

Design Guidelines.

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 TC1 or 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.

Most requirements are either standard zone rules, or were 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, whilst at the same time ensuring that street appeal is maintained and neighbours are not unduly impacted.

Key requirements are summarised in the diagrams in Appendices 1-3 and also below. Note that only one of the three diagrams will apply to your Lot, depending on the size of your Lot and proposed site coverage.

Rules for Lots less than 400m²

- Maximum Building Site Coverage: 45%
- Maximum Height: 8m
- Minimum Setback from Road Boundary: 2m to dwelling and 3m to garage (garage must be setback a minimum of 1m from dwelling)

- Minimum Setback from Side Boundary:
 - 1m on one side;
 - no limit on other side, except if within 1m of boundary the structure shall not exceed 10m in length without a step in (of minimum 0.5m in depth x 2.5m in length).
- Minimum Setback from Rear Boundary:
 - 2m where the side boundary is less than 30m long;
 - 3m where the side boundary is 30m or greater.
- Front door must face and be visible from the street.
- Minimum glazing (window) area of 3m² on each floor facing the street.
- Single attached garage or carport only (width not exceeding 5m) i.e. no double garage permitted.
- Path to front door to be different paving treatment to driveway (to provide contrast).
- Where a second storey window faces an internal boundary, the window shall be set back 2m.
- Minimum outdoor living space of 30m² (minimum dimensions of 4m and 6m) directly accessible from a living area, with half the area and the access point able to receive sunshine at midday on the shortest day of the year.
- All land between the dwelling and the street, except in areas required for vehicle or pedestrian access shall be landscaped.

Rules for Lots 400m² or greater

- Maximum Building Site Coverage: 35%
- Maximum Height: 8m
- Minimum Setback from Road Boundary: 2m
- Minimum Setback from Side Boundary: no rule
- Minimum Setback from Rear Boundary: no rule

Rules for Lots 400-600m²

As an alternative to the above, Ravenswood has obtained consent for higher site coverage if your Lot is in the 400-600m² size range, and not on the Ravenswood project boundary:

- Maximum Building Site Coverage: can be increased to 40% if additional rules met as per below.
- Maximum Height: 8m
- Minimum Setback from Road Boundary: 2m to dwelling and 3m to garage (garage must be setback a minimum of 1m from dwelling).
- Minimum Setback from Side Boundary:
 - 1m on one side;
 - no limit on other side, except if within 1m of boundary the structure shall not exceed 10m in length without a step in (of minimum 0.5m in depth x 2.5m in length).
- Front door must face and be visible from the street.
- Minimum glazing (window) area of 3m² on each floor facing the street.
- Minimum 30m² (minimum dimensions of 4m and 6m) directly accessible from a living area, with half the area and the access point able to receive sunshine at midday on the shortest day of the year.
- All land between the dwelling and the street, except in areas required for vehicle or pedestrian access shall be landscaped.

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 diagrams on Appendix 1-3 for more detail.

Outdoor Storage Area for Rubbish Bins

Ideally the design should allow an area of sufficient size at the side or rear of the dwelling for storage of rubbish bins, of minimum size of 3m x 1.5m.

If this is not possible and bins are to be stored at the front between the dwelling and road boundary, the design must provide for the 3m x 1.5m area to be screened behind 1.8m high timber or trellis fence facing the street.

Other Conditions

- Only one house per Lot with minimum size of 90m² (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.

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 less than 400m² or 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 as detailed in Section 3 and unless otherwise approved by Ravenswood. This is a mandatory WDC requirement for all Lots less than 400m² or greater than 35% site coverage.
- All fencing proposed shall be shown on the landscape or site plan provided as part of the plan approval process.

5. LANDSCAPING REQUIREMENTS

A landscape plan 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 less than 400m² or 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:

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

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 builders 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.

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.

APPENDIX 2: DIAGRAM SHOWING MAIN RULES

Lots of 400m² 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.



