



WESTHAVEN

Rolleston

Residential
Design Guide

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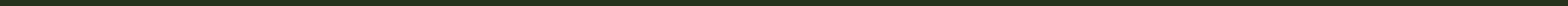


WESTHAVEN

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Section A

Welcome
to Westhaven



A4 New Home Design Guidelines

The purpose of these guidelines for the development of dwellings and landscaping is to;

Enhance Westhaven’s character:

Guide you in designing a home and landscape that complements the neighbourhood’s overall aesthetic.

Provide clarity:

Offer a consistent framework for all landowners to follow.

Maintain quality:

Ensure high development standards to protect property values and create a desirable living environment.

Balance uniformity and individuality:

Promote a cohesive look while allowing for diverse and visually appealing designs.

This guide will cover the following design elements:

Standard Requirements:

Site coverage in relation to lot size and maximum building heights.

Setbacks and heights:

How the dwelling should sit within the lot.

Built form and amenities:

How garages, entrances and service areas should be positioned. As well as considerations front façade treatment.

Fencing and landscaping:

Required fencing treatment and landscaping for each lot.

Materiality:

Building materials and suggested treatments.

Westhaven Residential Limited reserves the right to review and alter the covenants after receiving feedback from the community development partners and land purchasers and has full discretion over the design of any housing within the subdivision.

Westhaven Residential Limited are open to receiving alternative designs which can be approved at the developer’s discretion.

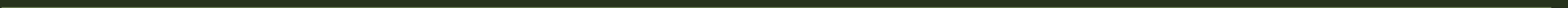


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Section B

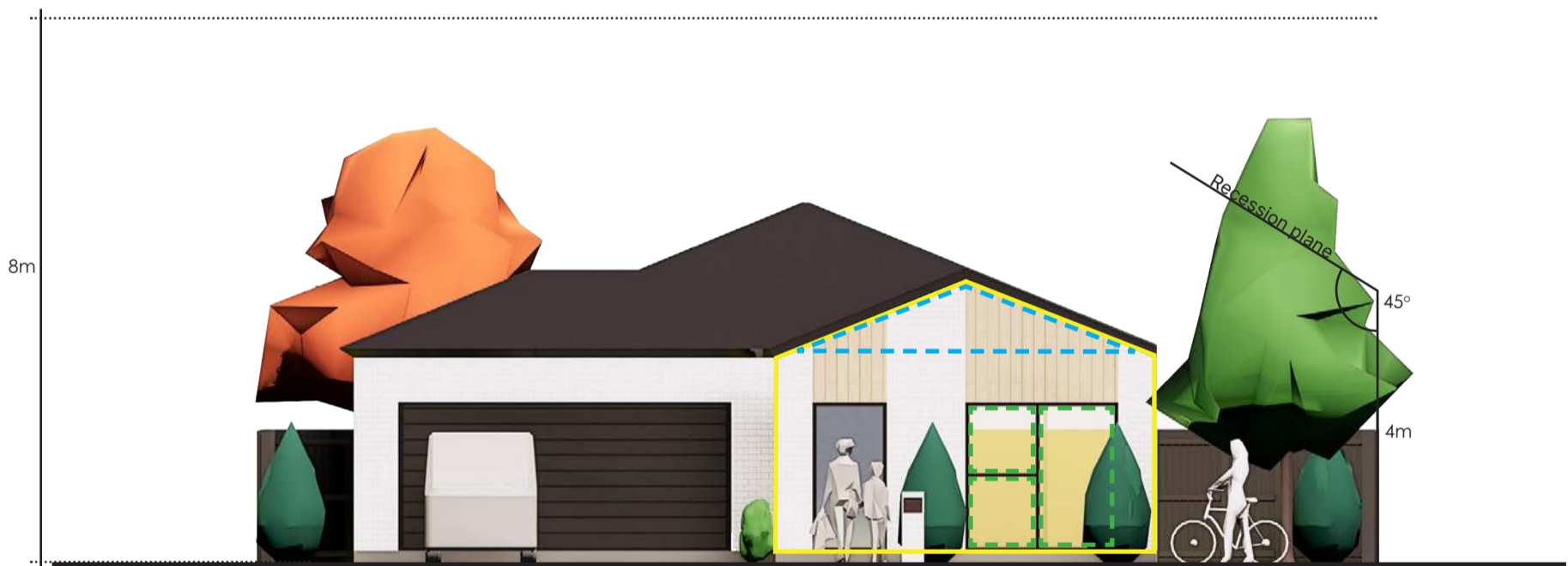
Type 1 Standard Lots



B1 Standard Requirements

Type 1 lots are low density lots that are required to meet the following:

Lot Size:	300m ² -499m ²
Number of dwellings per site:	1
Site coverage:	50%
Maximum height:	8m
Number of stories:	1 storey (unless otherwise specifically approved by developer)
Minimum dwelling size:	120m ²
Recession plane in relation to boundary:	4m + 45°



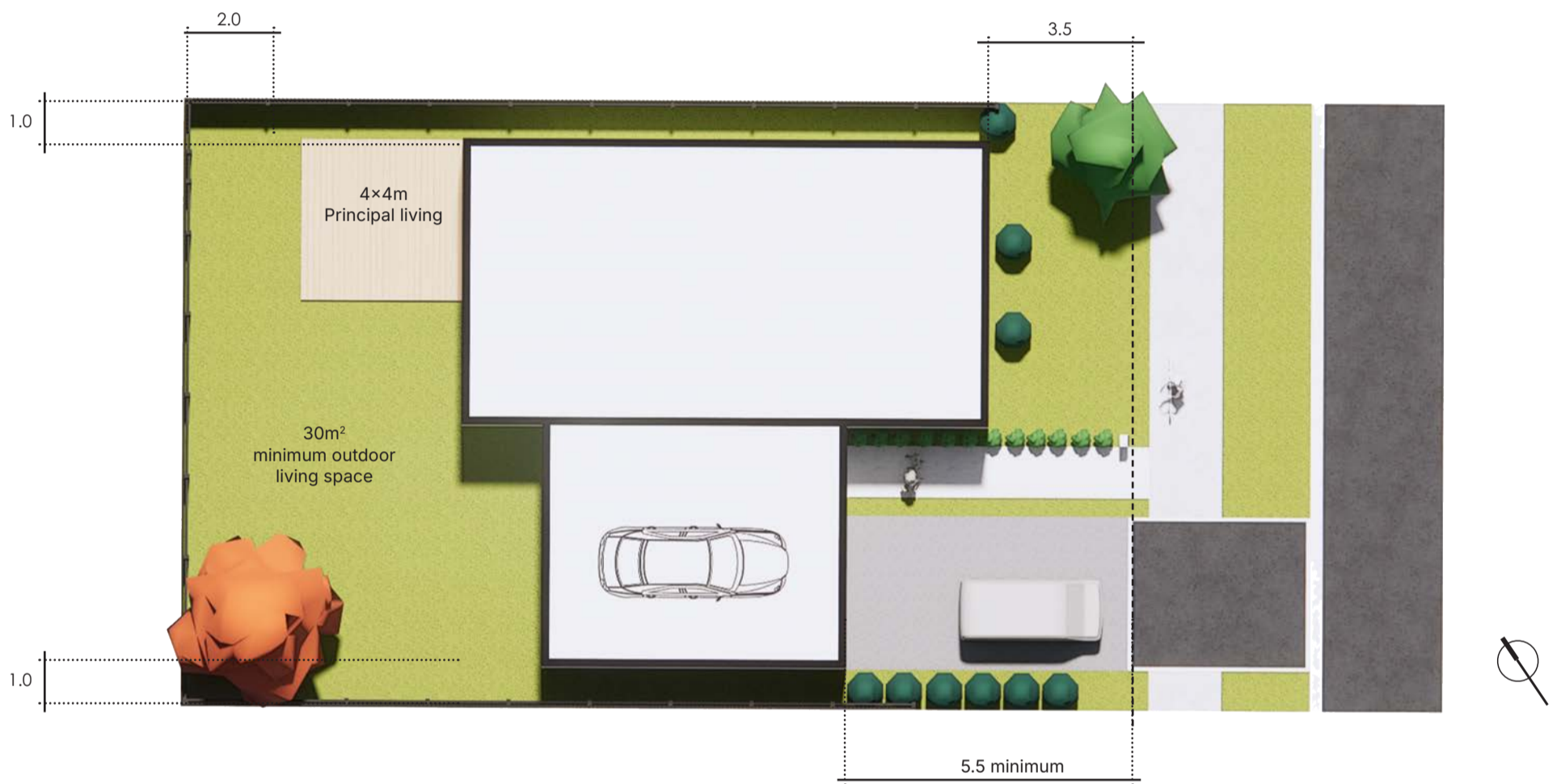
- Façade (excludes garage)
- Glazing
- Allowed excluded area of façade in glazing calculation - any fully enclosed roof space of any gabled end as per the district plan

