

CARTERS | ESTATE

DESIGN GUIDELINES

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1.0 INTRODUCTION

Carters Estate offers its residents access to a private parkland environment and tranquil lifestyle in a secluded, exclusive and secure environment.

The following guidelines are intended to protect Carters Estate's residential exclusivity, parkland and rural surroundings.

Although described as guidelines, references are also made throughout this document to relevant planning requirements under the Ashburton District Council, and to resource consents affecting Carters Estate development. These references are to raise awareness and assist the design process, they do not substitute for the standards under the planning instruments of the Ashburton District Council, nor do they remove the need for compliance with these instruments.

These guidelines consider:

- Site development and landscape
- Building design and development
- Construction
- General design matters, and
- The design approval process

These guidelines may be updated and amended from time to time by the Developer.

If you have any questions regarding these guidelines or the design approval process, please contact:

Barry Redmond
Carters Estate Ltd
PO Box 322
ASHBURTON

Phone: (03) 308-8347

SITE DESIGN CONTROLS

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CARTERS ESTATE DESIGN GUIDELINES

2.0 SITE DESIGN CONTROLS

Our design philosophy for Carters Estate is to create a premium subdivision where residents have exclusive access to a private parkland and associated facilities. Sites are arranged in small clusters with private lane access. Each lot fringes the common parkland and aims to give residents the opportunity of living within a large parkland environment.

The following guidelines are intended to outline ways in which residential lots can be developed to fit within Carters Estate environment and to contribute to preserving and enhancing its character.

2.1 Site Development Principals and Definitions

It is our aim to have the individual residential lots blend with the parkland rather than creating fenced or closed off lots, whilst maintaining the privacy and views of the residents.

We aim to achieve this through the following design principles:

- Ensuring all development sites are controlled with respect to buildings, infrastructure and landscape.
- Creating a built environment that integrates within the parkland environment.
- Avoiding development that is visually intrusive and deemed inappropriate within the parkland environment.
- Establishment of prescriptive guidelines in order to achieve all of the above.

For the purposes of this guideline, any reference to Carters Estate Limited shall mean Carters Estate Limited or any person or entity to which Carters Estate Limited has delegated its authority to act on its behalf.

'Residential Lots' & 'Building Platform'

Carters Estate consists of 25 Residential lots arranged primarily in clusters of four, these clusters are accessed off Racecourse and Carters Roads via private lanes. Each lot is approximately 2000m² and within has a building platform where the Registered Proprietor may develop a single residential dwelling.

The building platform is specific to each site and forms part of the covenants on each title. All built elements/forms must be located within the building platform area with the exception of driveway access and underground services .

Refer to Appendix 02 for residential lot and building platform setback overview.

'Parkland'

The remaining area within the development is protected by a 'parkland' covenant. This is the area of land developed as parkland with facilities including tennis court, pavilion, boardwalk, pitch and putt golf holes and the storm water retention pond and system. The parkland area is maintained by the Carters Estate Residents Association Incorporated.

2.2 Architectural Controls

2.2.1 Objectives

To encourage a level of quality to the form and finish of all architectural interventions, thus providing a level of architectural excellence to Carters Estate development.

Establish a prescriptive material palette to ensure a level of quality to the built environment.

2.2.2 Controls

Context

Architectural diversity and design excellence is encouraged. Mirror image, relocation or prefabricated houses, or standard, repetitive plans (especially for buildings in close proximity) are not permitted.

Height

Height restriction and recession planes are governed by the Ashburton District Council for the Residential zone.

Exterior wall materials

The amount of material changes to exterior wall finishes is limited to three.

Permitted exterior wall materials are:

- Cedar and other natural timber claddings
- Plastered finishes
- Natural stone or schist
- Concrete
- Zinc or Copper
- Other materials approved by Carters Estate Limited

Materials such as vinyl, fibrolite, highly reflective materials are not permitted.

Colours of exterior surfaces are to be of natural and neutral hues.

Glazing

Mirror tinting of glass is not permitted

Roof pitch and Materials

Roof pitches between 30 and 45 degrees or flat roofs are encouraged. Carters Estate Limited may consider variations to this requirement.

