

## Design Guidelines

### KARAMŪ

Thank you for choosing to build your new home at Karamū. As part of the building process, each house design at Karamū will need to have been approved by Ngāi Tahu Property Ltd prior to work starting on site. To assist in this process, the following Design guidelines have been developed.

### THE PURPOSE

The purpose of these guidelines is to help owners and their designers through the house plan approval process and to encourage good design practice. This is important for the overall urban design at Karamū and will help protect and enhance the value of your individual investment.

Take the time to read the following guide and if you, your designer or your builder require advice or clarification before submitting plans for approval, please do not hesitate to contact our Sales Manager; Dene Maddren on 0508 KARAMU or [dene.maddren@ngaitahu.iwi.nz](mailto:dene.maddren@ngaitahu.iwi.nz). Please also ensure when designing your home that you and your designer are familiar with the environment surrounding your site including the location of street trees, street lights and services.

### 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.
3. Noting the ‘2 stage’ plan approval process for High Density sections only, ie. sites smaller than 300m2..
4. Completing the attached Plan Approval Application form and returning it with your house and landscape plans.

*Please note:*

*These guidelines do not in any way replace or compete with the requirements of the Local Authority planning or building consent rules and regulations. The responsibility for compliance and approval with these rules must be considered independently by the designer or owner.*

## THE GUIDELINES – RESIDENTIAL NEW NEIGHBOURHOOD ZONE YOUR HOME

### SITING

#### Objectives

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

#### Specific Requirements

- Consider locating living areas so that at least one living room is capable of receiving plenty of sunshine into that space, even on the shortest day of the year.
- Ideally an appropriately sized and proportioned outdoor living area shall be directly outside this living room.
- 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 at Karamu are of an appropriate size for the sections on which they are to be built.

#### Specific Requirements

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

Section Size	
301m <sup>2</sup> – 400m <sup>2</sup>	105m <sup>2</sup>
401m <sup>2</sup> – 500m <sup>2</sup>	130m <sup>2</sup>
501m <sup>2</sup> – 600m <sup>2</sup>	165m <sup>2</sup>
601m <sup>2</sup> - 700m <sup>2</sup>	185m <sup>2</sup>



*Note: Size of any rear section shall exclude any right-of-way or common driveway area.*

## BUILDING CHARACTER

### *Objectives*

**Houses at Karamū 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 and any public boundaries maintaining good visual links in order to contribute to the safety of the local community and social interaction.

Strong and simple roof forms help to create interest and variety and front facades which use a limited 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 reserve or other public boundary. The scale of this gable should be significant enough as to not appear as a token gesture.
- The garage door shall not dominate the street façade but be either 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 façade 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.
- Verandas, pergolas and other forms of sun control are recommended particularly on the North and West elevations. Materials that complement the house are encouraged.

#### *Roof Forms*

- Simplicity of form is best. The plan and sections/elevations should relate to each other to eliminate small changes in wall lines with the resultant multiplicity of hips, ridges and valleys.
- The roof pitch should reflect the style of the house, and be a strong design element, gabled roofs to be minimum 25°. Mono pitched roofs to be min 10°.
- Roof eaves shall have a minimum 300mm overhang to protect against summer sun in the habitable rooms and to improve weather tightness.



- Any gables should carry the gable ridge for the full length (or at least 75%) of the space below or the primary building element.

### *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).
- Generally all building materials must be genuine and clearly recognisable for what they are (i.e. materials manufactured to look like something else are unlikely to be approved).
- The proposed materials should be appropriate to the designed form.
- Examples of approved materials (but not limited to) are:
  - Brick
  - Worked Canterbury stone
  - Limestone (Oamaru stone or equivalent)
  - Weatherboard (painted or stained)
  - Plaster (painted)
  - Concrete block
- A suitable mix of materials is considered important with one material being seen as primary and at least one or two other secondary building materials being used (not including exterior joinery or roof materials).
- External colours for the different cladding materials should contrast but be complementary to one another.