B2 Setbacks

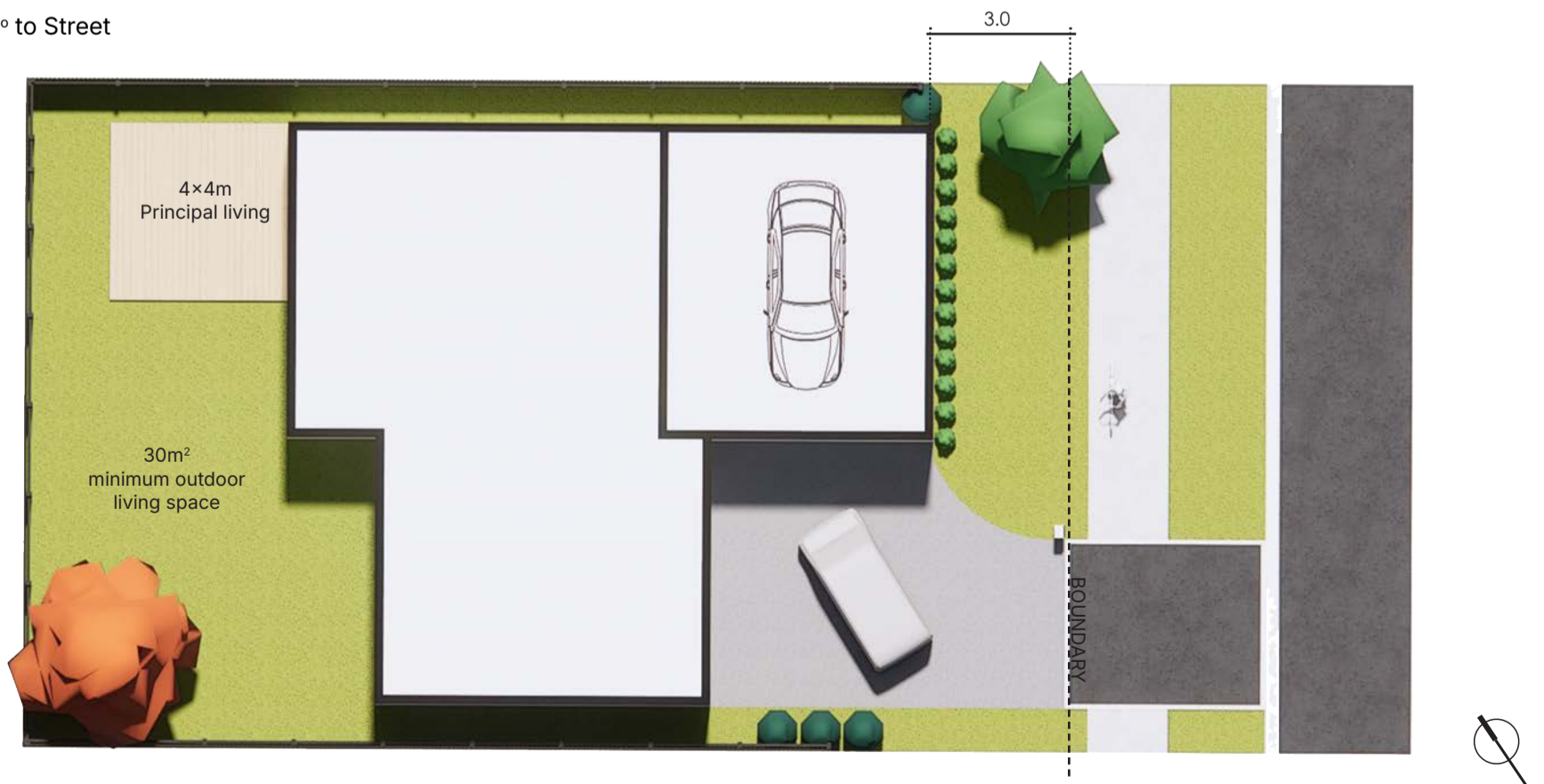
Type 1 setback requirements are as follows:

Front yard:	3.5m
Side yard:	1m
Rear yard:	2m
Garage door facing street:	5.5m

Garage Facing Street



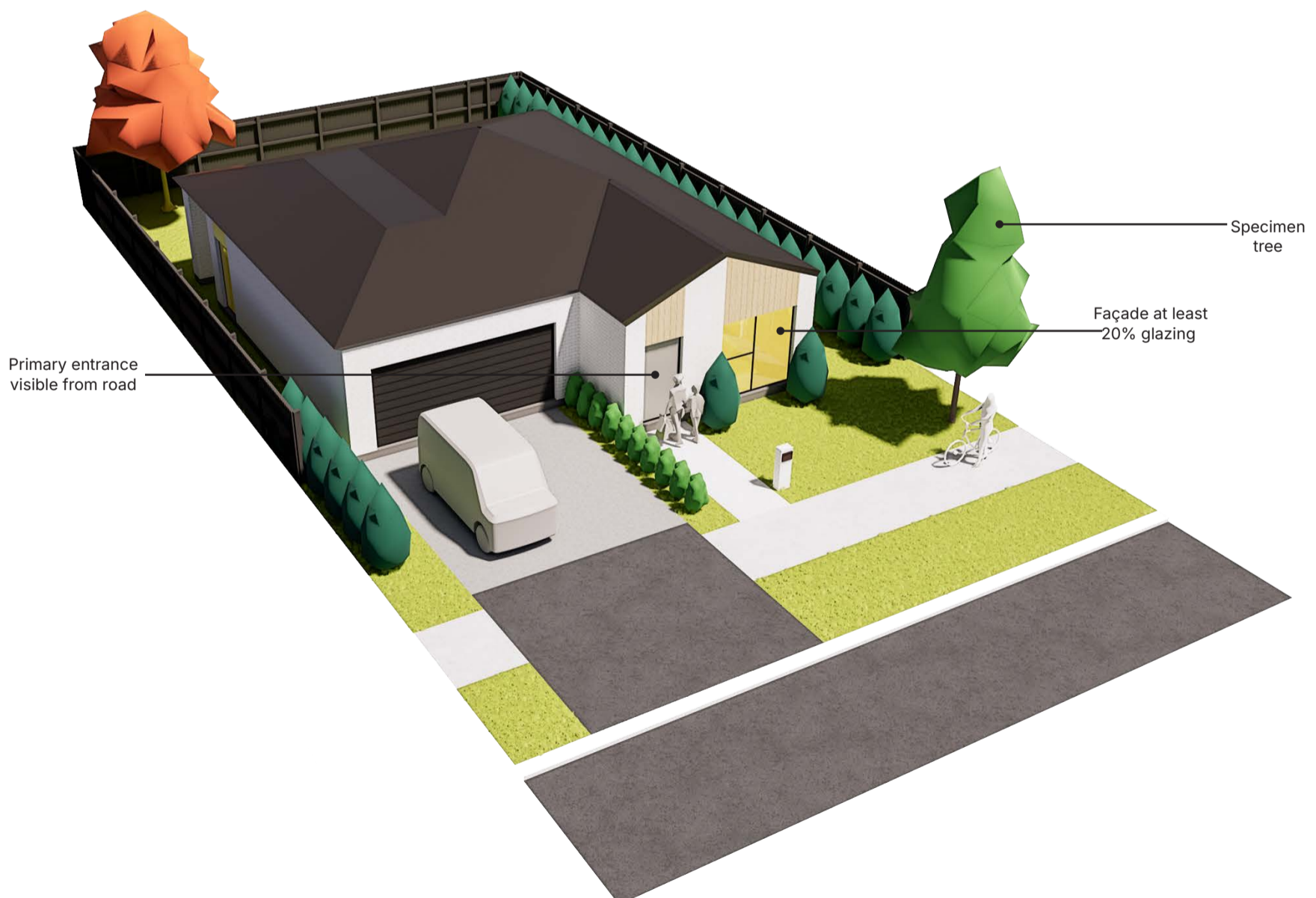
Garage 90° to Street



B3 Built Form and Amenities

Type 1 built form requirements are as follows:

