



Appendix AF

Proposed Residential Area Design Guidelines

WAIRAKEI SOUTH

DESIGN GUIDELINES FOR RESIDENTIAL

1. OVERVIEW


1.5 WAIRAKEI SOUTH RESIDENTIAL AREA PLAN - MEDIUM DENSITY

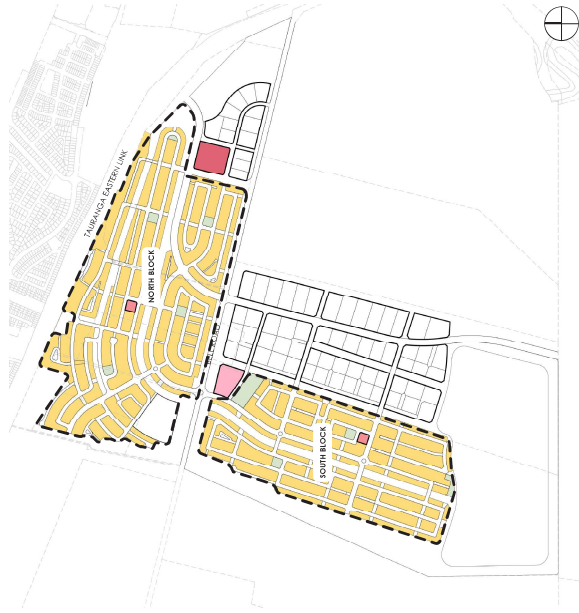
The Medium Density Residential land within Wairakei South is split into two blocks. These are directly linked by the Secondary Arterial Road corridor running generally north-south from Piparoa Eastern Interchange through to the southern part of the development area.

North Block - Located adjacent the Piparoa Eastern Interchange, and bisected by the Taurangi Eastern Link. Ball Road and stormwater reserve frontage offerings, and include a 0.25ha local centre placed centrally in the block, and a 2.2ha service centre to the east.

South Block - Located directly south of Ball Road, and bordered on all sides with stormwater reserves. This block of residential land provides a range of lot sizes and frontage offerings (including larger sized lots along the western and southern boundaries). The major neighbourhood centre and major neighbourhood reserve are positioned at the northern end of this block (centrally in the wide development area), and another local centre located in the south-central portion of the block.

LEGEND

-  NORTH / SOUTH BLOCKS
-  MEDIUM DENSITY RESIDENTIAL AREA
-  SERVICE CENTRE
-  LOCAL NEIGHBOURHOOD CENTRE
-  LOCAL CENTRES



2. DEVELOPMENT CONTROL

2.1 APPROVAL PROCESS

The design of every development at Wairakei South residential development will require approval from the Development Control (DC) prior to the submission of plans to Western Bay of Plenty District Council for Building Consent and the commencement of works on site.

The approval process is extremely straight-forward and is simply to ensure all developments are of a high quality.

- The Purchaser will be required to submit the following documentation for DC approval:
 - A comprehensive site plan showing all built elements, parking areas, service areas, entry zones, landscaping areas, and any other key development components;
 - A set of floor plans and elevations of the proposed development;
 - A material palette sheet indicating all exterior finishes and colours (walls, roof, windows & doors, visual screens, and any other relevant architectural elements).

Further information on the process:

- The DC will review plans twice (once prior to submission and once prior to implementation (to determine if any changes have arisen through the consenting process).
- The DC will be assessing compliance with the Design Guidelines only, not the District Plan, as that is the role of the consenting authority WBPDDC.
- Pictures in this document are for guidance only and shall not be relied upon. DC approval is required as specified within the proposed land covenants.

Plans can be submitted in hard copy or emailed in .pdf format to:

Boris Miskell Limited
boris.miskell@borismiskell.co.nz / maria.jules@borismiskell.co.nz

2.2 APPROVAL DRAWINGS CHECKLIST

- A comprehensive site plan showing all built elements, parking areas, service areas, entry zones, location of signage, fencing extent and any other key development components;
- A set of floor plans and elevations that clearly illustrates materials, facades, and any other key components;
- Landscape plan showing extent of landscaping, position of trees, including a plant schedule and/or plant palette identifying proposed species;
- Materials and colour palettes, including external surfaces and elements;

2.3 APPROVAL FORM

DEVELOPMENT CONTROL APPROVAL FORM

Lot Number: _____
 Development Client: _____
 Submission Date: _____

- Submitter Has Meets Development Control Guidelines This
- Submitter Has Does Not Meet Development Control Guidelines
- Additional Information Required to Meet Development Control Guidelines
- Submitter Has Awaits works with level levels, light poles and compliance with specifications

Development Control Comments: _____

Approved By: _____ Signature: _____
 Name: _____
 Note: Submitter City, 2023/24. All other City of Whakatane are to read below for approval. Whakatane Development Control Comments.



