

Clayden's Design Guidelines





Clayden's

245 MATAKANA ROAD
WARKWORTH 0626

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Purpose

This design guideline document is designed to help you create a home that aligns with the vision and character of our community. Our goal is to ensure that each new home enhances the unique charm of Clayden's, preserving its rural appeal while maintaining high architectural and landscaping standards.

To maintain the area's distinct character, every design element, from the architecture to the landscaping, plays an essential role. These guidelines have been crafted to ensure that all homes are built to a high standard, with attractive street appeal and an emphasis on the rural landscape. Consistency in design is key, and each new home will follow these principles to create a cohesive and beautiful community.

Achieving a Quality Development

We understand the importance of living in an area where all homes have been designed with the same principles and high-quality standard. For this reason, every new building within Clayden's will be designed with reference to this document.

To ensure Clayden's maintains its high standards, we have established a review panel to assess the design of each home before any resource or building consents are approved by the council. The panel's role is to provide constructive feedback to designers and may request adjustments if a design does not meet the expected standards.



Vision

Clayden's, located in Rodney, is a premium mixed-housing community that offers the perfect blend of countryside tranquillity and easy access to Auckland's amenities. Nestled amidst native bush and elevated views, it provides an idyllic setting for those seeking a peaceful lifestyle with all the conveniences of modern living.

Spanning over seven hectares, Clayden's has been thoughtfully master planned to offer both residential and lifestyle housing. The design focuses on creating spacious, green environments that embrace provincial living while maximizing solar orientation and scenic views. Warkworth itself is a vibrant, progressive community known for its pristine beaches, boutique vineyards, remote coastal trails, aquatic playgrounds, and a range of modern amenities.

The development enjoys a distinctive outlook along Clayden Road, where the natural rise of the terrain offers an elevated streetscape and a sense of arrival. To thoughtfully respond to this change in level, a landscaped green buffer is proposed along the road frontage—carefully curated to soften the street edge, enhance visual appeal, and provide a sense of privacy and retreat for residents. Homes along this prominent edge will be designed to a minimum of two storeys, creating a refined architectural presence and a vibrant street character. This vertical design not only maximizes views and natural light but also contributes to a dynamic and welcoming public realm.

A tailored set of design guidelines and an architectural approvals process will ensure each home contributes to a cohesive, high-quality neighbourhood—where modern design, landscaping, and community values come together. The result is a distinctive, liveable environment that sets a new benchmark for contemporary urban living in the area.



Review Process

Step One – Identify Your Site

Refer to the masterplan and reference plans for details on site access, surrounding context, and site levels.

Step Two – Understanding The Guidelines

Refer to the latest design guidelines to familiarize yourself with the essential requirements for your home, including access, orientation, building forms, materials, architectural design features, and landscaping. The design panel is available to assist you with any queries related to your site and design requirements.

Please reach out to - designapproval@templetongroup.co.nz

Step Three – Preliminary Design Review

The Design Review Panel will evaluate the submitted design and provide feedback before the owner's design team proceeds with the Resource Consent application (if required) or the next phase of design.

Please refer to the application checklist to ensure that all documents are provided which includes – site plan, floor plans, elevations, external materials schedule, landscape design, and overall 3D drawings in the respective colours.

Step Four – Final Design Review

The Design Review Panel will review the detailed design package and provide comments prior to Building Consent submission to ensure that the approved concept design has been maintained and carried out.

Once design approval has been received the owner and the design team progress with lodgement for Building Consent. Drawings must be in accordance with the approved design, or a variation requested.

Step Five – Construction

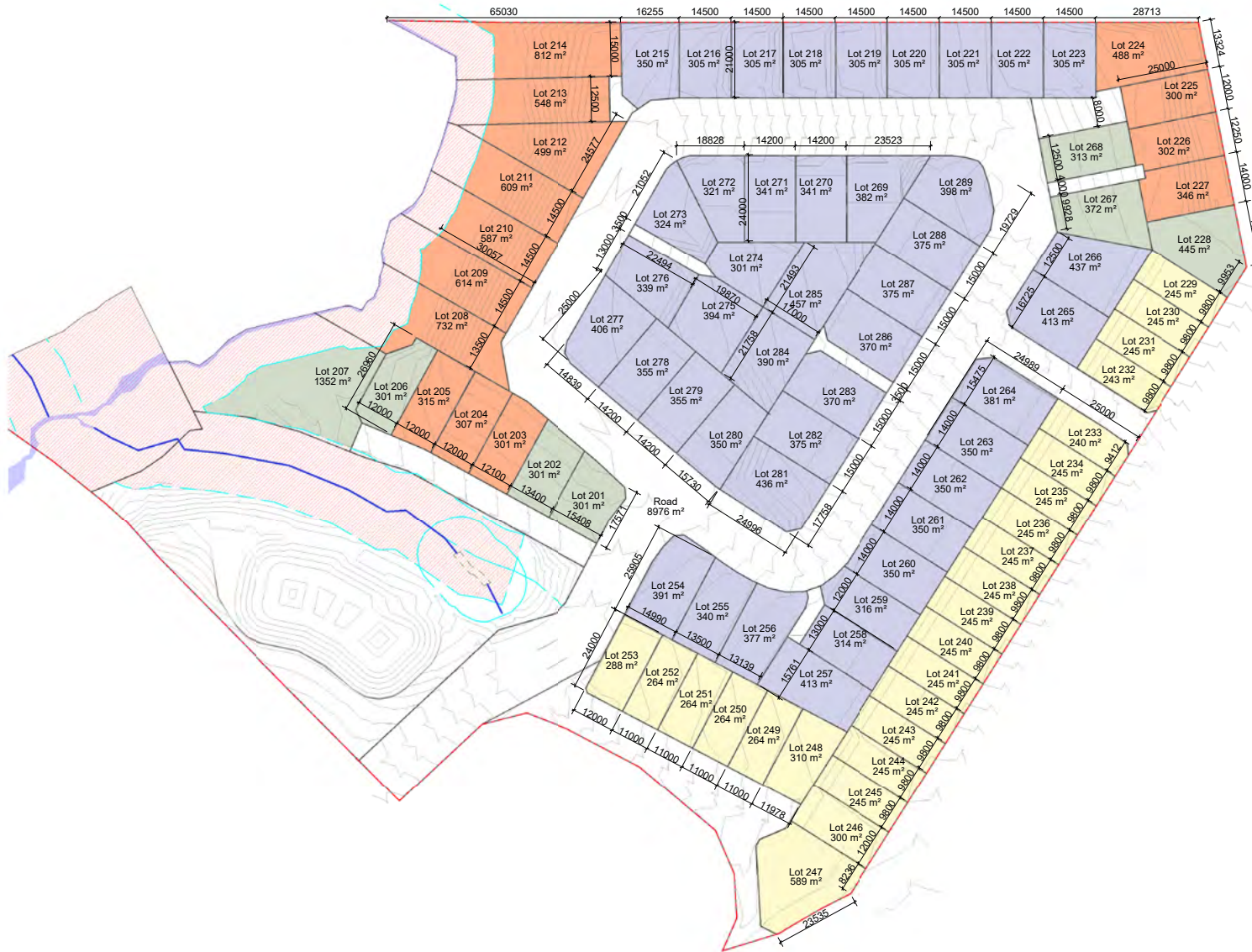
Before commencing construction on your site, please ensure that the construction rules have been reviewed and signed. It is the builder's responsibility to comply with all relevant statutes, regulations, by-laws, and the requirements of local and regional authorities regarding the construction of the dwelling. The builder must also take reasonable steps to minimize noise and disruption to neighbouring residents and ensure that all subcontractors are informed of the Construction Practice Undertaking.