### *Garages and Driveways*

- The driveway is to be laid out to minimise the amount of hard paving visible from the street. Consider keeping the area small or perhaps screening with evergreen planting to reduce the visual impact.
- The garage should not dominate the front façade of the house.
- The garage door should not exceed 6m in width when facing the street and should be clad in a material which has regard to the main materials of the house.
- The garage door must not be of the same profile as the roofing material used on the house. For example if long run Colorsteel is used for the roof, the garage door can't be the same.

### *Ancillary Elements*

- Solar panels are to be fixed and located so that they are discrete and not generally visible from the street or neighbouring property unless they are of a low profile type and set at the same pitch as the roof.



- Satellite dishes and aerials are to be located so that they are not visible from the street.
- Recycling and rubbish bins, gas bottles and air conditioning units should be suitably screened.
- Garden sheds, permanent or temporary are not to 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.

## YOUR ENVIRONMENT

### 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 professional 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.
- Native and low water tolerant plants are preferred in order to reduce the reliance on artificial watering. Planting of native species is encouraged where possible.
- Consider planting at least one specimen tree in the front yard. If your section has a frontage greater than 15m, consider planting two.
- The landscape plan presented for approval needs to include details of the:
  - Location of specimen 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 elements, any water features or other 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 timber paling fences which will extend along the internal boundaries to 1m back from the road boundary and will be provided by the Developer.

### 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.
- Timber palings should be stained and dressed timber either painted or stained. All wooden fences should be capped.
- Fences should be set back from the corners of houses rather than flush with the front wall.

## YOUR ENVIRONMENT

Designing your house and garden 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 yourself 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 eaves overhangs to reduce excessive solar gain in summer but allow low winter sun in to heat the interior spaces.
- Correct sizing of heat pumps units to maximise energy efficiency.
- Dual flush toilet cisterns.
- Install 3.5 star or higher rated white goods.
- Plant vegetable gardens and fruit trees.



## HIGH DENSITY COMPREHENSIVE BLOCK GUIDELINES – SITES UNDER 300M<sup>2</sup>/DWELLING

The design guidelines for the high density developments at Karamū adopt the same objectives for the low density sites above. In addition, the following specific requirements should be met:

### SITING

#### Specific Requirements

- Consider locating living areas so that at least one living room is capable of receiving plenty of sunshine into that space, even on the shortest day of the year.
- Ideally an appropriately sized and proportioned outdoor living area shall be directly outside this living room.
- 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

#### Specific Requirements

- All buildings shall be a maximum of two storeys, although rooms contained entirely in the roof space shall be permitted at a third level. Dormer, skylights and gable end windows are permitted to rooms contained fully within the roof at the third level.
- All buildings should have a minimum gross floor area, including garage, of 100m<sup>2</sup>. Noting a non-complying design may be approved by the Developer if warranted on its individual merits.
- When more than two dwellings are constructed as part of a comprehensive development the average minimum gross floor area should be 100m<sup>2</sup>. Again noting that non-complying designs may be approved by the Developer if deemed of an acceptable standard.

### BULK AND LOCATION RULES

#### Specific Requirements

- In general the City Council rules shall apply except for the following amendments:
  - Building height shall be a maximum of 8 metres
  - Streetscape - Bay Window or front porches may intrude into the minimum building setback by 0.5 metres for a maximum of 3 metres (subject to any required Resource Consents).
  - No basements shall be permitted.



