


New Home Design Guidelines

Premium Living, Defined
www.camden.nz



When the right details come together,
the big picture is beautiful.

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1. Design Philosophy

Nestled within the picturesque rural landscape of West Melton, Camden offers a unique blend of modern living and country charm. This premium semi-rural subdivision is thoughtfully designed to preserve the natural beauty of its surroundings while delivering an exceptional lifestyle for discerning homeowners.

At the heart of Camden's vision is a commitment to high-quality public spaces that foster a strong sense of community. Shared green spaces and thoughtfully designed streetscapes will encourage social connections, creating an inviting environment where neighbours can meet, interact, and build lasting relationships.

These design guidelines are essential in ensuring that Camden maintains its unique semi-rural character, enhances property values, and provides a cohesive yet diverse architectural landscape. By adhering to these guidelines, homeowners and builders will contribute to a built environment that fosters community pride, visual harmony and environmental sustainability, creating a lasting legacy for residents now and into the future.

2. West Melton Location

Located just 10 minutes west of Christchurch, West Melton is a rural village with fewer than 3,000 residents and an authentic country feel.

Whether you're seeking the thrill of outdoor adventure or a quiet moment in nature, this location has something for everyone. Explore lush forests and peaceful riverside trails, perfect your putt at a nearby golf course or amp up the excitement at the local speedway.

Beyond its natural beauty, West Melton is a place that brings people together. From the vibrant community market and boutique wineries, to local schools and shopping, there are plenty of reasons to step out your front door and enjoy what life here has to offer.

West Melton Forest

McLeans Forest

The Willows

Weedons Reserve

Weedons Country Club

Foster Park

Moore Park Speedway

West Melton Primary School

Best Start kindergarten

West Melton Community Market

Langdale Wine Estate

Melton Estate Winery

Nut Point Arts Centre

Four Square



3. Architectural Design Guidelines

3.1 Documents & Approvals

All plans for buildings, ancillary structures and garages must receive written approval from Hughes Developments Limited (HDL) before the purchaser applies for a building consent or commences any work on the lot, including preparatory site work.

In assessing applications, HDL will consider the architectural quality of the proposed buildings, their relationship to surrounding homes within the Camden development, and the overall streetscape. Special attention will be given to elevations visible from the road to ensure a high level of architectural integrity and aesthetic consistency. While a variety of styles and designs are encouraged, all homes must contribute to a cohesive and visually appealing community.

3.2 Design Priorities

Camden's design guidelines focus on:

- Maintaining a high level of architectural integrity by encouraging diversity in styles, designs, and built form
- Creating visually engaging streetscapes
- Incorporating strong and well-defined roof forms
- Utilising high-quality cladding materials
- Avoiding homes that resemble standard group home typologies
- Ensuring corner sites positively address both street frontages
- Prohibiting utility spaces, boats, trailers, caravans and water tanks from being visible from the street view.

These guidelines ensure that Camden remains a premium, well-designed community that upholds its unique character.

3.3 Submission Requirements

To obtain design approval, purchasers must submit the following:

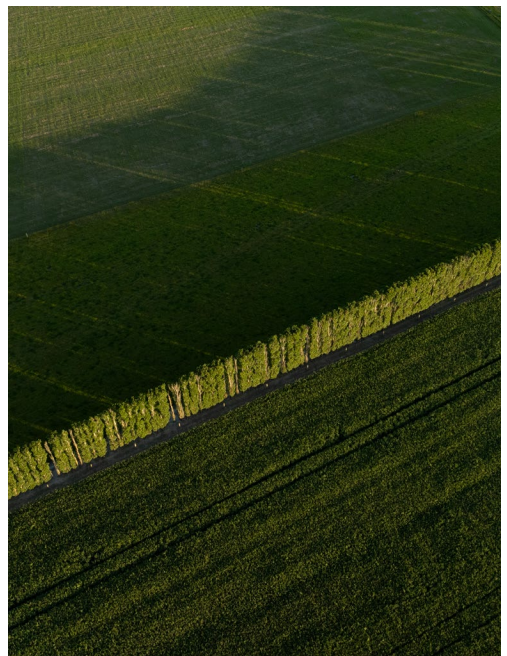
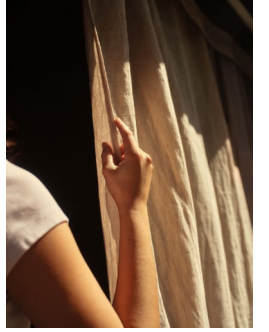
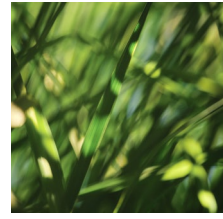
- Site Plan – Showing the placement of all buildings
- Floor Plans – For all proposed structures
- Elevations – Detailing all building facades
- Street Perspectives – Demonstrating how the home will present from the road
- Material Confirmation – Specifying all cladding and roofing materials.

