



## TUKUWARU JUNCTION RESIDENTIAL DESIGN GUIDE

LWH 2022 LTD & TUKUWARU DEVELOPMENT COMPANY JV

05 MARCH 2025



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# TUKUWARU JUNCTION INTRODUCTION

These Design Guidelines are intended to form future covenants that are attached to your lot and 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 Tukuwaru Junction.

These guidelines have the following design objectives:

## **Balance uniformity and individuality:**

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

## **Provide clarity**

- Offer a consistent framework for all landowners to follow.

## **Context and character**

- Ensure that design of development is in keeping with the character of development anticipated for the area and relevant natural, heritage and cultural features.
- Maintain consistency in landscape treatments between public and private spaces while allowing individuality on a property-by-property basis.
- Promote generous planting of trees and native vegetation.

## **Built form and appearance**

- Promote a consistency of landscaping that is appropriate for the location.
- Ensure that the design of buildings minimises visual bulk.

## **Access, parking and servicing**

- Ensure outdoor storage and rubbish bin areas are appropriately located and screened.
- Provide for well-defined straight and clear routes, spaces and entrances that allow for ease of navigation, convenience and safe movement without compromising security.

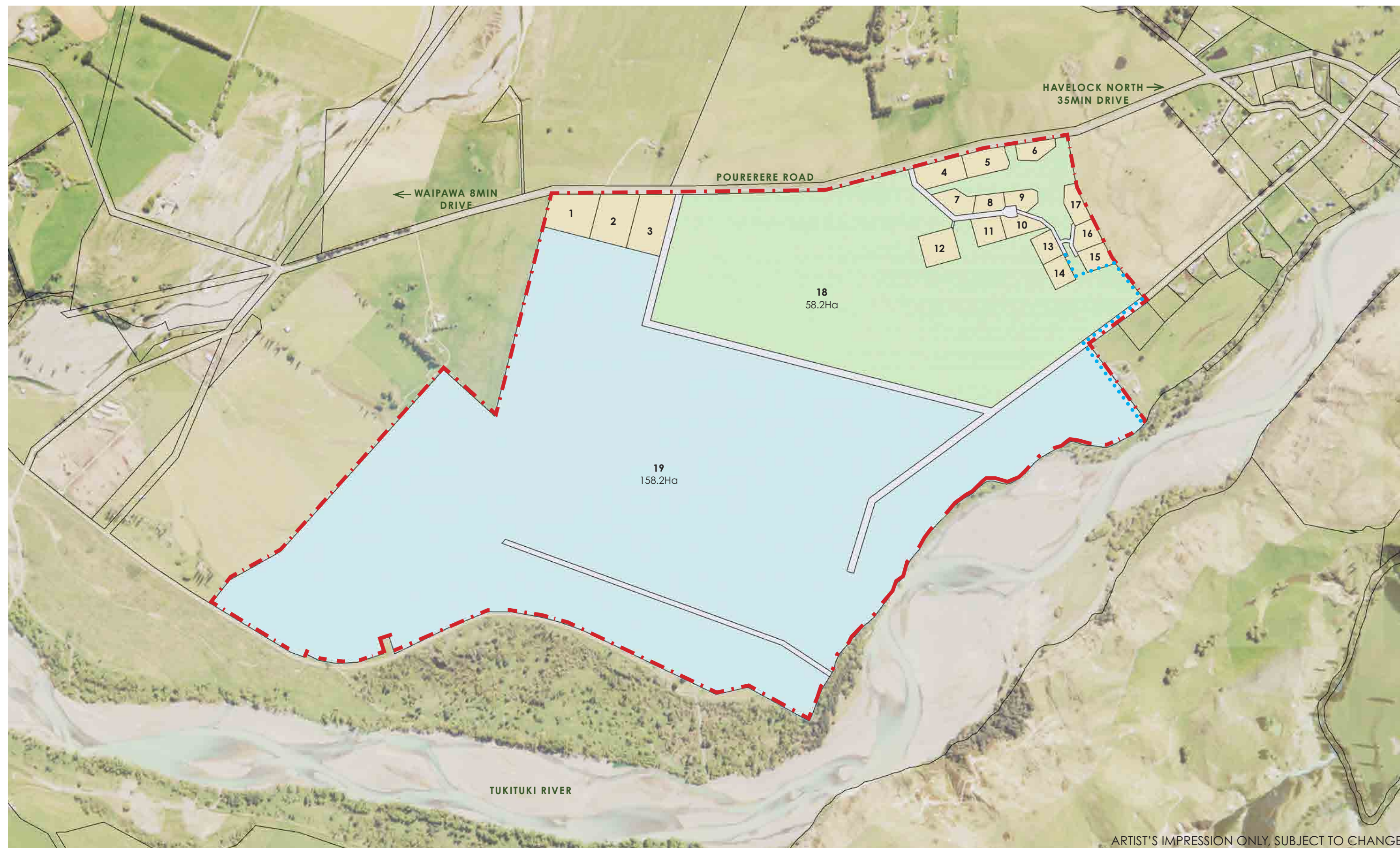
## **Sustainability**

- Ensure the incorporation of environmentally efficient measures in the design.