## BUILDING CHARACTER

### Specific Requirements

#### Exterior Appearance

- The street elevation shall be designed in a manner that addresses the street. Strong architectural features and articulation are required on principal facades (a gable of appropriate scale and proportion is an example of one such feature).
- Front doors shall be a minimum 2.2 metres high and shall address the street.
- Window glass (except to bathrooms and front door sidelights which may be obscured) shall be clear or light tinted.
- Garage windows shall not face the street unless their height is greater than 1.5 metres above floor level.
- Rainwater goods. All spouting, fascia and down pipes shall be colour pre finished, copper or painted. Down pipes should generally be coloured to match the principal cladding material colour.
- Chimneys – If flued heating appliances are included, the chimney above the roofline shall be constructed as a solid rectangular chimney ideally in a cladding to match the house. Chimney pots are to be ceramic or black 300mm minimum diameter with no stainless steel or unpainted flues being permitted.

#### Roof Forms

- Simplicity of form is best. The layout of the roof needs to be considered at the initial design stage to ensure this is achieved.
- Roof pitch between 28° and 45° is encouraged (apart from roofs over ancillary or linking building elements which can be flat or very low pitched).
- Roof eaves should have a minimum 200mm overhang to provide suitable weather protection.
- Any gables should carry the gable ridge for the full length of the space below or the primary building element.

#### Materials and Colour

- Walls. Principal cladding materials should be clay or coloured concrete bricks or blocks (a bag wash finish is acceptable) and plaster.
- A suitable mix of materials is considered important with one material being seen as primary and at least one or two other secondary.
- 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).
- Weatherboard, vertical board/fibre cement and batten, cut/dressed stonework (i.e. not riverstone) and long run corrugated Colorsteel may be used as secondary materials to gables, feature walls and so on, but should comprise no more than 33% of the wall area (excluding glazing).





- Roof to be either tiles or long run Colorsteel.

## Garages and Driveways

- The driveway is to be laid out to minimise the amount of hard paving visible from the street. Consider keeping the area small or perhaps screening with evergreen planting to reduce the visual impact.
- Where possible developments should be designed to limit the number of accessways off the street.
- The garage should not dominate the front façade of the house.
- The garage door should not exceed 6m in width when facing the street and should be clad in a material that is well considered and in keeping with the overall appearance of the dwelling.

## Ancillary Elements

- Solar panels are to be fixed and located so that they are discrete and not generally visible from the street or neighbouring property unless they are of a low profile type and set at the same pitch as the roof.
- Satellite dishes and aerials are to be located so that they are not visible from the street.
- Recycling and rubbish bins, gas bottles and air conditioning units should be suitably screened.
- Garden sheds, permanent or temporary are not to 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 through the use of such features as gables, entry pergolas, full height windows, verandas 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.

## FENCING

### Specific Requirements

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

## LANDSCAPING

### Specific Requirements

- A landscape plan prepared by a professional landscape designer must 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.

- Native and low water tolerant plants are preferred in order to reduce the reliance on artificial watering. Planting of native species is encouraged where possible.
- The landscape plan presented for approval needs to include details of the:
  - Location of all specimen 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 elements, any water features or other landscape structures.

## ADDITIONAL DESIGN APPROVAL PROCESS (HIGH DENSITY SITES)

In accordance with the Restrictive Covenants, the Vendor will apply a 2-stage plan approval process for the High Density sites. The owner and/or designer shall submit the design as a preliminary sketch plan (floor plan and two elevations including the street view at 1:100 street scale).

Once approval for this stage has been obtained then the final design shall be prepared and submitted for final approval. Detailed landscape plans shall be submitted at this stage.

Attached are some typical elevations which utilise the High Density design guidelines. This style of design would generally meet the required criteria and is attached for information purposes and to assist in your own design process. Other designs will be considered on their own merit.

Please note that designs for multi-unit developments of four residential dwellings or more will also require assessment by the Christchurch City Council's Urban Design Panel. It is possible that in some instances their recommendations will differ to those provided by Ngāi Tahu Property Ltd.

