Residential Design Guideline

~~June~~ December 2025

ASHBOURNE

UNITY DEVELOPMENTS

Contents

Prepared for:

UNITY DEVELOPMENTS

Prepared by:

B&A Urban & Environmental

Disclaimer:

The Ashbourne Residential Design Guideline ("Guideline") is intended to provide general information and guidance. While Unity Developments strives to ensure the content is accurate and up-to-date, we make no representations or warranties regarding its accuracy, completeness, or suitability for any particular purpose.

Please note that the Guideline may be updated or withdrawn without prior notice; users are responsible for ensuring they are referencing the most current version.

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01

Introduction

1.0 Introduction

1.1 Ashbourne Vision and Design Objectives

~~This~~ 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 ~~Design~~ 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

The Ashbourne Residential Design Guideline will not propose specific building designs but it has been prepared to provide a step-by-step framework for designing development proposals. Ashbourne will do this by:

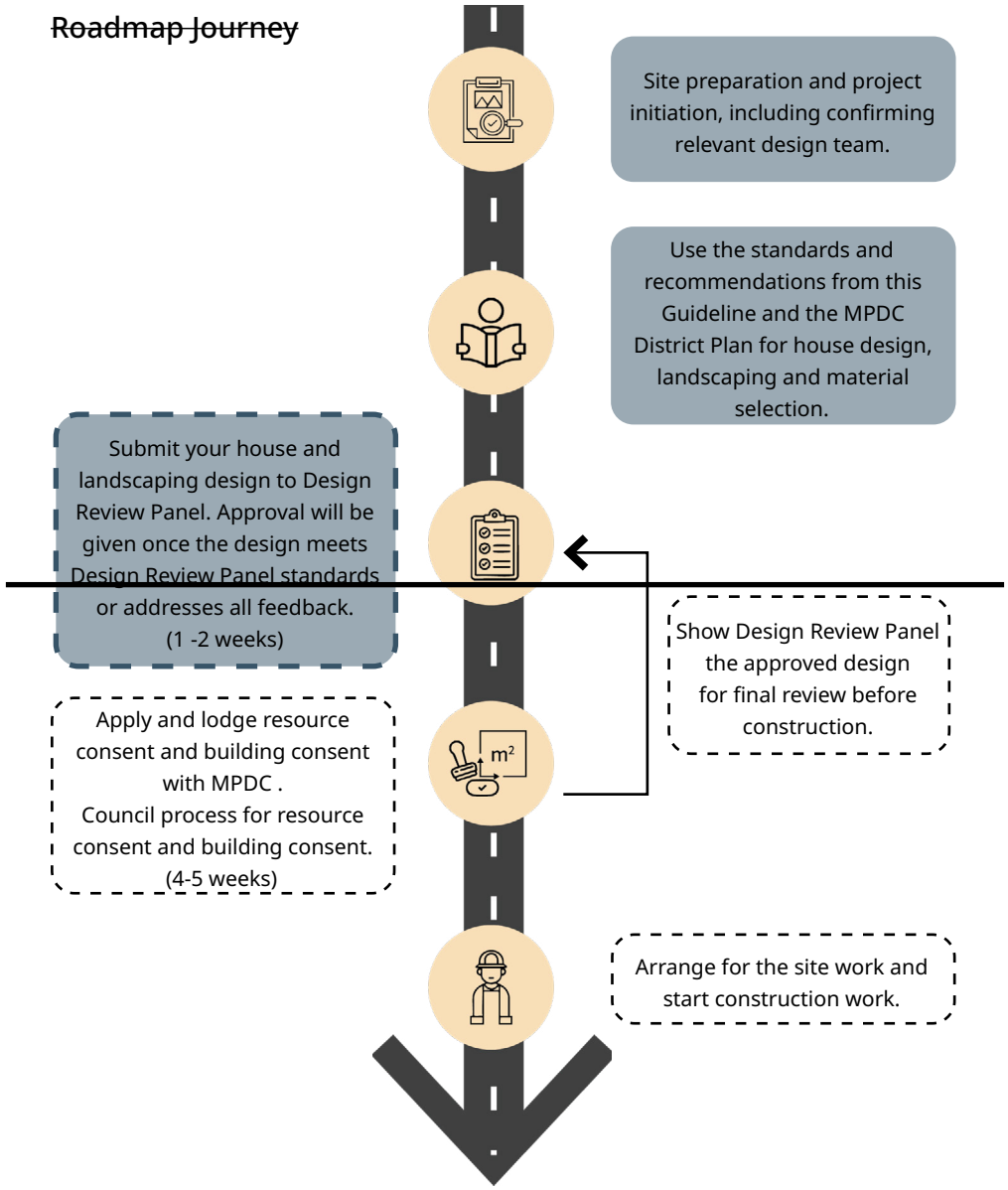
- Ensuring houses actively face the street, creating an interactive street environment and community;
- Controlling the architecture to create good quality, well designed contemporary homes for a variety of people and families, i.e. not all the same market or community sector;
- Ensuring that there is variety in the streetscape and the architectural treatment of houses;
- Controlling the front yard landscape design and implementation to create a high quality streetscape environment;
- This Guideline establishes and promotes urban design best practices to deliver cost-effective built-form outcomes on each lot – ranging from single-level compact types through to larger multiunit dwellings on bigger (or consolidated) lots; and
- Where it is applicable, notes around key things to 'Avoid' as required are also included in this guideline.

Your application to the Design Review Process will be reviewed against these guidelines as set out in this document.

This guide shall be digested alongside the following:

- MPDC District Plan
- Building Code
- Specific stormwater management

Roadmap Journey



1.2 About this Guideline

Resource Consent (insert reference here) approved the subdivision and development of 517 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 and 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 Section 2.2 below.

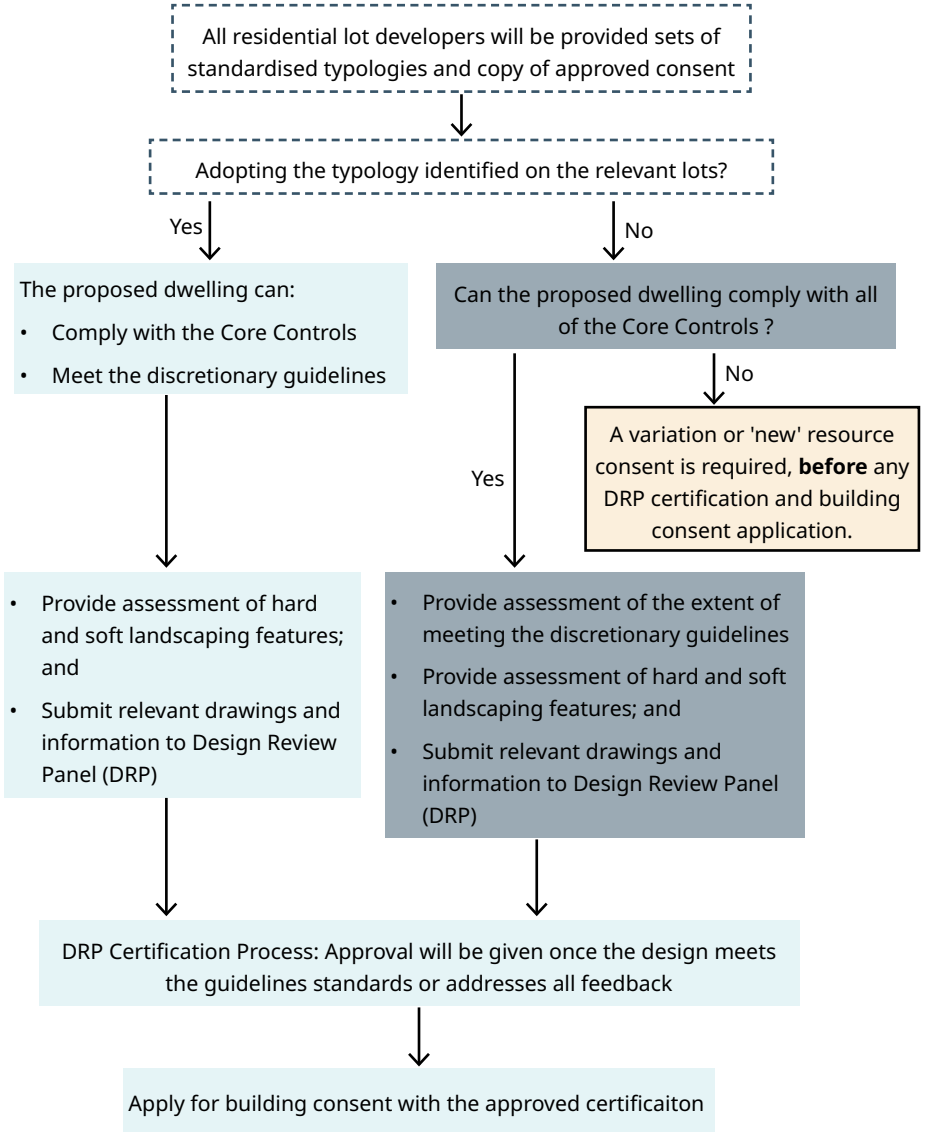
The standarised typologies comply with all Core Controls proposed and are consistent with the discretionary guidelines. No assessment under the Guidelines for a building will be required should a lot developer adopt the typology identified on the relevant lot under the Ashbourne Schedule of Typology (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 otherwise in accordance with the Guidelines and are required to be certified at the building consent stage. This is required by 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 MPDC (or any successor) adequate for the purposes of undertaking the certification, along with a completed checklist as provided in Appendix 5. In accordance with the approved resource consent, the lot developer is required to submit the certification to MPDC as part of the building consent application for any dwelling.

