

Design Guidelines

STAGE 1A and 1B

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As part of the building process, each house design at Lincoln will need to have been approved by Ngāi Tahu Property Ltd prior to work starting on site. Design Guidelines have been developed to assist you through the approval process.

THE PURPOSE

The purpose of these guidelines are to help owners and their designers through the house plan approval process and to encourage good design practice. Good design is important and will help protect and enhance the value of your individual investment.

Please take the time to read the guide and if you, your designer or your builder require advice or clarification, please do not hesitate to contact our Sales Manager, Dene Maddren, on 0800LIVEIN or lincoln@ngaitahu.iwi.nz.

THE PROCESS

Once you have read the guidelines and gathered your thoughts about the design of your home, you can have your plans approved by:

- 1 Following the design guidelines and demonstrating a high level of compliance with the 'Objectives' and 'Specific Requirements'

OR

- 2 Requesting that your house be assessed on the basis of an alternative design, which complies with the 'Objectives' of the guidelines, but not necessarily all of the 'Specific Requirements'. This option allows greater flexibility of building forms and materials.

Once you have decided on the process you would like to follow, please complete the attached Plan Approval Application form and return it with your house and landscape plans.

Please note - These design guidelines do not replace the requirements of the Local Authority planning and building consent rules and regulations. The responsibility for compliance and approval with these rules must be considered independently.

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THE GUIDELINES - STAGE 1A AND 1B

SITING OBJECTIVES

Your home should be designed specifically for your section and should take into account prevailing sun, wind, outdoor living spaces, vehicle access and neighbouring dwellings.

SPECIFIC REQUIREMENTS

- Consider locating living areas so that they receive plenty of sunshine.
- Provide for appropriately sized and proportioned outdoor living.
- Provide for suitable vehicle access to the garage without compromising the outdoor living areas and gardens at the front of your home.
- Consider the needs of landscape planting to provide screening for wind, privacy and shade.
- Corner sections require very careful consideration due to their additional profile.

BUILDING SIZE OBJECTIVES

It is important that the completed homes are of an appropriate size for the sections.

SPECIFIC REQUIREMENTS

The following minimum building sizes are required under these design guidelines:

Section Size	Minimum dwelling floor area including garage
500 ^{m2} and less	145 ^{m2}
501-600 ^{m2}	165 ^{m2}
601-700 ^{m2}	185 ^{m2}
701-775 ^{m2}	200 ^{m2}
over 775 ^{m2}	210 ^{m2}

Note: Section size excludes right-of-way or common driveway area.

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BUILDING CHARACTER

OBJECTIVES

Houses should be designed to reflect a modern New Zealand character responding to the local climate, environment and lifestyle.

Buildings should relate well with the street, public boundaries and maintain good visual links to the street. This contributes to safer local community and social interaction.

Strong and simple roof forms help to create interest and variety. The use of a mixture of materials and colours are important in providing a strong streetscape.

SPECIFIC REQUIREMENTS

Exterior Appearance

- All houses need to have at least one full structural gable with one end addressing the street, public resource or other public boundary.
- The garage door should blend into the street facade and be set back at least one metre behind the line of the house or aligned at right angles to the street boundary.
- The front door shall be clearly defined and access to it readily visible from the street.
- Where possible the street facade shall be designed with large clear glazed windows to provide a good visual link to the outside. Consider floor to ceiling windows or doors where functionally appropriate.
- Any flue from a heating device shall be formed as a chimney structure which compliments the house design.

Roof Forms

- Simplicity of form is best, multiplicity of hip ridges and valleys are not encouraged.
- The roof pitch shall be between 28° and 40° [apart from roofs over ancillary or linking building elements which can be flat or very low pitched].
- Any gables shall carry the gable ridge for the full length of the space below or the primary building element.

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BUILDING CHARACTER cont'd

Materials and Colour

- The external materials and colour of your home should be chosen to reflect a true New Zealand character with neutral tones dominating. Very light and very dark colours are discouraged, as are primary colours [unless they are being used to highlight secondary elements].
- Building materials must be genuine and clearly recognisable for what they are [ie. materials manufactured to look like something else are unlikely to be approved].
- Examples of approved materials [but not limited to] are:
 - Weatherboard
 - Plaster
 - Brick
 - Worked Canterbury stone
 - Limestone
- A suitable mix of cladding materials is considered important with one material being seen as primary and at least one or two other secondary building materials being used.

