



THE DUNES
BREAM BAY



DESIGN GUIDELINES

VERSION: 1.0

DATE: DECEMBER 2022

DEVELOPED BY

Eb.
Purposeful Development

OVERVIEW

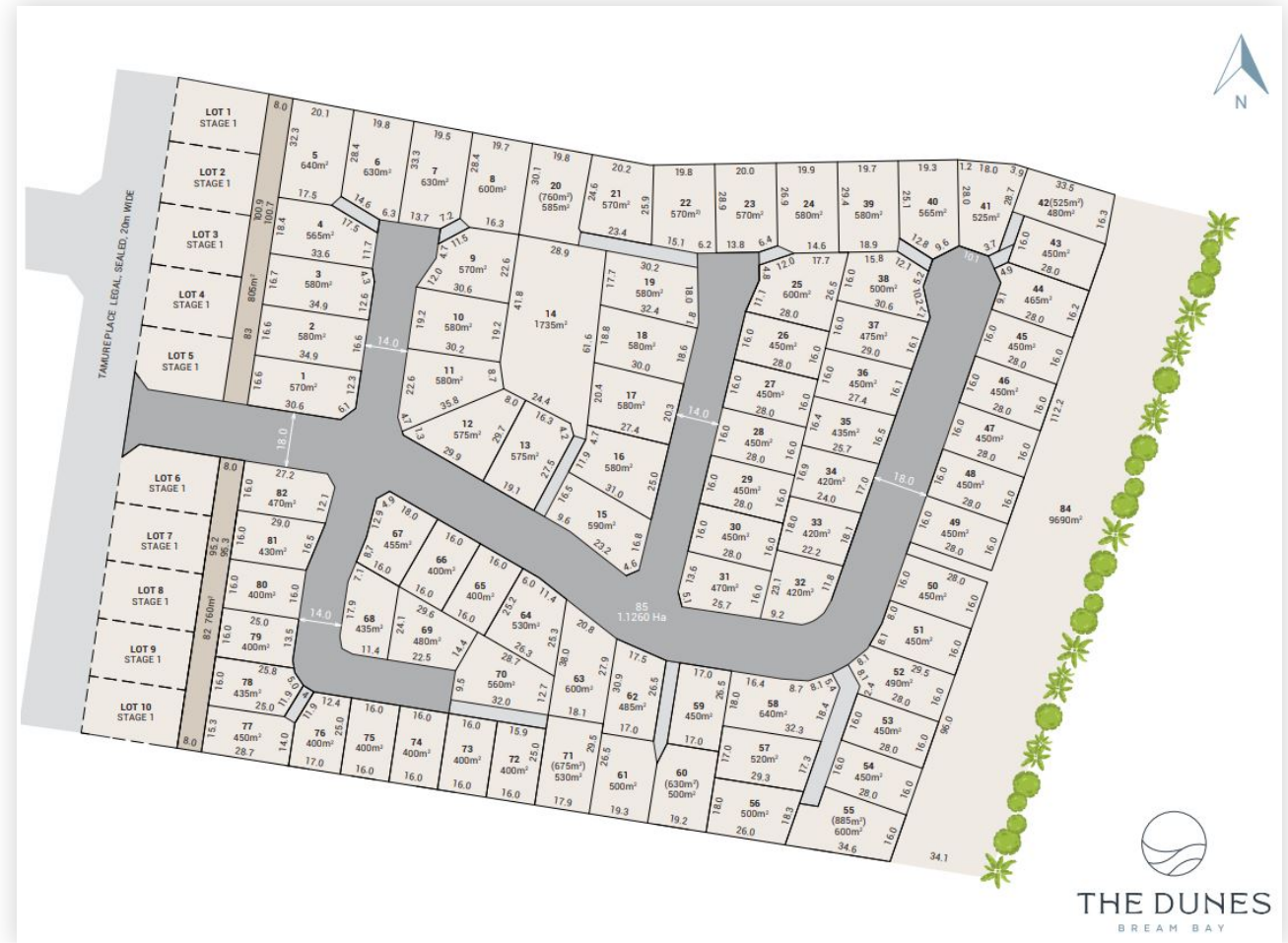
INTRODUCTION

THE DUNES SUBDIVISION IS TO BE DEVELOPED AS A HIGH QUALITY, MODERN AND WELL-DESIGNED RESIDENTIAL COMMUNITY.