Front door position:	The primary pedestrian entrance shall be visible and accessible from the road. This only applies to one frontage where a dwelling is on a corner site
Garage door width:	When facing the street, the garage door width must not exceed 50% of the total dwelling width
Garage door (facing street):	5.5m - the garage door must be setback from the front façade of the dwelling
Garage door (90° to street):	3m setback of street garage wall
Service areas:	A 2.25m ² outdoor service area shall be provided for each dwelling in the side or rear yard where it is screened from a street or adjoining reserve.
Outdoor living space:	Size: 30m ² Orientation: North, east or west Access: Must be directly accessible from the internal living space of the unit.
Outlook space:	Principal Living: 4×4m All other habitable rooms: 1×1m
Solar panels/ utilities:	Screen all plant and building services equipment (e.g. water tanks, garden sheds, air-conditioning units) if visible from the street or publicly accessible spaces. Solar panels must be designed to be flush with roof or building forms on which they are mounted
Front façade glazing:	Any residential unit, or other principal building, facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors. (Note: the garage door is not included in the façade, and any fully enclosed roof space of any gabled end as per the district plan can also be excluded).

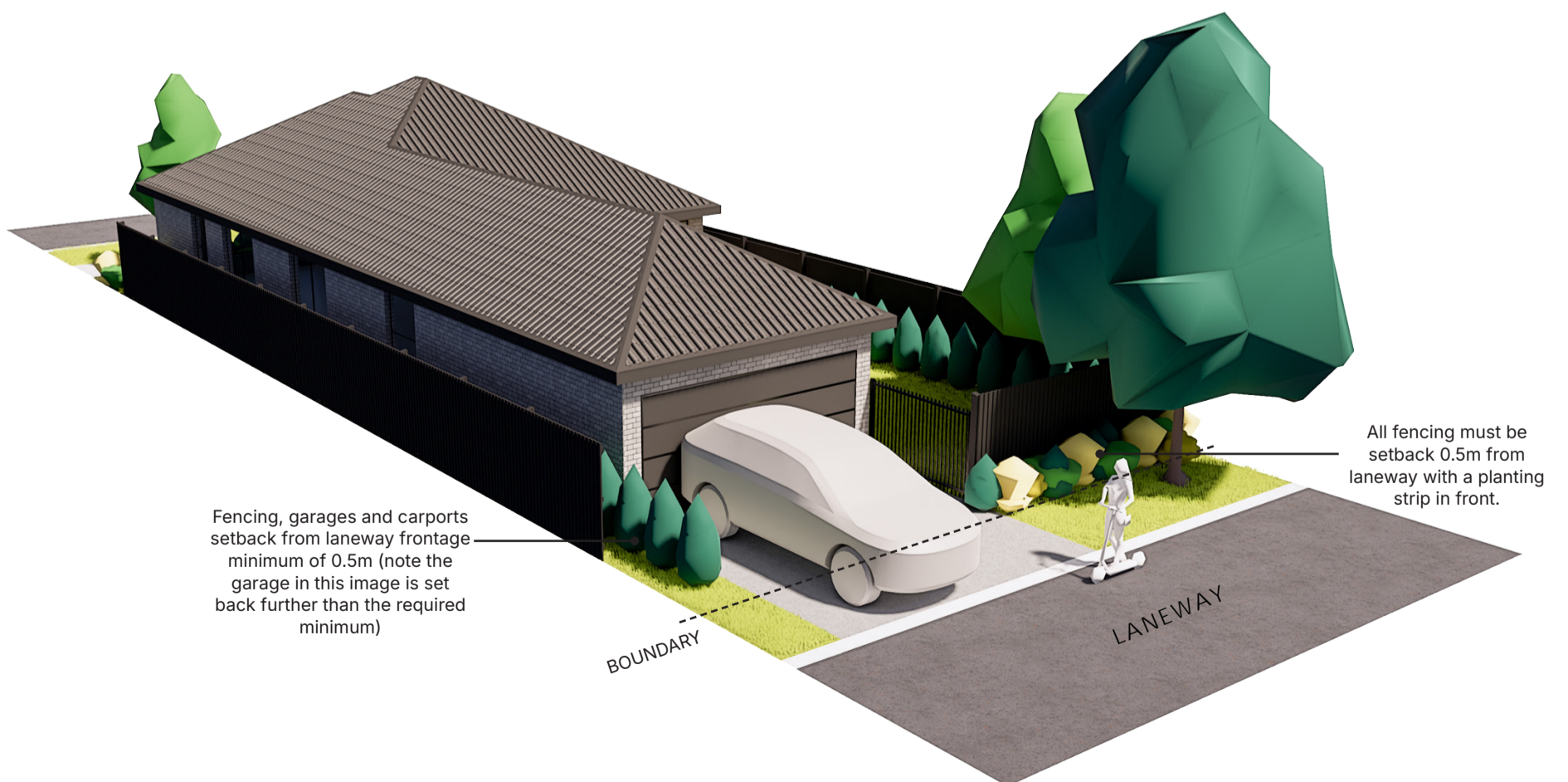
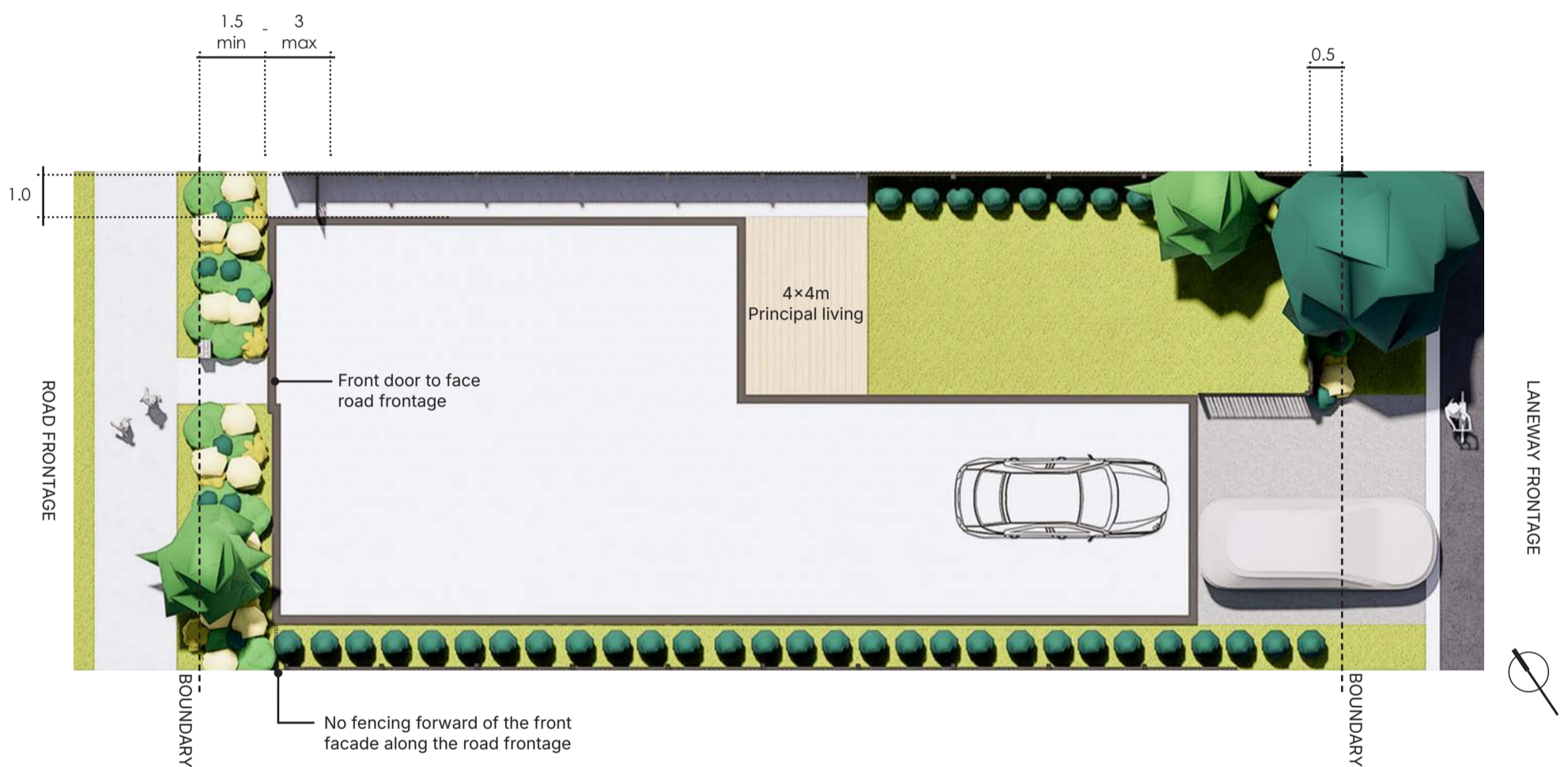


