



# **BUILDING & FENCING DESIGN GUIDELINES**

## **Stage 1**

[www.bellgrove.co.nz](http://www.bellgrove.co.nz)

## THE PURPOSE

**BELLGROVE Rangiora** located in NE Rangiora is a new Residential development designed to offer living in Rangiora close to the town centre and associated facilities, as well as being on the rural fringe of the township with easy access to the adjacent Golf Club & Sports Stadium as well as the nearby river and many other recreational options.

The design and landscaping of each lot will require approval from the Developer or the Developer's agent prior to the commencement of any building works or landscaping

This approval should not be seen as restrictive – it is designed to protect each and every owners investment and to ensure that all house, building and landscape designs will meet the overall objectives of the council and developer to achieve and preserve a sympathetic character for the development.

## THE PROCESS

The guidelines are simply a guide and not intended to be exclusive - each design will be considered on its merits and intention to produce a quality home and surround .

Work with your architect / designer and builder to create a set of plans to submit to the Developer or their agent prior to lodging your plans with council .

Fill in the attached application form, attach your plans and forward to the Developer - your application will be processed promptly and subject to any revisions required . Please allow two weeks for the Developer to consider and issue a revision or approval notice .

## THE GUIDELINES

### SITE:

- Your home should be specifically designed for your lot. Siting of your house site should take into account prevailing winds, existing shelter, sun, outdoor living spaces, vehicle access and any neighbouring homes
- Consider locating as many living and bedrooms so that they receive maximum sunshine and light
- Consider the needs of landscape design and planting to provide screening for wind, privacy and shade
- Appropriately sized outdoor living areas should adjoin the internal home living areas
- Vehicle access to your lot and garaging should not compromise any outdoor living areas or gardens and plantings at the front of your home

## HOME BUILDING SIZE:

- It is important that homes built are of an appropriate size for the lot they are being built on
- Minimum House Sizes:

<b>Stage 1A</b>	
<b>Lot Size</b>	<b>Minimum Dwelling Floor Area</b>
Stand Alone Build Lots 1 – 49	
Between 300m <sup>2</sup> and 399m <sup>2</sup>	90m <sup>2</sup>
Between 400m <sup>2</sup> and 499m <sup>2</sup>	130m <sup>2</sup>
Between 500m <sup>2</sup> and 599m <sup>2</sup>	150m <sup>2</sup>
Between 600m <sup>2</sup> and 699m <sup>2</sup>	175m <sup>2</sup>
Between 700m <sup>2</sup> and 799m <sup>2</sup>	200m <sup>2</sup>
800m <sup>2</sup> and greater	220m <sup>2</sup>

<b>Stage 1B</b>	
<b>Lot Size</b>	<b>Minimum Dwelling Floor Area</b>
Stand Alone Build Lots 50 - 110	
Between 300m <sup>2</sup> and 399m <sup>2</sup>	90m <sup>2</sup>
Between 400m <sup>2</sup> and 499m <sup>2</sup>	130m <sup>2</sup>
Between 500m <sup>2</sup> and 599m <sup>2</sup>	150m <sup>2</sup>
Between 600m <sup>2</sup> and 699m <sup>2</sup>	175m <sup>2</sup>
Between 700m <sup>2</sup> and 799m <sup>2</sup>	200m <sup>2</sup>
800m <sup>2</sup> and greater	220m <sup>2</sup>

<b>Stage 1C</b>	
<b>Lot Size</b>	<b>Minimum Dwelling Floor Area</b>
Stand Alone Build Lots 111-127	
Between 300m <sup>2</sup> and 399m <sup>2</sup>	90m <sup>2</sup>
Between 400m <sup>2</sup> and 499m <sup>2</sup>	130m <sup>2</sup>
Between 500m <sup>2</sup> and 599m <sup>2</sup>	150m <sup>2</sup>
Between 600m <sup>2</sup> and 699m <sup>2</sup>	175m <sup>2</sup>
Between 700m <sup>2</sup> and 799m <sup>2</sup>	200m <sup>2</sup>
800m <sup>2</sup> and greater	220m <sup>2</sup>
TownHouse Block Lots	Note 1
LOTS 128 – 133 , 134 – 138	