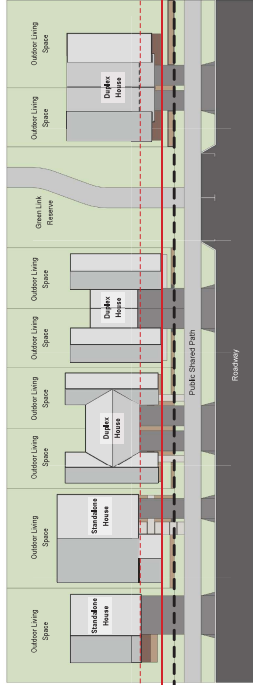
EXAMPLE ONLY

3. SITE PLANNING

3.1 HOUSE SIZE

The primary building / dwelling must be no less than 110 square meters (00 square meters per individual dwelling for a duplex). This is to exclude garages, carports, decking, breezeways, entry porches, verandas and roof overhangs. Building coverage is no more than 60% of the site.

- 5m min side setback
- 1.5m min building setback
- Boundary



3.2 BUILDING SETBACKS

STREET SETBACK

The primary residential house is to be located so that it has a maximum 5m facade setback from the front lot boundary and a minimum 1.5m setback. The 5m maximum setback is applied to the primary building footprint. Free standing garages are to be located at a 5m minimum setback from the primary house frontage. Specific design criteria apply to free standing garages. Where a side-entry garage layout is used, a 1.5m front boundary setback applies to the garage frontage wall, with the balance of the house frontage positioned at a 5m maximum setback to allow for on-site manoeuvring. In this scenario the side wall of the garage is to be treated with architectural treatment in combination with landscaping to avoid a blank and uninteresting frontage.

GARAGE SETBACK AND POSITION

To ensure that the road frontages within the estate are not visually dominated by garage doors and parked vehicles, it is a requirement that the primary building frontage, free standing garages are to be located at a 5m minimum setback from the primary house frontage. Specific design criteria apply to free standing garages.

REAR SETBACK

A 3m minimum rear boundary setback applies to all rear lot boundaries.

SIDE YARDS

A 1m minimum setback applies to all side lot boundaries not adjacent to a road or alleyway. A 3m minimum setback applies to all road or alleyway boundaries.

OUTDOOR LIVING SPACES

Houses shall be located to ensure that there is a well-proportioned outdoor space at ground level which is directly accessible from the house. All houses shall have a minimum 20m² outdoor area, with a minimum 1.5m setback from the primary road boundary. Frontage study between the house and the primary road boundary.

6

3. SITE PLANNING

3.3 STREETScape INTERFACE

DESIGN OF FRONT DOOR

Each house shall have a front door that is clearly visible and directly accessible from the street frontage. The front door must be sheltered, and architectural features shall be incorporated to highlight the front door location.

FRONT PORCHES

It is recommended that houses are designed with a front porch to define the entry of the house and be accessible from a primary street frontage. Front porches should be a minimum of 5m wide and be wide enough to make it a usable space. The front porch creates a sense of community and promotes active surveillance over the streetscape.

TREATMENT OF PUBLIC INTERFACE

The design, visual quality and character of the public interface between the house and the site's street frontage is of key importance. It is the intent of the developer that a high-quality, well-maintained public interface is achieved. This is achieved in doing so the investment of purchasers within the estate will be maintained and enhanced.

To ensure that this outcome is achieved and maintained, it is a requirement of these design guidelines that the street interface be landscaped in accordance with the design criteria within this document. A Landscape Plan is required to be designed by a suitably qualified person and submitted for approval by the Design Review Panel.

