

GREENHILL PARK STAGES 9-15 DESIGN GUIDELINES



The Design Guidelines for Greenhill Park must be read in conjunction with the relevant Hamilton City district plan provisions. This design guideline is applicable to stages 9-15 of Greenhill Park only. Stages are illustrated on the diagram to the left.

DIAGRAM — 1
Staging

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INTRODUCTION

The integrated planning and design of houses, roads and open spaces is fundamental to achieving high quality residential neighbourhoods. The design and placement of houses creates the character of the streets.

The relationship between houses and streets are critical in establishing the conditions and characteristics for sunlight, daylighting and privacy as well as the overall neighbourhood character. Well designed houses, streets and open spaces can create excellent liveable neighbourhoods that are highly valued and benefit all that reside there.

The guidelines have been developed to preserve and enhance the value of your property, by maintaining standards across the whole development.

This project is about creating such a place, for those that will live there.

VISION

Greenhill Park is a new Hamilton suburb that will showcase high quality houses, streets and public spaces providing a new way of living. A mixture of lot and house sizes and typologies will be developed to provide choices and value.

Chedworth Properties Limited is developing high quality streets and public places that provide the opportunity for quality houses to be developed. Guidelines will control the quality of the residential development, along with the use of a design panel process ensuring security for those purchasing in Greenhill Park.

Greenhill Park is one of the most desirable suburbs of Hamilton — it provides a range of living opportunities and will be available to a wide proportion of the community, including a range of demographics throughout all stages of life.

PURPOSE

The purpose of these guidelines is to control the form and the quality of residential development in Greenhill Park.

By ensuring that a consistent, high quality approach is taken to the design and construction of houses and front yard landscapes at Greenhill Park, builders and residents will have confidence that neighbouring properties will be of equal or similar quality, elevating the quality and value of the entire neighbourhood, as well as the houses within.

STRATEGY

In order to ensure that Greenhill Park delivers on the vision of becoming one of Hamilton's most desirable suburbs, a strategy is required for the design and construction of the suburb, the public amenities and the houses that all contribute to the overall quality of Greenhill Park.

Chedworth Properties Ltd will do this by –

- Ensuring a mixture of house types, section sizes and lot widths, within each street and throughout Greenhill Park.
- Ensuring houses actively face the street, creating an interactive street environment and community.
- Providing excellent public spaces, streets and reserves for the community. These investments will improve the value of the whole neighbourhood and all of the properties within it.
- Creating a design guideline and a design review panel to administer the process.
- Controlling the architecture to create good quality, well designed contemporary homes for a variety of people and families, i.e. not all the same market or community sector.
- Ensuring that there is variety in the streetscape and the architectural treatment of houses.
- Controlling the front yard landscape design and implementation to create a high quality street environment.



Stefan Morael Tum Architect, Brussel

Martin Luther King Park – Atelier Jacqueline Ostry and Associates



London Studio Architects



TrekFit Outdoor Fitness Solutions

SITE DESIGN

LOTS

The lot sizes and widths are set out in the Subdivision Scheme Plan which fits into the wider Master Plan. The Master Plan has been developed to ensure a range of section sizes and widths throughout each street and each stage. Variety will be encouraged and controlled through the Design Review Panel.

SITE COVERAGE AND PERMEABILITY

The maximum site coverage is 50% for all lots and the minimum permeability across the site is 20%. Minimum permeability forward of the front building line is 50% to encourage grass and plants while managing stormwater run-off.

HOUSING TYPOLOGY

Duplex dwellings and apartments require a resource consent as a restricted discretionary activity under the Hamilton City Operative District Plan.

BUILDING SETBACKS

TRANSPORT CORRIDOR SETBACK

Arterial Roads, including the Spine Road – 5 metres

Collector Roads and Local Roads, including Local Access Roads and Lanes – 3 metres

FRONT YARD

Where the minimum setback of houses to the front boundary is 3 metres, a front yard of 3 to 5 metres is encouraged to promote a staggered building line along the street while ensuring houses continuously address the street environment. Garages need to be setback a minimum of 5m from the property boundary.

SIDE YARD

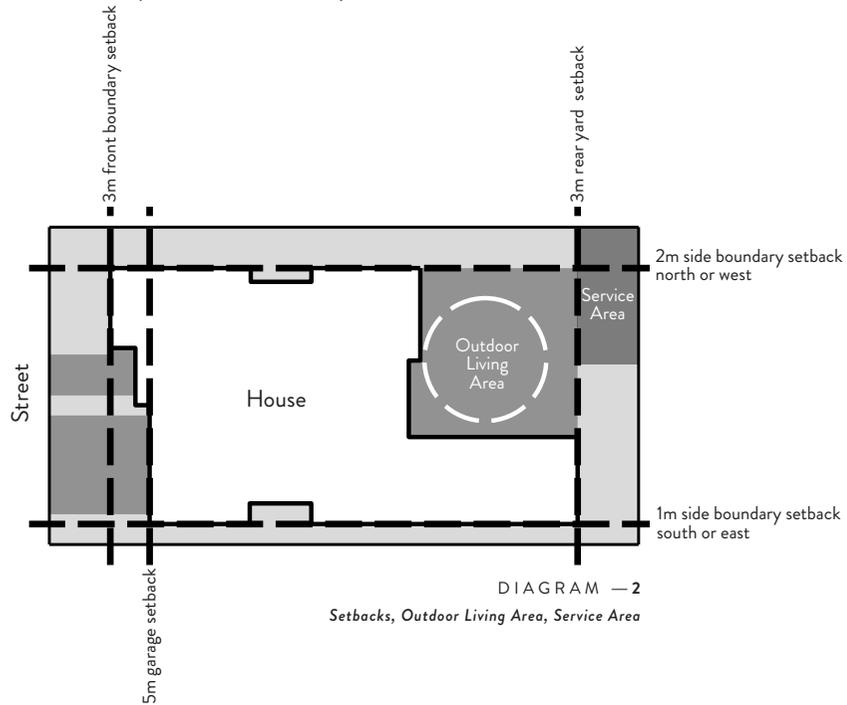
It is the combination of side yards on either side of a house that creates the openness or gaps between houses. The side yards at Greenhill Park open up the space on the north and west side of the lots allowing sun into living areas and yards. Side yards with a predominately northerly or westerly aspect shall be a minimum of 2m while side yards with a predominately easterly or southerly aspect shall be a minimum of 1m. This relationship creates a minimum 3 metre gap between houses. Applications can be made for development to be 'zero lotted' or built to the southern side boundary with neighbours approval. These applications will be assessed on a case by case basis.

REAR YARD

A minimum rear yard setback of 3m is required. Corner sites do not have this requirement as technically they do not have a rear yard as they have two street frontages and two side yards.

GARAGE SETBACK

All garages with direct access to a local or collector road shall be setback a minimum of 5m from the transport corridor boundary.



DESIGN FOR QUALITY

In order to create the right conditions for the development of a high quality residential suburb, it is important to control key aspects of the neighbourhood. This is called setting the building blocks. The following section outlines the key building blocks to be controlled at Greenhill Park.

SETTING THE BUILDING BLOCKS

- Create a mixture of section sizes and widths that require a variety of built outcomes.
- Create a mixture of two storey and single storey homes to promote diversity of housing stock and form
- Create street definition by controlling setback, height and specific street environments.
- Control key aspects of the design that impact on the community feel of the development — corners, street ends, entrances and key sites.
- Build the structures. Deliver excellent streetscapes and reserves that leverage community feel and participation.

MATERIALS

Quality materials will be used in the construction of all facets of the houses, fences, walls and landscape features to ensure durability and functionality.

Some materials may lower the quality of the neighbourhood. These materials are discouraged from use —

- Fibre cement board.
- Reflective glass.
- Bitumen coated soft board.
- Unpainted or unstained rough sawn timber.
- Timber or steel framed construction systems supporting monolithic cladding systems (plaster is acceptable on concrete and masonry, including brick veneer).

ARCHITECTURE

The following elements are required to comply with minimum standards —

CORNER LOTS
STREET ENDS
SMALL AND EXTRA SMALL LOTS
LINEAR PARK DIAGRAM
LOTS FRONTING OPEN SPACE
HOMESTAR RATING
BUILDING HEIGHT
GARAGE DOORS
HOUSE ORIENTATION
ROOF FORM
VARIETY
OUTDOOR LIVING AREAS
RECESSION PLANES
PRIVACY
SOLAR ACCESS FROM THE NORTH
MASSING
ENTRANCE
WINDOWS
VERANDAS AND BALCONIES
OUTBUILDINGS AND STRUCTURES
TV AERIALS AND MASTS
LINTELS



CORNER LOTS

The design of the lot and the house should address both streets, with windows and outdoor living areas. Corner lots should be considered carefully to ensure that the house addresses both streets and wraps around the corner. Indoor living areas should be placed and designed to interact with both sides of the corner lots.

STREET END LOTS

Houses at the end of the streets forming the focus of the view down the street are encouraged to be two storey. These should be premium homes — larger with a high quality level of finish.

SMALL LOTS

A high proportion of lots 345m² or smaller are required to be two storeys to ensure setback controls can be met and that there is still sufficient outdoor living space at ground level. Some single storey homes may be approved at the DRP's discretion.

EXTRA SMALL LOTS

Extra small lots are typically between 200-300m² and require further design consideration including zero-lotting and careful layout of the home. These lots must be two-storey homes. The following page of the design guide highlights one typical typology to demonstrate an acceptable design solution.

LOTS FRONTING OPEN SPACE

Houses that have a boundary interface with an open space will be required to activate this edge, have sufficient surveillance of the open space and be of a high design quality along this boundary.