Stage 1D	
Lot Size	Minimum Dwelling Floor Area
Stand Alone Build Lots 160, 161, 170	
Between 300m <sup>2</sup> and 399m <sup>2</sup>	90m <sup>2</sup>
Between 400m <sup>2</sup> and 499m <sup>2</sup>	130m <sup>2</sup>
Between 500m <sup>2</sup> and 599m <sup>2</sup>	150m <sup>2</sup>
Duplex Lots	Note 2
LOTS 162 – 169	
TownHouse & Villa Block Lots	Note 1
LOTS 139 – 159, 171 - 185, 186 - 196	

Site Coverage, Heights and character features of any dwelling or improvement erected on the lot will be subject to District Council Planning Rules and/or Resource Consent conditions .

Note 1 : Subject to Design Approval by **BELLGROVE**

Note 2 : Duplex design should be Asymmetrical

The Developer reserves the right to offer approval of any house plans that may not meet the minimum House Size criteria without creating any precedent.

#### **SPECIFIC DESIGN GUIDELINES:**

- Each home should have an individual design which is sympathetic to the surrounding area
- The use of high quality non reflective permanent materials which relate well to the area and environment is encouraged

Acceptable exterior cladding types include brick, natural stone/block, colour-steel, stucco, linear or similar weatherboards, cedar or similar timber, solid plaster, glazing, or a cladding material approved by the developer. No unrelieved flat sheet fibrolite, hardiflex, galvanised steel or similar materials are permitted ( except for the cladding of soffits or gable ends )

- Architectural roof lines are preferred

Acceptable roofing materials include Tiles ( clay, ceramic, concrete, decramastic, precoated or pressed steel ), Colour-steel, Shingles, Slate or similar , Membrane roofing or similar, Copper or a roofing material approved by the developer

*The roof line should have at least one gable feature facing the road*

- Chimney and flue design should be complimentary
- Street appeal is regarded as important to enhance the overall development
- Recycling & Rubbish Bins, Gas Bottles, Heat Pump units must be screened from Public View
- *Letter Boxes must complement* the house / landscape style and require developer approval. The developer will issue guidelines / list of suitable options if required.

- The materials and Colours used / chosen should compliment the style and design and integrate well into the surrounding environment and development.
- Eco design, features and materials are encouraged
- A basic landscape design should be provided to harmonize with your chosen lot, home design, the overall development and surroundings.

The proposed location of Heat Pump exterior units, Gas Bottles, clotheslines, Garden sheds and Rubbish Bin storage must be included

FULL details of landscaping on any portion of the Lot adjacent to the road boundary such as fencing, driveways, paths & planting must be included

- **FENCING :**

A very high quality fence style is envisaged for the **BELGROVE** Development to enhance and maintain the overall development quality and property values

Some Boundary Fencing may be provided – any fencing not provided by the Developer must be provided by the Lot owner and must match the fencing installed by the developer elsewhere in **BELGROVE** and / or comply with the guidelines set out by the developer. All fencing whether provided by the developer or the purchaser must be painted or stained ( unless pre-finished ) in a colour to compliment the dwelling / lot / development

Internal Boundary Fencing between Lots ( If not provided by the Developer )

Must match the existing style installed by the developer as detailed in the guidelines and the end point must be set-back at a distance ( as specified by the District Council Planning Rules and/or the BELGROVE Resource Consent Conditions ) from the roadside boundary-line.

Corner Lots may be subject to a differing set-back rule

The developer may consider approval of other styles that may be appropriate in terms of design and materials

( The developer can provide a contractor to install this fencing at the owner's expense )

Roadside Boundary Fencing

If to be erected by the owner, must be set-back at a distance ( as specified by the District Council Planning Rules and/or the BELGROVE Resource Consent Conditions ) from the roadside boundary-line

Corner Lots may be subject to a differing set-back rule

If attached to the dwelling, the fencing should match / compliment the cladding materials and colour of the dwelling

Storm-water Management Area Boundary Fencing ( If not provided by the Developer )