Permitted roofing materials are:

- Natural dark slate tiles
- Zinc Eurotray type roofing
- Galvanised iron or oxidized zinc finished in grey or charcoal tones
- Waterproofing membranes in dark grey to black tones.
- Copper Roofing
- Other materials approved by Carters Estate Limited

Chimneys and rooftop equipment

Metal chimney flues and any other roof penetrations shall be enclosed or painted a dark colour to make them less visually obtrusive.

Setbacks/building platform

Building platforms are governed by the following setbacks:

- Neighbouring properties, driveways, buffer zones between sections 1.5m
- Common Parkland 4.5m

Refer to Appendix 02 for setback overview diagram. In addition Appendix 01 notes building platforms on the Outline Development Plan.

Accessory buildings

Accessory buildings shall share a commonality of style, appearance and materials with the principal residence.

2.3 Landscaping Controls

2.3.1 Objectives

Ensure the natural parkland character is maintained outside the building platform. To protect residents privacy whilst providing unobtrusive buffering/fencing to neighbouring properties and parkland.

2.3.2 Controls

Roading - Private access driveways

Private access driveways to be of permanent seal such as:

- Asphalt
- Chip seal
- Exposed aggregate concrete
- Other materials approved by Carters Estate Limited

Lot Entry/Security Gates

Driveway entrances to each lot may have a security gate. This gate is to be of a common style as designed by Carters Estate Limited. For further information contact Carters Estate Limited.

Earthworks - Grading and drainage

Earthworks to lots and the resultant grading and surface drainage should not cause adverse effects on neighbouring sites or common areas. Carters Estate swale and storm water retention system is to be maintained as the effective collector of surface run off and storm water.

Exterior lighting

Exterior lighting shall be directed away from neighbouring properties and roads.

Planting

The area outside of the building platform is to be planted with similar species to the parkland area.

Refer to Appendix 03 for a list of approved species.

Wetland

No exotic planting or earthworks are permitted within 7 metres of storm water retention wetland as identified on the Outline Development Plan (Appendix 01)

SITE DESIGN CONTROLS

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Fences/walls

Maintaining views for all residents is an important objective at Carters Estate, and proposed fencing and/or walls will be considered with these views in mind.

It is the intention to maintain a open and spacious appearance of sites and a park like setting, particularly when viewed from the common parkland areas.

Vegetation/planting to demarcate boundaries is encouraged and preferred over fencing, this vegetation is to look organic not structured as to blend with the parkland. Where fencing is required for lot boundaries it shall consist of the approved common fencing (Refer to appendix 04), this is only permitted between neighbouring lots. Appendix 04 includes a diagram of approved boundary fence zones

Freestanding walls or screens within the building platform are to be constructed in similar materials to the primary dwelling and to be a maximum height of 2.0 metres above natural ground level.

Landscaping Structures and swimming pools

Pavilions, gazebos, pergolas, spa pools, swimming pools and other built landscaping elements are to be constructed within the building platform.

Parking and garaging

Onsite parking must be screened from the parkland.

Vehicle access, parking and garaging will be considered by Carters Estate Limited, taking into consideration individual site access and nearby common parkland facilities.

Onsite Parking must comply with the Ashburton District Council's residential parking requirements.

Services

All services must be located below ground level.

The erection of aerials, dishes and antennae shall be undertaken in such a way to minimise their impact on offsite views, particularly from the parkland area. Location and size of such equipment shall be submitted to Carters Estate Limited.

External service areas

Where possible, external service area (including, but not limited to, clotheslines and wheelie bin storage) should be integrated into the form of the building such that they are screened from offsite views.

2.4 Preservation of Parkland

It is recommended that lawn areas outside of the building platform of residential lots use the same species of grasses as the parkland area.

3.0 CONSTRUCTION

The cooperation of every lot Registered Proprietor is sought in ensuring that construction proceeds smoothly and neighbours are not unnecessarily disturbed.

No animals of any kind are permitted on building sites or within the confines of the development.

