



Brymer Farms Residential Design Guidelines

Brymer Farms Limited
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1.1 Welcome to Brymer Farms Residential

§ About Brymer Farms Residential

Brymer Farms is a masterplanned residential neighbourhood extending west from Hamilton City's urban boundary. Over the coming decades, it will provide more than 700 residential lots, supporting a diverse range of housing typologies and living choices, from single dwelling to duplex dwelling and terrace housing. Brymer Farms Residential will also include multiple apartment buildings offering over 200 apartment units with a mixed of one to three bedroom design.

The development will be supported by an integrated network of open spaces, including a neighbourhood park, a pocket park, wetlands and ecological areas, together with the transport and three waters infrastructure needed to service the community.

§ About Pragma Property Group

Pragma Property Group is developing this masterplan with a mixture of lot and house sizes and typologies provide choices and value. Pragma Property Group is an independent, family-owned property development company based in the Waikato region. Since building their first home in 2009, Pragma has grown steadily into a well-recognized local name, known for practical design, quality workmanship, and a commitment to doing things the right way.

Pragma is focused on providing affordable and diverse options for residential and commercial offerings.



1.2 Vision and Design Objectives

The Brymer Farms Residential masterplan integrates diverse residential options within a compact community, with neighbourhood reserves that connect to natural waterways and existing wetlands.

The following design objectives provide a recognised framework for assessing design quality and ensuring development undertaken in accordance with this document achieves a high standard of design. Together, they promote buildings and spaces that respond in a practical and integrated way to enhance the function, character and identity of a place.

- **Built form and scale:** Good design achieves a scale, bulk and height that is appropriate to the building type and the desired future character and amenity of the streetscape and neighbourhood.
- **Diversity and density:** Good design supports an appropriate level of density and a range of dwelling sizes and types to meet the needs of different demographics, lifestyles and household budgets.
- **Amenity and safety:** Good design delivers amenity for residents and supports safety and passive surveillance within the development and the communal areas.
- **Landscape and aesthetics:** Good design recognises the integrated relationship between buildings and landscape, and achieves a cohesive built form through balanced composition, materials, colours, textures and planting.



1.3 About these Guidelines

These Design Guidelines (**'The Guidelines'**) is applicable for buildings and landscaping for terrace housing, duplex dwelling and single dwelling typologies. The Guidelines are intended to provide a clear and coordinated framework to manage the design and delivery of high-quality built form and landscaping across the Brymer Farms residential development.

The Guidelines set out a series of Residential Development Controls that establish a 'building envelope' on each residential lot within the masterplan.

Development on the lots must comply with the Residential Development Controls approved by the consent and are required to be certified at the building consent stage. This is required by a condition of consent. If a lot developer seeks to develop lots in a manner which is not consistent with the Residential Development Controls, a variation or 'new' resource consent to authorise the development will be required.

In addition to these Residential Development Controls, qualitative aspects of development are addressed through a series of Discretionary Design Guidances that allow for aspects of design to respond to the unique context of each individual lot across the development. Consistency with these Discretionary Design Guidances is mandated through consent conditions.

The Guidelines also include a suite of sample typologies and elevations which illustrate potential built form and design outcomes that demonstrate compliance with the Development Controls and integrate the design outcomes anticipated by the Discretionary Design Guidances. While these sample typologies and elevations are not fixed designs and they are not consented, they have been selected to showcase various design factors, including roof form, materiality and colours, provision of front façade and entrance, location and size of outdoor living spaces, provision of garaging and parking spaces.

1.4 Design Review Panel and its Role

The Design Review Panel (**'the Panel'**) acts in an advisory capacity, and has three main purposes:

1. to provide independent advice improving the design quality of residential development within Brymer Farms Residential, in particular for multi-unit terrace housing typologies.
2. to assist developers, architects and designers to achieve the design vision for Brymer Farms Residential.
3. to ensure that the vision is maintained in perpetuity regardless of the changes in stakeholders.

The Panel has the responsibility of assessing whether a proposed project meets the objectives of the Design Guidelines prior to any formal lodgement with Council of Building Consent and/or Subdivision Consent. The Panel will consider the overall context and setting of the development, and the degree to which it aligns with the design objectives, particularly from streetscape, public spaces and onsite amenity.

The Panel is required to ensure that the designs put forward are delivering on the expectations set out by the Discretionary Design Guidances and it also includes in its assessment whether a proposed project complies with the Development Controls.

Member of the Design Review Panel will include an independent urban design, architectural and landscape design professional nominated by the Brymer Farms Residential development group, together with other specialists as required.

Should significant changes occur during the preparation of Building Consent and/or Subdivision Consent documents, the proposal must be re-presented to the Panel for re-certification before submission for consent.

1.5 Implementation Process

All building and landscape plans must be submitted to the Design Review Panel for approval before any submission of building consent to the relevant territorial authority.

The following information **must** be submitted to the Panel, to illustrate the compliance with the Development Controls and QDiscretionary Design Guidances:

- **Completed Design Approval Form;**
- **Site plan:** Including site coverage calculations, setbacks, levels, contours, house and garage footprints, entrance path and driveway;
- **Floor plans;**
- **Elevations:** Including height in relation to boundary compliance;
- **Landscape plan:** Including all planting, retaining walls, fencing and pavement schedules;
- **Specification documents,** including external colour and material selections, where applicable; and
- 3D rendered images (if available).

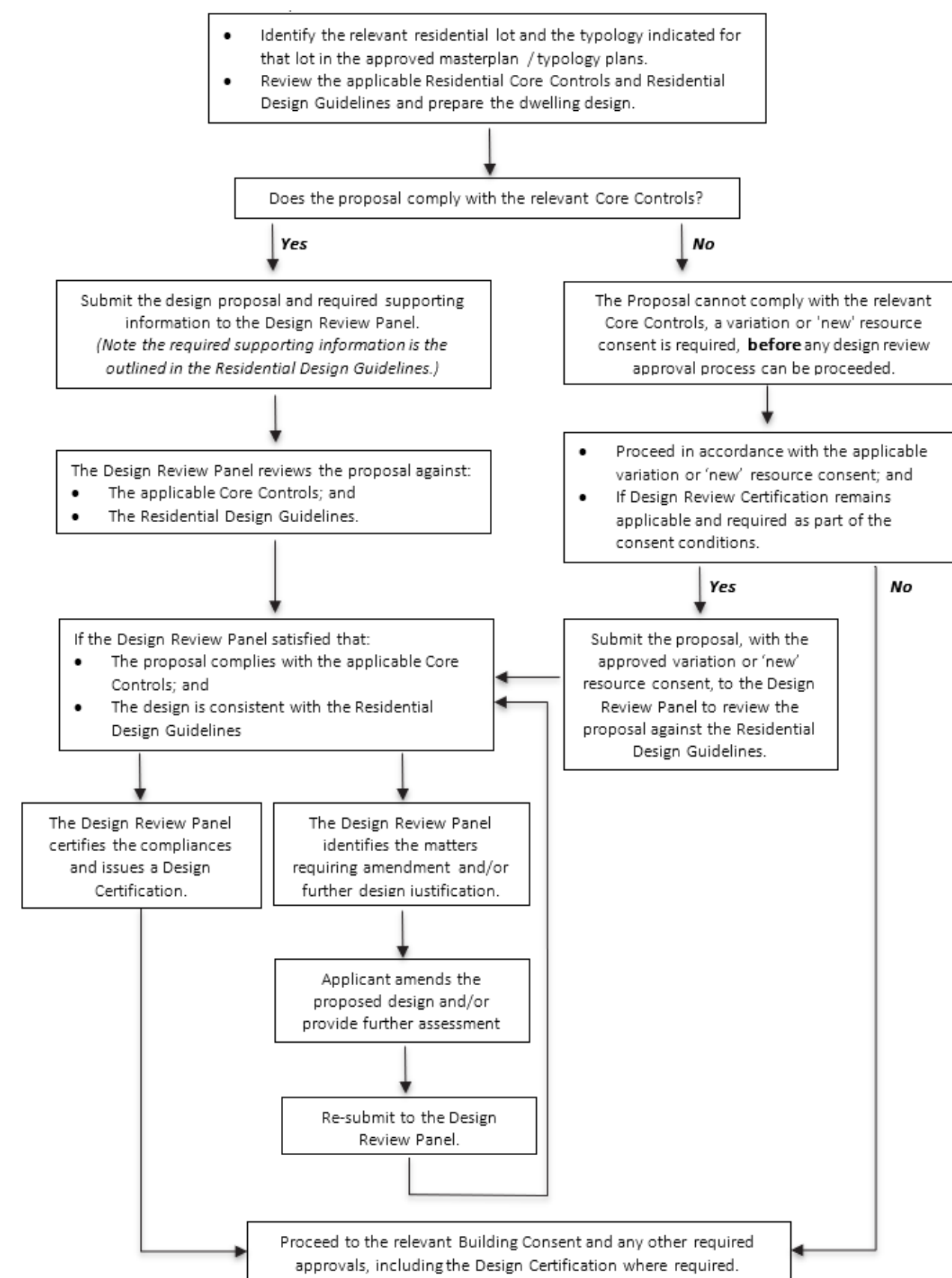
All plans and drawings provided for each application should be legible and to scale, with a north arrow, and the relevant lot information and street name. The Panel aims to review and respond to fully completed and compliant applications within 10–14 business days.