The style, design and materials of any Lot boundary fencing to be erected by the owner that is adjacent to any storm-water flow path channel or management area must be detailed in the Building Approval application ( and may be subject to Developer Conditions, District Planning Rules, and BELLGROVE Resource Consent Conditions )

We suggest some areas of this fencing should be visually permeable using fencing styles such as timber post & rail style, trellis, slats, wrought iron etc

Esplanade Reserve Fencing ( If not provided by the Developer )

The style, design and materials of any Lot boundary fencing to be erected by the owner that is adjacent to any Esplanade Reserve area must be detailed in the Building Approval application ( and may be subject to Developer Conditions, District Planning Rules, and BELLGROVE Resource Consent Conditions )

We suggest some areas of this fencing should be visually permeable using fencing styles such as timber post & rail style, trellis, slats, wrought iron etc

## THE ENVIRONMENT:

- We encourage you to design your home and landscape with the environment and natural resources in mind. Conservation of materials, energy and water are important to ensure that these resources are available for all now and into the future.
- Consider the following :
  - Installation and use of environmentally friendly insulation of the highest rating to floors, walls, ceilings
  - Optimum location and sizing of windows and doors to provide natural heating and ventilation
  - The use of overhanging eaves or veranda to reduce excessive solar heating in summer, but to retain maximum solar gain in winter
  - Energy efficient heating design and selection
  - Dual flush toilet cisterns
  - Grey water recycling systems
  - Solar or other energy conserving water heating
  - Native Plant / shrub selection in landscape design
  - Planting vegetable gardens and fruit trees

This document must be completed by the applicant in full with all of the necessary information supplied - if any information required is omitted, the application will be returned to the applicant for resubmission

## PLAN APPROVAL APPLICATION

### OWNER'S Details

<b>LOT #</b>	
<b>LOT Owner Information</b>	
<b>LOT Owner : Name</b>	
<b>LOT Owner : Postal Address 1</b>	
<b>2</b>	
<b>LOT Owner : Contact #</b>	
<b>LOT Owner : Email</b>	
<b>Name of Proposed Builder</b>	
<b>Postal Address 1</b>	
<b>2</b>	
<b>Contact Name</b>	
<b>Contact #</b>	
<b>Contact Email</b>	



**Attachments - please tick**

**FULL Site Plan ( with dimensions )**

**Floor Plan ( with dimensions**

**Elevations ( showing dimensions, materials & finishes )**

**Basic Landscape Plan for Roadside Boundary area  
showing driveway, paths, fencing, gates, features, planting  
and location of Heat Pump exterior units, Gas Bottles,  
Clotheslines, Rubbish Bin storage, Garden Sheds**

**Letter Box style / type / design / colour**

**Fencing Design details as required including colours ( Front Boundary )**

**Exterior Materials & Colour Scheme**

<b>Primary Exterior Cladding ( If brick specify Brand, Series, Colour and Mortar Colour )</b>	
<b>Secondary Exterior Cladding</b>	
<b>Primary Exterior Cladding Colour</b>	
<b>Secondary Exterior Cladding Colour</b>	
<b>Roof Cladding Material</b>	
<b>Roof Cladding Colour</b>	
<b>Fascia Colour</b>	
<b>Exterior Joinery Colour</b>	
<b>Front Door Colour</b>	
<b>Garage Door Material</b>	
<b>Garage Door Colour</b>	
<b>Rear &amp; Internal Fencing Colour</b>	
<b>Any other Fencing Colour</b>	
<b>Letter Box Construction Material</b>	
<b>Letter Box Colour</b>	

**Email to:** [sales@bellgrove.co.nz](mailto:sales@bellgrove.co.nz)

**Questions ?** Paul McGowan  
027 223 4228

## COMPLIANCE & DAMAGE BOND – REFUND Application Form

- Note
- 1) Please make sure ALL details as required are supplied
  - 2) Any Bond Refund application must be submitted to the Developer on this form within 6 months of date of issue of Code of Compliance as per Further Term of Sale 23.2