Implementation



1.3 ~~Development~~ Core Controls

~~The Development Controls are those which are acceptable standards by the Fast Track Panel for the land use consent applicable to your lots, these are outlined where applicable in this document. These standards will be assessed when you submit your building consent to the local council (MPDC). Adherence to these is important to ensure an efficient approval of your building consent. Noting that there are differing standards applicable to different-sized lots, these will be detailed throughout this document.~~

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 450m²	Lots 450m² and larger
Density	Maximum one dwelling per lot	
Site Coverage (maximum)	55% of net site area	45% of net site area
Front Yard Setback (for main dwelling)	Minimum 3m ~~for the main dwelling~~	Minimum 5m ~~for the main dwelling~~ (On a corner site one front yard may be reduced to 3.0m;)
Garage Door Setback and Scale	The garage door ~~is located~~ must be set back 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. ~~The garage door shall not cover more than 50% of the front façade of the dwelling that is visible at ground level from the transport corridor.~~ 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.	
~~Frontage Activation~~	~~At least one habitable room of the dwelling shall have a clear-glazed window facing the transport corridor. For corner and through sites this shall be required only on the frontage from which vehicular access is provided.~~	
All Other Setbacks (minimum)	1.5m (except for Lots 38-45, 47-51, 90-97, 166-180, 378-388, 390-403, 420, 428, 429, and 474-488 which have a rear setback of 5m).	
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. Except for Lots 38 - 45, 47 - 51, 90 - 97 and 166 - 180 which are limited to maximum of 6m / single storey.	
Height in relation to boundary	3m + 45 degrees. This does not apply to road frontage.	
Permeability – Overall (minimum)	20% of net site area	
Permeability – Front Setback (minimum)	At least 50% of the area of the front setback must be landscaped permeable surface	
Rear Setback – Landscaping Buffer (minimum)	For Lots 38 - 45, 47 - 51, 90 - 97, 132-137, 166 - 180, 268-281, 419 - 420, 428-429, and 474-492, a minimum 2m deep landscaping strip must be provided along all external site boundaries. For Lots 378-388, 390 - 403 a minimum 3m deep landscaping strip must be provided along all external site boundaries.	
~~Permeability – Tree Planting (minimum)~~	~~Each dwelling unit shall be planted with at least one tree of 80L or greater within the front setback.~~	
Outdoor Living Area	50m² ~~with 4m diameter circle~~ and capable of containing a 4m diameter circle and free from any required landscape buffers	60m² ~~with 6m diameter circle~~ and capable of containing a 6m diameter circle and free from any required landscape buffers
Service Area	9m² with minimum width of 1.5m.	10m² with a minimum width of 1.5m
Fences & Walls	Maximum height of a ~~frontage~~ fence along the street boundary is 0.9m with a minimum 50% visual permeability, except: • The maximum height of a ~~frontage~~ retaining wall along the street boundary is 1m. • ~~Where the combined height of frontage fences and retaining walls exceeds 1.5 metres, retaining walls shall be designed in a terraced or stepped formation, with appropriate landscaping integrated between terraces.~~ • Where the outdoor living area is adjacent to a ~~public space or~~ 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.	

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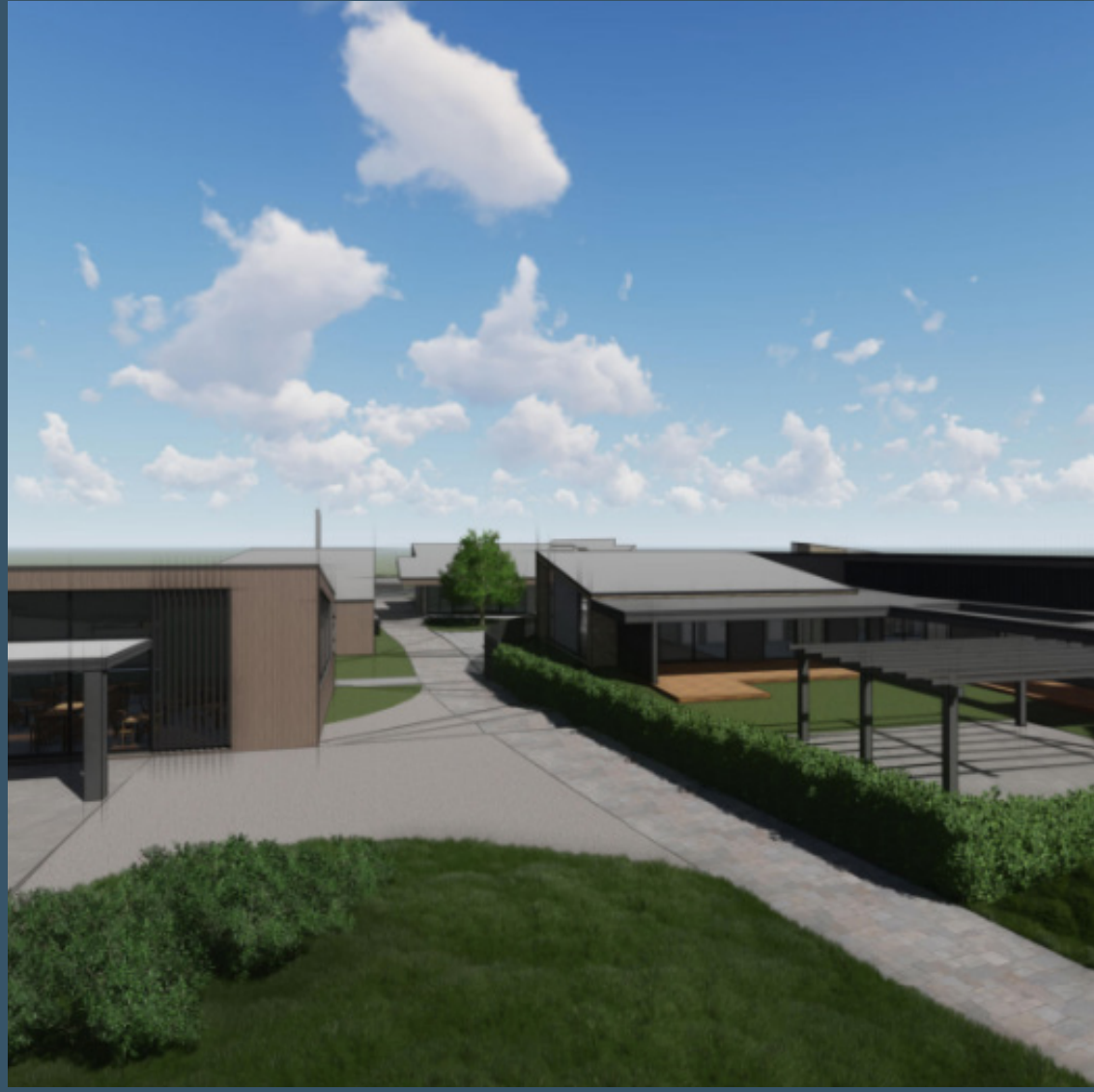
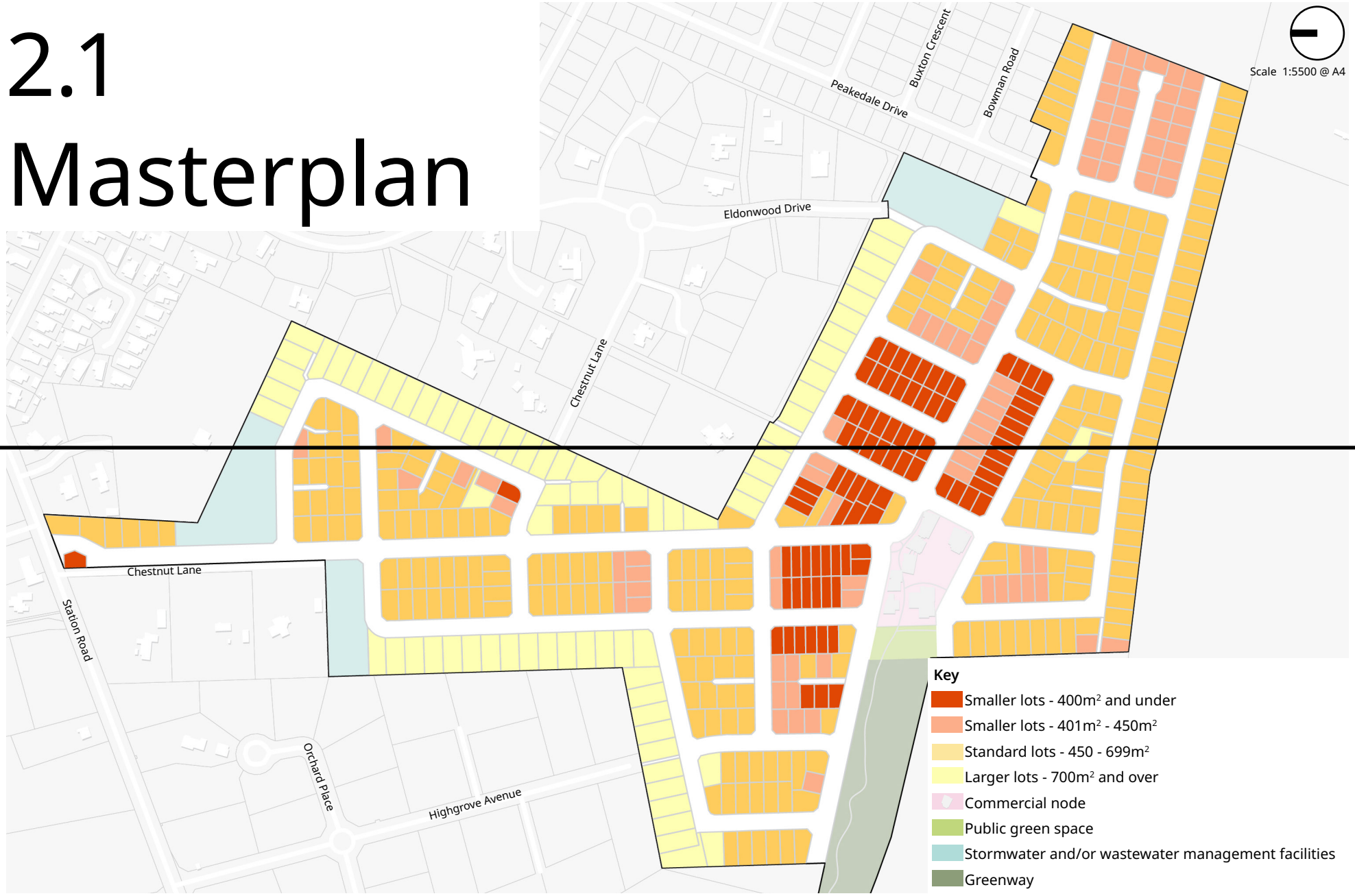


