

# Design Guidelines - Stage 6.

## 1. INTRODUCTION

Waimakariri District Council (WDC) and Ravenswood Developments Ltd (Ravenswood) have in place a number of rules and covenants that effect the development of sections at Ravenswood.

The covenants offer you peace of mind in the knowledge that your neighbours are also required to meet the same minimum standards, protecting the built and landscape features and amenities of the development.

This document summarises the main requirements, but for full details please refer to the relevant sections of the WDC District Plan and covenants applying to the Lot you have purchased.

If we can be of further assistance in helping your design process, please contact us on (03) 375 0010.

## 2. SECTION SPECIFICATIONS

- All Lots are TC2 equivalent;
- Each Lot will connect to reticulated stormwater;
- Each Lot will connect to reticulated (gravity) wastewater;
- Each Lot will connect to underground power;
- Street lights throughout development;
- Telecommunications provided by fibre (Enable) - allowing fast broadband.

## 3. HOUSE DESIGN RULES

All house designs must meet the requirements detailed below and your plans need to be approved by Ravenswood prior to seeking building consent from WDC.

Requirements have been negotiated with WDC for this development - with the aim of allowing higher density and more affordable housing than the standard zone rules would otherwise permit (in the absence of the Medium Density Residential Standards (MDRS)), whilst at the same time ensuring that street appeal is maintained and neighbours are not unduly impacted.

Please note that the introduction of MDRS **does not** override the requirements of Ravenswood's Covenants and these Design Guidelines. Dwellings must comply with Ravenswood Covenants and these Design Guidelines. Ravenswood may at its sole discretion nominate certain areas within Stage 6 (Lots 1001-1025 & Lot 1103) and Stage 7 (Lots 1273 - 1288) where development in accordance with the MDRS provisions will be allowed despite Ravenswood's Covenants and these Design Guidelines.

In these guidelines "Medium Density Residential Standards" or "MDRS" means the requirements, conditions and permissions set out in Schedule 3A of the Resource Management (Enabling Housing Supply and Other Matters).

### **Rules for Lots 400m<sup>2</sup> or greater (Appendix 1)**

- Maximum Building Site Coverage: 35%
- Maximum Height: 5.5m
- Minimum Setback from Road Boundary: 2m
- Minimum Setback from Side Boundary: no rule
- Minimum Setback from Rear Boundary: no rule

### **Rules for Lots 986-1129 and 1133-1263 (Lots of 400-600m<sup>2</sup>) (Appendix 2)**

**Ravenswood has obtained consent for higher site coverage than permitted by the Council district plan:**

- (a) Maximum Building Site Coverage: can be increased to 40% over cladding, this excludes eaves.
- (b) Maximum Height: 5.5m.
- (c) Any garage or carport erected on the Lot shall be located at least 1 meter further from the street frontage than the main front façade of the dwelling, except where a side garage is constructed in compliance with clauses (d) & (e).
- (d) The side wall of any garage erected on the site adjacent to the road boundary shall not exceed 50% of the lot frontage or 6.5 meters in length, whichever is lesser.
- (e) For any garage where a side wall is adjacent to the road boundary, the side wall shall contain a minimum of 2sqm of glazing or contrasting materials.
- (f) Any dwelling shall be located a minimum of 2m from any road boundary.
- (g) Any dwelling shall be set back a minimum of 1m from one side boundary.
- (h) Where a structure is located within 1m of a side boundary, the structure shall not exceed 10m in length at which point a step-in from the side boundary of a minimum 0.5m depth shall be provided. The step-in shall be a minimum of 2.5m in length.
- (i) Each Lot shall provide a minimum outdoor living space of 30m<sup>2</sup> with minimum dimensions of 4m x 6m.
- (j) The front door of the dwelling shall directly face the street and be visible from the street.
- (k) The total area of glazing provided facing the road frontage of any floor of any dwelling shall be a minimum of 3m<sup>2</sup>.
- (l) All land between the dwelling and the street, except in areas required for vehicle or pedestrian access shall be landscaped.
- (n) Except when providing screening of an outdoor storage area as required in condition (m), any fencing which is located forward of the front façade of the dwelling, except for common internal boundary fencing shall have a minimum height of 1.2m and a minimum visual openness of 50%.

