occurs along a common/party wall.</li> </ul> </li> </ul> <p>A duplex means two residential dwellings attached via a shared wall, including where the connection occurs through an attached garage.</p>		
Garage Doors	<p>Garage doors must be setback a minimum 0.5m from the front building line of the dwelling. This control does not apply to the secondary frontage of a corner lot.</p> <p>The width of a garage door must not extend to more than 50% of the width of the building. This control does not apply to the secondary frontage of a corner lot.</p>		
Height (maximum)	8m except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more.		

Height in relation to boundary	3m + 45 degrees. This does not apply to road frontage.	
Permeability - Overall (minimum)	20% of net lot area	30% of net lot area
Permeability - Front Setback (minimum)	<p>At least 50% of the area of the front setback must be landscaped.</p> <p>At least one specimen tree in the front yard setback of each lot accessed by a JOAL that serves 5+ lots.</p>	
Landscaping Buffer (minimum)	Any lot adjoining a Rural or Rural Residential Zoned property (not including the Site) must provide a 3m landscaping buffer in the rear or side setback (whichever adjoins the Rural or Rural Residential Zoned property).	
Outdoor Living Area	50m <sup>2</sup> and capable of containing a 4m diameter circle and free from any required landscape buffers	60m <sup>2</sup> and capable of containing a 6m diameter circle and free from any required landscape buffers
Service Area	9m <sup>2</sup> with minimum width of 1.5m.	10m <sup>2</sup> with a minimum width of 1.5m
Fences & Walls	<p>Maximum height of a fence along the street boundary is 0.9m with a minimum 50% visual permeability, except where the outdoor living area is adjacent to a street boundary, the maximum fence height may be increased to 1.5m and with a minimum 50% visual permeability for no more than 50% of the street frontage.</p> <p>The maximum height of a retaining wall along the street boundary is 1m.</p>	



# 02

## Site Layout



## 2.1 Masterplan

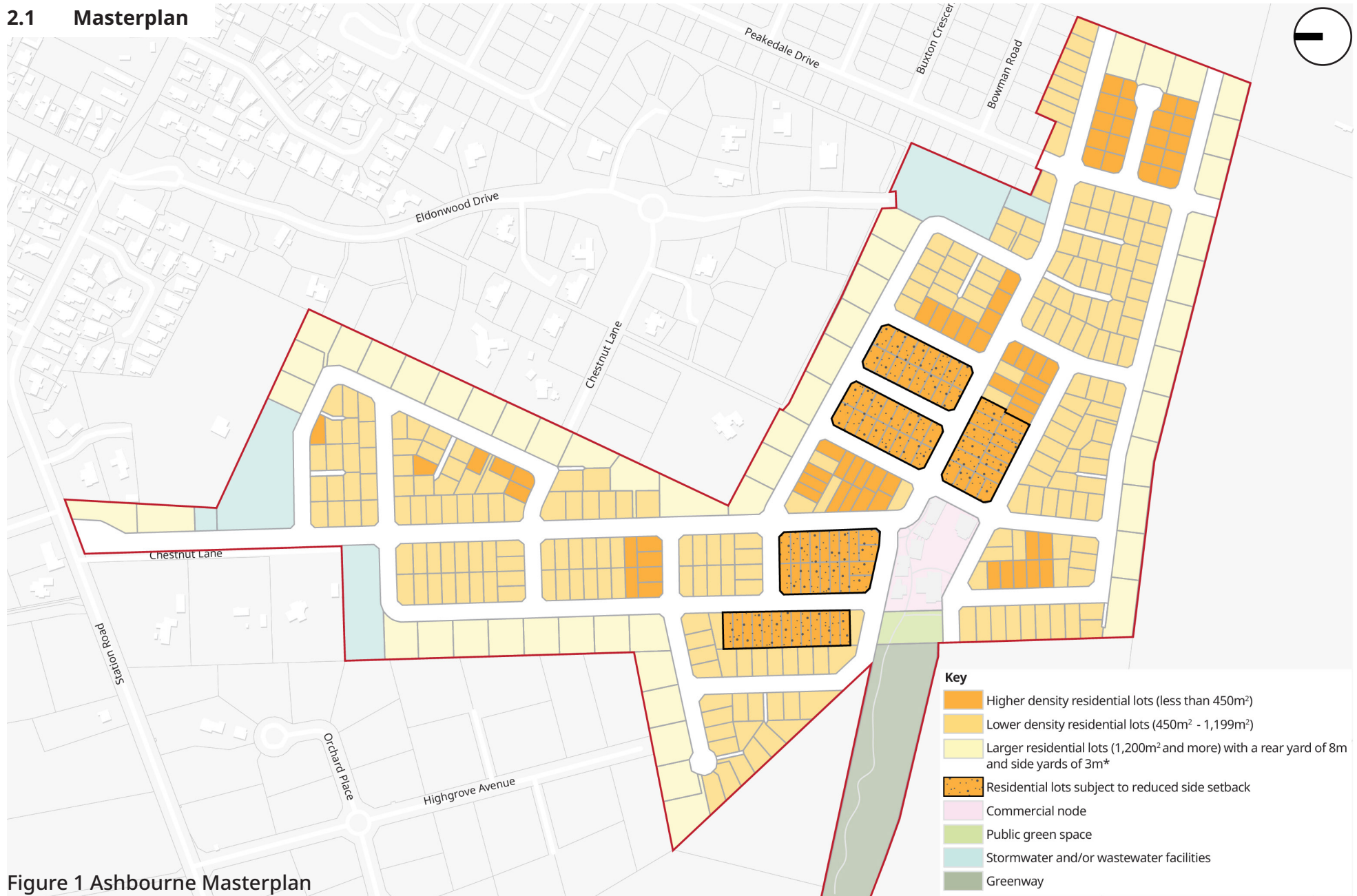


Figure 1 Ashbourne Masterplan

## 2.2 Front Façade and Streetscape Interface

Desired Outcomes:

- To manage the scale and appearance of buildings to create visually appealing streetscapes and comfortable living environments.
- To ensure clear, welcoming entrances and well-articulated openings that contribute positively to street character and community safety.

Guidelines:

- Buildings shall avoid overly bulky or dominant forms, with mass broken down through articulation, stepped forms, and varied rooflines.
- Main entries must be visible and clearly identifiable from the street, with suitable lighting and weather protection.
- Design should consider using an architectural structure over the entrance to give emphasis to the front door and its relationship to the street.
- Houses on corner sites shall be designed to positively respond to both their street frontages and avoid blank walls fronting both streets.
- Street-facing façades at both ground floor and first floor (where applicable) must include at least one window (or glazed door) to a habitable room or the kitchen.
- Windows shall provide clear sightlines onto streets and public spaces to support passive surveillance and safety, while respecting privacy.
- Doors and windows shall be sized and shaped proportionately, well-articulated, and consistent with the architectural style and material palette of the dwelling.

## 2.3 Roof Form

Desired Outcome: To provide roof forms that add visual interest, enhance architectural character and respond effectively to the local environment.