To accomplish this, a level of design guidance and control is required in relation to the nature, type and quality of construction permitted. This guidance and control is to ensure a high standard living environment, the protection and the interest of all, purchasers and community as whole.

The Design Guidelines are issued by the developer, EB Developments. Containing on-going requirements that must continue to be compliant with the Design Guidelines even if they have obtained design approval. The Design Guidelines may be amended from time to time by EB Developments at its discretion.

This Guide does not intend to replace or supersede any Council Authority.



Disclaimer The developer provides no representation or warranty that the enclosed guidelines are in accordance with WDC District Council's planning rules and building code. Interested parties should instead carry out their own due diligence enquiries as to Council's requirements for any proposed dwelling prior to submitting plans and specifications to the developer for pre-approval in accordance with the restricted covenants to be registered against titles to the properties contained in the subdivision development. The Developer reserves the right to amend or update these guidelines from time to time should this be deemed necessary or appropriate without

THE DESIGN OF EVERY HOME WILL REQUIRE APPROVAL FROM THE DESIGN COMMITTEE (DC) PRIOR TO THE SUBMISSION OF PLANS TO THE WDC DISTRICT COUNCIL AND THE COMMENCEMENT OF WORKS ON THE SITE.

THE APPROVAL PROCESS IS EXTREMELY STRAIGHT FORWARD AND IS SIMPLY TO ENSURE ALL HOMES ARE OF HIGH QUALITY.

THE PURCHASER WILL BE REQUIRED TO SUBMIT THE FOLLOWING DOCUMENTATION TO THE DC FOR APPROVAL :



1

SITE PLAN

Site Plan showing driveways, fencing, building location, patios and a basic landscape layout showing position of trees, planting beds and grass areas;

2

MATERIALS

A materials palette sheet indicating all exterior materials and colours.

3

ELEVATIONS

A full set of Elevations of the house from all sides;

4

FLOOR PLANS

Floor Plans of the house;

In approving any plans and specifications the DC may take into account the appearance of the proposed building in relation to other buildings which have been constructed or for which plans have already been approved to the intent that there should be a range of styles, designs and appearances of buildings within the subdivision.

THE DC MEET EVERY FRIDAY TO REVIEW & APPROVE BUILDING PLANS. A FULL SET OF PLANS IN A3 FORMAT ARE TO BE SUBMITTED BY NO LATER THAN 4PM ON THURSDAY AFTERNOON, FOR REVIEW THE FOLLOWING DAY. PLANS CAN BE SUBMITTED IN A HARD COPY OR EMAILED IN PDF FORMAT TO:

info@ebdevelopments.co.nz

DESIGN GUIDELINES



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SITE PLANNING

GENERAL

OUTDOOR LIVING AREA

Each dwelling unit with:

(a) one or more habitable rooms at ground floor level shall be provided with an outdoor living court of which at least 20m² has a minimum depth of 4m.

(b) all habitable rooms above ground floor shall be provided with an outdoor living court of which at least 8m² has a minimum depth of 2m.

Such open space shall:

Be able to receive direct sunlight for at least 5 hours on the winter solstice over at least 50% of the minimum space required under GRZ-R6.1 – 2.

COVERAGE

Building coverage up to 40% of the net site area.

SETBACKS

● Setbacks shall be no less than the following:

- Front yard - 3m
- Side yard - 1.5m and Duplex lots will have no side yard setback
- Rear yard - 1.5m.
- NOTE: We recommend that garage doors (when direct access off the road) be setback by approx. 1.5m min. distance from rest of the street façade of the dwelling. When garage access is perpendicular this does not apply.