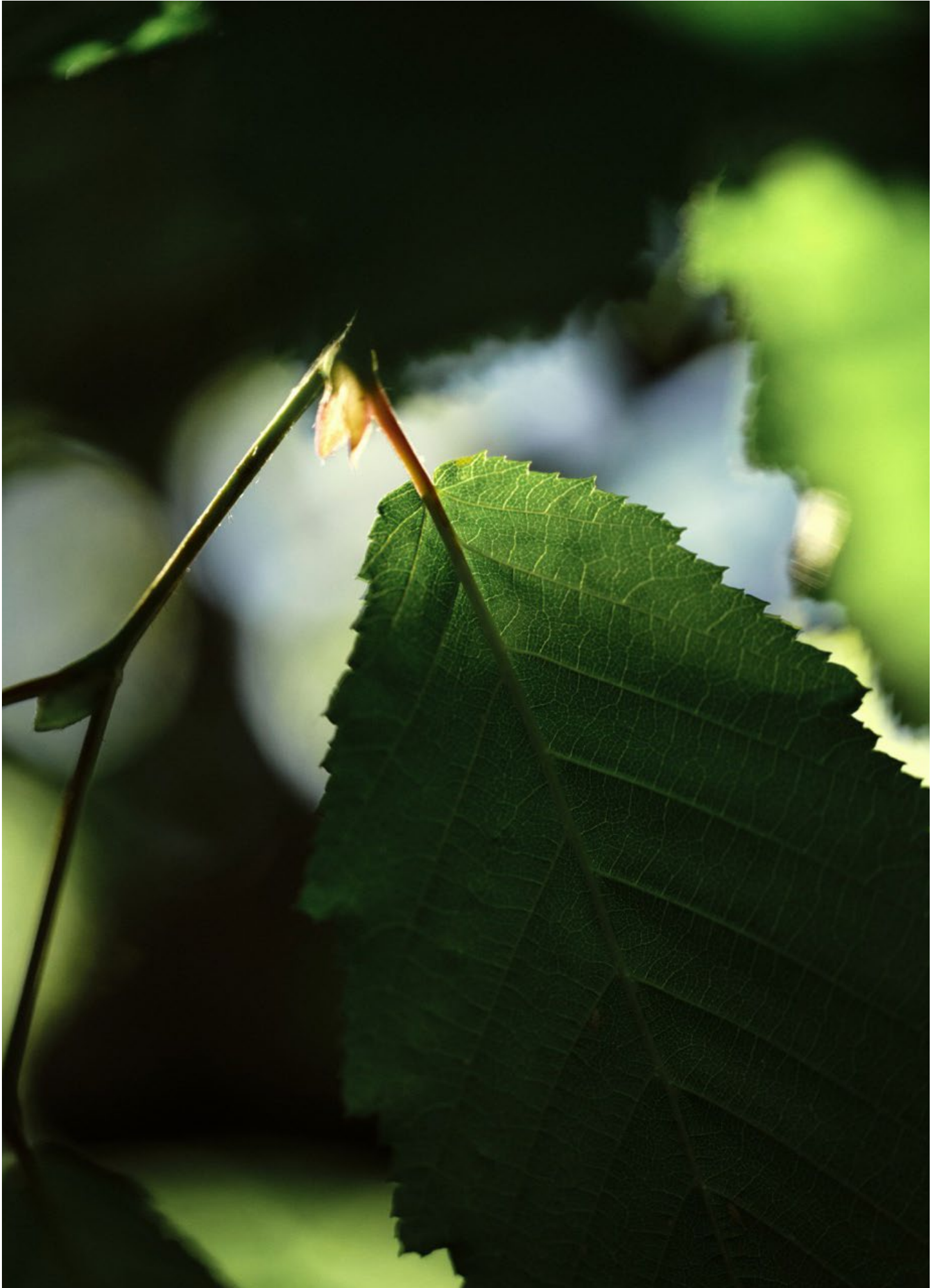
3.4 Street Setbacks

Buildings are to be setback a minimum of 4.0m and maximum of 6.0m from the road boundary. Larger setbacks may be permitted at the discretion of HDL. Garages must be setback a minimum of 5.5m from the road boundary, or 4m from the road boundary if they are of a 'turn in' design.