Site Layout

2.1 Masterplan



2.1 Masterplan

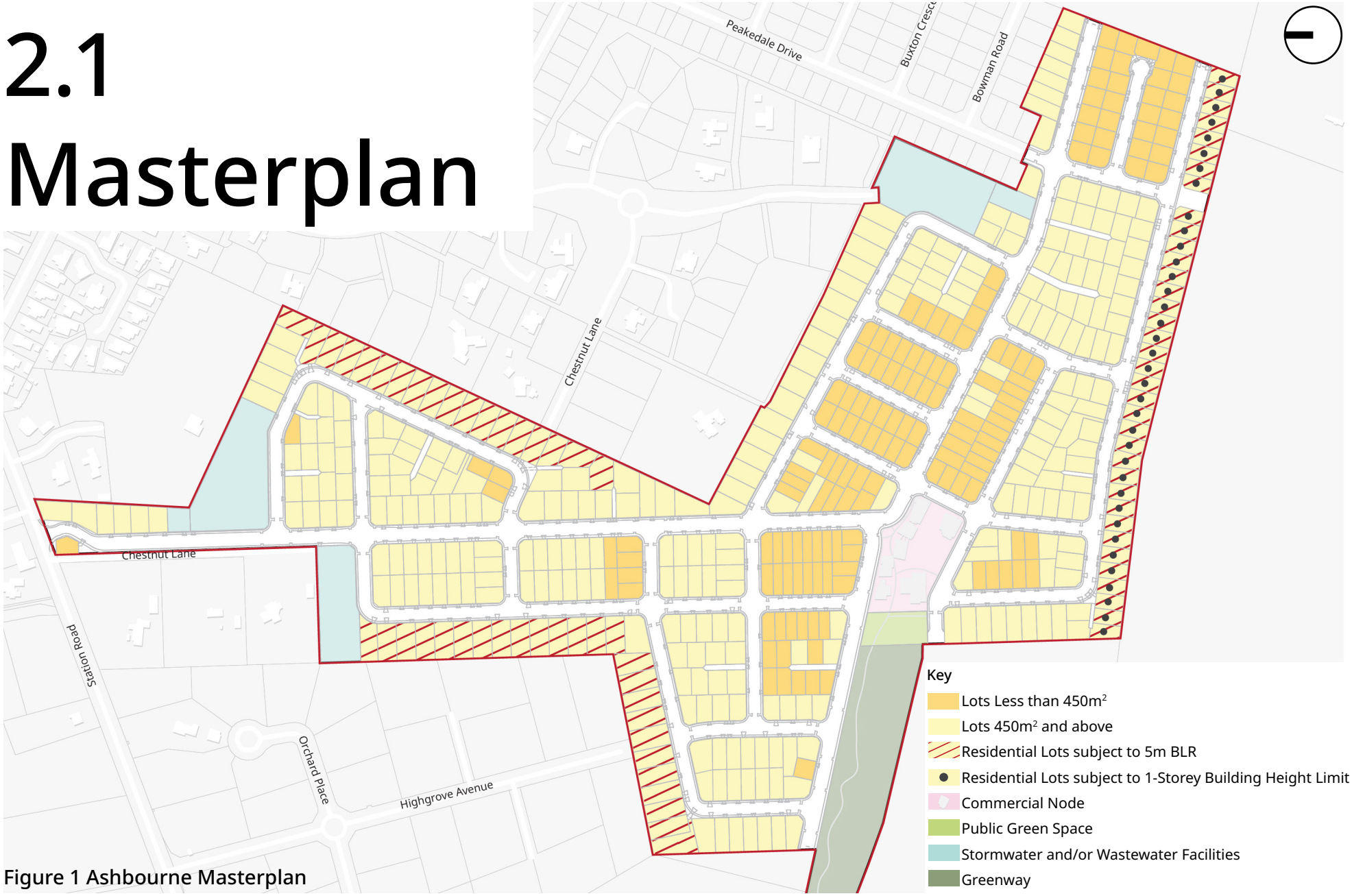


Figure 1 Ashbourne Masterplan

2.2 Lot Size and Shapes

Desired Outcome: To ensure lots provide a flexible framework for diverse housing types and contribute positively to the Ashbourne community's character.

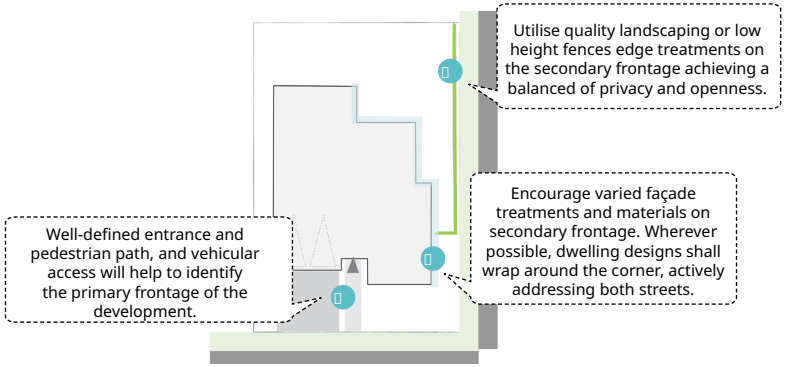
Promoted Guidelines:

For all sites

- Variety: Built forms shall vary in size and shape to enable a diverse range of housing types, responding sensitively to site conditions and neighbourhood character.
- Efficient Use: Houses must support efficient site use, ensuring sufficient space for outdoor living, service areas, and landscaping.
- Orientation: Houses to be oriented to maximise solar access to living areas and private outdoor spaces, while maintaining privacy between neighbours.
- Frontage: Houses shall present a clear and attractive frontage to streets, open spaces, and Greenways to support surveillance and community interaction.

For corner sites

- Houses on corner sites shall be designed to positively respond to both their street frontages and avoid blank walls fronting both streets.
- Consider placing garaging as far back as possible on the site; or place it on the side of the dwelling.
- Consider using a varied roof form or architectural feature to emphasises the corner orientation and creates interest in the building design.

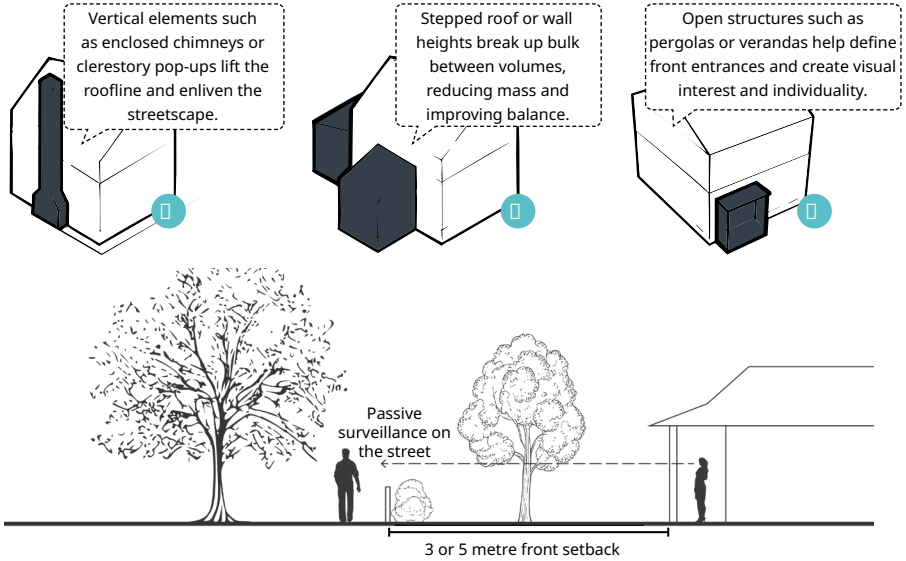


2.3 Bulk and Building Envelope

Desired Outcome: To manage the scale, massing, and height of buildings to create visually appealing streetscapes and comfortable living environments.

Promoted Guidelines:

- Scale & Massing: Buildings shall avoid overly bulky or dominant forms, with mass broken down through articulation, stepped forms, and varied rooflines.
- Setbacks: Buildings shall comply with setbacks as set out under the development controls. Appropriate setbacks from boundaries shall be provided to allow for landscaping, privacy, and solar access to neighbouring properties.
- Height Control: Building heights must respect neighbouring properties and generally be single storey. Appropriate transition from denser areas to those of lower density.
- Envelope Flexibility: Allow flexibility within prescribed building envelopes to accommodate diverse architectural styles while maintaining streetscape cohesion.
- Frontage Activation and CPTED: Windows from living areas shall be included in the front of each house and shall face the street. Front doors shall be visible from the street.



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 ~~promote social interaction and~~ enhances amenity and wellbeing.