Guidelines:

- Encourage varied rooflines and profiles in the same streetscape. Gable end roofs, combination gable and hip roofs and mono-pitch roofs are preferred.
- Identical roof forms (in terms of pitch, height and style) across multiple adjoining lots must be avoided. As a guide, no more than three adjoining dwellings can have identical roof forms.
  - Where lot developers have adopted the underlying typology plans for a particular lot and these also apply to adjoining lots, it is expected that some variation in roof form will be applied by the developer through the Design Review Process (e.g. a gabled form shown on an approved typology plan may be substituted with a mono-pitch provided it remains with the building envelope established by the Core Controls).
- Roof design shall be architecturally designed and integrate seamlessly with the building form and style, reflecting a cohesive architectural language.
- The residential roof form shall be the primary roof form and shall include the pedestrian entrance. The roof form over the garage shall be secondary and less prominent.
- Roof design should consider solar orientation, rainwater capture and appropriate eave overhangs for weather protection.
- Solar panels must be integrated into the pitch of the roof, preferably north-facing, and kept within the inside the ridgeline and / or eave profile.
- Solar panels should utilise a low-glare finishes and be setback from ridges to minimise reflected glare to neighbouring dwellings and public streets.

## 2.4 Outdoor Living Spaces

Desired Outcome: To provide residents with functional, attractive, and private outdoor living areas that enhances amenity and wellbeing.

Guidelines:

- Outdoor living spaces must ensure privacy from adjacent properties, streets, and public spaces through appropriate screening or setbacks.
- The required minimum diameter circle dimension cannot extend into any required landscape buffer.
- The primary outdoor living space should be located away from street frontages where practicable in order to achieve a reasonable level of privacy.
- Where the primary outdoor living space is located adjacent to a street frontage, a secondary outdoor space must be provided to ensure privacy and functional outdoor living opportunities. This secondary space may be smaller, more intimate, and shall typically be located to the side, rear or may be in the form of balcony.
- Outdoor living spaces shall be oriented and located to maximise sunlight and shelter from prevailing winds. Where outdoor living spaces are located directly south of a dwelling, a greater depth should be provided to enable better sunlight access during winter months.
- Outdoor living spaces must be directly connected with the primary living room, dining room or kitchen.



## 2.5 Vehicle Access, Garage, and Parking

Desired Outcome: To minimise visual impacts of garages and vehicle access, ensuring pedestrian-friendly streets and quality streetscape character.

Guidelines:

- Garages must be integrated with the main building form of the house and be set behind the main dwelling façade or recessed to minimise visual prominence.
- For corner lots, garages do not need to be set back from the main building line provided they are located on the secondary frontage (i.e. the frontage with the shortest length to the street).
- For corner lots, garages do not need to comply with the maximum garage door width provided they are located on the secondary frontage (i.e. the frontage with the shortest length to the street).
- An entrance path from the street to the front door shall wherever possible be separate from the driveway.
- Garages shall be fully enclosed and constructed at the same time as the house, and completed prior to occupation.
- Stand-alone carport structures must be avoided.



## 2.6 Servicing and Utilities

Desired Outcome: To effectively manage site services, ensuring functionality, convenience, and minimal visual impact.

Guidelines:

- Dedicated service areas and associated amenities (including any waste storage, washing lines, air-conditioning / heat pump units or gas bottles) must be screened with landscaping or built elements when viewed from streets or other publicly accessible open spaces.
- Any above ground rainwater detention tanks must not be located within the front yard of any lot.
- Consider placing any rainwater detention tanks under driveways or paved service courts wherever possible.
- Consider placing rainwater detention tanks and equipment in the southern areas of a site to maximise the outdoor use of sunny areas with a northerly aspect wherever possible.
- For above ground rainwater detention tanks, they should be integrated into or annexed onto an accessory part of the building (e.g. garage).



## 2.7 Materials and Colours

Desired Outcomes:

- Development utilises durable, low-impact materials and a context-responsive colour palette;
- Each dwelling façade has a consistency in texture and tones to establish a positive neighbourhood identity;
- Materials and colours complement the architectural character of dwellings.

### Building Façades

Guidelines:

- Use durable, natural, or sustainably sourced materials, complementing the local landscape and creating visual consistency throughout the neighbourhood.
- Building façades shall incorporate no more than three different materials to provide visual interest. Acceptable materials include:
  - Horizontal or vertical weatherboard either natural, stained or painted;
  - Vertical board and batten, either natural, stained or painted;
  - Plaster (only if used in conjunction with feature cladding);
  - Vertical metal profile wall cladding to match the roof cladding; or
  - Bagged brick.
- Cladding materials should be used to express whole volumes (i.e. joins between different cladding materials at external corners should be avoided)
- The use of reflective or mirror, frosted, coloured, or patterned glass film on any street facing façade must be avoided.
- Identical, or repetitive façade presentation in terms of material composition and colour across multiple adjoining lots must be avoided. As a guide, no more than three adjoining dwellings can have strongly repeating design elements.
  - Where lot developers have adopted the underlying typology plans for a particular lot and these also apply to adjoining lots, it is expected that some variation in materiality and colour will be applied by the developer through the Design Review Process.

## Roofs

### Guidelines:

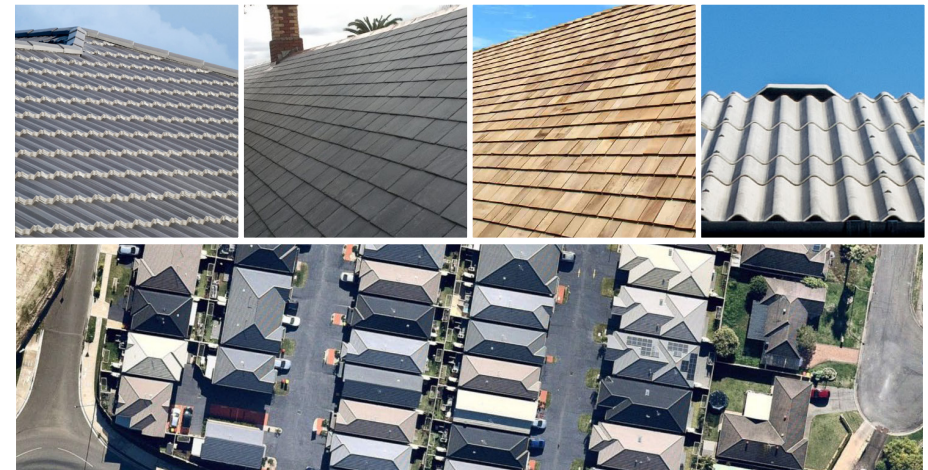
- Lighter coloured roofs are preferred with darker coloured roofs discouraged.
- Buildings shall utilise one primary roof material. Acceptable materials include:
  - Corrugated profile pre-painted steel roofing (e.g. Colorsteel®, Metalcraft Roofing or similar);
  - Tray and trapezoidal profile pre-painted steel roofing (e.g. Colorsteel®, Metalcraft Roofing or similar);
  - Selected pre-formed steel roof tiles (flat profile only);
  - Flat profile concrete roof tiles (e.g. Monier Horizon™ or similar);
  - Natural quarried slate roof tiles;
  - Cedar shingles; or
  - Fibre-cement roof tiles.
- Scalloped profile concrete or clay roof tiles, decramastic roof tiles, unpainted galvanised steel must be avoided.