DIAGRAM — 3
Specific Lot Requirements

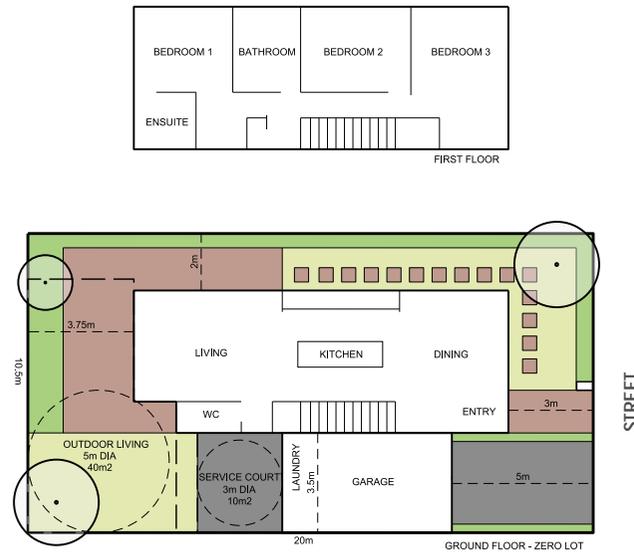
- Key
- Corner lots
- Street end lots
- Lots fronting open space
- Small Lots
- Extra Small Lots

EXTRA SMALL LOT TYPOLOGIES

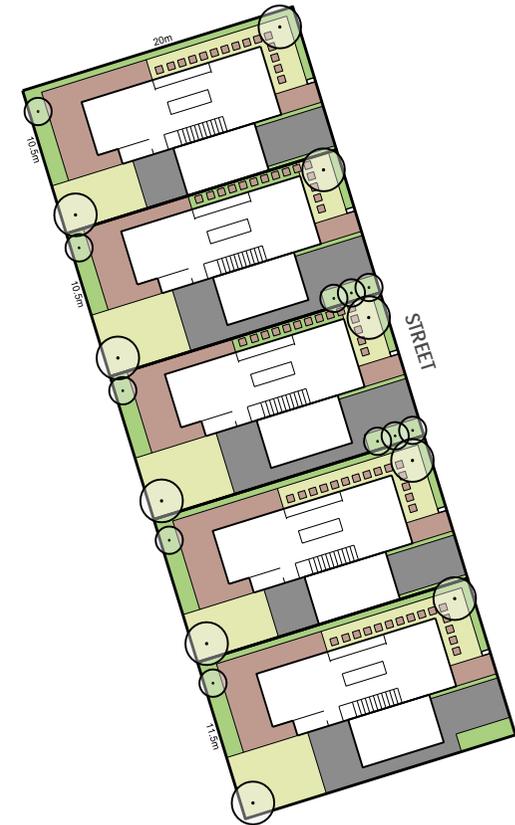
All lots less than 300m² require additional design consideration to be successful and must be two storey homes. The typologies illustrated on this page show an acceptable design response and illustrate how a row of 5 homes could be configured. Variation in materiality, colour and landscape design must be provided to ensure variation between homes.

*NOTE A RESOURCE CONSENT HAS BEEN OBTAINED FOR DELIVERY OF HOMES ON THESE LOTS INCLUDING SOME ALLOWANCE FOR INFRINGEMENTS OF OUTDOOR LIVING AREA CIRCLE DIAMETER, SERVICE AREA DIMENSIONS, SEPARATION DISTANCE BETWEEN VEHICLE CROSSINGS, AND SEPARATION DISTANCE BETWEEN VEHICLE CROSSINGS AND INTERSECTIONS. A COPY OF THIS RESOURCE CONSENT IS ATTACHED TO EACH SALE AND PURCHASE AGREEMENT.

DIAGRAM — 4
Extra Small Lot Typologies



POTENTIAL SMALL LOT HOUSE TYPOLOGIES



EAST WEST ORIENTATED FIVE HOUSE CLUSTER

HOMESTAR™ RATING

All houses will be designed to achieve a minimum of a Homestar™ Rating of 6 or equivalent. The below link to the Homestar™ checklist for standalone homes is to give an idea of the design and construction aspects required to meet a rating of 6 and is for information only. The DRP will not be requiring that the official Homestar process be undertaken.

https://12253-console.memberconnex.com/Attachment?Action=Download&Attachment_id=1119

BUILDING HEIGHT

The maximum height of buildings is 10m.

GARAGE DOORS

The design guidelines encourage garage doors to be setback at least 0.5 metres from the front of the house to reduce the dominance of garages on the streetscape. Garage doors should occupy a maximum of 50% of the width of the front elevation of the house and be a minimum of 5m from the transport corridor boundary to ensure space for a car to park without blocking the footpath.

HOUSE ORIENTATION

Houses should be designed to positively address the street — front doors and indoor living areas should have a relationship with the street. Windows from living areas should be included in the front of each house and should face the street.

ROOF FORM

Roof forms should be designed to emphasize the vertical dimensions and be simple in form — either gables, mono-pitched, skillion or similar simple roof forms are acceptable. No hip roofs will be accepted.

The roof form over the living part of the house should be more dominant than the roof form over the garage, through increasing or stepped height. The residential roof form should be the primary roof form and should include the pedestrian entrance. The roof form over the garage should generally be secondary and less prominent.

VARIETY

Variation is required through form, roof-line, massing, materials, colour and detail. No two houses should be of the same or similar design within a sequence of four houses in a street.

* This at the discretion of the Design Review Panel.

OUTDOOR LIVING AREAS

Outdoor living areas shall be provided on each lot. The outdoor living space shall be a minimum area of 40m² and large enough to accommodate a circle with a minimum diameter of 6 metres. The outdoor living area must be accessed directly from a living area inside the house and face north of east or west.

'Look And Feel' Examples For Architecture

Roof forms designed to emphasise the vertical dimensions

A staggered building line is encouraged along the street

Paua Architects, Le Quesnoy Place, Cambridge



Architect Luc Bouliane



Space Division Architects, Auckland



Le Quesnoy Place, Cambridge, by Paua Architects

Lots fronting lane and open space

Massing articulated to emphasise the pedestrian entrance to the house



Seaview House, by Jackson Clements Burrows Architects

Willemsen U Architects



Low boundary fence interface with open space

'Look And Feel' Examples For Fences, Walls And Letterboxes



DMOA Architecten

Privacy fence

Lots fronting open space

Hobsonville, Auckland



Techne Architecture + Interior Design



Outdoor living areas



Elwood, by Inform Designs

Front doors and indoor living areas with a relationship to the street



Anselmi Ridge

Cambridge Building Services

Proctor And Matthews Architects



Massing articulated to emphasise the pedestrian entrance to the house

RECESSION PLANES

There are no height in relation to boundary or recession plane controls in the Ruakura Medium Density Zone rules. Instead side, rear and front yard setbacks are used to control separation between homes.

PRIVACY

Privacy should be provided for each lot through the use of rear privacy fences, front yard planting and the placement and design of front elevation windows. Privacy fencing in the front yard should be designed to complement the design of the house and only on north facing lots.

SOLAR ACCESS FROM THE NORTH

Houses should be placed and designed to ensure solar access to the north side of each lot and the house. No blank or windowless walls should face north.

MASSING

Massing should be articulated to ensure interesting steps and forms within the house that relate to the overall design. The mass of the living part of the house should be dominant over the garage or the secondary massing. The mass of the garage should recede from the front of the house.

ENTRANCE

The pedestrian entrance to each house should be emphasised through the use of architectural massing, roof form, colour, increased architectural detail and quality around the pedestrian entrance.

The pedestrian entrance to the house should be directly connected to the street i.e. not cut off by a fence or planting. An architectural structure can be placed over the front pedestrian entrance way to give emphasis to the front door and its relationship to the street.

WINDOWS

Windows should be placed and designed to look over the street. The size, shape, proportion and arrangement of the windows should contribute positively to the contemporary form of the house. External features can be used to provide shade over windows, such as louvres.

VERANDAS AND BALCONIES

Verandas and balconies should be strong and functioning parts of the front elevation of the houses. Verandas and balconies should be designed to —

- Provide articulated house frontage
- Activate the street and provide opportunity to interact with neighbours
- Provide visual surveillance
- Create a connection between internal and external living spaces

OUTBUILDINGS AND STRUCTURES

The design of outbuildings and structures should complement the design of the main house.

TV AERIALS AND MASTS

TV aerials and masts should not be attached to the front elevation or front roof edge of houses. Aerials and masts should be set back, while still being sited and oriented to be functional.

LINTELS

All lintels (including all door and window lintels) are to be clad in the same material as the adjoining wall unless they are made into an architectural feature i.e. significantly recessed.

LANDSCAPE

The following elements are required to comply with minimum standards —

FENCES AND WALLS
SERVICE AREAS
LETTERBOXES
DRIVEWAYS
FENCING
PLANTING
ENTRANCE PATHS AND DRIVEWAYS
EXTERIOR LIGHTING
ON-LOT STORMWATER EFFICIENCY

*NOTE IT IS A REQUIREMENT THAT ALL LANDSCAPE WORKS BE DELIVERED TO THE SATISFACTION OF THE DRP PRIOR TO ANY OCCUPIER TAKING POSSESSION



FRONT YARD

FENCES AND WALLS

Fences and low walls should be designed to contribute positively to streetscape amenity and complement the design and materials of the house. Letterboxes should be incorporated into the front fence where possible, complementing the front fence design. All fencing returns or gates visible from the street should match the front fence material or colour.

Materials that are not permitted in the front fence are —

- Unstained or unpainted pine
- Sheet panels (e.g. fibre cement) and acrylic spray finish

Fences on sloping sites should be designed with a sectioned or stepped profile. Retaining walls should be screened with planting and preferably stepped. Pine must be stained or painted. Exposed pole retaining walls are not permitted.

SERVICE AREAS

Service areas should be readily accessible from each house, with an area of 20 square metres and a minimum dimension of 3 metres.

Service areas (containing rubbish and recycling bins, garden storage, gas systems and bottles etc.) should be contained within side yards or at the rear of the lot and should be screened from view from the street.

LETTERBOXES

Letterboxes should be designed as part of the front yard landscape design and constructed to be complementary to the house. They don't need to be the same, but elements of the colour, form, texture or materials should complement the house.

Letterboxes should not be made from unrelated materials and not be purchased and 'plonked' in front of the house. They should be considered in the design and the implementation of the front yard landscape plan. As per architectural variation, variation in letterbox design is required.

DRIVEWAYS

Indicative driveway locations are shown on pages 23-25. Alternative locations can be submitted and approved at the DRP's discretion. All driveways will be of exposed aggregate concrete construction with 8% black oxide using Bowers concrete. By specifying the concrete supplier for the vehicle crossing/driveway it will ensure consistency across Greenhill Park. Concrete cuts are to be at a fine grain and rectangular geometries used. Parking pads which are separate to the driveway are discouraged unless suitably screened and integrated into the design. Driveways must be open to the street and gates are not permitted.

* This at the discretion of the Design Review Panel.

FENCE AND WALL DESIGN GUIDELINES

Code	Boundary Fence Interface	Height
A	Front yard onto street (not compulsory)	1.0 metres Max
B	Side yard onto neighbour (compulsory) – within front yard and to end min 2m back from building line	1.0 metres Max
C	Side/rear yard onto neighbour (compulsory)– behind front yard	1.8 metres Max
D	Gate visible from street (not compulsory) - 50% permeable, min 2m behind front building line	1.8 metres Max
E	Corner site northern yard onto transport corridor (not compulsory) - 50% permeable	1.8 metres Max
F	Side yard onto parks, reserves, cycleways and walkways	1.0 metres Max
G	Back yard onto parks, reserves, cycleways and walkways (Linear Park fence to be 1.2m high)	1.0 metres Max*

PRIVACY FENCE (P)

Fences can step up higher than 1.0 metres only if the yard is adjoining a park, reserve, cycleway or walkway and the fence is designed to complement the design and materials of the house. All privacy fences will have a minimum visual permeability of 50% and should be no greater than 50% of the width of the yard.