~~Promoted~~ Guidelines:

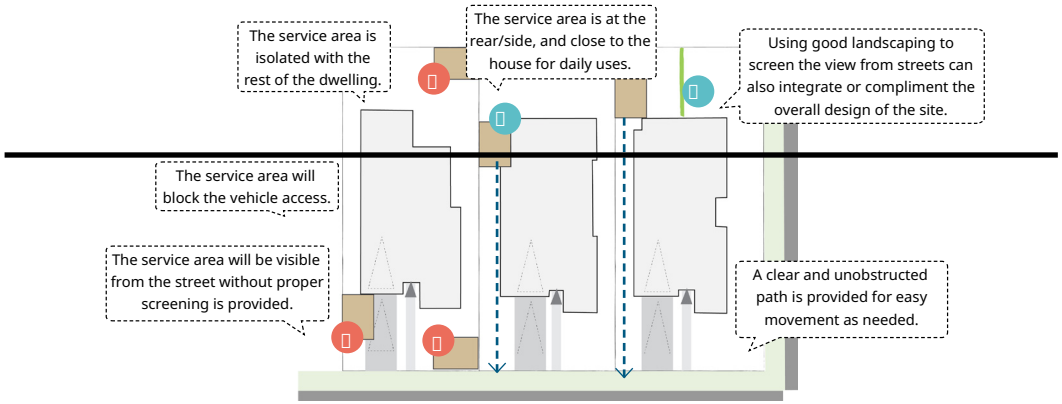
- ~~Privacy:~~ Outdoor living spaces must ensure privacy from adjacent properties, streets, and public spaces through appropriate screening or setbacks.
- The required minimum diameter circle dimension cannot extend into any required landscape buffer.
- The primary outdoor living space should be located away from street frontages where practicable in order to achieve a reasonable level of privacy.
- ~~Size & Functionality: Outdoor spaces shall adhere to the minimum area requirements as set up in the Development Controls to comfortably accommodate outdoor furniture, plantings, and family activities.~~
- ~~Secondary Outdoor Spaces:~~ Where the primary outdoor living space is located ~~in the front yard (street-facing)~~ adjacent to a street frontage, a secondary outdoor space ~~shall~~ 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 ~~be part of the balcony of the dwelling~~ may be in the form of balcony.
- ~~Orientation & Sunlight:~~ 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.
- ~~Integration: The design of both primary and secondary outdoor living spaces must integrate seamlessly with indoor living areas, providing practical indoor-outdoor flow.~~ Outdoor living spaces must be directly connected with the primary living room, dining room or kitchen.

2.5 Service Area

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

Promoted Guidelines:

- Service Areas: Dedicated service areas (including waste storage, washing lines, and air-conditioning units) shall be discreetly located away from street view, screened with landscaping or built elements.
- Maintenance: Service areas shall be easily accessible for maintenance and designed to minimise long-term upkeep through complying with the minimum size and dimensions for the service areas as set out in the Development Control.

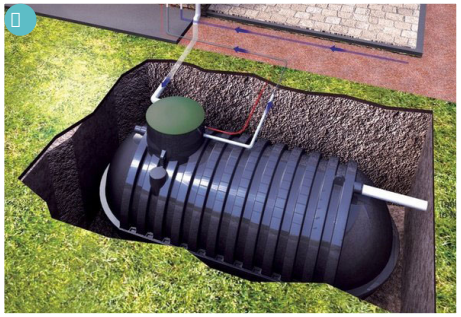


2.6 Stormwater

Desired Outcome: To effectively manage stormwater runoff, ensuring functionality, convenience, and minimal visual impact.

Promoted Guidelines:

- Stormwater runoff shall be managed on-site where possible, using permeable surfaces, landscaped gardens, swales, or rain gardens to enhance water quality and minimise runoff; and
- Stormwater management systems must be easily accessible for maintenance and designed to minimise long-term upkeep.
- ~~Consider placing water tanks and equipment in the southern areas of a site to~~ maximise the outdoor use of sunny areas with a northerly aspect wherever possible
- Consider placing the tanks under driveways or paved service courts wherever possible.
- For above ground retention tanks, they shall be integrated into or annexed onto an accessory building such as the garage.
- Tanks must not be situated in front yards, or where they are visible from the street unless they are sufficiently screened by landscaping.



~~2.7~~ 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.

~~Promoted~~ Guidelines:

- ~~Garage Placement:~~ Garages ~~to~~ must be ~~designed~~ 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).
- ~~Vehicle Access: Limit driveway widths and crossing frequency to ensure pedestrian safety, maintaining landscaping to visually soften driveway edges.~~
- ~~Parking Provision: Allow a~~ A minimum 5m setback from the garage door to the front boundary should be provided to avoid parked car ~~parking in front of the garage~~ overhanging the public footpath.
- ~~Pedestrian Safety: The~~ 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.
- ~~Position the garage in front of the main dwelling with the garage door facing towards the street.~~

~~Things to avoid:~~

- ~~Position the garage forward of the main dwelling façade and dominates street views.~~
- ~~Stand-alone carport structures.~~

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:

- 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.

03

Architectural Design

3.0 Architectural Design

3.1 Materials, Colours and Sustainability

Desired Outcome: To utilise durable, low-impact materials and context-responsive colour palettes that enrich architectural character, and contribute to a cohesive, sustainable neighbourhood identity.

Material and Cladding

Promoted guidelines:

- Use durable, natural, or sustainably sourced materials, complementing the local landscape and creating visual consistency throughout the neighbourhood.
- Building façades shall incorporate at least two different materials, such as plaster, timber, brick or stone, 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 (if used in conjunction with feature cladding);
    - Vertical metal profile wall cladding to match the roof cladding; or
    - Bagged brick.

Colour and Finish

Promoted guidelines:

- Contemporary colours scheme and palette for window and door joinery and other external architectural features.
- Natural timber or pre-coloured aluminium doors and windows. Encouraged colours include: brown, grey and black (shall have a maximum reflectivity of 40%); and white (shall have a maximum reflectivity of 75%).
- Any chimney flue colour shall match the roof colour unless otherwise approved by Design Review Panel.
- Downpipe colour shall match roof and/or cladding colour unless approved by Design Review Panel.

Things to avoid:

- Bright and pastel colours or excess colour variation.

Sustainability

Promoted guidelines:

- Encourage energy-efficient building techniques including passive solar design, insulation, and double-glazed windows.
- Solar panels on roofs and choosing energy-efficient appliances are encouraged.

3.2 Roof Form and Roof Materials

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

Roof Form

Promoted guidelines:

- Encourage varied rooflines and profiles in the same streetscape. Gable end roofs, combination gable and hip roofs and mono-pitch roofs are promoted.
- 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.
- Roofs design shall consider solar orientation, rainwater capture and appropriate eave overhangs for sun protection. Using pre-painted or coated steel gutters is promoted.
- Solar panels shall be integrated to the roof design, preferably north-facing, and keep them inside the ridgeline or eave profile.
- Use low-glare finishes or setback from ridge for the solar panels to minimise reflected glare or visual dominance to neighbouring dwellings and public streets.

Roof Materials

Promoted guidelines:

- Corrugated profile pre-painted steel roofing (Colorsteel®, Metalcraft Roofing or similar);
- Tray and trapezoidal profile pre-painted steel roofing (Colorsteel®, Metalcraft Roofing or similar);
- Selected pre-formed steel roof tiles (flat profile only);
- Flat profile concrete roof tiles (Monier Horizon™ or similar);
- Natural quarried slate roof tiles;
- Cedar shingles; or
- Fibre-cement roof tiles.

Things to avoid:

- Scalloped profile concrete or clay roof tiles, decramastic roof tiles, unpainted galvanised steel.

3.3 Entries, Doors, and Windows

Desired Outcome: To ensure clear, welcoming entrances and well-articulated openings that contribute positively to street character and community safety.

Promoted Guidelines:

- Main entries shall be visible and clearly identifiable from the street, with suitable lighting and weather protection. Using an architectural structure over the entrance to give emphasis to the front door and its relationship to the street.
- 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.
- The pedestrian entrance to each house shall be emphasised through the use of architectural design and directly connected to the street.

Things to avoid:

- External windows and doors shall avoid reflective or mirror, frosted, coloured, or patterned glass film unless approved by the Design Review Panel.

3.4 Verandas, Balconies and Outdoor Structures

Desired Outcome: To provide comfortable, functional, and visually appealing outdoor spaces that enhance residential amenity and streetscape vitality.

Promoted Guidelines:

- Verandas and balconies shall have a minimum depth of 1.8m and a minimum length of 4m to be spacious enough for practical use.
- Verandas and balconies shall connect to common living space, such as lounge, kitchen and family dining, to create a connection between the internal and external living spaces.
- Encourage verandas to be positioned and designed for street-facing dwellings to enhance street interaction and architectural appeal, without compromising resident privacy.
- Verandas and balconies shall complement building design, materials, and colours, enhancing the overall aesthetic of the dwelling.
- Balcony designs shall provide usable outdoor living, privacy screening, and suitable weather protection.
- Decks, pergolas, timber slat screens, and stone fireplaces shall complement the architectural materials to create continuity between the landscape and the building.