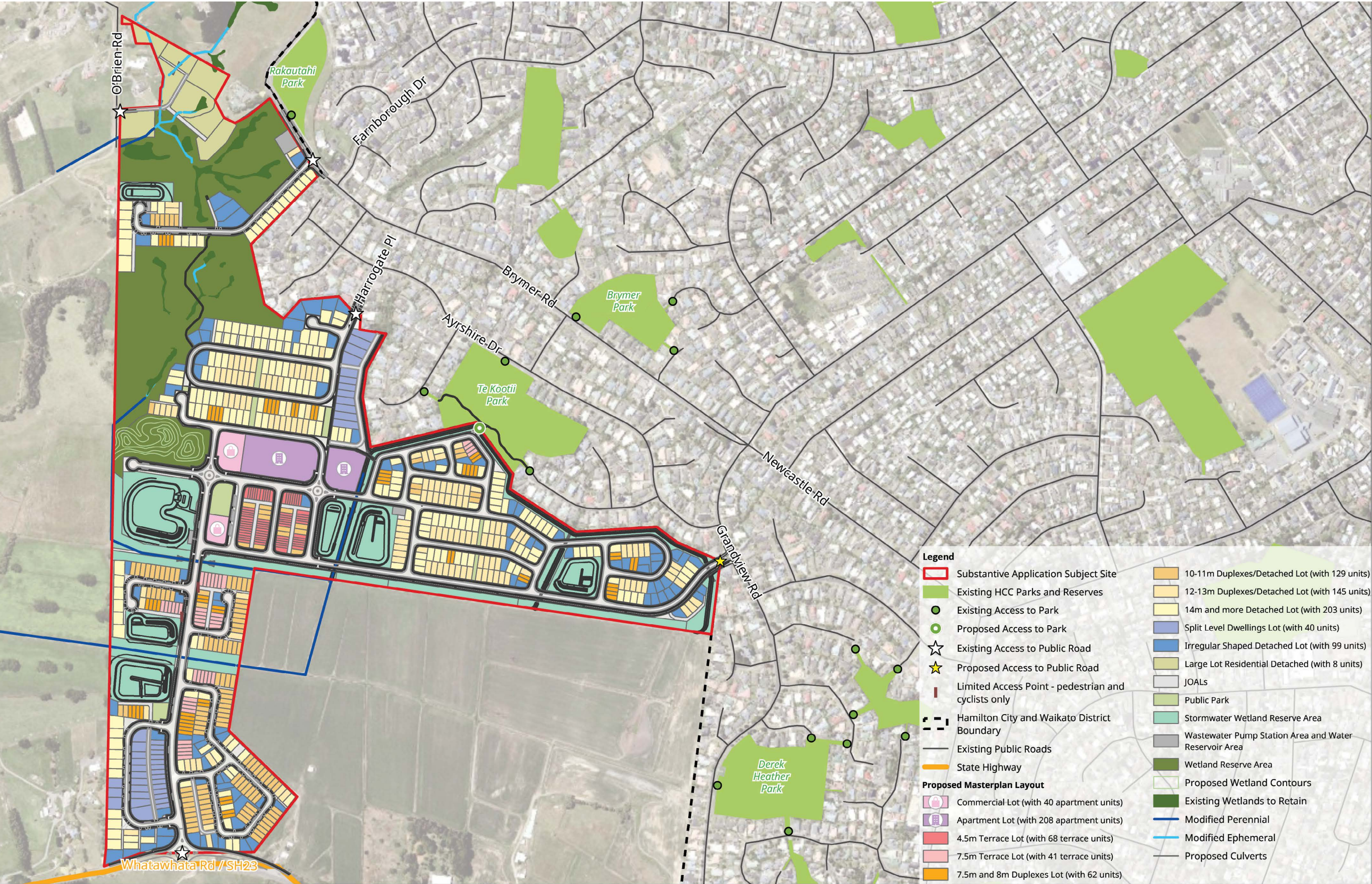
If the Panel finds the design does not fully comply, then details of the design's inconsistencies with the Discretionary Design Guidances will be provided. You will then have an opportunity to revise and re-submit your design proposal.

In all instance when a design deviates from the Discretionary Design Guidances, the Panel may still issue a confirmation if they believe it will produce good built form outcomes, provided they document their reasoning. However, a design confirmation granted for a variation does not set a precedent, and future variations are not guaranteed approval.

Following the design review, if the Panel is satisfied the design fully complies with the Guidelines, then a design certification will be issued. This certification must be included with your application for building consent.

Council's statutory role will consist of monitoring and certifying that the conditions of the consent have been complied with. In accordance with the approved resource consent, the lot developer is required to submit the design certification to Council as part of the building consent application for any dwelling.





REAR - LOADED TERRACE HOUSING

2.1 Description

Rear-loaded terrace housing are attached dwellings constructed on individual residential lots established through the subdivision. Dwellings are generally built to the side boundaries in accordance with the approved lot layout, creating a continuous or near-continuous built form.

Vehicle access and parking are provided from a rear lane, with garages and parking areas located to the rear of dwellings. This allows the primary street frontage to be defined by building façades, pedestrian entries, landscaping and private front gardens rather than driveways and garage doors.

This arrangement supports a high-quality, pedestrian-friendly streetscape and enables dwellings to establish a strong relationship with the public street. Terrace units are generally arranged with a clear front-to-rear orientation, with principal pedestrian entries addressing the street and private open space typically located to the rear.

Building design and internal layout should respond to the established lot configuration and support appropriate levels of privacy, solar access and natural daylight for dwellings and private open space.



2.2 Example Typology Plans

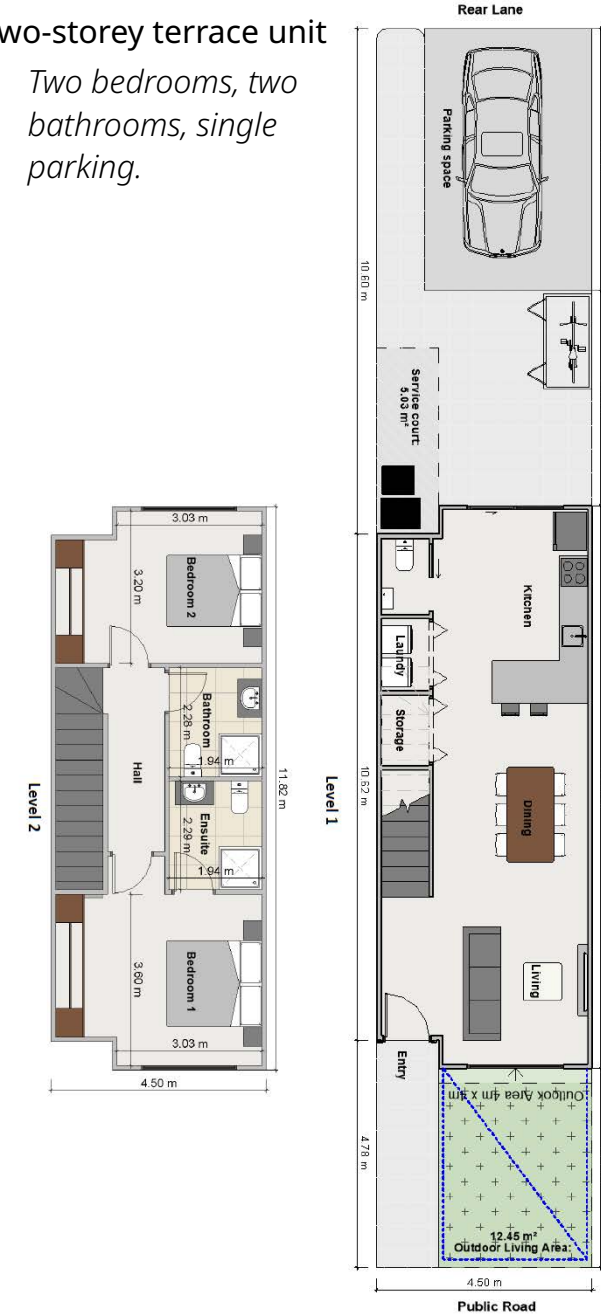
Two-storey terrace unit

- Two bedrooms, studio, two bathrooms, single parking.



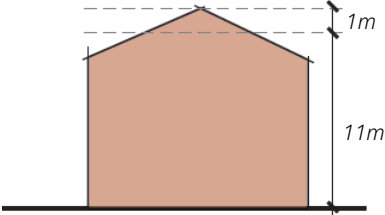
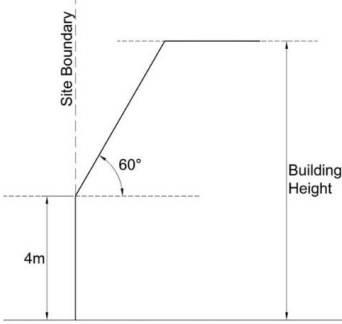
Two-storey terrace unit

- Two bedrooms, two bathrooms, single parking.



REAR - LOADED TERRACE HOUSING

2.3 Development Controls

Density	Build the number of units as per approved masterplan and subdivision scheme plan. Rear-loaded terrace housing is approved on Lots 608–612, 617–620, 640–650, 652–666, 671–681, 683–690, 693–698, 701–706, 707–711 and 714–719, in accordance with the approved subdivision scheme plan.
Building coverage (maximum)	60% of lot area
Impermeable surface (maximum)	70% of lot area
Landscaped area (minimum)	20% of lot area
Landscaping forward of building line (minimum)	30% of area forward of front building line to be landscaped
Front setback (minimum)	1m from transport corridor
All other setbacks (minimum)	1m side setback for end unit of the terrace building 0m for rear lane
Garage and vehicle access	Rear lane access only — no front vehicle crossing permitted
Height (maximum)	11m or 3 storeys; plus 1m where ≥50% of roof pitch is 15° or more. 
Height in relation to boundary	Buildings must not project beyond a 60° recession plane measured from a point 4m vertically above ground level along all boundaries. This standard does not apply to transport corridors, rear lanes, or internal boundaries within a site. 

Public interface and passive surveillance	Each unit must provide a pedestrian access from transport corridor to front door. Each unit must provide minimum 20% glazing; or a window with minimum dimension of 1.5m to a habitable room facing the transport corridor. Window must not be obstructed by accessory building or fence greater than 1.5m in height. For corner sites, this only applies to the frontage from which pedestrian access is provided.
Separation and privacy	Minimum 2m setback between residential buildings (except they are attached). Windows must be offset by 1.5m where different buildings are within 3m of one another. Offset not required at ground floor where buildings are separated by a solid fence of at least 1.8m
Outdoor living area (minimum)	12m² with 1.8m minimum dimension
Outlook space	- Principal living room: minimum 3m depth × 3m width (measured from the midpoint of the largest window) - All other habitable rooms: minimum 1m × 1m Outlook spaces must not be obstructed by buildings or fences. Retaining walls must not infringe the required outlook space
Service area (bin storage and clothes drying)	Each unit must provide a minimum 1.4m² bin storage area (accessible from rear lane without passing through the unit). It must be screened from public view. Each unit must provide a dryer.
Bicycle parking	Where no dedicated garage is provided, a secure enclosed bicycle storage enclosure must be provided.
Fences/walls along transport corridor	The maximum fence/wall height is 1.2m; except where outdoor living area adjoins the transport corridor, it may be increased to 1.5m, provided ≥50% of the portion above 1.2m is visually permeable.
Fences/walls along other boundaries	Rear lane: The maximum fence/wall height is 1.5m; or it may be increased to 1.8m, provided ≥50% of the portion above 1.5m is visually permeable. All other boundaries: The maximum fence/wall height is 1.8m.

FRONT - LOADED TERRACE HOUSING

3.1 Description

Front-loaded terrace housing comprises attached dwellings constructed on individual residential lots established through the subdivision. Dwellings are generally built to the side boundaries in accordance with the approved lot layout, creating a continuous or near-continuous built form.

Vehicle access and parking are provided from the primary street frontage, with garages and driveways integrated into the front of each dwelling. This results in a streetscape that incorporates vehicle crossings and garage doors alongside pedestrian entries, landscaping and private front gardens.

Terrace units are generally arranged with a clear front-to-rear orientation, with principal pedestrian entries addressing the street and private open space typically located to the rear. The width and configuration of individual lots will support efficient dwelling layouts while accommodating vehicle access, parking and garaging where required.