For more information on this process please go to:

<http://www.ccc.govt.nz/cityleisure/projectstoimprovechristchurch/urbandesign/urbandesignpanel/index.aspx>



## Living Building Challenge Red List

The International Living Future Institute (ILFI) has developed the following red list of chemicals that may not be included in materials used in construction that seeks to meet the criteria of the Living Building Challenge (LBC). According to ILFI, the list is composed of materials that should be phased out of production due to health concerns. The list is updated as new science emerges. The most recent update came in May 2014.<sup>†</sup>

The LBC red list is shown directly below. This list includes both chemicals and chemical groups. In 2004, ILFI published a spreadsheet that represents the full list of chemicals, as this spreadsheet expands these chemical groups into the individual chemicals of which they are composed.

As of May 2014, this spreadsheet contained 815 individual chemicals ([http://declareproducts.com/sites/default/files/Red%20List%20CAS%20%23%20Guide\\_0.xls](http://declareproducts.com/sites/default/files/Red%20List%20CAS%20%23%20Guide_0.xls)).

- Alkylphenols
- Asbestos
- Bisphenol A
- Cadmium
- Chlorinated polyethylene and chlorosulfonated polyethylene (CSPE); HDPE and LDPE are excluded from the Red List.

28 August 2017 – Red List building materials – Wikipedia

- Chlorofluorocarbons (CFCs)
- Chlorobenzenes
- Chloroprene (neoprene)
- Chromium VI
- Chlorinated polyvinyl chloride
- Formaldehyde (added)
- Halogenated flame retardants (HFRs)
- Hydrochlorofluorocarbons (HCFCs)
- Lead (added)
- Mercury
- Polychlorinated biphenyls
- Perfluorinated compound
- Phthalates
- Polyvinyl chloride
- Polyvinylidene chloride
- Short Chain Chlorinated paraffins
- Wood treatments containing creosote, arsenic or pentachlorophenol
- Volatile organic compounds (VOCs) in wet applied products

In addition to the red list, LBC criteria mandate that petrochemical fertilizers and pesticides cannot be used during the certification period or be used in operations and maintenance.<sup>†</sup>

The Red List and the Living Building Challenge.