Garages and Driveways

- The driveway is to be laid out to minimise the amount of hard paving and perhaps screening with evergreen planting to reduce the visual impact.
- The garage should not dominate the front facade of the house and the garage door should not exceed 5.6m in width when facing the street. The garage should be clad in a material which has regard to the main materials of the house. The door should not be made out of the same profile material as the roof of the house.

Ancillary Elements

- If solar panels are to be fixed and located so that they are discrete from the street or neighbouring property unless they are of a low profile type.
- Garden sheds should not be located within the front yard.

Corner Sites

- A corner site may either be bounded by two roads, or a road and a public reserve or access way.
- Corner sites shall address both frontages by use of gables, entry pergolas, full height windows, verandahs or balconies, as well as complimentary landscape components.
- The needs of outdoor living will need to be carefully considered on corner sites, particularly when they are North or West facing boundaries.

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LANDSCAPE PLANNING OBJECTIVES

The landscape design should provide a suitable outdoor living space linked with an indoor living area and located to give privacy and protection from the prevailing winds. The landscape will also soften the appearance of the house and contribute greatly to the overall street appeal.

SPECIFIC REQUIREMENTS

- A landscape plan prepared by a landscape designer is to be submitted as part of the approval process.
- All external open spaces need to be completely landscaped by the planting of trees, hedges, shrubs, grass or other forms of landscape such as paving and decking.
- Planting of eco sourced native species is encouraged where possible.
- Consider planting at least one specimen tree in your front yard.
- The landscape plan presented for approval needs to include details of the:
 - Location of trees showing species and maximum mature height.
 - Areas of planting with schedule of species.
 - Areas of lawn.
 - Paths, drives and hard paved areas with specification of finished surfaces.
 - Location of fences and screen walls showing heights and specification of materials.
 - Location and details of any ancillary buildings or landscape structures.

FENCING OBJECTIVES

Fencing is to be constructed to create a suitable level of privacy and shelter to the private outdoor living areas and to screen service courtyards.

Generally side and rear boundary fencing will be 1.8m high capped timber paling fences which will extend along the internal boundaries and step down to 1m in height between the building and the road reserve. All fences shall be set back 1m from the road reserve.

SPECIFIC REQUIREMENTS

- If you wish to fence your front boundary it must be designed in accordance with the Restrictive Covenants.
- Hedges or planted screening are acceptable alternatives.
- Capped timber palings should be stained.

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YOUR ENVIRONMENT

Designing your house with the environment in mind is a small but significant consideration that you can do to ensure that you, your children and your children's children can continue with the amenities that you enjoy now. By conserving our natural resources and planning for the future, you are not only helping the environment but saving you money in the long term.

Consider the following -

- Installation of the highest possible rating of insulation to floor, walls and ceilings.
- Sensible distribution of opening windows to provide adequate natural ventilation.
- Careful consideration given to verandahs or eave overhangs to reduce excessive solar gain in summer, but allow low winter sun in to heat the interior spaces.
- Correct sizing of heat pump units to maximise energy efficiency.
- Dual flush toilet cisterns.
- Install high star rated appliances.
- Plant vegetable gardens and fruit trees.

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This document must be completed by the applicant and the necessary information supplied.
If the appropriate information is not supplied the plans may be returned to the applicant.

OWNER'S DETAILS

Name of Applicant _____

Section Number _____

Current Postal Address of Applicant _____

Phone: Home _____

Phone: Work _____

Phone: Mobile _____

Email Address _____

APPROVAL METHOD

[refer to page 1 for options]

① Guidelines Approval

② Alternative Design

ATTACHMENTS included [please tick]

Site Plan

Floor Plan

Front Rear and Side Elevations

Landscape Plan

Driveway Design and Location

Fencing Detail [all sides]

EXTERIOR MATERIALS AND COLOUR SCHEME

Have you provided -

Primary Exterior Cladding Detail

Fascia Colour

Secondary Exterior Cladding Detail

Joinery Colour

Primary Exterior Wall Colour

Front Door Colour

Secondary Exterior Wall Colour

Garage Door Material

Roof Cladding

Garage Door Colour

Roof Colour

'If you need assistance with these forms, please do not hesitate to call - we are here to help, 0800LIVEIN'

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