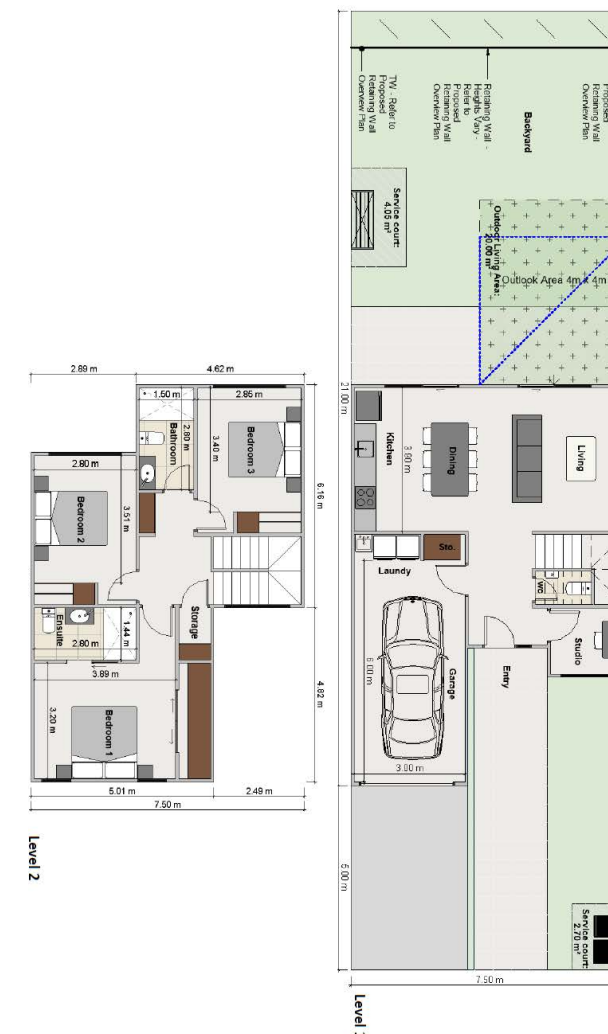
Building design and internal layout should respond to the established lot configuration and balance the requirements for vehicle access with a high-quality street interface. Appropriate consideration should also be given to privacy, solar access and natural daylight for dwellings and private open space.



3.2 Example Typology Plans and Elevations

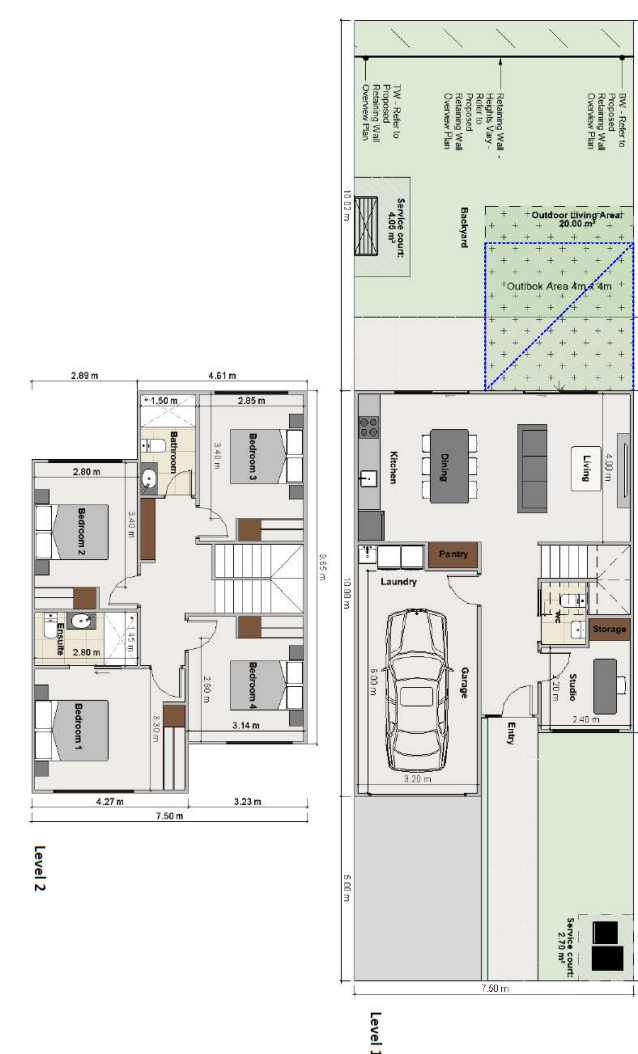
Two-storey terrace unit

- Three bedrooms, studio, bathrooms, single garage.



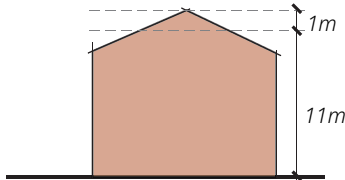
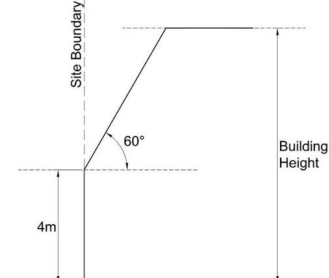
Two-storey terrace unit

- Four bedrooms, studio, three bathrooms, single garage.



FRONT - LOADED TERRACE HOUSING

3.3 Development Controls

Density	Build the number of units as per approved masterplan and subdivision scheme plan. Front-loaded terrace housing is approved on Lots 246–251, 417–422, 428–431, 439–443, 581–586 and 592–598, in accordance with the approved subdivision scheme plan.
Building coverage (maximum)	50% of lot area
Impermeable surface (maximum)	70% of lot area
Landscaped area (minimum)	20% of lot area
Landscaping forward of building line (minimum)	40% of area forward of front building line to be landscaped
Front setback (minimum)	1.5m from transport corridor
All other setbacks (minimum)	1m side setback for end unit of the terrace building 1m from rear boundary
Garage and vehicle access	Maximum one (1) double-width vehicle crossing per two terrace units. The vehicle crossing dimension are: - Single crossings: 3.0–3.5m wide - Shared double crossings: 5.5–6.0m wide, centred on the boundary between units
Height (maximum)	11m or 3 storeys; plus 1m where ≥50% of roof pitch is 15° or more. 
Height in relation to boundary	Buildings must not project beyond a 60° recession plane measured from a point 4m vertically above ground level along all boundaries. This standard does not apply to transport corridors or internal boundaries within a site. 

Public interface and passive surveillance	Each unit must provide a pedestrian access from transport corridor to front door. Each unit must provide minimum 20% glazing; or a window with minimum dimension of 1.5m to a habitable room facing the transport corridor. Window must not be obstructed by accessory building or fence greater than 1.5m in height. For corner sites, this only applies to the frontage from which pedestrian access is provided.
Separation and privacy	Minimum 2m setback between residential buildings (except they are attached). Windows must be offset by 1.5m where different buildings are within 3m of one another. Offset not required at ground floor where buildings are separated by a solid fence of at least 1.8m
Outdoor living area (minimum)	12m² with 1.8m minimum dimension
Outlook space	- Principal living room: minimum 3m depth × 3m width (measured from the midpoint of the largest window) - All other habitable rooms: minimum 1m × 1m Outlook spaces must not be obstructed by buildings or fences. Retaining walls must not infringe the required outlook space
Service area (bin storage and clothes drying)	Each unit must provide a minimum 5m² service area (it may be provided across two areas, with at least 1.4m² for bin storage). It must be screened from public view. The minimum dimension for the service area is 1.5m. Clothes drying provision must be accessible from each unit.
Bicycle parking	Where no dedicated garage is provided, a secure enclosed bicycle storage enclosure must be provided.
Fences/walls along transport corridor and reserve area	Transport corridor: The maximum fence/wall height is 1.2m; except where outdoor living area adjoins the transport corridor, it may be increased to 1.5m, provided ≥50% of the portion above 1.2m is visually permeable. Reserve boundary: The maximum fence/wall height is 1.5m; or it may be increased to 1.8m, provided ≥50% of the portion above 1.5m is visually permeable.
Fences/walls along other boundaries	All other boundaries: The maximum fence/wall height is 1.8m.

DUPLEXES, SINGLE-DWELLINGS AND SPLIT-LEVEL DWELLINGS

4.1 Description

Duplex dwellings comprise two attached dwellings sharing a common wall in a semi-detached configuration. Single dwellings may be one or two storeys and can range from compact homes to larger family dwellings, depending on the size and configuration of the lot. Both typologies are generally oriented to the primary street frontage, with principal pedestrian entries addressing the street and private open space typically located to the rear or side.

A number of lots have greater slope with mid-lot retaining structures approach to address changes in level and respond to the underlying landform. These lots are identified to comprise split-level dwellings to work with the slope and retaining.

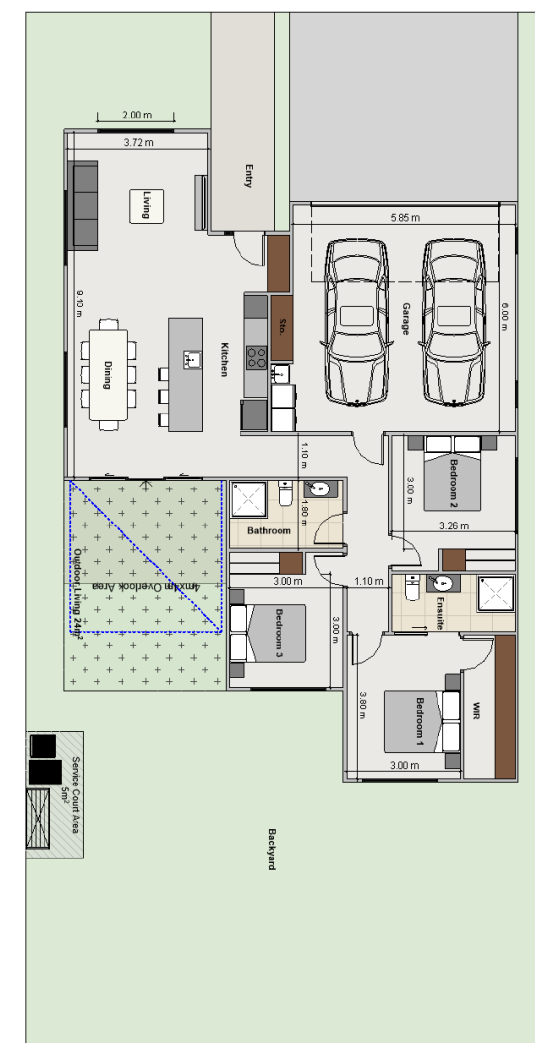
Across these typologies, building siting and internal layout should respond to the established lot configuration, topography and relevant interfaces. Variation in building height, roof form, entrances, architectural treatment and landscaping can provide visual interest and contribute to a varied residential streetscape while maintaining clearly defined street frontages and a coherent residential character.