The following criteria applies to the treatment of house frontages:

- Houses should be designed to positively address the street — front doors and indoor living areas should have a relationship with the street. Windows from living areas should be included in the front of each house and should face the street.
- Houses located on corner sites must incorporate similar treatment on all road frontages.
- Appropriate landscape treatments, in accordance with the Landscape design guidelines, must be incorporated on all road frontages.

RELATIONSHIP BETWEEN ADJOINING BUILDINGS

When designing a new house, there should be a consideration of the relationship with existing neighbouring houses (if applicable). The relationship between living area, windows, doorways and breezeways, entry porches, verandas and roof overhangs, should be avoided. This approach will ensure that potential negative design outcomes will be avoided.

Impact on neighbouring properties should be reduced by incorporating design techniques, such as reducing building height near boundaries and modulating mass and scale.

The Design Review Panel can provide you or your designer with information about neighbouring properties to assist with your design. The Design Review Panel will also take this design approach into consideration when reviewing plans submitted for approval.

STORMWATER SWALE AND WETLAND FRONTAGES

The stormwater swale and wetland network running through the estate is a key natural feature, which is to be protected and enhanced as part of the development of your lot.

There is a preference for an open frontage facing reserves; however where fencing is required a 1.2m maximum height permeable fence is to be used (Refer clause 11p-4).



9

4. ARCHITECTURAL DESIGN

4. ARCHITECTURAL DESIGN



4.1 ROOF FORM

The following roof designs are permitted:

- Gable end roofs
- Combination gable and hip roofs
- Monopitch roofs
- Full hip roofs are not permitted

The following roof designs are not permitted:

- Flat roofs
- Full hip roofs with no feature or height variation

4.2 ROOF MATERIALS

The following roof materials are permitted:

- Corrugated profile pre-painted steel roofing (Colorsteel®, Metalflex® Roofing or similar)
- Tray and trapezoidal profile pre-painted steel roofing (Colorsteel®, Metalflex® 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
- Fibre-cement roof tiles

The following roof materials are not permitted:

- All scalloped profile concrete or clay roof tiles
- Diaramastic roof tiles

Look And Feel Examples For architectural design

4. ARCHITECTURAL DESIGN

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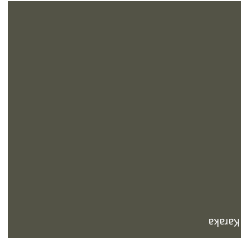
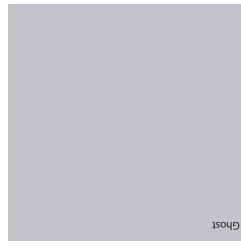
4.4 WALL CLADDING MATERIALS

The following materials are permitted:

- Smooth plastered, concrete panel systems (Colarete® or similar) or brick only
- Traditional-style painted and painted brick
- Painted timber or Linea® weatherboard
- Vertical natural cedar timber
- Board and batten (must be stained or painted in approved colours)
- Natural stone
- Large format, light coloured, straight-edged brick (Premier™ Country Brick or similar)
- Tray and trapezoidal profile pre-painted steel

4.3 COLOUR PALETTES

Colour palettes within the development are subject to the approval of the Design Review Panel. The preference within the development is the use of neutral and muted colour tones which blend into the surrounding landscape.



4.5 DOORS AND WINDOWS

Natural timber or pre-coloured aluminium doors and windows are to be used. The following aluminium joinery and door colours are permitted:

- Matt Black
- Arctic White
- Dark Grey / Charcoal / Ironsand
- Light Grey / Ghost Grey / Sandstone Grey
- Karaka
- Tiana

4. ARCHITECTURAL DESIGN

4. ARCHITECTURAL DESIGN

4.7 MATERIAL COMBINATIONS

Two to three complementary cladding materials are to be used per house. The front facade cladding shall be applied in a ratio of 1:3, however brick cladding is not to exceed 50 percent of any publicly visible frontage.

4.8 VEHICLE ACCESS AND PARKING

CAR PARKING

A minimum of two on-site car parking spaces with at least one garage space shall be provided for each house. Carports are permitted, but are to be of a high-quality design and be in keeping with the overall design of the houses. All timber carports must be of a suitable sturdy design and must be stained in an approved colour.