B4 Laneway Standard Requirements

Laneway lots are standard lots with two frontages and garage access from the rear. These lots have different requirements to other standard lots due to their unique positioning and must meet the following:

Front yard Setback:	1.5m minimum, 3m maximum
Side yard:	1m
Garage door setback (facing laneway):	0.5m (minimum)

All fencing must be setback 0.5m from laneway boundary to allow for a 0.5m planting strip.



B5 Dunns Crossing Road Standard Requirements

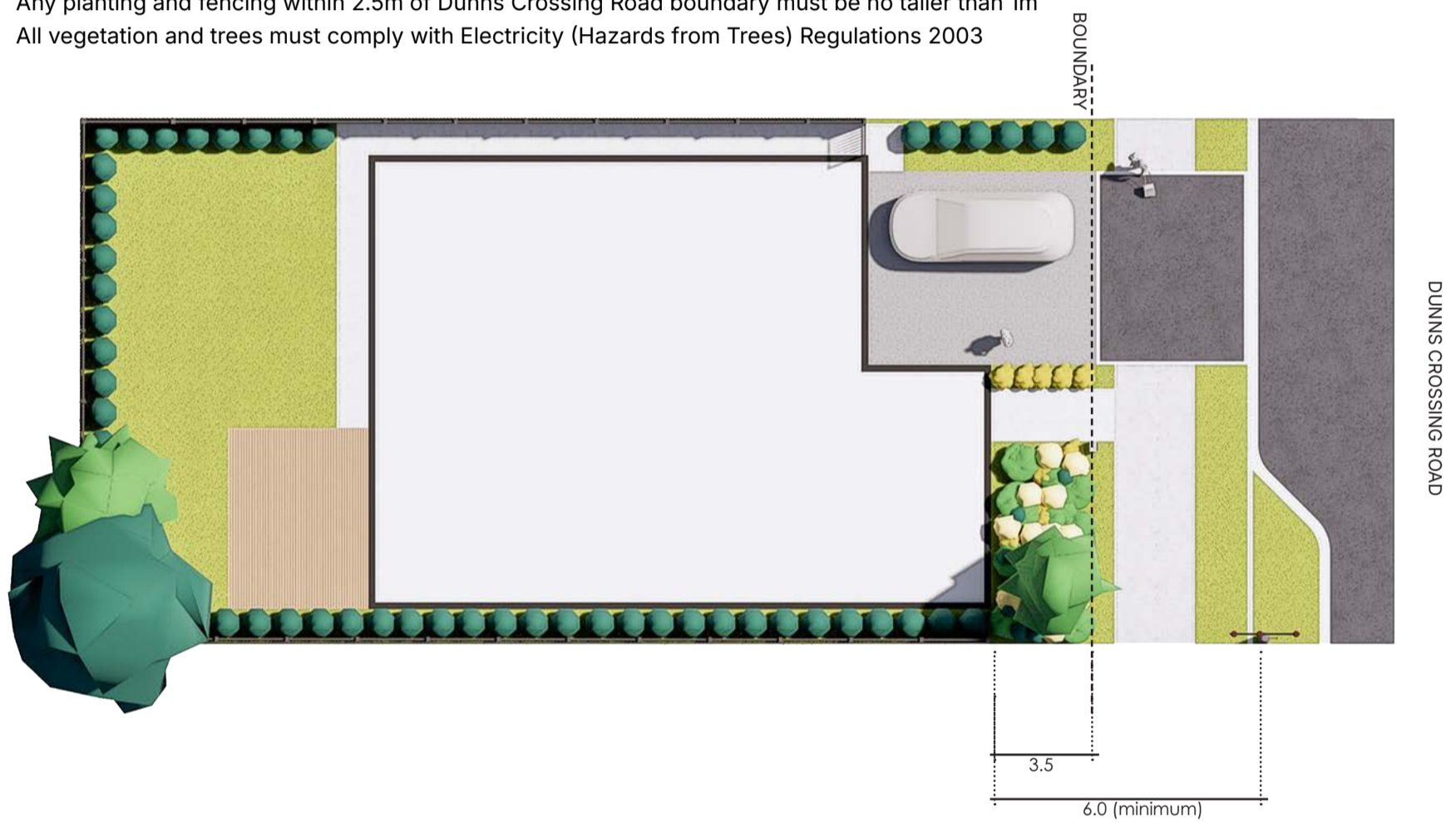
Dunns Crossing Road lots are standard lots with their main frontage facing Dunns Crossing Road. Along with the regular standard requirements, with their prominent frontage and proximity to existing power lines these lots are required to meet the following additional rules:

Setbacks:

- Front yard house setback: 3.5m
- Power pole to dwelling setback: 6.0m

Additional Rules:

- Any trees within the front yard must be limbed (when mature) to provide visibility
- Any planting and fencing within 2.5m of Dunns Crossing Road boundary must be no taller than 1m
- All vegetation and trees must comply with Electricity (Hazards from Trees) Regulations 2003



Any trees within the front yard must be limbed (when mature) to provide visibility.

Houses must be setback 3.5m from the boundary, and 6.0m from any existing power poles on Dunns Crossing Road



Any planting and fencing within 2.5m of Dunns Crossing Road boundary to be no taller than 1m.