Failure to adhere to these rules and requirements may result in a stop-work order being issued until the issues are resolved.

Masterplan and Reference Plans









Masterplan and Reference Plans



Site Restrictions

Note: Allowable building coverage under the Auckland Unitary Plan rules = 45% of site area.

-  No Build Riparian Margin Zone
-  Overlay requiring maximum single level dwellings
-  Overlay requiring at least 50% of the building footprint to be 2 levels high.
-  Lots requiring a 'stepped' house design
-  Standard Lots
-  2.5m planting and screening buffer zone.

Vision & Context

Character of Clayden's

We envision that the character of Clayden's will inherit the casual rural aesthetic that the site had prior to its development. The architecture and landscape design should be inspired by elements commonly found in the countryside, such as sheds, cottages, post-and-batten fences, and greenery.

Your Neighbourhood

Clayden's is envisioned as a place that is welcoming, safe, attractive, unique, and durable in our climate. The look, layout, and function of your home are important in achieving a quality neighbourhood.

House designs should prioritize creating a safe, family-friendly environment that encourages social interaction. They should also contribute to an attractive and inviting streetscape, while maintaining a distinctive and unique character. Additionally, the designs must ensure durability and resilience in our sub-tropical climate.



Site Response & Layout

Relationship to Land & Form

Work with the natural contours of the site. On sloped terrain, the building form should be stepped to align with the land, which may result in minor height infringements in relation to boundaries. These will be reviewed by the design panel on a case-by-case basis, with the overall design outcome taking precedence over strict compliance with council regulations. Please note that Design Panel approval does not equate to council consent, and any infringements will require a resource consent application.

House Layout

The layout of the house is essential to both its spatial functionality and its integration with the streetscape. The design should ensure that the floor plan works efficiently, while also being carefully aligned with the overall building form and roof structure, creating a cohesive and well-proportioned architectural composition.

Connectivity

Position the entrance to face the street or green link, with the front door clearly visible from the public realm. The design should seamlessly integrate with the surrounding landscape and outdoor living areas. Habitable rooms must be oriented with windows overlooking public spaces, such as the street or green link, activating the streetscape. This approach enhances passive surveillance, optimizes views to high-amenity spaces, and adds visual interest, reinforcing the building's connection to its context and enriching the overall urban experience.



Home Design Principles

Your House Design

The design should emphasize a clear architectural expression, with a primary form that is distinct, coherent, and legible. Secondary forms must be integrated thoughtfully to enhance the primary form, ensuring they complement rather than detract from its presence.

The architecture must respond appropriately to its context, with massing and proportions that relate harmoniously to the surrounding buildings. Material selections should be sensitive to the local environment and in accordance with the established design guidelines.

The design should foster a strong connection between the house and its surrounding context, including the private yard, adjacent green spaces, reserves (where applicable), and the public realm. Habitable spaces should be oriented to engage with the street or nearby public areas, while the landscape design should be unified with the architectural language of the building.

Integrated Design

When designing homes for multiple lots, introduce variety to the streetscape by ensuring that each house is flanked by at least two distinct designs on either side before repeating any design. This can be achieved through variations in building form, material choices, or ideally, a combination of both.

Minor or Separate Dwelling

Minor or separate dwellings are generally not permitted within Clayden's. However, the Design Review Panel may, at its sole discretion, grant an exemption based on the design proposal, considered on a case-by-case basis.