* This at the discretion of the Design Review Panel and the fencing plans on pages 23-25 override this control.

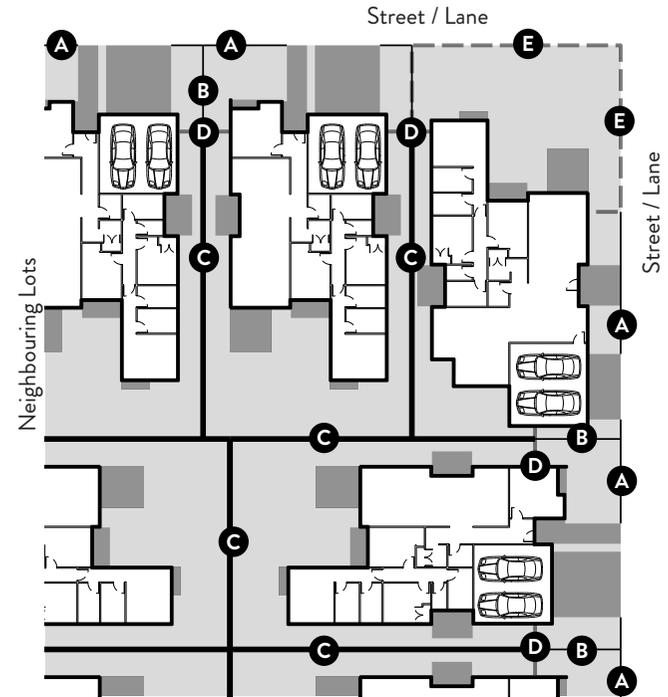


DIAGRAM — 5

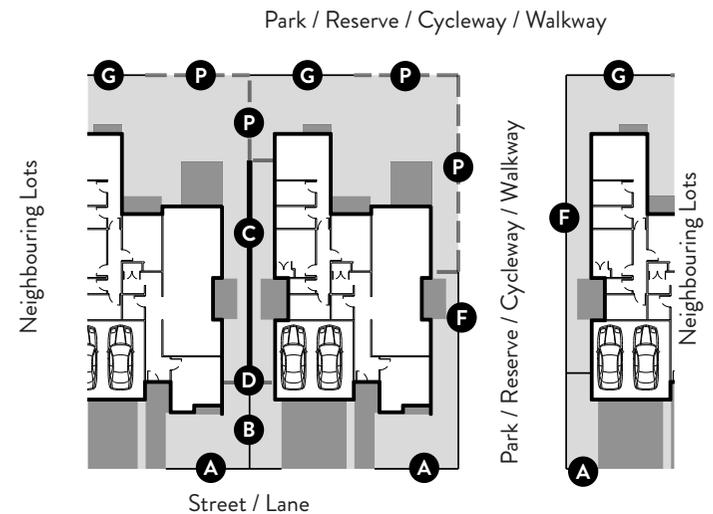


DIAGRAM — 6

'Look And Feel' Examples For Fences, Walls And Letterboxes

Filip Van Damme

Contemporary Australian Garden Design

Letterbox designed to be complementary to the house



Low boundary fence interface with street or lane



Inarc



Heartly Design Studio



Horst Architects



Privacy fence



Wagner Residence

Shed Architecture And Design

Tungge tbeectuur Broos BVBA

'Look And Feel' Examples For Fences, Walls And Letterboxes

Future Green Studio



Anthony Wyer + Associates



Low boundary fence interface with street or lane



Gates should be integrated with the fence design

Letterbox integrated in the fence design

Privacy fence designed to complement the design and materials of the house



McKinney York Architects

DMDA Architekten

'Look And Feel' Examples For Fences, Walls And Letterboxes



CCS Architecture

Low boundary fence interface with street or lane



Netting Hill Gate, London



Shed Architecture And Design



Jackson, Wyo Architects



Hereford College Of Arts Hub



Steffen Welsch Architects



Filip Van Damme

FENCING AND DRIVEWAY PLAN - NORTH

PARDOA BOULEVARD

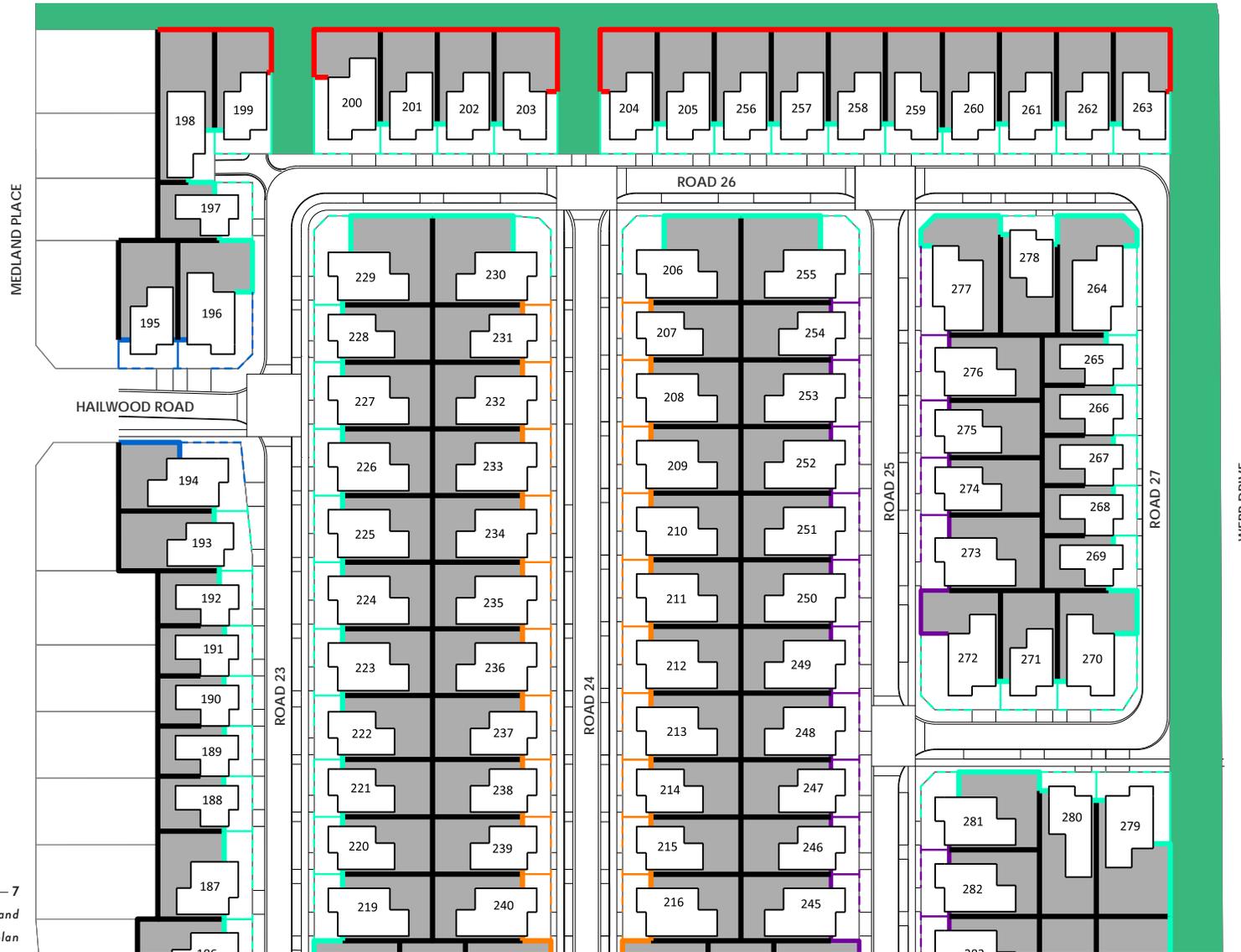


DIAGRAM — 7
Fence type/location and
driveway location plan

Key (refer following pages for fence designs)

Open Space	Type B 1.0m Fence (Optional)
Indicative backyard extent	Type C 1.8m Screen Fence
Type A 1.8m Screen Fence	Type C 1.0m Fence (Required)
Type A 1.0m Fence (Required)	Type C 1.0m Fence (Optional)
Type A 1.0m Fence (Optional)	Type D 1.8m Screen Fence
Type B 1.8m Screen Fence	Type D 1.0m Fence (Required)
Type B 1.0m Fence (Required)	Type D 1.0m Fence (Optional)
	Type E 1.8m Backyard Fence
	Type F 1.8m Pardoia Boulevard Fence

NOTES

1. Alternative fence designs can be approved at the Design Review Panels (DRP) discretion.
 2. Interpretation of the fence layout against a proposed house design to be reviewed by the DRP prior to installation including proposed surface finish.
 3. All houses shown are indicative and meant to give an indication of fences relationship to house only.
 4. Screen fences shown are to be adapted to suit actual house design, screen fences along open spaces except Pardoia Boulevard can be replaced by the same type of 1m fence if required and vice versa*.
 5. All gates to match adjoining fence design in height, materiality and design.
 6. All front yard fences to be set back from the adjoining building line (or neighbours whichever is set further back) by a minimum of 1m including the screen fence return. If the adjoining house has not been built then a minimum dimension of 6m from the street edge to be used*.
 7. Front door paths and lot side driveways have not been shown, neither have letterboxes.
 8. Driveway locations are indicative only and alternative locations will be considered by the DRP.
- * Seek DRP guidance if uncertain about the application of this rule