## Building Character Examples

EXAMPLE A ✓



EXAMPLE B ✓



EXAMPLE C ✓



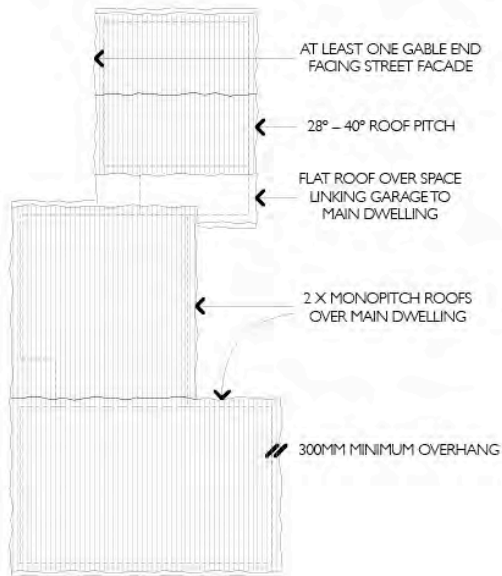
EXAMPLE D ✗



## Roof Form Examples

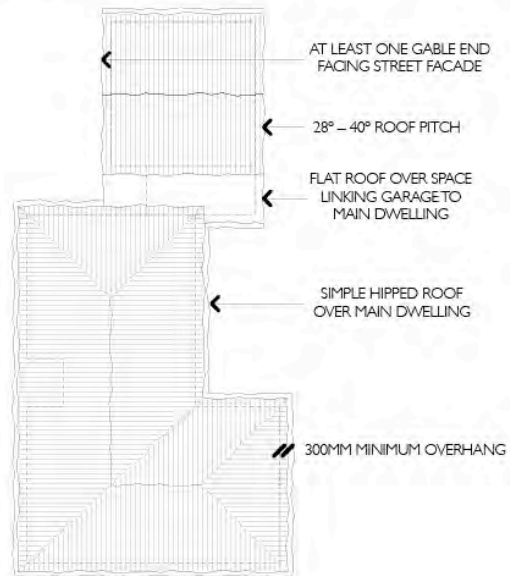
### EXAMPLE A ✓

Acceptable monopitch roof



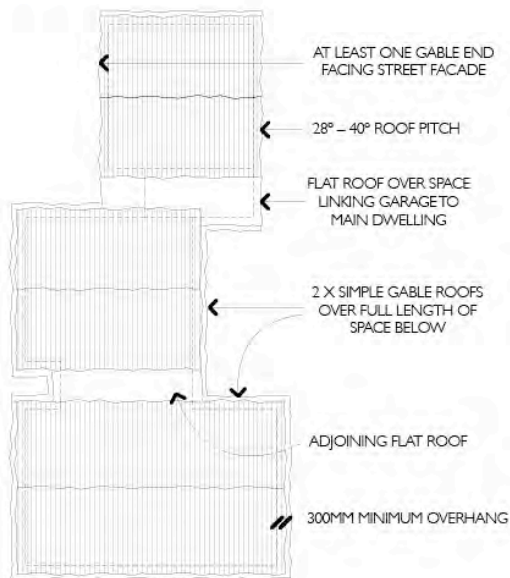
### EXAMPLE B ✓

Acceptable hipped roof



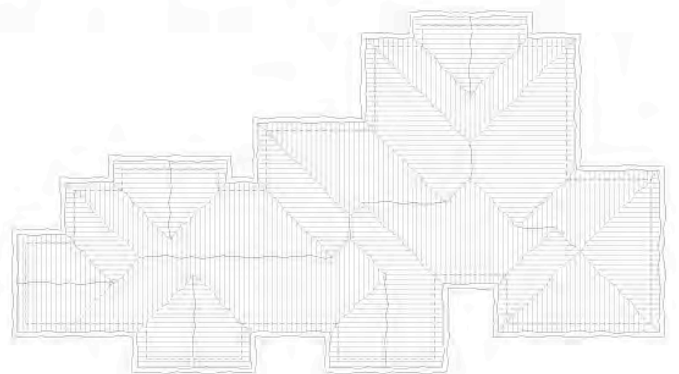
### EXAMPLE C ✓

Acceptable gable roof



### EXAMPLE D ✗

Unacceptable hipped/gable roof

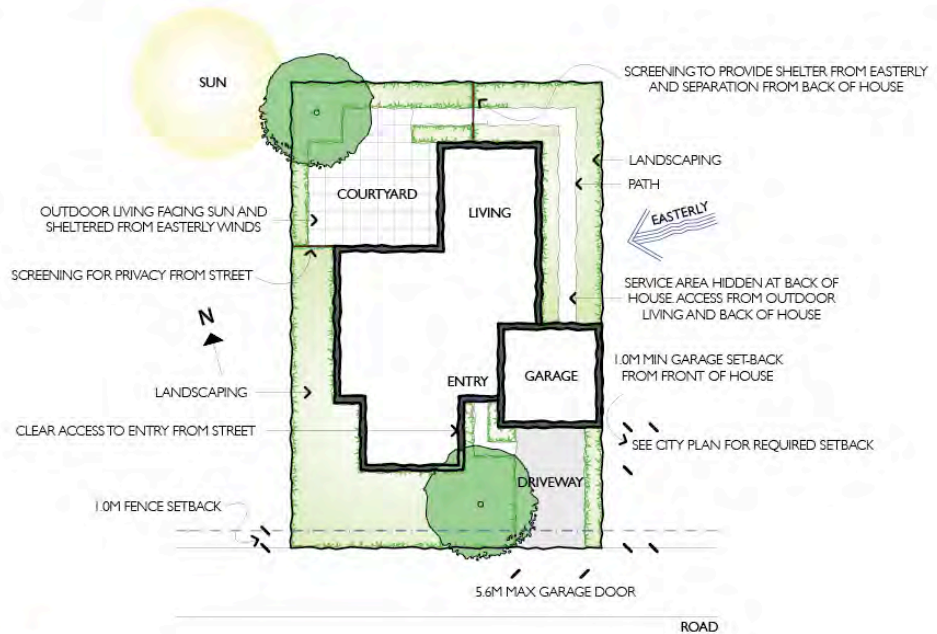


## Siting Your Home Examples

### STANDARD LOT

Shortest boundary along road/north facing.