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Section B

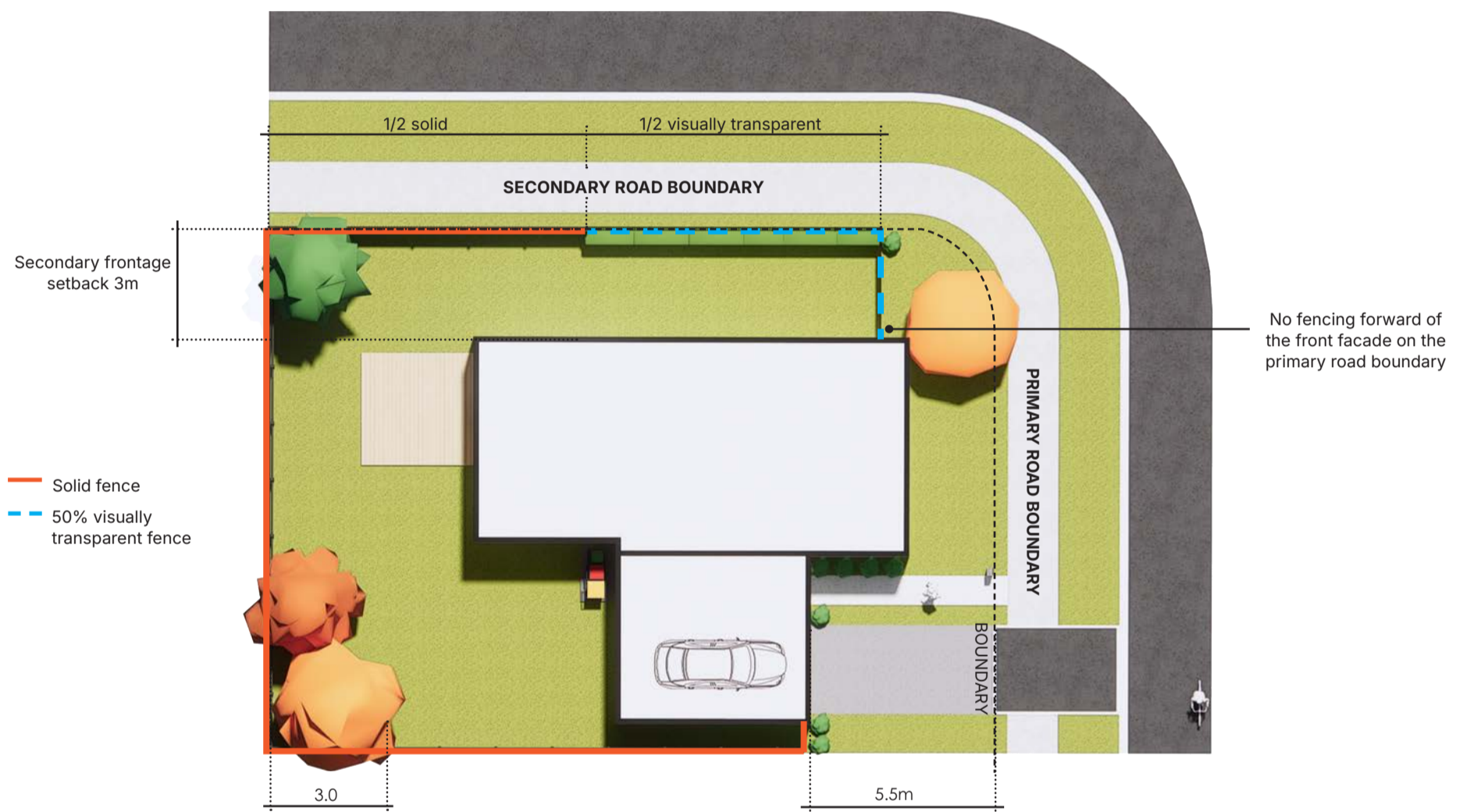
Type 2 Corner Lots



B6 Standard Requirements

Type 2 lots are corner lots that fit within the Standard Lot rules. However with the secondary frontage these lots are required to meet additional rules:

- Second Frontage Setback: 3m
- Fencing Along Secondary Road Boundary: Half of the secondary boundary can be solid fencing. The remaining half must be 50% visually transparent. Note this can be relaxed by the developer on a case by case basis.
- Fencing Along Primary Road Boundary: Fencing not permitted
- Springs road boundary specifically: 3m no-build setback





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Section B

Type 3
Comprehensive
Lots

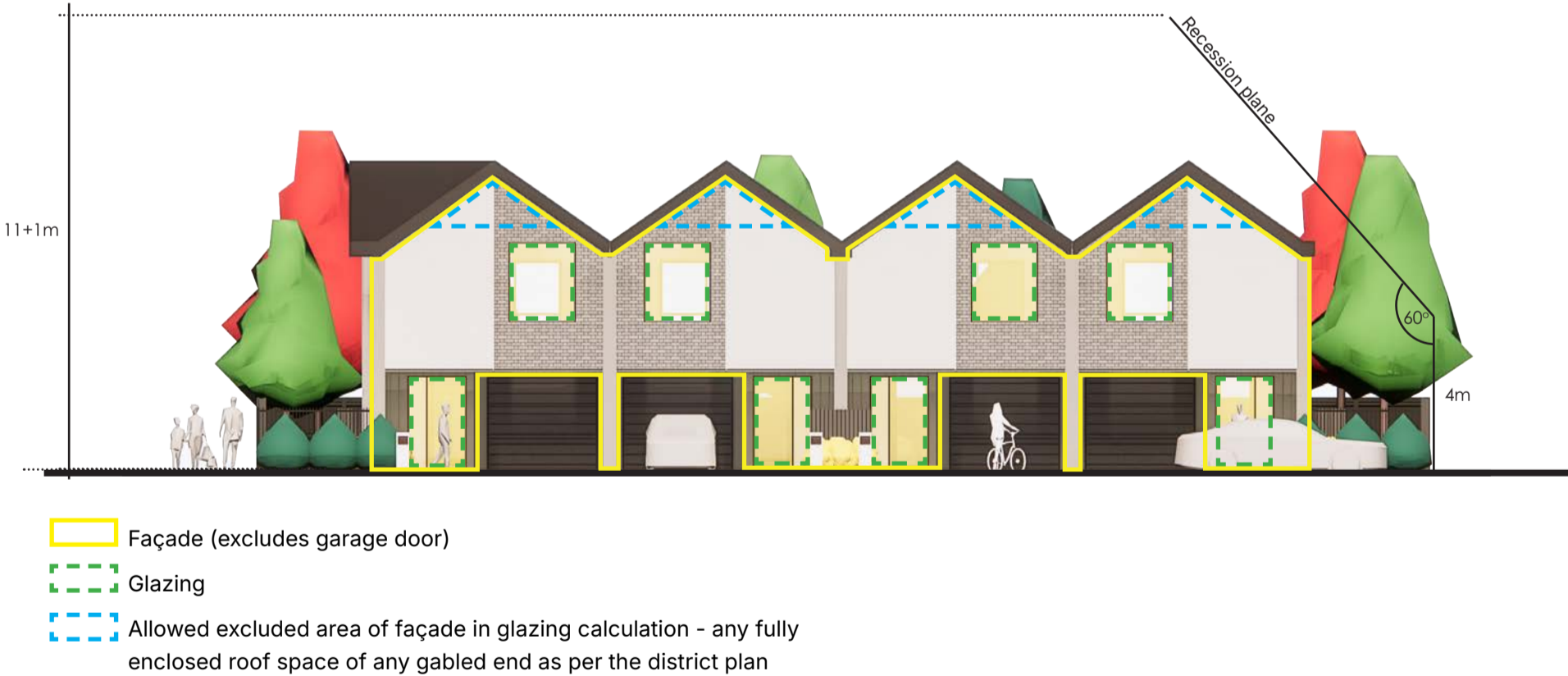


B7 Standard Requirements

Type 3 lots are medium density, comprehensive lots that are required to meet the following:

- Site coverage: 50%
- Maximum height: 11+1m
- Number of stories: 2 storey (unless otherwise specifically approved by developer)
- Recession plane in relation to boundary: 4m + 60°

Note: A Resource (including Subdivision) Consent will be required for the development of Superlots.



B8 Setbacks

Type 3 setback requirements are as follows:

- Front yard: 2m
- Side yard: 1m
- Rear yard: 1m
- Garage door facing street: 5.5m
- Springs Road boundary specifically: 3m no-build setback



B9 Built Form and Amenities

Type 3 built form requirements are as follows:

Front door position:	The primary pedestrian entrance shall be visible and accessible from the road. This only applies to one frontage where a dwelling is on a corner site
Garage door (facing street):	5.5m - the garage door must be setback from the front façade of the dwelling
Garage door (90° to street):	2m setback of street garage wall
Service areas:	All service areas are to be located to the rear or side of dwelling units. Service areas located to the side of any dwelling unit shall be screened from the street.
Outdoor living space:	Size: 20m ² Orientation: North, east or west Access: Must be directly accessible from the internal living space of the unit but can be in the form of ground floor, balcony, patio or roof terrace Location: Rear Yard, except balconies which can be in the front yard
Outlook space:	Principal Living: 4×4m All other habitable rooms: 1×1m
Solar panels/ utilities:	Screen all plant and building services equipment (e.g. water tanks, garden sheds, air-conditioning units) if visible from the street or publicly accessible spaces. Solar panels must be designed to be flush with roof or building forms on which they are mounted
Front façade glazing:	Any residential unit, or other principal building, facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors. (Note: the garage door is not included in the façade, and any fully enclosed roof space of any gabled end as per the district plan can also be excluded).



