

Design Guide

THE NORTH
CANTERBURY CLEARING



Disclaimer

The information contained herein is true and correct to the best of UWC Limited knowledge. However, UWC Limited, its directors, employees, advisers, and agents do not make any representation or warranty, express or implied, as to the accuracy, reliability or completeness of the information contained in this document.

These Design Guidelines are for aesthetic purposes only. The guidelines; rules and restrictions set out in this document and the approval of dwelling and landscape plans submitted to the Hurunui District Council are in addition to (and not in substitution for) any rules or requirements imposed by Hurunui District Council, the Building Act and Regulations, and any other applicable laws. In promulgating these Design Guidelines and approving dwelling and landscaping plans, UWC Limited (or its associated entities) give no warranty as to the compliance of such law, or the quality or suitability of the dwelling.

The Clearing North Canterbury will deliver a modern New Zealand neighbourhood: a high-quality development that is an attractive, fun, healthy and safe place to live. This guide will ensure the creation of a special place, where it's easy to live well. It gets everyone on the same page with what you can and can't do with your build: which benefits everyone's investment. We've set the guidelines, now it's over to you: we can't wait to see what you create with them.

Intentions of these Guidelines

The Clearing Design Guidelines will support you in the planning of your new home. Our goal is to make your home building process as easy as possible, by providing you with the key information and recommendations to get you started. It's got everything that you need to know about the sign off and mandatory requirements that help maintain home standards and values at The Clearing.

The Design Guidelines need to be read together with the actual covenants that are attached to your lot.

Design Approval Process

Approvals Process

Before submitting plans to the Hurunui District Council for Building Consent approval and starting construction, you must submit your plans to UWC Limited's nominated planner and urban designer for approval (a processing fee applies).

Email hello@theclearingnc.co.nz with the information below:

Required information for your plans to be approved by The Clearing (needs to be done before you submit your plans to Council for building consent).

Full contact details of purchaser and builder	<input type="checkbox"/>
Identification of lot	<input type="checkbox"/>
Building plans, which should include: <ul style="list-style-type: none">– Site plan (location of building on lot)– Floor plan.– All elevations.	<input type="checkbox"/>
Exterior colours and finishes, including: <ul style="list-style-type: none">– External wall.– Roof.	<input type="checkbox"/>
Landscape plan <ul style="list-style-type: none">– Proposed access from street.– Off street parking.– Location, height, and finish of any fences.– Location, species, and grade of planting.	<input type="checkbox"/>
Location and finish of driveways and paths.	<input type="checkbox"/>
Signed copy of The Clearing Covenants <i>(these covenants are signed by the purchaser at the time of purchasing your lot from the developer. If you do not have a copy of these rules, we can provide you with a copy)</i>	<input type="checkbox"/>

Processing and Approval

If the information provided is complete, it meets the Design Guidelines, and the processing fee is paid, it is then processed for approval. A review of your plans will be completed within 10 working days of receipt and feedback will be confirmed for your review and guidance only.

The Clearing Guidelines

Building Design Guidelines

The following building and design guidelines are not intended to replace the Hurunui District Council's planning rules.

- Only one dwelling is permitted to be constructed on each allotment.
- No temporary accommodation, hut or shed for permanent or temporary use of any kind shall be located in the front yard of the property, except a temporary builder's shed or other utility shed that is required during construction of the residential dwelling.
- A garden shed is permitted provided that it is constructed in new permanent materials, appropriately painted, or be a new proprietary brand, precoated with a factory colour finish that will not detract from the visual amenity of the development on the land and which is in keeping with the colour and nature of the residential dwelling situated on the Lot; and must not be more than one storey in height or exceed 10m² in floor area. The garden shed does not form part of the overall site coverage and must be located at the rear of the property.
- Where applicable, vehicle crossings constructed at the time of subdivision development are to be utilised. The establishment of an alternative crossing is subject to a separate resource consent at the cost of the future landowner (including the removal and reinstatement of curbing).
- No transportable or relocatable dwelling of any kind is permitted, unless approved by UWC Limited.
- No home heating fuel tanks, gas cylinders, external water heaters, air-conditioning units or similar appliances used to monitor or control the temperature, humidity, or climate within a dwelling are to be erected on the street frontage elevation of the residential dwelling.
- Any washing line or satellite dish erected must not be situated within the front yard of the Lot and screened from view if located within sightline of road.
- Any pole or pile foundations are to be clad in a material visually compatible with the main cladding of the residential dwelling.

Design Rule Summary

The following design rules are not intended to replace the Hurunui District Council's planning rules. Any non-compliances can seek a dispensation for good design; at the discretion of UWC's planner or urban designer.

Minimum floor area	100m ² , including garage
Maximum height	8.0 metres and one storey
Front yard (to any part of building)	4.5 metres
Side and rear yards	1.5 metres
Rear yards	2 metres
Maximum building coverage	35 percent
Rainwater tank	If chosen, the minimum size to be provided is 1,550 litre combined detention and storage tank per dwelling
Garages	Must not exceed 50% of the width of the front face of the building. They must be setback at least 1-metre behind the front face of the unit.
Outdoor living space	30m ² minimum, directly accessible from indoor living areas

Please note the developer has installed engineered soak pits. Please ensure all allowances are made in respect of the soak pits in design.