4.2 Example Typology Plans and Elevations

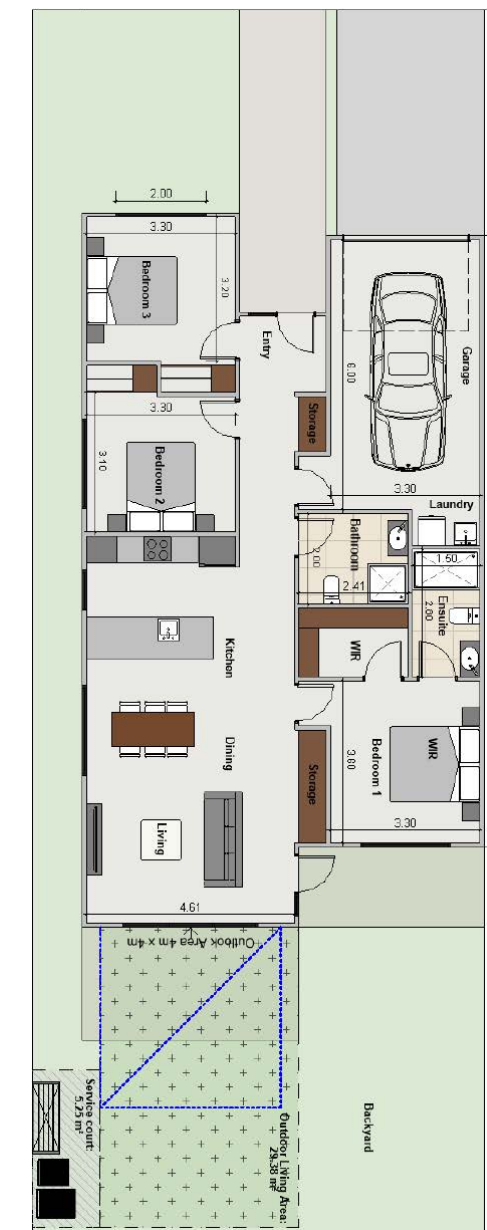
Single-storey Dwelling

- Three bedrooms, two bathrooms, double garage.



Single-storey duplex unit

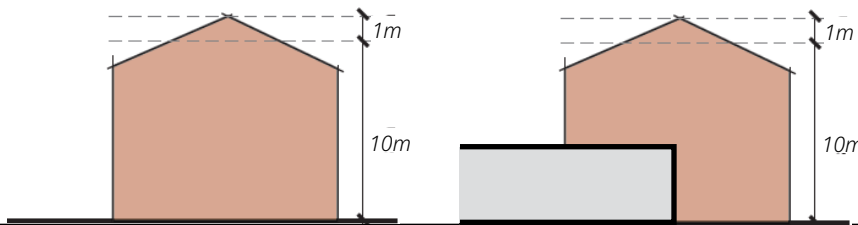
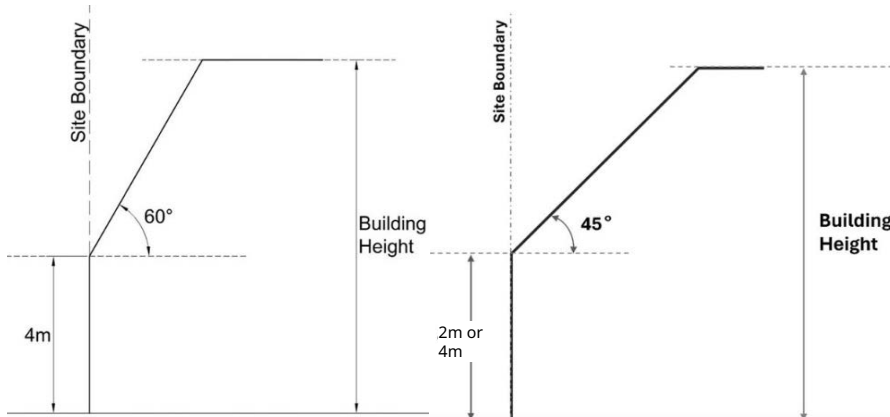
- Three bedrooms, two bathrooms, single garage.



DUPLEXES, SINGLE-DWELLINGS AND SPLIT-LEVEL DWELLINGS

4.3 Development Controls

Density	Maximum one (1) single dwelling per lot Split-level dwelling must be provided in Lots 107 – 110, 111 – 118, 372 – 374, 389 – 399, 401 – 414 in accordance with the approved subdivision scheme plan.
Building coverage (maximum)	50% of lot area, except for Lots 123 – 130, in accordance with the approved subdivision scheme plan, the maximum building coverage is 20% of lot area
Impermeable surface (maximum)	70% of lot area
Landscaped area (minimum)	20% of lot area, except for Lots 123 – 130, in accordance with the approved subdivision scheme plan, the minimum landscaped area is 35% of lot area
Landscaping forward of building line (minimum)	50% of area forward of front building line to be landscaped
Front setback (minimum)	1.5m from transport corridor For Lots 379, 380, 386, 387, 487 – 493, a minimum 5m setback from SH23/Whatawhata Road also applies.
All other setbacks (minimum)	For side yard, 1m from side boundaries, except one side yard can be reduced to 0m where: - The setback from the opposite side yard on the site is at least 2m; and - Legal provision is made for access and maintenance; and - Neighbours’ consent is obtained, or it is a common/party wall For rear yard, 1m from rear boundary, except for Lots 365–368, 368–379, 372–374, 464–472, 473–475, 494–503, 541–553, 566–571, 621–629 and 756–761, the minimum setback from the rear boundary is 3m. For Lots 43–51, 52–62, 63–72, 73–82, 83–92, 93–106, 734–744, 745–755, the minimum setback from the rear retaining wall is 4m. For Lots 123 – 130, the minimum setback from all boundaries is 3m.
Garage and vehicle access	Duplex: - Maximum one (1) double-width crossing per two units - Single-width crossings: 3.0–3.5m wide - Double-width crossings: 5.5–6.0m wide, centred on the boundary between units Single dwelling: Maximum one (1) crossing per dwelling.

Height (maximum)	For all lots: the maximum height is 10m or 2 storeys, plus 1m where $\geq 50\%$ of roof pitch is 15° or more. For Lots 123 – 130, the maximum height is 7.5m plus 1m where $\geq 50\%$ of roof pitch is 15° or more. For Lots 107 – 110, 111 – 118, 372 – 374, 389 – 399, 401 – 414, the maximum height is 10m, plus 1m where $\geq 50\%$ of roof pitch is 15° or more. 
Height in relation to boundary	All side boundaries: Buildings must not project beyond a 60° recession plane measured from a point 4m vertically above ground level along the boundaries. All other boundaries: Buildings must not project beyond a 45° recession plane measured from a point 4m vertically above ground level along the boundaries. Except for Lots 123 - 130, buildings must not project beyond a 45° recession plane measured from a point 2m vertically above ground level along the boundaries. This standard does not apply to transport corridors or internal boundaries within a site. 

DUPLEXES, SINGLE-DWELLINGS AND SPLIT-LEVEL DWELLINGS

4.3 Development Controls (continued)

Public interface and passive surveillance	Each unit must provide a pedestrian access from transport corridor to front door. Each unit must provide minimum 20% glazing; or a window with minimum dimension of 1.5m to a habitable room facing the transport corridor. Window must not be obstructed by accessory building or fence greater than 1.5m in height. For corner sites, this only applies to the frontage from which pedestrian access is provided.
Separation and privacy	Minimum 2m setback between residential buildings (except they are attached). Windows must be offset by 1.5m where different buildings are within 3m of one another. Offset not required at ground floor where buildings are separated by a solid fence of at least 1.8m
Outdoor living area (minimum)	20m ² with 3m minimum dimension
Outlook space	- Principal living room: minimum 4m depth × 3m width (measured from the midpoint of the largest window) - All other habitable rooms: minimum 1m × 1m Outlook spaces must not be obstructed by buildings or fences. Retaining walls must not infringe the required outlook space
Visual screen tree planting	A 3m wide visual screen tree planting to be provided for 365–368, 368–379, 372–374, 464–472, 473–475, 494–503, 541–553, 566–571, 621–629 and 756–761.
Service area (bin storage and clothes drying)	Each unit must provide a minimum 5m² service area (it may be provided across two areas, with at least 1.4m² for bin storage). It must be screened from public view. The minimum dimension for the service area is 1.5m. Clothes drying provision must be accessible from each unit.

Bicycle parking	Where no dedicated garage is provided, a secure enclosed bicycle storage enclosure must be provided.
Fences/walls along transport corridor and reserve area	Transport corridor: The maximum fence/wall height is 1.2m; except where outdoor living area adjoins the transport corridor, it may be increased to 1.5m, provided ≥50% of the portion above 1.2m is visually permeable. Reserve boundary: The maximum fence/wall height is 1.5m; or it may be increased to 1.8m, provided ≥50% of the portion above 1.5m is visually permeable.
Fences/walls along other boundaries	The maximum fence/wall height is 1.8m, except: for Lots 43–51, 52–62, 63–72, 73–82, 83–92, 93–106, 734–744, 745–755, the maximum height for the rear fences on top of the retaining wall is 1.5m with min 50% is visually permeable.

5.1 Slope Management

§Objective: To ensure development on sloping lots responds appropriately to landforms and uses a combination of battering, retaining and landscape to help manage transitions in height.

§Guidance:

- Development on sloping lots should respond to the topography of the site, rather than relying on excessive cut and fill to create flat building platforms. This can be achieved through the following design solutions:
 - Building layout, setbacks and outdoor spaces should respond to the slope of the site and allow sufficient room for battering, retaining, drainage and landscape treatment where required.
 - Split-level dwelling layouts, split slabs, and parking beneath the dwelling where appropriate, are encouraged to reduce the need for excessive cut and fill and retaining walls. Bespoke housing design is likely to be required on sites with slopes steeper than 1:12.
 - Where changes in level are required, slope battering should be prioritised over retaining walls, supported by planting to achieve a more natural and integrated landform response.
 - Where on-lot retaining walls are required, they should be designed in terrace design, to minimise impacts on onsite amenity, including excessive wall height, visual dominance, shading and reduced usability of outdoor spaces.
- Slope batters should be designed as purposeful landscape elements, rather than residual engineering spaces. Where slope batters are located along boundaries, they should be suitably graded, stabilised and planted to function as landscaped buffers and interface treatments.
- Plant species used on batters should be suitable for slope stabilisation, low maintenance and long-term establishment.
- Outdoor living spaces on sloping lots should remain functional and usable, and should not be compromised by steep batters, excessive retaining or awkward residual spaces.
- Vehicle access and driveway design should work with the natural gradient of the site and avoid creating excessive excavation, steep transitions, or visually dominant frontage treatments.

5.2 Visual Appearance and Articulations

§Objective: To achieve high-quality, well-articulated façades that enhance visual interest, reflect the form and function of the building and contribute positively to building appearance and streetscape quality.

§Guidance:

- Buildings should be designed to avoid overly bulky or dominant forms, with building mass broken down through façade articulation, recessed or projecting elements, stepped forms and varied rooflines.
- Building façades should provide a balanced composition of elements, and incorporate sufficient modulation to avoid long, unrelieved, or monotonous elevations. This can be achieved through incorporate a coordinated mix of elements, such as windows and/or bay windows, balconies, porches, awning and thoughtful material selection and placement.
- Main entrances should be clearly visible and identifiable from the street or other public frontage and should incorporate suitable lighting and weather protection. Design solutions may include a porch, recess, canopy, projection, or other built form element.
- For terrace housings, the end units within a terrace building should be designed to provide additional articulation and visual interest relative to middle units, particularly where they are more exposed to the street or public realm. Additional articulation to end dwellings should be achieved through one or more of the following:
 - provide different architectural features integrating with the main dwelling (such as pergolas, bay windows, dormer windows, verandas and balconies);
 - a material or colour change (applied in coherent groupings);
 - a façade offset (such as entry recess or projection or veranda line change);
 - a roofline step or parapet height change.