3. Architectural Design Guidelines

3.5	Minimum House Sizes	<p>It's important Camden homes are sized proportionately to their lot size. The below is a guide to assist:</p> <ul style="list-style-type: none"> - Lots under 700m²: 160m² GFA (minimum) - Lots 700-1200m²: 180m² GFA (minimum) - Lots over 1200m²: 200m² GFA (minimum).
<hr/>		
3.6	Corner Sections	<p>Corner sections at Camden feature multiple street or reserve boundaries. This makes them highly visible and gives them a large role to play in creating the neighbourhood's character.</p> <p>Homes on corner sections must engage both street frontages with articulated façades, varied materials, and thoughtfully placed windows and door openings. Blank walls on secondary façades are prohibited.</p>
<hr/>		
3.7	Preferred Roof Profiles	<p>At Camden, the preferred roof forms are flat, mono-pitch or gabled roof profiles.</p> <ul style="list-style-type: none"> - Gable roofs must have a minimum pitch of 28° while mono-pitch roofs must have a minimum pitch of 20°. - Flat roofs may serve as either primary architectural forms or complementary design elements. - Flat or mono-pitch roofs are encouraged as secondary connecting forms when paired with gable roofs as the primary design element.
<hr/>		
3.8	Preferred Roof Profiles	<p>Hip and valley roof forms will be assessed on a case-by-case basis and will consider:</p> <ul style="list-style-type: none"> - The overall design quality and aesthetic contribution - Integration with surrounding buildings and the landscape - The visibility of roof hips from the street (hip roofs positioned away from the primary façade are more likely to be acceptable). <p>Additionally, all metal chimney flues and other roof penetrations must be enclosed or painted to minimize visual impact and maintain a clean, refined appearance.</p>
<hr/>		
3.9	Façade & Roof Profile Variation	<p>To ensure architectural diversity and streetscape appeal, no two homes with identical or significantly similar front façades or roof profiles may be constructed within close proximity. HDL retains final approval discretion.</p>





4. Landscaping Design Guidelines

4.1 Landscape Design Priorities

To achieve a cohesive and visually engaging environment, landscape designs should:

- Be complementary to the architectural style and regional context.
- Enhance the streetscape with pleasing and well-integrated frontages.
- Promote a green outlook by softening and screening built structures, water tanks, utility areas and fencing with planting.
- Clearly define pathways leading to the front door to create an inviting entrance.
- Balance modern and traditional rural elements to establish a distinct and harmonious landscape character.
- Reflect West Melton's understated rural character, maintaining a sense of informality and openness.
- Provide a generous sense of greenness, consistent with the rural setting.

4.2 Fencing

All fencing to internal boundaries and to reserve boundaries will be installed by HDL at the developer's cost. Please refer to the Fencing Plan for details. Lot owners must maintain these fences. Tampering or altering these fences is not permitted.

Additional fencing by lot owners must comply with Camden's guidelines:

Sections under 1000m²

- No fencing between building façade and street frontage except on corner sites
- Corner sites: 50% transparent fencing up to 1.8m height on secondary boundaries, 4.0m minimum setback from road boundary, or fencing up to 1.2m height permitted with min 1.0m setback from secondary boundary.

Sections over 1000m²

- Street-facing fencing permitted up to 1.2m height, with a min 1.0m setback from road boundary
- Fencing above 1.2m allowed with 4.0m setback from road boundary
- Corner sites: Same transparency and height conditions as smaller sections.

When fencing is necessary, it must blend in with the surrounding landscaping and home architecture, with planting or hedging elements included to soften the fence's visual impact.

