

Tamakuku Terrace Whakarongo Design Guidelines

Version A





Document record

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This document meets 4Sights information and document control accordance with our quality assurance system, independently audited by Telarc under Qbase code 2001. All drawings are preliminary subject to development of design.

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1. Introduction

1.1 Overview

Tamakuku Terrace is located within the suburb known as Whakarongo at the eastern urban edge of Palmerston North in an area of transition between the suburban area and farmland. It is approximately 5.5km from the city centre of Palmerston North and 6km to the airport. A bus route services the local area and runs directly past the site along James Line.

Tamakuku Terrace was named in collaboration with Rangitāne o Manawātū. Tamakuku is the chief who Whatonga (from whom Rangitāne trace their descent) met when he arrived in the Manawātū.

Tamakuku Terrace Design Guidelines (Design Guidelines) are issued by the developer, Palmerston North City Council (PNCC or Developer) whose nominated agents, Veros, will administer the Guidelines.

The Design Guidelines seek to ensure Tamakuku Terrace, Whakarongo is a quality development fostering a sense of community, whilst reflecting the Manawātū identity.

The Design Guidelines detail the ongoing requirements for lot owners to comply with.

The Design Guidelines may be amended by the Developer at its discretion.

The Design Guidelines are to be read separately to regulatory requirements (such as local authority plans and bylaws), instruments, covenants or consent notices registered on records of title, industry specifications and any other regulations (Regulations). It is the responsibility of the lot owner or purchaser to ensure that their development is compliant with Regulations. If there is a conflict between the Regulations and the Design Guidelines then the Developer or its nominee, Veros, must be contacted and will make a determination on how this conflict with the Design Guidelines will be resolved whether in terms of the waiver of the Design Guidelines or otherwise.

The Design Approval Process (see paragraph 1.3) shall not be construed as compliance of any design with Regulations or any laws or other approvals required

by other agencies for the design and neither the Developer nor Veros accept liability for ensuring compliance with any Regulations ensuring compliance with any Regulations.

1.2 Vision & Objectives

The Design Guidelines aim to develop a strong sense of Manawātū character through the use of housing styles, front gardens, connected street layout, materiality, and planting. An open common/stormwater reserve forms the heart of this community, surrounded by 114 lots of various sizes to suit every stage in life. The Design Guidelines intend to help create spaces that connect the urban fabric to people and to nature creating spaces that are healthy and enjoyable to live, work and play in.

The Design Guidelines establish a framework for lot owners to achieve an individual quality and originality in design while being complementary to the overall character of the development by achieving a sense of consistency in form, materiality, colour, and vegetation palette.

The objectives are;

- to maintain residential amenity by ensuring lots are developed in a co-ordinated manner;
- to promote a balance between built form and open space;
- to ensure lots are developed to integrate with the existing topography of the land and surrounding neighbourhood;
- to promote appropriate design response to the site context; and
- to express local heritage and establish a distinct sense of place through integrated architecture and landscape materiality.

1.3 Design Approval Process

Every home and its landscape and layout will require approval from the Developer, prior to the submission of plans to PNCC (in its regulatory capacity) for building consent and the commencement of works on the lot. The Design Approval Process is simple and is required to ensure all development is of good quality and meets design requirements set out in these Design Guidelines.

The purchaser or lot owner must, in accordance with the Land Covenants and at its own cost, submit the design approval application form (in the form attached to the rear of these Design Guidelines) to the developer via Veros. Design approval must be obtained prior to lodging an application with PNCC (in its regulatory capacity) for building consent. It is the responsibility of the lot owner and their consultants to ensure all development that is proposed for the site satisfies the requirements of the Palmerston North City Council District Plan, the Land Covenants, the Design Guidelines and any other applicable legislation (including but not limited to the Building Act 2004 and the Resource Management Act 1991).

The purchaser or lot owner is required to submit the following for design approval:

- a site plan showing building location and footprint, driveway position, fencing, site coverage calculations, setback dimensions, and general levels/contour information;
- floor plans of all buildings;
- a full set of elevations including all sides of the building with heights and dimensions. This shall include the final full description of exterior materials, finishes and colours (walls, roof, windows, door frames, doors, gutters, and garage doors);
- a landscape plan showing hard and soft landscaping on the lot, including patios, decks, outdoor areas, footpaths, walls, driveways, fences (including specifications and details of all perimeter fencing), trees (including any large specimen tree planting), lawns, planting beds, and other landscape features (including a plant list of all trees, bushes, gardens, and plants to be planted on the lot); and

- any non-compliance with the Design Guidelines must be clearly annotated on plans.

The Developer may request additional information from the purchaser or lot owner to enable it to properly understand the proposed design and adequately assess design approval. The Developer may, in its sole discretion, under the Land Covenants allow waivers to these Design Guidelines and their approval is final. The Developer will strive to review all design approval applications in a timely manner. However, the developer will not accept liability for delays in processing or obtaining design approval.

A lot owner may relocate or place on a lot any pre-used or second-hand dwelling if it complies with the Design Guidelines and has been approved by the Developer under the Design Approval Process.

Applications for design approval must be submitted to Veros using the following contact details:

Developer's Contact Information:

Palmerston North City Council

C/O Veros Property Services

Stephen Cornwall

Email: tamakukuterrace@veros.co.nz

1.4 Design Approval Fees

There are fees associated with the Design Approval Process that capture Design Review Board costs. The fees are based on single dwelling that comply with the Tamakuku Terrace Design Guidelines.