043

~~Landscape Design~~ Landscaping

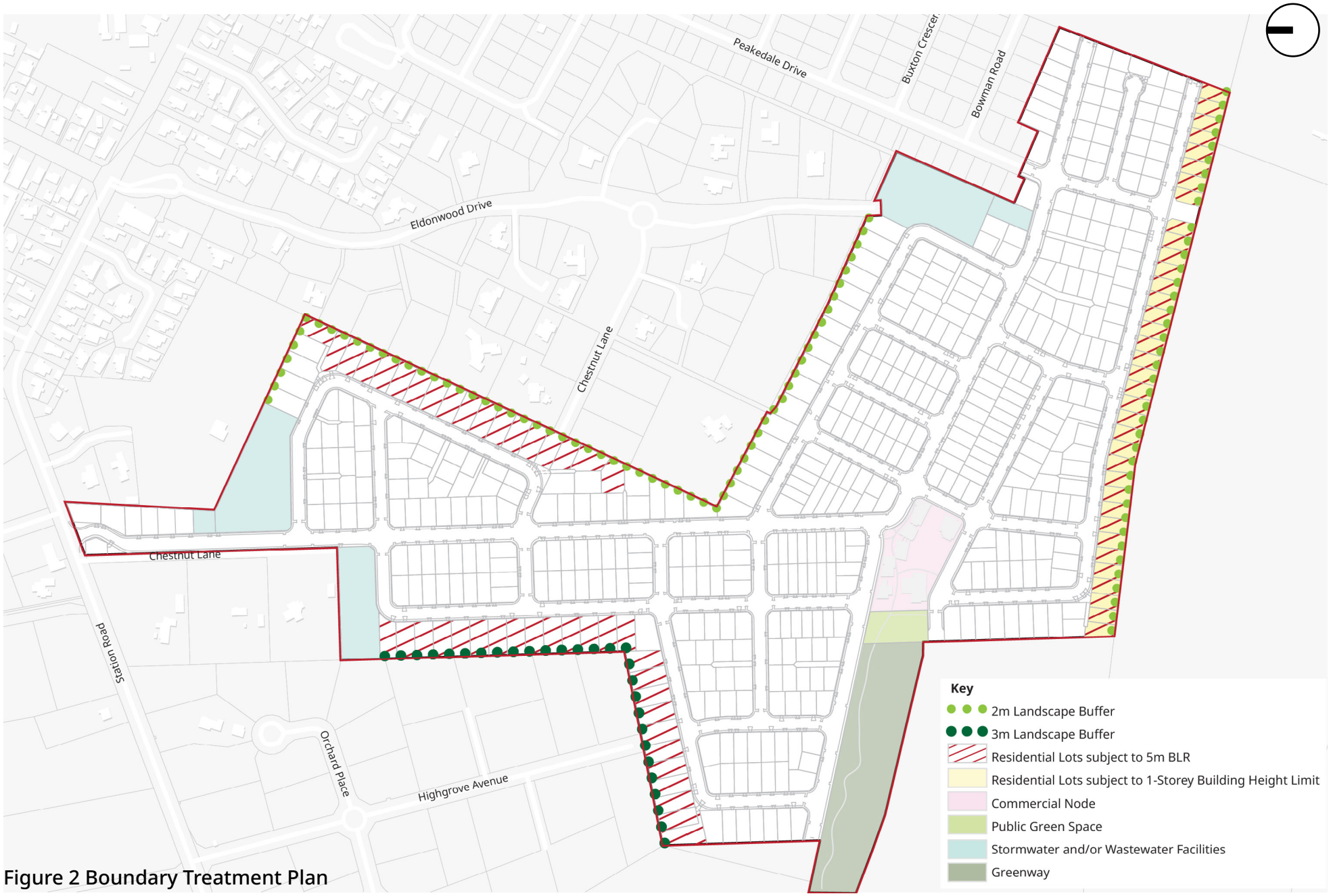


Figure 2 Boundary Treatment Plan

~~4.0~~ 3.0 ~~Landscape Design~~ Landscaping

~~4.1~~ 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

~~All fences must be clearly detailed in landscaping plans and submitted for review and approval, demonstrating compliance with the following guidelines.~~

~~If a front fence is not a preference for a new property owner, low shrub or hedge boundary planting can be used in lieu of a fence. Proposed boundary planting designs shall be submitted for review and approval.~~

~~Promoted~~ 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 ~~1m~~ 1.2m planted behind.

Fences within side and rear yards ~~shall~~ 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 ~~and include~~ a timber cap ~~is recommended (but not mandated)~~.
- 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.

~~Things to avoid:~~

- ~~Unstained or unpainted pine timber fences.~~
- ~~Over-height and/or solid sheet panels such as fibre cement or plywood fences.~~

Retaining Walls

~~The following guidelines are a minimum design outcome for the development.~~

~~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.~~

~~The finish for all retaining walls shall be visually appealing, durable, and maintainable. All retaining walls must be clearly detailed in landscaping plans submitted for review and approval, demonstrating compliance with these guidelines.~~

~~Promoted~~ Guidelines:

Retaining walls within front yards ~~shall~~ must:

- ~~Be constructed with 0.5m deep terraces to allow for planting.~~
- ~~Retaining walls and fences to have a combined height not exceeding 1.5m.~~
- ~~Include shrub, climber, or hedge planting in front of and/or atop retaining walls to allow for privacy and softening of the retaining walls.~~
- 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:

- ~~Be constructed with 0.5m deep terraces to allow for planting for retaining walls and fences with a combined height exceeding 2.5m, avoiding shading onto the private outdoor living space.~~
- ~~Include shrub, climber, or hedge planting in front of and/or atop retaining walls to allow for privacy and softening of the retaining walls.~~
- 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.
- ~~Be constructed from rough sawn or dressed timber.~~

~~Things to avoid:~~

- ~~Unstained or unpainted pine timber within the front yards.~~
- ~~Oversized timber piles.~~

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.

~~4.~~23.2 Paving and Hard Surfaces

Desired outcome~~s~~:

- 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

~~Promoted~~ Guidelines:

- ~~Provide a~~ 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.
- ~~Construct the driveway and entrance path at the same time, using complementary surface finishes.~~
- ~~Keep driveways visually open to the street, avoiding solid gates or walls.~~
- 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

~~Promoted~~ Guidelines:

- All driveways and entrance paths ~~shall~~ 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' ~~such as pebbles~~.
- ~~The two permitted concrete~~ Concrete surface finishes ~~include~~ 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.

~~Things to avoid:~~

- ~~Parking pads which are separate to the driveway.~~
- ~~Oversized crossings that span the entire frontage.~~
- ~~Gates on the driveways.~~

Exposed aggregate concrete with 4% black oxide

Trowel concrete finish with 4% black oxide

Acceptable alternative entrance path

~~4.3~~ 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.

~~Promoted~~ Guidelines:

- Letterboxes shall be complementary to the house ~~and include elements of the~~ in terms of their colour, form or materials ~~that complement the house~~.
- ~~Position the letterbox~~ The letterbox should be positioned adjacent to the primary pedestrian entry and ~~integrate it~~ integrated with low planting or front boundary fencing.
- ~~Use d~~Durable, weather-resistant materials must be used and ~~clearly display the~~ street number must be clearly displayed to aid visitors and emergency services.

~~Things to avoid~~

- Oversized~~,~~ or brightly branded letterboxes ~~or flimsy units~~ that clash with the material and colour palette of the house ~~palette~~ or dominate the front yard fencing must be avoided.


Exterior Lighting

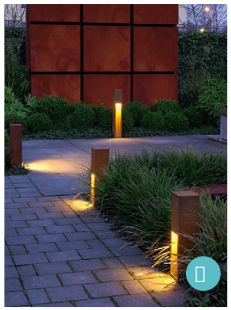
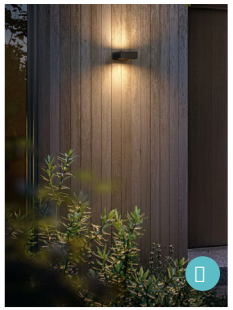
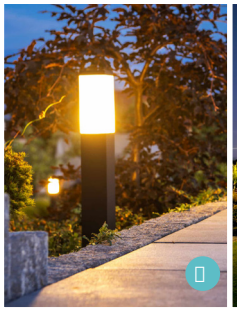
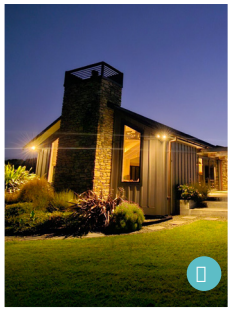
Desired outcome: To provide discreet, energy-efficient lighting that ensures safe way-finding while minimising glare and light spill to neighbouring properties.

~~Promoted~~ Guidelines:

- Exterior lighting shall be carefully designed ~~with regard to~~ in terms of its placement, intensity, timing, duration and colour.
- All light fittings shall be integrated into the architecture ~~or landscape~~ and landscaping proposed. Louvres, hoods and other attachments designed to direct light and minimise light pollution are required for any exterior lighting.
- ~~Encourage the use of low-wattage, warm-white (≤ 3000 K) LEDs on timers or motion sensors to conserve energy and minimise light pollution.~~
- ~~Promote d~~Direct light must be projected downward with hoods or louvres so it illuminates paths and entries without spilling onto neighbouring properties or the street.

~~Things to avoid~~

- Exposed floodlights or bright bulbs that project glare upward or directly onto adjacent windows of adjacent lots must be avoided.

~~4.4~~3.4 Planting

~~Landscape Strategy~~

~~Establishes a cohesive and resilient landscape framework that strengthens both individual lot character and the broader neighbourhood identity.~~

~~Applies the principle of 'right plant, right location' by selecting native and drought-tolerant species suited to local conditions, spatial constraints, and mature form, ensuring long-term viability and low maintenance.~~

~~Utilises a layered planting approach, 'trees »shrubs »groundcovers', to support visual clarity, privacy, and solar access, while specimen trees introduce vertical structure and anchor the design.~~

~~Promotes consistent landscape treatment across front and side boundaries, especially on corner lots, to ensure seamless integration between private gardens and the public streetscape.~~

Plant Selection

Desired outcome<u>s</u>:

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

<u>~~Promoted~~ Guidelines:</u>

- ~~Choose plants suited to local conditions that require minimal maintenance to establish and thrive long-term.~~
- ~~Native plants are encouraged wherever possible and prioritise native, hardy, and drought-resistant species.~~
- ~~Select s~~<u>S</u>pecimen trees and plant species <u>must be selected</u> from the approved Plant Schedule.
- Alternative plant species may be approved at the discretion of the Design Review Panel. <u>Where this is sought, the following must be considered:</u>
  - 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.