HEIGHT

The maximum building height and major structure height is 8m above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m where the entire roof slopes 15 degrees or more

PARKING REQUIREMENTS (ON SITE)

Formed car parking spaces are to be located at least 2m from any road boundary, excluding any on-street parking.

DAYLIGHT

Road Boundary – Nil

Other boundaries - 3m + 45 degrees

Some exceptions to these rules apply – Refer GRZ-R5.

ARCHITECTURE

ALL BUILDINGS SHOULD HAVE:

- A shape other than a simple rectangle (after excluding recess or protrusions for the front and rear entries, verandas, patios, bay windows or other like structures or appurtenances); and will contain a minimum of one gable;
- A minimum floor area of 160 square meters including garage (excluding decking, entry porches, verandas or roofing overhang);

DESIGN RECOMMENDATIONS:

- When designing the dwelling, consideration should be taken of sun aspect and prevailing wind direction. Dwellings should be designed to maximize natural sunlight and ventilation.
- Shade structures with a high architectural quality such as pergolas or patios attached to the dwelling are recommended. These structures add architectural interest to the dwelling and help to modulate the building façade. The use of shade nets or semi-permanent shade structures is discouraged and should not be visible from the street frontage.

PLACEMENTS :

- Any attachments (including but not limited to television antenna, satellite dishes, solar panels, air-conditioning units, clotheslines) to be located around the building so they are not highly visible to the road;
- Stormwater attenuation tanks to be located so they are not visible from the road unless they are screened and approved by the Developer;
- Windows within habitable rooms in a dwelling unit shall not be located a direct line of sight to a habitable room window in another dwelling unit where the distance between the respective windows of the two dwelling units is 10m or less.



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DEVELOPMENT GUIDELINES

ARCHITECTURE

MATERIALS

COLOUR

- Colour schemes to be modern contemporary;
- The finished permanent colour(s) of exterior cladding, roof, garage door and joinery are to be in a colour scheme that will blend with the environment and be non reflective;
- Green, red or reddish brown coloured roofs and joinery are not permitted.
- In order to prevent glare no unpainted metal cladding or roofing is permitted. Highly reflective roof or bright colour roof or cladding colours are not permitted.
- All exterior surfaces (which are not pre-colour coated or finished) are to be painted or stained prior to the building being occupied.
- Where kiln fired clay or concrete brick is used as a cladding material we encourage the use of plain colour tones rather than mottled or patchy tones or colours.
- Where concrete block is used as an external cladding we require that the block work is constructed in a stack bond arrangement and are left unpainted or with a clear sealant applied.

CLADDING:

The following materials are acceptable: kiln fired clay or concrete brick, concrete blocks, textured plaster finish, stone, Linea or Timber Weatherboard with a minimum erected width not exceeding 150mm, or any other external cladding finish approved in writing by the Developer (substitution of these materials will be at Developer's discretion)

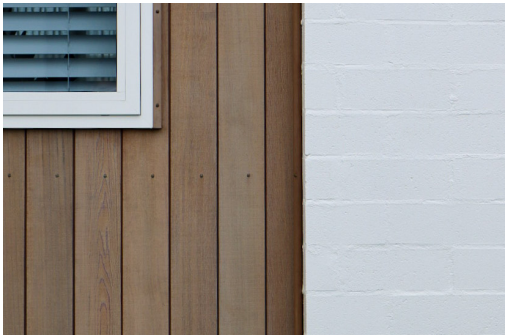
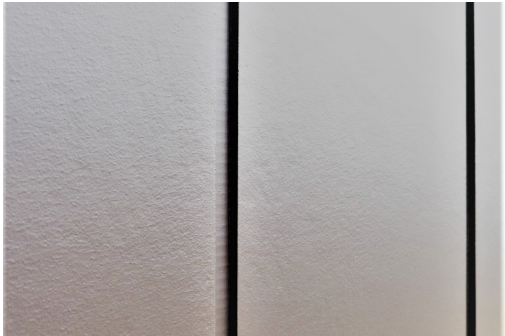


Image examples are for guidance only

ARCHITECTURE

MATERIALS

GENERAL:

- All buildings to use only new materials;
- Where a building has exposed subfloor, framing and/or decks, the exposed areas shall be clad in permanent materials in conformity with the main parts of the residence.