Review and approval fees are \$480 Plus GST

If applications are incomplete or additional time is required to review departures, then the additional time will be charged to the applicant up to \$1,000 Plus GST.

2. Site Layout

Disclaimer: All dwellings are to be constructed on the lots in accordance with Palmerston North City Council District Plan, the Land Covenants, the Design Guidelines and any other applicable legislation (including but not limited to the Building Act 2004 and the Resource Management Act 1991).

2.1 Setbacks / yards

The Tamakuku Terrace community is divided into various typologies (based on lot width and solar aspect) with specific requirements for dwelling setbacks from lot boundaries. Typology 4 sites are to meet the minimum set back requirements.

2.1.1 Front Yard

A minimum 3m front boundary setback from a public road is required across all lots to the nearest corner of the dwelling (excluding the garage). Where a lot has a north facing front boundary a minimum dwelling setback of 5m setback is recommended.

2.1.1.1 Garages and Carports

Any accessory building or garage, whether freestanding or adjoining a dwelling, must be recessed by a minimum of 0.5m behind the front façade of a dwelling to reduce the dominance of garages on the streetscape.

Garages sited parallel to the street frontage are prohibited if a perpendicular garage can be accommodated. Garages that are positioned perpendicular to the road must have a minimum setback of 6m across all lots to allow for a vehicle to be parked within the driveway.

Garages that are positioned parallel to the road may be designed to have a minimum front boundary setback of 3m on the basis that the garage is designed in accordance with the Architectural Guidelines herein (Section 3). Allowance for a vehicle to be parked within the driveway is required.

No carport or garage is to infringe within the 1.0m side or rear yard setbacks.

2.1.2 Side Yard

A minimum setback of 1.0m is required from each side boundary. Windows on side walls close to the boundary should respond to any existing neighbouring houses.