4. Landscaping Design Guidelines

4.3	Street Frontage Landscape Planting	<p>All lots require:</p> <ul style="list-style-type: none"> - A minimum 1.0m wide landscape strip within the first 4.0m of the road boundary. If fencing is installed, the landscape strip should be located adjacent to the fencing to provide screening. - Plants should reach a minimum mature height of 1.0m and should be species well suited to the local conditions. Plants should be a minimum grade of 600mm height / 2.5L pots at the time of planting and should typically be planted no further than 1.0m apart, stem to stem. - One specimen grade tree per 10m road frontage; initially 1.8m height (35L pot), reaching a minimum 8m mature height. - Irrigation to the street front landscaping must be provided from each lot's onsite water storage system (refer to our FAQ's).
4.4	Driveway Crossings	<p>Driveway crossings are generally to be constructed by the lot owner at their expense with the exception of the stone feature crossings to Lots 11, 12, 13, 16 & 17. These will be installed by HDL at HDL's cost.</p> <p>There are two typical styles of driveway crossings as noted below. Refer to the streetscape plan to note which style is applicable to your lot.</p> <ul style="list-style-type: none"> - Standard Driveway Crossing: 3-6m wide asphaltic concrete, 25mm depth, with concrete edges - Swale Driveway Crossing: 25mm asphaltic concrete driveway, precast concrete culvert walls and pipe supplied by HDL at HDL's cost. <p>All driveways require strip drains on the lot owner's side of boundary.</p>
4.5	Landscape Submission Requirements	<p>Purchasers must submit a scaled Landscape Concept Plan of the area visible from the street frontage, prepared by a qualified Landscape Designer or Landscape Architect with the following information:</p> <ul style="list-style-type: none"> - Details of any proposed fencing (types, heights, materials, finishes) - Letterbox details - Detailed planting plan (species, grades, spacings) - Demonstration that utility areas are well screened from the street frontage - Confirmation of irrigation system installation sourced from on-lot water storage tank.



5. Streetscape Plan

Each stage within Camden has a specific streetscape plan which shows designers and builders where street trees, streetlights, swale crossings, native planting areas and power kiosks are located. It is the purchaser's responsibility to take the streetscape plan into account and design their house and driveway around these items. Refer to the streetscape plan overleaf.












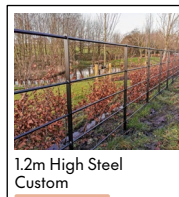
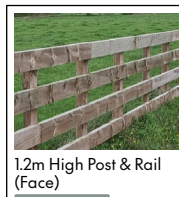
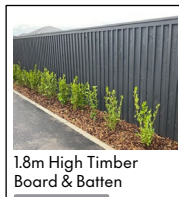
6. Fencing Plan

Each lot within Camden has a range of fencing provided by HDL. This fencing is included in the purchase price and will be installed prior to settlement. Refer to the plan overleaf for fencing specific to your lot.

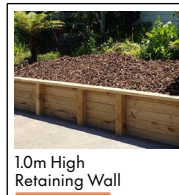
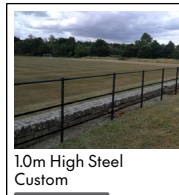
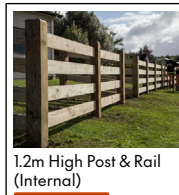
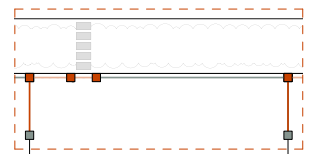
6. Fencing Plan



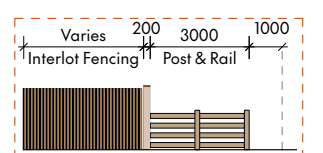
-  1950mm HDL Feature Post
-  1200mm Stone Pillar
-  1200mm Steel Fencing
-  1000mm Steel Fencing
-  1800 Board & Batten
-  1200mm Post & Rail (Face Fastened)
-  1200mm Post & Rail (Internally Fastened)
-  1000mm Retaining Wall
-  1800mm Paling Fencing



Typical Reserve Front Fencing Plan



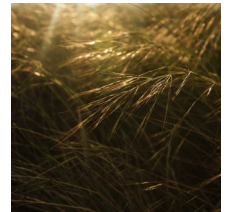
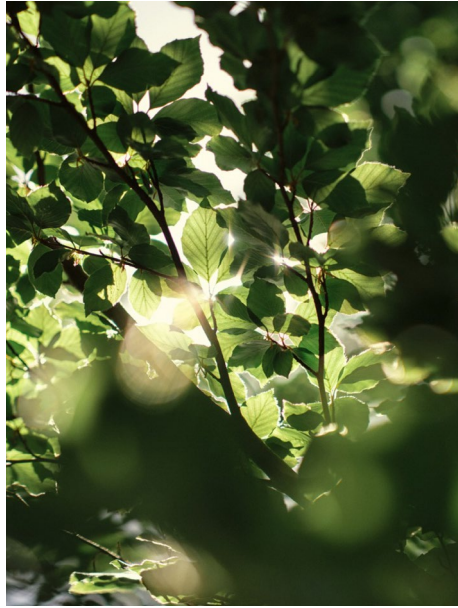
Typical Shared Boundary