Neighbourhood Living

Privacy

Ensure visual privacy between indoor and outdoor entertainment areas, such as living rooms and outdoor spaces, to prevent overlooking adjacent properties. Position windows to avoid direct sightlines into neighbouring windows. If unavoidable, consider external louvers or other screening elements that align with the building's architectural style. For dwellings that exceed height limits in relation to boundary rules, avoid windows facing side boundaries unless positioned at a high level or using obscured glass. Appropriate built or vegetative screening at side or rear boundaries will further enhance privacy between dwellings and create more private living environments.

Consideration of Neighbours

The layout should be carefully articulated to respond to the context of neighbouring sites. Considerations should include minimizing visual intrusion through careful windows placement to improve privacy, locating mechanical units in a manner that mitigates noise impact on adjacent properties, and carefully managing bulk and massing to minimize overshadowing effects. These design strategies will promote a sensitive and contextual integration within the surrounding urban fabric.



Built Form

The design should feature simple geometric forms, drawing inspiration from the surrounding rural character of Warkworth, often described as 'the shed' and 'the cottage.' A successful design will showcase strong, clear building massing, composed of these straightforward forms. The primary volume of the house should be expressed as a distinct, legible form, with any secondary spaces integrated in a way that does not detract from the main structure.

The Shed

- ▶ Having a dominant rectangular primary form generally orientated perpendicular to the street boundary, with a gabled roof.
- ▶ Minimising secondary elements that detract from the primary form.
- ▶ Simple building form with design clarity.

The Cottage

- ▶ Having a rectangular primary form generally orientated parallel to the street boundary.
- ▶ Attaching lean-to's to the primary form, such as verandas and porches.
- ▶ Including features such as chimneys located at the gable-end.

Size & Scale

Consider the scale and context of surrounding structures when determining the appropriate size for your home.

It is anticipated and encouraged that dwellings will generally be two stories. In certain areas, a single-storey design may be required for part of the house. When this occurs along a street frontage, the design should maintain a strong street presence by incorporating increased stud or roof height to preserve visual prominence.

Consider the proportion and articulation of the building form. The maximum permissible width for a two-level structure is 8m; however, it is recommended to mitigate massing by employing secondary or interconnected volumes that enhance the overall composition.

Building Components

Roof Forms

Gable roofs are preferred at Clayden's, complex roof designs, such as stacked roofs, hips and valleys, or other intricate shapes should be avoided.

Gable

Simple gable roofs are preferred, with a roof pitch generally between 25 and 40 degrees.

Two level building forms of up to 8m width are encouraged to have a gable roof with a 35degree roof pitch. Two level houses wider than 8m require a secondary built form with separate roof.

Single level building forms of up to 10m width are encouraged to have a gable roof with a roof pitch between 25 and 37.5 degrees.

Flat roofed areas and roof decks are seen primarily as linking structures and secondary to the dominant form.

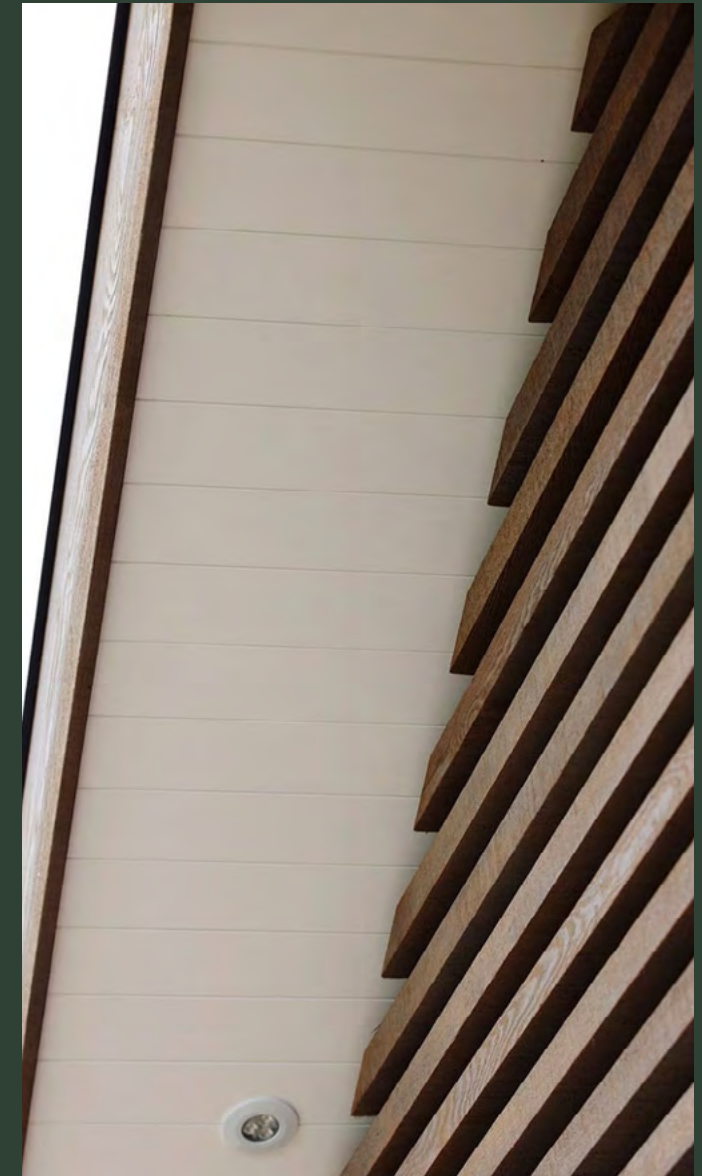
Single Pitch

Single pitched roofs (mono pitch) which are secondary to the principal gable form (for example lean-to roof) such as garages and minor single level projections should be able to have a "flat" (up to 5 degrees) hipped roof.