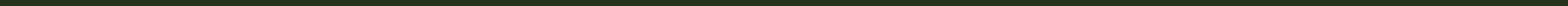


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Section C

Design and
Presentation
Type 1–2 Lots



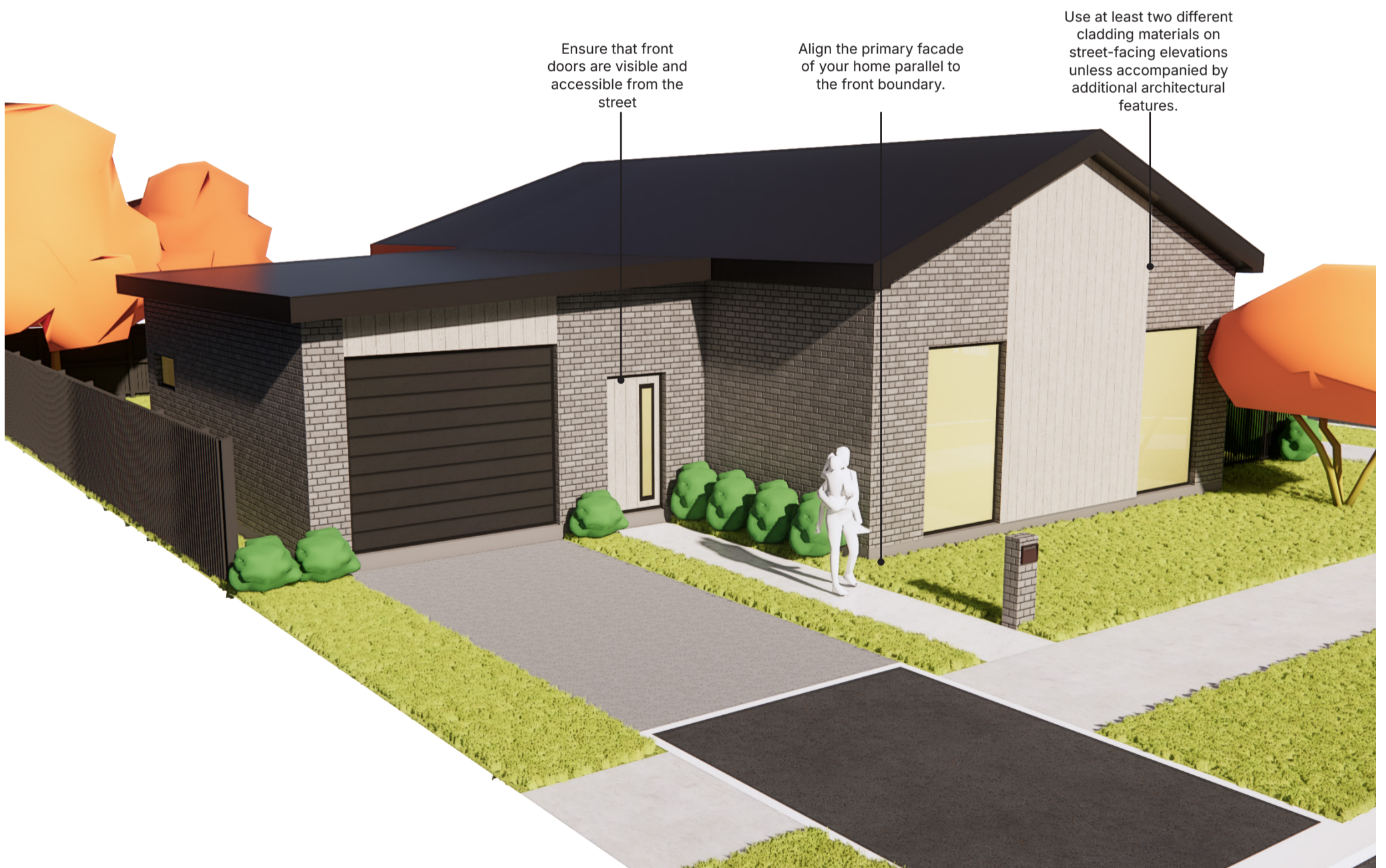
C1 Building Form

Street Alignment and Frontage Design:

- Primary Facade: Align the primary facade of your home parallel to the front boundary.
- Visible Entrances: Ensure that front doors are visible and accessible from the street.
- Architectural Identification: A gable roof form is required for every street facing façade. Use roof forms or other architectural elements to identify the entrance.

Building Materials and Design:

- Cladding Materials: Use at least two different cladding materials on street-facing elevations unless accompanied by additional architectural features.
- Public Street Engagement: Address public streets and reserves with architectural details. Avoid blank or monotonous walls facing public areas.
- Corner Lot Design: For corner lots, address both street frontages with architectural form and detail. Articulated step back or setback of walls and/ or roof structures. Change of building materials that accentuates the corner.

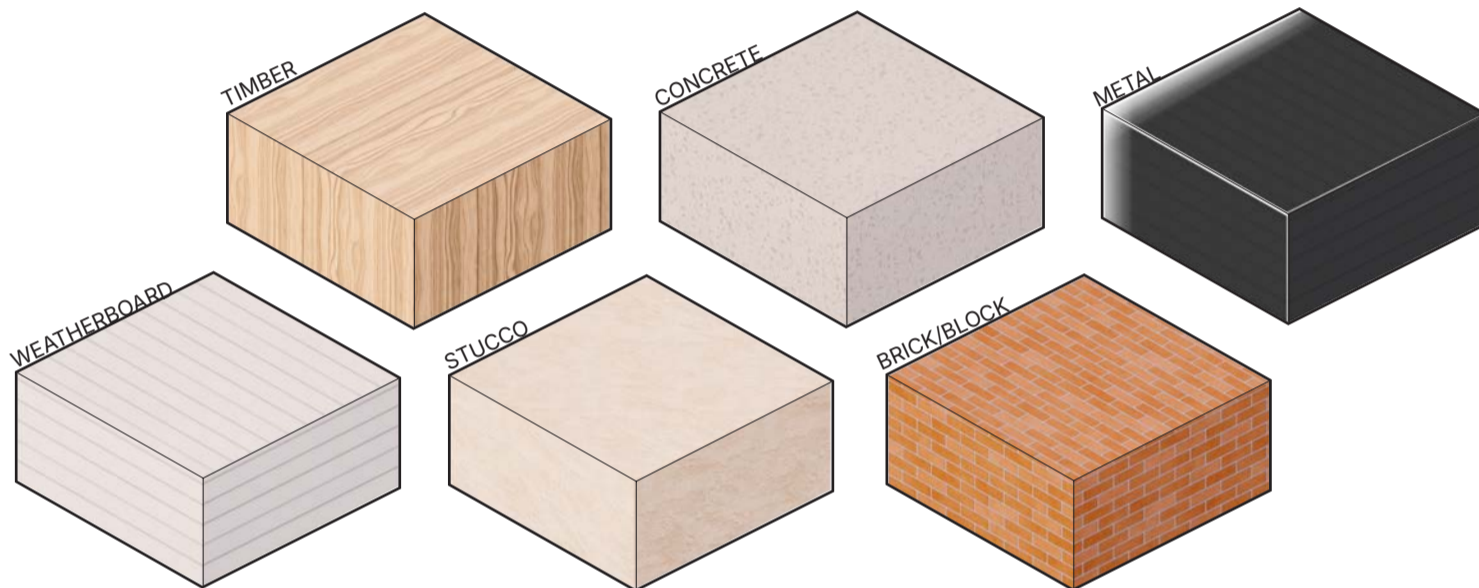


C2 Materials

All dwellings must use at least two different facade materials (not including glazing) unless otherwise agreed by the developer. All materials must be of a high quality and materials are to be approved by the developer.

Suggested materials:

- Weatherboard, or similar approved;
- Vertical Cedar, or similar approved board and batten; or
- Tanalised plywood with 50 × 25 battens at maximum of 300mm centres finished in a dark matt recessive colour
- Concrete tilt panels to an approved finish
- In-situ concrete walls to an approved finish
- Concrete
- Copper sheet cladding or approved metal finishes to read as subservient in both quantity and colour
- Cement plaster finish
- Brick or block
- A combination of two of the above.



Roofing materials should consist of either:

- Metal roofing
- Membrane roofing
- Red cedar shakes or cedar shingles
- Slate
- All roofing details i.e. gutters, downpipes and flashings shall be of material and colour to complement the roof or wall materials.

Suggested combinations:



Stucco and timber

Brick and stucco cladding



Timber and metal cladding

Weatherboard and metal cladding



C3 Fencing and Landscaping

All lot types are required to meet the following:

Fencing: Front yard: No fencing is permitted in the front yard forward of the front façade
 Side yard: Fencing of side yards shall be no higher than 1.8m and not extend forward of the front façade of the dwelling
 Reserve: All fences adjoining a reserve boundary shall be at least 50% transparent and no higher than 1.8m in height.
 Perimeter 1.8m paling boundary fences will be installed by the developer prior to settlement as per the Sales and Purchase agreement. The cost will be charged back to Purchaser at settlement.