Construction is permitted on a Saturday between normal working hours of 7.00am and 5.00pm. Construction is not permitted on a Sunday, unless approved by Carters Estate Limited. Hours of construction between Monday and Friday are governed by the applicable Building Permit(s).

No builder or contractor is to display a sign without prior approval of Carters Estate Limited.

3.1 Construction Bond

A bond of \$5,000 shall be paid by the Registered Proprietor of each lot to the Developer prior to commencing any work on the site. Should any damage occur as a result of the actions of the Registered Proprietor or any of their contractors or agents carrying out any work on their behalf, to any services, assets or infrastructure owned by the Carters Estate Residents Association Incorporated situated within the Development, then such amount as represents the cost of repairing the damage shall be deducted from the bond paid by the Registered Proprietor, prior to it being refunded to the Registered Proprietor. A refund of the bond will be made when a Code Compliance Certificate has issued for all dwelling and other buildings constructed upon the Registered Proprietor's land and previously approved by Carters Estate Limited.

3.2 Construction Time Limit

Whilst there is no obligation to build within a certain timeframe of purchasing the lot, once construction has started, the exterior of the building and all landscaping must be completed within 18 months of the date of commencement. This applies to the principal residence as well as accessory buildings.

3.3 Erosion and Damage Control During Construction

All disturbed areas of the site shall be protected from wind and water erosion during and after the construction period. Exposed areas should be covered by matting and/or revegetated as soon as possible.

Appropriate measure should be undertaken to minimise run-off and silt or other debris into the storm water/waterway system.

Damage caused by the builder to services such as roads, kerbs, lights, power, sewers and vegetation to any lot will be charged to the Registered Proprietor. The Registered Proprietor must notify the Developer in writing of any such damage.

CONSTRUCTION

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3.4 Construction Storage

All construction materials, rubbish, and excavation materials shall be stored within the boundaries of the site. Builders shall provide adequate rubbish containers on the site and control waste materials so as to prevent the dispersal by wind onto other properties or into the common parkland.

If proper clean-up does not occur, debris will be removed and the associated costs charged to the Registered Proprietor.

The construction area shall be fenced and secured in accordance with the applicable health and safety regulations.

3.5 Temporary Buildings

Whilst temporary buildings associated with construction are anticipated, temporary occupation prior to the completion of the dwelling is not permitted.

Portable toilets are to be confined within the construction site and screened as much as practicable from off-site views.

Builders and contractor's materials and equipment are to be screened as much as practicable from off-site views.

3.6 Resource Consent

Resource Consent CRC100605.2 shall be complied with at all times including during the period of construction.

4.0 DESIGN APPROVAL

Before commencing and residential building or development, or obtaining the associated Local Authority consents to build, the design of the proposed building/structure, and a comprehensive landscaping plan must be submitted to Carters Estate Limited for written approval.

The submission process consists of two stages and shall include items as outlined below under 4.2 Approval Process.

This process aims to protect the interest and investments of all Registered Proprietor and Residents, and the quality of the development as a whole.

4.1 Right of Refusal

Carters Estate Limited retains the right to refuse to approve any plans that in its opinion do not meet the minimum standards of design quality as outlined in this document.

4.2 Approval Process

These guidelines supplement any design and planning requirements under the Ashburton District Council. Design approval in writing is required from Carters Estate Limited is required before application is made to the Ashburton District Council for a building consent. This pre-approval ensures a coordinated design and is intended to protect the level of quality of Carters Estate development.

(i). Preliminary Submittal - Sketch Plan

The Registered Proprietor and their architect/designer review the conceptual plans with Carters Estate Limited to discuss site planning and building concepts prior to commencing working drawings.

An A3 format is recommended to illustrate the presentation.

