



STREETSCAPE ARCHITECTURAL CONTROLS, LANDSCAPING & FENCING

Meadowlands encourages a built form which seeks to create a sense of place and identity by adopting a contemporary interpretation of the residential Christchurch style.

The following elements are key to ensuring that the vision for Meadowlands is upheld and key urban design principles related to built form are met.



ROOF AND BUILDING FORMS

The use of gable roofs (minimum pitch 28°) and simple building forms, will reinforce the sense of place and identity Meadowlands seeks to create. Hip and Mansard roofs in combination with gables are acceptable in certain circumstances and flat roofs (pitch less than 5°) up to 20% of total roof area is permissible.





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Skillion roof options will be considered where a combination of at least 2 aligned or contrasting elevations are shown and the architectural merits are considered appropriate by our plan approver.



STREET & RESERVE APPEAL

To maintain the visual quality of the finished community at Meadowlands, particular attention to the street view (and any reserve frontage if applicable) appeal will be considered. This will include screening of any bins, gas bottles and location of aerials and sky dish away from the street view.



GARAGES

The garage should be designed to be a secondary rather than dominant design. When a garage is set forward of the house, appropriate planting/landscaping will be required on the street façade. (*RNN rule 14.12.2.7*)



EXTERIOR MATERIALS

Exterior materials and colour contribute to the visual cohesion and building articulation, which supports the built form character and identity within Meadowlands. A limited palette of materials, which are of a high quality, durable and adaptable will maintain a standard of design and appearance which aligns with the overriding vision for Meadowlands. Although limiting in terms of materials, the variations in terms of how they are utilized from site to site is more open ended and can still challenge interest and individualism. A combination of materials is important.

Roof materials are to be non-reflective (less than 30% Light reflectance value LVR) and limited to those listed below.

Cladding Materials	Roof Materials
<ul style="list-style-type: none"> • Weatherboards including timber, James Hardie Linea Weatherboard and similar cedar • Board and Batten – satin finish • Metal, used as a minor element and non-reflective surface • Stone, used sparingly • Rendered Brick • Exterior concrete and AAC (Autoclaved Aerated Concrete) Panel plater & paint finish • Concrete block – natural, plastered and painted or honed • Architectural black, grey or white brick veneer with matching pointing 	<ul style="list-style-type: none"> • Eurotray • Oxidised tin • Profiled (Longrun Coloursteel – various profiles) Iron • Copper • Slate • Metal tiles • Butyl Rubber for flat roof portions

Overall developer discretion to allow or approve any materials (listed or not listed) applies.

LIMITATION TO SINGLE LEVEL

A number of lots have been identified as being limited to single level dwellings to assist with the sunlight & privacy of neighboring lots. This is identified on the maps and developer covenants.



RESTRICTION TO ONE DWELLING PER LOT

The Developers land covenant specifies only one residential building per lot and specifically does not permit secondary self-contained dwellings that are stand-alone or otherwise detached from the main dwelling (or 'Granny Flats'). Secondary self-contained dwellings or flats that form part of, or are attached to, the main dwelling are not permitted unless specifically designated and approved by the Developer (approval is entirely at the Developers discretion and special conditions would apply).

COLOURS

Except for feature landmark buildings, colours are encouraged to be from a palette of muted-earth tones, blacks, greys, creams and whites to ensure a classical and elegant streetscape.

FENCING

The Developer will construct all permeable pool style fencing to reserves and stormwater walkways. This is the ongoing style of fencing that must be adhered to in these prominent areas that interact with the community.

Internal fencing between the lots & at the rear of the lots will also be constructed by the developer as a 1.8m paling fence to 4m of the boundary (unpainted), except where pool fencing to public areas has been erected. This will reduce down to 1.2m at the street boundary. *(RNN 14.12.2.8)*.

