

BUILDING DESIGN GUIDELINES



THE PURPOSE

BELLGROVE Rangiora located in Rangiora is a 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 owner's 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:

STAGE 3	
LOT Area	Minimum Dwelling Floor Area
Stand Alone Builds - Single Storey	
Between 200m ² and 299m ²	80m ²
Between 300m ² and 399m ²	90m ²
Between 400m ² and 499m ²	130m ²
Between 500m ² and 599m ²	150m ²
Between 600m ² and 699m ²	175m ²
700m ² and greater	200m ²
ALL 2 Storey and attached housing	Subject to Design Approval by BELLGROVE

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.

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.

Plain Metal Letter Boxes Poles on a Metal Pole are NOT permitted.

Metal Letter Boxes for ROW LOTS are Permitted and should be fixed to the ROW Fence

- **The materials and Colours used / chosen should complement** 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

- **New Builds on LOTS 492-505, 511-513, 371, 389-491** which border the Rangiora Golf Club need to consider aesthetic appeal in regard to both Street Appeal and the aspect viewable from the Rangiora Golf Club land adjacent to these Lots.

FENCING:

REFER to the FENCING Guidelines & Specifications

A very high-quality fence style is envisaged for the BELLGROVE Development to enhance and maintain the overall development quality and property values.

Some Boundary Fencing (but not necessarily all) will 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 BELLGROVE and / or comply with the FENCING Guidelines and Specifications set 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 BELLGROVE 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 BELLGROVE 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 the necessary information supplied - if any information required is omitted, the application will be returned to the applicant for resubmission.

PLAN APPROVAL APPLICATION

OWNERS DETAILS

LOT #	
LOT Address (if known)	
LOT Owner Information	
LOT Owner Name:	
LOT Owner Postal Address:	
LOT Owner Contact Number:	
LOT Owner Email:	
Name of Proposed Builder	
Postal Address:	
Contact Name:	
Contact Number:	
Contact Email:	

Attachments – please tick

- | | |
|--------------------------|--|
| ☐ | FULL Site Plan (with dimensions) |
| ☐ | Floor Plan (with dimensions) |
| ☐ | Elevations (showing dimensions, materials & finishes) |
| ☐ | FULL Drainage Plan including location of Stormwater Soak Pit |
| ☐ | 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 (Roadside Boundary) |

Exterior Materials & Colour Scheme

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

Email to: 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 6.2

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

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

Questions? **Paul McGowan**
027 223 4228