<b>Application Date</b>	
<b>LOT #</b>	
<b>LOT Street Address</b>	
	<b>RANGIORA 7400</b>
<b>Owner Name</b>	
<b>Owner Postal Address</b>	
<i>( if different to LOT Address )</i>	
<b>Owner Contact #</b>	
<b>Owner Email</b>	
<b>Date of Developer Approval</b>	
<b>Date of Code Compliance Certificate Issue</b>	
<b>BOND Refund Payable to : Account Name</b>	
<b>Account #</b>	

### CHECKLIST

	1) Is the House Build completed as per the Developer Approved Plans ?
	2) Has Code of Compliance been Issued by WDC ( Waimakariri District Council ) ?
	3) Is ALL Roadside boundary landscaping completed as per Developer Approved Plans including fencing, paths, gates, trees and plantings, berm remediation / re -grassing ?
	4) Is ALL Fence painting / staining / finishing completed ( Internal & External ) ?
	5) Is the LetterBox installed to design and Developer Approved Plans ?
	6) Is there ANY Damage to footpath / kerb / grass berms / tress / irrigation system ?

**Please complete this form fully and attach a copy of the Code Compliance Certificate**

Email to: [sales@bellgrove.co.nz](mailto:sales@bellgrove.co.nz)

Questions ? Paul McGowan  
027 223 4228

## Internal Boundary Fencing

Must be constructed as per the BELLGROVE Detail provided  
Rev A is current as at 14<sup>th</sup> April 2022

The Purchaser and/or their Fencing Contractor MUST contact the Developer prior to fence construction to ensure that the proposed style, levels, materials and method are acceptable

### 1) END POSTS at Road Boundary

EX150x150 ( 135x135 Nominal ) x 2.7M Laminated H5 Post,  
concreted in to at least 100mm below ground Level  
& set-back at a distance to be specified ( and subject to District Planning Rules  
and/or Resource Consent Conditions ) from the Road-side Boundary to front face of Post

( Corner Lots may have differing see-back rule )

### 2) FENCE LEVELS

Refer to Fencing Detail Page 5

The Fence must run level from the highest point of the fence line,  
until the roadside End modules.

If the fall from this point is excessive, a drop down in levels over one fence module  
may be permitted, but developer approval is required

Barge Boards may be required under the bottom edge of the fence palings  
if the gap is excessive

### 3) RAILS

Four Rail system:

Top Rail = 100x50 RS No 1 grade rails  
Lower Rails = 75x50 RS No 1 grade rails

Top Two Rails to be Nailed & Single Bugle screwed 14g x100 onto Intermediate Posts  
Rails to End Posts are Butt Fitted using 2 skew Bugle screws 14g x100 / Rail

The Rails are to be fitted to the inner North & West sides  
of any LOT Internal Boundary Fence

4) PALINGS

150x19 x 1800mm RS / Double Skinned, Staggered to avoid ' see through gaps '

5) INTERMEDIATE POSTS

125x75 x 2.7M ( or 3.0M as required ) H4 Post  
concreted in to at least 100mm below Ground Level

6) TOP CAP

150x40 Flat Dressed – nailed and Bugle Screwed to Top Rail

7) ROAD BOUNDARY End Fence Modules

See Fencing Detail Page 5

The two roadside End Modules should be constructed so that the fence level rises from end Laminated Post up to the level fence line coming from the highest point of the fence line

It is ideal to match the ground slope along these two fence modules or to match the driveway slope coming from the boundary line or back of footpath height

We suggest these modules are left out until driveways etc are installed to get the correct fence slope angle to match which should also compliment / match the angle / slope of any neighbouring / adjacent Lot end fence modules to get uniform consistency

Any Queries ?

Call / Email :