FENCING AND DRIVEWAY PLAN - CENTRE

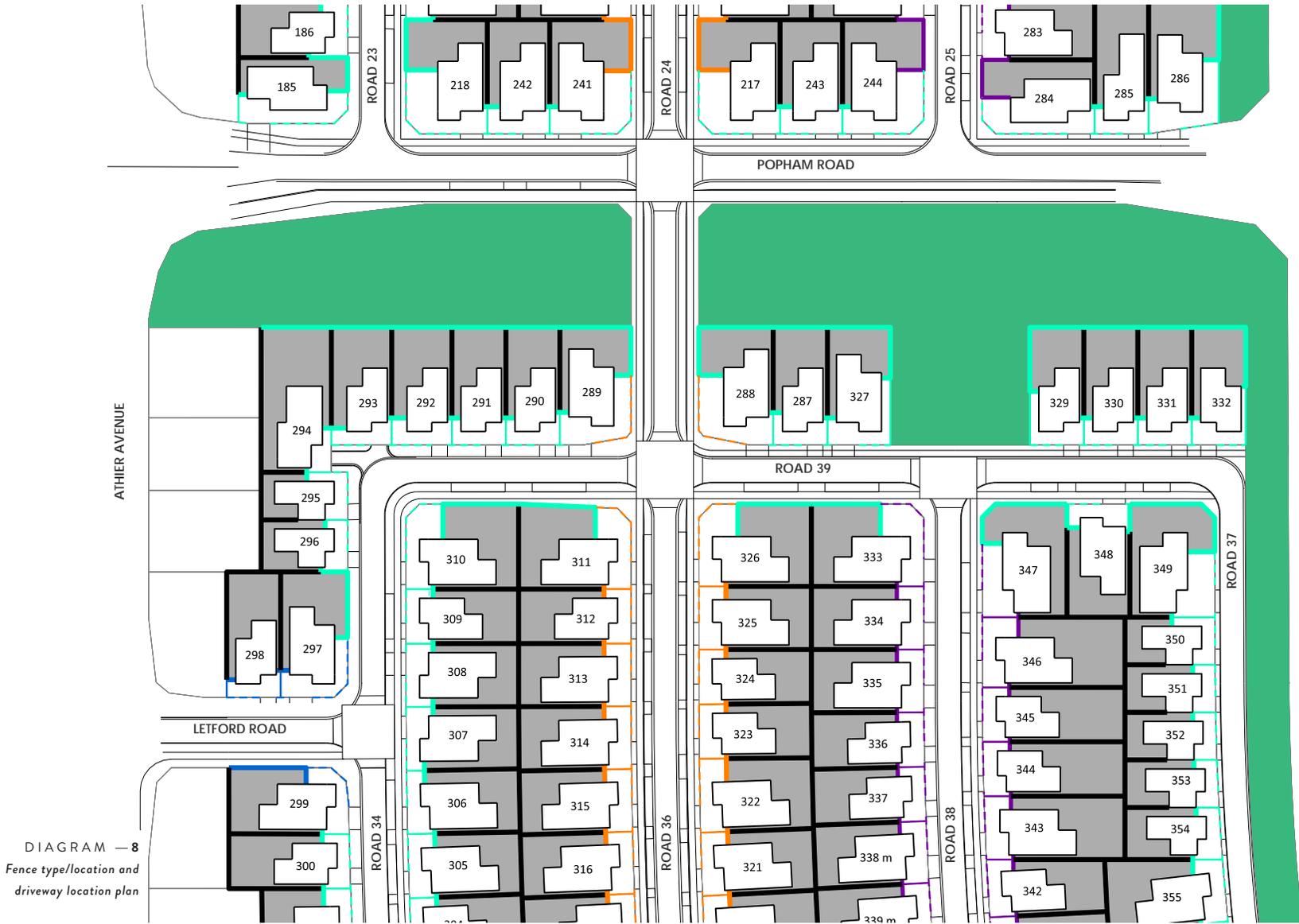


DIAGRAM — 8
Fence type/location and
driveway location plan

- Key (refer following pages for fence designs)**
- Open Space
 - Indicative backyard extent
 - Type A 1.8m Screen Fence
 - Type A 1.0m Fence (Required)
 - Type A 1.0m Fence (Optional)
 - Type B 1.8m Screen Fence
 - Type B 1.0m Fence (Required)
 - Type C 1.8m Screen Fence
 - Type C 1.0m Fence (Required)
 - Type C 1.0m Fence (Optional)
 - Type D 1.8m Screen Fence
 - Type D 1.0m Fence (Required)
 - Type D 1.0m Fence (Optional)
 - Type E 1.8m Backyard Fence
 - Type F 1.8m Pardoia Boulevard Fence
 - Type B 1.0m Fence (Optional)

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FENCING AND DRIVEWAY PLAN - SOUTH

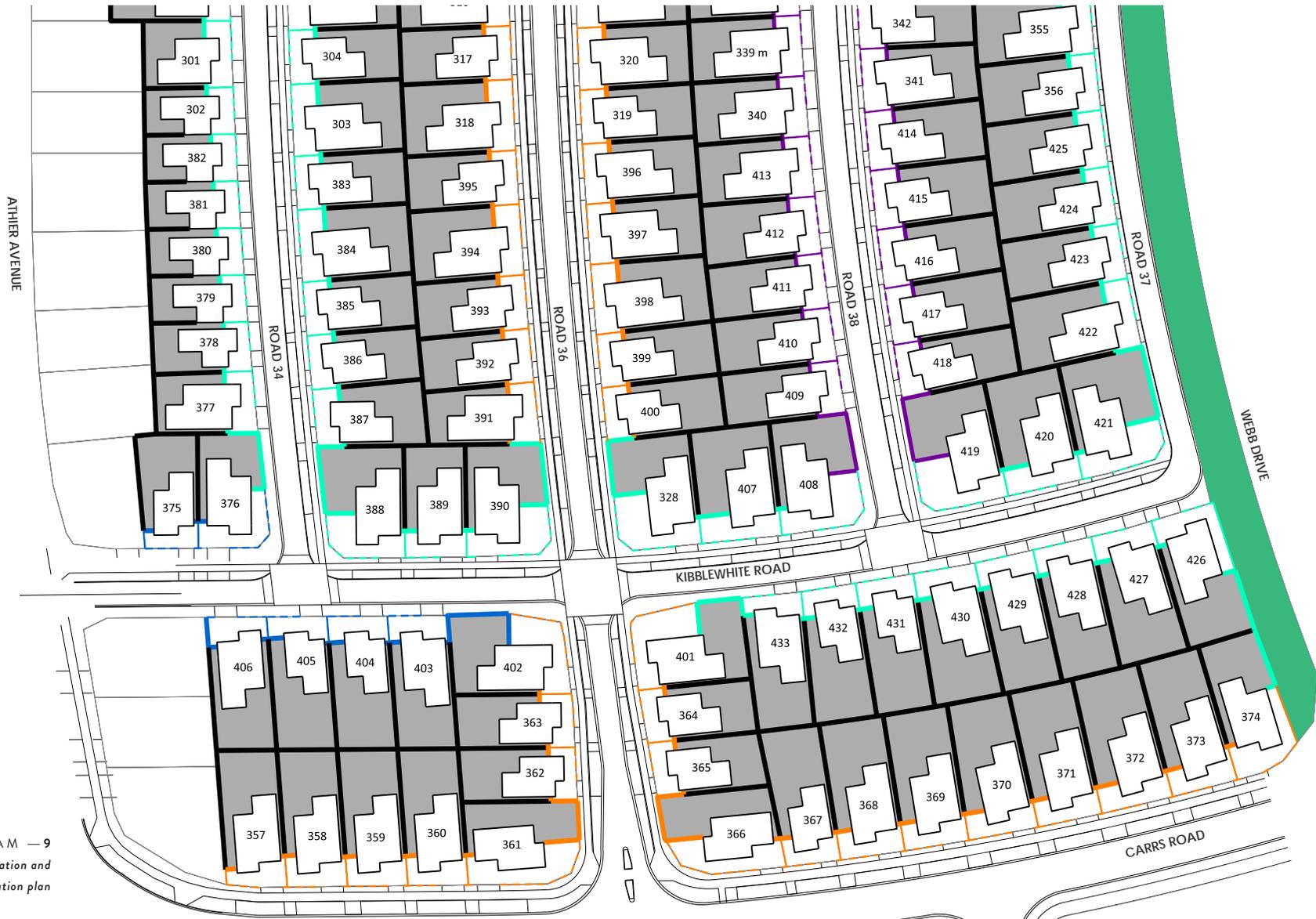


DIAGRAM — 9
Fence type/location and
driveway location plan

Key (refer following pages for fence designs)

	Open Space		Type B 1.0m Fence (Optional)
	Indicative backyard extent		Type C 1.8m Screen Fence
	Type A 1.8m Screen Fence		Type C 1.0m Fence (Required)
	Type A 1.0m Fence (Required)		Type C 1.0m Fence (Optional)
	Type A 1.0m Fence (Optional)		Type D 1.8m Screen Fence
	Type B 1.8m Screen Fence		Type D 1.0m Fence (Required)
	Type B 1.0m Fence (Required)		Type D 1.0m Fence (Optional)
			Type E 1.8m Backyard Fence
			Type F 1.8m Pardoia Boulevard Fence

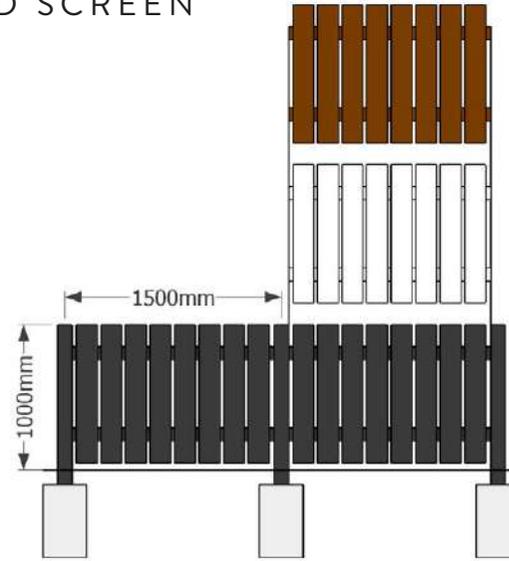
NOTES

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 5. All gates to match adjoining fence design in height, materiality and design.
 6. All front yard fences to be set back from the adjoining building line (or neighbours whichever is set further back) by a minimum of 1m including the screen fence return. If the adjoining house has not been built then a minimum dimension of 6m from the street edge to be used*.
 7. Front door paths and lot side driveways have not been shown, neither have letterboxes.
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FENCING - FRONT YARD AND SCREEN FENCE TYPES A+B

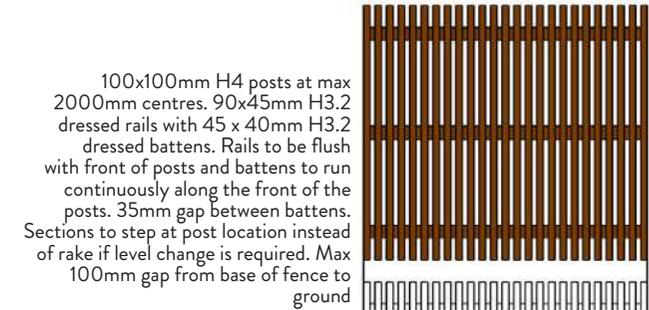
Each lot in stages 9-15 has been allocated an acceptable fencing design as illustrated on this and the following pages and located on the previous pages. Variations of these designs can be approved at the DRP's discretion. Front yard 1.0m side boundary fences are compulsory. Front yard 1.0m street edge fences are optional and if no fence is used then a hedge or planting must be used to define the street edge. Either a black paint, white paint or dark stain finish must be used on all fences and it is encouraged to consider which colour would compliment the house design and colour scheme best. Colour selection is to be approved by the DRP. No "natural finish" timber will be accepted nor will rough sawn timber which is visible from the street.

Note: All gate posts on 1.8m type A or B screen fence returns to be 112.5 x 112.5mm H5 glue laminate timber to prevent twisting.