7. Site Presentation During Construction

Please help us keep a tidy appearance while your home is being built by adhering to the following rules:

- Before, during, and after construction, no vehicle shall be parked on or driven on grassed areas such as road verges/berms. This includes any vehicle associated with your builder or subcontractors.
- Laydown areas for building materials and other associated materials must be located within your private lot.
- Lots must remain free of litter, including plastic bags, rubble, dead vegetation material, windblown rubbish, etc.
- It is the lot owner's responsibility to maintain grass and weeds on vacant lots to a maximum height of 100mm.
- Following construction, no visible weeds over 100mm in height within any residential lot shall be visible from the road frontage.
- Once house construction begins, the lot owner's builder must erect a temporary fence along all street frontages. The lot identifier shall be repositioned from the internal boundary fence and attached to the temporary construction fence. This will act as a way finder for subcontractors and material deliveries during construction. The temporary fence must be maintained in good order throughout the build and kept upright at all times.
- The builder shall create a temporary footpath and berm crossing by cutting out the crossing area prior to starting building work on the site. This shall be backfilled and compacted with crushed aggregate to ensure a tidy crossing during construction.
- Once construction has commenced, the exterior of all buildings must be completed within 12 months of the date of commencement.
- Landscaping and fencing must be completed within two months from the date of completion of the exterior of the dwelling.
- Sites are to be kept tidy at all times, with appropriate waste management measures.
- Any temporary fencing and signage should be neatly maintained.



8. Street Addresses

Stage	Lot Number	Street Address	SqM	ROW
1	11	23 Tetbury Drive	1500	
1	12	25 Tetbury Drive	1219	
1	13	29 Tetbury Drive	1219	
1	14	31 Tetbury Drive	1501	
1	15	33 Tetbury Drive	1501	
1	16	35 Tetbury Drive	1500	
1	17	37 Tetbury Drive	1660	
1	18	1 Knighton Drive / 56 Tetbury Drive	1433	
1	19	3 Knighton Drive	1475	
1	20	5 Knighton Drive	1432	
1	21	7 Knighton Drive	1396	84
1	22	9 Knighton Drive	1790	84
1	23	11 Knighton Drive	1600	
1	24	13 Knighton Drive	1417	
1	25	15 Knighton Drive	1417	
1	26	17 Knighton Drive	1417	
1	27	1 Colesbourne Way / 19 Knighton Drive	1424	
1	28	2 Colesbourne Drive / 23 Knighton Drive	1282	
1	29	25 Knighton Drive	1215	
1	30	27 Knighton Drive	1209	
1	98	20 Snowhill Way	848	
1	99	24 Knighton Drive	776	
1	100	26 Knighton Drive	776	
1	112	28 Tetbury Drive	1036	
1	113	2 Aldsworth Lane	539	44
1	114	4 Aldsworth Lane	508	127
1	115	34 Tetbury Drive / 2 Bibury Lane	528	
1	116	1 Bibury Lane / 38 Tetbury Drive	617	
1	117	40 Tetbury Drive	617	
1	118	42 Tetbury Drive	617	