The maximum width of a single roof pitch forms shall be 6m.

There shall be no 2 storeys (or greater) single pitch roof forms accepted that are over 1.5m wide. Two storey forms should be set significantly back from the front façade.

A single pitch roof design of more than 10 degrees may be considered for a single form, however any design with more than one form as a single pitch roof will be subject to the Design Review Panel's discretion. The designer will need to include reference material in their application to the Design Review Panel in order to justify its applicability to the region. The application will need to include an assessment of the design relative to scale and proportion of the neighbouring sites and consider the privacy between properties.



Building Components

The Facades of Your Building

The look of the front facade of your house will impact on how much street appeal your home will have, and how well your home will fit into Clayden's.

- ▶ Facades should be well considered with clarity of building form emphasised through material selection. Change of materials should only occur on internal corners.
- ▶ Material palette should be limited to two materials per house with a third accent material accepted at the discretion of the design review panel.
- ▶ Projecting wing-wall dimensions shall be a minimum of depth 400mm and align with the eaves of the roof form. In the case of corner lots, side elevations facing a street or public area should be visually appealing and designed in a way that allows passive surveillance of the adjacent common or public space.
- ▶ For street appeal, security alarms and accessories should be placed as unobtrusively as possible.

Balconies

- ▶ Harmoniously incorporate balconies or balustrades into the building's exterior by using matching material and colours.
- ▶ Where balustrades are not integrated into facades as a clad upstand or similar, a quality black steel railing or similar is the preferred balustrade.
- ▶ Glass balustrades are allowed but should be kept to a minimum. The privacy of home occupants should be considered when glass is used on the street frontage.

Windows & Doors

- ▶ Windows should have a coherent position within facades.
- ▶ At least one large window from a living space must face the street or JOAL.
- ▶ Where aluminium joinery is used, a dark colour is preferred.
- ▶ Garage doors should be integrated into the façade in a considered way, to appear discrete and/or recessive.



Building Components

Colours

- ▶ Almost all exterior cladding should be painted or stained in a recessive shade. Exceptions are some forms of timber weatherboard clear sealed or left to weather. Exposed or unpainted iron finishes are not supported, particularly for roofing.
- ▶ Colours are to relate to surrounding environment; Stain colours shall be of a natural hue or dark charcoal, browns, or greys rather than with a coloured hue. Redwood type stains are not acceptable.
- ▶ Paint colours are to be recessive with a maximum LRV of 30%.
- ▶ Paint is to be a matt or satin finish; gloss finishes will not be accepted.

Wall Cladding

Your choice of building materials will influence how well your home ages and how well it fits within Clayden's.

Traditional and rustic cladding materials are encouraged to reinforce the contemporary rural inspired aesthetic of Clayden's. We discourage the use of oversized bricks with contrasting mortar colours, concrete block or obtrusive and highly reflective roof, wall, or joinery materials, pressed metal roof tiles, asphalt roofing and monolithic cladding types such as stucco or flat sheet panels.

Recommended exterior wall cladding:

- ▶ Horizontal Cedar weatherboard (ship lapped or bevel back), or similar approved; or
- ▶ Vertical Cedar ship lapped, or similar approved,
- ▶ Random width (and or depth) cedar weatherboards vertical or horizontal,
- ▶ Board and batten with 50 × 25 battens at maximum of 400mm centres, if finished in a dark matte recessive colour.
- ▶ Bagged brick with a paint finish.
- ▶ 'Off the form' concrete to an approved finish; or
- ▶ Pre-finished metal cladding, to match roofing material, where used to articulate a continuous roof-wall shell form.
- ▶ Copper sheet cladding or approved metal finishes to read as subservient in both quantity and colour.
- ▶ While new cladding solutions are not discouraged, it is advisable to submit comprehensive manufacturer specifications and relevant examples to the Review Panel for further discussion on their suitability.
- ▶ The cladding materials should be in harmony with the buildings design, material changes are to occur on an internal corner only. A single material for each built form rather than employing complex or random combinations of materials on the facades.

Where a small amount of stone is desired, the use of stone in the landscape is preferred over a token or minor use of stone on a building façade. Use of stone as a cladding material should use locally sourced stone and should relate to the local context (e.g., stacked schist or glued stone veneer sourced from offshore will not be permissible).

Roof Cladding

- ▶ Recommended roof cladding:
- ▶ Copper tray or standing seam (may require treatment).
- ▶ Black zinc tray or standing seam.
- ▶ Pre-finished metal roofing, to meet the following criteria:
- ▶ Corrugate profile; or
- ▶ A tray or trapezoidal profile with a trough width of between 200mm to 400mm, measured seam to seam or similar as approved by the Design Review Panel.
- ▶ A reflectivity value of 20% or less and have a G10 or similar matte finish.
- ▶ Dark recessive colours in the range of browns, greys, or charcoals.
- ▶ Membrane roofing systems only for flat roofs in dark grey to black tones, pebble covering preferred.
- ▶ Over flashing from ridge line to any penetrations (i.e., skylights) is discouraged and may be rejected.

Roof Details:

- ▶ All roofing accessories i.e., gutters, downpipes and flashings shall be of material and colour to complement the roof or wall materials.
- ▶ No PVC material shall be used.
- ▶ Soffits shall be finished with a recessive colour or finished with timber sarking. It is encouraged to have soffits that rake with the pitch of the roof.
- ▶ Roof penetrations, such as antennas or satellite dishes should be positioned or concealed in a way that ensures they are not easily visible. They should also be of a colour to match the roof.

Building Components

Sustainability

- ▶ We encourage low energy consumption appliances, and low flow plumbing appliances.
- ▶ Clayden's is not supplied by mains natural gas and accordingly LPG bottles will be required if gas appliances are chosen. Please note that location of bottles will need to form part of the design approval package.