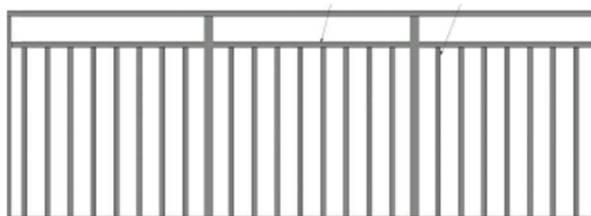
Front of lot fencing and the entire area within 4.0m of the front boundary (including both street frontages of corner lots) is limited to:

Front of Lot

- No fence
- Hedge/planting to maximum 1.2m height
- Low open fence to maximum of 1.2m height

Internal Boundary within 4.0m of the Front Boundary

- No fence
- Hedge/planting to maximum 1.2m height
- Low fence to maximum of 1.2m height





LANDSCAPING

Landscaping plans for the front of lot area is to be submitted with the developer approval application.

Landscaping must be complete or substantially completed before occupation.

Lawns need to be maintained post settlement until building commencement. Covenants specify the grass needs to be kept under 150mm long. Failure to comply with this may result in the Developer maintaining the lot and deducting the cost from any bond held in respect of the relevant lot.

Landscape treatment and indicative front lot plan must comply with the Council 2.0m landscaping rule and the fencing guideline. *(RNN 14.12.2.7)*

DEVELOPER APPROVAL

Application page is the last page of this guideline (OR use the separate 1-page PDF form on the website).

Completed application must contain:

- Site plan
- Floor plan
- Elevation
- Colours
- Proposed front lot fencing and landscaping

Completed application or questions can be emailed to plans@dmr.co.nz

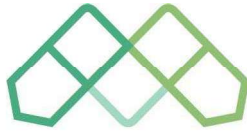
DAMAGE REMEDIATION BOND RELEASE

Bonds held in trust will be released to the purchaser upon:

- Code of Compliance being received from CCC
- Landscape completion
- Remediation of berms and footpaths being completed
- Bond release form completed

The Developer is entitled to permanently retain the Bond if a correctly completed application form (with all required information) has not been submitted to the Developer within the timeframes set out in the Sale and Purchase Agreement under which the Bond was paid.

Completed application form can be found at <https://www.meadowlandshalswell.co.nz/key-documents> and emailed to plans@dmr.co.nz



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PLAN APPROVAL APPLICATION / CHECKLIST

In accordance with the development covenants designed to protect your investment, there is a requirement to have your house plans approved **prior to building commencing** on your site. This is a straightforward process and if everything is in order approvals are typically issued within 5 working days of receiving the necessary material.

Please fill out the form below and forward this as a **PDF document**, along with all relevant attachments to: **plans@dmr.co.nz**

1. Owners Details (please fill out)

Name of Applicant: _____
Lot Owner (if different to above): _____

Lot Number: _____
Street Address of Lot (if known): _____

Phone number of Applicant: _____
Email address of Applicant: _____

2. Builder / Architect Details (please fill out)

Company name: _____
Contact name: _____
Phone: _____
Email address: _____

3. House Details (please fill out)

Lot area in m²: _____
Min size 130m² for lot up to 500m² or 150m² for lot over 500m²
How many levels is the dwelling: _____
Total Floor area of dwelling (including garage, carport)
in m²: _____
Height of dwelling (m): _____
Roof pitch (min 28 degrees or skillion): _____

NOTE: A Granny Flat or an attached secondary dwelling is not permitted (please see covenants)

4. Attachments to be included:

- Site Plan
- Floor Plan
- All Elevations
- Front of Lot Landscaping & Fencing
(Materials & Colours to be included)

NOTE: Landscaping MUST be completed before occupation of house

5. Exterior Materials & Colour Scheme

(this can be included on Elevations otherwise please list below).

Exterior cladding: Materials: _____

Colours: _____

See design guide for brick requirements (must have matching mortar)

Roof cladding: Material: _____

Colour: _____

Window Joinery colour: _____

Door colour: _____

Garage Door colour: _____

Driveway: Material: _____
Colour: _____

Processing

If everything is in order your plan approval will be processed and returned via email. The approval will consist of the information provided, which will be signed on behalf of the developer by our agent.

Office Use Only: (M0920v1)

Date Application Received: _____

Date Further Information Requested: _____

Date Further Information Received: _____

Approval

Date Approved: _____

Approved by: _____

Signature: _____

IMPORTANT DOCUMENT – Please retain a copy of this approval as evidence of approval on any future re-sale