ROOF:

- Prepainted Colorsteel, concrete or metal tiles. No unpainted roof shall be allowed on any building;

DRIVEWAY

- The driveway and any other access ways in a permanent surface; all driveways between the kerb edge and the front boundary of the property are to be constructed or exposed aggregate or plain concrete matching the footpaths in that precinct of the Developers Subdivision, the balance of the driveway within the property can be constructed of either matching exposed aggregate or plain concrete with a minimum 3% black oxide content and such surfacing will be carried out in a proper tradesman like manner.



Example imagery

GARAGE PROTRUSION EXAMPLE:

WHERE OUTDOOR LIVING IS REQUIRED TO ROAD FRONTAGE - GARAGE PROTRUSION IS ACCEPTED AS LONG AS GARAGE BLENDS IN WITH THE DESIGN/ DOES NOT DOMINATE THE STREET SCENE.



Example imagery

GARAGE PERPENDICULAR TO THE ROAD EXAMPLE:



Example imagery



ARCHITECTURE

STREETSCAPE



Example imagery



Example imagery



Example imagery

CLADDING

- The street façade of a building should have at least two cladding materials, no more than 70% in a single building material, and glass surfaces should not exceed more than 60% of the street façade for that building;
- However, one single material can be approved by the DC if there is an acceptable contrast of colours or tones. This rule applies only to the street façade/s of the dwelling, but we would however recommend the same approach be followed on all façades

DOOR

- Front door to be placed so it is identifiable from the street and have either direct street access or alternatively be articulated in such a manner as to make the location of the front door easily recognizable.

FEATURE

- Any wall of the building predominantly facing the road frontage must include at least one gable end, window or feature element;

ARCHITECTURE

STREETSCAPE

GARAGE

- At ground floor level, garage doors facing the street should not occupy more than 65% of the frontage to ensure that the street front is not dominated by garage doors;
- At least a single garage, which must be attached to the main dwelling unless specifically approved in writing by the DC. The garage must be constructed of the same materials and in the same architectural style as the rest of the dwelling.
- We recommend that garage doors be setback by approx. 1.5m min. distance from rest of the street façade of the dwelling (when direct access off the road). This assists in ensuring that the street scene is not dominated by garage doors and helps to articulate the street façade. Failure to comply with the garage setback, written approval is required by the DC applied.
NOTE: When garage access is perpendicular or where the outdoor living is required to road frontage this does not apply.

CARPORT

- Car ports are permissible in addition to at least one standard garage. Car ports are to be attached to the main dwelling adjacent to the garage. Car ports are to be constructed of sturdy materials and in keeping with the overall design of the dwelling. Car port designs are to be approved by the DC and adjustment of the design at the discretion of the DC may be required in order to obtain approval.

LANDSCAPING

FENCING



KEY POINTS:

Front yard - Black post and rail stained black (Planting behind fence is encouraged)

Sides and rear - Neighbour friendly timber fence.

GENERAL

Refer to relevant fencing plan for each stage of the subdivision, which specify fence heights and materials to be used unless otherwise approved by the Developer. Fencing plans can be obtained from the Developer.

Any permanent fencing and/or gates erected by the developer may not be changed, increased in height or adjusted in any manner. Fencing is to be regularly maintained and any damage repaired must match the original design of the fence;

DONT'S

Not construct a fence or let any living hedge exceed: (a) 1.2 meters in height from the completed subdivision contours on the road frontage and within 3 meters from the front boundary; and (b) 1.80 meters in height from the completed subdivision contours on any other boundary.