Acoustics

- ▶ Dwellings on small lots should provide a high standard of sound insulation. Glazing and ventilation options should be investigated with attention paid to providing acoustic control in order to maintain a quality environment for inhabitants regardless of external noise factors.
- ▶ Note that some lots require mechanical ventilation as outlined in the Auckland Unitary Plan precinct rules.

Household Plumbing

- ▶ Drains, flues, and other household plumbing elements must be designed and located as unobtrusively as possible.
- ▶ Plumbing pipes must be contained within the building envelope. Colours to be similar with the house elements behind and not in contrast.



Boundary Fences & Hedges

Types of boundary treatments within Clayden's should reinforce the rural aesthetic of the Warkworth area. A maximum of 50% of front boundaries to any one property can be defined with either a fence, wall, or clipped hedge. The remaining area is to be left open or planted. No gates shall be installed along front boundaries. Any gate must be set back at the front face of the house and be in keeping with the scale and appearance of the house.

Pool, pet, or child proof fencing must be internal to the property and all fencing shall comply with any applicable local authority and safety standards and integrate with the house and landscape design and screening to neighbouring property.

Retaining Walls

All existing timber retaining walls must be stained black. Fencing to retaining walls over 1m in height is required for safety from falling. Fencing shall be:

- ▶ All retaining walls over 1m in height shall have a fence at the top, the fence must be a permeable pool style fence such as Boundaryline Axis or Urban Group Paladin. The maximum height of the fence should follow the fencing controls sets out in Boundary Fences and Hedges.
- ▶ All fences must be paired with a hedge or similar style planting to soften the fence, refer to boundary fence controls for max heights.
- ▶ Where retaining is terraced, only the top retaining wall requires a fence and hedge. The lower terrace should be planted where possible.
- ▶ For corner sites and retaining fronting streets and reserves all timber retaining walls shall be faced with horizontal timber battens, stained black or planted.

Rear Yard

- ▶ Dark stained timber slat fence at a max height of 1.5m.
- ▶ Dark pool fence style such as Boundaryline Axis, Urban Group Paladin or similar at a maximum height of 1.5m.
- ▶ Hedges are to be a maximum height of 1.5m.
- ▶ Fences along rear boundaries, where they separate two residential properties' rear side, can be up to 1.8m high.
- ▶ Rear yard facing main street shall be maximum 1.2m high.
- ▶ Rear yard facing JOAL or reserve shall be maximum 1.5m high.

Front Yard

- ▶ Macrocarpa post and wire or rail at 1.1m height screened by planting from neighbouring property and / or public spaces.
- ▶ Dark or natural stained timber slat to 1.2m max height no greater than 50% of the boundary.
- ▶ Stone walls with a maximum height of 1.2m constructed from locally sourced basalt.
- ▶ Hedges are to be a maximum height of 1.5m.
- ▶ Fence and hedge combinations that are 0.9m-1.2m high are encouraged.

Side Yard

- ▶ Dark stained timber slat fence at a maximum height of 1.5m.
- ▶ Dark pool fence style such as Boundaryline Axis, Urban Group Paladin or similar at a maximum height of 1.5m.
- ▶ Hedges are to be a maximum height of 1.5m.
- ▶ Fences within front yard setback shall be maximum 1.2m high.

Perimeter Lots

Lots fronting Te Honohono Ki Tai Road and Matakana Road should be designed to ensure both acoustic and visual privacy from the roadway. Fencing shall be a 1.4m high solid infills, stained or painted black on both sides, and positioned 1m back from the property boundary to allow for planting on the roadside of the fence.

Important Notes

In situations where the rear boundary is a retaining wall above 1m in height, fences shall be a maximum height of 1.2m, visually permeable pool fence style such as Boundary line Axis, Urban Group Paladin or similar with hedging to soften at a maximum height of 1.5m.

If you elect to fence your property prior to adjacent sites being under construction or occupied, then you will be responsible for ensuring both sides of the fence are stained in accordance with these Design Guidelines immediately following construction of the fence. For the avoidance of doubt, this does not prevent you from later seeking a contribution as to costs from your neighbour.

Dealing with Sloping Sites

Earthworks

The transition between the building platform to the natural ground level should be carefully considered. The flow between indoor and outdoor spaces should be easy, safe, and direct. Furthermore, level differences should be subtle and integrated into the architecture.

Batters

Batters are preferred over retaining walls where there are changes in ground level. Batters with a slope greater than 1:5 must be planted with low maintenance vegetation.

Batter & Retaining Wall

It is recommended that batter and retaining wall combinations are used to deal with steep slopes. In these situations, we promote the use of planted batters to soften the overall appearance.

Retaining Wall Height & Materials

Retaining walls must be less than 1.0m tall. If taller walls are required, they will be required to be stepped such that each wall is less than 1.0m tall, with a minimum 0.4m space between for planting. Preferably the retaining wall colour would match the architecture building colour. No wall or fence combination should be taller than 3.0m.

Retaining walls must be finished to be visually interesting and not be of plain timber, preferably stained black. Favoured materials for retaining are plastered concrete block, stone, or keystone masonry. If timber retaining must be used, stained rectangular posts and rails will be appropriate if softened with planting.

Foundations

Pole or pile foundations, if exposed to view, must be clad in a material that is visually compatible with main cladding of the house.



Planting & Soft Landscaping

Planting Controls

Landscaping the space between the front boundary and your house is essential. Front yard planting and elements can reinforce entrances, provide privacy, soften hard surfaces, and screen services. The balance of undeveloped section within each lot must be landscaped.

