

Acland Park
ROLLESTON

Acland Park

Medium Density Comprehensive Design Guide
(LOT SIZES 350m² MAXIMUM)

DESIGN GUIDE PURPOSE AND MASTER PLAN

Thank you for selecting to build your new home at Acland Park. Acland Park has been carefully created by Avanda Group, a specialist New Zealand property developer, with a focus on quality, sustainability and modern communities.

Avanda Group have developed the following Design Guidelines to form part of the building process for each home design within Acland Park. The design of each home is required to be approved by the Developer Design Panel (hereafter named DDP) prior to submission for Building Consent and before any works start on site. Acland Park is intended to create a vibrant community with a mix of age and household groupings. The emphasis in the design has been to develop an environment which is more than just a place to live, it is a place which creates a real sense of belonging.








The purpose of the Guidelines is to:

- ensure the ongoing protection of your housing investment within the Acland Park residential development;
- give certainty that the neighbouring properties must abide by the same guidelines;
- help owners, designers and builders to maintain consistency with the overall urban design of the neighbourhood and towards plan approval;
- create an environment which is recognised as a great community in which to live.

Simply follow the steps in this flowchart to create your dream home.



MAP KEY

	LOW DENSITY LARGE LOT ZONE		MEDIUM DENSITY COMPREHENSIVE ZONE
	LOW DENSITY ZONE		HIGH DENSITY LOTS
	MEDIUM DENSITY SMALL LOT ZONE		COMMERCIAL CENTRE OPEN
			SPACE

HOW TO USE THIS GUIDE AND THE APPROVAL PROCESS



This sketch shows a MEDIUM DENSITY COMPREHENSIVE development on a Neighbourhood or Parkside street consisting of two duplex buildings. The units have a south facing frontage with their outdoor living areas located in the rear yard to maximise solar gain. A shared vehicle entrance is created to minimise crossing points and the front doors are clearly visible from the street.

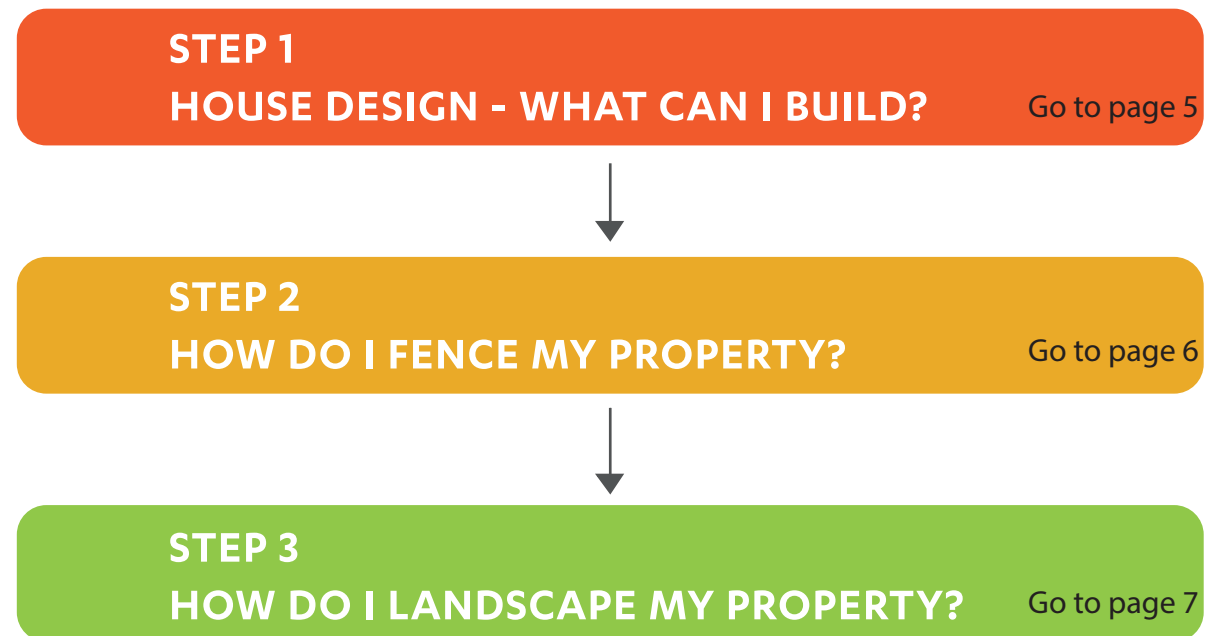
DESIGN ASPECTS SHOWN IN THIS SKETCH

- Communal driveway to minimise vehicle crossings and provide an informal play space;
- Bins are screened from the street and located to the side of the house for convenience;
- Front doors are sheltered and clearly visible from the street;
- Include windows and material changes on end walls to avoid large blank faces;
- Limit side fencing to behind the front of the house;
- No front fencing for passive surveillance.

Design and architectural detailing of the houses emphasises the public face of the building where it relates to a public road, walkway or any other adjoining public open space. The building design complements the overall neighbourhood character, and offers surveillance, visual enhancement, variety and a positive sense of enjoyment of the public space. For all lots:

- Consideration should be given to the completed house size in relation to the section size.
- The front of the house should be primarily occupied by habitable rooms, not solely by hallway, bathroom or garage.
- Verandahs or porches should be considered at the front of the house to create a semi-private transition space and a feature entrance.
- Houses on corner sites (including sites with reserve boundaries) shall include similar public interface details (eg. window position and size, verandah/balcony placement, facade modulation) for both frontages.
- The roof pitch should reflect the style of the house, and be a strong design element.

THE APPROVAL PROCESS FLOWCHART





STEP 4 HOW CAN I GET DESIGN APPROVAL?

Once steps 1-3 have been completed and your design documentation is ready, please refer to the Plan Approval Application Form for the minimum required documentation to be submitted to support the application for approval. Your design plans are required to be approved by the Developer Design Panel (DDP) PRIOR to building consent application and they do not in any way replace the requirements of the local building authority or the building consent regulations. It is the owner's responsibility to ensure all regulations are met.

Please forward all building consent documentation and landscape plans to:

Avanda Group
sales@avanda.co.nz
PO Box 42123
Christchurch 8149

Approval or recommendations will be issued within 14 working days of the plans being received.

APPROVAL OBTAINED?

NO

Re-do Steps 1-3 and incorporate suggestions provided by the DDP

YES

You are ready to build
- go to Step 5

STEP 5 YOU ARE NOW READY TO BUILD

Construction of dwellings on each lot is to commence within 12 months of possession of the land, after issue of title. The dwelling shall be completed within nine months of commencement of construction, including site works and front landscaping.

A bond of \$2,500.00 will be collected as part of the sale and purchase agreement and held in the Developers Solicitor's Trust Account. The Residential Performance Bond is required to ensure that any remediation is completed if there is any damage to any part of the development while the building process is taking place. The Residential Performance Bond will be reimbursed when all the bond reimbursement conditions listed below are honoured.

The following procedure must be adhered to receive a refund of the bond in full.

- Developer Design Panel approval and Selwyn District Council Building Consent are required prior to any work being undertaken on the site;
- Temporary 2.0 meter secure fencing shall be erected by the Purchaser prior to any site-works being undertaken;
- Where a driveway has been constructed, the kerb is to be cut out, berm excavated and appropriate metal placed to ensure mud or other materials are not tracked onto roads with due care taken of irrigation lines;
- The lot and dwelling is to be kept clean and tidy always with no materials windblown or otherwise from the site. Rubbish skips are to be placed on the site and emptied regularly when practicably full;
- The driveways, pathways, letterbox and landscaping forward of the dwelling shall be completed prior to the occupation of the dwelling as per the approved plans;
- Berms shall be re-seeded at the time of completing the frontage landscaping with grass that matches the frontage for uniformity;
- Any damage caused outside of the allotment is to be repaired immediately by the Purchaser or their contractors, all of which is to comply with the original specifications;
- Issue of the Selwyn District Council Code of Compliance certificate; and
- If the Protective Covenants and Special Conditions are complied with in all respects the Bond will be repaid in full.

STEP 1 HOUSE DESIGN

The Medium Density Comprehensive Zone provides for higher densities with terrace housing and duplexes being common housing typologies. In this zone, multiple dwellings are expected to be constructed on a single lot.

Like all zones, the design should not adversely affect the amenity and privacy of neighbouring properties, avoid any adverse dominance effect at the interface with other sites or public space and maximise the amenity and enjoyment of the residents.

GENERAL SITE LAYOUT CHARACTERISTICS

- The position of the house within the site needs to take into consideration the appropriate location of the principal internal living area and outdoor living area in relation to solar orientation and sunshine hours of summer and winter.
- The dwellings need to be located such that there is a flat, well-proportioned private outdoor space at ground level which is directly accessible from the principal living area of the house.
- Where a garage door faces a street boundary, the garage should be positioned behind the front face of the house.
- Identify opportunities to consolidate vehicle accessways for multi unit developments

The table to the right is a Design Checklist for Medium Density Comprehensive Development.

ITEM	ASPECT	CRITERIA	(✓ / X)
1A.1	LOT SIZE	350m ² maximum	
1A.2	SITE COVERAGE	Less than 50% maximum site coverage (includes garage)	
1A.3	MINIMUM FLOOR AREA	70m ² (buildings are to be no taller than 2 storeys and 8m high)	
1A.4	MATERIALS AND COLOURS	The external materials and colour of your house should reflect New Zealand character. Generally, all building materials must be clearly recognisable by its function and use. A suitable mix of materials is considered important with one material being primary and at least one other material is to be incorporated. External colour selection specifications must be submitted for approval with plans. A single building design shall only be used for a maximum of 6 terrace units, 4 semi-detached units or 4 stand alone dwellings.	
1A.5	ROOF FORM	Simple roof forms which reflect the style of the house should be adopted, consider the street frontage elevation and offer variety on the streetscape. Complex roof forms should be avoided. The roof slope should not exceed 40°.	
1A.6	BLANK WALLS	Blank walls of greater than 3.0m in length shall not face a common boundary with a street or reserve or adjoining property.	
1A.7	SET BACKS	3m from road boundary and 2m from adjoining lots. Within the development - 2m from internal boundary on a northern or western boundary and 1m from internal boundary on a southern or eastern boundary. No setbacks for common walls. One in every 4 dwellings (stand alone) and one in every 3 dwellings (duplex, terraces) shall be offset a minimum of 1m (front or back) from the front facade of adjoining dwellings. Garage as per Selwyn District Council.	
1A.8	OUTDOOR LIVING SPACE	Minimum of 40m ² with 20m ² at a 4m minimum width, north, east or west facing. Balconies must only be located on a facade that faces a road boundary or reserve.	
1A.9	FRONT DOOR	Front doors are sheltered and clearly visible from the street. Front door location is highlighted through design (eg. recesses, paths, steps, porches, colour).	
1A.10	ANCILLARY ELEMENTS	All accessory structures are designed to integrate their visual appearance with the overall built-form and continue the same architectural style. Solar panels are to be fixed and located discretely so that they aren't generally visible from the street or neighbouring property, unless they are of a low-profile type and match the roof pitch. Fire flues shall be enclosed in a material that is consistent with the exterior cladding and be "boxed in".	
1A.11	GARAGE DOOR AND ON SITE PARKING	The garage door should be set back further than the front face of the house on all front lots, not exceed 6m in width when facing the street and have a 5.5m set back allowing for on-site parking if in the front yard. The architectural style, material, colour and overall visual appearance of the garage roof, door and walls shall match the design of the house it is part of.	
1A.12	DRIVEWAY	Investigate options to minimise / reduce the number of vehicle crossings by creating shared drives.	
1A.13	BINS / STORAGE / CLOTHES LINES / UTILITIES / GAS BOTTLES	Ensure bins and storage areas are screened from public areas. This includes clothes lines, heat pump units and satellite dishes. Satellite dishes and aerials are not to be located on street or reserve frontages. Garden sheds, permanent or temporary are not to be located within the front yard (except builder's sheds during construction).	



STEP 2 FENCING DESIGN

Acland Park promotes an open character where there is a seamless transition between the street and front yards and a visual dominance of soft landscape elements. This promotes natural surveillance over the street as well as encouraging interactions between residents.

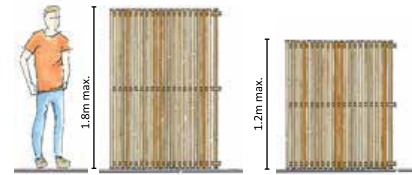
Fencing assists in defining property boundaries, integrates with the character and style of the building on the site, improves the visual appearance of adjoining public spaces including roads and accessways and does not unduly compromise the personal safety of residents

or persons in adjacent public spaces. Where fencing has not been provided the following design and construction requirements must be complied with.

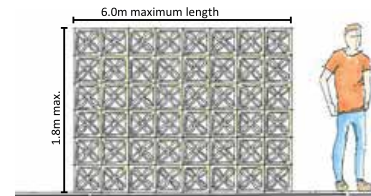
SPECIFIC REQUIREMENTS

- Solid fences or walls along the street boundary and in the space between the street frontage and the line of front of the house should be avoided where possible. Where a solid fence is required to provide privacy to outdoor living areas, the fence shall be:
 - 1.8m high maximum where located to road boundary;
 - Shall not exceed 50% of the length of the boundary adjacent to the street;
 - Shall only be located on 1 boundary (on corner lots only)
- Fence type suggestions but not limited to.
 - Materials - to match/complement building materials and architecture.
- 1.8m high solid timber fence to internal boundaries will be provided by Avanda Group/ Developers. The fence will terminate 5.5m from the road boundary.
- Fencing on the rear or side boundary of a lot adjoining public reserve, public accessway or cycleway need to be a maximum of 1.2m in height and be type B.
- For providing privacy to private outdoor spaces on corner sites, fencing shall be either: a solid fence of maximum 1.8m in height located behind the adjacent line of house; or a semipermeable fence of 1.8m in height located on the boundary.
- Recycling and rubbish bins, gas bottles and air conditioning units should be screened from public view.

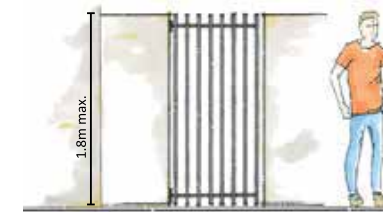
A. FRONT - SIDE FENCE OPTIONS



TIMBER SLAT Fence is double sided with slats on both sides. Slats to alternate to prevent direct views through. Gaps between slats to be no more than 30mm.

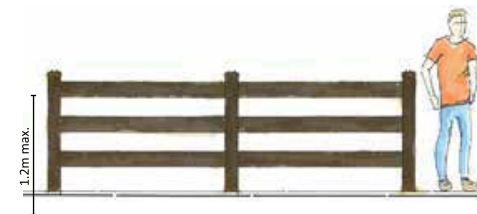


CONCRETE BREEZE block wall can be used adjacent to a courtyard only and within 5m of the dwelling



SOLID WALL to be the same material as the house. This can be used adjacent to a courtyard (principle outdoor living space) or as a front-side fence. If used as a front-side fence it must include a gate which is visually permeable, and the wall must be located behind or in line with the front wall of the dwelling.

B. FENCING ADJACENT TO RESERVES



Post and rail fences are to be no more than 1.2m high and can be used adjacent to public reserves, public accessways or cycleways. Stain black.

C. INTERNAL FENCES BETWEEN SITES



Timber fence - side yards behind the front line of the dwelling and rear yards only. Cannot be used adjacent to public reserves, public accessways or cycleways.

STEP 3 FENCING DESIGN

The landscaping associated with each house assists to develop the overall neighbourhood character, signals the transition from the public street and other adjoining public space to the house's interior private space, softens the visual appearance of the builtform, provides scale to the house, protects privacy between adjoining houses, offers shade in the summer and allows the sunshine to enter into the house during winter, and improves the visual appearance and amenity of the property.

The landscaping of your property should consider privacy and protection whilst providing a link between indoor and outdoor living areas. The landscaping will also have to contribute to the overall streetscape appeal.

All open spaces need to be landscaped by trees, hedges, shrubs, grass and other forms of landscape such as paving and decking.

Simply follow the steps in this flowchart to landscape your home.

A suggested plant species list can be requested.

THE APPROVAL PROCESS FLOWCHART

1) DO YOU NEED A PROFESSIONAL LANDSCAPE PLAN DONE

IF YOU ARE LANDSCAPING YOUR...

FRONT YARD

OR

REAR YARD

YES

A landscape plan is to be prepared by a professional landscape designer and will need to be submitted for approval as part of the DDP PRIOR to obtaining a building consent.

IS YOUR PROPERTY ADJACENT TO A PUBLIC RESERVE OR ROAD?

YES

You will need a professional landscape plan done

NO

You do not need a professional landscape plan done

2) WHAT SHOULD MY LANDSCAPE PLAN INCLUDE?

The landscape plan presented for approval needs to include details of the:

- Location of specimen trees detailing species and maximum mature height
- Planting area and species
- Lawn area
- Paths, driveways and hard paved areas
- Fence locations, showing heights and specification of materials

Consider the needs of landscape planting to provide screening for wind, privacy and shade.