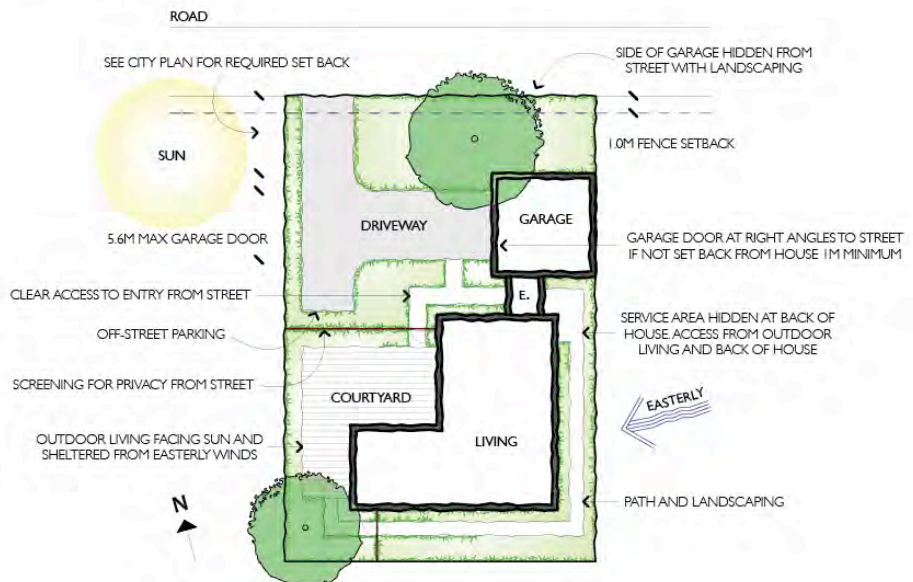
Note: refer separate sheets for fencing requirements.



### STANDARD LOT

Shortest boundary along road/south facing.

Note: refer separate sheets for fencing requirements.