~~Promoted~~ Guidelines:

- ~~Provide~~ <u>A minimum of</u> two specimen trees per lot <u>must be provided and planted prior to occupation of a dwelling. At a minimum this must include</u>:
  - <u>Within the</u> ~~F~~<u>f</u>ront yard: one 80 L ornamental <u>tree</u> ≥ 1.8m tall <u>at the time of</u> planting.
  - <u>Within the</u> ~~B~~<u>b</u>ack yard: one fruit or ornamental tree (~~fruit encouraged~~).
- On corner lots<u>,</u> ~~add~~ a third 80 L tree <u>must be provided</u> on the secondary frontage.
- ~~Position trees near the front boundary, clear of services, and install root barriers where needed.~~
- <u>Trees should be positioned near the front boundary, and clear of services.</u>
- <u>If trees are to be positioned close to services, fences or retaining walls, root barriers should be installed.</u>

~~Maintenance & Height Control~~

~~Desired Outcome: To keep all planting healthy and within prescribed height limits through regular upkeep, ensuring clear sight-lines, adequate sunlight and overall landscape amenity.~~

~~Promoted guidelines:~~

- ~~Prune, replace or thin vegetation to preserve intended heights and healthy growth.~~
- ~~Remove dead or diseased plants promptly, and replant in the next suitable season.~~
- ~~All front yard planting (excluding specimen trees) shall maintain as up to1.2m high, preserving outlook to the street.~~

- ~~Apply organic mulch to a depth of at least 100mm around plants to suppress weeds and retain soil moisture.~~

~~Things to avoid~~

- ~~Dominant expanses of hard lawn, thirsty exotics or artificial turf.~~
- ~~Dense screens that block passive surveillance or overshadow living-room windows~~
- ~~Neglected, overgrown beds or uncontrolled climbers on façades.~~
- ~~Having fruit trees in the front yards with potential future maintenance or visibility issues.~~
- ~~Plant specimen trees as part of a hedge.~~

~~Front Yard, Corner Lots and Back Yard~~ Streetscape Planting

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

~~Promoted~~ 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 ~~against~~ 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.
- ~~All plants shall be spaced appropriately, resulting in dense and lush planted borders at maturity.~~
- ~~The~~ For corner sites, any front yard landscaping treatment shall extend around the corner, covering at least one-third of the side elevation~~, with at least one additional 80L grade specimen tree~~ along the secondary frontage.
- ~~Fruit tree planting is encouraged in all backyards to promote edible landscaping.~~
- ~~Complete all front and corner-side planting before occupation.~~
- 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 is 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 either a 2m or 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.
  - 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.

~~4.5~~3.5 Plant Schedules

Specimen Trees

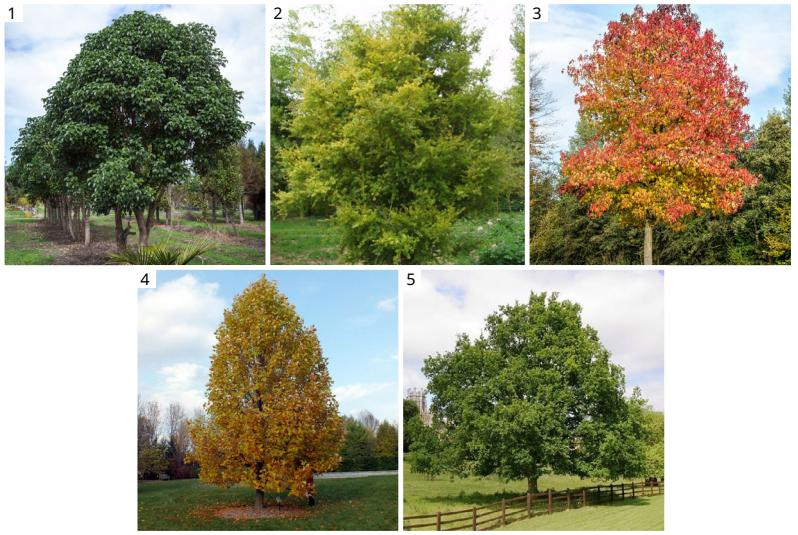
- All specimen trees should be a minimum grade of 80L and at least 1.8 metres tall at the time of planting.

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

Rear ~~lot~~ Yards Specimen Trees ~~for screen planting~~

- ~~Lots 391-403, 476-477 and 482-488 shall plant one additional backyard specimen tree selected from the schedule below.~~
- 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	Decidu-ous	Sun	Partial Shade	Shade
1	*Vitex lucens*	Puriri	•		•	•	
2	*Podocarpus totara*	Totara	•		•	•	
3	*Liquidambar styraciflua*	Liquidambar		•	•		
4	*Liriodendron tulipifera*	Tulip tree		•	•		
5	*Quercus robur*	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	*Malus domestica*	Apple		•	•		
2	*Citrus sp.*	Lemon	•		•		
3	*Citrus sp.*	Mandarin	•		•		
4	*Citrus sp.*	Grapefruit	•		•	•	
5	*Feijoa sellowiana*	Feijoa	•		•	•	
6	*Prunus salicina*	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	*Buxus sempervirens*	Box hedge	•		•	•	•
2	*Griselinia littoralis*	Broadleaf	•		•	•	•
3	*Loropetalum china pink*	n/a	•		•	•	•
4	*Murraya paniculata*	Orange jessamine	•		•	•	•
5	*Teucrium fruticans*	Silver germander	•		•	•	•

Shrub Planting

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

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

Groundcover Planting

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

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

Climber Plants

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

	Botanical Name	Common Name	Evergreen	Decidu-ous	Sun	Partial Shade	Shade
1	*Trachelospermum jasminoides*	Star jasmine	•		•	•	
2	*Bougainvillea sp.*	n/a		•	•		
3	*Wisteria sinensis*	Wisteria		•		•	
4	*Muehlenbeckia complexa*	Pohuehue	•			•	
5	*Chematis paniculata*	Puawānaga	•		•	•	

Landscape Buffers Planting - Option1 Native Specimen Mixed Buffer

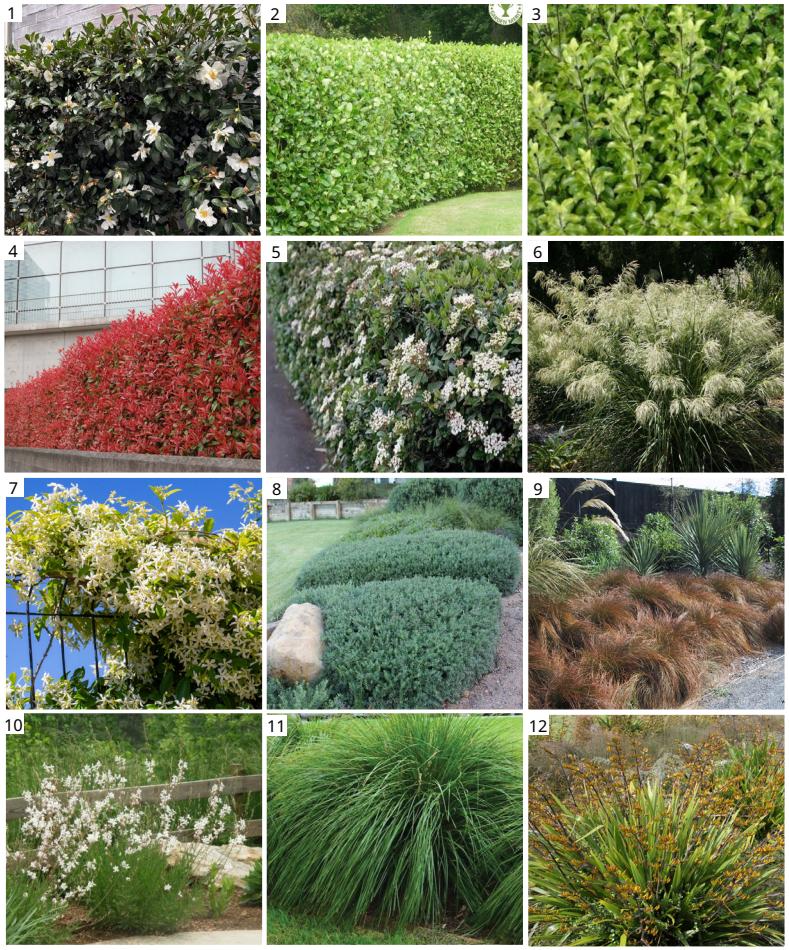
- This schedule applies to both 2m and 3m landscape buffers, except that Cordyline australis – tī kōuka may only be used within a 3m landscape buffer.
- Species are to be planted in isolation to create a diverse and natural-looking buffer.
- A density of 0.8 plants per m^2 (triangular planting) must be achieved.

	Botanical Name	Common Name	Grade	Spacing
1	*Cordyline australis*	tī kōuka	5L	1.2m
2	*Kunzea ericoides*	kānuka	5L	1.2m
3	*Leptospermum scoparium*	manuka	5L	1.2m
4	*Myrsine australis*	māpou	5L	1.2m
5	*Phormium cookianum*	whaririki	5L	1.2m
6	*Pittosporum crassifolium*	karo	5L	1.2m
7	*Knightia excelsa*	rewarewa	5L	1.2m
8	*Sophora microphylla*	kōwhai	5L	1.2m

Landscape Buffers Planting - Option 2 Single Specimen Hedge with Low Border Planting (2m landscape buffer)

- This schedule must only be used for the identified 2m landscape buffer.
- Hedge must be maintained a minimum height of at 2.5m.
- A density of 2 plants per m^2 must be achieved.