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TURUWARU JUNCTION SUBDIVISION PLAN (SCALE 1:10,000@A3)

— SITE BOUNDARY

.... BRIDAL PATH/ RIVER ACCESS





# APPROVAL PROCESS

Before submitting plans to the Central Hawkes Bay District Council for Building Consent approval and starting construction, you must submit your plans to the developer for approval (note: a small processing fee applies).

Email [georgia@orchestraproperty.co.nz](mailto:georgia@orchestraproperty.co.nz) with the following information:

FULL CONTACT DETAILS OF PURCHASER AND BUILDER

☐

IDENTIFICATION OF LOT

☐

BUILDING PLANS, WHICH SHOULD INCLUDE:

☐

- Site plan (location of building on lot)
- Floor plan
- All elevations

EXTERIOR COLOURS AND FINISHES, INCLUDING:

☐

- External walls
- Roofing

Landscape plan, including:

☐

- Proposed access from street
- Off street parking
- Location, height and finish of any fences
- Location, species and grade of any planting

LOCATION AND FINISH OF DRIVEWAYS AND PATHS

☐

Your application is processed for approval once;

1. The information provided is complete,
2. It meets the Design Guidelines, and
3. The processing fee is paid

A review of your plans will be completed within 10 working days of receipt. Feedback will be confirmed for your review and guidance only.





# BUILDING DESIGN GUIDELINES

For Tukuwaru Junction, it is important that all structures reflect the character of the site and the wider community. All dwellings and other ancillary buildings that are constructed must comply with these guidelines, unless they have been designed and built by the land developer, LWH 2022 Ltd & Tukuwaru Development Company JV, or the developer's approved agent.

This development is within a rural environment, and so all buildings need to recognise this in their siting form, design and in the material used. There is a preference given to materials that will age well over time and in a rural environment.

**In addition to the provisions of the District Plan, the following guidelines must be adhered to in regard to any development of the site:**

1. No temporary accommodation, hut or shed for use of any kind shall be located on the property. With the exception of a temporary builder's shed or other utility shed that is required during construction of the residential dwelling.
2. Garden sheds are permitted given one of these conditions are met:
  - Constructed with new, permanent materials and is appropriately painted.
  - It's a new, commercially available shed (proprietary brand) that comes pre-finished with a factory-applied colour.

In either case, the shed's colour must not negatively impact the visual appeal of the property and must complement the colour and style of the existing house.

3. Where applicable, vehicle crossings constructed at the time of subdivision development are to be utilised. The establishment of an alternative crossing may be subject to a separate resource consent at the cost of the future landowner.
4. New transportable dwellings are permitted with a minimum floor size of 130m<sup>2</sup>.
5. 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.
6. Any pole or pile foundations are to be clad with a material that matches the main exterior cladding of the dwelling.





# ARCHITECTURAL GUIDELINES

For all new buildings with Tukuwaru Junction, it is important that all structures reflect the character of the site and the wider landscape. These guidelines apply to all new construction:

1. **Rural Character:** Buildings should reflect the rural setting through their placement, shape, design, and materials.
2. **Scale and Materials:** Buildings must be appropriately sized and use materials and colours that complement the existing landscape. See the attached list of preferred and inappropriate materials. Quality construction is essential.
3. **Indoor-Outdoor Living:** Houses should maximize views and the rural lifestyle by creating strong connections between indoor and outdoor spaces. Verandahs, pergolas, and terraces are encouraged.
4. **Individuality:** While all houses must follow these guidelines for a cohesive look, owners have flexibility to express individual style.
5. **Plumbing and Lighting:** All plumbing must be internal and unseen from the outside. Exterior lighting should be contained within each property and directed vertically (up and down), avoiding light spill onto roads or other properties.
6. **Parking:** Long-term parking of caravans and campervans is allowed if they are screened from view.
7. **Construction Timeline:** Construction must be completed within 18 months of commencement, though interior finishing can occur after.
8. **Colour Palette:** House colours must be within the range of dry grass such as dirty browns, dark greens, blacks, and soft straw colours. If white trim is used, it should be an off-white.
9. **Proprietary Houses:** Pre-designed, non-site-specific houses are permitted.
10. **Waste Management:** Designs must include a suitably sized and screened area at the side or rear of the house for rubbish bins, consistent with the site's fencing plan.