### **Rules for Lots 1130, 1131 and 1132**

- (a) Maximum Structure Coverage of 45% of the net site area.
- (b) Any dwelling on the site shall have a maximum height of 5.5m.
- (c) A minimum dwelling setback of 2m from the local purpose drainage reserve boundary.
- (d) A minimum dwelling setback of 1m from one side boundary.
- (e) Where a structure is located within 1m of a side boundary, the structure shall not exceed 10m in length at which point a step-in from the side boundary of a minimum 0.5m depth shall be provided. The step-in shall be a minimum of 2.5m in length.
- (f) Each Lot shall provide a minimum outdoor living space of 30m<sup>2</sup> with minimum dimensions of 4m x 6m.
- (g) All land between the dwelling and the street, except in areas required for vehicle or pedestrian access, shall be landscaped or lawn.

### **Recession Planes**

Recession planes apply to **all residential Lots** to protect your exposure to sun and ensure you are not excessively shaded-out by neighbouring buildings. The building must fit within a recession plane that starts 2.5m above the boundary and extends into the Lot at a slope of between 35 and 55 degrees to horizontal (depending on which direction the boundary faces). Refer WDC District Plan or diagram in Appendix 1-2 for more details.

### **Outdoor Storage Area for Rubbish Bins**

All dwellings shall provide an area of at least 3m x 1.5m for storage of rubbish bins. If that storage area is located between the dwelling and front boundary, then it shall be screened by a 1.2m minimum height timber board or trellis fence.

Except when providing screening of an outdoor storage area as required in condition (m), any fencing which is located forward of the front façade of the dwelling, except for common internal boundary fencing shall have a minimum height of 1.2m and a minimum visual openness of 50%.

### **Other Conditions**

- Only one house per Lot with minimum size of 90m<sup>2</sup> (inclusive of garage).
- No relocatable buildings are allowed (unless otherwise approved by Ravenswood).
- All buildings must be constructed from new or high quality recycled materials (unless otherwise approved by Ravenswood).
- Exterior wall cladding (excluding gable ends and trim) shall be either timber, concrete block, local stone, weatherboards, brick or textured plaster – and finished in their natural colour, neutral tones, or coloured earthy mid-tones (unless otherwise approved by Ravenswood).
- There shall be no copper, galvanised, unpainted zincalume, or any other unpainted metal on roof material, gutters, down pipes or external cladding. This is to limit the discharge of potentially harmful copper or zinc into the downstream aquatic environment, and a condition of the development's stormwater discharge consent.
- On-site maneuvering shall be provided on Lots 1099-1109, 1128, 1129, 1211 & 1212 to ensure that no vehicle shall reverse onto a Collector Road.
- On-site maneuvering shall be provided on Lots 986-991, 995, 996, 999, 1000, 1062, 1063, 1067-1072, 1077-1082, 1087-1092, 1096, 1097, 1107, 1108, 1110, 1113-1115, 1120-1124, 1131-1134, 1139-1142, 1208-1211, 1253, 1260, 1262 & 1263 to ensure that no vehicle shall reverse onto a Right of Way.