## Colour and Finish

### Guidelines:

- Dwellings designs must adopt a contemporary colour scheme and palette the use neutral, muted or earth-toned colours.
- Bright or pastel colours, or the use of excess colour variation on the primary materials of exterior building façades must be avoided.
- Designs must utilise natural timber or pre-coloured aluminum doors and windows. Encouraged colours include:
  - brown, grey and black (which shall have a maximum reflectivity of 40%); and
  - white (which shall have a maximum reflectivity of 75%).
- The colour of any miscellaneous exterior items attached to a dwelling (e.g. rainwater tanks, heat pumps and downpipes) should match the colour of the building façades.



Example of using light colour roof at Ludhiana Glade, Schofields, Australia

03

Landscaping



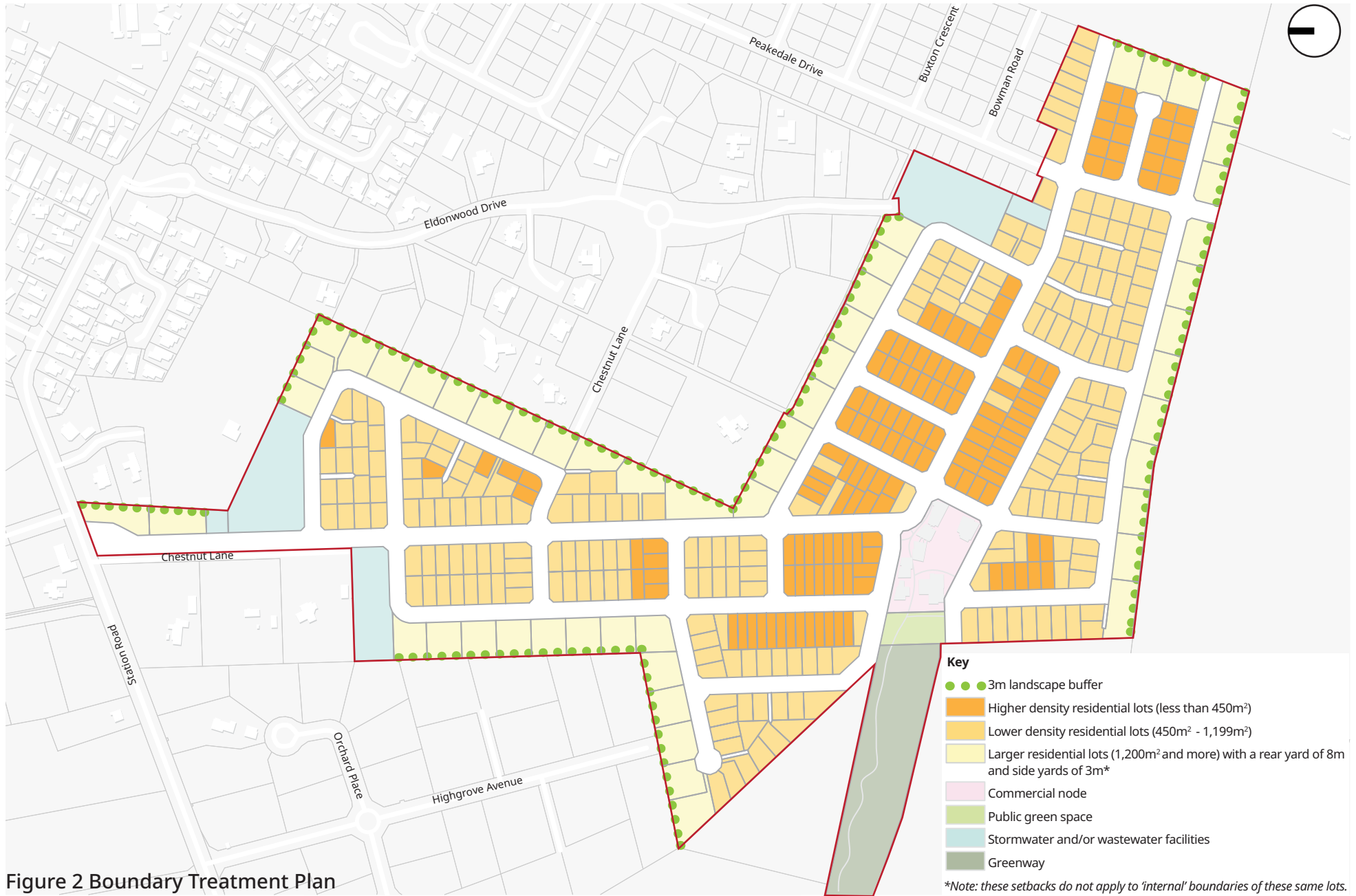


Figure 2 Boundary Treatment Plan

# 3.0

# Landscaping

## 3.1 Fence, Gates and Walls

Desired outcome: To ensure fences and retaining walls positively contribute to the streetscape and landscape character, provide appropriate privacy and create visually appealing transition between public and private spaces.

### Fences

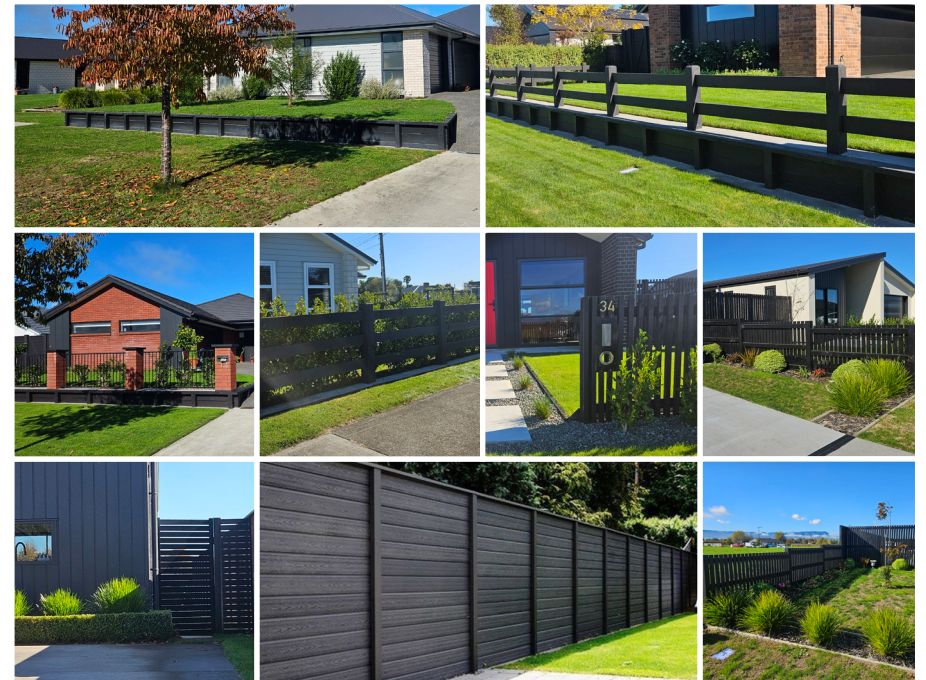
Guidelines:

Fences within front yards shall:

- Have a maximum height of 0.9m with a minimum of 50% visual permeability, except:
  - Where an outdoor living area is adjacent to a street boundary, the maximum fence height may be increased to 1.5m and with a minimum 50% visual permeability for no more than 50% of the street frontage.
- Be constructed from dressed timber.
- Be designed with a stepped profile for sloping sites.
- Be painted a dark recessive colour or match the dominant colour of the corresponding house.
- Have fencing returns and gates that match the adjacent fence height, materials, finishes and colour.
- Be set within low shrub planting or have a hedge maintained to a maximum height of 1.2m planted behind.