5.3 Public Realm Interface

§Objective: To ensure the interface between dwellings and the public realm is active, and well-integrated, so that it supports passive surveillance, and provides an appropriate balance between privacy and resident interaction with the street.

§Guidance:

- Doors and windows on public-facing façades should be well-proportioned and integrated with the overall architectural style, façade composition, and material palette of the dwelling.
- Public-facing façades should incorporate openings and other design features that provide passive surveillance and visual interest, while avoiding blank or inactive frontages. Suitable design solutions include providing ground and/or upper-level windows and balconies to provide passive surveillance opportunities, as well as visual interest to the streetscape.
- Where private outdoor living areas are provided in the front setback, they should be appropriately screened through the use of landscaping and/or fencing to allow balance of passive surveillance, streetscape amenity and onsite privacy.
- Dwellings on corner sites should positively address both street frontages through building design, windows, entries, and façade articulation, and should avoid blank walls facing either street.
- Dwellings adjoining a public park, reserve, pedestrian path, or infrastructure open space should provide at least one habitable room window on the relevant façade to enable passive surveillance and maintain a visual connection with that public space.

5.4 Roof Form and Design

§Objective: To achieve high-quality roof design that reinforces building form, adds visual interest, and contributes to a clear and cohesive architectural expression.

§Guidance:

- Variety in rooflines and roof profiles within the same streetscape is encouraged. Preferred roof forms include gable roofs, combined gable and hip roofs, and mono-pitch roofs.
- Roofs shall be architecturally designed and integrated with the overall building form and style, contributing to a cohesive architectural expression.
- The main roof over the dwelling shall be the primary roof form and should incorporate the pedestrian entrance. Where applicable, the roof over a garage shall be secondary in form and less visually prominent.
- Roof design should respond to solar orientation, rainwater collection, and provide appropriate eave overhangs for weather protection.
- Where applicable, solar panels shall be integrated into the roof pitch, preferably on north-facing roof planes, and located within the ridgeline and eave profile.
- Where applicable, solar panels shall have low-glare finishes and be set back from ridgelines to minimise reflected glare to neighbouring dwellings and the public realm, including streets, parks, and reserves.
- Roof-mounted equipment must be positioned to reduce visibility from the public realm. This includes evaporative cooling units, television aerials, and satellite dishes.

5.5 Materials and Colours

§Objective:

- To promote the use of durable, low-impact materials and a context-responsive colour palette that complements the architectural character of dwellings.
- To achieve consistency in texture and tone across compact higher density terrace housing, while allowing sufficient variation to create a cohesive and visually interesting neighbourhood.

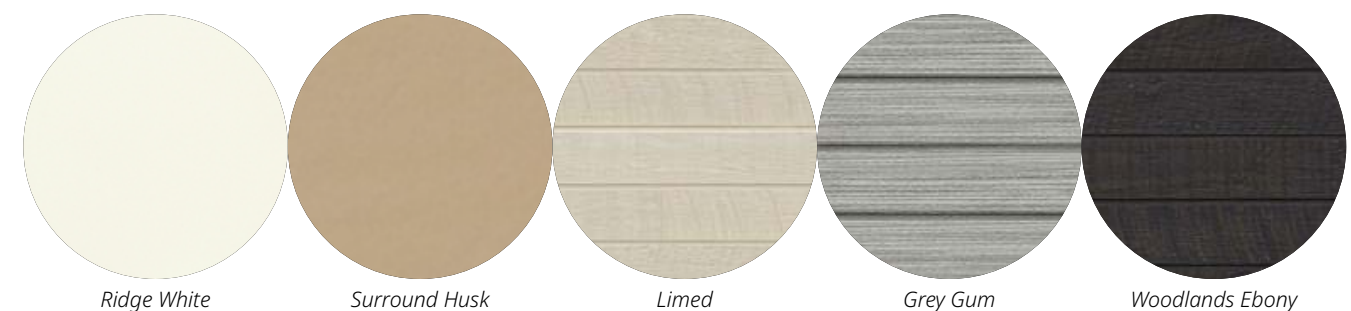
§Guidance:

- Building façades shall incorporate the cladding options to provide visual interest as below. The use of any other materials should be otherwise approved by the Design Review Panel:
 - One of three primary cladding options; and,
 - Up to two materials under the secondary and tertiary options
- Roof materials shall be durable and finished in non-reflective colours. Unpainted galvanised iron, unpainted zincalume, or similar highly reflective materials must not be used.
- Roof materials, gutters, downpipes, flashings, and other visible roof drainage elements shall be selected to complement the roof and wall materials.
- Built elements detached from the main dwelling, such as garages, sheds, and other accessory buildings, shall be consistent with or complementary to the main building in material, form and colour.
- The use of highly reflective, mirrored, heavily tinted, coloured, frosted, or patterned glass on the full length over the street-facing façade must not be used.
- Downpipes, vents, flues, meter boxes, heat pumps, and other service elements shall be integrated into the building design and finished in colours that are recessive and complementary to the main façade materials. They should be located away from primary frontages and screened from the public realm where practicable.
- Dwellings are encouraged to adopt a contemporary colour palette based on neutral, muted, or earth-toned colours. Bright, fluorescent, or pastel colours, and excessive variation in the primary exterior materials of a dwelling, are discouraged.

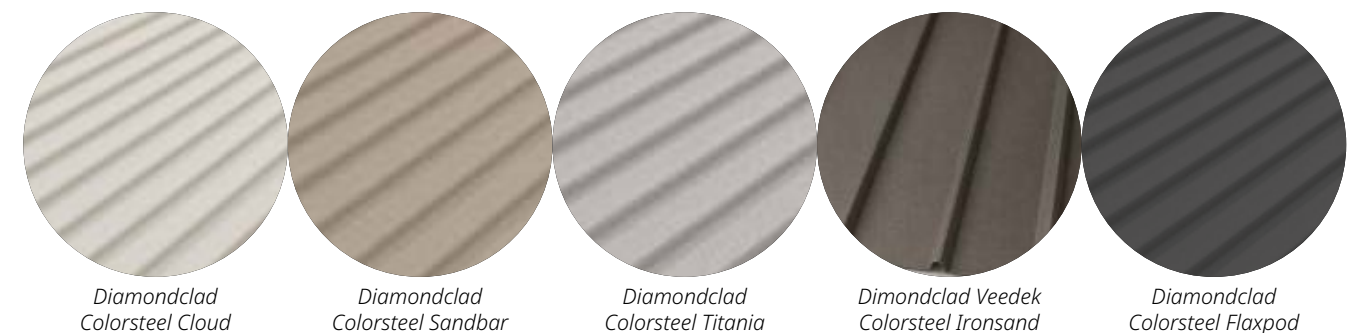
§Primary Options - Brick



§Secondary Options - Fibre Cement



§Tertiary Options - Metal



5.6 Lane Design

§Objective: To provide a safe, efficient and attractive rear lane that supports vehicle access, parking and servicing while maintaining residential amenity, passive surveillance and a high-quality interface with adjoining dwellings.

§Guidance:

- Rear lanes shall be designed as low-speed and shared environments that prioritise safety, legibility and passive surveillance. Acceptable design solutions include:
 - Changes in paving, surface treatment, texture, or material should be used to signal a low-speed environment and assist with traffic calming.
 - Visual cues, signage, and lane markings should be used where necessary to clearly identify the movement environment and improve awareness for all lane users.
 - Landscaping should be incorporated to soften the appearance of rear lanes and reduce the dominance of hard surfaces, garages, and fences. This may include low-level planting, climbers, or other vertical greenery where practicable.
- Rear lanes shall provide consistent and well-positioned lighting for pedestrians and vehicles to minimise dark spots and improve safety, while avoiding unnecessary light spill into habitable rooms and adjoining private outdoor spaces.
- Large expanses of dark asphalt should be avoided where practicable. Consider lighter-toned aggregates, paving or other lighter-coloured surface finishes to reduce heat build-up and improve visual quality.
- Garages, fences and any building elements facing rear lanes should be designed as part of the overall architectural composition of the dwelling.
- Opportunities for windows, upper-level rooms or accommodation above garages facing the lane are encouraged where appropriate to improve passive surveillance.

5.7 Pedestrian and Vehicle Access

§Objective: To provide safe, legible and efficient pedestrian and vehicle access that supports residential amenity, prioritises walkability, and responds positively to the dwelling layout and public realm.

§Guidance:

- For private shared accessways that serve more than 5 dwellings (except rear lanes), the relevant dwellings should address in the same manner as they address a public street, with clearly identifiable entrances and an appropriate level of passive surveillance.
- Pedestrian access to each dwelling shall be direct, convenient and safe, with a clear route from the street, lane or shared accessway to the main entrance.
- Main pedestrian paths shall be of sufficient width to allow comfortable movement and shall be designed to avoid conflicts with vehicle manoeuvring areas where practicable.
- Pedestrian and vehicle movements should be clearly differentiated where appropriate through changes in surface treatment, level, material, planting or other design cues.
- Where private shared accessways are used, they should be designed to operate as low-speed spaces with clear visual priority for pedestrian safety.
- Lighting should be provided to pedestrian paths, shared accessways and vehicle access areas to support safety and visibility, while avoiding unnecessary light spill into habitable rooms and neighbouring outdoor spaces.

5.8 Garages and Parking

§Objective: To provide safe and efficient vehicle access and parking that supports different housing typologies while maintaining residential amenity and a well-designed built form response.

§Guidance:

- Where garage is facing the transport corridor, the maximum width of the garage shall be no greater than half of the width of the front façade of the residential dwelling.
- Garages, parking spaces, and driveways should be located and spaced to respond to and maximise the retention of existing streetscape infrastructure, including street lighting, street trees, and on-street parking. Removal of such infrastructure should be avoided where practicable. Where removal is unavoidable, it should be reinstated or otherwise addressed in accordance with Council standards.
- Garages and parking structures should not dominate the built form of the dwelling and shall be designed as secondary elements that are visually recessive and proportionate to the residential dwelling.
- Where garages or parking areas are visible from the public realm, it should be designed to soften visual prominence or monotonous appearance. This can be achieved through the use of design solutions including landscaping, fencing, recesses or architectural detailing.
- Garage doors facing a transport corridor shall be integrated into the architectural design of the dwelling and this can be achieved through:
 - Use single-width garages and carports as a preferred design approach. Where double-width garages are used, they should be carefully designed to reduce their visual scale and bulk.
 - Use the same or complementary materials, colours and architectural detailing of the main dwelling.
- Where car pads are provided, they shall be clearly defined and include space for landscaping and a pedestrian path to the dwelling, rather than extending as an undifferentiated hardstand across the site.
- Secure and convenient bicycle parking should also be incorporated as part of the overall parking and access design.