## **4. FENCING REQUIREMENTS**

- Side and rear fences must be erected prior to any building construction unless otherwise agreed by Ravenswood.
- All rear and side boundaries should be fenced to a height of 1.8m. A lower height at the street frontage of 1.2m transitioning up to a 1.8m height (for a minimum of 2m from the road boundary) is required.
- There shall be no fencing across the street frontage of any Lot unless otherwise approved by Ravenswood. It is a WDC requirement that for all Lots greater than 35% site coverage, any front fencing must be no higher than 1.2m and have a minimal visual permeability/openness of 50% (e.g. Warner fence).
- Any Lot which abounds a reserve must be fenced to a maximum height of 1.2m and have a minimum visual permeability/openness of 50% (e.g. Warner fence) – except where required to screen a bin storage area unless otherwise approved by Ravenswood.
- All fencing proposed shall be shown on the landscape or site plan provided as part of the plan approval process.
- The landowner of Lots 986-991, 995, 996, 999-1025, 1103, 1129-1132, 1141-1150, 1211, 1253-1256, 1258, 1261-1263 shall pay the full costs of fencing the common boundary with the council Local

Purpose (Drainage) reserve. Fencing shall have a maximum height of 1.2m and be a minimum of 50% visually permeable (e.g. Warner fence).

## 5. LANDSCAPING REQUIREMENTS

A landscape plan, including fencing details, must be prepared and submitted with house plans as part of the Ravenswood approval process detailed in Section 6.

Ravenswood is generally expecting to see a degree of attractive landscaping at the front of all houses facing the street to help create an appealing streetscape for all residents. For all Lots greater than 35% site coverage, WDC requires all land between the dwelling and the street, except in areas required for vehicle or pedestrian access, to be landscaped.

There are limits on how high any tree or shrub can be depending on the distance from the boundary. Please see the Land Covenants for further details.

Landscaping is to be completed within three months of the dwelling receiving code of compliance.

## 6. PLAN APPROVAL PROCESS

### Applying for Approval

An application for design approval must be submitted to Ravenswood prior to applying for your building consent to the Waimakariri District Council. A bond of \$2,000 is payable to Ravenswood Developments Ltd when an application for design approval is submitted.

In the event that the design approval application and bond payment are not submitted prior to the start of construction, the Developer reserves the right to charge a \$250 administration fee to process the delayed development approval application.

Sample documents to assist you in preparing your design application can be found on the Ravenswood website at [www.ravenswood.co.nz/documentation](http://www.ravenswood.co.nz/documentation):

- Application cover letter;
- Approval checklist;
- Exterior finishes checklist;
- Sample building plans;
- Construction Bond Agreement and bond payment.

### Refund of Bond

The bond will be returned on confirmation from Ravenswood that no amounts are owing and on completion of the following:

- The building must be completed and site landscaped in accordance with the approved plans.
- The site is left in a tidy condition.
- Any remedial or reinstatement works associated with the construction (e.g. kerbing) have been completed.
- All covenants and conditions have been complied with throughout the construction process.

Where the above requirements have not been met, Ravenswood may recover the cost for repairs, correspondence and administration from the bond prior to releasing it to the Lot owner.

The Lot owner should advise Ravenswood when they consider the works are complete and the bond is due for refund. Ravenswood will complete an inspection as soon as possible, and if in agreement refund the bond promptly.

## 7. RULES DURING CONSTRUCTION OF YOUR HOUSE

These are fully detailed in the Building Covenants. In summary:

- Construction noise must be limited to reasonable hours and not be at an unacceptable level.
- Side and rear fences must be erected prior to any building construction.
- Erosion and sediment control measure must be in place.
- No animals on site during construction.
- Appropriate rubbish disposal measures must be in place.
- Limits on washing down construction vehicles and requirements to handle any spillage.
- Limits on builder's signage.

## **8. BUILDING & SELLING**

Construction of a dwelling house must commence within two years of settlement of purchase, unless otherwise approved by Ravenswood.

No Lot shall be on-sold to another party until a house has been constructed, unless otherwise approved by Ravenswood.