Figure 1: Tamakuku Terrace Typologies

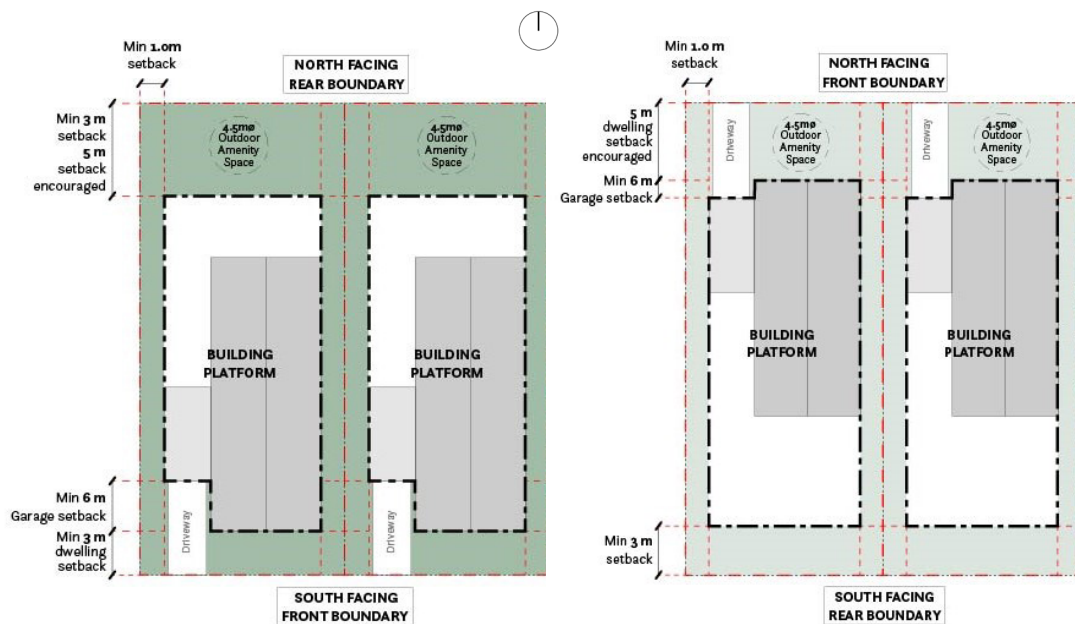


Figure 2: Typology 1a & 1b_Typical Boundary Setbacks Sketch

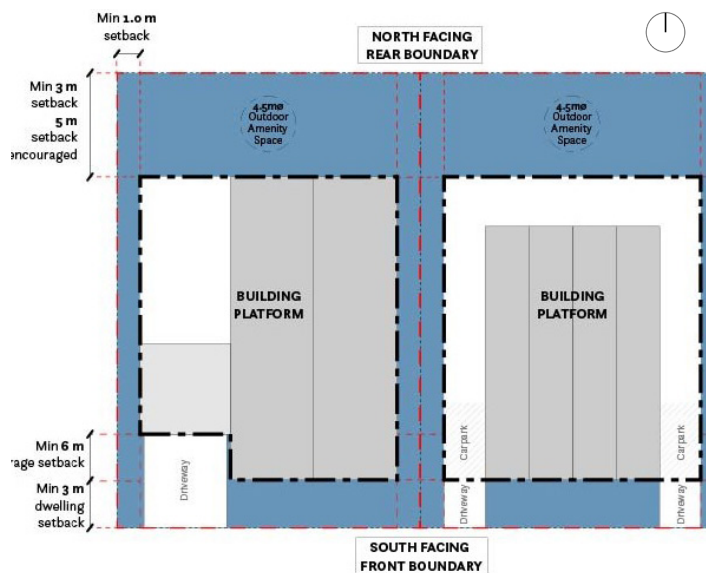


Figure 3: Typology 2a & 2b_Typical Boundary Setbacks Sketch

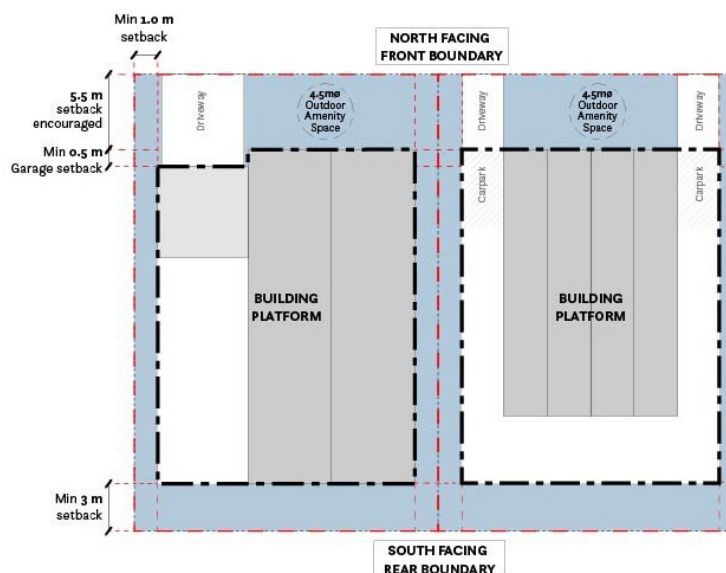


Figure 4: Typology 3_Typical Boundary Setbacks Sketch

Sketches are indicative only

2.1.3 Rear Yard

A minimum setback of 3m is required from the rear boundary setback to the nearest corner of the house, especially for northern facing rear boundaries to maximise sunlight into private open space.

2.2 Site Coverage

Subject to condition 23 of subdivision consent SUB5556, lots 1 to 36, 56 to 66, 76 to 80, 88 to 114 must ensure that the total proportion of impervious surface within their respective allotment does not exceed 75% of the total site area.

The max site coverage for all lots less than 500m² is 40%, and 200m² on sites of 500m² to 572m² and 35% on sites over 572m².

Note: Typology 4 sites are to meet the minimum setback requirements.

2.3 Open Space

Outdoor onsite amenity must meet the following requirements:

- a minimum open area of 36m² free of driveways, parking spaces, buildings (other than decks, verandahs and shade sails) and manoeuvring area;
- can accommodate a circle of 4.5 meters in diameter; and
- is orientated to the west, north or east of the dwelling.

3. Architecture

3.1 Form

The Design Guidelines dealing with primary architectural form are included to ensure Tamakuku Terrace has a consistent Manawatū identity. The architectural outcomes should be focused on the composition and relationships of the architectural form and the elements of the whole, especially in relation to the edge condition and visual interest at the street edge.

The following intend to guide a quality urban outcome that avoids visual clutter and respects the boundary to the adjoining rural character of Whakarongo:

- the front door must be identifiable from the street and have direct street connection and access;
- it is recommended that simple forms are used that follow the local architectural traditional style of cottages, villas, or barns. As such, pavilions forms are encouraged to be the dominant building with the garage visually less prominent;
- front façade fenestration to encourage habitable rooms which includes kitchen, living and dining rooms to face the street. Bathrooms fronting the street is not prohibited.
- letter boxes must be incorporated in the front boundary treatment and located adjacent to direct footpath access between building and street; and
- colours and materiality must comply with the lists specified in 3.2 and 3.3.



Figure 5: Form precedent images

3.2 Roof

3.2.1 Pitch

It is recommended that simple roof forms are used that follow the architectural form of cottages, villas, or pavilions. For a pavilion gabled roof, a minimum pitch of 25° and maximum of 45° is encouraged.

Mono-pitched roofs, exceeding 20% of the building footprint can be incorporated with a minimum pitch of 5° and maximum of 10° where the combination of roof forms is minimal.

No hip roofs are to be visible from the street.

3.2.2 Materiality and colour

Roofs must have a light reflectance value (LRV) between 5-22% in a neutral colour or be from Groups A-C of the [Resene BS5252 Colour Range Paint Palette](#) with a LRV of less than 40%.

Steel tray cladding/roof, Profiled Steel, Coloursteel or tiles are all permitted, with a maximum of two materials to be used.