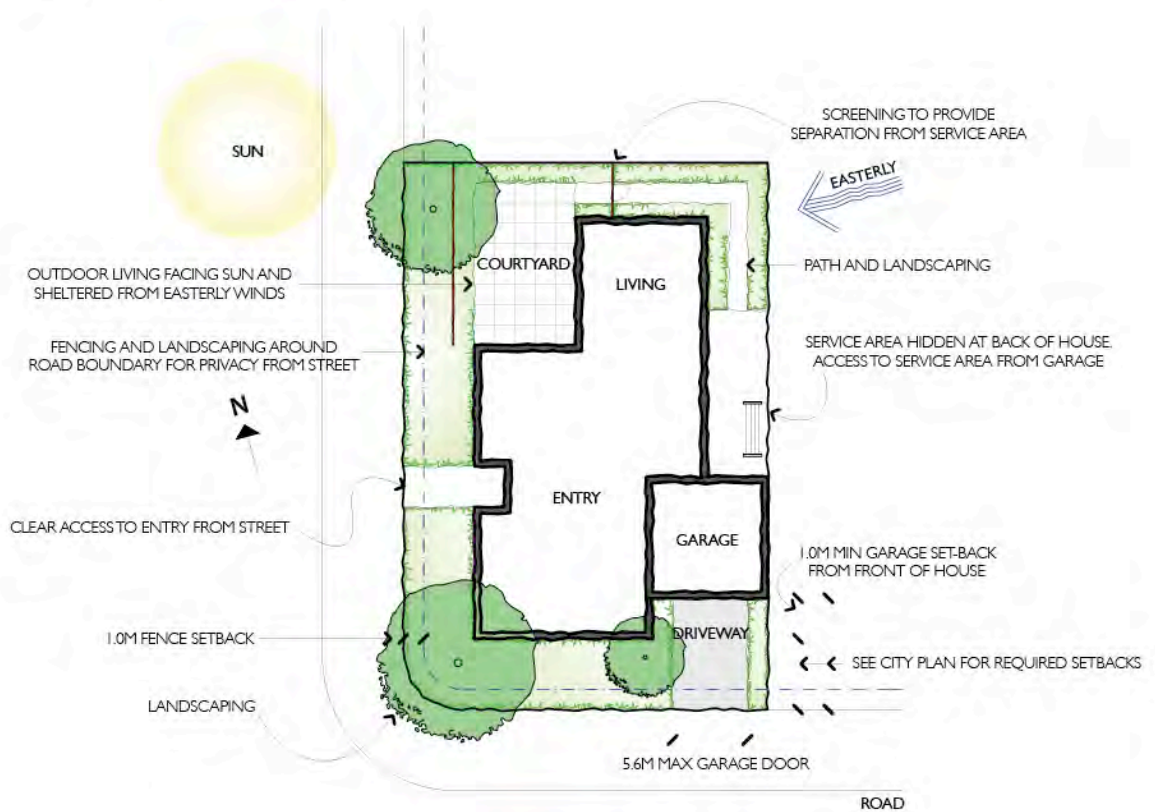


## Siting Your Home Examples

### STANDARD LOT

Corner lot/north facing.

Note: refer separate sheets for fencing requirements.

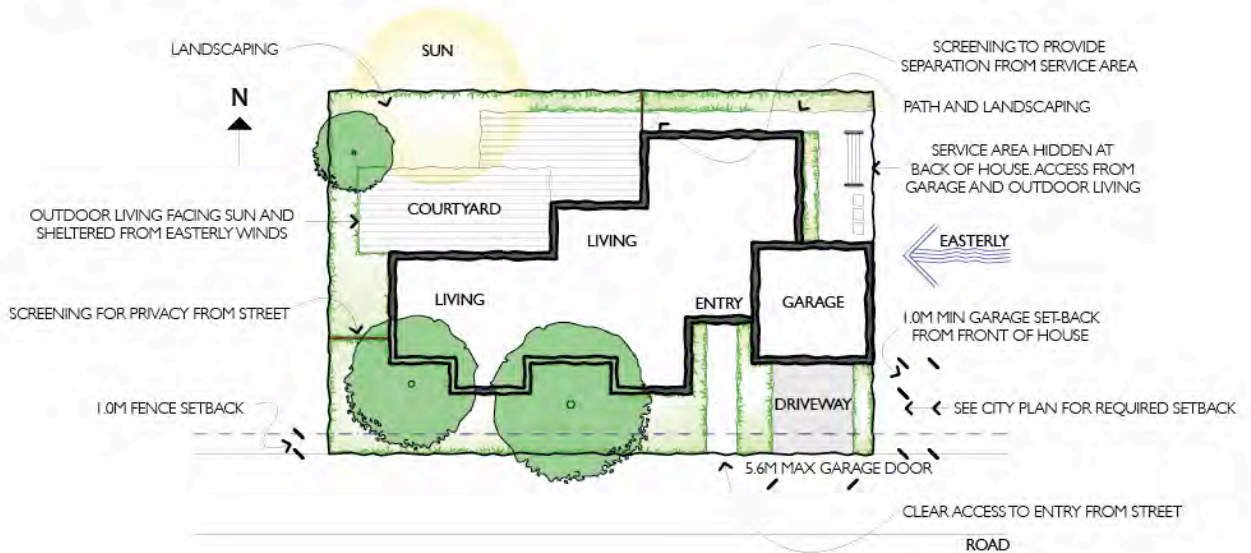


## Siting Your Home Examples

### STANDARD LOT

Longest boundary along road/north facing.

