



# BIRCHFIELDS

**DESIGN GUIDELINES**



# 1. DESIGN REQUIREMENTS

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## Required

Below must be included in the dwelling design.

1. Full height windows visible from the street other than where not possible due to joinery

## Minimum

The following is a list of features that are encouraged to be included in the dwelling design.

- 1.1 A minimum of four of the following are required to achieve the overall design anticipated in the development:
- 1.2 Natural stone
- 1.3 Feature cladding (Linea, Plaster, Cedar or similar)
- 1.4 Feature chimney
- 1.5 Custom garage door
- 1.6 Pergolas, porticos, or covered outdoor areas
- 1.7 Skylights within the roofline
- 1.8 Gables facing the street
- 1.9 Landscape features such as water features, walls or planters, custom letterboxes, low landscape walls, built-in planter boxes

# 2. UNFAVOURABLE BRICK & COLOUR CHOICES

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Below is a list of unfavourable brick/colour choices.

If any of these are preferred, we are happy to review:

- 2.1 Midland Brick – Pumice
- 2.2 Midland Brick – Blackwell
- 2.3 Canterbury Clay Brick – Kaweka
- 2.4 Canterbury Clay Brick – Springfield
- 2.5 Midland Brick – Ruapehu
- 2.6 Midland Brick – Limestone Hue
- 2.7 Canterbury Clay Brick – Purau
- 2.8 The Bricker – Crevole
- 2.9 Canterbury Clay Brick – Arrowsmith
- 2.10 Midland – Blackwell
- 2.11 NZ Brick – Fawn
- 2.12 Elan – Grey Nuance

*Overall we are seeking a clean, clear, and refined design for both the house and landscape.*

## 3. APPLICATION PROCESS

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- 3.1 Prior to submitting house plans to the Council (or other relevant territorial authority) for any necessary approvals, and prior to starting construction of any building, structure, or improvement on the lot, the owner shall obtain the written approval of the Developer in respect of:
  - 3.1.1 Site plan (location of the house on the lot), showing proposed access from the street or right of way
  - 3.1.2 Floor plan of the interior of the house (with dimensions and elevations)
  - 3.1.3 Specifications of the exterior finishes to be used, complying with the Design Guidelines
  - 3.1.4 A landscaping plan for the lot complying with the Design Guidelines
  - 3.1.5 Proposed fencing style for the lot, including details of staining, painting and picture example or other finishing as per the Design Guidelines
  - 3.1.6 Anything else specified in these Design Guidelines

*For all Developer Approval Applications and Bond refund requests, send to [approval@urbanestates.nz](mailto:approval@urbanestates.nz)*

## 4. ROOFING & CLADDING

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- 4.1 Roofing material for all houses on any lot shall only include:
  - Tiles (clay, ceramic, concrete, composite, cedar, slate), or
  - Coloursteel long run pressed steel or as otherwise approved by the Developer in writing

The roof pitch is to be approved by the Developer in writing and will depend on placement within the subdivision.

- 4.2 There must be no plastic downpipes present on a house. No roofing material, guttering, downpipe, or exterior cladding material shall be unpainted and/or exposed zinc or copper
- 4.3 Exterior cladding for all houses on any lot shall include any of the following materials:
  - 4.3.1 Clay bricks, stained or painted weatherboards, recycled bricks, painted or sealed concrete masonry, natural stone, Rockcote, plaster, board and batten, or any combination of the above (or as otherwise approved in writing by the Developer)

## 5. FENCING

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- 5.1 All boundary fences shall:
  - 5.1.1 Be constructed by the Developer in the form of a paling fence with timber capping
  - 5.1.2 Be stained, painted, or finished in a Developer approved manner within two months of the earlier of:
    - (a) Issue of a Code Compliance Certificate by the Council, or
    - (b) Occupation of the House
- 5.2 All internal fences fronting a road shall:
  - 5.2.1 Be constructed by the Owner in a form approved by the Developer
  - 5.2.2 Be stained, painted or finished in a manner approved by the Developer within two (2) months of CCC issuance or occupancy (whichever comes first)
- 5.3 Any secondary access on a corner lot can be fenced at 1.8m high and shall:
  - 5.3.1 Be constructed by the purchaser with a different style from the internal boundary fencing and
  - 5.3.2 Be approved by Developer

## CONTACTS

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### Developer Approvals, Bond Refunds and General Enquiries

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