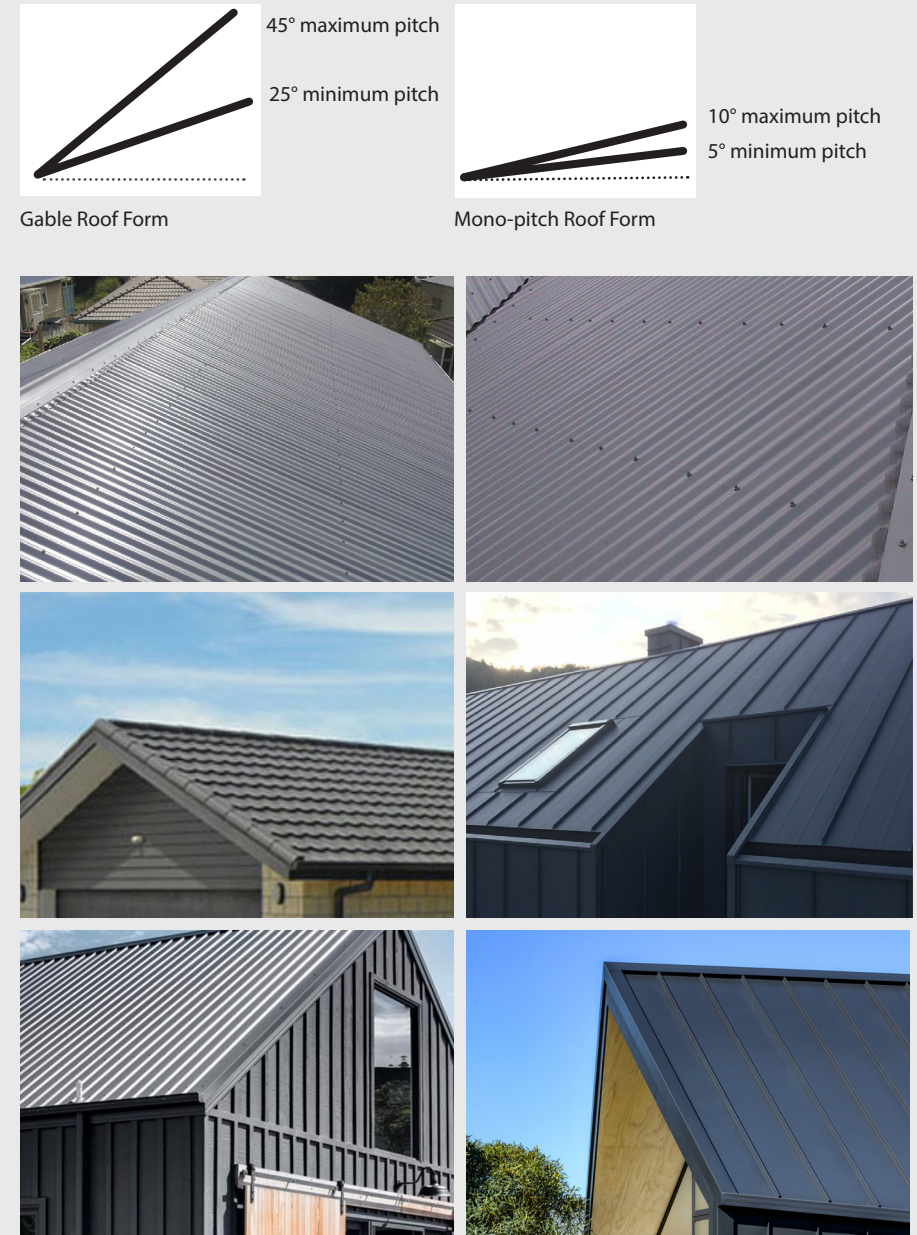


Figure 6: Typical Roof Pitch and Pavilion precedent images

3.3 Wall Cladding

Cladding materials must be authentic and of quality. The garage must be designed in a manner that compliments the dwelling and enhances the streetscape amenity.

3.3.1 Materiality & Colour

The following cladding materials and colours are permitted:

- architectural masonry concrete block or hard plastered concrete block (for not more than 30% of the total exterior façade wall cladding);
- brick (natural, painted in contemporary dark paint colours to match an LRV of 5-22% or be from Groups A-C of the [Resene BS5252 Colour Range Paint Palette](#) with a LRV of less than 40%);
- painted timber or Linea® weatherboards (in contemporary dark paint colours to match an LRV of 5-22% or be from Groups A-C of the [Resene BS5252 Colour Range Paint Palette](#) with a LRV of less than 40%);
- natural timber cladding (left to weather, oiled, or stained to match an LRV of 5-22%);
- board and batten (stained to match an LRV of 5-22%);
- profiled metal in dark colours or be from Groups A-C of the [Resene BS5252 Colour Range Paint Palette](#) with a LRV of less than 40%; and
- concrete with a low light reflection coefficient (i.e. textured such as board formed or oxide additives).

Joinery, guttering, and downpipes must match roof colours.

Corrugated Iron profile is not permitted.

Materials not listed above in clause 3.3.1 may, in the Developer's sole discretion, be permitted.



Figure 7: Typical Cladding precedent images

4. Landscape

4.1 Planting

A plant species list has been provided below in section 4.2.1 from which planting can be derived. Manawatu Plains Ecological District plant species and fruit trees are encouraged. A minimum of 70% of the front yard landscaping is to be from the Manawatu Plains Ecological District or listed plant species. Additional species may be approved at the sole discretion of the Developer.

Front yard landscaping must reflect and complement Tamakuku Terrace's streetscape and public open space in terms of planting, material, and layout. The front yard landscaping shall be implemented and maintained by the lot owner at the time of construction of the dwelling and completed prior to occupation of the dwelling.