GARAGES

The architectural style, material and colour of the garage shall be in keeping with the design of the rest of the house. This requirement applies to connected and free-standing garages.

DRIVEWAYS

All driveways are to be constructed of either exposed aggregate concrete, 8% black oxide concrete (non-slip broom finish / sealer recommended) or high-quality trafficable unit pavers (riri or similar). Plain grey concrete driveways are not permitted.



4.6 BUILT FORM EXAMPLES



4.6 BUILT FORM EXAMPLES

5. FENCING

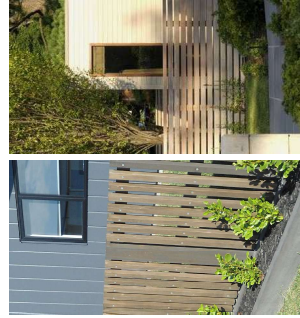


WOOD DESIGN



Look And Feel Examples For fences, walls and letterboxes

5. FENCING



5.1

FENCING MATERIALS

The following fencing types and materials are permissible.

- Fencing Type 1: 1.2m high timber post and rail fencing (stained in approved colours)
- Fencing Type 2: 1.2m high pillar and tubular post fence combination
- Fencing Type 3: 1.2m high permeable timber fencing with top capping rail (stained in approved colours)
- Fencing Type 4: 1.2m high permeable fencing
- Alternative fencing types are to be submitted for approval.

All fencing within the development must be stained with an environmentally friendly exterior waterborne timber stain (Resene® Waterborne Woodsman or similar approved). The following stain colours are permitted and should be co-ordinated with the colours of the house:

- Shear Black (WW0801)
- Riverstone (WW0805)
- Woodman Whitewash

5.2

FRONT FENCING AND GATES

Front boundary fencing (if required) is to be 1.2m maximum height. Front fencing is to be either Fencing Type 1 - 4. As an alternative to a front boundary fence, a 1.2m high clipped hedge is permitted and can be used on its own or in combination with other approved fencing.

5.3

SIDE AND REAR FENCING

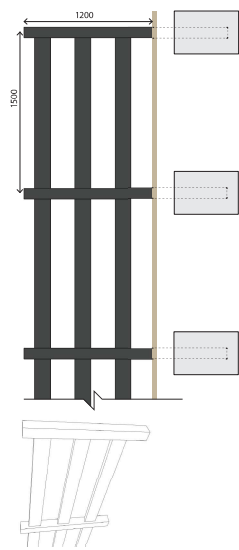
All side and rear boundary fencing is to be the Boundary Type 1.8m high.

5.4

FENCING ADJACENT RESERVES

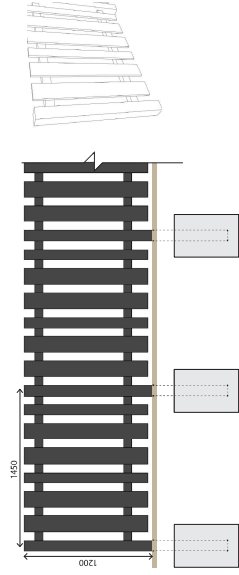
Fencing along any boundary with a reserve (green link, neighbourhood, stormwater) is to be 1.2m maximum height. As an alternative, a 1.2m high clipped hedge is permitted and can be used on its own or in combination with other approved fencing.

5. FENCING



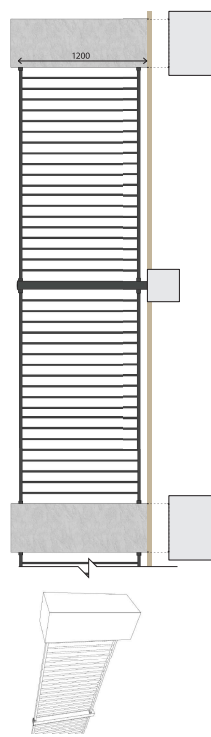
FENCING TYPE 1 - TIMBER POST AND RAIL

150 x 40mm H3.2 Fence Rail fixed between 100 x 100mm H4 posts at 1450mm centres Max. 225mm gap Max. between Rails. 200mm gap Max. from base of fence to ground.