Fences within side and rear yards must:

- Have a maximum height of 1.8m (or have a maximum height as outline in the fencing map).
- Be constructed from either rough sawn or dressed timber boards. Consideration should be given to the use of a timber cap.
- Be designed with a stepped profile for sloping sites.
- Be stained or painted a dark, recessive colour.
- Have fencing returns and gates that match the adjacent fence height, materials, finishes and colour.
- Be softened with planting including climbing plants, hedges, and general shrub planting when it is visible from the public.
- Solid sheet panels such as fibre cement or plywood fences must be avoided.



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## Retaining Walls

Guidelines:

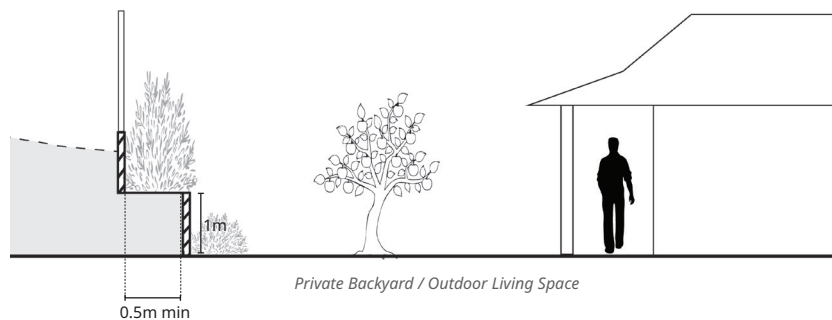
Retaining walls within front yards must:

- Be constructed from dressed timber using square posts and include a timber capping board.
- Be stained or painted a dark, recessive colour.
- A linear strip of planting (e.g. a hedge, low grasses or climbers) will be required along the front boundary where a retaining wall is proposed.
- Not have a combined height exceeding 1.5m when incorporated with fencing.

Retaining walls within side and rear yards shall:

- When greater than 1m in height, be constructed with 0.5m deep terraces at a height of 1m to allow for planting for retaining walls and fences.
- Be constructed from dressed timber using square posts and include a timber capping board.

New property owners may prefer different designs for retaining walls. Stone, concrete with natural finishes, or appropriately coloured precast panels may also be acceptable solutions in rear of side yards. All street facing retaining must be consistent in appearance across the development and adopt a dressed timber finish using square posts a timber capping board.



## 3.2 Paving and Hard Surfaces

Desired outcomes:

- To ensure paved surfaces positively contribute to the streetscape amenity and neighbourhood character.
- To ensure driveways and parking areas do not dominate the streetscape.

### Entrance Paths and Driveways

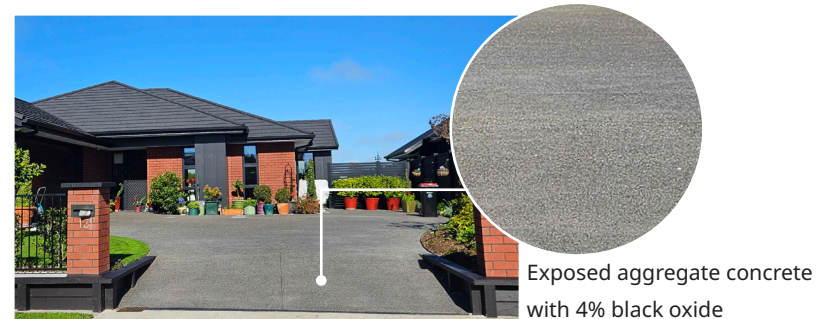
Guidelines:

- A direct, unobstructed path must be provided from the front door to the street, clear of parked vehicles.
- Driveways should be kept visually open to the street, avoiding solid gates or walls. Any gates must be consistent in terms of height and materiality with any proposed boundary fencing.
- Space control joints in concrete driveways at no more than 3m intervals, reducing the risk of unsightly, uncontrolled cracks.
- Driveway and vehicle crossing width shall be of a single crossing, occupying no more than half of the street frontage, leaving space for landscape strips and a clear pedestrian entry.

### Materials & Finishes

Guidelines:

- All driveways and entrance paths must be constructed from concrete with the addition of 4% black oxide.
- Both shall be constructed using aggregates which are generally dark grey in colour and 'sharps' as opposed to 'rounds'.
- Concrete surface finishes must utilise either:
  - Exposed aggregate concrete, exposed to a maximum depth of 3mm; or
  - A trowel concrete finish.
- Parking pads which are separate to the driveway must be avoided.



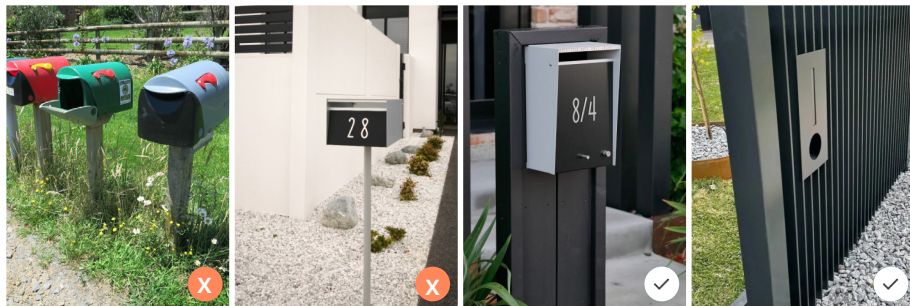
### 3.3 Other Landscape Elements

#### Letterboxes

Desired outcome: To create durable, well-integrated letterboxes that reinforce address legibility and complement the dwelling's architecture and streetscape character.

Guidelines:

- Letterboxes shall be complementary to the house in terms of their colour, form or materials.
- The letterbox should be positioned adjacent to the primary pedestrian entry and integrated with low planting or front boundary fencing.
- Durable, weather-resistant materials must be used and street number must be clearly displayed to aid visitors and emergency services.
- Oversized or brightly branded letterboxes that clash with the material and colour palette of the house or dominate the front yard fencing must be avoided.

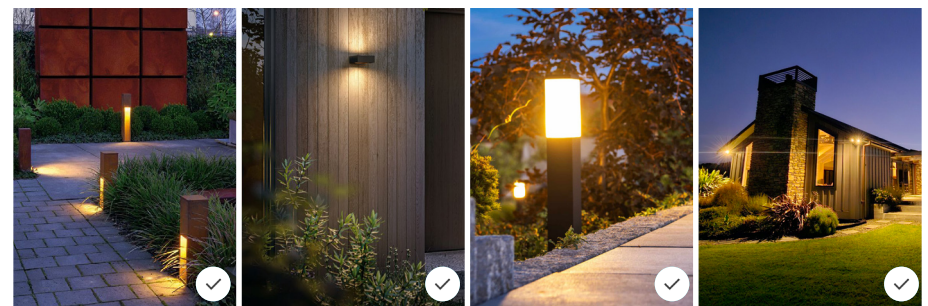


#### Exterior Lighting

Desired outcome: To provide discreet, energy-efficient lighting that ensures safe way-finding while minimising glare and light spill to neighbouring properties.