The following information is required:

- Site Plan Sketch
- Elevations
- Perspective Image - computer generated or freehand
- Written description of the design concept and palette of materials and colours

(ii). Final Submittal - Pre Building consent lodgement

The following information is required:

- Legal Description
- Landscaping/Site Plan (1:100 Scale)
  - > Utilities location.
  - > Drainage location.
  - > Parking, driveways, decks, Patios, courtyards, swimming pools, tennis courts, walls, garages and other accessory buildings.
  - > Location of fencing, and height.
  - > Location of planting, lawn areas, trees, ground cover areas and shrubs.
  - > Planting list including species, size and height at maturity.

DESIGN APPROVAL

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- Building Plans (1:100, 1:50 Scale)
    - › Plan of works.
    - › Plans, sections, elevations.
    - › Roof slope and building height.
    - › Colours and materials identified.
    - › Rooftop equipment, chimneys, exterior lighting.
  - Specifications
    - › Samples and colours of roof and wall materials and other features.
- (iii). From this final submittal Carters Estate Limited will review house siting, exterior design, materials and colours. A decision upon approval is notified to the Registered Proprietor within 15 business days on complete submission being received.
- (iv). In the event of non-approval, the Registered Proprietor and/or their architect/designer may work with the representative of Carters Estate Limited as nominated by the company to obtain approval, or lodge an appeal.
- (v). In the event of an appeal in terms of design, a final decision will be made by an arbitrator (appointed by Carters Estate Limited in consultation with the Registered Proprietor) based on written submissions from the Registered Proprietor and Carters Estate Limited.
- (vi). Once Carters Estate Limited give their written approval the Registered Proprietor or Builder then applies for, and acquires building consent from the Ashburton District Council. The written approval obtained by Carters Estate Limited shall be submitted by the Registered Proprietor with the application for a Building Consent.
- (vii). When the dwelling is completed, the Registered Proprietor is to notify Carters Estate Limited to have a final inspection carried out.
- (viii). Modifications to the external form, materials, or colour from that presented in the 'final submittal' require the approval of Carters Estate Limited.

4.3 Definitions

'Builder' means the building contractor or contractors and trades hired and paid by the lot Registered Proprietor to develop and build on site.

'Carters Estate Limited' being a registered company with its registered office at 144 Tancred Street, Ashburton. Where references are made to Carters Estate Limited having discretions and right of approval within this document, then such references shall be read to mean Carters Estate Limited, or other such person(s) or entity to whom Carters Estate Limited has in writing, delegated or assigned the right to give such approval and have such discretion on its behalf.

'Developer' means Carters Estate Limited, the company promoting and carrying out the development of Carters Estate.

'Registered Proprietor' means the Registered Proprietor of the lot or his/her designate.