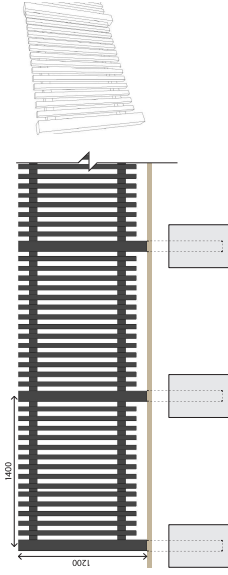
FENCING TYPE 3 - PERMEABLE

150 x 10 H3.2 full and half width Timber Battens fixed to 75 x 50 H3.2 Timber Rails fixed between 100 x 100mm H4 posts at 1450mm centres Max. 100mm gap from base of fence to ground.



FENCING TYPE 2 - PILLAR AND TUBULAR PANEL FENCE

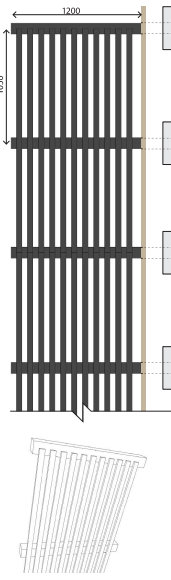
Powder-coated Tubular Aluminium Fence Panels fixed between Brick Pillar with a smooth finished and paint finish. Two fence panels between pillars recommended. 100mm gap Max. from base of fence to ground.



FENCING TYPE 4A - PERMEABLE

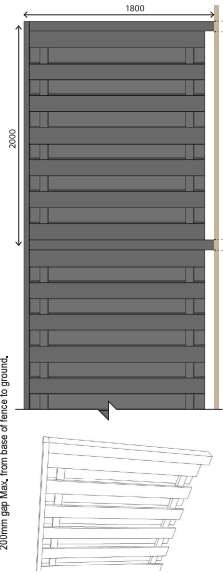
45 x 40mm H3.2 Battens fixed to 75 x 50 H3.2 Timber Rails fixed between 100 x 100mm H4 posts at 1450mm centres Max. 45mm gaps between Battens and flush with posts. 100mm gap Max. from base of fence to ground.

5. FENCING



FENCING TYPE 4B - PERMEABLE

150 x 40mm H3.2 Fences Fixed between 200mm centres
Max. 275mm gap between rails
Max. 275mm gap between posts
200mm gap Max. from base of fence to ground.

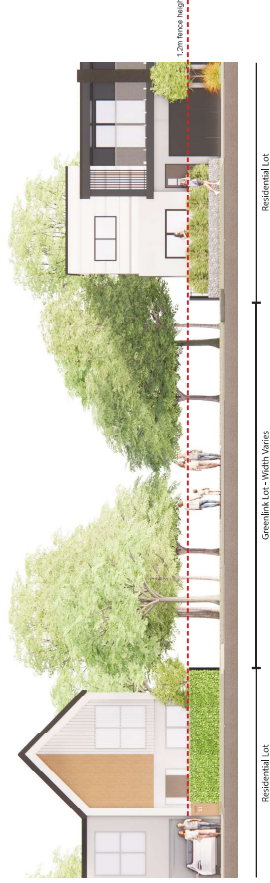


FENCING TYPE - BOUNDARY (SIDE & REAR)

150 x 60 H3.2 Timber Posts fixed to 200mm centres
75 x 40 H3.2 Timber Rails
100 x 100mm H4 posts at 2000mm centres Max.
100 x 50 H3.2 Timber Capping on top.
Pallets to be flush with posts.
Max. 100mm gap from base of fence to ground.

20

5. FENCING



5.5 FRONT AND SIDE RESERVE BOUNDARY FENCING HEIGHT EXAMPLE

21

5. FENCING



5.6 SIDE AND REAR RESERVE BOUNDARY FENCING HEIGHT EXAMPLE

6. LANDSCAPE DESIGN



6.1 RETAINING WALLS

The following retaining walls types are permitted:

- Type 1: Timber retaining walls with top capping rail (stained in approved colours)
- Type 2: Stone retaining walls of approved local stone
- Type 3: Plastered concrete block retaining walls matching the house design and colour

Where retaining walls need to exceed a height of greater than 1.5m in height, a stepped retaining wall shall be used.