Guidelines:

- Exterior lighting shall be carefully designed in terms of its placement, intensity, timing, duration and colour.
- All light fittings shall be integrated into the architecture and landscaping proposed. Louvres, hoods and other attachments designed to direct light and minimise light pollution are required for any exterior lighting.
- Direct light must be projected downward with hoods or louvres so it illuminates paths and entries without spilling onto neighbouring properties or the street.
- Exposed floodlights or bright bulbs that project glare upward or directly onto adjacent windows of adjacent lots must be avoided.



## 3.4 Planting

### Plant Selection

Desired outcomes:

- To establish a resilient, low-maintenance planting palette that flourishes in local conditions and enriches neighbourhood biodiversity.
- To provide seasonal variation and colour to help establish a varied streetscape throughout the year.

Guidelines:

- Specimen trees and plant species must be selected from the approved Plant Schedule.
- Alternative plant species may be approved at the discretion of the Design Review Panel. Where this is sought, the following must be considered:
  - Chosen plants are suited to local conditions and require minimal maintenance to establish and thrive long-term.
  - Native plants are encouraged wherever possible.

### Specimen Trees

Desired outcome: To establish carefully positioned specimen trees, providing shade, variety and amenity, adding vertical element that complement Ashbourne's green streetscape.

Guidelines:

- A minimum of two specimen trees per lot must be provided and planted prior to occupation of a dwelling. At a minimum this must include:
  - Within the front yard: one 80 L ornamental tree  $\geq 1.8\text{m}$  tall at the time of planting.
  - Within the back yard: one fruit or ornamental tree.
- On corner lots, a third 80 L tree must be provided on the secondary frontage.
- Trees should be positioned near the front boundary, and clear of services.
- If trees are to be positioned close to services, fences or retaining walls, root barriers should be installed.

### Streetscape Planting

Desired outcome: To establish attractive, cohesive front-yard landscapes that enhance streetscape quality and neighbourhood character, and supporting edible landscaping.

Guidelines:

- All landscaping work shall be completed to a high standard, with plant set-out arranged squarely and aligned perpendicular to the house for a clean appearance.
- All front yard planting (excluding specimen trees) shall be limited to a mature height of up to 1.2m high, preserving outlook to the street.
- The planting layout shall incorporate height layering to create visual depth and cohesion. Taller species shall be positioned at the back, especially close to walls and fences, with plant heights gradually decreasing toward the front.
- In very narrow borders, layering shall be applied from side to side instead of front to back.
- For corner sites, any front yard landscaping treatment shall extend around the corner, covering at least one-third of the side elevation along the secondary frontage.
- All required front yard planting must be completed prior to occupation of a dwelling.

### Special Boundary Treatments

Desired outcomes:

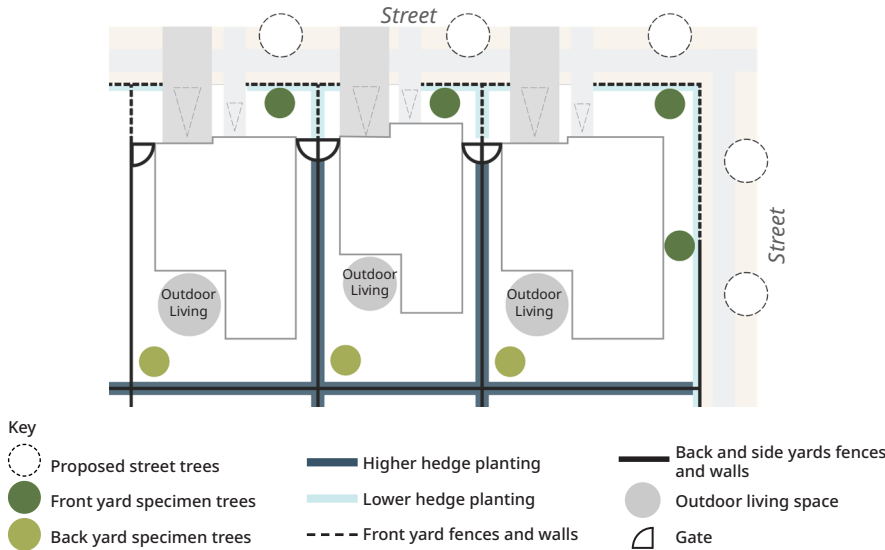
- To provide a context-sensitive perimeter where tailored fencing and layered planting soften views, respecting neighbouring landscape character and amenity values; and
- To support a transition in the scale of development between Ashbourne and adjoining sites.

Guidelines:

- Special fencing and landscape treatment are required on identified lots (refer to Figure 2). For lots identified as requiring a 3m landscape buffer the following are applicable:
  - 100% of the landscape buffers must be densely planted with a range of plant species from the approved Plant Schedule for Landscape Buffers.

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- Grassed areas (including artificial grass) or hard paved areas are not permitted within the required landscape buffer.
- All plants shall be spaced appropriately, resulting in dense and lush planted borders at maturity.
- The minimum specimen tree requirements can be incorporated into the landscape buffer.
- The required planting within the landscape buffers and fencing treatments must be maintained in perpetuity by lot owners (i.e. landscaping cannot be removed and replaced with grass or paved areas).
- For the avoidance of doubt, suitable replacement planting can be undertaken within the landscape buffers provided it is a species identified within the approved Plant Schedule for Landscape Buffers.



### 3.5 Plant Schedules

#### Specimen Trees

- All specimen trees should be a minimum grade of 80L and at least 1.8 metres tall at the time of planting.

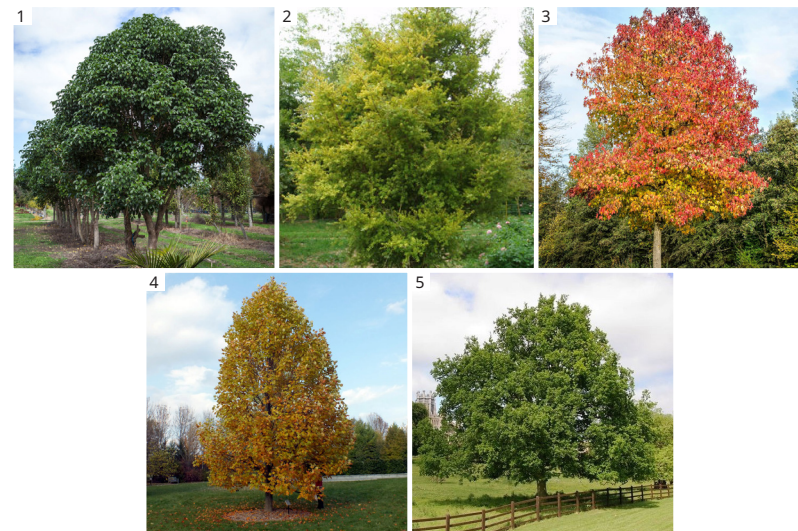
	Botanical Name	Common Name	Evergreen	Deciduous	Sun	Partial Shade	Shade
1	<i>Acer palmatum</i> 'Bloodgood'	Japanese maple		•	•	•	•
2	<i>Acer rubrum</i> 'Jeffer's Red'	Jeffer's red maple		•	•	•	•
3	<i>Cercis canadensis</i>	Forest pansy		•	•	•	•
4	<i>Magonolia</i> 'Star Wars'	Magnolia		•	•	•	
5	<i>Magnolia grandiflora</i> 'Little Gem'	Evergreen Magnolia	•		•	•	
6	<i>Prunus yedoensis</i> 'Awanui'	Flowering cherry		•	•	•	•
7	<i>Pyrus calleryana</i> 'Aristocrat'	Ornamental pear		•	•	•	•