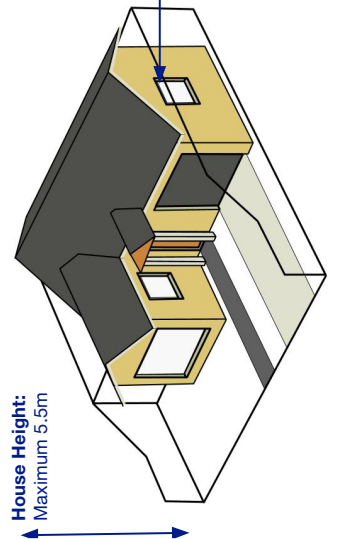
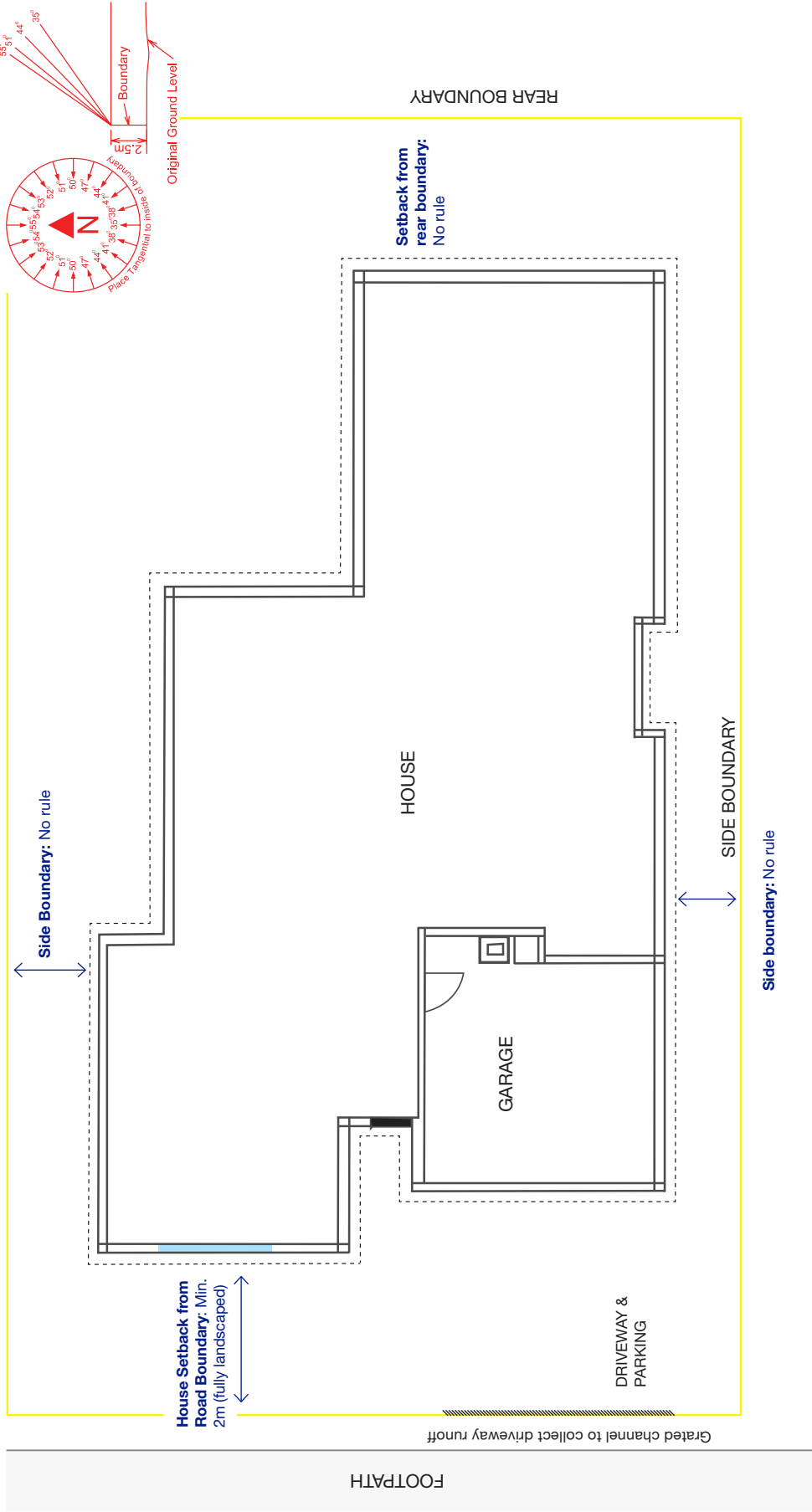
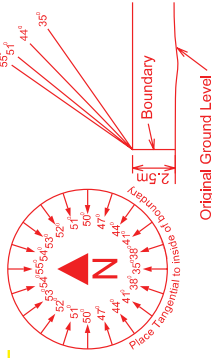
# APPENDIX 1: DIAGRAM SHOWING MAIN RULES