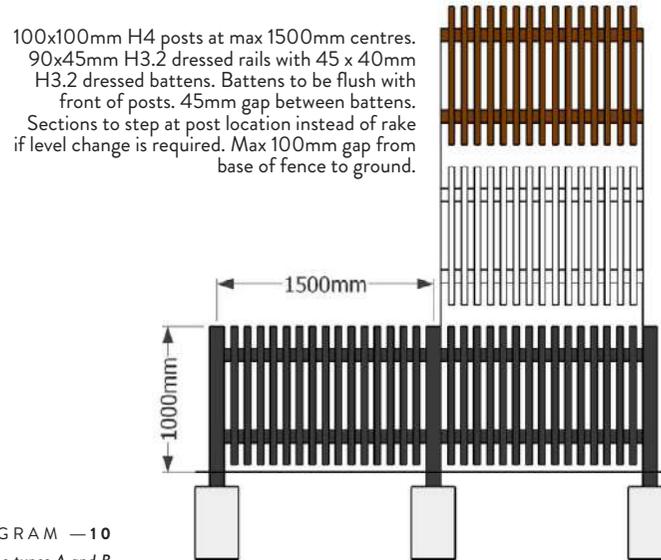


1.0m FRONT YARD FENCE TYPE A

100x100mm H4 posts at max 1500mm centres. 90x45mm H3.2 dressed rails with 140 x 19mm H3.2 dressed pailings. Pailings to be flush with front of posts. 25mm gap between pailings. Sections to step at post location instead of rake if level change is required. Max 100mm gap from base of fence to ground.



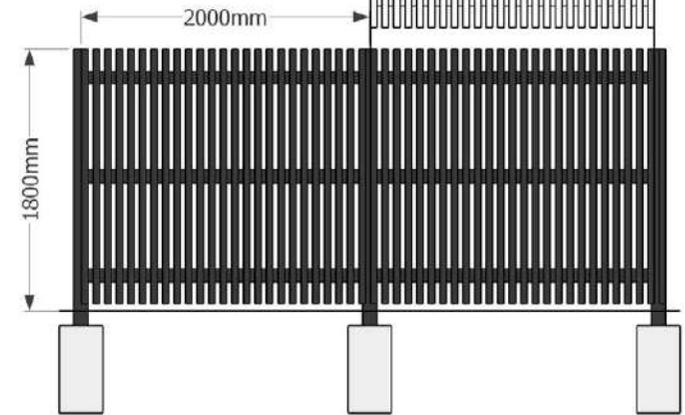
100x100mm H4 posts at max 2000mm centres. 90x45mm H3.2 dressed rails with 45 x 40mm H3.2 dressed battens. Rails to be flush with front of posts and battens to run continuously along the front of the posts. 35mm gap between battens. Sections to step at post location instead of rake if level change is required. Max 100mm gap from base of fence to ground



1.0m FRONT YARD FENCE TYPE B

100x100mm H4 posts at max 1500mm centres. 90x45mm H3.2 dressed rails with 45 x 40mm H3.2 dressed battens. Battens to be flush with front of posts. 45mm gap between battens. Sections to step at post location instead of rake if level change is required. Max 100mm gap from base of fence to ground.

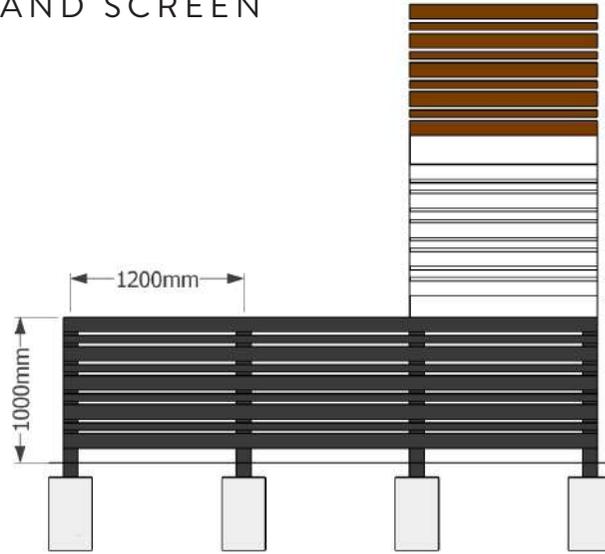
DIAGRAM — 10
Fence types A and B



1.8m SCREEN FENCE TYPE A + B

DIAGRAM — 8

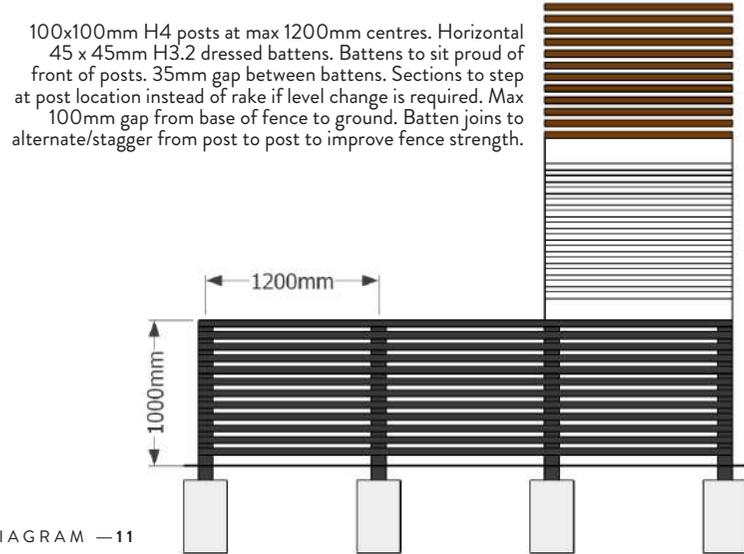
FENCING - FRONT YARD AND SCREEN FENCE TYPES C+D



1.0m FRONT YARD FENCE TYPE C

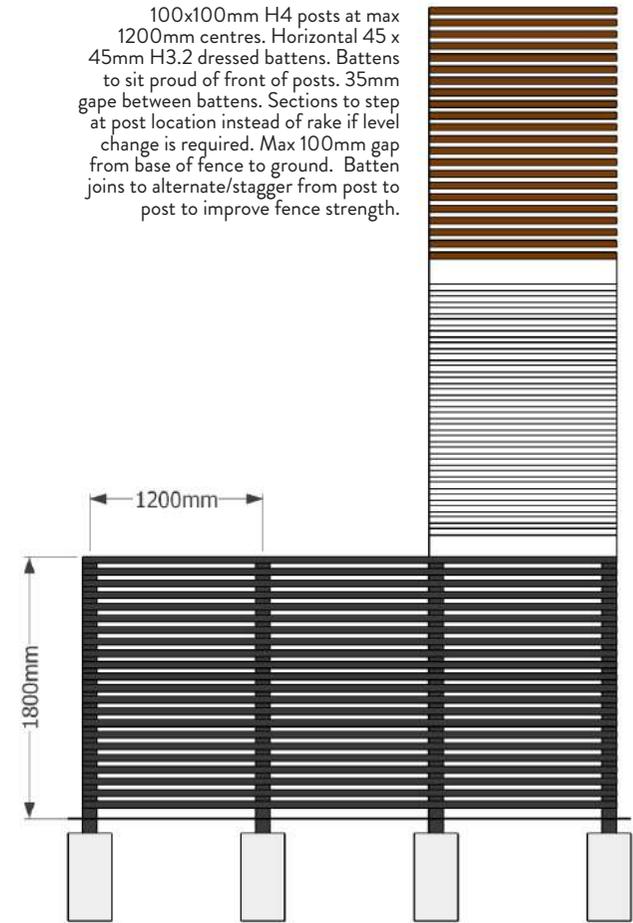
100x100mm H4 posts at max 1200mm centres. Alternating horizontal 95 x 19mm and 45 x 19mm H3.2 dressed pailings. Pailings to be sit proud of front of posts. 25mm gap between pailings. Sections to step at post location instead of rake if level change is required. Max 100mm gap from base of fence to ground. Pailing joints to alternate/stagger from post to post to improve fence strength.

100x100mm H4 posts at max 1200mm centres. Horizontal 45 x 45mm H3.2 dressed batters. Batters to sit proud of front of posts. 35mm gape between batters. Sections to step at post location instead of rake if level change is required. Max 100mm gap from base of fence to ground. Batten joints to alternate/stagger from post to post to improve fence strength.



1.0m FRONT YARD FENCE TYPE D

100x100mm H4 posts at max 1200mm centres. Horizontal 45 x 45mm H3.2 dressed batters. Batters to sit proud of front of posts. 35mm gap between batters. Sections to step at post location instead of rake if level change is required. Max 100mm gap from base of fence to ground. Batten joints to alternate/stagger from post to post to improve fence strength.



1.8m SCREEN FENCE TYPE C + D

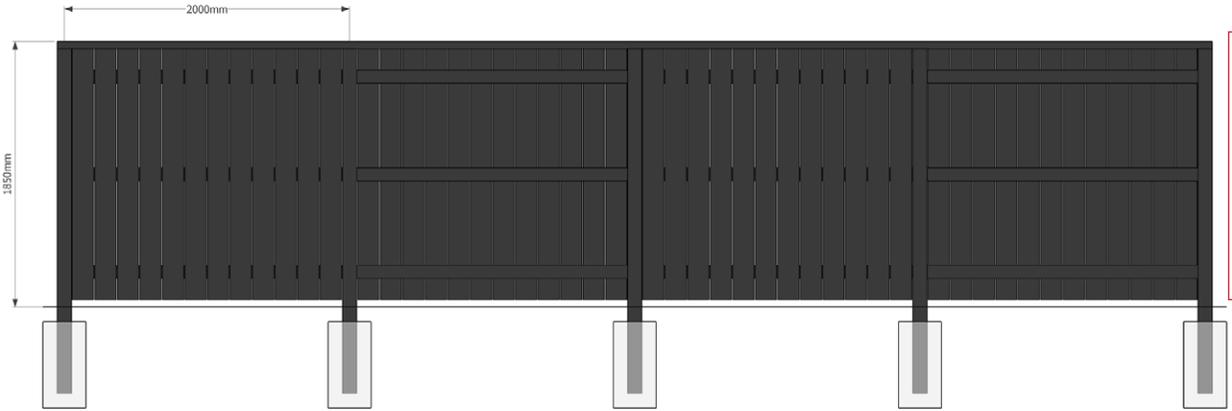
DIAGRAM — 9

Note: All gate posts on 1.8m type C or D screen fence returns to be 112.5 x 112.5mm H5 glue laminate timber to prevent twisting.