#### Rear Yards Specimen Trees

- All specimen trees should be a minimum grade of 80L and at least 1.8 metres tall at the time of planting.

	Botanical Name	Common Name	Evergreen	Deciduous	Sun	Partial Shade	Shade
1	<i>Vitex lucens</i>	Puriri	•		•	•	
2	<i>Podocarpus totara</i>	Totara	•		•	•	
3	<i>Liquidambar styraciflua</i>	Liquidambar		•	•		
4	<i>Liriodendron tulipifera</i>	Tulip tree		•	•		
5	<i>Quercus robur</i>	English Oak		•	•		



## Backyard Fruit Trees

- All fruit trees should be a minimum grade of 80L at the time of planting. Cold-hardy variety is preferred.

	Botanical Name	Common Name	Evergreen	Deciduous	Sun	Partial Shade	Shade
1	<i>Malus domestica</i>	Apple		•	•		
2	<i>Citrus sp.</i>	Lemon	•		•		
3	<i>Citrus sp.</i>	Mandarin	•		•		
4	<i>Citrus sp.</i>	Grapefruit	•		•	•	
5	<i>Feijoa sellowiana</i>	Feijoa	•		•	•	
6	<i>Prunus salicina</i>	Japanese plum		•	•	•	



## Hedge and Stormwater Tank Screen Planting

- All hedges should be a minimum grade of 5L at the time of planting and be maintained as a maximum height of 1.2m.
- Selecting a single hedge species is preferred, ensuring uniform growth, simplifying maintenance and delivering a cohesive, visually consistent screen.

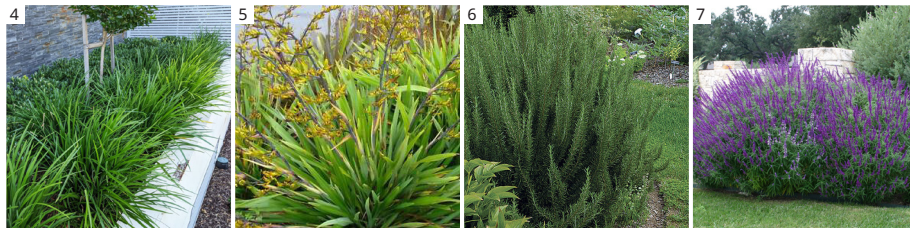
	Botanical Name	Common Name	Evergreen	Deciduous	Sun	Partial Shade	Shade
1	<i>Buxus sempervirens</i>	Box hedge	•		•	•	•
2	<i>Griselinia littoralis</i>	Broadleaf	•		•	•	•
3	<i>Loropetalum china pink</i>	n/a	•		•	•	•
4	<i>Murraya paniculata</i>	Orange jessamine	•		•	•	•
5	<i>Teucrium fruticans</i>	Silver germander	•		•	•	•



## Shrub Planting

- All shrubs should be a minimum grade of 2L at the time of planting.

	Botanical Name	Common Name	Evergreen	Deciduous	Sun	Partial Shade	Shade
1	<i>Arthropodium 'matapouri'</i>	Rengarenga lily	•		•	•	•
2	<i>Choisya ternata</i>	Mexican orange blossom	•		•	•	•
3	<i>Hebe Santa Monica</i>	n/a	•		•	•	•
4	<i>Liriope muscari 'Evergreen Giant'</i>	Lily turf	•		•	•	•
5	<i>Phormium 'green dwarf'</i>	Dwarf moutain flax	•		•	•	
6	<i>Rosmarinus officinalis</i>	Rosemary	•		•	•	•
7	<i>Salvia leucantha</i>	Mexican sage		•	•	•	



## Groundcover Planting

- All groundcover plants should be a minimum grade of 3L at the time of planting.

	Botanical Name	Common Name	Evergreen	Deciduous	Sun	Partial Shade	Shade
1	<i>Acaena inermis 'Purpurea'</i>	Purple bidibid	•		•	•	•
2	<i>Cotoneaster dammeri</i>	Beaberry cotoneaster	•		•	•	•
3	<i>Lithodora 'Grace Ward'</i>	n/a	•		•	•	•
4	<i>Pratia angulata</i>	Panakenake	•		•	•	•
5	<i>Trachelospermum jasminoides</i>	Star jasmine	•		•	•	•



### Climber Plants

- All climber plants should be a minimum grade of 3L at the time of planting.

	Botanical Name	Common Name	Evergreen	Deciduous	Sun	Partial Shade	Shade
1	<i>Trachelospermum jasminoides</i>	Star jasmine	•		•	•	
2	<i>Bougainvillea sp.</i>	n/a		•	•		
3	<i>Wisteria sinensis</i>	Wisteria		•		•	
4	<i>Muehlenbeckia complexa</i>	Pohuehue	•			•	
5	<i>Chematis paniculata</i>	Puawānaga	•		•	•	



### Landscape Buffers Planting - Option1 Native Specimen Mixed Buffer

- This three-row buffer, planted at 1.2m spacing, creates a layered planting structure that establishes in a manner reflective of natural growth patterns.
- A density of 0.8 plants per m<sup>2</sup> (triangular planting) must be achieved.

	Botanical Name	Common Name	Grade	Spacing
1	<i>Kunzea ericoides</i>	kānuka	5L	1.2m
2	<i>Leptospermum scoparium</i>	manuka	5L	1.2m
3	<i>Myrsine australis</i>	māpou	5L	1.2m
4	<i>Phormium cookianum</i>	wharariki	5L	1.2m
5	<i>Pittosporum crassifolium</i>	karo	5L	1.2m
6	<i>Knightia excelsa</i>	rewarewa	5L	1.2m
7	<i>Sophora microphylla</i>	kōwhai	5L	1.2m



## Landscape Buffers Planting - Option 2 Single Specimen Hedge with Front Planting

- This option combines a single-specimen hedge, planted at 0.8 metre spacings, with two rows of complementary front planting to form a dense, well-structured buffer.
- Hedge must be maintained a minimum height of at 2.5m.