The visual appearance of retaining walls from any public viewpoint is to be enhanced by plant cover using a suitable creeper, shrub or groundcover.

Retaining walls directly on site boundaries shall be avoided. Where possible, retaining wall structures should be incorporated into the house structure.

No concrete segmental block retaining walls are permitted unless built in stack bond pattern.

All retaining walls to comply to the New Zealand Building Code and relevant engineering requirements.

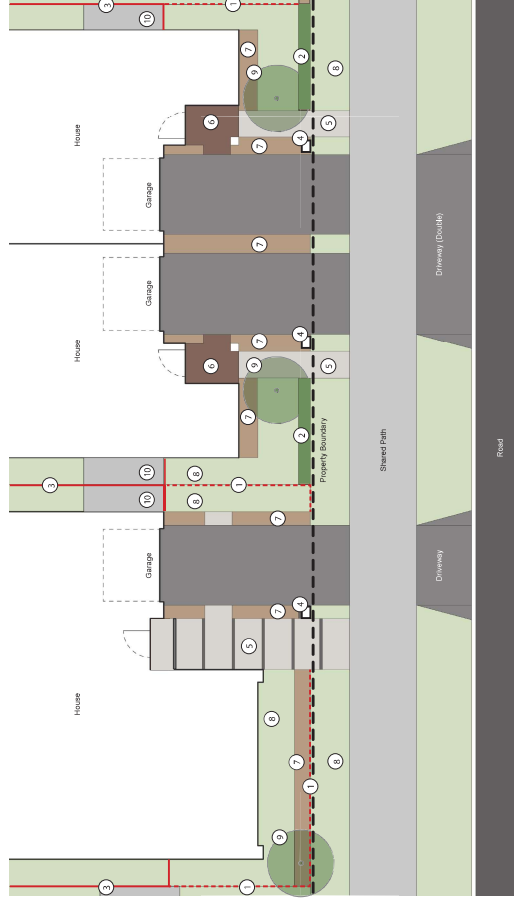
6.2 LETTER BOXES

Letter boxes are to be of a high-quality and incorporated into the front yard fencing or into a feature post or column. Free standing letter boxes on the street or timber posts are not permitted. Letterboxes should not be made from unclad materials and not be purchased and 'plinked' in front of the house. They should be considered in the design and the implementation of the front yard landscape plan.

6.3 METER BOXES

Meter boxes are to be positioned on the side or rear elevations of the dwelling and must not be 'easily' visible from the street.

6. LANDSCAPE DESIGN



6.4 INDICATIVE LANDSCAPE PLAN 1:100 @ A3

KEY

- ① 1.2m high fence
- ② 1.2m high hedge
- ③ 1.8m high fence (S14)
- ④ Letter box
- ⑤ In situ concrete paving
- ⑥ Deck
- ⑦ Garden
- ⑧ Lawn
- ⑨ Tree
- ⑩ Bin storage area

6.5 LANDSCAPE PLAN

A landscape plan is required for the front yard of all lots. A landscape plan will also need to be prepared for the side yard if the lot is a corner lot or adjoins an open space. The landscape plan shall be submitted to the Design Review Panel for approval and include the following:

- The landscape design must include all proposed hard and soft landscaping elements (driveways, paving, decking, retaining walls, ponds, ancillary structures, planting)
- The front yard landscaping must complement the streetscape and public landscape areas
- The landscape design must consider enhancement of public safety and privacy between adjoining houses
- Locations and mature size of deciduous and evergreen trees should be carefully considered
- A minimum of 1 x PB150 grade specimen tree must be planted in the front yard to enhance the estate's street tree framework.
- All lot planting must be in accordance to the estate's approved plant species list.

6.6 FRONT YARD

Front yard landscaping must complement the neighbourhood design character. Front yards are a key transition area between the public and private realm. This landscaping softens the visual appearance of built form, provides a sense of scale to the houses and enhances the overall visual amenity of the development.