DIAGRAM — 11
Fence types C and D

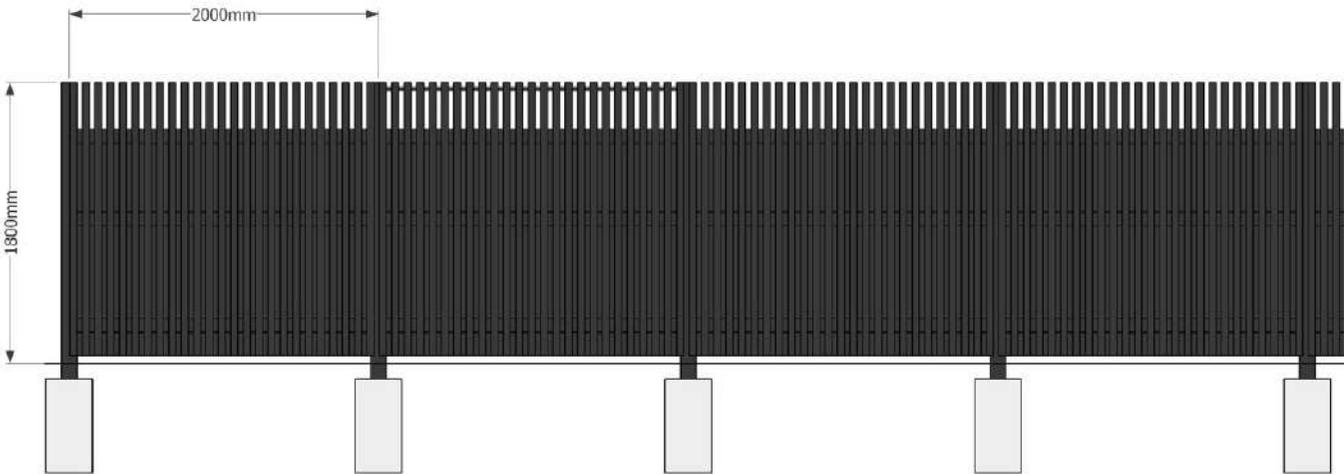
FENCING - BACKYARD FENCE AND PARDOA BOULEVARD SCREEN FENCE

TYPE E - 1.85m BACKYARD FENCE



100x100mm H4 posts at max 2000mm centres. 100x50mm H3.2 rough sawn rails with 150 x 25mm H3.2 rough sawn pailings. 100 x 50mm H3.2 rough sawn cap. Pailings to be flush with front of posts and to swap sides at each post. 5-10mm gap between pailings. Sections to step at post location instead of rake if level change is required. Max 100mm gap from base of fence to ground. Fence to be painted black.

TYPE F - 1.8m PARDOA BOULEVARD SCREEN FENCE



The fencing along Pardoia Boulevard is designed to be visually appealing from the street while still providing noise attenuation within the back yards of adjoining properties. The fence is to be built lot by lot and allowance for the fence to continue at either end is required. No Plywood backing is required when the fence is side on to Pardoia Boulevard against an open space link.

100x100mm H4 posts at max 2000mm centres. 90x45mm H3.2 dressed rails with 45 x 40mm H3.2 dressed battens. Rails to be flush with front of posts and battens to run continuously along the front of the posts. 35mm gap between battens. 19mm H3.2 plywood to be fixed to lot side of fence to a maximum height of 1.5m above ground. Plywood to be painted black on both sides prior to installation. Sections to step at post location instead of rake if level change is required. Max 100mm gap from base of fence to ground.

DIAGRAM — 12
Fence types E and F

'Look And Feel' Examples For The Front Yard Landscape Design

Bernardes Arquitetura



Ajuga reptans 'Catlin's Giant'



Eckersley Garden Architecture

Eckersley Garden Architecture



Rhopalostylis chathamica

PLANTING GUIDELINES

FRONT YARD PLANTING DESIGN

Planting shall be undertaken in the front yard of each lot. The design for each front yard shall be implemented and maintained by the lot owner at the time of construction of the house and completed prior to the occupation of the house.

Specimen tree and plant species for the front yard planting design are to be selected from the Greenhill Park Plant List.

* Other plant species can be approved at the discretion of the Design Review Panel.

Planting should be selected for optimum growing conditions and not require an unnecessary amount of maintenance to get it established or for it to thrive in the long term. Planting should define front boundaries, reinforce entrances, frame views from the house onto the street, provide privacy and separation between each lot and allow solar access to windows and living areas.

Due to the compact size of each lot, plants should be set-out in layers of height to maximise the perceived depth of the planted borders. All plants should be arranged so that they touch when they reach their mature size.

Plants should be set-out with layers of height in mind. Tall species should typically be arranged at the back against walls and fence lines graduating to smaller species in the front of the border. In very narrow borders where there is little room to layer, layer heights from side to side instead.

'Look And Feel' Examples For The Front Yard Landscape Design

All front yard planting, other than specimen trees, must be 1.2m maximum in overall height at maturity or maintained as a 1.2m high hedge to maintain outlook to the street.

Spread organic mulch thickly to a depth of at least 75mm around the plants following planting to provide good weed suppression and keep the soil as moist as possible.

All work undertaken should be of a very high quality and appearance. All set-out should be set square and aligned perpendicular to the house.

SPECIMEN TREES

Each front yard shall have at least one tree planted as part of the overall design and implementation of the front yard plans. The tree is to be a minimum grade of Pb 150 and 2+ metres high at the time of planting. When planting a tree, consideration should be given to the mature size of the tree, and to the use of root barriers when planting in close proximity to houses, hardscapes or services. Trees should be positioned between side boundaries and as close as possible to the front boundary. Trees should not be planted in a hedge.

CORNER LOTS

The front yard treatment should continue around the corner for at least one third of the total side elevation. There should be at least one tree planted on each outward facing yard on corner lots.

BACK YARD

It is encouraged that fruit trees are planted in each back yard.



Pachysandra terminalis

Christian Fournet

Ophiopogon planiscapus 'Black Dragon'

Matthew Cunningham Landscape Design, LLC

Where the front yard setback is less than 3.5m it is encouraged that the entire front yard be planted



On corner lots the front yard treatment should continue around the corner for at least one third of the total side elevation.

On corner lots there should be at least one tree planted on each outward facing yard.

- 1 Specimen tree
- 2 Hedge maintained to 1.2m high maximum
- 3 Accent plants
- 4 Shrubs
- 5 Flowers, Grasses
- 6 Groundcovers
- 7 Lawn
- 8 Letterbox
- 9 Entrance path and driveway
Unit pavers
- 10 Entrance path and driveway
In-situ concrete
- 11 Low fence
1m high maximum

DIAGRAM — 13
Indicative Landscape Concept Plan

ENTRANCE PATHS AND DRIVEWAYS

Entrance paths and driveways should be high quality hard surface materials. Entrance paths should be constructed to directly link the entry of the house to the street, with no interference from parked vehicles.

Materials that are permitted are —

- In-situ exposed aggregate concrete construction with 8% black oxide using Bowers concrete. A broomed concrete finish is not permitted.

Control joints for driveways should be at 3m centres maximum. The width of the entrance path will determine the centres for control joints along the path e.g. if the path is 1.5m wide, the control joints could be at 1.5m centres to create a square grid or 3m centres to create a rectangular grid (the maximum length to width ratio should be 2:1).

- Unit pavers
- Stone

* Other materials can be approved at the discretion of the Design Review Panel.

EXTERIOR LIGHTING

Exterior lighting should be carefully designed with regard to placement, intensity, timing, duration and colour. All light fittings should be integrated into the architecture or landscape. Louvres, hoods and other attachments designed to direct light and minimise light pollution are required for any exterior lighting.

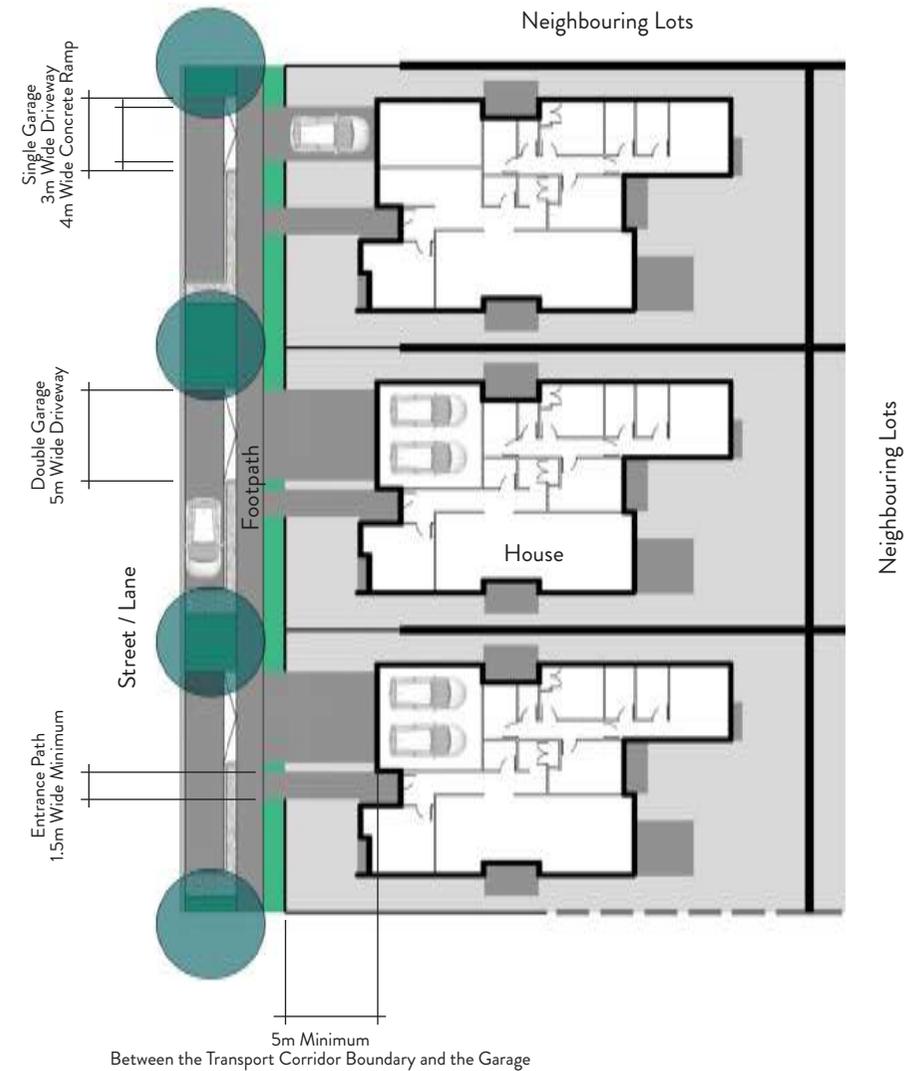


DIAGRAM — 14
Entrance Paths And Driveways

'Look And Feel' Examples For Entrance Paths And Driveways

Irregular stone flagstones

In-situ concrete with an exposed aggregate finish



In-situ concrete with a coloured oxide added, and an acid washed finish



Horst Architects



Houston Landscapes

Stefan Morael Tuin Architect, Brussel



Scott Lewis Vineyard Retreat



Stone tiles



Elabb Pavement/Idland Seas

Unit pavers

Matthew Williams for Gardenista



In-situ concrete with an acid washed finish



GREENHILL PARK PLANT LIST

SPECIMEN TREES

	Botanical Name	Common Name	Evergreen	Deciduous	Sun	Partial Shade	Shade
	Acer palmatum	japanese maple		•	•	•	
	Acer palmatum 'Bloodgood'	japanese maple		•	•	•	
	Cercidiphyllum japonicum	katsura tree		•	•	•	
	Cercis canadensis 'Forest Pansy'	redbud		•	•	•	
	Cornus contraversa	dogwood		•	•	•	
	Cornus florida 'Cloud 9'	dogwood		•	•	•	
	Magnolia grandiflora 'Little Gem'	evergreen magnolia	•		•	•	
	Magnolia 'Cleopatra'	magnolia		•	•	•	
	Magnolia 'Star Wars'	magnolia		•	•	•	
	Magnolia 'Yellow Bird'	magnolia		•	•	•	
	Pyrus calleryana 'Candelabra'	ornamental upright pear pvr		•	•	•	
	Styrax japonicus	japanese snowbell		•	•	•	

All front yard trees to be a minimum grade of Pb 150 and 2+ metres high at the time of planting.