	Botanical Name	Common Name	Grade	Spacing
Hedge Options - One Row				
1	<i>Camellia Setsugekka</i>	Camelia	15L	0.8m
2	<i>Griselinia 'Broadway Mint'</i>	kapuka	15L	0.8m
3	<i>Pittosporum 'Reverend Green'</i>	kōhūhū	15L	0.8m
4	<i>Photinia 'Red Robin'</i>	Photinia	15L	0.8m
5	<i>Viburnum tinus</i>	Viburnum	15L	0.8m
Front Options - Two Rows				
6	<i>Apodasmia similis</i>	oioi	2L	1m
7	<i>Astelia fragrans</i>	busy lily	2L	0.9m
8	<i>Chionochloa flavicans</i>	haumata	2L	1m
9	<i>Trachelospermum jasminoides</i>	star jasmine	2L	0.7m
10	<i>Westringia fruticosa 'Mundi'</i>	westringia	2L	0.8m
11	<i>Hebe townsonii</i>	hebe	2L	0.8m
12	<i>Libertia peregrinans</i>	NZ iris	2L	0.6m
13	<i>Phormium 'Emerald Green'</i>	dwarf flax	2L	0.7m



04



Design Review Panel

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## 4.0 Design Review Panel

### Approval requirement

- All dwelling and front-yard landscape designs must obtain written approval from the Design Review Panel before a Resource Consent and/or a Building Consent application is lodged.

### Application procedure

- Complete the Design Review Panel Application Form (see following page) and submit it to Ashbourne.
- Ashbourne will forward the package to the Design Review Panel for assessment.

### Panel composition

- The Design Review Panel includes an independent urban design and landscape design professional nominated by Unity Developments, together with other specialists as required.

### Assessment criteria

- The Design Review Panel evaluates each proposal against:
  - the extent to which the proposal achieves the desired outcomes and guidelines set within this document; and
  - recognised best-practice urban and landscape design.
- The panel may approve, approve with conditions, or request revisions.

### Fees

- A processing fee of NZ \$500 + GST applies to every application that proceeds to determination.
- Where submissions are incomplete or repeated non-compliance necessitates multiple information requests, Ashbourne may recover the Design Review Panel's additional reasonable costs from the applicant.

# Design Approval Process Application Form

Applicant Name:  
Lot/DP Number:

Contact Email:  
Phone Number:

Independent of lot developer: Y / N

Information Requirement	Provided / Does not provide / Not applicable			Comments / Note
<p>All applicants are required to provide relevant drawings and information to illustrate the compliance with the core controls and discretionary guidelines:</p> <ul style="list-style-type: none"> <li>• Site plan: Including site coverage calculations, setbacks, levels, contours, house and garage footprints, entrance path and driveway;</li> <li>• Floor plans;</li> <li>• Elevations: Including height in relation to boundary compliance;</li> <li>• Landscape plan: Including all planting, fencing and pavement schedules;</li> <li>• Materials, colours and finishes schedule; and</li> <li>• 3D rendered images (if available).</li> </ul> <p>All plans and drawings provided for each application should be legible and to scale, with a north arrow, and the relevant lot information.</p>				
Section 1: Checklist for Core Controls	Complies		Does not comply	Comments / Note
The proposed development adopts the typology identified for the subject lot in the Ashbourne Typology Schedule (Appendix 1). <i>Please specify the applicable typology, where relevant.</i>				
The proposed development complies with all core control parameters specified in Section 1.3 of the Ashbourne Design Guideline.				
Section 2: Checklist for Discretionary Guidelines - Site Layout	Complies	Does not comply	Not applicable	Comments / Note
2.1 Front Façade and Streetscape Interface: <i>Front façades are articulated, well-glazed and clearly addressed, providing active, safe and visually appealing interfaces to the street.</i>				
2.2 Roof Form: <i>Roof forms are varied, well-integrated with the dwelling design, avoid repetition, and respond to solar orientation and servicing (e.g. solar panels, rainwater capture).</i>				
2.3 Outdoor Living Spaces: <i>Outdoor living spaces are directly connected to main living areas, private from streets and neighbours, and oriented for good sun and shelter.</i>				
2.4 Vehiclle Access, Garanges and Parking: <i>Garages and vehicle access are recessive, set back and integrated so driveways and parking do not dominate the streetscape or compromise pedestrian access.</i>				

2.5 Servicing and Utilities: <i>Servicing areas, tanks and utilities are discreetly located, screened from public view and arranged to maximise usable sunny outdoor space.</i>				
2.6 Materials and Colours <ul style="list-style-type: none"> <li>• Building Façades: <i>Building façades use a limited palette of durable, high-quality materials in coherent, non-repetitive compositions that support a consistent neighbourhood character.</i></li> <li>• Roofs / Roof Materials: <i>Roofs use a single, high-quality flat or low-profile material from the approved list, avoiding visually intrusive or poor-quality roof products.</i></li> <li>• Colour and Finish: <i>Colour schemes are contemporary, neutral and recessive, with joinery and fittings coordinated to avoid excessive brightness, reflectivity or visual clutter.</i></li> </ul>				
<b>Section 3: Checklist for Discretionary Guidelines - Landscaping</b>	<b>Complies</b>	<b>Does not comply</b>	<b>Not applicable</b>	<b>Comments / Note</b>
3.1 Fences, Gates and Walls (Including Retaining Walls): <i>Front, side and rear fences and retaining walls are low, visually permeable to the street where required, finished in recessive colours and softened with planting.</i>				
3.2 Paving and Hard Surfaces: <i>Driveways and entrance paths are high-quality concrete finishes, remain visually open to the street, and are sized so hard surfaces do not dominate the frontage.</i>				
3.3 Letterboxes: <i>Letterboxes are durable, clearly numbered and integrated with front fencing and planting to complement the dwelling and streetscape.</i>				
3.3 Exterior Lighting: <i>Exterior lighting is discreet, downward-directed and integrated with buildings and landscaping to provide safe way-finding while minimising glare and light spill.</i>				
3.4 Planting – Plant Selection: <i>Plant species are predominantly low-maintenance and suited to local conditions, with native and drought-tolerant species favoured over extensive lawn or artificial turf.</i>				
3.4 Planting – Specimen Trees: <i>Each lot provides the required number of specimen trees in front and rear yards (and on secondary frontages for corner lots), positioned clear of services and structures.</i>				
3.4 Planting – Streetscape Planting: <i>Front yard planting is layered, kept generally below 1.2m high, and extends around corners on corner sites to create cohesive, attractive streetscapes.</i>				
3.4 Planting – Special Boundary Treatments: <i>Landscape buffers on special boundaries are fully planted with approved species, incorporate required trees where applicable, and are maintained in perpetuity as a soft, transitional edge.</i>				

## Appendix 1 Full Schedule of Typologies

These tables identify the residential typology assigned to each lot. Some typologies include a site plan, floor plan, and two alternative front and side elevations with different rooflines and cladding options. The remaining typologies are provided with a site plan and a single front and side elevation only. For typologies without floor plans, lot developers will be required to prepare their own floor plans and, where necessary, adjust the provided elevations to ensure they remain compliance with the approved Development Controls and this Design Guide.