Landscape Design

Guidelines

All housing developments within The Clearing must include an element of landscaping that is in keeping with the development. When submitting a landscape plan, you need to provide a planting plan that shows the following:

- All fences, paths, driveways and their construction materials.
- The location of clothes lines and sheds.
- Identify areas of grass and gardens and nominate the heights of plantings specified.
- Where possible, species are to be encouraged as per the below species list.

A list of planting examples is provided below:

Example feature trees



Fraxinus Excelsior 'Purple Spire'
Purple Ash



Pyrus Calleryana 'Candelabra'
Ornamental Pear



Ulmus Hollandica 'Lobel'
Upright Elm Tree



Malus Ioensis 'Plena'
Crab Apple



Cornus 'Eddies White Wonder'
White Flowering Dogwood



Crataegus Laevigata 'Pauls Scarlet'
Scarlet Hawthorn



Sophora Microphylla South Island
Kowhai



Laurus Nobilis 'Angustifolia'
Narrow-Leaved Bay Tree

Example plants and shrubs



Broadleaf (Kapuka)
Griselinia Littoralis



Pittosporum Tenuifolium
Kohuhu



Corokia 'Frosted Chocolate'
Corokia



Eleagnus X Ebbingei
Eleagnus Hedge

Fencing and Lighting

Guidelines

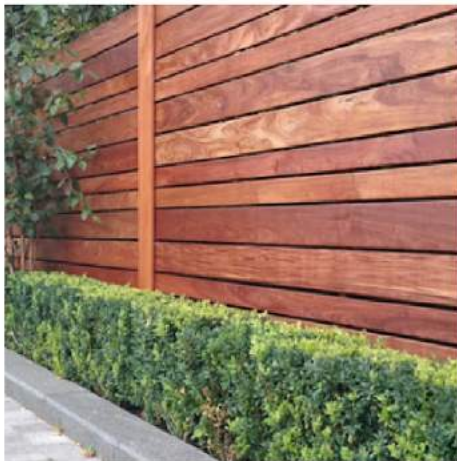
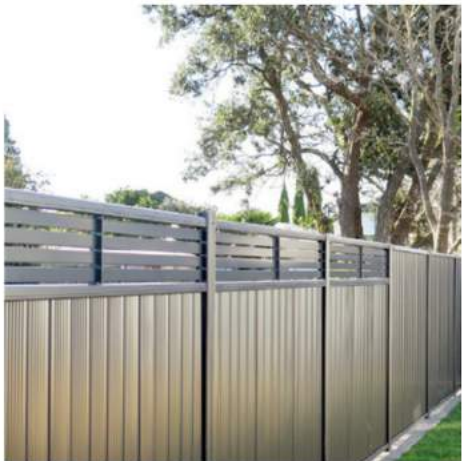
- Front yard fencing materials must complement/be consistent with the materials of the dwellings.
- Side fences cannot exceed 1.2 metres in height in front of the residential dwelling which has its front boundary adjoining a street; and,
- Fences cannot exceed 1.8 metres in height along the side boundary of a Lot.
- Corrugated iron fences are not permitted.
- Adequate outdoor lighting will be provided consistent with the landscaped and surrounding environment.
- All fencing and exterior lighting shall be shown on the landscape or site plan provided as part of the plan approval process.

Fencing examples are provided in the Design Examples section below:

Lighting examples



Fencing examples



Building Materials/Materiality

Guidelines

Houses are to be built from high quality new building materials; OR high-quality recycled materials at the approval of UWC Limited.

Exterior cladding shall comprise of a primary and secondary cladding, with the secondary cladding to cover at least 30% of the total exterior and cover at least 30% of the front façade facing the street (Unless otherwise agreed to by UWC Limited).

Any unpainted cladding is not permitted.

Concrete driveways are permitted and to be finished as exposed aggregate or are to be suitably coloured. Any garages, outbuildings, fences, or walls on the Lot must be in permanent materials of wood, brick or stone or other similar permanent materials. No unpainted galvanised iron for any garages, outbuildings are permitted.

Material examples are provided in the Design Examples following section:

Material examples



Further Guidelines

Outdoor storage area for rubbish bins

The design should allow an area of sufficient size at the side or rear of the dwelling for the storage of rubbish bins, minimum size 3x1.5m in area.

If this is not possible and bins are to be stored at the front between the dwelling and road boundary, the design must allow for adequate screening, consistent with the fencing plan for the site.

Stormwater disposal

To reduce the environmental impact of the development, the installation of rain tanks is encouraged. If chosen, the minimum size to be provided is 1,550 litre combined detention and storage tank per dwelling. Tanks such as this can supplement garden irrigation and become an emergency water supply.