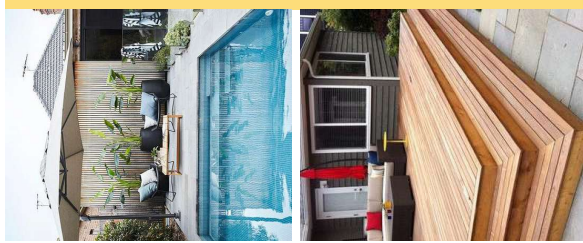
6.7 SIDE YARD

The key aim of side yard landscaping is to provide visual privacy between neighbouring properties. When selecting tree and shrub species it is important to ensure that they will not become overly large and shade out winter sun from your neighbour. The use of small deciduous trees is preferred to using evergreen species which can block out light in winter.

6.8 BACK YARD

It is encouraged that fruit trees are planted in each back yard.

6. LANDSCAPE DESIGN



6.9

ANCILLARY STRUCTURES

Ancillary structures (e.g. garden sheds, gazebos, shade sails, pergolas) should be located for the enjoyment and amenity of the residents without negatively detracting from the visual quality of the estate streetscape. It is important that ancillary structures are well designed and in keeping with the quality and theme of the house.

SERVICE AREAS

All service areas are to be located at the side or rear of the house and are to be suitably screened from all public viewpoint with either approved fencing, curved trellising and/or hedging. Service areas should be screened so as not to be visible from primary living areas of neighbouring houses.

GARDEN SHEDS

Garden sheds are to be no more than 1.8m in height and located a minimum of 2m from any lot boundary. All galvanneal steel sheds are to be painted in an approved recessive colour. Timber sheds should be stained to match boundary fencing. Sheds should be screened so as not to be visible from primary living areas of neighbouring houses.

SWIMMING POOLS

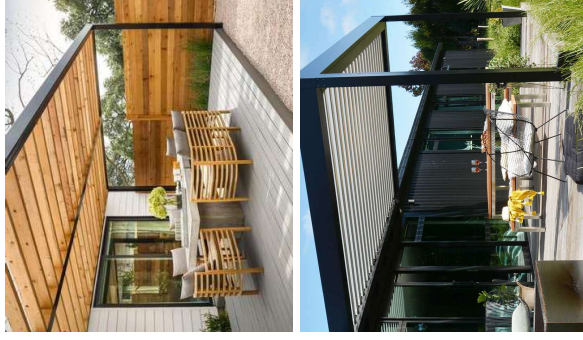
Swimming pools should be indicated on the site or landscape plan submitted for review by the Design Review Panel. All pools and pool fencing to comply to relevant National and Regional Authority safety requirements.

DECKS

Decks and balustrades (where required) are to be of a high-quality architectural design and should be in keeping with the look and feel of the house design. Deck placement should consider the design of neighbouring properties and not unduly overlook primary living areas on neighbouring properties. All decks are to comply with the New Zealand Building Code and relevant engineering requirements.

26

6. LANDSCAPE DESIGN



PERGOLAS

Pergola structures are to be of a high-quality design and should be in keeping with the overall design of the house. All timber pergolas must be of a suitably sturdy design and must be stained in an approved colour.

WASHING LINES

All washing lines are to be located away from the street frontage and public viewpoints. Washing lines should not be visible from neighbouring properties.

TRAMPOLINES

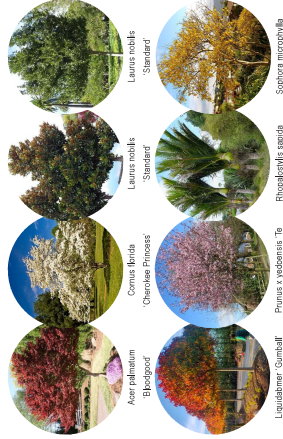
All trampolines are to be located away from the street frontage and public viewpoints.

27

7. LANDSCAPE - PLANTING SPECIES

7.1 SPECIMEN TREES

BOTANICAL NAME	COMMON NAME	NATURE HEIGHT	SPREAD
<i>Conus florida</i> 'Cherokee Princess'	Red Maple	4m	3m
<i>Magnolia grandiflora</i> 'Little Gem'	Flowering Dogwood	4m	3m
<i>Laurus nobilis</i> 'Standard'	'Little Gem' Magnolia	5m	3m
	Bay Laurel	4m	3m
<i>Liquidambar</i> 'Gumball'	Gumball Sweet Gum	3m	1.5m
<i>Prunus x yedoensis</i> 'To Meai'	Yoshino Cherry	6m	5m
<i>Rhopalostylis</i> <i>aspida</i>	Ni'au Palm	10m	3m
<i>Sophora</i> <i>microphylla</i>	Kawhai	8m	5m



7.2 HEDGE SPECIES

Hedges are to be a minimum grade of Ph12 at time of planting, to be a single species (not mixed) and maintained as a minimum 1.2m high hedge along front yards and rear yards (when adjacent reserves), and 1.8m high hedge on side and rear yards elsewhere.