Lot #	Size (m <sup>2</sup> )	Typology
1	500	12
2	501	4
3	502	5
4	501	5
5	534	5
6	566	5
7	614	5
8	663	8
9	601	2
10	1343	7
11	541	1
12	433	1
13	432	1
14	434	1
15	437	10
16	518	1
17	546	12
18	520	1
19	520	1
20	501	8
21	501	8
22	519	1
23	520	1

Lot #	Size (m <sup>2</sup> )	Typology
24	561	1
25	438	12
26	437	1
27	434	1
28	419	1
29	419	J
30	1411	7
31	424	J
32	428	1
33	432	1
34	432	1
35	437	12
36	513	1
37	513	1
38	513	1
39	446	10
40	439	1
41	439	1
42	439	1
43	553	1
44	1329	7
45	1295	1
46	1301	1

Lot #	Size (m <sup>2</sup> )	Typology
47	1299	1
48	1443	1
49	1500	1
50	500	1
51	500	1
52	500	1
53	505	12
54	484	8
55	476	12
56	460	12
57	501	12
58	531	3
59	585	8
60	577	8
61	510	3
62	519	3
63	509	6
64	502	8
65	506	1
66	456	1
67	609	8
68	478	2
69	447	2

Lot #	Size (m <sup>2</sup> )	Typology
70	431	2
71	481	8
72	481	3
73	481	3
74	526	8
75	526	8
76	481	3
77	481	3
78	481	8
79	466	12
80	449	12
81	1548	7
82	1401	7
83	1512	7
84	372	9
85	352	G
86	352	G
87	352	G
88	352	G
89	352	G
90	352	G
91	357	J
92	447	2

Lot #	Size (m <sup>2</sup> )	Typology
93	431	12
94	447	3
95	448	3
96	448	3
97	448	3
98	466	12
99	464	12
100	454	12
101	449	5
102	450	5
103	374	E
104	362	K
105	362	K
106	378	M
107	483	6
108	613	5
109	570	5
110	564	5
111	492	5
112	512	5
113	496	8
114	499	1
115	500	1

Lot #	Size (m²)	Typology
116	500	1
117	1500	1
118	1500	1
119	520	12
120	490	12
121	488	12
122	359	C
123	360	C
124	360	C
125	360	C
126	360	C
127	360	C
128	360	C
129	359	C
130	359	C
131	360	C
132	371	M
133	508	5
134	526	4
135	526	4
136	526	4
137	526	4
138	524	6
139	533	8
140	489	3
141	482	3

Lot #	Size (m²)	Typology
142	476	3
143	470	3
144	495	8
145	531	3
146	518	8
147	495	8
148	529	3
149	506	3
150	502	2
151	749	6
152	529	5
153	1500	1
154	1512	1
155	1506	1
156	1506	1
157	1895	1
158	597	1
159	461	8
160	603	3
161	603	3
162	603	3
163	603	3
164	603	3
165	603	3
166	603	3
167	672	3

Lot #	Size (m²)	Typology
168	485	K
169	424	6
170	425	6
171	425	6
172	425	6
173	441	6
174	491	6
175	522	8
176	500	3
177	500	8
178	526	1
179	424	6
180	433	6
181	459	6
182	452	12
183	494	5
184	355	K
185	355	K
186	366	M
187	449	5
188	449	5
189	449	5
190	449	5
191	449	5
192	450	5
193	357	J

Lot #	Size (m²)	Typology
194	352	G
195	352	G
196	352	G
197	352	G
198	352	G
199	352	G
200	391	9
201	398	9
202	352	G
203	352	G
204	352	G
205	352	G
206	352	G
207	352	G
208	383	J
209	383	N
210	352	G
211	352	G
212	352	G
213	352	G
214	352	G
215	352	G
216	415	N
217	441	8
218	450	5
219	350	A

Lot #	Size (m²)	Typology
220	350	A
221	350	A
222	557	8
223	503	A
224	427	A
225	350	C
226	395	C
227	385	I
228	518	8
229	386	I
230	396	K
231	350	C
232	350	C
233	350	C
234	1439	1
235	1479	1
236	1538	1
237	1436	7
238	1431	7
239	1372	5
240	2119	7
241	436	8
242	443	3
243	436	3
244	426	8
245	484	8

Lot #	Size (m²)	Typology
246	494	5
247	495	5
248	496	5
249	496	8
250	492	5
251	498	5
252	487	8
253	498	5
254	497	5
255	496	5
256	483	8
257	403	B
258	351	B
259	351	B
260	351	B
261	351	B
262	351	B
263	351	B
264	352	B
265	351	F
266	354	F
267	404	6
268	429	12
269	357	B
270	356	B
271	355	B

Lot #	Size (m²)	Typology
272	354	B
273	353	B
274	352	B
275	406	11
276	473	B
277	399	B
278	400	B
279	401	B
280	402	B
281	403	B
282	404	B
283	405	B
284	406	B
285	407	B
286	408	B
287	409	B
288	410	B
289	411	B
290	461	B
291	608	N
292	501	C
293	501	C
294	491	N
295	568	6
296	494	6
297	495	6

Lot #	Size (m²)	Typology
298	494	6
299	494	6
300	495	6
301	495	6
302	681	11
303	894	B
304	525	B
305	524	B
306	663	11
307	653	5
308	611	6
309	589	11
310	501	B
311	500	B
312	552	11
313	548	3
314	502	3
315	487	K
316	577	C
317	647	6
318	704	6
319	1904	7
320	1518	7
321	1706	7
322	1600	7
323	1600	7

Lot #	Size (m²)	Typology
324	1599	7
325	1509	7
326	1507	7
327	1506	7
328	1505	7
329	1503	7
330	1502	7
331	1513	7
332	593	8
333	496	5
334	496	5
335	496	5
336	496	5
337	495	5
338	495	5
339	500	8
340	479	5
341	472	5
342	500	8
343	494	5
344	494	5
345	494	5
346	494	5
347	494	5
348	494	5
349	590	8

Lot #	Size (m²)	Typology
350	486	8
351	494	5
352	493	5
353	493	5
354	493	5
355	492	5
356	446	6
357	448	6
358	494	5
359	494	5
360	494	5
361	494	5
362	494	5
363	481	8
364	731	2
365	1659	7
366	532	4
367	539	4
368	544	4
369	550	4
370	737	4
371	530	12
372	517	3
373	517	3
374	517	3
375	517	3

Lot #	Size (m²)	Typology
376	517	3
377	517	3
378	520	8
379	702	4
380	722	8
381	1510	7
382	1550	7
383	1587	7
384	1596	7
385	1599	7
386	1603	7
387	1603	7
388	1519	7
389	1448	7
390	1407	7
391	1350	7
392	407	3
393	399	9
394	402	8
395	702	8
396	623	8
397	423	3
398	460	2
399	460	1
400	464	1
401	471	2

Lot #	Size (m²)	Typology
402	434	10
403	452	3
404	462	8
405	452	11
406	448	9
407	494	3
408	479	12
409	468	12
410	553	11
411	526	8
412	496	8
413	504	8
414	490	8
415	480	12
416	413	11
417	484	8
418	502	4
419	551	8
420	504	8
421	507	8
422	539	8
423	489	4
424	488	8
425	504	8
426	500	4
427	500	4

Lot #	Size (m²)	Typology
428	492	8
429	1669	1
430	1904	8