BACK YARD FRUIT TREE



Such as – Apple, Citrus (lemon, mandarin, grapefruit), Crabapple, Feijoa, Nectarine, Peach, Pear, Plum.
Ensure you select a cold-hardy variety.

HEDGES



Botanical Name	Common Name	Evergreen	Deciduous	Sun	Partial Shade	Shade
Camellia sasanqua 'Setsugekka'	camellia	•		•	•	•
Corokia 'Geenty's Green'	korokio	•		•		
Corokia 'Bronze King'	korokio	•		•	•	
Griselinia littoralis	broadleaf	•		•		
Michelia figo	port wine magnolia	•		•	•	
Laurus nobilis	bay tree	•		•	•	
Lonicera nitida	box honeysuckle	•		•	•	
Prunus laurocerasus	cherry laurel			•	•	
Teucrium fruticans	tree germander	•		•		
Viburnum tinus 'Eve Price'	laurustinus	•		•	•	•

All hedges should be a minimum grade of Pb 12 at the time of planting, a single species and maintained as a maximum 1.2m high hedge to maintain outlook from the house to the street.

ACCENT PLANTS



Botanical Name	Common Name	Evergreen	Deciduous	Sun	Partial Shade	Shade
Buxus species	box	•			•	•
Cotinus coggygia 'Royal Purple'	purple smoke bush		•	•	•	
Hydrangea paniculata 'Levana'	panicle hydrangea		•	•	•	
Hydrangea paniculata 'Tardiva'	panicle hydrangea		•	•	•	
Malus 'Ballerina Waltz' PVR	waimea nurseries columnar apple		•	•		
Pseudopanax crassifolius	lancewood	•		•	•	
Rhopalostylis chathamica	pitt island / chatham island nikau	•		•	•	
Syringa 'Alice Eastwood'	lilac		•	•	•	
Viburnum opulus 'Sterile'	snowball tree		•	•	•	•

All accent plants to be a minimum grade of Pb 12 at the time of planting.

SHRUBS



Botanical Name	Common Name	Evergreen	Deciduous	Sun	Partial Shade	Shade
Euonymus 'Emerald Gem'	dwarf euonymus	•		•	•	•
Lonicera nitida 'Honey Hedge Ruby'	box honeysuckle	•		•	•	
Rhododendron species – to 1.2m high maximum	rhododendron	•			•	
Sarcococca ruscifolia var. chinensis	chinese box	•			•	•
Skimmia 'Kew Green'	skimmia kew green	•			•	•
Viburnum davidii	david viburnum	•		•	•	•

All shrub plants to be a minimum grade of Pb 8 at the time of planting.

FLOWERS



Botanical Name	Common Name	Evergreen	Deciduous	Sun	Partial Shade	Shade
Alstroemeria species	peruvian lily		•	•	•	
Anemone x hybrida	japanese anemone	•		•	•	
Dietes iridioides	wild iris	•		•	•	
Helleborus species	winter rose	•		•	•	
Iris germanica	bearded iris and hybrids		•	•		
Liriope muscari 'Evergreen Giant'	lily turf	•		•	•	•
Liriope muscari 'Monroe White'	lily turf	•			•	•
Liriope muscari 'Samantha'	lily turf	•		•	•	
Rosmarinus officinalis	rosemary	•		•		

All flowering plants to be a minimum grade of Pb 5 at the time of planting.

GRASSES



Botanical Name	Common Name	Evergreen	Deciduous	Sun	Partial Shade	Shade
Carex dipsacea	teasel sedge	•		•	•	
Carex testacea	orange sedge	•		•		
Poa cita	new zealand silver tussock	•		•		

All grasses to be a minimum grade of Pb 5 at the time of planting.

GROUNDCOVERS



Botanical Name	Common Name	Evergreen	Deciduous	Sun	Partial Shade	Shade
<i>Acaena inermis</i> 'Purpurea'	purple bidibid	•		•		
<i>Ajuga reptans</i> 'Catlin's Giant'	blue bugle	•			•	
<i>Dianella nigra</i>	turutu	•		•	•	
<i>Farfugium japonicum</i> var. <i>giganteum</i>	tractor seat	•			•	•
<i>Leptinella squalida</i> 'Platt's Black'	brass buttons	•		•		
<i>Liriope spicata</i>	lily turf	•		•	•	
<i>Ophiopogon planiscapus</i>	mondo grass	•		•	•	
<i>Ophiopogon planiscapus</i> 'Black Dragon'	mondo grass	•		•	•	•
<i>Pachysandra terminalis</i>	japanese spurge	•			•	•
<i>Thymus serpyllum</i> 'Coccineus'	creeping thyme	•		•		
<i>Trachelospermum jasminoides</i>	star jasmine	•		•	•	

All groundcover plants to be a minimum grade of Pb 5 at the time of planting.

ON-LOT WATER EFFICIENCY MEASURES

WATER SUPPLY AND WASTEWATER DISPOSAL

The efficiency of taps, showers and toilets contribute to how much water we use. A reduction in the use of potable water by each house directly relates to the amount of wastewater generated (i.e. reduced water use results in reduced wastewater generation). To reduce potable water demand and the amount of wastewater generated, as a minimum, each house is required to install low demand fittings for kitchen, bathroom and laundry facilities.

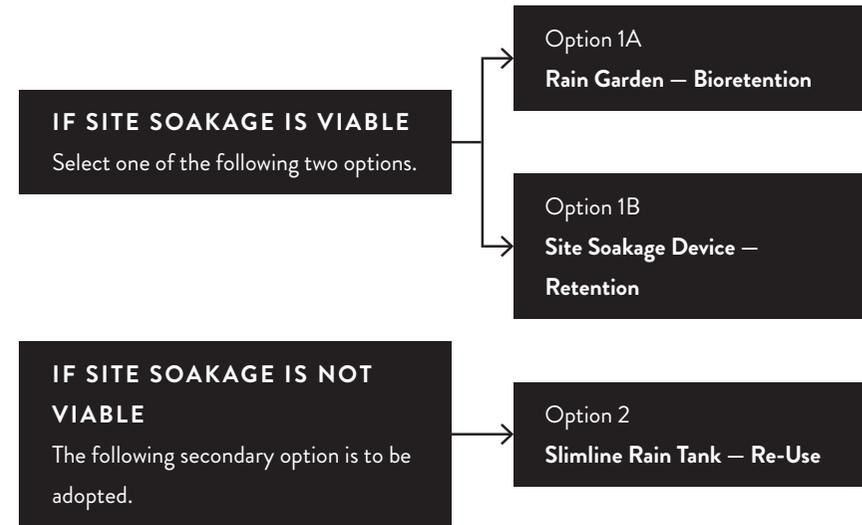
All household fittings are required to have a minimum 3 Star Rating.

STORMWATER DISPOSAL

Each lot is required to adopt an on-lot stormwater efficiency measure to ensure that surface water runoff is appropriately managed.

First, the suitability of the site for soakage needs to be assessed. Soakage is the process of helping stormwater soak into the ground using specially designed soakage devices. Soakage allows for the infiltration of stormwater into the soil which recharges the groundwater table below.

A site infiltration test is mandatory for all lots to confirm the in-situ soils are capable of achieving the minimum percolation rates. Refer to Hamilton City Council 'Three Waters Practice Note HCC 03: Soakage' for guidance on soil testing.



* Other alternative stormwater efficiency options will also be considered subject to approval by Greenhill Park and Hamilton City Council.

The selected option is to be designed by a suitably qualified Engineer and approved by the Hamilton City Council Building Control Unit. Refer to page 33 to 36 of these guidelines for further information of the design requirements for Options 1A, 1B & 2.

Hamilton City Council also encourages the installation of multiple stormwater efficiency options within a property, where practical.

Option 1A

RAIN GARDEN – BIORETENTION

Design to provide minimum 'live storage' retention for runoff from a 10mm rainfall event for trafficked hard-stand areas.

The following table outlines indicative storage volumes and estimated rain garden areas for a range of lot sizes.

Lot Area (m ²)	Live Storage Volume (m ³)	Rain Garden Area (m ²)
300	0.8	4.1
350	0.9	4.7
400	1.1	5.4
450	1.2	6.1
500	1.4	6.8
550	1.5	7.4

Based on hard-stand coverage equal to 30% of total lot area

KEY REQUIREMENTS

- Rain garden to be located to capture runoff from main hard-stand areas within the lot (as much as practical).
- Maximum live storage depth to be 300mm (safety requirements to be considered when device is at maximum storage capacity).
- A channel and grate to be installed across vehicle entrance to capture hard-stand run off and direct it to rain garden.

- Rain garden to be integrated with garden design (refer to page 34 for details).
- Overflow to be connected to stormwater connection provided.

FOR MORE INFORMATION

Refer to Hamilton City Council 'Three Waters Practice Note – HCC04 – Bio-retention (Rain Gardens)' for information on typical design requirements.