In order that landscape areas become quickly established it is recommended that planting is undertaken during autumn; 50% of all shrubs and trees in front yards shall be native and shall be suitable for the site conditions.

Guidance for appropriate species selection can be found within the Clayden's Plant List.

Planting should flow through from adjacent reserve areas, streetscapes, or residential sites. Coloured or cultivar plant varieties are discouraged. Staking to be visually recessive - natural or dark stained timber.

Hedge planting is preferred along front and side boundaries. The hedge and shrub planting are to be maintained at less than 1.5m in height for side yards and 1.2m for front yards.

Specimen tree planting in front yards shall be less than 4m in height at maturity. Any bare earth around planting is required to be mulched.

Landscape Elements

The choice of materials for landscape elements such as decks, pergolas, timber slat screens, stone fireplaces, or retaining walls should harmonize with the architectural materials in order to establish a sense of coherence and connection between the landscape and the overall building design.

Naturally sourced pavement materials and aggregate textures are preferred. For outdoor lighting, it is recommended to utilise light sources that provide a gentle, subdued illumination at a low intensity and from a lower position.

Letter boxes should be designed to be compatible with the architecture of your building and shall have the appearance of being integrated into the front yard.



Planting List

Trees

Botanical Name	Common Name	Sun	Mid Sun	Shade	Moist	Dry	Sheltered	Exposed
Alectryon excelsus	Titoki	X	X		X		X	X
Cercis spp.	Judas Tree	X	X		X	X	X	X
Citrus species	Fruit trees	X			X		X	
Cordyline australis	Ti Kouka	X	X	X	X	X	X	X
Ficus tuffi	Ficus Tuffi	X	X		X			
Fuchsia excorticata	Kotukutuku or Konini	X	X	X	X		X	
Griselinia littoralis	Kapuka	X			X	X		X
Michelia spp.		X	X		X		X	
Piper excelsum	Kawakawa		X		X	X	X	
Pittosporum crassifolium	Karo	X	X		X	X		X
Podocarpus hallii	Hal's Totara	X	X		X	X		X
Pseudopanax crassifolius	Lancewood	X	X		X	X		X
Rhopalostylis sapida	Nīkau	X	X	X	X	X		X
Schefflera digitata	Pate	X	X	X	X	X		X
Sophora microphylla	Kowhai	X	X		X	X	X	
Vitex lucens	Puriri		X	X	X		X	

Planting List

Shrubs

Botanical Name	Common Name	Sun	Mid Sun	Shade	Moist	Dry	Sheltered	Exposed
<i>Astelia nervosa</i>	Mountain Astelia	X	X		X			X
<i>Brachyglottis repanda</i>	Rangiora	X	X		X			X
<i>Carex virgata</i>	Pukio	X	X		X	X		X
<i>Clianthus puniceus</i>	Kowhai Ngutu Kaka	X	X		X	X	X	
<i>Coprosma robusta</i>	Karamu	X	X	X	X	X	X	
<i>Coprosma arborea</i>	Mamangi	X			X	X		X
<i>Coprosma grandifolia</i>	Kanono		X	X	X		X	
<i>Corokia species</i>		X	X		X	X		X
<i>Hebe species</i>		X	X		X	X		X
<i>Leptospermum scoparium</i>	Manuka	X	X		X	X		X
<i>Muehlenbeckia astonii</i>	Shrubby Tororaro	X	X		X		X	X
<i>Phormium cookianum 'dwarf'</i>	Mountain Flax	X			X	X		X
<i>Phormium tenax</i>	Harakeke	X			X	X		X

Planting List

Grasses & low growing

Botanical Name	Common Name	Sun	Mid Sun	Shade	Moist	Dry	Sheltered	Exposed
Apodasmia similis	Oioi	X			X	X		X
Carex virgata	Pukio	X	X		X	X		X
Chionochloa flavicans	Dwarf Toe Toe	X	X		X	X		X
Coprosma 'Poor Knights'	Taupata	X			X	X		X
Dianella nigra	Tūrutu	X	X	X	X			X
Fuchsia procumbens	Climbing Fuchsia		X		X		X	
Libertia species	NZ Iris	X	X		X	X	X	X
Liriope species			X	X	X		X	
Lobelia angulata	Panakenake	X	X	X	X			X
Lomandra species		X	X	X	X	X		X
Muehlenbeckia axillaris	Creeping Wire Vine	X	X		X	X		X
Muehlenbeckia complexa	Small-leaved Pohuehue	X	X	X	X	X		X

Services & Site Integration

Site Infrastructure

It is best if services are carefully considered during the design of your home. To maximise street appeal, you should aim to hide services and accessories from public view.

Stormwater Detention and Rainwater Tanks

Stormwater and rainwater tanks should not be visible from public areas and must be installed underground. If above-ground rainwater tanks are necessary, they should not be placed in front yards or other prominent locations. They must not exceed a height of 1.8 meters and must be fully screened to obscure them from view.

Exterior Lighting

It is recommended that exterior lighting elements be seamlessly integrated into the architecture or landscaping to ensure they blend with their surroundings and remain unobtrusive when viewed from the street. The lighting should be subtle, enhancing the natural character of the street without overpowering it or spilling onto neighbouring properties.

For safety and security, driveways and paths should be adequately illuminated. Low-height bollard lights and lighting that gently washes over the building facade are encouraged. Spotlights and floodlights should be avoided, as they can cause unnecessary disturbance to neighbouring properties.

Services Courts & Accessories

Service courts should be positioned in an unobtrusive location in the side or rear yard, separated from the living court or front yard but adjacent to internal service areas such as the laundry or garage.