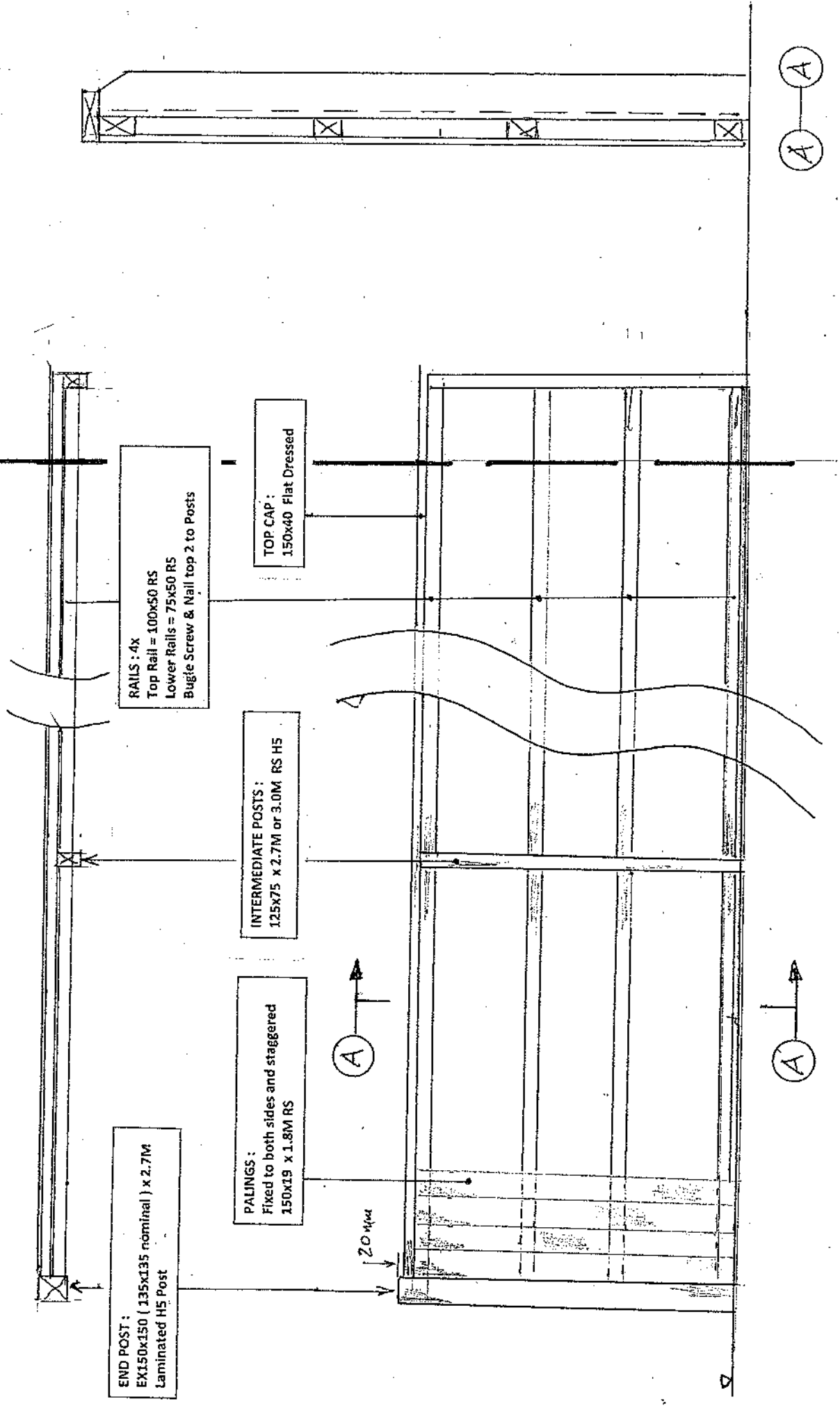
Paul McGowan

027 223 4228

[sales@bellgrove.co.nz](mailto:sales@bellgrove.co.nz)

**Internal Boundary Fencing Detail : Page 1 - REV A**

**BOUNDARYLINE :**  
if the LOT being fenced has an adjacent LOT to the rear,  
first fence installer is to extend fence ( install to next post & rails )  
a minimum of 400 mm past boundary line to connect return line