Landscaping: Area: A minimum of 20% of a developed site must be landscaped with planting and lawn.
 A minimum of 40% of the area between the road boundary and the face of the dwelling shall be landscaped with planting and lawn.
 A minimum of one specimen tree is required in the front yard.



Note: If your driveway clashes with a street tree you will need to replace the tree through the approved channels .

C4 Services and Utilities

Service areas, storage areas, utilities, and other ancillary items are to be discretely located or screened from both the street and from neighbours. Screening shall not exceed 1.8m in height and shall comply with the general guidelines. Roof mounted elements such as satellite dishes, antennas, TV receivers and aerial roof mounted elements are to be located discretely or are to be screened from both the street and neighbours. Related wires and cabling should be hidden or buried. Underground systems are preferred.

Air conditioning units, heat pumps and other heating systems or ventilators should be located outside. Locate heat pumps to meet best practice, especially taking care not to locate where noise will create a disturbance to any living areas within the site or neighbours. An example of a best practice guide can be found through EECA.govt.nz.

Any **storage tanks** installed will be integrated into the overall design of the dwelling and the lot and either screened or buried so that they are not visible from outside the boundaries of the lot.

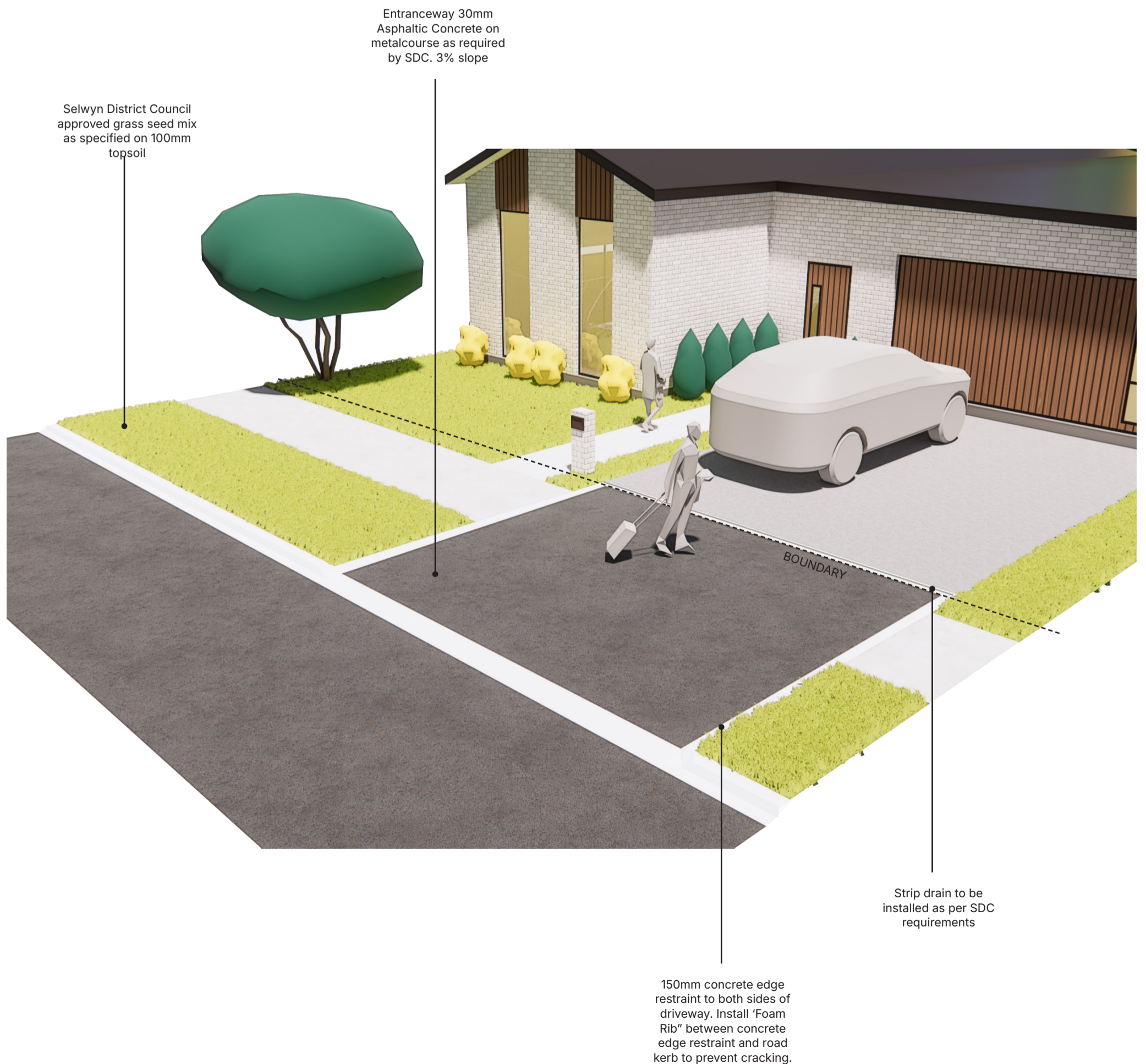
Rubbish and **recycling** storage should be located where it is convenient, unobtrusive and easy for bins to be moved to and from the property regularly to encourage residents to keep them in the appropriate location.

Any **clothesline** must be unobtrusive and of good quality and located on the rear half of each lot and screened to ensure it is not highly visible from the street.



C5 Driveway Crossings

Driveway crossings are to be constructed in accordance with the approved Westhaven design. All crossings are to be constructed at the lot owner's expense, following completion of the house build. All crossings are to be constructed to Selwyn District Council vehicle crossing requirements.



C6 Plant Palette – Ideas

Trees:



Upright Red Maple (*Acer rubrum*)



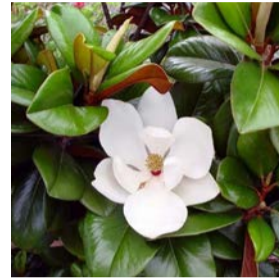
Japanese (*Acer circinatum x palmatum*)



Flowering Dogwood (*Cornus 'Greenvale'*)



Upright tulip tree (*Liriodendron tulipifera 'Fastigata'*)



Evergreen Magnolia (*Magnolia grandiflora 'Teddy Bear'*)



Upright Flowering Cherry (*Prunus 'Amanogawa'*)

Shrubs and grasses:



Kānuka (*Kunzea ericoides*)



Dark Delight Flax (*Phormium Dark Delight Flax*)



Pepper Tree (*pseudowintera colorata red leopard*)



Red Tussock Grass (*Chionochloa rubra*)



NZ Iris (*Libertia peregrinans*)



NZ Daphne (*Pimelia prostrata*)



English Lavender (*Lavandula angustifolia 'Blue Mountain'*)



Miniature Toi Toi (*chionochloa flavicans*)



Hebe (*cupressoides nana*)



Tussock (*Carex virgata*)



Dwarf Mountain Flax (*Phormium cookianum 'Emerald Green'*)



Phormium Sweet Mist (*Phormium tenax 'Sweet Mist'*)



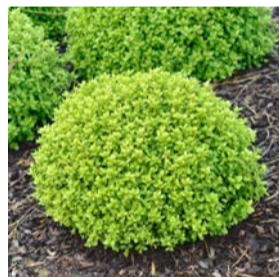
Star jasmine (*Trachelospermum jasminoides*)



Koromiko/ Hebe (*Hebe 'Sutherlandii'*)



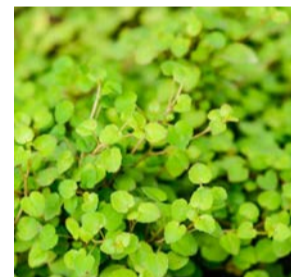
Orange sedge (*Carex testacea*)



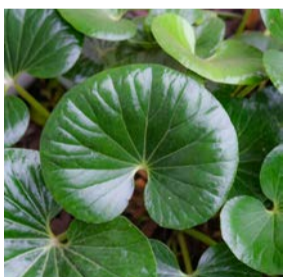
Dwarf Pittosporum (*Pittosporum 'Hedgehog'*)



Koromiko/ Hebe (*Veronica salicifolia*)



Creeping Fuchsia (*Fuchsia procumbens*)



Tractor Seat Plant (*Ligularia reniformis*)