8. Street Addresses

Stage	Lot Number	Street Address	SqM	ROW
1	119	44 Tetbury Drive	913	100
1	120	46 Tetbury Drive	900	108
1	121	48 Tetbury Drive	645	
1	122	50 Tetbury Drive	646	
1	123	52 Tetbury Drive / 2 Knighton Drive	1074	
1	124	4 Knighton Drive	1018	
1	130	16 Knighton Drive / 5 Bibury Lane	633	
1	131	3 Bibury Lane	1005	244
1	132	4 Bibury Lane	501	64
1	133	6 Bibury Lane	562	114
1	134	8 Bibury Lane	501	181
1	135	10 Bibury Lane	501	189
1	136	12 Bibury Lane	501	127
1	137	14 Bibury Lane	501	64
1	138	20 Knighton Drive / 16 Bibury Lane	528	
1	139	6 Aldsworth Lane	507	298
1	140	8 Aldsworth Lane	507	127
1	141	10 Aldsworth Lane	539	44
1	142	19 Snowhill Way	720	
1	152	3 Colesbourne Way	1606	
1	704	27 Tetbury Drive (Reserve)	695	
1	125	6 Tetbury Drive	1079	
1	126	8 Tetbury Drive	625	
1	127	10 Tetbury Drive	625	
1	128	12 Tetbury Drive	625	
1	129	14 Tetbury Drive	625	

9. Camden Design Approval Process

Before submitting your new house for building consent, you must run it past the Camden approvals team.

Purchasers must submit:

- Site Plan
- Floor Plans
- Elevations
- Street Perspectives
- Material Confirmation
- Landscape Plan (to street frontage).

Purchasers must submit the above documents to info@camden.nz. You'll hear back from us in one to two weeks with either a green light to proceed or an orange light with some suggested changes to the house or landscaping design.

Owners shall not undertake any construction on any lot unless Camden has issued design approval for that lot. All construction must comply with the design approval issued by Camden.

10. Construction Bond

A refundable construction bond of \$3,500 (no GST) is required to be paid before design approval can be issued by Camden.

The bond will be held by Camden and will become repayable when:

- All building and landscaping works are fully complete as per the approved plans.
- Any damage to surrounding areas (public or private) that has occurred through building activities has been fully repaired or reinstated to the satisfaction of Camden. This includes the repair of any grass verge that adjoins your lot.

The owner shall contact Camden when they have obtained the necessary SDC Code of Compliance Certificates for their home. The owner shall then allow Camden reasonable access to inspect the building and landscaping works against the approved plans.

If the owner has not complied with the Camden Design guidelines and/or there has been damage caused to surrounding areas, public or private, Camden may utilise the bond to remedy such non-compliance or damage. Any additional costs may also be recovered from the owner.



11. FAQ's

How do we seek Camden approval for our house and landscaping design?	Complete the Design Approval Application Form attached to this document and send it to info@camden.nz .
Can I move into my house before it is completed?	No, your house and landscaping must be fully completed before you take residence.
Where can I find stage-specific reports?	The Camden website has a range of reports and plans that are continually updated as information becomes available. These include As Built plans, LT Plans, Soil Validation reports, Street Name and Number plans, Earthfill Certification plans, and LIM reports. You can find all documentation for your property in the Resources section of our website. Just type your lot number into the Documentation Portal to view and download relevant documents.
Will Camden supply site-specific soil reports?	Yes, a site-specific soil report is included in your purchase price. These reports will be provided to you approximately 2 months prior to title issuing.
Can I build a two-storey house?	Two-storey house designs will be considered on lots where they have minimal shading and privacy impact on surrounding properties. As a general rule, single story homes are preferred.
Will my lot come with internal boundary fencing?	Yes, all internal boundary fencing and reserve-fronting fencing will be erected by Camden and is included in your purchase price. Refer to the Fencing Plan included in this document for more information.
What services are provided to my lot?	Each lot will have power, water, fibre and gravity sewer provided to the boundary.
Can you explain the Water Tank requirement?	Each home within Camden will require an onsite water tank and pump. The purpose of this is to collect stormwater from your roof and use it for irrigation, specifically the landscaping visible to your street frontage. This requirement will be registered as a consent notice on your title when it issues and will be required as part of your building consent.
My lot has a 2.0m wide native planting strip, what is this for?	Lots 11 - 17 have a 2.0m wide native planting strip planted along their eastern boundary. This will be planted by HDL at HDL's cost. The planting strip is to soften the residential / rural interface. It is the Lot owner's responsibility to maintain this native planting strip following settlement.
Can you recommend a good architect?	SXSE Architects Daniel Sullivan Architect
Can you recommend a good landscape architect?	Kamo Marsh Landscape Architects

12. District Plan Requirements

The following is a summary of the GRZ (General Residential Zone) rules that are application to all lots within Camden. For further information on the GRZ rules please contact a duty planner at Selwyn District Council.