Not construct any solid timber fencing along any street boundary and within 3 meters from the front boundary and have less than 30% visual permeability spread evenly across its face;

Not construct a fence or boundary wall of shade cloth, netting, iron or steel of any profile, un-textured fibre cement panels, fibrolite, plywood, post and rail or post and wire (except during construction). Consent to use other than new materials (but not corrugated iron) may be given by the Developer if the registered proprietors of all properties adjoining the boundary on which such fence is to be erected have given written consent;

LANDSCAPING

PLANTING

PLANTING

- A minimum of 50% of the lineal lot frontage to a depth of 2.0m shall be planted with a combination of grass, ground covers, shrubs, and trees and this shall be maintained on an ongoing basis;
- Planting behind permeable fence is encouraged;
- Low hedge defines the yard but does not obstruct the outlook onto the street . Hedges could be incorporated on property boundaries to add the quality to the quality of the street environment.



KEY POINTS:

- Low level 'native' plantings along right of way
- Encouraged front yard privacy screen

RECOMMENDED PLANTING SPECIES:

Plant species listed below are encouraged to be selected (to coincide with development landscape):

1. Coprosma repens Poor Knights
2. Phormium Cookianum Emerald Gem Flax
3. Libertia grandiflora
4. Libertia ixioides
5. Apodasmia similis
6. Corokia x virgata



1



2



3



4



5



6

LANDSCAPING

PLANTING

TREES

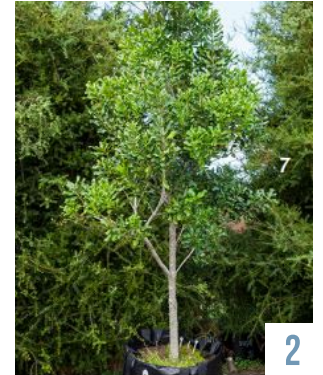
- Tree planting in the front yards of dwellings is encouraged as this adds to the quality of the street environment. Tree species should be selected to complement the street tree palette. Tree species that are overly large or dense in growth habit should be avoided as these could cause future issues with shading and damage to dwellings, fencing and services infrastructure;
- Not allow any trees to grow above 5 meters in height or any other landscape feature exceed 2.5 meters in height;

RECOMMENDED TREE SPECIES FOR FRONT YARD PLANTING

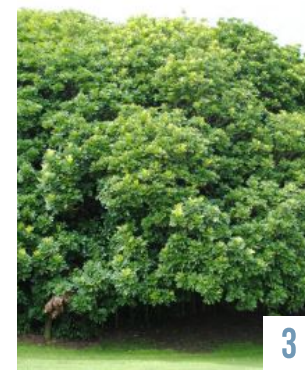
1. Titoki | *Alectryon excelsus*
2. Coastal Maire | *Nestegis apetala*
3. Kohekohe | *Dysoxylum spectabile*
4. Toro | *Myrsine salicina*



1



2



3



4

LANDSCAPING

RETAINING

- Retaining structures or walls on the road frontage shall meet Local Authority requirements, but shall not exceed 1.2m in ht above finished ground level of the section unless with prior written approval of the DC. Retaining structures between the front face of the house and the road frontage that are required to exceed 1.2m in ht shall be stepped and landscaped appropriately to soften the visual appearance of the retaining structure. No stepped increment shall exceed 1.2m in height.

LETTER BOX

- A letter box is to be installed or constructed within 3 months of completion of the dwelling.
- Place the letter box within the front boundary fence (when constructed), freestanding letter boxes when fencing is not constructed to be to the Developer's discretion.

OTHER

GENERAL

SURVEILLANCE OVER STREET

- It is recommended to locate a living space (lounge, family room, kitchen or dining space) with windows that face the street so surveillance of the street is obvious.
- Tall vegetation or hedges along the front facades of properties is not permissible, as these can inhibit good surveillance over the street and are not desirable from a CPTED (Crime Prevention through Environmental Design) perspective.
- It is recommended that you consider CPTED principles when designing your house and property layout. For more information visit:
<http://www.justice.govt.nz/policy/crime-prevention/environmental-design>

CONSTRUCTION

- Complete construction of the building (including driveway and access ways) within 12 months of laying down the foundations of the building.
- Complete the landscaping (including paths and fencing) within 18 months of laying down the foundations of the building.
- Not permit the building to be occupied or used as a residence unless the dwelling house has been substantially completed and meets the requirements of the Local Authority.