APPENDICES

CARTERS ESTATE DESIGN GUIDELINES

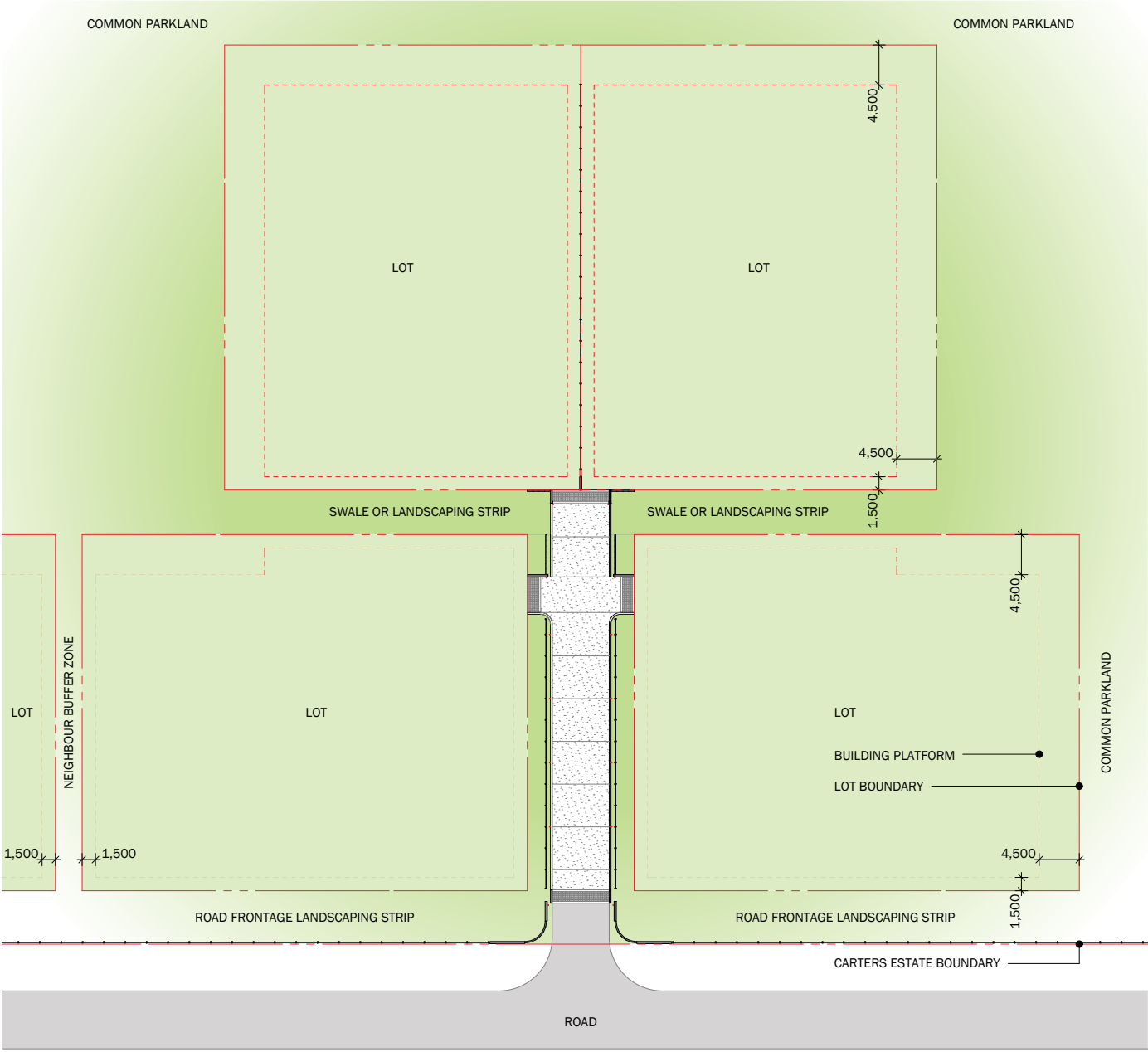
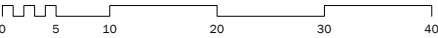
13.

APPENDIX 1 - Outline Development Plan

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APPENDIX 2 - Building Platform and Setbacks Diagram



APPENDIX 3 - Acceptable Species of Planting

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Acceptable species of planting to zone between parkland and building platform

This approval list is to be read in conjunction with the preceding design guidelines. Tree and shrub species outside of this list are to be submitted during the design review process and are approved at the discretion of Carters Estate Design Limited.

Tree species

- Acer negundo - Box Elder
- Betula 'Jacquemontii' - Whitebark Himalayan Birch
- Betula Papyrifera - Paper Birch
- Fagus Sylvatica - European Birch
- Liriodendron Tulipifera - Tulip Tree
- Magnolia x Soulangeana - Saucer Magnolia
- Quercus Coccinea - Scarlet Oak
- Quercus Palustris - Pin Oak
- Quercus Rubra - Red Oak
- Sophora Microphylla - Kowhai
- Tilia x Europaea - Common Lime
- Ulmus x Hollandica - Dutch Elm

Shrub species

- Rhododendron

Approved Fencing to Neighbour Zones & Diagram

The approved neighbour zone fencing for Carters Estate is as follows:

Boundary Line Fencing Systems

Make : Durapanel

Style : Polo

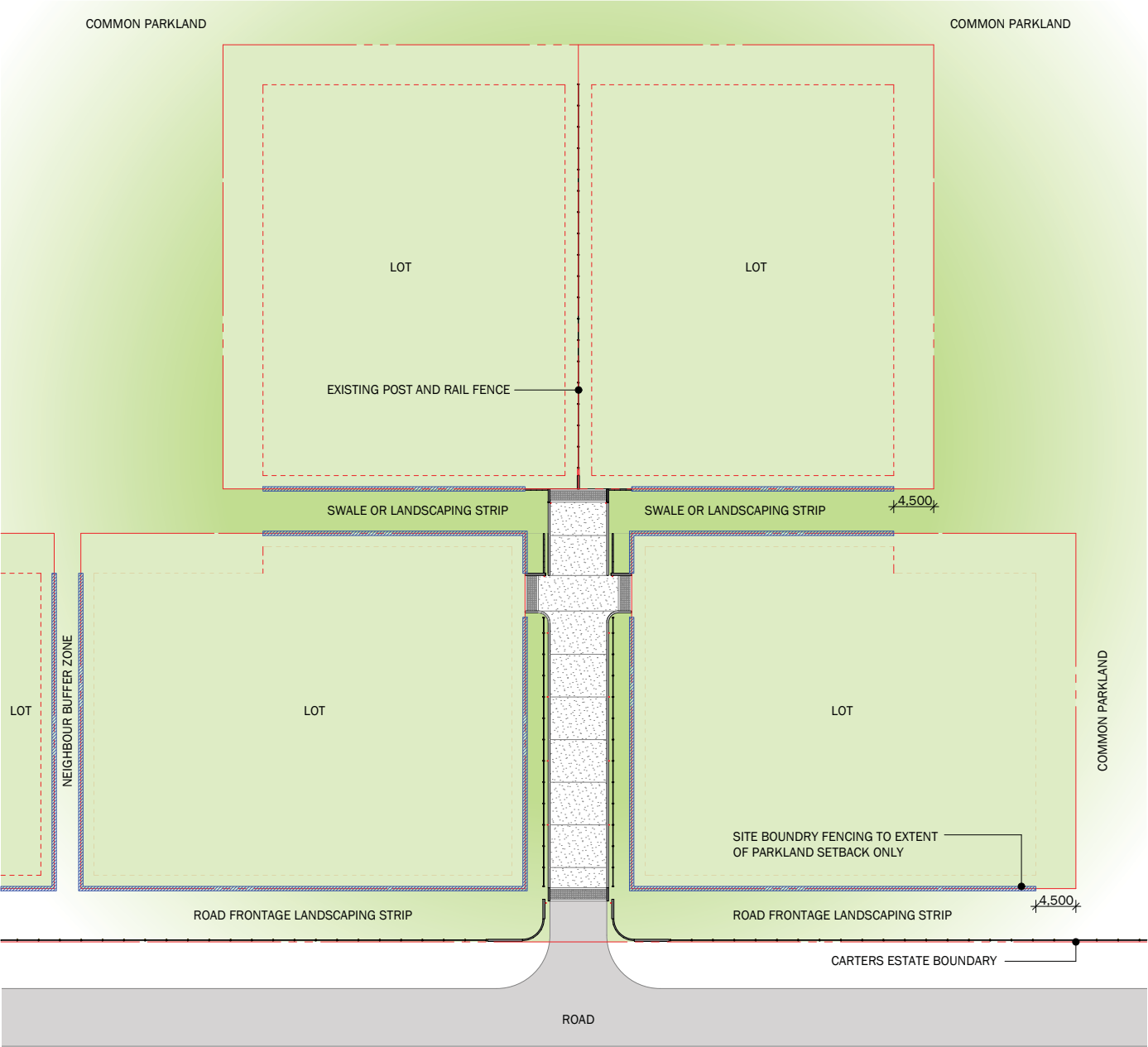
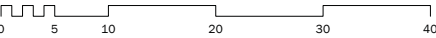
Height : 1200mm

Finish : Hot dipped galvanised + Black powder coated

Refer to following brochure excerpt + neighbour zone diagram

APPENDIX 4 - Approved Fencing to Neighbourhood Zone and Diagrams

18. CARTERS ESTATE DESIGN GUIDELINES



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CANTERBURY PLAINS

NEW ZEALAND