BOTANICAL NAME	COMMON NAME	NATURE HEIGHT	SPREAD
<i>Buxus sempervirens</i>	Common Boxwood	1m	1m
<i>Croton</i> 'Geenys Green'	Keroko	3m	2m
<i>Griselinia</i> <i>Broadway</i> Mint	Kapuka	4.5m	2.5m
<i>Mitchella</i> <i>figo</i>	Port Wine Magrolla	3m	2m



28

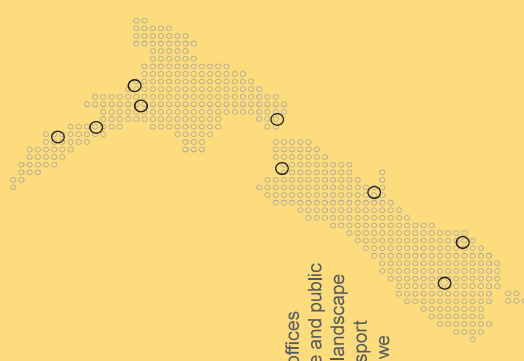
7. LANDSCAPE - PLANTING SPECIES

7.3 LOW GROUND COVER SPECIES

BOTANICAL NAME	COMMON NAME	NATURE HEIGHT	SPREAD
<i>Carex testacea</i>	Swamp Sedge	0.5m	0.6m
<i>Carex virgata</i>	Speckled Sedge	1m	0.75m
<i>Ceanothus</i> <i>Blue</i> <i>Shepphine</i>	California Lilac	1.5m	0.75m
<i>Chiosya</i> <i>ternata</i> 'Aster Pearl'	Mexican Orange Blossom	1.5m	1.5m
<i>Coprosma</i> 'Hawera'	Hawera Sand Coprosma	0.5m	1.5m
<i>Coprosma</i> <i>repens</i> 'Poor Knight'	Taupata	0.5m	1m
<i>Coprosma</i> <i>robusta</i>	Karamu	3m	2m
<i>Dianella</i> <i>caerulea</i> 'Little Jess'	Little Jess Dianella	0.5m	0.5m
<i>Dianella</i> <i>nigra</i>	Taratu	0.5m	0.5m
<i>Dietes</i> <i>grandiflora</i>	Fortnight Lily	1m	0.75m
<i>Juncus</i> <i>australis</i>	Leafless Rush	1m	0.75m
<i>Libertia</i> <i>pergrimens</i>	Creeping Iris	0.5m	0.5m
<i>Lobelia</i> <i>angulata</i>	Penakenake	0.1m	1m
<i>Lomandra</i> 'White Sand'	White Lomandra	0.75m	0.75m
<i>Lomandra</i> <i>brigidia</i> 'Nyalu'	Green Lomandra	1m	1m
<i>Loropetalum</i> <i>chinese</i> 'Fire Dance'	Chinese Fringe Flower	1.2m	1.2m
<i>Metrosideros</i> <i>collina</i> 'Tahiti'	Pohukawa Tahiti	1m	1m
<i>Muehlenbeckia</i> <i>complexa</i>	Small Leaved Pohuehue	0.5m	1.5m
<i>Phormium</i> 'Emerald Green'	Dwarf Mountain Flax	0.75m	0.75m
<i>Viburnum</i> <i>dawdii</i>	Viburnum	1.2m	1.2m



29



Together. Shaping Better Places.

Boffa Miskell is a leading New Zealand environmental consultancy with nine offices throughout Aotearoa. We work with a wide range of local, international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, Te Hīhiri (cultural advisory), engagement, transport advisory, climate change, graphics and mapping. Over the past five decades we have built a reputation for creativity, professionalism, innovation and excellence by understanding each project's interconnections with the wider environmental, social, cultural and economic context.

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