Home heating fuel tanks, gas cylinders, bins, air conditioning units, external water heaters, clothes lines and similar can be stored in a service court.

Exterior services to be screened with permeable screens in consistent materials with the house or perimeter fence. Screens to be coloured in darker hues with gaps between the elements at no greater than 20mm.

Satellite dishes must be placed as unobtrusively as possible, and never at the front of the house.



Ancillary Items & Storage

Rubbish Bins

Rubbish bins must be stored hidden away from public view. They can be located at the side or rear of a house, in a service court, or within a garage.

Boats & Caravans

Boats, caravans, and the like are not allowed in front of the house including the driveway. They may be located within the rear yard or side yard provided they remain in a legally drivable condition, and screen from view.

Garden Sheds & Others

Avoid placing garden sheds and other auxiliary buildings in front of your house. They should be hidden from public view and clad and coloured to be compatible with the house.



Design Governance

The desire for a high-quality building is often paired with the expectation that neighbouring developments will uphold a similar standard. The following section outlines the process that all purchasers will follow to ensure a cohesive and harmonious outcome throughout the development.

Design Professionals

All purchasers are expected to engage qualified design professionals (such as architects, engineers, fire consultants, etc.) to ensure the project meets the desired outcomes and complies with all legal requirements.

The Design Review Panel

The Design Review Panel will consist of professionals from the overseeing development company and their expert consultants. All designs must be submitted to the Clayden's Review Panel for approval at two key stages of the design process. The first submission is during the preliminary design stage, prior to Resource Consent. The second occurs during the detailed design stage, before applying for Building Consent.

The benefit of this two-stage review process is that it allows you to receive early feedback on the suitability of your design at the preliminary stage, when only a modest amount of effort has been invested. An approved design at this stage provides confidence to proceed to the next phase. The final evaluation, at the detailed design stage, ensures that the design has developed in line with the previously approved concept before lodging for building consent.



Application For Design Review

Lot(s): DP:

Date:

Street Name:

Applicant:

Applicant Contact Details

Company:

Contact Name:

Postal Address:

Tel:

Email:

Please email all submissions to
designapproval@templetongroup.co.nz

Approval Type

Preliminary

Final

Document Checklist

Site Plan

Floor Plans

Elevations

External Materials Schedule

Landscape Design Plans

Overall 3D drawings

Final Approval

Site Plan

Floor Plans

Elevations

External Materials & Colour Schedule

Application For Design Review

Item	Material / Finish	Colour
Roofing		
Fascia		
Spouting		
Cladding 1		
Cladding 2		
Cladding 3		
Windows		
Trim/Corner Boxing		
Front Door		
Garage Door		
Pergolas		
Balustrades		
Fencing		

Built Form Controls Summary

Document / Instrument	Purpose / Status	Implementation	Enforcement
Design Guidelines	To control the quality of built form. Largely concerned with controlling the initial design and quality of the built development.	Through a clause in the sale & purchase agreements for land.	Enforced by the developer.
Covenant	To control critical neighbourhood amenity aspects – (fencing, parking, landscaping etc) in perpetuity – i.e. post establishment of initial built form and beyond the duration of the developer's involvement.	Registered on title. Benefits & obligations pass with title	Enforced by adjoining neighbours in the same stage.
Encumbrance	To control critical neighbourhood amenity aspects – (fencing, parking, landscaping etc) in perpetuity – i.e. post establishment of initial built form and beyond the duration of the developer's involvement.	Operates as a charge on land (in similar fashion to a mortgage).	Enforced by developer. Once developer completes development, encumbrance is discharged if not already expired.
Consent Notice	Restrictions and obligations placed on the use of one or more lots – usually in relation to land use or geotechnical issues.	Registered on title through the Resource Management Act 1991. Usually required as a condition of Resource Consent.	Enforced by Council.

Legal Responsibilities & Design Safety

Health & Safety at Work Act

The Health and Safety at Work Act (HSWA) came into force 4 April 2016. The purpose of this act is to change the attitude of everyone towards safety in the workplace. Everyone involved in the development of Clayden's must act in accordance with the HSWA. Everyone must know what the health and safety risks in their business are, and take into account factors including:

- ▶ The likelihood of the risk concerned occurring;
- ▶ The degree of harm that might result from the hazard or risk;
- ▶ What you know (or should know) about the hazard or risk; and
- ▶ The availability and suitability of ways to eliminate the risk, and where they can't be, controls to minimise the risks.

This process of assessment helps business to balance both the consequences and likelihood of harm with the suitability, availability, and cost of controls more readily. The assessment then enables businesses to prioritise and focus on managing (so far as is reasonably practicable) the most significant risks before managing lower-level risks. For the purposes of managing risk, reasonably practicable is a balance between what is possible (the highest level of protection) and what is achievable (reasonable in the circumstances). Remember that there are common controls for common risks. WorkSafe has several factsheets available on their website to help you with these.

Please refer to the Act and related guidance material for further information.

Occupation of dwelling is not permitted until a CCC has been issued by Council.

Safety in Design

Designers must prioritize safety in the design of buildings, landscaping, and services in Clayden's. Safety during construction, occupation, and maintenance should also be considered.

It is expected that designers refer to up-to-date guidance documentation about safety from reputable sources. Useful materials can be sourced from (but are not limited to) the following organisations:

- ▶ Ministry of Business, Innovation and Employment
- ▶ Work Safe New Zealand
- ▶ Safe Work Australia
- ▶ New Zealand Institute of Architects
- ▶ New Zealand Institute of Landscape Architects
- ▶ Institute of Professional Engineers New Zealand

Safety in Design Checklist

The checklist in the following pages is from 'Code of Practice: Safe Design of Structures' by Safe Work Australia. It may be used to assist in identifying hazards and controlling risks associated with the design of structures throughout their lifecycle.