**END POST :**  
EX150x150 ( 135x135 nominal ) x 2.7M  
Laminated H5 Post

**PALINGS :**  
Fixed to both sides and staggered  
150x19 x 1.8M RS

**INTERMEDIATE POSTS :**  
125x75 x 2.7M or 3.0M RS H5

**RAILS : 4x**  
Top Rail = 100x50 RS  
Lower Rails = 75x50 RS  
Bugie Screw & Nail top 2 to Posts

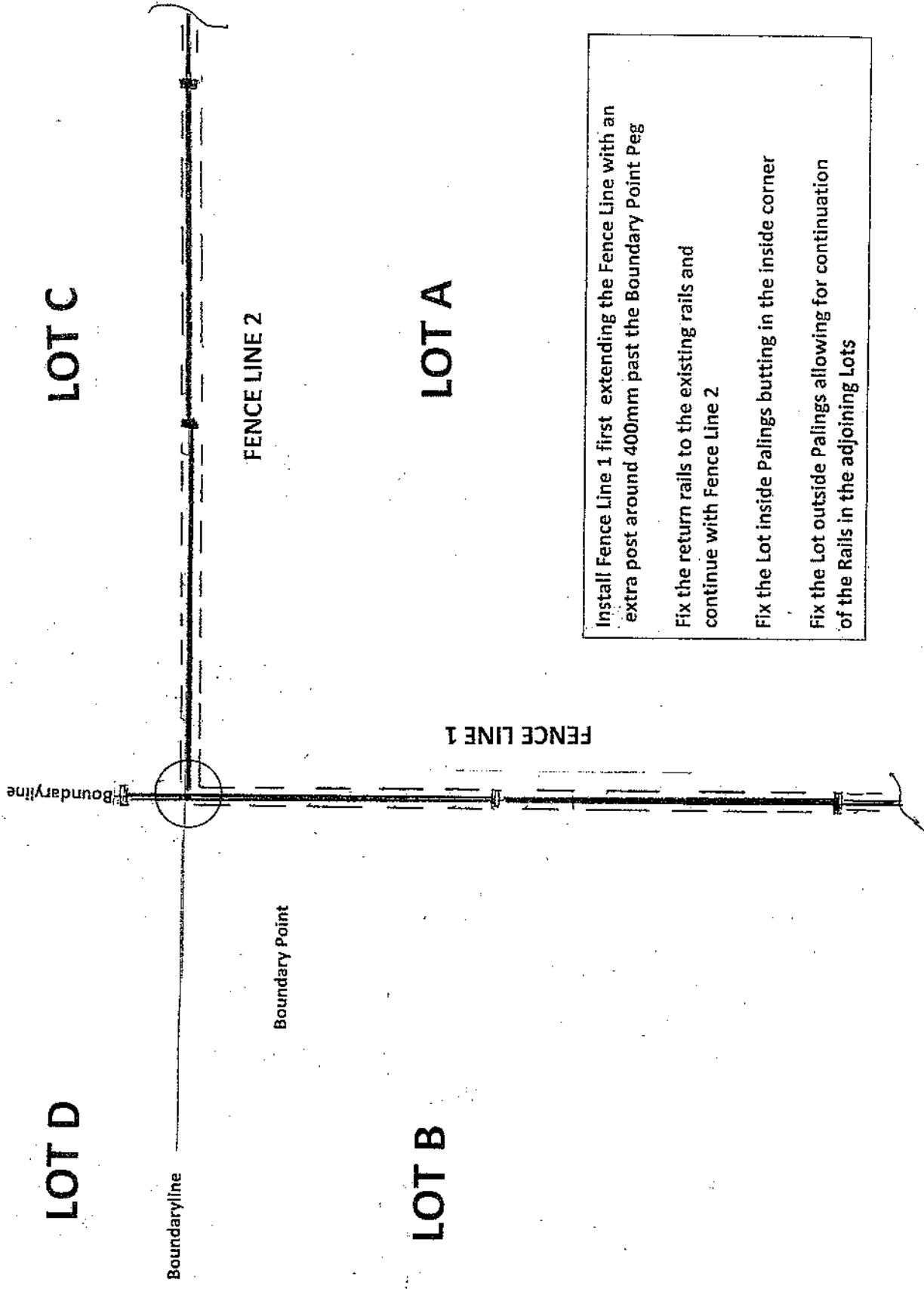
**TOP CAP :**  
150x40 Flat Dressed

(A)

(A)

(A) — (A)