Building coverage (all buildings)	40%
Height	8m, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15° or more, as shown in GRZ-DIAGRAM1 Measurement of Height.
Height in relation to boundaries	Measured from 2.5m - as shown in diagram . Where a boundary abuts an access lot or right of way, the height in relation to boundary shall be taken from the furthest boundary of the access lot or right of way.
Setbacks of buildings (residential unit and principal building) Needs to be measured from the external wall of the building closest to boundary. Excludes eaves up to 0.6m in width.	<ul style="list-style-type: none"> - 4m from road boundary - 2m from shared access, reserve or internal boundary.
Garage setbacks Needs to be measured from the external wall of the building closest to boundary. Excludes eaves up to 0.6m in width.	<p>Door facing the road or share access:</p> <ul style="list-style-type: none"> - 5.5m from road boundary or shared access - 2m from internal boundary if wall length is greater than 7m - 1m from internal boundary is wall length is less than or equal to 7m. <p>Door facing an internal boundary:</p> <ul style="list-style-type: none"> - Wall length adjacent to a road boundary of shared access - 4m from the road or shared access where the wall length is greater than 7m - 2m from the road or shared access where the wall length is less than or equal to 7m <p>Wall length adjacent any internal boundary:</p> <ul style="list-style-type: none"> - 2m from the internal boundary where the wall length is greater than 7m - 1m from the internal boundary where the wall length is less than or equal to 7m.

12. District Plan Requirements

Setback of Accessory Buildings and/or Structures

Needs to be measured from the external wall of the building closest to boundary. Excludes eaves up to 0.6m in width.

Any accessory building where the wall length is greater than 7m, be set back:

- 4m from any road boundary; and
- 2m from any shared accessway or reserve or internal boundary.

Any accessory building shall, where the wall length is less than or equal to 7m, be set back:

- 2m from any road boundary; and
- 1m from any shared accessway or reserve or internal boundary.

Any structure shall be set back 2m from any road boundary or reserve.

Presentation to the street (only applies to lots with a direct road frontage or public space)

(exclude any area of a residential unit that is used as a garage, and any fully enclosed roof space of any gabled end. only refer to the area of glass, excluding window and door frames.)

- At least one habitable room or kitchen.
- At least 20% glazing facing the road or public space.
- The primary pedestrian entrance is visible and accessible from the road or public space.

Landscaping

The area between the road boundary and the principal building, excluding those parts used for either vehicle or pedestrian access:

- landscaped with a mix of lawn, garden beds, or shrubs; and
- provided with one specimen tree for every 10m of frontage that is:
 - a minimum of 1.8m high at time of planting; and
 - capable of achieving a height at maturity of 8m.

Vehicle Crossing width

- Minimum 3m
- Maximum 6m

Vehicle crossing distance from intersection

- 20m – or in situations where that cannot be achieved, in the most complying location.
- Measurement based on [TRAN-DIAGRAM3](#).

13. Design Approval Application (Example)

The following is an example of the standard of architectural and landscape design Camden is striving for. This example also demonstrates the necessary plans and application form required to be submitted to Camden for approval.



2 Camden, West Melton

New Home Developer Approval Application

Applicant information:

Name:

Phone:

Email:

Lot No. (within Camden):


Required Documentation:

Please tick to confirm inclusion.

<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Elevations	<input checked="" type="checkbox"/> Material Confirmation
<input checked="" type="checkbox"/> Floor Plan	<input checked="" type="checkbox"/> Street Perspectives	<input checked="" type="checkbox"/> Landscape Plan

Applicant Declaration:

I confirm that the information provided above is accurate and complete.



 (Signature)

24/04/2025

 (Date)

13. Design Approval Application (Example)


B. Floor Plan




13. Design Approval Application (Example)

C. Elevations

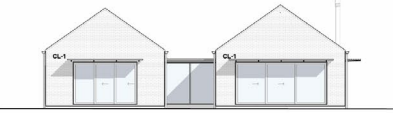
CLADDING LEGEND	
CL-1	CANTERBURY CLAY / BRICK VENEER CLADDING / RUSTIC WHITE BAGGED FINISH
SC-1	ACQ/OKA / 30 x 50 TIMBER HATTEN SCREEN
RF-1	UMKIND / HERITAGE IRON STANDING SEAM ROOF / GULL GREY FINISH
RF-2	SUNTOP / POLYCARBONATE CORRUGATED ROOF / CLEAR