Energy conservation

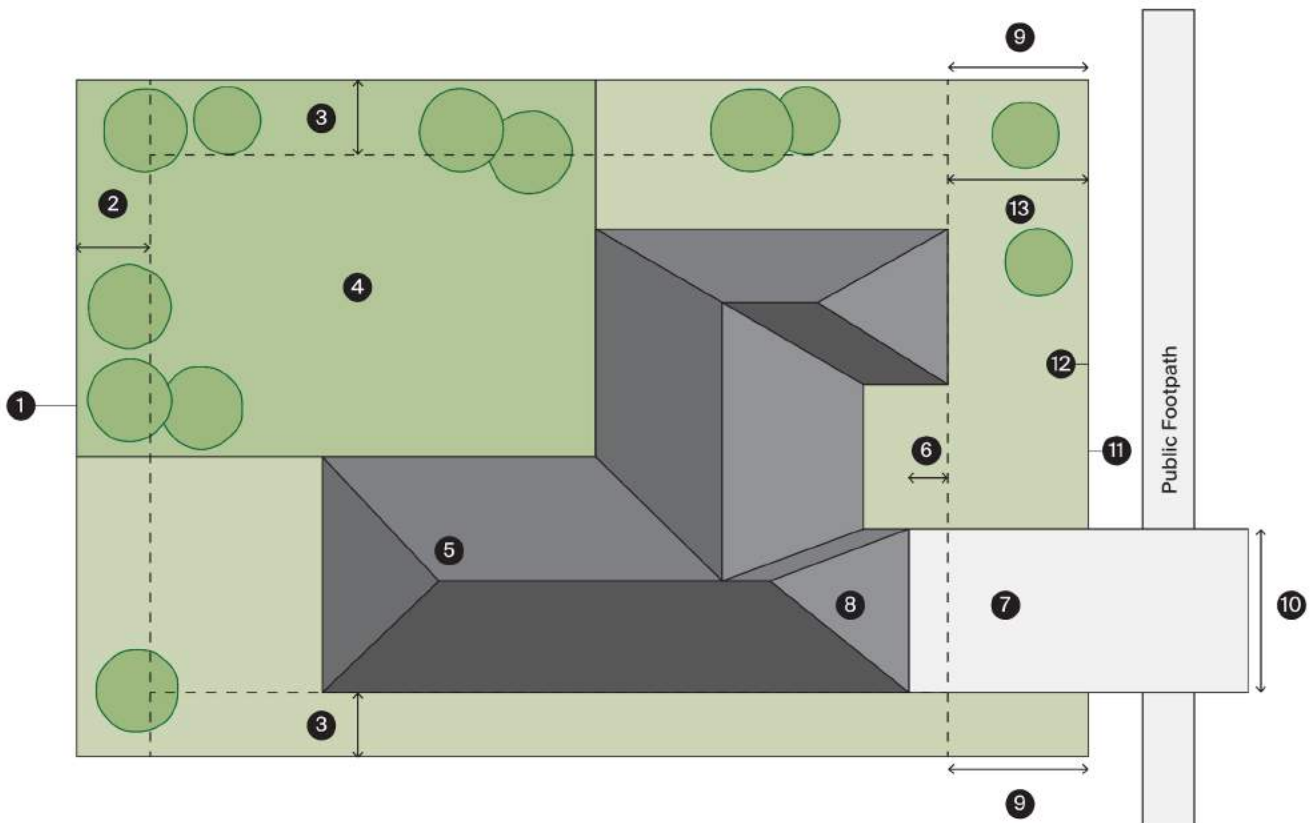
All houses within The Clearing will be designed to incorporate energy efficient design by:

- Being located on the site to optimise solar passive design
- Utilising materials (where practicable) that will ensure the home is energy efficient in design and delivery.
- Utilising or allowing for technologies which are energy efficient and sustainable to be incorporated into design.

Design Examples

Allotment layout

The diagram below shows an example of the lot layout. The diagram may not apply to corner lots.



Key

1. 1.8 metre high fence.
2. 2.0 metre side yard.
3. 1.8 metre high fence with and 1.5 metre side yard.
4. Outdoor living space: 30m² minimum with 4 metre dimension.
5. Dwelling – maximum 8 metres high with a maximum site coverage of 35% (including any eaves over 750mm).
6. Garage setback 1metre from the front façade.
7. Driveway.
8. Garage.
9. 1.2 metre high fence.
10. 3 - 4 metre width for driveway crossing.
11. Landscaping buffer.
12. No fencing on front boundary.
13. 4.5 metre building setback from the public road.

Construction

Rules during construction of your house

These are fully detailed in the Building Covenants, in summary:

- Construction noise must be limited to reasonable hours and not be at an unacceptable level.
- Side and rear fences must be erected prior to any building construction
- Erosion and sediment control measures must be in place.
- No animals on site during construction.
- Appropriate rubbish disposal measures must be in place.
- Limits on washing down construction vehicles and requirements to handle any spillage.
- Limits on builders' signage.