20 mm

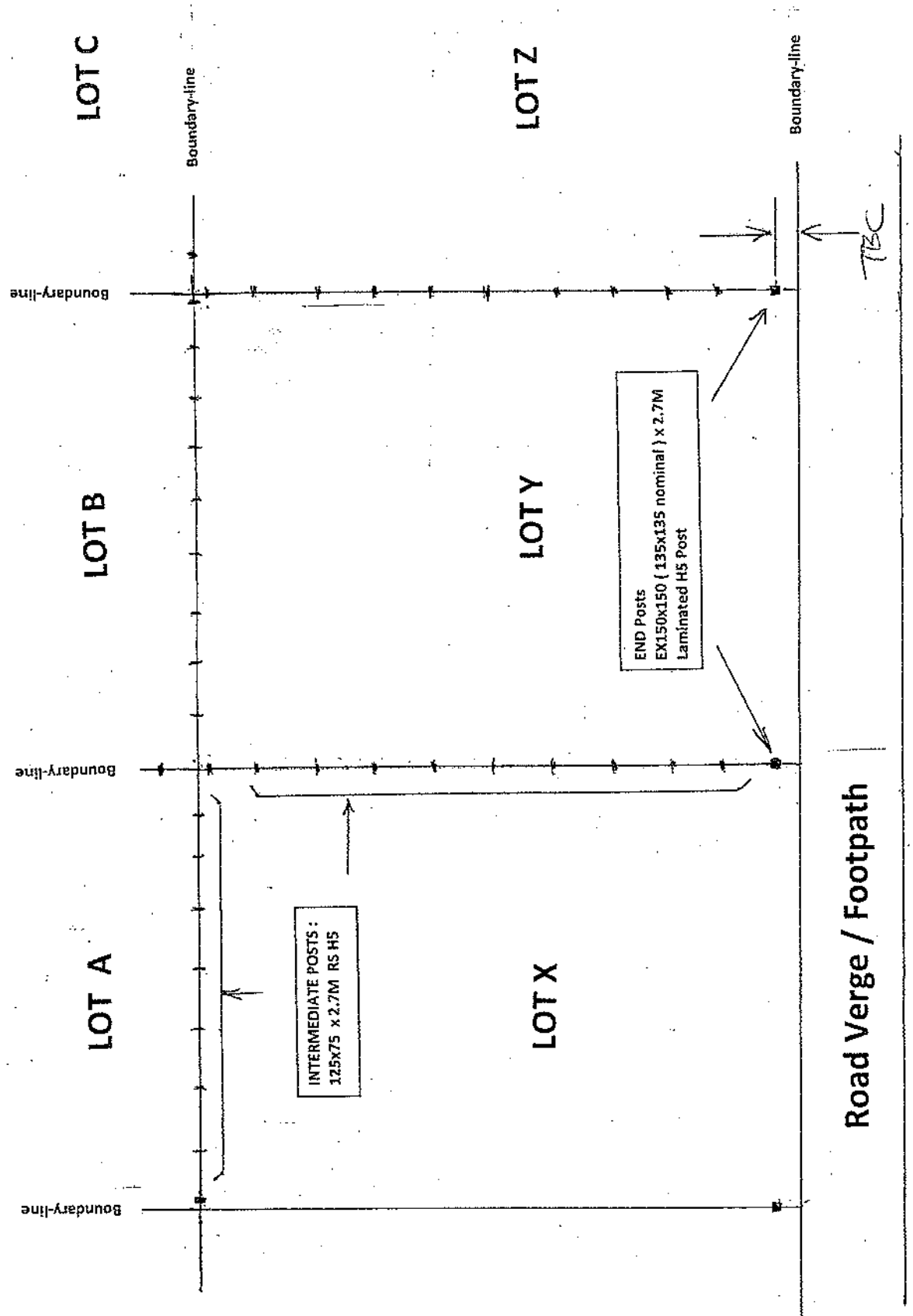


Install Fence Line 1 first extending the Fence Line with an extra post around 400mm past the Boundary Point Peg

Fix the return rails to the existing rails and continue with Fence Line 2

Fix the Lot inside Palings butting in the inside corner

Fix the Lot outside Palings allowing for continuation of the Rails in the adjoining Lots



**Internal Boundary Fencing Detail : Page 5 - REV A**