**Lots of 400m<sup>2</sup> or greater and no more than 35% site coverage**

**MAXIMUM SITE COVERAGE: 35%**

\* Excluding eave, pergola or deck

Building to be within recession plane on all boundaries.



**Exterior Materials:** Exterior wall cladding (excluding gable ends and trim) shall be either timber, concrete block, local stone, weatherboards, brick or textured plaster, and shall be finished in their natural colours, neutral tones, or coloured earthy mid-tones. Roofs of all structures shall be finished in their natural colours or coloured dark tones



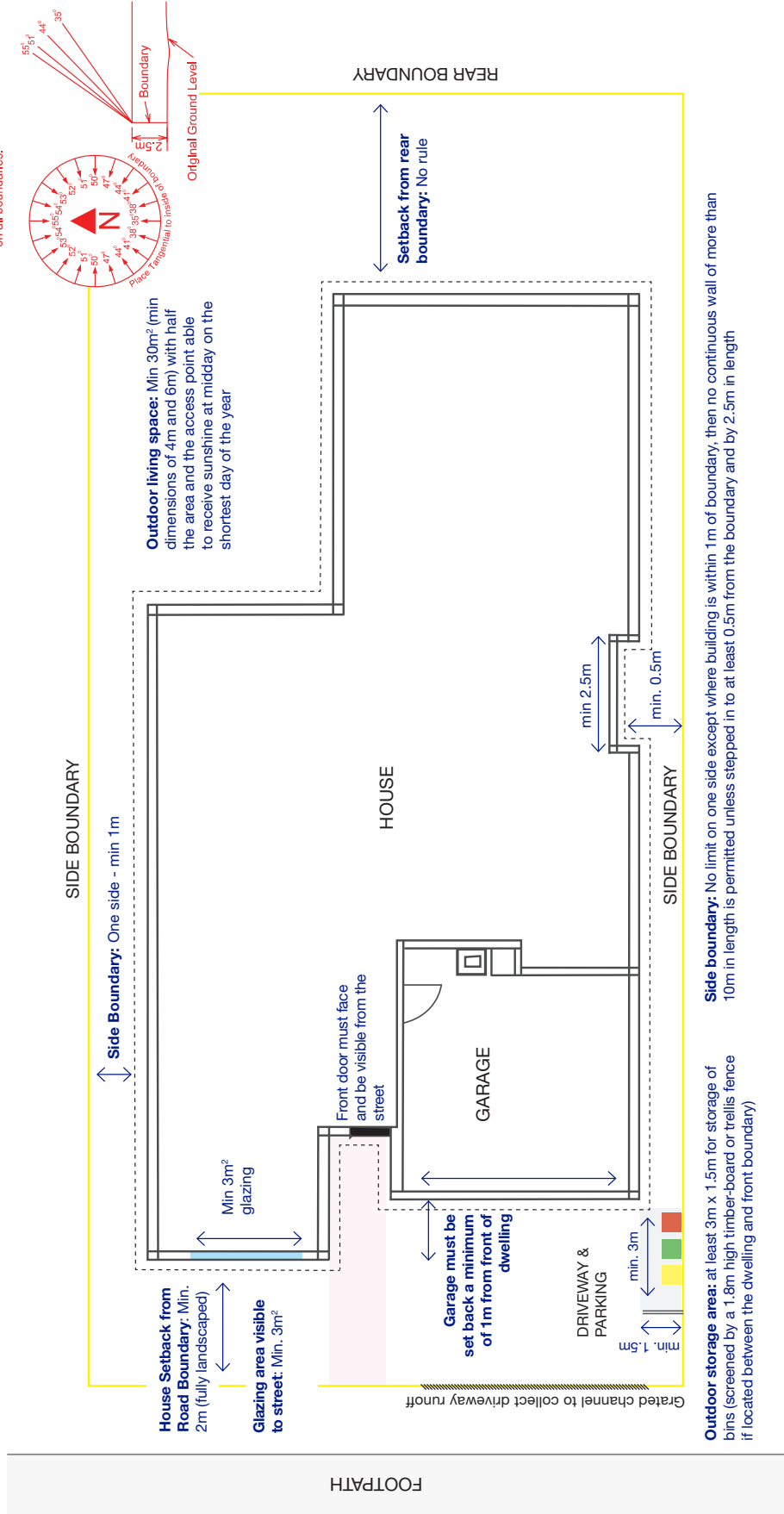
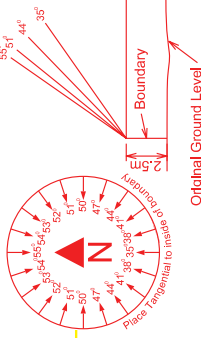
# APPENDIX 2: DIAGRAM SHOWING MAIN RULES