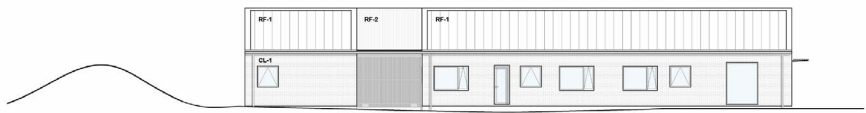
1 SOUTH
1: 100



2 WEST
1: 100



3 NORTH
1: 100



4 EAST
1: 100

Consultants	Revisers	Date	Client
Survey: DAVID LOVELL-SMITH Geotechnical: FREDO	A: DEVELOPER APPROVAL	23/04/2023	HUGHES DEVELOPMENTS LIMITED
Structural	DO NOT SCALE DRAWINGS. Contractors must verify all dimensions on site and report any discrepancies immediately. Contractors are to be responsible for all construction work to comply with all applicable building codes and standards and obtain all necessary approvals and permits from the relevant authorities.		
Structure: BATHURST MCKENZIE	Project		
Services	CAMDEN HOUSE		
Fire: -	Address		
Landscape	WEST MELTON		
KIMMO MARSH			

SOUTH by SOUTHEAST Architects	Drawing Title	Drawing No
Address: Gnd Floor 151 Cambridge Terrace, Christchurch 8013, New Zealand	ELEVATIONS	A2-01
	Project Stage: DETAILED DESIGN	Project No: 230402025
	Drawing Scale: 1: 100 @ A1	Issue Date: 23/04/2023
		Author: SKS
		Checked By: SKS

Revision	Author
A	SKS

13. Design Approval Application (Example)

D. Street Perspectives

1.



2.



13. Design Approval Application (Example)

E. Material Confirmation

Brick Veneer Cladding



Timber Batten Screen



Standing Seam Roof



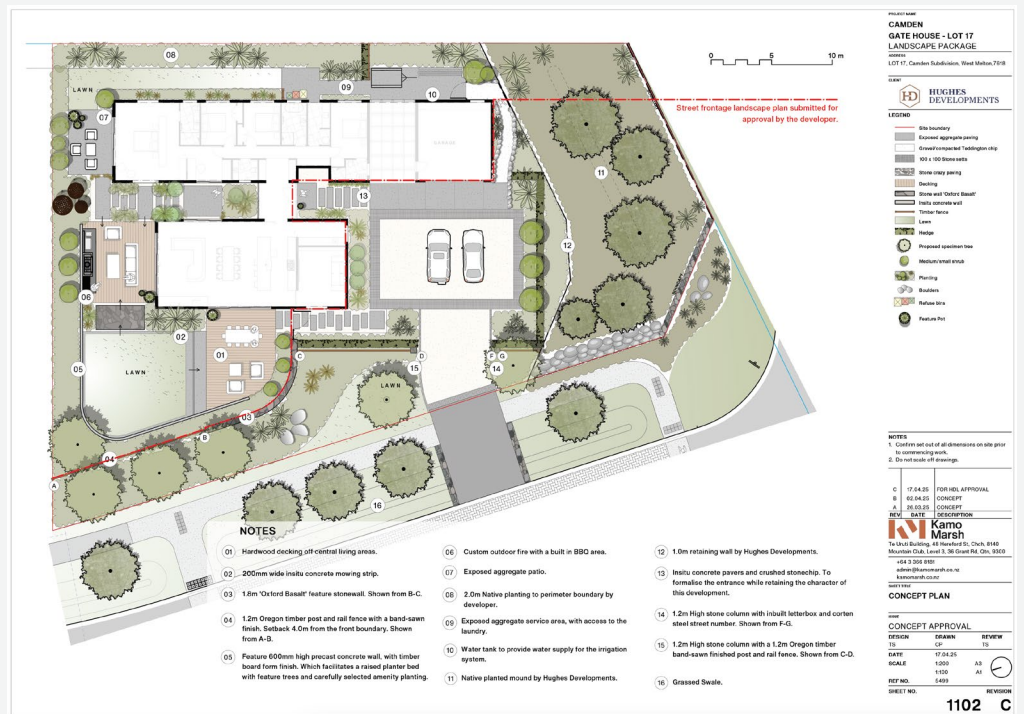
Polycarbonate Roof



13. Design Approval Application (Example)

F. Landscape Plan

Concept Plan



Planting Plan