5.9 Outdoor Living Space and Balconies

§Objective: To provide residents with functional private outdoor living areas that enhance amenity and are fit for purpose for the type, size and layout of the dwelling.

§Guidance:

- The primary outdoor living space should be located to the rear of the dwelling, or as an upper-level balcony where appropriate, to achieve a reasonable level of privacy and functional outdoor living opportunity.
- Where the primary outdoor living space is located adjacent to a public street frontage or shared accessway and laneway, additional privacy measures shall be incorporated through a combination of landscaping, fencing, level changes, setbacks, and/or screening. A secondary smaller outdoor space may also be provided where practicable.
- Outdoor living spaces shall be located and oriented to maximise sunlight access and shelter from prevailing winds. Where an outdoor living space is located directly south of a dwelling, increased depth should be provided where practicable to improve sunlight access during winter months.
- Where a balcony is used as the primary outdoor living spaces should incorporate measures to improve comfort and usability, such as partial overhead cover, wind screening, and sun shading where appropriate.
- Balconies shall be designed to provide a reasonable level of privacy from adjoining dwellings and nearby balconies, while still allowing outlook, daylight, and passive surveillance where appropriate. This can be achieved through the following:
 - Use recessed balconies where practicable, as they generally provide improved privacy, weather protection, and façade articulation compared with cantilevered balconies.
 - Use balustrades and screening elements to provide safety and privacy while maintaining visual quality and avoiding an overly bulky or enclosed appearance.
- Balconies shall be designed as integrated into the overall architectural form, detailing and composition of the building.
- Downpipes, drainage, and other service elements associated with balconies and outdoor living spaces should be integrated into the overall building design.

5.10 Service Areas

§Objective: To ensure service areas are functional and efficiently integrated into the development, minimising visual impact on dwellings, streets, laneways and other publicly accessible spaces.

§Guidance:

- Service areas for rubbish bins, clotheslines and utilities storage should be sited preferably to the side or rear of the dwelling. Care must be given to allow wheelie bins to be able to be stored out of the rain.
- Areas for waste and recycling storage shall be located so wheelie bins can be easily moved between the dwelling and collection point, without creating conflicts with pedestrian access, parking or outdoor living areas.
- Rainwater detention tanks should be located under driveways or other paved service areas where practicable.
- Where rainwater detention tanks are above-ground, they should be integrated into, attached to or located alongside an accessory part of the building, and must not be placed within the front yard of any residential dwelling.
- Areas for utilities storage should be positioned on the southern side of the site or in other less prominent locations where practicable. And it must not obstruct the required parking spaces, pedestrian paths, entrances or outdoor living spaces.

6.1 Fences, Gates and Walls

Objective: To ensure fences, gates and retaining walls contribute positively to the streetscape and landscape amenity, provide appropriate privacy and create an attractive transition between public and private spaces.

Guidance:

- Fences and gates should be integrated with the dwelling and site design and complement the building materials, architectural character and landscaping.
- Open fencing should use simple, well-proportioned elements with a consistent rhythm, such as vertical aluminium or timber battens. Ornate, visually dominant or defensive treatments should be avoided.
- Solid privacy fencing should use consistent materials, alignment and detailing.
- Fences and gates should use durable, high-quality materials with an appropriate finished appearance, such as painted, stained, prefinished, plastered, honed or coated finishes.
- Unfinished, temporary or low-quality materials, including exposed corrugated metal, low-quality sheet materials and second-hand fencing, should be avoided where visible from the public realm.
- Fence returns, wing fences and other fencing elements visible from the public realm should be consistent with adjoining fencing in material, detailing and colour. Changes in fence type should occur at logical transition points.
- Gates should be integrated with the adjoining fence or wall and be consistent in material, detailing, colour and design character. Pedestrian gates should be clearly identifiable and aligned with the main pedestrian entry.
- Meter boxes, service cabinets and other utilities incorporated into fences or walls should be discreetly located and integrated into the design.
- Retaining walls visible from streets, laneways, parks, reserves or other public spaces should use high-quality finishes and be softened with planting where practicable.
- Retaining walls within front yards or adjoining parks and reserves should use durable, high-quality materials such as dressed timber, masonry or stone.
- Timber retaining walls should use dressed timber, square posts and capping boards, with a stained or painted finish that is recessive or complementary to the dwelling.

6.2 Letterboxes and Lighting

Objective: To ensure letterboxes and exterior lighting are well integrated with the dwelling and landscape design, support safety and functionality, and contribute positively to the streetscape and residential amenity.

Guidance:

- Letterboxes shall be designed as an integrated part of the dwelling frontage, fencing, walls or other built frontage elements where practicable, and should complement the associated dwelling in terms of materials, colour and style. Freestanding post-mounted letterboxes should be avoided.
- Street numbers shall be clearly displayed on the dwelling and/or letterbox so they are easily visible from the street for visitors, deliveries, and emergency services. Letterboxes should be located adjacent to the primary pedestrian entry and positioned so they are convenient to access from the street, path, or driveway.
- Letterboxes shall be constructed from durable, permanent, and weather-resistant materials, and should be of sufficient size to accommodate standard mail and small deliveries.
- Exterior lighting should be designed to support safety, legibility, and ease of movement, while minimising glare, light spill and adverse effects on neighbouring properties and the public realm. Possible design solutions include using hoods, louvres, shields, or similar fittings where necessary to direct light downward and reduce light pollution.
- Low-level, low-intensity, and shielded light sources should be used where practicable. LED lighting is encouraged for its energy efficiency, longevity, and greater control over light quality and direction.
- Light fittings should be integrated into the building and landscape design, rather than appearing as visually dominant add-on elements.
- Exposed floodlights, bright bulbs, or poorly directed fittings that cause upward light spill or shine directly into neighbouring windows, outdoor living areas, or the street should be avoided.

6.3 Paving and Hard Surfaces

§Objective: To ensure on-site paving and hard surface areas contribute positively to streetscape and laneway amenity, while responding to heat island effects, stormwater management and the overall amenity.

§Guidance:

- Entrance paths, driveways and parking areas shall be constructed using durable, high-quality hardscape materials and graded or drained to avoid surface ponding. Loose gravel and loose stone surfaces should be avoided for primary pedestrian paths and vehicle access areas.
- The extent of hard surfaces within front yards should be minimised to avoid frontages being dominated by paving, parking and vehicle manoeuvring areas. Large areas of paving should be softened with adjacent planting, planted strips, or trees where practicable to reduce visual harshness and improve amenity.
- Coloured concrete, exposed aggregate concrete, stencilled coloured concrete, unit paving, or other durable finished surfaces should be used to improve visual quality and reduce the dominance of hardstand and parking areas. Long expanses of plain dark asphalt should be avoided.
- Permeable paving or other finishes that assist with stormwater infiltration and reduce runoff are encouraged where practicable, particularly for car pads, secondary paths and other non-primary hardstand areas.
- For laneways and privately shared accessways, pavement treatments should support pedestrian amenity and assist with traffic calming. Textured paving, unit paving, or changes in material, colour, or pattern may be used to reinforce slower vehicle speeds and highlight shared movement areas.
- Consider materials with lower heat absorption in place of dark, heat-retaining finishes where practicable. Materials that can assist with thermal comfort include permeable paving, exposed aggregate, textured concrete, and light to mid-toned, low-glare unit pavers.

6.4 Front Yard Planting

§Objective: To provide high-quality front yard planting that is integrated with the streetscape and development context, and contributes to the landscape character, tree canopy and green network of the neighbourhood.

§Guidance:

- Planting within front yards should be maintained so that it does not undermine passive surveillance or exceed the maximum permitted fence height where this would conflict with the applicable controls.
- Front yard planting should contribute positively to the streetscape by softening building edges, defining boundaries, reinforcing entrances, supporting passive surveillance and improving the transition between public and private space. This can be achieved through the following design solutions:
 - Incorporate a coordinated mix of lawn, groundcovers, shrubs, hedges and small trees, appropriate to the size and function of the space.
 - Planting should be used alongside accessways where practicable to soften hard surfaces and improve the visual quality of pedestrian and vehicle accessway.
 - Maintain planting at a scale that preserves outlook from dwellings to the street and allows passive surveillance of the public realm, except where higher planting is required for screening.
 - Front yard planting should be integrated with any adjacent fencing, low walls, retaining walls and entrance paths so that the frontage reads as a coordinated landscape composition.
- For all end-units of the terrace housings, all duplex dwellings, all single dwellings and all dwellings on sloping lots, at least one specimen tree as per approved Planting Schedule should be provided within the front yard.
- Planting should be arranged in deliberate groupings and layers to create a coherent landscape structure, rather than being scattered as isolated individual plants. It should be designed to avoid conflict with buildings, driveways, pedestrian paths, utility services and sightlines for vehicle access.

6.5 Planting Selection and Schedules

§Objective:

- To establish a resilient, low-maintenance planting palette that responds to local conditions, supports biodiversity and reinforces the landscape character of the development.
- To provide seasonal variation, texture and colour, and appropriate planting for screening, frontage definition and amenity.

§Guidance:

- All specimen trees, batter planting and other plant species shall be selected from the approved Plant Schedule and, where applicable, the planting palette for the relevant Landscape Character Area. Alternative species may be approved by the Design Review Panel where they are consistent with the Plant Schedule, relevant Landscape Character Area and the following criteria:
 - Planting should reinforce the intended character of the relevant Landscape Character Area through coordinated selection of trees, shrubs and groundcovers.
 - Plant species should suit their intended function, including frontage definition, softening built form, screening, amenity and habitat.
 - Species should suit the local climate and site conditions, including sun, wind, soil depth, drainage and moisture.
 - Drought-tolerant, durable and low-maintenance species are encouraged.
 - A balanced mix of trees, shrubs and groundcovers should provide diversity in height, form, texture and seasonal interest.
 - Batter planting should be suitable for slope stabilisation, low maintenance and long-term establishment.
- Front yard planting, excluding specimen trees, should generally not exceed 1.2 m at maturity to maintain street outlook and passive surveillance. Narrow or fragmented planting areas created by paths, paving or services should be avoided.
- Specimen trees should be located to allow healthy growth and avoid conflicts with buildings, walls, fences, driveways and services. Root barriers should be used where required.
- On corner sites, front yard planting should extend along part of the secondary frontage to provide a coordinated landscape treatment.
- Planting should use height layering to create depth and structure, with taller planting generally behind lower planting. In narrow areas, layering may occur laterally.

- Planting should be coordinated with fences, retaining walls, paths and building edges.
- Planting should maintain pedestrian access, sightlines and vehicle visibility, particularly near entrances, driveways and corners.
- Native species are encouraged where they support habitat, biodiversity and resilience.
- Seasonal interest should be provided through variation in foliage, flowering, texture and form, including evergreen and deciduous species where appropriate.
- All planting and landscaping should be completed prior to occupation and set out to achieve a coordinated, cohesive appearance.