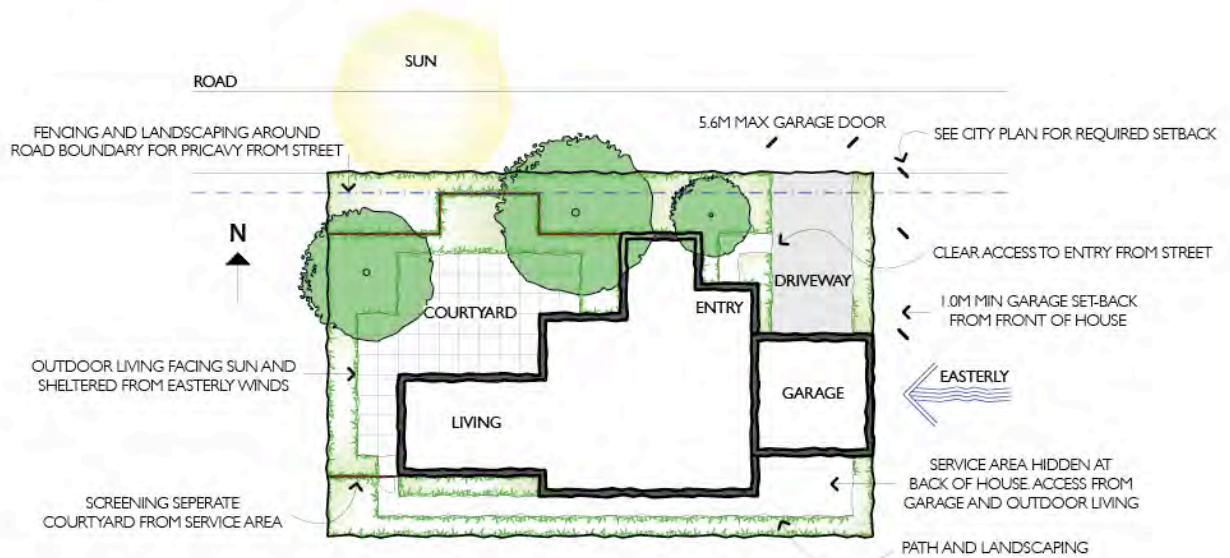
Note: refer separate sheets for fencing requirements.



### STANDARD LOT

Longest boundary along road/south facing.

Note: refer separate sheets for fencing requirements.





## Plan Approval Application

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	
Ph: Home	
Ph: Work	
Ph: Mobile	
Email Address	

Attachments	
<i>Included (please tick)</i>	
Site Plan (with North point)	<input type="checkbox"/>
Front Rear and Side Elevations	<input type="checkbox"/>
Driveway Design and Location	<input type="checkbox"/>
Floor Plan	<input type="checkbox"/>
Detailed Landscape Plan	<input type="checkbox"/>
Fencing Detail (all sides)	<input type="checkbox"/>

Exterior Materials and Colour Scheme	
<i>Have you provided:</i>	
Primary Exterior Cladding Detail	<input type="checkbox"/>
Secondary Exterior Cladding Detail	<input type="checkbox"/>
Primary Exterior Wall Colour	<input type="checkbox"/>
Secondary Exterior Wall Colour	<input type="checkbox"/>
Roof Cladding	<input type="checkbox"/>
Roof Colour	<input type="checkbox"/>
Fascia Colour	<input type="checkbox"/>
Joinery Colour	<input type="checkbox"/>
Front Door Colour	<input type="checkbox"/>
Garage Door Material	<input type="checkbox"/>
Garage Door Colour	<input type="checkbox"/>

