



DESIGN GUIDELINES

The following design guidelines are in addition to any expressly restricted activities contained in Part 1 of this attachment.

The purpose of providing these Guidelines is to enhance the presentation of housing in Linden Grove by encouraging good design practice.

LOW DENSITY SITES (LIVING 1)

Stage 1, Lots 1 – 68

Stage 2, Lots 87 – 165

Building Size

The Purchaser and their successors in title will not be given approval to build dwellings that on

- Lots of 500m² and less have a floor area of less than 145m² including garage, under one roof;
- Lots of 501 – 600m² have a floor area of less than 165m² including garage, under one roof;
- Lots of 601 – 700m² have a floor area of less than 185m² including garage, under one roof;
- Lots of 701 – 775m² have a floor area of less than 200m² including garage, under one roof;
- Lots of greater than 775m² have a floor area of less than 210m² including garage, under one roof.

This will however not apply to Lots 87, 111 and 112 for as long as the Vendor remains the registered proprietor of these lots. Measurement of any rear Lot shall exclude any right-of-way or driveway area.

Building Materials

Preferred exterior finishes include:

- *linea* board
- brick

- plaster.

The following materials are *unlikely* to be approved during the Plan Approval Process:

- Multicoloured or terracotta coloured tiled roofs
- Fluted prefinished fascia on gables
- Plum deck or trim deck roofing (unless being utilised on a mono-pitch roof structure)
- Zinalume or galvanised finish roofing materials
- Corbel features (brick and / or stone may be permitted)
- Colonial windows

Instead, *four* of the following *ten* primary design elements **MUST** be selected and included in the house design:

- Plaster finish
- Cut stone feature cladding
- Chimney
- Pergolas or verandahs visible from the road
- Exposed rafters
- At least one roof gable addressing the streetscape
- Smooth fascia finishes on gable ends (e.g. painted timber or Calder Stewart paltec)
- Floor to soffit windows
- Varying ceiling to eave heights
- Non standard garage door (e.g. cedar or flat panel and not to match roofing profile)

In addition, at least *two* items from the following secondary design elements **MUST** be included:

- Solid plaster banding around window surrounds
- Chimney cages or ceramic pots
- Feature hard landscaping
- Vents in gable ends
- Bi-folding doors
- Louvres built into aluminium joinery (glass or cedar)
- Balconies
- Use of hedging to street frontage
- Skylights
- Window shutters

General Considerations

- Roof pitch must be a minimum of 28 degrees
- All utility meter boxes should not be visible from the streetscape
- Planting of the street frontage to the property is to be encouraged with specimens in keeping with the existing trees within the subdivision
- A full exterior colour scheme is required at the time of plan approval and New Zealand Heritage or provincial colours and materials are highly encouraged.

These Guidelines have been inserted for the benefit of the purchaser and their designers. However, each house design will be considered on its own merit.

MEDIUM DENSITY SITES (LIVING 3)

Stage 1, Lots 200 – 231

Stage 2, Lots 166 – 173

Bulk and Location Rules

- In general, the City Council Living 3 (L3) rules shall apply except for the following amendments:
 - Building height shall be a maximum of 9 metres
 - Streetscape – bay window or front porches may intrude into the 4 metre minimum setback by 0.5 meters for a maximum length of 3 meters. This will be subject to any required resource consents.
- Site Density – no basements shall be permitted i.e. all floor area on the site shall contribute to the maximum residential floor area ratio of 0.8.

Building Size

- All buildings shall be two storeys, although rooms contained entirely in the roof space shall be permitted at a third level. Dormer, skylights and gable end windows are permitted to rooms contained fully within the roof at the third level.
- Building gross floor area including garage shall be a minimum of 170m².

Building Materials

- Roof. To be either tile, slate, timber shingles or longrun colour steel.
- Walls. Principal cladding materials shall be clay or coloured concrete bricks or blocks and plaster.
- Weatherboard, vertical board/fibre cement and batten, cut/dressed stonework (i.e. not riverstone) and longrun corrugated coloursteel maybe used as secondary materials to gables, feature walls and so on. but shall comprise no more than 33% of the wall area (excluding glazing).
- Rainwater goods. All spoutings, facia and downpipes shall be colour pre-

finished, copper or painted. Downpipes should generally be coloured to match the principal cladding material colour.

Windows and Front Door

- Windows visible from the street shall generally be full height except where in bathrooms and kitchens.
- Window glass (except to bathrooms and front door sidelights which may be obscured) shall be clear or light tinted. No reflecting glass is permitted.
- Garage windows shall not face the street unless height is greater than 1.5 metres above floor level.
- Front doors shall be a minimum 2.2 metres high and shall address the street.

Chimneys

- If flued heating appliances are included, the chimney above the roofline shall be constructed as a solid rectangular chimney ideally in a cladding to match the house.
- Chimney pots are to be ceramic or black 300 mm minimum diameter with no stainless steel or unpainted flues being permitted.

Front Façade

- The street elevation shall be designed in a manner that addresses the street. Each house shall include a gable on the front elevation and on at least one additional elevation.

Landscaping

- Each site shall (except for the house and drive) be fully landscaped and planted in accordance with the general restrictive covenants.
- A detailed landscape plan (1:100 scale) shall be submitted for approval at the second stage design approval (see below).

Additional Design Approval Process (medium density sites only)

In accordance with the Restrictive Covenants, the Vendor will apply a 2-stage plan approval process for the medium density sites. The owner and/or designer shall submit the design as a preliminary sketch plan (floor plan and two elevations including the street view at 1:100 street scale). Once approval for this stage has been obtained then the final design shall be prepared and submitted for final approval. Detailed landscape plans shall be submitted at this stage.

Attached are some typical elevations which utilise the above medium density (Living 3) design guidelines. This style of design would generally meet the required criteria and is attached for information purposes and to assist in your own design process.



VIEW FROM CRICKET GROUND RESERVE

WILKIE + BRUCE ARCHITECTS
LINDEN GROVE SUBDIVISION - HILLMORTON


Linden Grove
A PARK-LIKE SETTING



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