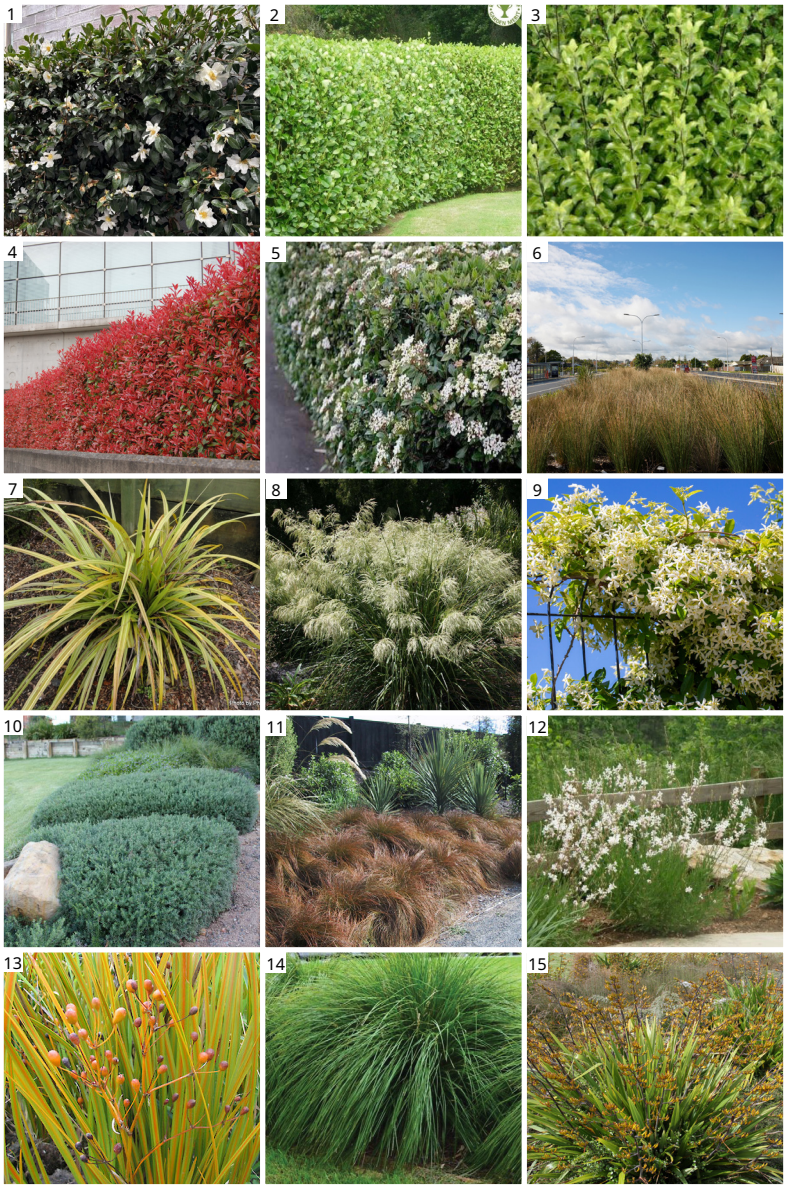
	Botanical Name	Common Name	Grade	Spacing
Hedge Options				
1	*Camellia Setsugekka*	Camelia	15L	1.2m
2	*Griselinia 'Broadway Mint'*	kapuka	15L	1.2m
3	*Pittosporum 'Reverend Green'*	kōhūhū	15L	1.2m
4	*Photinia 'Red Robin'*	Photinia	15L	1.2m
5	*Viburnum tinus*	Viburnum	15L	1.2m
Low Border Planting Options - Front				
6	*Chionochloa flavicans*	haumata	2L	0.75m
7	*Trachelospermum jasminoides*	star jasmine	2L	0.75m
8	*Westringia fruticosa 'Mundi'*	westringia	2L	0.75m
9	*Carex testacea*	carex	2L	0.75m
10	*Hebe townsonii*	hebe	2L	0.75m
11	*Lomandra Tanika*	lomandra	2L	0.75m
12	*Phormium 'Emerald Green'*	dwarf flax	2L	0.75m



Landscape Buffers Planting - Option 2 Single Specimen Hedge with Low Border Planting (3m landscape buffer)

- This schedule must only be used for the identified 3m landscape buffer.
- Hedge must be maintained a minimum height of at 2.5m.
- A density of 2 plants per m^2 must be achieved.

	Botanical Name	Common Name	Grade	Spacing
Hedge Options				
1	*Camellia Setsugekka*	Camelia	15L	1.2m
2	*Griselinia 'Broadway Mint'*	kapuka	15L	1.2m
3	*Pittosporum 'Reverend Green'*	kōhūhū	15L	1.2m
4	*Photinia 'Red Robin'*	Photinia	15L	1.2m
5	*Viburnum tinus*	Viburnum	15L	1.2m
Low Border Planting Options - Middle Tier				
6	*Apodasmia similis*	oi oi	2L	1.2m
7	*Astelia fragrans*	kakaha	2L	1.2m
8	*Chionochloa flavicans*	haumata	2L	1.2m
9	*Trachelospermum jasminoides*	star jasmine	2L	1.2m
10	*Westringia fruticosa 'Mundi'*	westringia	2L	1.2m
Low Border Planting Options - Front				
11	*Carex testacea*	carex	2L	0.75m
12	*Hebe townsonii*	hebe	2L	0.75m
13	*Libertia peregrinans*	NZ iris	2L	0.75m
14	*Lomandra Tanika*	lomandra	2L	0.75m
15	*Phormium 'Emerald Green'*	dwarf flax	2L	0.75m



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Design Review Panel

~~5.0~~ 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 ~~promoted~~ 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.

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Design Approval Process Application Form

Applicant Name: ..... Contact Email: .....

Lot/DP Number: ..... Phone Number: .....

Design Checklist

All applicants will provide the drawings and information detailed in the following checklists to Unity Developments to illustrate the compliance with these design controls, the land covenant and the Matamata-Piako Operative District Plan.

All plans and drawings provided shall be legible and to scale, with a north arrow.

Drawing and Information Requirements (and any other additional information to support the development)	Provided? (Please tick)	Compliance with the Guideline?
Site Plan, including: • site coverage calculations; • setbacks; • levels; • contours; • house and garage footprints; and • entrance path and driveway. The Design Review Panel is particularly interested in how the front elevation and street frontage works, including the front façade , front door, entranceway, garage door, driveway and car parking.		
Floor Plans and Elevations, including: • building height; • setbacks; and • height in relation to boundary compliance. The design shall accurately establish the finished floor levels of the house and garage slabs, and resolve any level changes that front the street.		
Landscape Plan, including: • height, length and location of all fences; • height, length and location of all retaining walls; • planting schedule; and • pavement schedule.		
Materials, Colours and Finishes Schedule		

Comments: .....

.....

.....

Submission Date: .....

Applicant Signature: .....

Design Approval Process Application Form

Applicant Name: Contact Email: Independent of lot developer: Y / N

Lot/DP Number: Phone Number:

Information Requirement	Provided / Does not provide / Not applicable			Comments /Note
All applicants are required to provide relevant drawings and information to illustrate the compliance with the core controls and discretionary guidelines: • 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, fencing and pavement schedules; • Materials, colours and finishes schedule; and • 3D rendered images (if avaliable). All plans and drawings provided for each application should be legible and to scale, with a north arrow, and the relevant lot information.				
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). ***Please specify the applicable typology, where relevant.***				
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: *Front façades are articulated, well-glazed and clearly addressed, providing active, safe and visually appealing interfaces to the street.*				
2.2 Roof Form: *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).*				
2.3 Outdoor Living Spaces: *Outdoor living spaces are directly connected to main living areas, private from streets and neighbours, and oriented for good sun and shelter.*				
2.4 Vehilce Access, Garanges and Parking: *Garages and vehicle access are recessive, set back and integrated so driveways and parking do not dominate the streetscape or compromise pedestrian access.*				

2.5 Servicing and Utilities: *Servicing areas, tanks and utilities are discreetly located, screened from public view and arranged to maximise usable sunny outdoor space.*				
2.6 Materials and Colours • Building Façades: *Building façades use a limited palette of durable, high-quality materials in coherent, non-repetitive compositions that support a consistent neighbourhood character.* • Roofs / Roof Materials: *Roofs use a single, high-quality flat or low-profile material from the approved list, avoiding visually intrusive or poor-quality roof products.* • Colour and Finish: *Colour schemes are contemporary, neutral and recessive, with joinery and fittings coordinated to avoid excessive brightness, reflectivity or visual clutter.*				
Section 3: Checklist for Discretionary Guidelines - Landscaping	**Complies**	**Does not comply**	**Not applicable**	**Comments / Note**
3.1 Fences, Gates and Walls (Including Retaining Walls): *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.*				
3.2 Paving and Hard Surfaces: *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.*				
3.3 Letterboxes: *Letterboxes are durable, clearly numbered and integrated with front fencing and planting to complement the dwelling and streetscape.*				
3.3 Exterior Lighting: *Exterior lighting is discreet, downward-directed and integrated with buildings and landscaping to provide safe way-finding while minimising glare and light spill.*				
3.4 Planting – Plant Selection: *Plant species are predominantly low-maintenance and suited to local conditions, with native and drought-tolerant species favoured over extensive lawn or artificial turf.*				
3.4 Planting – Specimen Trees: *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.*				
3.4 Planting – Streetscape Planting: *Front yard planting is layered, kept generally below 1.2m high, and extends around corners on corner sites to create cohesive, attractive streetscapes.*				
3.4 Planting – Special Boundary Treatments: *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.*				

Appendix 1 Full Schedule of Typologies

These tables identify the residential typology assigned to each lot. Typologies shown in colour 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^2)	Typology
1	500.8	12
2	501.0	4
3	502.6	5B
4	501.9	5B
5	534.5	5B
6	567.0	5B
7	614.2	5B
8	663.6	8
9	438.9	2A
10	445.4	2A
11	435.0	1A
12	433.6	1A
13	432.1	1A
14	434.9	1A
15	437.8	10
16	438.6	12
17	437.5	1A
18	434.1	1A
19	435.1	1A
20	436.1	1A
21	442.5	12
22	440.9	12
23	439.6	8

Lot #	Size (m^2)	Typology
24	428.4	12
25	435.7	12
26	432.2	1A
27	432.2	1A
28	432.2	1A
29	432.2	1A
30	437.6	12
31	446.0	10
32	440.0	1A
33	439.9	1A
34	440.0	1A
35	440.0	1A
36	431.6	1A
37	433.3	1A
38	453.4	6B
39	500.0	3
40	500.0	3
41	500.0	3
42	500.0	3
43	500.0	3
44	500.0	3
45	443.0	G
47	443.0	G

Lot #	Size (m^2)	Typology
48	500.0	3
49	500.0	3
50	500.0	3
51	500.0	3
52	601.7	2B
53	518.4	1B
54	513.6	1B
55	513.6	1B
56	513.6	1B
57	505.6	1B
58	547.0	12
59	520.6	1B
60	520.7	1B
61	501.0	8
62	500.6	1B
63	500.6	1B
64	500.6	1B
65	501.9	8
66	519.7	1B
67	520.6	1B
68	561.3	1B
69	502.1	8
70	509.0	6B