Tree and/or shrub planting in the front yard shall be undertaken to enhance the streetscape amenity. Native specimens that reflect Tamakuku Terrace's amenity have been listed below with the addition of some exotic specimen trees that will provide seasonal colour and allow light within the front yards.

Front yard planting should define front boundaries, frame views from the house onto the street, provide privacy and separation between each lot and allow solar access to living areas.

To maintain 'eyes on the street' or passive surveillance, all front fences and walls must have a maximum height of 0.9m and all plants and hedges in the front yard should be maintained to a maximum height of 1.2m, except for specimen trees with clear stem of min 1.5m high for CPTED purposes.

In addition to this passive surveillance guideline, Lots 3-9; 79-82; and 108-113 must setback their front yard fence 0.5m from the front facade to provide better connection with the street on the northern side of this collector road.

Planting in the back yard must be planted within six months of the occupation of any Dwelling erected and maintained to a high standard.

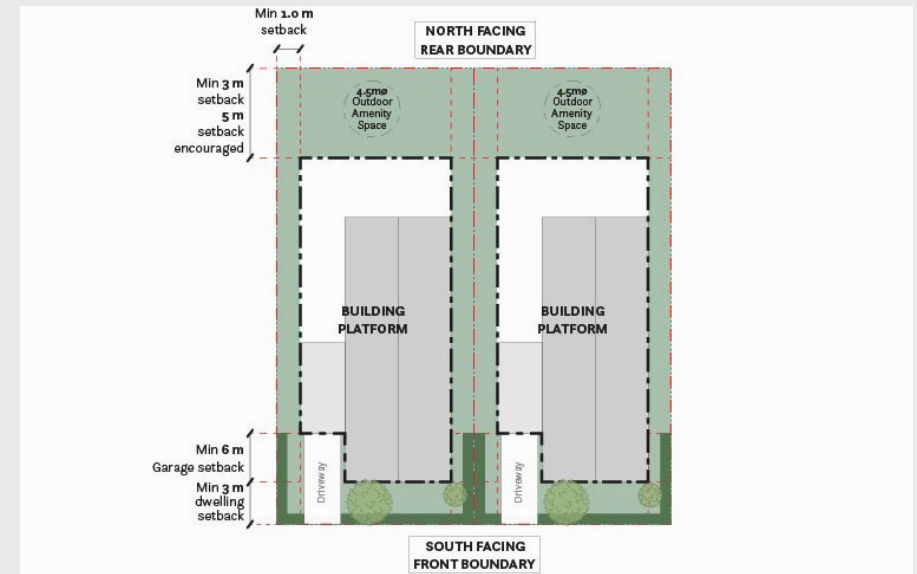
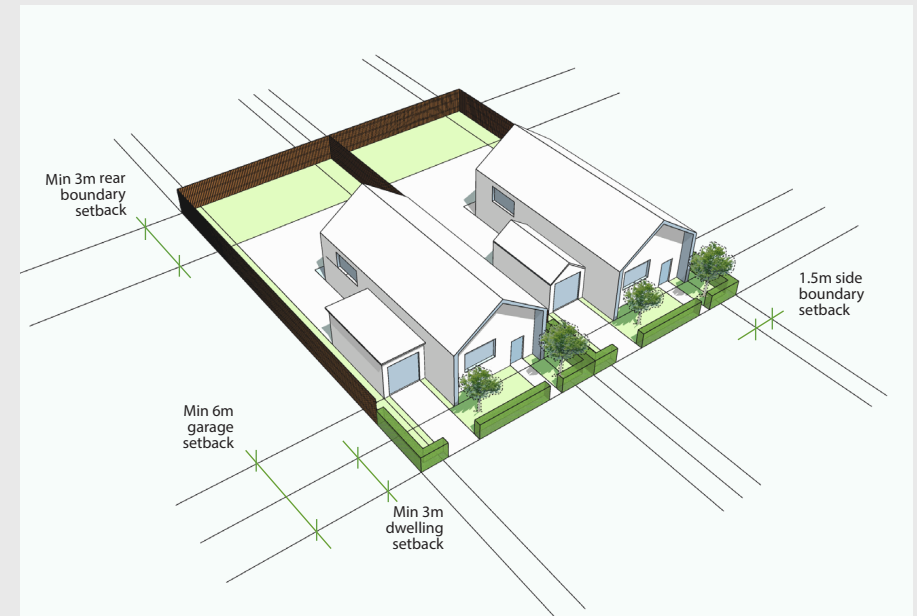


Figure 8: Typical Landscape Configuration & Setbacks

4.1.1 Planting Species List

4.1.1.1 Front Yard Specimen Tree List

Latin Name	Common Name	Native	Evergreen	Deciduous
<i>Sophora microphylla</i>	Small Leaved Kowhai	X	X	
<i>Sophora tetraptera</i>	North Island Kowhai	X	X	
<i>Alectryon excelsus</i>	Titoki	X	X	
<i>Metrosideros 'Mistral'</i>	Mistral Pohutukawa	X	X	
<i>Pennantia corymbosa</i>	Kaikomako	X	X	
<i>Hoheria spp.</i>	Lacebark	X	X	
<i>Styrax japonica</i>	Japanese Snowbell Tree			X
<i>Melia azedarach</i>	Indian Lilac			X
<i>Catalpa speciosa</i>	Catalpa			X
<i>Liriodendron tulipifera</i>	Tulip Tree			X
<i>Magnolia grandiflora</i>	Southern Magnolia		X	
<i>Michelia doltsopa</i>	Sweet Michelia		X	
<i>Prunus sp.</i>	Flowering Cherry			X
<i>Pyrus calleryana</i>	Ornamental Pear			X
<i>Liquidamber spp.</i>	Liquidamber			X
<i>Knightea excelsa</i>	Rewarewa	X	X	
<i>Rhopalostylis sapida</i>	Nikau	X	X	



*Sophora
microphylla*



*Metrosideros
'Mistral'*



*Alectryon
excelsus*



*Sophora
tetraptera*



*Pennantia
corymbosa*



*Hoheria
sexstylosa*



*Styrax
japonica*



*Melia
azedarach*



*Catalpa
speciosa*



*Liriodendron
tulipifera*



*Magnolia
grandiflora*



*Michelia
doltsopa*



*Liquidamber
spp.*



*Knightea
excelsa*



*Rhopalostylis
sapida*



Prunus sp.

4.1.1.2 Front and Rear Yard Specimen Small Tree and Shrubs List

Latin Name	Common Name	Native	Evergreen	Deciduous	Front Yard
<i>Austroderia fulvida</i>	Toe toe	X	X		
<i>Astelia fragrans</i>	Kakaha/Bush Lily	X	X		X
<i>Brachyglottis repanda</i>	Rangiora	X	X		
<i>Carpodetus serratus</i>	Putaputaweta	X	X		
<i>Coprosma acerosa</i>	Sand Coprosma	X	X		X
<i>Coprosma robusta</i>	Karamu	X	X		
<i>Coprosma tenuicaulis</i>	Swamp Coprosma	X	X		
<i>Cordyline australis</i>	Cabbage Tree	X	X		X
<i>Cyathea dealbata</i>	Ponga	X	X		X
<i>Cyathea medullaris</i>	Mamaku	X	X		X
<i>Dicksonia squarrosa</i>	Wheki	X	X		X
<i>Hebe diosmifolia</i>	Shrubby Veronica	X	X		X
<i>Hebe stricta</i>	Koromiko	X	X		
<i>Kunzea ericoides</i>	Kanuka	X	X		X
<i>Leptospermum scoparium</i>	Manuka	X	X		
<i>Macropiper excelsum</i>	Kawakawa	X	X		
<i>Myoporum laetum</i>	Ngaio	X	X		X
<i>Phormium tenax</i>	NZ Flax	X	X		
<i>Pseudopanax arboreus</i>	Five Finger	X	X		
<i>Pseudopanax crassifolius</i>	Horoeka/Lancewood	X	X		X



Austroderia fulvida



Astelia fragrans



Brachyglottis repanda



Carpodetus serratus



Coprosma acerosa



Coprosma robusta



Coprosma tenuicaulis



Cordyline australis



Cyathea dealbata



Cyathea medullaris



Dicksonia squarrosa



Hebe diosmifolia



Hebe stricta



Kunzea ericoides



Leptospermum scoparium



Macropiper excelsum



Myoporum laetum



Phormium tenax



Pseudopanax arboreus



Pseudopanax crassifolius

4.1.1.3 Front Yard Hedging List

Latin Name	Common Name	Native	Evergreen	Deciduous
<i>Coprosma repens</i> 'Middlemore'	Coprosma 'Middlemore'	X	X	
<i>Corokia</i> 'frosted chocolate'	Corokia	X	X	
<i>Griselinia littoralis</i> 'Broadway Mint'	Griselinia 'Broadway Mint'	X	X	
<i>Teucrium fruticans</i>	Shrubby germander		X	



Coprosma repens
'Middlemore'



Corokia
frosted chocolate



Griselinia littoralis
'Broadway Mint'



Teucrium
fruticans

4.1.1.4 Side and Rear Yard Hedging List

Latin Name	Common Name	Native	Evergreen	Deciduous
<i>Myrsine australis</i>	Mapou	X	X	
<i>Pittosporum eugenioides</i>	Lemonwood	X	X	
<i>Pittosporum tenuifolium</i>	Kohuhu	X	X	



Myrsine
australis



Pittosporum
eugenioides



Pittosporum
tenuifolium

4.1.1.5 Amenity Planting and Ground Covers

Latin Name	Common Name	Native	Evergreen	Deciduous
<i>Apodasmia similis</i>	Oioi	X	X	
<i>Carex comans</i>	Longwood Tussock	X	X	
<i>Carex dissita</i>	Forest Sedge	X	X	
<i>Carex secta</i>	Purei	X	X	
<i>Carex virgata</i>	Small Swamp Sedge	X	X	
<i>Chionochloa rubra</i>	Red Tussock	X	X	
<i>Cyperus ustulatus</i>	Giant Umbrella Sedge	X	X	
<i>Juncus edgariae</i>	Wiwi	X	X	
<i>Juncus pallidus</i>	Giant Rush	X	X	
<i>Poa cita</i>	Silver Tussock	X	X	
<i>Libertia grandiflora</i>	NZ Iris	X	X	
<i>Libertia ixioides</i>	Mikoikoi	X	X	
<i>Phormium cookianum</i> 'Emerald gem'	Flax cultivar	X	X	
<i>Pittosporum tenuifolium</i> 'Golf Ball'	Pittosporum dwarf cultivar	X	X	
<i>Olearia solandri</i>	Coastal Shrub Daisy	X	X	



Apodasmia
similis



Carex
comans



Carex
dissita



Carex
secta



Carex
virgata



Chionochloa
rubra



Cyperus
ustulatus



Juncus
edgariae



Juncus
pallidus



Poa
cita



Libertia
grandiflora



Libertia
ixioides



Phormium cookianum
'Emerald gem'



Pittosporum tenuifolium
'Golf Ball'



Olearia
solandri

4.2 Fencing

4.2.1 Front Yard

Front yard fencing must have a maximum height of 0.9m and have a minimum of 25% visual permeability. Alternatively, or in addition to fencing, hedging is allowed – but must be maintained to a maximum height of 1.2m. Hedging species must be planted at a maximum of 800mm centres for the entire width of the front boundary to provide a continuous hedge frontage (excluding the driveway and any pedestrian entry).

The use of fences and hedging must be designed to contribute to the aesthetic of the lot and complement the dwelling and adjoining street planting. Gates or fence returns must complement the front fence material, height, and colour. Timber fences must be stained or painted in a recessive finish. No corrugated profile fencing is allowed as a front fence.

4.2.2 Side Yard

Side boundary fencing or hedging must be a maximum of 1.8m in height. Materials allowed include vertical or horizontal timber paling or battens, stained a dark recessive colour, or left to silver. Where a side yard adjoins a road, this boundary is to be treated as a Front Yard for fencing requirements under the Design Guidelines. Side yard fencing materials must compliment the front facade materials and colour.

Fencing or hedging for side yard boundaries that adjoin shared paths or driveways must be no higher than 1.5m. Side yard fences between a front boundary and the house set back must be 0.9m in height. No corrugated profile fencing is allowed as a side fence.

4.2.3 Rear Yard

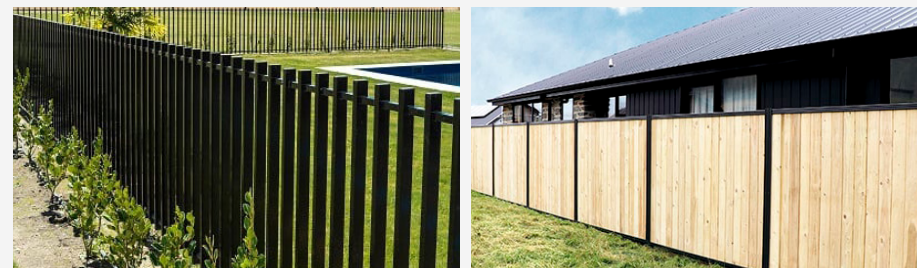
The owners of lots 51-59 must ensure that where fencing faces the boundary with lot 208 (local purpose reserve - walkway) it shall be to a maximum height of 0.9m along at least 50% of the length of the southern boundary. The remaining 50% must be no more than 1.8m in height.

The fence on the rear boundary that abuts the Kelvin Grove Cemetery (being lots 29-42 as shown in blue in Figure 9) shall be constructed by the Developer and thereafter maintained by each respective lot owner in good repair in accordance with the Fencing Design Details certified under Condition 19 of SUB 5556.

Excluding lots 29-42 and lots 51-59, rear yard boundary fencing must match the side yard fencing in height, material, and colour for lots adjoining another property.



Figure 9: Fencing Typologies



Rear yards adjacent to reserves, common driveways, green space, and open space (excluding lots 29-42 and lots 51-59) shall be treated in the same manner as Front Yards for fencing requirements under the Design Guidelines.

4.3 Hardscaping

4.3.1 Paving

All paving must be of a quality finish and durable. Paving shall be a neutral colour or grey colour. It is recommended that exposed aggregate or concrete is used.

4.3.2 Driveways

Driveways between the kerb and front boundary must be constructed of concrete of a similar finish to the footpath or exposed aggregate. Gravel surfacing is not permitted.

5. Ancillary Buildings & Structures

5.1 Storage areas / Rubbish bins

Storage areas (including all rubbish and recycling bins both PNCC issued and private service bins), must be in the side or rear yard and appropriately screened from view from the street, reserves, footpaths, and neighbours.

Screening must compliment the landscaping in terms of plant palette, materiality, colour, and finish and to a height of no more than 1.5m.

5.2 Clothes Lines

Clothes lines must be in rear yards and be no higher than 1.8m.

5.3 Other

Any boats, trailers or caravans must be parked within the lot and are not permitted to be stored on any reserve, road corridor, road verge or public open space.

The lot owner must ensure that all yards are maintained to a high standard all year. If occupied by tenants, the owner must ensure the maintenance of the yards. This includes, but is not limited to, the mowing of lawns, maintenance of hedges and weed removal.

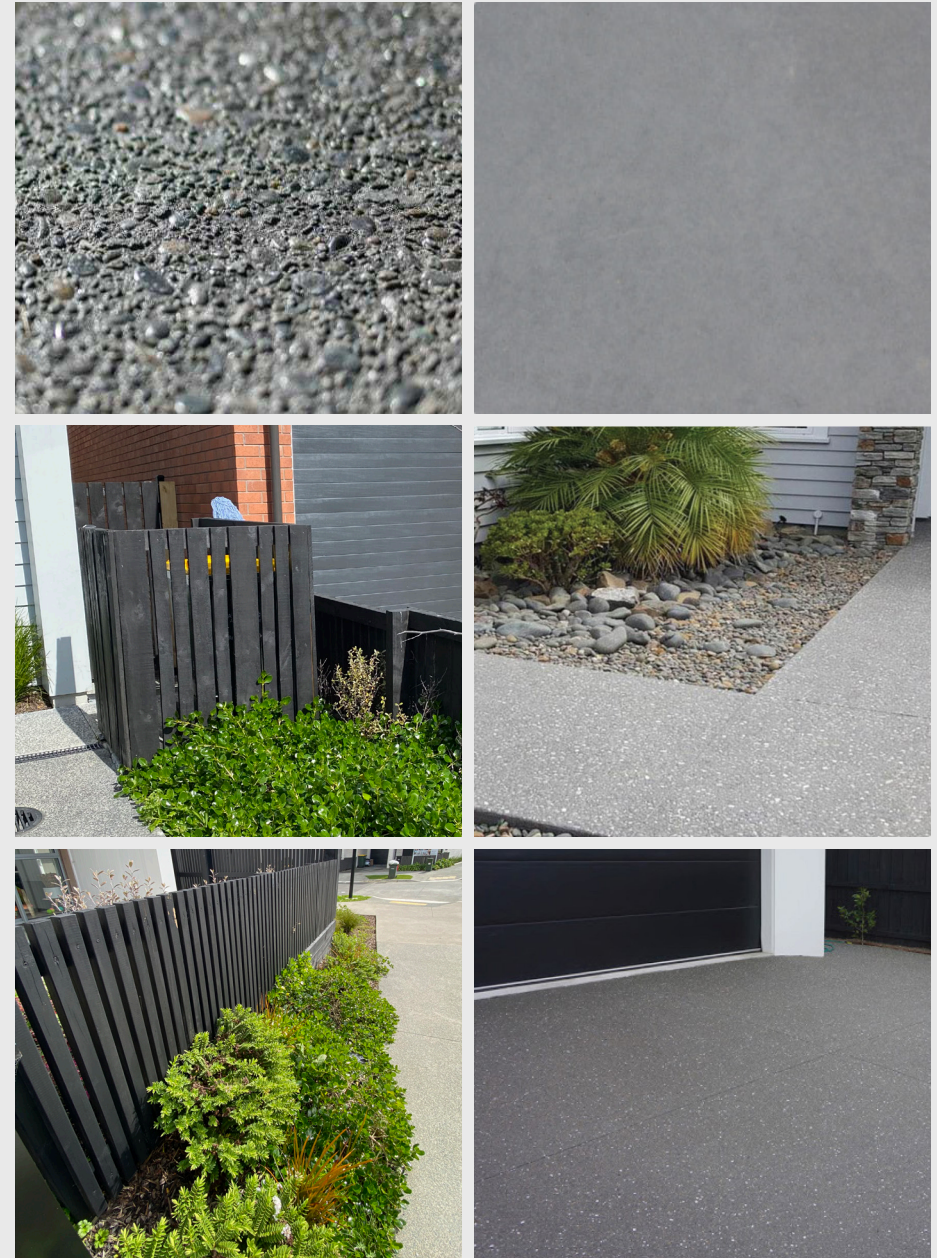


Figure 10: Typical Hardscaping precedent images

Design Approval Application Form

Property Owner Details:

Property Owner:	
Lot number:	
Name:	
Postal address:	
Email:	
Phone number:	

House Designer / Architect:

Name:	
Company name:	
Postal address:	
Email:	
Phone number:	

Contact for Design Approval:

Name:	
Email:	
Phone number:	

Property Owner Authority:

I/we confirm that the application is complete and an accurate reflection of development. It is agreed that I/we are liable for all charges in respect of this application. Any agent noted above is authorised to act on my/our behalf.

Signed:	
Name:	
Date:	

Design Approval Application Checklist:

The following information is required to accurately assess your application for design approval. Failure to supply the following information may incur additional costs for processing and administration in requesting the required information. Any non-compliance with the guidelines shall be clearly annotated on plans.

	Information / Drawings	Attached
1	Site Plan: Detailing building location and footprint, driveway position, fencing, site coverage calculations, setback dimensions, and general levels/ contour information.	<input type="checkbox"/>
2	Floor plans: Detailing all buildings	<input type="checkbox"/>
3	Elevations: A full set of elevations including all sides of the building with heights and dimensions. This shall include the final full description of exterior materials, finishes and colours (walls, roof, windows, door frames, doors, gutters, and garage doors).	<input type="checkbox"/>
4	Landscape Plan: A landscape plan showing hard and soft landscaping on the lot, including patios, decks, outdoor areas, footpaths, walls, driveways, fences (including specifications and details of all perimeter fencing), trees (including any large specimen tree planting), lawns, planting beds, and other landscape features (including a plant list of all trees, bushes, gardens, and plants to be planted on the lot).	<input type="checkbox"/>
5	Non-Compliance List: Any non-compliance with the Design Guidelines must be clearly annotated on plans.	<input type="checkbox"/>