## Lots of 400m<sup>2</sup> - 600m<sup>2</sup> and 40% site coverage

**MAXIMUM SITE COVERAGE: 40%**

\* Excluding eave, pergola or deck

Building to be within recession plane on all boundaries.



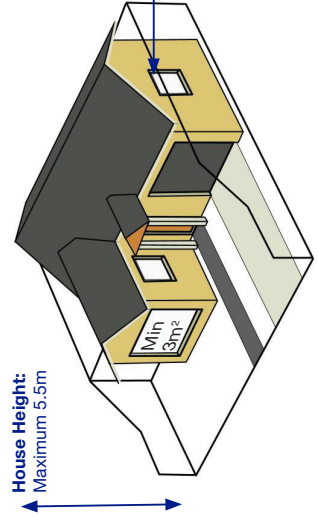
**Outdoor living space:** Min 30m<sup>2</sup> (min dimensions of 4m and 6m) with half the area and the access point able to receive sunshine at midday on the shortest day of the year

**Side Boundary:** One side - min 1m

**Setback from rear boundary:** No rule

**Side boundary:** No limit on one side except where building is within 1m of boundary, then no continuous wall of more than 10m in length is permitted unless stepped in to at least 0.5m from the boundary and by 2.5m in length

**Outdoor storage area:** at least 3m x 1.5m for storage of bins (screened by a 1.8m high timber-board or trellis fence if located between the dwelling and front boundary)



**Exterior Materials:** Exterior wall cladding (excluding gable ends and trim) shall be either timber, concrete block, local stone, weatherboards, brick or textured plaster, and shall be finished in their natural colours, neutral tones, or coloured earthy mid-tones. Roofs of all structures shall be finished in their natural colours or coloured dark tones



This is not an exhaustive list and should be read in conjunction with the District Plan rules, any subsequent land use consent, and the Ravenswood Land Covenants and Design Guidelines

**DISCLAIMER**

The information contained herein is true and correct to the best of Ravenswood Developments Limited's knowledge. However, Ravenswood Developments Limited, its directors, employees, advisers and agents do not make any representation or warranty, express or implied, as to the accuracy, reliability or completeness of the information contained in this document. All compliance with covenants, consent conditions, building regulations, territorial authority requirements and any other statutory requirements is the responsibility of each Lot Owner and you should seek your own professional advice.