Header

- Earthing of electrical installations
- Location of underground and overhead power cables
- Protection of leads/cables
- Number and location of power points

Fire & emergencies

- Fire risks
- Fire detection and fire fighting
- Emergency routes and exits
- Access for and structural capacity to carry fire tenders
- Other emergency facilities

Fire & emergencies

- Safe access and egress, including for people with disability
- Traffic management
- Loading bays and ramps
- Safe crossings
- Exclusion zones
- Site security

Working environment

- Ventilation for thermal comfort, general air quality and specific ventilation requirements for the work to be performed on the premises
- Temperature
- Lighting including that of plant rooms
- Acoustic properties and noise control, for example, noise isolation, insulation and absorption
- Seating
- Floor surfaces to prevent slips and trips

Plant

- Tower crane locations, loading and unloading
- Mobile crane loads on slabs
- Plant and machinery installed in a building or structure
- Materials handling plant and equipment
- Maintenance access to plant and equipment
- The guarding of plant and machinery
- Lift installations

Amenities And Facilities

- Access to various amenities and facilities such as storage, first aid rooms/sick rooms, rest rooms, meal and accommodation areas and drinking water

Earthworks

- Excavations (for example, risks from earth collapsing or engulfment)
- Location of underground services

Safety in Design Checklist

Structural Safety

- Erection of steelwork or concrete frameworks
- Load bearing requirements
- Stability and integrity of the structure

Manual Tasks

- Methods of material handling
- Accessibility of material handling
- Loading docks and storage facilities
- Workplace space and layout to prevent musculoskeletal disorders, including facilitating use of mechanical aids
- Assembly and disassembly of pre-fabricated fixtures and fittings

Substances

- Exposure to hazardous substances and materials including insulation and decorative materials
- Exposure to volatile organic compounds and off gassing through the use of composite wood products or paints
- Exposure to irritant dust and fumes

Falls Prevention

- Guard rails
- Window heights and cleaning
- Anchorage points for building maintenance and cleaning
- Access to working spaces for construction, cleaning, maintenance and repairs
- Scaffolding
- Temporary work platforms
- Roofing materials and surface characteristics such as fragility, slip resistance and pitch

Noise Exposure

- Exposure to noise from plant or from surrounding area

Specific Risks

- Exposure to radiation, for example, electromagnetic radiation
- Exposure to biological hazards
- Fatigue
- Working alone
- Use of explosives
- Confined spaces
- Over and under water work, including diving and work in caissons with compressed air supply

Site Management & Access

Building Restrictions

There are some building materials and practices that are restricted or prohibited:

- ▶ Re-locatable or second hand houses will be allowed only if approved by the Review Panel.
- ▶ Building materials must be of high quality and compliant with the New Zealand Building Code.
- ▶ Temporary structures such as builder's sheds must be removed within 12 months of commencement of building.

Lot Tidiness & Access

The builder must ensure that:

- ▶ Any grass on the Lot is regularly mowed and any weeds controlled;
- ▶ All materials are stored within the Lot and are kept in a tidy state and in a manner that reduces the risk of damage or injury to property or persons;
- ▶ All rubbish and trade waste located on the Lot is removed at regular intervals and, at
- ▶ all times, stored in receptacles appropriate for waste of that nature;
- ▶ All construction vehicles accessing the Lot do so only via the vehicle crossing.

Health & Safety

The builder must:

- ▶ Take all practicable steps to ensure that no harm comes to any persons on each Lot or in the vicinity of each Lot;
- ▶ Control the building site on each Lot as a place of work within the meaning of the HSWA, and shall comply with all the applicable statutory requirements, regulations and codes of practice regarding safety in its operations on the Lot;
- ▶ Have an acceptable industry standard Health & Safety policy;
- ▶ Erect and maintain appropriate temporary construction fencing around the lot when undertaking any construction works on the site.
- ▶ Ensure appropriate Health & Safety signage is displayed on the Lot.

Construction Responsibilities

Construction Practice Undertaking

All persons undertaking residential building works in Clayden's must act in accordance with the Construction Practice Undertaking. The builder must, at all times during construction, comply with this Construction Practice Undertaking to ensure that each Lot within the development is kept in a safe and clean condition, and that all persons performing work on each Lot conduct themselves in a responsible and professional manner.

This acknowledgement is to be signed and submitted together with the final application for Design Approval.

Damage & Repairs

In the event of any damage occurring to any of the aforementioned public assets the builder shall:

- ▶ Immediately advise the Panel of the location, nature and extent of the damage;
- ▶ Request the appropriate specifications in order to undertake repair work;
- ▶ Repair the damage as per the specifications provided by the developer.

Environmental Awareness

It is the responsibility of the builder to utilise devices and practices to reduce sediment. Sediment is a significant contaminant of our streams, lakes and coastal waters. The cumulative effect of sediment from individual building and earthworks sites can have a devastating effect on Mahurangi River which is a tidal estuary.

General

It is the responsibility of the builder to:

- ▶ Comply with all statutes, regulations, by-laws and local and regional territorial authority requirements in relation to construction of the dwelling;
- ▶ Take all reasonable steps to minimise noise and disruption to neighbouring residents;
- ▶ Ensure all sub-contractors visiting the site are aware of the Construction Practice Undertaking.

Sign

In signing below, the owner and builder agree that they have read the Construction Practice

Undertaking and agree to abide by the same at all times.

Signed By:

Owner:

Date:

Builder:

Builder Tel: