



 TE KOHA

Design Guidelines



Intentions of this Guide

Te Koha a Raukawa ('Te Koha') will deliver a high-quality neighbourhood that is an attractive, healthy and safe place to live. This guide gets everyone on the same page with what you can and can't build: which benefits everyone's investment.

We've set the guidelines, now it's over to you: we can't wait to see what you create.

When you purchase a section at Te Koha, you are bound by a Design Guide for the build of your future home.

We've done this so that all neighbours are on the same page with the build requirements (from driveways, parking, and outdoor living areas - through to selection of materials). The Design Guide also helps to protect your investment by ensuring the neighbourhood's overall build quality – and that includes the homes being built by Te Koha's developer, Raukawa Iwi Developments Limited (RIDL).

Every new building within Te Koha must be designed with reference to this document, and before any construction starts it must be assessed and approved by our review panel.

We look forward to seeing your house join Te Koha, this document explains the process of approval and what we need from you.



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1. Review Process

All designs must be submitted to the developer (RIDL) for approval through the Raukawa led design panel. Please send the below to kiaora@tekoha-tokoroa.nz:

1. All documentation required (see section 2, below).
2. The full contact details of both purchaser and builder.
3. Identification of the lot within the development site map.

The plans are to provide an adequate level of detail to ensure the design controls contained in the design guidelines can be assessed.

If the information provided is complete, it meets the Design Guidelines, and the processing fee of \$250.00 is paid, it is then processed for approval. A review of your plans will be completed within 10 working days of receipt and feedback will be confirmed for your review and guidance only.

No works on site can commence until the design review process has been completed.

2. Required Documents

The below set of documentation is required before you apply to Council for your building consent:

- ☐ Site Plan
- ☐ Floor Plan
- ☐ Elevations
- ☐ External Materials and Colour Schedule

Landscape Plan, including:

- ☐ Proposed access from the street
- ☐ Off street parking
- ☐ Indicative planting plan
- ☐ Location and finish of driveways and paths
- ☐ Proposed hard landscaping & associated materials

3. General Guidelines

The following building and design guidelines are not intended to replace and hence are in addition to any other Council rules which may apply.

- Only **one dwelling is permitted to be constructed on each allotment.**
- **No temporary accommodation, hut or shed** for permanent or temporary use of any kind shall be located in the front yard of the property, **except: a temporary builder's shed** or other utility shed required during construction of the residential dwelling.
- Where applicable, **vehicle crossings** constructed at the time of subdivision development are to be used. Where a vehicle crossing has not been constructed, the future landowner is to construct a vehicle crossing in its designated location per the underlying Scheme Plan. The establishment of an alternative crossing is subject to a separate resource consent at the cost of the future landowner (including the removal and reinstatement of curbing).
- **Buildings should be designed in consideration of neighbouring sites:** reduce overlooking of neighbouring sites and locate mechanical units to reduce and mitigate noise on neighbouring sites.
- **No home heating fuel tanks, gas cylinders, external water heaters, external water tanks, air- conditioning units or similar** appliances used to monitor or control the temperature, water, humidity, or climate within a dwelling **are to be erected on the street frontage elevation** of the residential dwelling.
- Any **washing line or satellite dish** must not be situated within the front yard of the Lot and must be screened from view if located within sightline of road.
- **No transportable or relocatable houses** are permitted within the development.
- **Any pole or pile foundations** are to be clad in a material visually compatible with the main cladding of the residential dwelling.
- Design should allow for **rubbish bin storage** at the side or rear of the dwelling, and must be screened from view if located within the sightline of road.
- **Exterior lighting** should be discreet and properly positioned to avoid light pollution. Avoid harsh, overly bright lighting that creates a sense of visual clutter or negatively impacts neighbours. For example, no directional lighting to street or to adjoining properties is permitted. Refer to section 4 for specific rules.
- **Garages** should be designed to complement the overall aesthetic of the home, with no garage dominating the street frontage. Refer to section 4 for specific rules and section 8 regarding materiality.
- The **garden shed** does not form part of the overall site coverage and must be located at the rear of the property. Garden sheds must be constructed in new permanent materials, appropriately painted, or be a new proprietary brand, precoated with a factory colour finish that will not detract from the visual amenity of the development on the land. It must be in keeping with the colour and nature of the residential dwelling situated on the Lot; and must not be more than one storey in height or exceed 10m² in floor area.
- **Long term storage of boats, caravans and the like** are not permitted in front of the house, including the driveway. They may be located at the rear or side of the house, provided they remain screened from view. Refer to section 4 for specific rules.
- No **tree or shrub** shall be planted, maintained, or allowed to grow to a height exceeding 6 metres on any portion of the land, except with the prior written approval of the Developer. If a tree exceeds this height, the property owner shall be required to reduce its height or remove it at their cost. This is to ensure the preservation of sightlines, access to sunlight, aesthetic quality, and safety of the subdivision. Refer planting guide that follows.
- Where **above-ground water storage tanks** are applicable, they are preferably located within side or rear yards, and should be avoided within front yard setbacks. Refer to section 4 for specific rules.

4. Design Rule Summary

The following design rules are not intended to replace any Council rules or any Land Covenant registered on the Title. Please ensure that your design complies with the land use consent requirements too.

Non-compliances where they are not a consent condition imposed by SWDC can seek a dispensation for good design; at the discretion of RIDL's design panel:

- **Maximum building coverage:** 40%.
- **Maximum building height:** 8 metres.
- **Maximum building height in relation to boundary:** No part of any building shall protrude through a plane rising at an angle of 45 degrees starting at an elevation of 3m measured at the boundary.
- **Maximum impermeable surface coverage:** 70%.
- **Driveways** are to be a minimum of 5.5m in length measured fully within the lot boundary.
- **Building setback from front boundary:** 3.0m.
- **Building setback from the side & rear boundaries:** 1.5m (3m from rear for lots 1 – 12 and 15 – 17).

Outdoor living spaces:

- Minimum of 50m² with at least 50% of the area being to the North of the building with minimum dimension being 2.5m and one part being capable of containing a rectangle of 4m by 6m.
- Directly accessible from the residential unit.
- May include the area beneath eaves, and uncovered decks and terraces.

Front boundary fence and walls:

No street facing walls or fences are allowed within the front boundary setback unless this is to provide screening to the primary outdoor living area. In this case a 1.5m fence height applies.

Side and rear boundary fences and walls:

- Timber closed boarded fence with a maximum height of 1.8m, measured vertically from the natural ground level, at the relevant point on the allotment.
- Fences adjoining 91 Main Road (Part Lots 1 and 2 DP 20029 and Part Section 1 SO 60019), 6-10 Giles Street (Lots 2 & 3 DPS 23458 and Lot 1 DPS 75758) and 12-14 Giles Street (Section 2 SO 60019, Lots 5 & 6 DPS 23458), where up to a 2m height fence may be provided.
- For boundaries adjoining the SWDC reserve land (Lot 4 DP12974, Section 82 Block VIII Patatere SD, Lot 6 DPS2424, Lot 3 DP16048 and Lot 3 DPS 27348) 1.8m, open style vertical bar fences, and not cyclone diamond mesh, and shall be 50% permeable.

Display of Signs:

Any signs erected for home occupations shall not exceed 0.75m² in area or exceed 1.5m in height and shall be located on the land within the residential unit.

Minimum floor area:

90m², including garage.

Garages:

Must not exceed 50% of the width of the front face of the building. Refer to section 8 for materiality requirements.

Exterior Lighting: Directional lighting to street or to adjoining properties is not permitted.

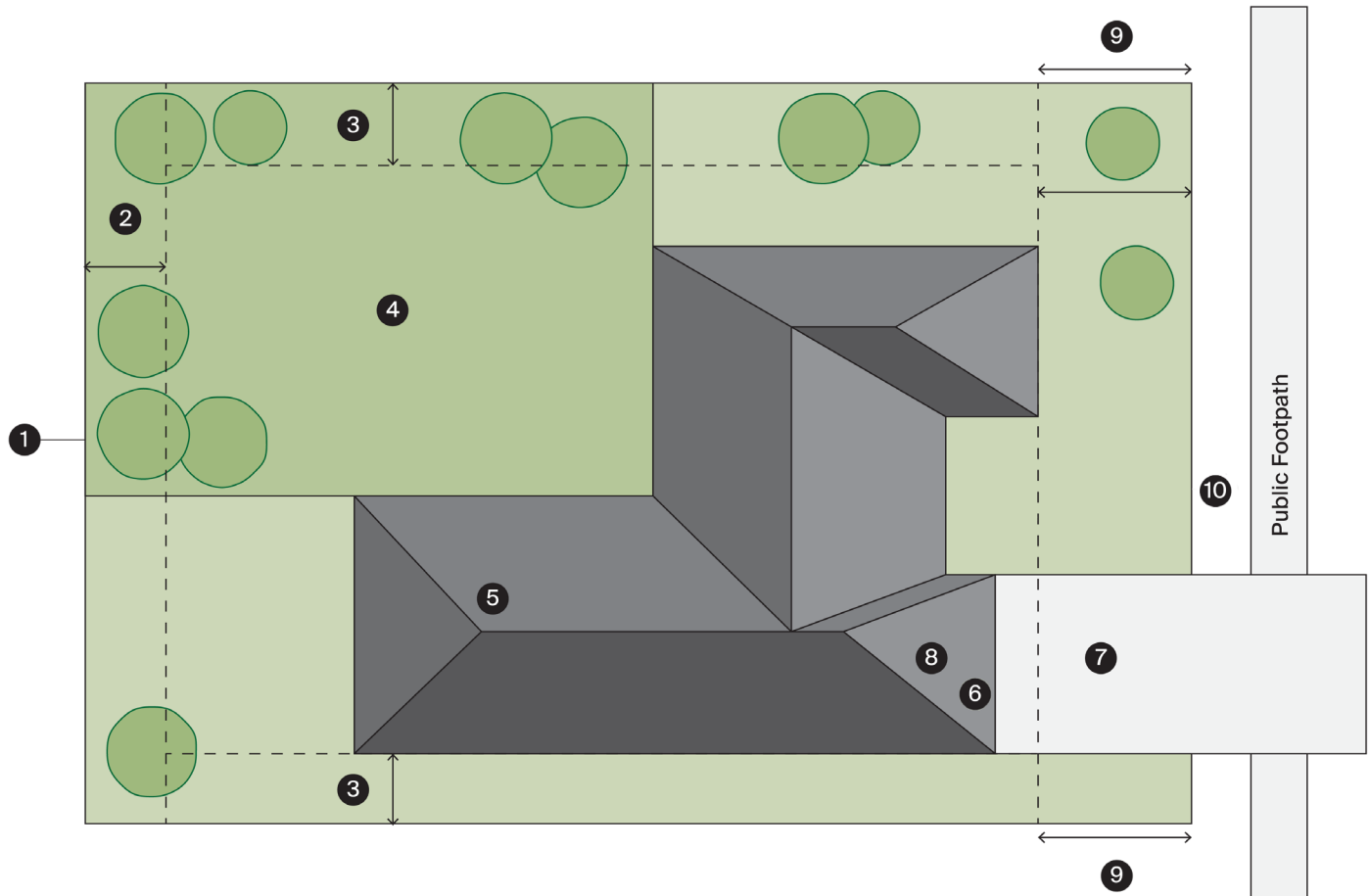
Long-term storage of boats, caravans, and similar items

is prohibited in front of the house, including on the driveway. Such items may only be stored at the rear or side of the property and must remain fully screened from view.

Above-ground water storage tanks are only permitted in side or rear yards and must not be located within front yard setbacks. Tanks must be of a recessive colour or screened using landscaping or hard features to minimise visual impact. The maximum height of any above-ground tank is 2.0 m.

5. Example Lot Layout

The diagram below shows an *example* of the lot layout, please note that the diagram may not apply to corner lots.



1. **For side and rear fences**, the maximum height of 1.8m is measured vertically from the natural ground level, at the relevant point on the allotment.
2. Building **setback from back fence** 1.5m (3.0m from rear for lots 1 – 12 and 15 – 17).
3. **Building setback from side fence** 1.5m.
4. **Minimum outdoor area**: 50m² with at least 50% of the area being to the North of the building with minimum dimension being 2.5m and one part being capable of containing a rectangle of 4m by 6m.
5. **Maximum building coverage** is 40%.
6. **Garages**: Must not exceed 50% of the width of the front face of the building. They must be setback at least 1-metre behind the front face of the unit.
7. **Maximum impermeable surface coverage**: 70%. Driveways are to be a minimum of 5.5m in length measured fully within the lot boundary.
8. **Maximum building height** is 8m. **Maximum building height in relation to boundary**: No part of any building shall protrude through a plane rising at an angle of 45 degrees starting at an elevation of 3m measured at the boundary.
9. **Building setback from front boundary**: 3.0m.
10. **Front boundary fence and walls**: front facing fencing and walls are not allowed within this front boundary set back unless this is to provide screening to the primary outdoor living area. In this case a 1.5m fence height applies.

6. Planting Guidelines

All house builds at Te Koha must include an element of landscaping that is in keeping with the development. When submitting a landscape plan, you need to provide a planting plan that shows the following:

- All fences, paths, driveways and their construction materials.
- The location of washing lines and sheds.
- Identify areas of grass and gardens and nominate the heights of plantings specified.
- Where possible, species are to be encouraged as per the below species list.

Example feature type 1 trees:



APPLE TREE, ĀPORO - GOLDEN DELICIOUS OR ROYAL GALA OR COX'S ORANGE OR SIMILAR. 4MX5M.



APRICOT TREE, APEREKOTI- GARDEN ANNIE OR KATY COT OR ROYAL ROSA OR TOMCOT OR SIMILAR. 4MX5M.



PEAR TREE, PEA - BEURRE BOSC OR PACKHAMS TRIUMPH OR NASHI HOSUI OR SIMILAR. 4MX5M.



PLUM TREE, PARAMU - BILLINGTON OR BLACK DORIS OR OMEGA OR SULTAN OR SIMILAR. 4MX5M.

Example feature type 2 trees:



KOWHAI - SOPHORA
MICROPHYLLA OR SOPHORA
TETRAPTERA 3MX8M.



HOHERIA ANGUSTIFOLIA
NARROW-LEAVED LACEBARK
3MX6M.



PLAGIANTHUS REGIUS –
RIBBONWOOD - 3MX5M.

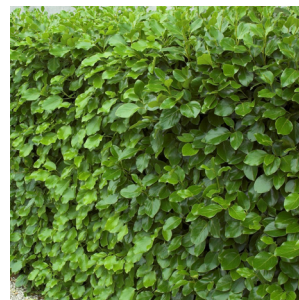
Example feature type 3 trees:



COROKIA - BRONZE KING OR
FROSTED CHOCOLATE OR
SIMILAR 2MX2M.



COROKIA - GEENTY'S GREEN
OR GEENTY'S GHOST OR
MANGATANGI 2MX2M.

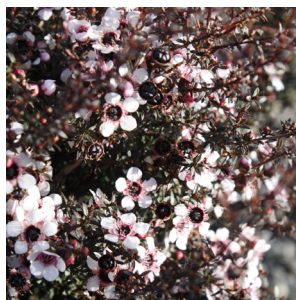


GRISELINIA - BROADWAY MINT
OR SIMILAR 2MX3M.

Example feature shrubs 4A:



HEBE 0.7MX0.7M MINIMUM
HEIGHT AND WIDTH, AND 1X1M
MAXIMUM HEIGHT AND WIDTH.



LEPTOSPERMUM: KEA OR KIWI
OR SIMILAR - 0.5MX0.5M (WXH).



PHORMIUM (DWARF VARIETY)
EMERALD GEM, TOM THUMB
OR SIMILAR DWARF PHORMIUM
0.75MX0.75M.

Example feature shrubs 4B:



ASTELIA - RED DEVIL OR -
NERVOSA WESTLAND OR
SIMILAR 1MX1M.



PITTOSPORUM - GOLF BALL OR -
MIDGET 1MX1M.



HEBE 0.7MX0.7M MINIMUM
HEIGHT AND WIDTH, AND 1MX1M
MAXIMUM HEIGHT AND WIDTH.

Example feature shrubs 4C:



DAYLILY 1MX1M.



GREVILLEA 0.6MX0.6M MINIMUM
HEIGHT AND WIDTH, AND 1X1M
MAXIMUM HEIGHT AND WIDTH.



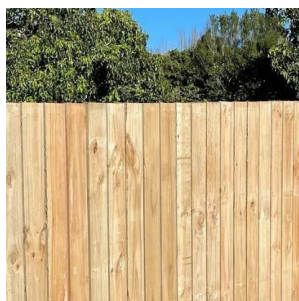
ROSEMARY - TUSCAN BLUE
OR SIMILAR UPRIGHT VARIETY
1MX1M.

7. Fencing Guidelines

All house builds at Te Koha must have fencing materials that complement/are consistent with the materials of the dwellings.

- Fences cannot exceed 1.8m in height along the side boundary of a Lot.
- Corrugated iron fences are not permitted.
- Adequate outdoor lighting will be provided consistent with the landscaped and surrounding environment.
- All fencing and exterior lighting shall be shown on the landscape or site plan provided as part of the plan approval process.

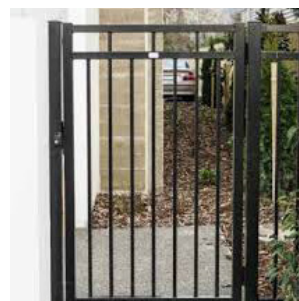
Example fencing:



CLOSED BOARDED TIMBER FENCE. PALE ORIENTATION: VERTICAL, 50MX25M ROUGH SAWN FENCE PALINGS SET IN BETWEEN POSTS, NO GAPS BETWEEN PALINGS, POST: 100X100MM H4 TIMBER POSTS, RAILS: TWO OR THREE 100X50MM ROUGH SAWN RAILS TO SUIT HEIGHT, POST/ RAIL/ PALING COLOUR: NATURAL- NO STAIN OR PAINT, ALLOW TO CUT THE TOP OF EACH POST ON A 30° ANGLE AWAY FROM THE PALINGS.



VISUALLY PERMEABLE TIMBER FENCE : 90X90 H5 MSG8 POSTS WITH 90X45 MSG8 H3.2 RAILS IN BETWEEN, FLUSH WITH THE BACK OF POST 45X45 H3.2 DRESSED SLATS, ALLOW FOR 45MM GAP BETWEEN PALINGS (ALLOW FOR 50% VISUALLY PERMEABILITY), POST/ RAIL/ PALING COLOUR: NATURAL- NO STAIN OR PAINT.



POOL STYLE METAL GATE HEIGHT: 1.2 METER TYPE: POOL STYLE/ VISUALLY PERMEABLE, ALL METAL SLATS, POSTS AND GATES TO BE THE SAME COLOUR, HARDWARE: ALLOW TO SUPPLY WITH EXTERIOR HINGES AND GATE LATCH (COLOURMATCHED TO MATCH GATE).



POOL STYLE FENCE: HEIGHT: 1.2 METERS, TYPE: POOL STYLE/ VISUALLY PERMEABLE ALL METAL SLATS, POSTS AND GATES TO BE THE SAME COLOUR.



FENCE HEIGHT TRANSITION.

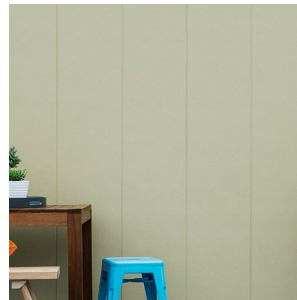
8. Materiality

- Houses are to be built from high-quality new building materials; OR high- quality recycled materials at the approval of RIDL.
- Exterior cladding shall compromise of a primary and secondary cladding, with the secondary cladding to cover at least 20% of the total exterior street (unless otherwise agreed to by RIDL).
- Permanent stable driveways are required e.g. concrete. Any garages, outbuildings, fences, or walls on the Lot must be in permanent materials of wood, brick or stone or other similar permanent materials. No unpainted galvanised iron for any garages, outbuildings are permitted.
- Examples of reference cladding are provided below:

Example Materiality:



JAMES HARDIE AXON GROOVED 133MM CLADDING.



JAMES HARDIE AXON GROOVED 400MM CLADDING.



JAMES HARDIE STRIA CLADDING.



BRICK (Various colours).



JAMES HARDIE LINEA WEATHERBOARD.



COLOURSTEEL ROOFING.



DISCLAIMER:

The information contained herein is true and correct to the best of Raukawa Iwi Developments Limited (RIDL) knowledge. However, RIDL, its directors, employees, advisers, and agents do not make any representation or warranty, express or implied, as to the accuracy, reliability or completeness of the information contained in this document. These Design Guidelines are for aesthetic purposes only. The guidelines; rules and restrictions set out in this document and the approval of dwelling and landscape plans submitted to the South Waikato District Council, are in addition to (and not in substitution for) any rules or requirements imposed by South Waikato District Council, the Building Act and Regulations, and any other applicable laws. In creating these Design Guidelines and approving dwelling and landscaping plans, RIDL (or its associated entities) give no warranty as to the compliance of such law, or the quality or suitability of the dwelling.

PROUDLY DEVELOPED BY



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