Ornamental flax (*Phormium 'Pepe'*)



Pink-Flowering Hebe (*Hebe 'Oratia Beauty'*)



Cushion plant (*Scleranthus biflorus*)



Tasmanian Flax-Lily (*Dianella 'Little Rev'*)

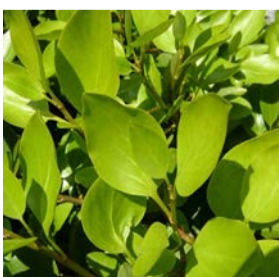


Fairy Iris (*Diets grandiflora*)

Hedges:



Corokia (*Corokia 'Geenty's Ghost'*)



NZ Broadleaf (*Griselinia littoralis*)



Corokia (*Corokia x virgata*)



Portuguese laurel (*Prunus lusitanica*)

Note: Single species only to be used per hedge

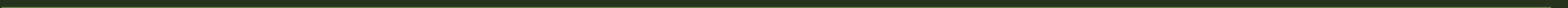


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Section D

Design and
Presentation
Type 3 Lots



D1 Building Form

Street Alignment and Frontage Design:

- Primary Facade: Align the primary facade of your home parallel to the front boundary.
- Visible Entrances: Ensure that front doors are visible and accessible from the street.
- Architectural Identification: A gable roof form is required for every street facing façade. Use roof forms or other architectural elements to identify the entrance.

Building Materials and Design:

- Cladding Materials: Use at least two different cladding materials on street-facing elevations unless accompanied by additional architectural features.
- Public Street Engagement: Address public streets and reserves with architectural details. Avoid blank or monotonous walls facing public areas.
- Corner Lot Design: For corner lots, address both street frontages with architectural form and detail. Articulated step back or setback of walls and/ or roof structures. Change of building materials that accentuates the corner.

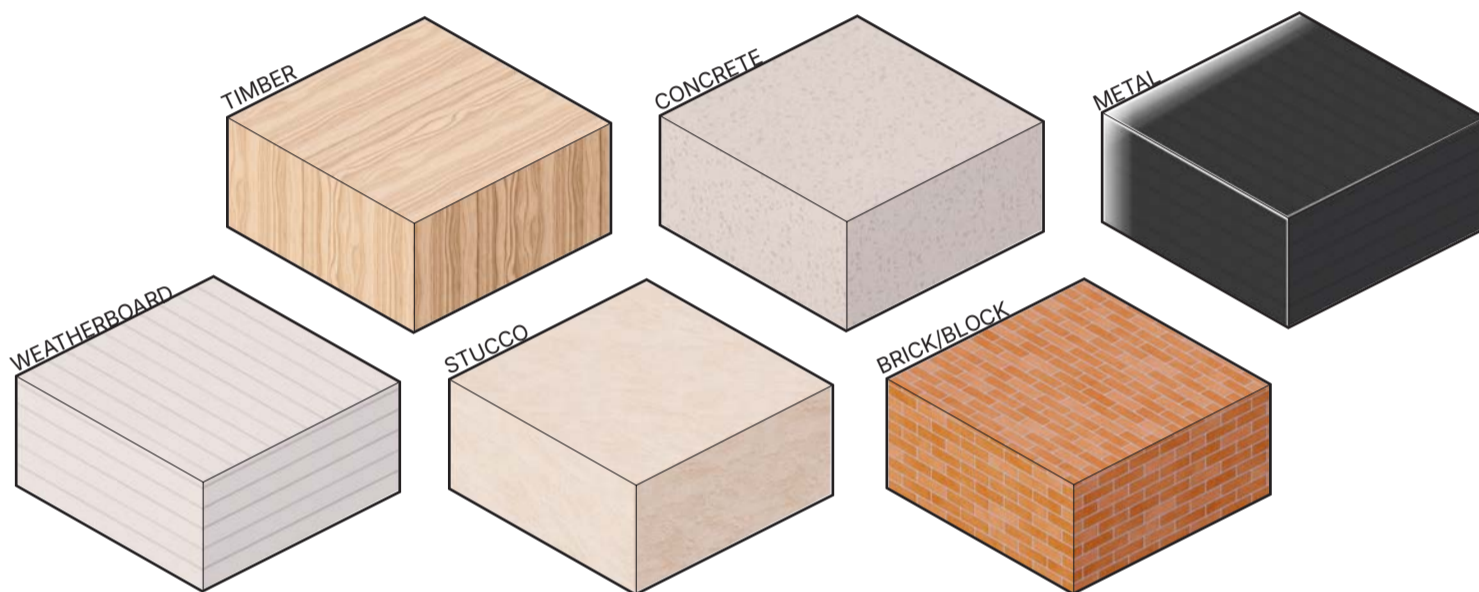


D2 Materials

All dwellings must use at least two different facade materials (not including glazing) unless otherwise agreed by the developer. All materials must be of a high quality and materials are to be approved by the developer.

Suggested materials:

- Weatherboard, or similar approved;
- Vertical Cedar, or similar approved board and batten; or
- Tanalised plywood with 50 × 25 battens at maximum of 300mm centres finished in a dark matt recessive colour
- Concrete tilt panels to an approved finish
- In-situ concrete walls to an approved finish
- Concrete
- Copper sheet cladding or approved metal finishes to read as subservient in both quantity and colour
- Cement plaster finish
- Brick or block
- A combination of two of the above.



Roofing materials should consist of either:

- Metal roofing
- Membrane roofing
- Red cedar shakes or cedar shingles
- Slate
- All roofing details i.e. gutters, downpipes and flashings shall be of material and colour to complement the roof or wall materials.

Suggested combinations:



Timber and concrete cladding



Brick and metal cladding



Timber, brick and metal cladding



Stucco and brick cladding

D3 Fencing and Landscaping

All lot types are required to meet the following:

Fencing: Front yard: No fencing is permitted in the front yard forward of the front façade
 Side yard: Fencing of side yards shall be no higher than 1.8m and not extend forward of the front façade of the dwelling
 Reserve: All fences adjoining a reserve boundary if under 1.2m high can be solid. If over 1.2m in height must be at least 50% transparent and no higher than 1.8m.
 Perimeter 1.8m paling boundary fences will be installed by the developer prior to settlement as per the Sales and Purchase agreement. The cost will be charged back to Purchaser at settlement.

Landscaping: Area: A minimum of 20% of a developed site must be landscaped with planting and lawn.
 A minimum of 40% of the area between the road boundary and the face of the dwelling shall be landscaped with planting and lawn.



Note: If your driveway clashes with a street tree you will need to replace the tree through the approved channels .

D4 Services and Utilities

Service areas, storage areas, utilities, and other ancillary items are to be discretely located or screened from both the street and from neighbours. Screening shall not exceed 1.8m in height and shall comply with the general guidelines. Roof mounted elements such as satellite dishes, antennas, TV receivers and aerial roof mounted elements are to be located discretely or are to be screened from both the street and neighbours. Related wires and cabling should be hidden or buried. Underground systems are preferred.

Air conditioning units, heat pumps and other heating systems or ventilators should be located outside. Locate heat pumps to meet best practice, especially taking care not to locate where noise will create a disturbance to any living areas within the site or neighbours. An example of a best practice guide can be found through EECA.govt.nz.

Any storage tanks installed will be integrated into the overall design of the dwelling and the lot and either screened or buried so that they are not visible from outside the boundaries of the lot.

Rubbish and recycling storage should be located where it is convenient, unobtrusive and easy for bins to be moved to and from the property regularly to encourage residents to keep them in the appropriate location.

Any clothesline must be unobtrusive and of good quality and located on the rear half of each lot and screened to ensure it is not highly visible from the street.

Bike storage must be supplied if the dwelling has no garage attached.



D5 Driveway Crossings

Driveway crossings are to be constructed in accordance with the approved Westhaven design. All crossings are to be constructed at the lot owner's expense, following completion of the house build. All crossings are to be constructed to Selwyn District Council vehicle crossing requirements.



Selwyn District Council approved grass seed mix as specified on 100mm topsoil

Strip drain to be installed as per SDC requirements

Entranceway 30mm Asphaltic Concrete on metalcourse as required by SDC. 3% slope

150mm concrete edge restraint to both sides of driveway. Install 'Foam Rib' between concrete edge restraint and road kerb to prevent cracking.



Where Rolleston
grows next