Plant Information					Approximate Growth Rates	
	Botanical Name	Common Name	Grade at Planting (L)	Planting Centres (m)	Approx. Height (m) 5yrs	Approx. Width (m) 5yrs
Private Lot Planting Palettes						
Character Area A						
Trees						
1	<i>Alectryon excelsus</i>	Titoki	45L	5m+	4	3
2	<i>Magnolia grandiflora</i> 'Little Gem'	Evergreen magnolia	45L	5m+	4	2
3	<i>Prunus yedoensis</i> 'Awanui'	Flowering cherry	45L	5m+	5	4
4	<i>Pyrus calleryana</i> 'Aristocrat'	Ornamental pear	45L	5m+	6	3
Fruit Trees						
1	<i>Malus domestica</i>	Apple tree	45L	5m+	4	3
2	<i>Citrus sp.</i>	Lemon	45L	5m+	3	2
3	<i>Citrus sp.</i>	Mandarin	45L	5m+	3	2
4	<i>Citrus sp.</i>	Grapefruit	45L	5m+	4	3
5	<i>Feijoa sellowiana</i>	Feijoa	45L	5m+	4	3
6	<i>Prunus salicina</i>	Japanese plum	45L	5m+	4	3
Climbers						
1	<i>Trachelospermum jasminoides</i>	Star jasmine	5L	1	3	2
2	<i>Bougainvillea sp.</i>	n/a	5L	1	4	3
3	<i>Wisteria sinensis</i>	Wisteria	5L	1	5	4
4	<i>Muehlenbeckia complexa</i>	Pōhuehue	5L	1	2	3
5	<i>Clematis paniculata</i>	Puawānanga	5L	1	4	3
Hedges						
1	<i>Buxus sempervirens</i>	Box hedge	2L	0.5	1	0.5
2	<i>Griselinia littoralis</i>	Broadleaf	2L	0.5	2	1
3	<i>Loropetalum china pink</i>	n/a	2L	0.5	1.5	1.5
4	<i>Murraya paniculata</i>	Orange jessamine	2L	0.5	1.5	1
5	<i>Teucrium fruticans</i>	Silver germander	2L	0.5	1.2	1

Shrubs						
1	<i>Arthropodium 'matapouri'</i>	Rengarenga lily	2L	0.5	0.5	0.5
2	<i>Choisya ternata</i>	Mexican orange blossom	2L	0.5	1.5	1.5
3	<i>Hebe Santa Monica</i>	n/a	2L	0.5	1	1
4	<i>Liriope muscari</i> 'Evergreen Giant'	Lily turf	2L	0.5	0.5	0.5
5	<i>Phormium 'green dwarf'</i>	Dwarf mountain flax	2L	0.5	1	1
6	<i>Rosmarinus officinalis</i>	Rosemary	2L	0.5	1	1
7	<i>Salvia leucantha</i>	Mexican sage	2L	0.5	1.2	1
Groundcovers						
1	<i>Acaena inermis</i> 'Purpurea'	Purple bidibid	2L	0.5	0.1	0.5
2	<i>Cotoneaster dammeri</i>	Bearberry cotoneaster	2L	0.5	0.5	1.5
3	<i>Lithodora 'Grace Ward'</i>	n/a	2L	0.5	0.2	0.6
4	<i>Pratia angulata</i>	Panakenake	2L	0.5	0.1	0.5
5	<i>Trachelospermum jasminoides</i>	Star jasmine	2L	0.5	0.5	1



Titoki



Evergreen magnolia



Flowering cherry



Ornamental pear

Plant Information					Approximate Growth Rates	
	Botanical Name	Common Name	Grade at Planting (L)	Planting Centres (m)	Approx. Height (m) 5yrs	Approx. Width (m) 5yrs
Private Lot Planting Palettes						
Character Area B						
Trees						
1	<i>Nestegis lanceolata</i>	White maire	45L	5m+	4	2
2	<i>Acer palmatum 'Bloodgood'</i>	Japanese maple	45L	5m+	4	3
3	<i>Acer rubrum 'Jeffer's Red'</i>	Jeffer's red maple	45L	5m+	6	4
4	<i>Parrotia persica</i>	Persian ironwood	45L	5m+	4	3
Fruit Trees						
1	<i>Malus domestica</i>	Apple tree	45L	5m+	4	3
2	<i>Citrus sp.</i>	Lemon	45L	5m+	3	2
3	<i>Citrus sp.</i>	Mandarin	45L	5m+	3	2
4	<i>Citrus sp.</i>	Grapefruit	45L	5m+	4	3
5	<i>Feijoa sellowiana</i>	Feijoa	45L	5m+	4	3
6	<i>Prunus salicina</i>	Japanese plum	45L	5m+	4	3
Climbers						
1	<i>Trachelospermum jasminoides</i>	Star jasmine	5L	1	3	2
2	<i>Bougainvillea sp.</i>	n/a	5L	1	4	3
3	<i>Wisteria sinensis</i>	Wisteria	5L	1	5	4
4	<i>Muehlenbeckia complexa</i>	Pōhuehue	5L	1	2	3
5	<i>Clematis paniculata</i>	Puawānanga	5L	1	4	3
Hedges						
1	<i>Buxus sempervirens</i>	Box hedge	2L	0.5	1	0.5
2	<i>Griselinia littoralis</i>	Broadleaf	2L	0.5	2	1
3	<i>Loropetalum china pink</i>	n/a	2L	0.5	1.5	1.5
4	<i>Murraya paniculata</i>	Orange jessamine	2L	0.5	1.5	1
5	<i>Teucrium fruticans</i>	Silver germander	2L	0.5	1.2	1

Shrubs						
1	<i>Arthropodium 'matapouri'</i>	Rengarenga lily	2L	0.5	0.5	0.5
2	<i>Choisya ternata</i>	Mexican orange blossom	2L	0.5	1.5	1.5
3	<i>Hebe Santa Monica</i>	n/a	2L	0.5	1	1
4	<i>Clivia miniata</i>	Kaffir Lily	2L	0.5	0.6	0.6
5	<i>Phormium 'green dwarf'</i>	Dwarf mountain flax	2L	0.5	1	1
6	<i>Rosmarinus officinalis</i>	Rosemary	2L	0.5	1	1
7	<i>Salvia leucantha</i>	Mexican sage	2L	0.5	1.2	1
Groundcovers						
1	<i>Libertia ixiodes</i>	Mikoikoi	2L	0.5	0.5	0.5
2	<i>Dianella 'Breeze'</i>	Turutu	2L	0.5	0.6	0.6
3	<i>Lithodora 'Grace Ward'</i>	n/a	2L	0.5	0.2	0.6
4	<i>Pratia angulata</i>	Panakenake	2L	0.5	0.1	0.5
5	<i>Trachelospermum jasminoides</i>	Star jasmine	2L	0.5	0.5	1



White maire



Japanese maple



Jeffer's red maple



Persian ironwood

Plant Information					Approximate Growth Rates	
	Botanical Name	Common Name	Grade at Planting (L)	Planting Centres (m)	Approx. Height (m) 5yrs	Approx. Width (m) 5yrs
Private Lot Planting Palettes						
Character Area C						
Trees						
1	<i>Knightia exelsa</i>	Rewarewa	45L	5m+	4	2
2	<i>Cercis canadensis</i>	Forest pansy	45L	5m+	4	4
3	<i>Magnolia 'Star Wars'</i>	Magnolia	45L	5m+	4	3
4	<i>Lagerstroemia indica</i>	Crepe myrtle	45L	5m+	4	2
Fruit Trees						
1	<i>Malus domestica</i>	Apple tree	45L	5m+	4	3
2	<i>Citrus sp.</i>	Lemon	45L	5m+	3	2
3	<i>Citrus sp.</i>	Mandarin	45L	5m+	3	2
4	<i>Citrus sp.</i>	Grapefruit	45L	5m+	4	3
5	<i>Feijoa sellowiana</i>	Feijoa	45L	5m+	4	3
6	<i>Prunus salicina</i>	Japanese plum	45L	5m+	4	3
Climbers						
1	<i>Trachelospermum jasminoides</i>	Star jasmine	5L	1	3	2
2	<i>Pandorea rosea superba</i>	Pink Bower Plant	5L	1	3	2
3	<i>Wisteria sinensis</i>	Wisteria	5L	1	5	4
4	<i>Muehlenbeckia complexa</i>	Pōhuehue	5L	1	2	3
5	<i>Clematis paniculata</i>	Puawānanga	5L	1	4	3
Hedges						
1	<i>Buxus sempervirens</i>	Box hedge	2L	0.5	1	0.5
2	<i>Griselinia littoralis</i>	Broadleaf	2L	0.5	2	1
3	<i>Muehlenbeckia astonii</i>	Shrubby Tororaro	2L	0.5	1	1
4	<i>Murraya paniculata</i>	Orange jessamine	2L	0.5	1.5	1
5	<i>Teucrium fruticans</i>	Silver germander	2L	0.5	1.2	1

Shrubs						
1	<i>Arthropodium 'matapouri'</i>	Rengarenga lily	2L	0.5	0.5	0.5
2	<i>Choisya ternata</i>	Mexican orange blossom	2L	0.5	1.5	1.5
3	<i>Hebe Santa Monica</i>	n/a	2L	0.5	1	1
4	<i>Carex 'Bronze'</i>	n/a	2L	0.5	0.4	0.4
5	<i>Phormium 'green dwarf'</i>	Dwarf mountain flax	2L	0.5	1	1
6	<i>Rosmarinus officinalis</i>	Rosemary	2L	0.5	1	1
7	<i>Salvia leucantha</i>	Mexican sage	2L	0.5	1.2	1
Groundcovers						
1	<i>Acaena inermis 'Purpurea'</i>	Purple bidibid	2L	0.5	0.1	0.5
2	<i>Cotoneaster dammeri</i>	Bearberry cotoneaster	2L	0.5	0.5	1.5
3	<i>Liriope muscari</i>	Lily turf	2L	0.5	0.2	0.2
4	<i>Pratia angulata</i>	Panakenake	2L	0.5	0.1	0.5
5	<i>Lomandra 'Lime Tuff'</i>	Lomandra	2L	0.5	0.5	0.6