Lot #	Size (m^2)	Typology
71	519.4	3
72	510.6	3
73	577.7	8
74	500.6	1B
75	500.6	1B
76	499.5	1B
77	585.1	8
78	532.0	3
79	501.3	12
81	476.5	12
82	484.3	8
83	483.1	6B
84	613.9	5B
85	570.2	5B
86	564.3	5B
87	492.4	5B
88	512.5	5B
89	496.6	8
90	500.0	3
91	500.0	3
92	500.0	3
93	500.0	3
94	500.0	3

Lot #	Size (m^2)	Typology
95	500.0	3
96	500.0	3
97	500.3	3
98	520.6	12
99	491.0	12
100	489.0	12
101	378.5	E, M
102	362.2	K
103	362.4	K
104	374.4	E
105	450.0	5A
106	450.0	5A
107	506.1	1B
108	456.7	1B
109	609.3	8
110	478.7	2B
111	431.7	2A
112	447.4	2A
113	447.4	2A
114	431.7	12
115	448.0	3
116	448.0	3
117	448.0	3

Lot #	Size (m²)	Typology
118	448.0	3
119	466.3	12
120	464.6	12
121	454.8	12
122	449.8	12
123	466.1	12
124	481.8	8
125	481.4	3
126	481.4	3
127	526.7	8
128	526.7	8
129	481.4	3
130	481.4	3
131	481.8	8
132	852.3	7
133	853.8	7
134	851.3	7
135	769.6	7
136	787.3	7
137	774.2	7
138	372.7	9A, L
139	352.4	G, H
140	352.4	G, H
141	352.4	G, H
142	352.4	G, H
143	352.5	G, H
144	352.4	G, H

Lot #	Size (m²)	Typology
145	357.4	J
146	508.1	5B
147	526.3	4
148	526.5	4
149	526.6	4
150	526.8	4
151	524.6	6B
152	533.1	8
153	489.3	3
154	482.8	3
155	476.3	3
156	470.1	3
157	495.0	8
158	531.3	3
159	518.0	8
160	495.6	8
161	529.8	3
162	506.3	3
163	502.8	2B
164	749.6	6B
165	529.6	5B
166	500.3	3
167	500.1	3
168	501.3	3
169	509.0	3
170	502.3	3
171	502.3	3

Lot #	Size (m²)	Typology
172	502.3	3
173	502.3	3
174	502.3	3
175	502.3	3
176	502.3	3
177	502.4	3
178	478.5	3
179	478.3	3
180	458.6	10
181	470.2	1A
182	462.6	8
183	603.6	3
184	603.6	3
185	603.6	3
186	603.6	3
187	603.6	3
188	603.6	3
189	603.6	3
190	672.9	3
191	485.9	11
192	424.1	6A
193	425.4	6A
194	425.3	6A
195	425.3	6A
196	441.6	6A
197	491.6	6B
198	522.5	8

Lot #	Size (m²)	Typology
199	500.4	3
200	500.4	8
201	526.2	1B
202	424.4	6A
203	433.0	6A
204	459.4	6B
205	494.2	5B
206	452.2	12
207	360.0	C, D
208	360.0	C, D
209	360.0	C, D
210	360.0	C, D
211	360.0	C, D
212	360.0	C, D
213	360.0	C, D
214	360.0	C, D
215	360.0	C, D
216	360.2	C, D
217	371.5	E, M
218	355.2	K
219	355.3	K
220	367.0	E
221	450.0	5A
222	450.0	5A
223	450.0	5A
224	450.0	5A
225	450.0	5A

Lot #	Size (m²)	Typology
226	450.0	5A
227	357.4	J
228	352.3	G, H
229	352.2	G, H
230	352.3	G, H
231	352.3	G, H
232	352.3	G, H
233	352.3	G, H
234	391.9	9A
235	398.9	9A
236	352.4	G
237	352.4	G
238	352.3	G
239	352.3	G
240	352.3	G
241	352.3	G
242	383.5	J
243	383.5	N
244	352.3	G, H
245	352.4	G, H
246	352.4	G, H
247	352.3	G, H
248	352.3	G, H
249	352.3	G, H
250	415.8	N
251	441.8	8
252	450.2	5A

Lot #	Size (m²)	Typology
253	350.2	A
254	350.2	A
255	350.2	A
256	557.1	8
257	503.9	A
258	427.4	A
259	350.9	C
260	395.6	C
261	385.7	I
262	519.0	8
263	386.0	I
264	396.7	K
265	350.3	C
266	350.2	C
267	350.2	C
268	774.1	7
269	771.7	7
270	780.3	7
271	790.3	7
272	738.9	7
273	730.0	7
274	723.6	7
275	718.4	7
276	713.1	7
277	711.2	7
278	660.9	8
279	707.1	8

Lot #	Size (m²)	Typology
280	704.0	7
281	709.0	5B
282	351.2	F
283	354.4	F
284	352.7	B
285	351.8	B
286	351.8	B
287	351.8	B
288	351.8	B
289	351.8	B
290	351.8	B
291	403.1	B
292	406.1	11
293	352.0	B
294	353.1	B
295	354.1	B
296	355.1	B
297	356.2	B
298	357.2	B
299	404.6	6A
300	429.9	12
301	397.0	E
302	351.0	C, D
303	351.0	C, D
304	351.0	C, D
305	351.0	C, D
306	351.0	C, D

Lot #	Size (m²)	Typology
307	483.4	8
308	471.4	8
309	430.9	3
310	452.9	3
311	435.4	8
312	430.5	8
313	435.9	8
314	439.0	8
315	390.7	K
316	393.8	K
317	375.8	E
318	454.9	8
319	450.8	3
320	450.3	3
321	450.2	9A
322	487.1	8
323	498.9	5B
324	498.5	5B
325	497.7	5B
326	496.8	5B
327	483.1	8
328	484.1	8
329	494.2	5B
330	495.5	5B
331	496.7	5B
332	492.8	5B
333	496.5	8

Lot #	Size (m²)	Typology
334	436.8	8
335	443.8	3
336	436.6	3
337	426.0	8
338	526.2	8
339	503.9	3
340	504.0	3
341	504.0	3
342	539.2	8
343	512.3	2B
344	511.5	2B
345	514.4	6B
346	509.3	8
347	500.8	8
348	503.9	6B
349	516.7	6B
350	516.8	8
351	496.6	8
352	502.6	3
353	476.8	3
354	503.7	8
355	738.3	7
356	500.5	5B
357	500.0	5B
358	495.7	5B
359	491.8	5B
360	487.7	5B

Lot #	Size (m²)	Typology
361	580.4	6B
362	545.1	1B
363	424.0	2A
364	618.7	8
365	495.1	5B
366	495.1	5B
367	495.1	5B
368	495.1	5B
369	495.1	5B
370	488.4	8
371	578.5	9B
372	555.0	5B
373	555.1	5B
374	555.0	5B
375	555.0	5B
376	555.0	5B
377	782.2	7
378	1005.8	7
379	800.0	7
380	800.3	7
381	800.5	7
382	800.3	7
383	800.3	7
384	800.0	7
385	800.2	7
386	800.1	7
387	800.2	7

Lot #	Size (m²)	Typology
388	800.4	7
389	944.3	7
390	800.5	7
391	800.3	7
392	800.4	7
393	800.4	7
394	800.0	7
395	800.0	7
396	800.4	7
397	800.0	7
398	800.4	7
399	800.0	7
400	800.0	7
401	800.4	7
402	800.1	7
403	800.4	4
404	446.9	6A
405	493.0	5B
406	493.3	5B
407	493.5	5B
408	493.8	5B
409	494.1	5B
410	486.4	8
411	481.7	8
412	494.5	5B
413	494.5	5B
414	494.5	5B

Lot #	Size (m²)	Typology
415	494.5	5B
416	494.5	5B
417	448.4	6A
418	654.5	2B
419	750.3	8
420	857.7	8
421	533.7	4
422	539.3	4
423	544.9	4
424	550.5	4
425	738.4	4
426	702.9	4
427	723.2	8
428	807.8	8
429	704.1	7
430	500.6	8
431	472.2	5B
432	479.3	5B
433	500.2	8
434	495.6	5B
435	495.9	5B
436	496.1	5B
437	496.4	5B
438	496.7	5B
439	497.0	5B
440	594.4	8
441	590.3	8

Lot #	Size (m²)	Typology
442	494.5	5B
443	494.5	5B
444	494.5	5B
445	494.5	5B
446	494.5	5B
447	494.5	5B
448	530.9	12
449	517.4	3
450	517.3	3
451	517.2	3
452	517.0	3
453	517.3	3
454	517.3	3
455	520.8	8
456	407.4	3
457	400.5	9A
458	402.8	8
459	702.1	8
460	623.6	8
461	423.9	3
462	460.0	2B
463	460.0	1B
464	465.0	1B
465	471.2	2B
466	434.1	10
467	452.2	3
468	462.0	8

Lot #	Size (m²)	Typology
469	452.9	11
470	448.9	9A
471	494.7	3
472	479.0	12
473	468.2	12
474	750.7	7
475	799.5	7
476	793.3	7
477	794.3	7
478	796.1	7
479	800.0	7
480	800.0	7
481	799.7	7
482	801.3	7
483	801.5	7
484	801.8	7
485	801.8	7
486	804.0	7
487	737.6	3
488	782.7	8
489	769.9	7
490	826.1	7
491	840.3	7
492	840.0	7
493	553.2	8
494	526.9	8
495	496.8	8

Lot #	Size (m²)	Typology
496	504.0	8
497	490.0	8
498	480.1	12
499	413.8	11
500	484.5	8
501	502.3	4
502	551.7	8
503	504.2	8
504	507.8	8
505	539.4	8
506	489.9	4
507	488.5	8
508	504.1	8
509	500.5	4
510	500.4	4
511	492.4	8
512	535.9	1B
513	540.9	4
514	541.0	4
515	568.8	4
516	688.5	8
517	696.5	8
518	392.4	N