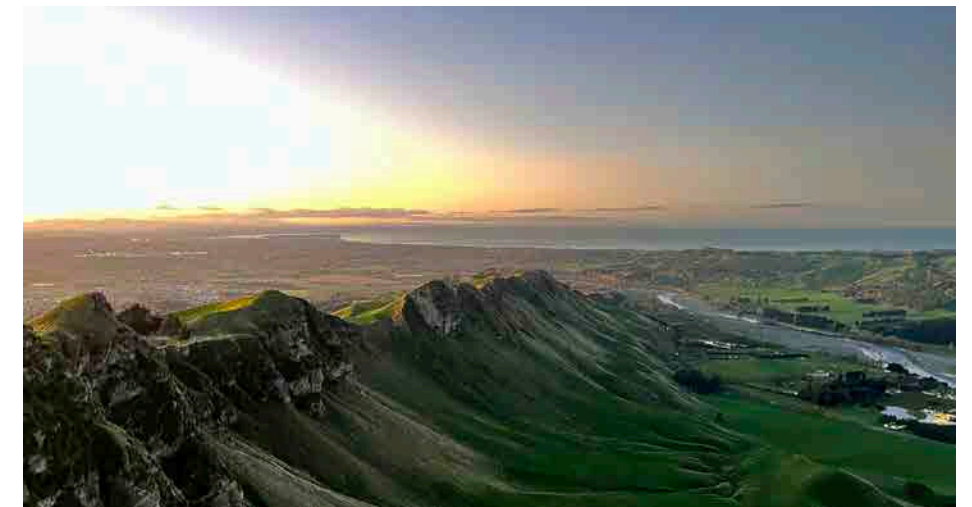
# GENERAL LANDSCAPE GUIDELINES

Landscaping design elements can provide amenity, add character, define spaces or provide a buffer between spaces. Consideration of both soft and hard landscaping features, and their ongoing maintenance is important.

Landscaping should be designed in response to the particular development typology and site context, it should appear integrated with the building and development layout. Retain existing vegetation if possible, particularly mature trees which can provide immediate character and a sense of establishment.

## The following landscape guidelines apply:

1. Individual Lot owners are expected to plant varieties in keeping with the common land plantings, i.e. native planting.
2. Solid fencing is generally discouraged, as the sites have been carefully designed to maximize views, privacy, and sunlight. However in some courtyards and shelter areas it will be acceptable.
3. Avoid planting tall trees that will significantly shade neighbouring houses or block existing views.
4. Slopes below the terraces under the houses are to be planted with grass and trees. The lower slopes between the houses and the river should ideally be an open, park-like landscape with scattered trees.



ELEVATED VIEW ABOVE LOTS 1-3

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# MATERIAL GUIDELINES

All residential dwellings must take into consideration the rural nature of Tukuwaru Junction in the use of building materials.

All materials must be of a high quality and are to be approved by the developer.

Landscape elements like decks, pergolas, timber slat screens, stone fireplaces, and retaining walls should match the architectural materials used in the building to create a seamless transition between the interior and exterior spaces.

## Preferred materials:

### Cladding:

- Smooth cement plaster, painted or otherwise
- Plastered or painted concrete block
- Stucco
- Timber weatherboards – painted, stained
- Cement based weather boards, painted
- Cedar or similar weatherboards
- Flat cement sheet with vertical battens
- Flat cement sheet with plaster

### Roofing:

- Corrugated 'coloursteel' or zincalume
- 'Eurotray' or similar
- Conventional metal or copper spouting's and downpipes with exposed brackets
- All roofing details i.e. gutters, downpipes and flashings shall be of material and colour to complement the roof or wall materials.

### Fences, Screens and Retaining Walls:

- Ideally farm style boundary fencing, no solid fencing except for small areas for privacy.
- Timber, unpainted or painted in designs and colours appropriate to the landscape
- Appropriate metal products (eg proprietary pool fencing etc)
- Permeable fencing
- Local stone

### Paving:

- Loose material such as gravel from local sources
- Stone from local sources
- Precast concrete or clay generally plain and free of pronounced motifs
- Concrete, either plain or coloured and textured
- Limestone

### Colours:

- House colours must be within the range of dry grass such as dirty browns, dark greens, blacks, and soft straw colours. If white trim is used, it should be an off-white.

### New Relocated buildings:

- Subject to approval by the developer



### HEDGING AND WIRE FENCES

The use of hedging and wire fencing ensure an open style character to the development while providing privacy and secure yard areas (for pets)



### POST AND RAIL

Post and rail fencing is commonly used in rural areas to define property boundaries.



### BRICK AND STUCCO CLADDING



### TIMBER AND STUCCO CLADDING



### TIMBER AND METAL CLADDING





**VIEW FROM POURERERE ROAD - BOUNDARY FENCING TREATMENT.** TREATMENT WILL BE CONSTRUCTED AS PART OF VEHICLE CROSSING. ARTIST'S IMPRESSION ONLY, SUBJECT TO CHANGE.