Rewarewa



Forest pansy



Magnolia



Crepe myrtle

Plant Information					Approximate Growth Rates	
	Botanical Name	Common Name	Grade at Planting (L)	Planting Centres (m)	Approx. Height (m) 5yrs	Approx. Width (m) 5yrs
Private Lot Planting Palettes						
Character Area D						
Trees						
1	<i>Vitex lucens</i>	Pūriri	45L	5m+	4	3
2	<i>Olea europaea</i>	Olive Tree	45L	5m+	3	2
3	<i>Carpinus betulus 'Fastigiata'</i>	Upright hornbeam	45L	5m+	4	2
4	<i>Cornus florida</i>	Flowering dogwood	45L	5m+	4	3
Fruit Trees						
1	<i>Malus domestica</i>	Apple tree	45L	5m+	4	3
2	<i>Citrus sp.</i>	Lemon	45L	5m+	3	2
3	<i>Citrus sp.</i>	Mandarin	45L	5m+	3	2
4	<i>Citrus sp.</i>	Grapefruit	45L	5m+	4	3
5	<i>Feijoa sellowiana</i>	Feijoa	45L	5m+	4	3
6	<i>Prunus salicina</i>	Japanese plum	45L	5m+	4	3
Climbers						
1	<i>Trachelospermum jasminoides</i>	Star jasmine	5L	1	3	2
2	<i>Bougainvillea sp.</i>	n/a	5L	1	4	3
3	<i>Mandevilla 'Sun Parasol Red'</i>	Chilean jasmine	5L	1	3	2
4	<i>Muehlenbeckia complexa</i>	Pōhuehue	5L	1	2	3
5	<i>Clematis paniculata</i>	Puawānanga	5L	1	4	3
Hedges						
1	<i>Buxus sempervirens</i>	Box hedge	2L	0.5	1	0.5
2	<i>Griselinia littoralis</i>	Broadleaf	2L	0.5	2	1
3	<i>Loropetalum china pink</i>	n/a	2L	0.5	1.5	1.5
4	<i>Murraya paniculata</i>	Orange jessamine	2L	0.5	1.5	1
5	<i>Coprosma repens</i>	Taupata	2L	0.5	3	2

Shrubs						
1	<i>Arthropodium 'matapouri'</i>	Rengarenga lily	2L	0.5	0.5	0.5
2	<i>Choisya ternata</i>	Mexican orange blossom	2L	0.5	1.5	1.5
3	<i>Hebe 'Wiri Mist'</i>	Shrubby Veronica	2L	0.5	1	1
4	<i>Liriope muscari 'Evergreen Giant'</i>	Lily turf	2L	0.5	0.5	0.5
5	<i>Phormium 'green dwarf'</i>	Dwarf mountain flax	2L	0.5	1	1
6	<i>Libertia ixiodes</i>	Mikomiko	2L	0.5	0.5	0.5
7	<i>Salvia leucantha</i>	Mexican sage	2L	0.5	1.2	1
Groundcovers						
1	<i>Coproama acerosa 'Hawera'</i>	Sandy coprosma	2L	0.5	0.2	1
2	<i>Cotoneaster dammeri</i>	Bearberry cotoneaster	2L	0.5	0.5	1.5
3	<i>Lithodora 'Grace Ward'</i>	n/a	2L	0.5	0.2	0.6
4	<i>Pratia angulata</i>	Panakenake	2L	0.5	0.1	0.5
5	<i>Trachelospermum jasminoides</i>	Star jasmine	2L	0.5	0.5	1



Pūriri



Olive tree



Upright hornbeam



Flowering dogwood

Plant Information					Approximate Growth Rates	
	Botanical Name	Common Name	Grade at Planting (L)	Planting Centres (m)	Approx. Height (m) 5yrs	Approx. Width (m) 5yrs
Private Lot Planting Palettes						
Character Area E						
Trees						
1	<i>Podocarpus totara</i>	Tōtara	45L	5m+	4	2
2	<i>Plagianthus regius</i>	Ribbonwood	45L	5m+	4	2
3	<i>Hoheria populnea</i>	Lacebark	45L	5m+	4	2
4	<i>Dodonaea viscosa</i>	Akeake	45L	5m+	3	2
Fruit Trees						
1	<i>Malus domestica</i>	Apple tree	45L	5m+	4	3
2	<i>Citrus sp.</i>	Lemon	45L	5m+	3	2
3	<i>Citrus sp.</i>	Mandarin	45L	5m+	3	2
4	<i>Citrus sp.</i>	Grapefruit	45L	5m+	4	3
5	<i>Feijoa sellowiana</i>	Feijoa	45L	5m+	4	3
6	<i>Prunus salicina</i>	Japanese plum	45L	5m+	4	3
Climbers						
1	<i>Trachelospermum jasminoides</i>	Star jasmine	5L	1	3	2
2	<i>Bougainvillea sp.</i>	n/a	5L	1	4	3
3	<i>Wisteria sinensis</i>	Wisteria	5L	1	5	4
4	<i>Muehlenbeckia complexa</i>	Pōhuehue	5L	1	2	3
5	<i>Clematis paniculata</i>	Puawānanga	5L	1	4	3
Hedges						
1	<i>Buxus sempervirens</i>	Box hedge	2L	0.5	1	0.5
2	<i>Griselinia littoralis</i>	Broadleaf	2L	0.5	2	1
3	<i>Loropetalum china pink</i>	n/a	2L	0.5	1.5	1.5
4	<i>Murraya paniculata</i>	Orange jessamine	2L	0.5	1.5	1
5	<i>Teucrium fruticans</i>	Silver germander	2L	0.5	1.2	1

Shrubs						
1	<i>Arthropodium 'matapouri'</i>	Rengarenga lily	2L	0.5	0.5	0.5
2	<i>Carex virgata</i>	Pukio	2L	0.5	1	1
3	<i>Hebe Santa Monica</i>	n/a	2L	0.5	1	1
4	<i>Schefflera digitata</i>	Patatē	2L	0.5	3	3
5	<i>Phormium 'green dwarf'</i>	Dwarf mountain flax	2L	0.5	1	1
6	<i>Apodasmia similis</i>	Oioi	2L	0.5	1	1
7	<i>Coprosma repens 'Poor Knights'</i>	Taupata	2L	0.5	1	2
Groundcovers						
1	<i>Acaena inermis 'Purpurea'</i>	Purple bidibid	2L	0.5	0.1	0.5
2	<i>Cotoneaster dammeri</i>	Bearberry cotoneaster	2L	0.5	0.5	1.5
3	<i>Lithodora 'Grace Ward'</i>	n/a	2L	0.5	0.2	0.6
4	<i>Pratia angulata</i>	Panakenake	2L	0.5	0.1	0.5
5	<i>Coproama acerosa 'Hawera'</i>	Sandy coprosma	2L	0.5	0.2	1



Tōtara



Ribbonwood



Lacebark



Akeake

Trees



Star jasmine



Bou



Forest pansy



Magnolia



Evergreen magnolia



Flowering cherry



Ornamental pear

Fruit Trees



Apple



Lemon



Mandarin



Grapefruit



Feijoa



Japanese plum

Climbers



Star jasmine



Bougainvillea sp.



Westeria



Pōhuehue



Puawānanga



Pink bower plant



Chilean jasmine

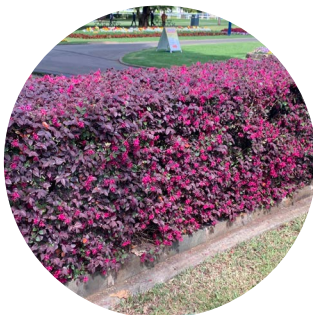
Hedges



Box hedge



Broadleaf



Loropetalum



Orange jessamine



Silver germander



Shrubby tororato



Taupata



Pittosporum

Shrubs



Rengarenga lily



Mexican orange blossom



Hebe



Lily turf



Dwarf wharariki



Rosemary



Mexican sage



Kaffir lily



Carex



Oioi

Groundcovers



Purple bidbid



Lithodora



Panakenake



Star jasmine



Turutu



Lomandra



Sandy coprosma



Lily turf



Bearberry cotoneaster

Brymer Farms Design Approval Process Application Form

Applicant Name:

Contact Email:

Housing Typology :

Lot/DP Number:

Phone Number:

Independent of lot developer: Y / N

Information Requirements

Submit the following information to demonstrate compliance with the Residential Development Controls and Discretionary Design Guidance.

Required information	Provided	Not provided	N/A	Comments / Note
Completed Design Approval Form: Completed application form for Design Review Panel assessment.				
Site Plan: Site coverage, setbacks, levels, contours, dwelling/garage footprints, entrance path and driveway.				
Floor Plans: Proposed dwelling layout and relationship to entrances, outdoor areas and servicing.				
Elevations: All elevations, including height in relation to boundary compliance.				
Landscape Plan: Planting, retaining walls, fencing and paving / hard-surface treatments.				
Materials and Colours / Specification: External cladding, roof materials, colours, finishes and other visible external elements.				
3D Rendered Images: Provide where available to illustrate the overall design and streetscape appearance.				

Drawing standard: Plans and drawings should be legible and to scale, and include a north arrow, relevant lot information and street name.

Section 1: Checklist for Part C - Residential Development Controls

Checklist Items	Complies	Does not comply	Comments / Note
Applicable Housing Typology: Development adopts the housing typology identified for the subject lot in the approved subdivision / masterplan.			
Residential Development Controls: Development complies with all applicable Part C controls and lot-specific requirements for the relevant housing typology.			

Section 2: Checklist for Part D - Built Form and Architecture

Checklist Items	Complies	Does not comply	Comments / Note
Slope Management: Building, access, retaining and landscaping respond to the natural slope and minimise excessive cut, fill and retaining.			
Visual Appearance and Articulation: Building form and facades are well articulated, visually interesting and avoid bulky or monotonous elevations.			
Public Realm Interface: Public-facing facades provide active frontage, visible entrances and passive surveillance while maintaining privacy.			

Roof Form and Design: Roofs are integrated with the dwelling and appropriately address form, weather protection, solar orientation and rooftop services.			
Materials and Colours: Materials are durable and coordinated, using an approved limited palette and recessive, non-reflective colours and finishes.			
Lane Design: Rear lanes are safe, low-speed and attractive, with appropriate paving, landscaping, lighting and passive surveillance.			
Pedestrian and Vehicle Access: Access is safe, direct and legible, with pedestrian movement prioritised and conflicts minimised.			
Garages and Parking: Garages, parking and driveways are integrated as secondary elements and do not dominate the dwelling or streetscape.			
Outdoor Living Spaces and Balconies: Outdoor living areas are functional, private, sunny and sheltered, with balconies integrated into the building design.			
Service Areas: Bins, clothes drying, tanks and utilities are functional, discreetly located and screened from public view.			
Section 3: Checklist for Part E - Landscaping			
Checklist Items	Complies	Does not comply	Comments / Note
Fences, Gates and Walls: Fences, gates and retaining walls are durable, coordinated with the dwelling and landscaping, and provide appropriate privacy and public interface.			
Letterboxes and Lighting: Letterboxes are visible and integrated with the frontage; lighting is discreet, safe and minimises glare and light spill.			
Paving and Hard Surfaces: Paths, driveways and parking use durable, high-quality finishes and minimise the visual dominance of hard surfaces.			
Front Yard Planting: Front yards provide coordinated, layered planting that softens development, supports surveillance and includes specimen trees where required.			
Planting Selection and Schedules: Planting follows the approved palette, suits local conditions and provides durable, low-maintenance and cohesive landscaping.			

Design Review Panel - Outcome			
Outcome	Certified / Certified with comments / Revise and resubmit	Date	
Panel comments			
Reviewer name		Signature	
Certification reference			