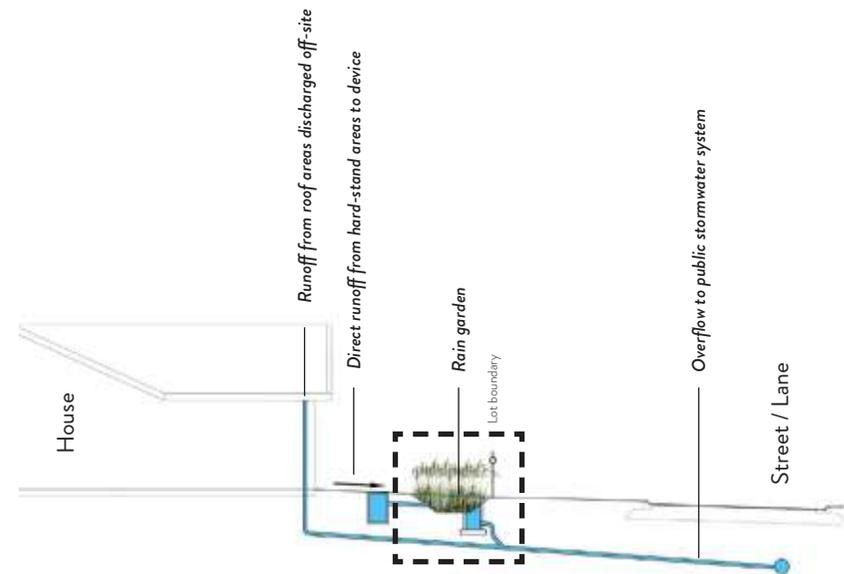


DIAGRAM — 15
Rain Garden – Bioretention

GREENHILL PARK RAIN GARDEN PLANT LIST

Native plants are encouraged, but other exotic plant species which complement your front yard planting design could be used. Deciduous plants should not be used as their leaf-fall can block the outflow.

The plants selected need to —

- Be able to tolerate short periods of inundation and longer dry periods
- Be perennial rather than annual
- Have deep fibrous root systems and a spreading growth form
- Form a dense, weed-suppressing cover



Botanical Name	Common Name
Apodasmia similis	oioi
Blechnum penna-marina	alpine hard fern
Libertia ixioides	mikoikoi
Carex dipsacea	teasel sedge
Carex secta	purei
Carex virgata	pukio
Dianella nigra	turutu
Libertia grandiflora	mikoikoi
Lobelia angulata	panakenake
Pimelea prostrata	pinatoro

All rain garden plants to be a minimum grade of Pb 8 at the time of planting. * Other plant species can be approved at the discretion of the Design Review Panel.

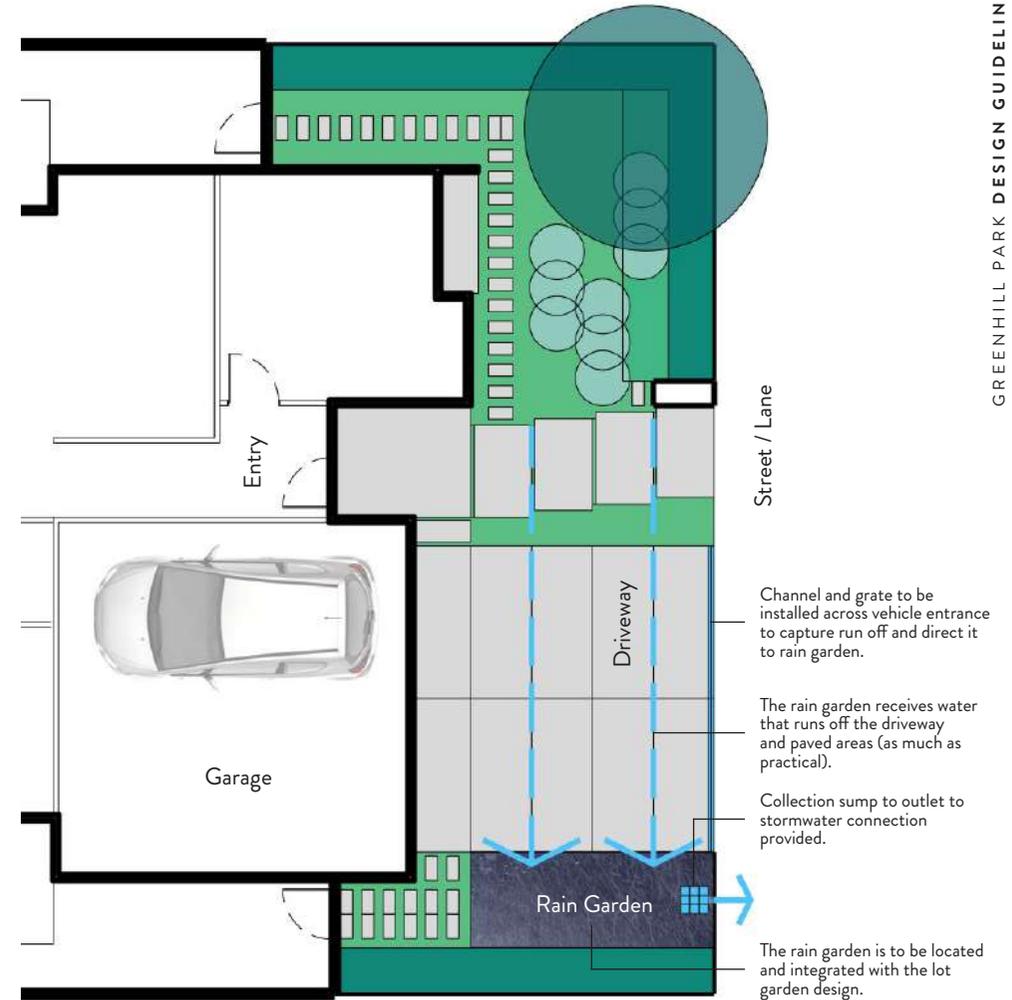


DIAGRAM — 16
Rain Garden Typical Location

Option 1B

SITE SOAKAGE DEVICE – RETENTION

Design to provide minimum 'live storage' retention for runoff from a 10mm rainfall event for roof and trafficked hard-stand areas.

The following table outlines indicative storage volumes for a range of lot sizes.

Lot Area (m ²)	Live Storage Volume (m ³)
300	2.2
350	2.6
400	3.0
450	3.4
500	3.7
550	4.1

Based on 80% site coverage (roof and hard-stand areas)

KEY REQUIREMENTS

- Soakage device(s) to be located to capture runoff from roof downpipes and hard-stand areas (as much as practical).
- A channel and grate to be installed across vehicle entrance to capture hard-stand run off and direct it to soakage device.
- Soakage device to be integrated with garden design.
- Overflow to be connected to stormwater connection provided.

FOR MORE INFORMATION

Refer to Hamilton City Council 'Three Waters Practice Note HCC 03: Soakage' for information on typical design requirements.

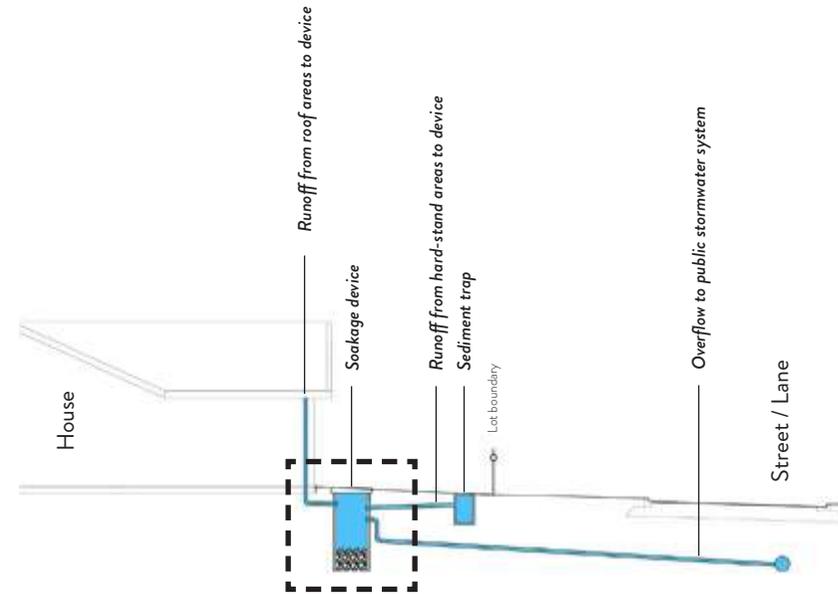


DIAGRAM — 17
Site Soakage Device – Retention

Option 2

SLIMLINE RAIN TANK – RE-USE

The slimline rain tank is to be connected to a separate grey-water household re-use system with a minimum capacity of 5,000L.

KEY REQUIREMENTS

- Rain tank to be connected into a fully integrated grey-water re-use system within the main dwelling with connections to toilets, laundry and irrigation systems.
- All roof run-off is to be captured by rain tanks and available for re-use. Run-off from hard-stand areas (driveways and paving) can be discharged directly into stormwater connection provided.
- A maximum of two (2) tanks may be used to achieve the required storage and align with downpipe locations.
- Overflow to be connected to stormwater connection provided.

LOCATION AND INSTALLATION

Slimline rain tanks should be placed in the rear or side yard of the lot as unobtrusively as possible. Care should be taken, where tanks are placed next to the house, to ensure they are placed adjacent to a blank wall and not in-front of a window.

COLOUR

The colour of all rain tanks should match the colour of the homes exterior wall cladding adjacent to the tank.

* Colours that do not match but are complementary to the design and materials of the house can be approved at the discretion of the Design Review Panel.

FOR MORE INFORMATION

Refer to Hamilton City Council 'Three Waters Practice Note – HCC02 – Rainwater Re-use Systems (Rain Tanks)' for information on design requirements.

APPROVED RAIN TANK PRODUCTS

Tanksalot® Slimline Tank www.tanksalot.co.nz

ThinTanks™ NZ Slimline Rainwater Poly Tank www.thintanks.co.nz

* Other rain tank products will also be considered subject to approval by Greenhill Park.

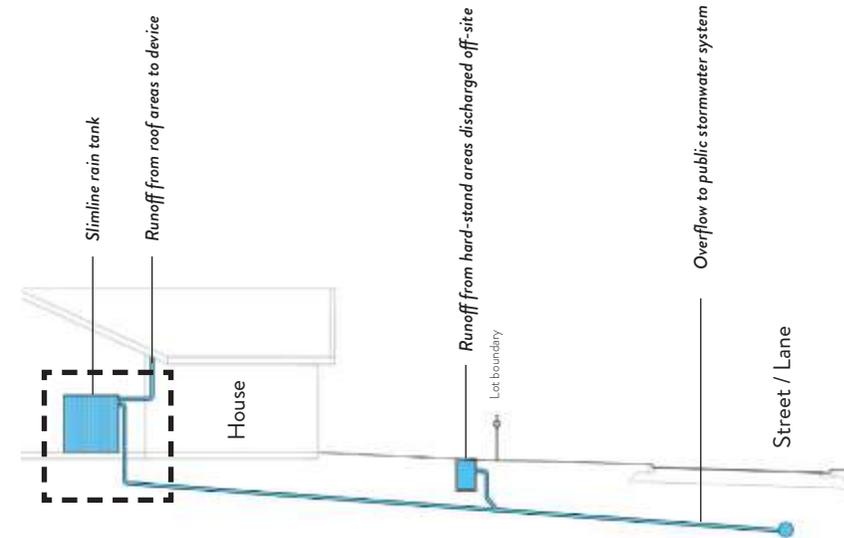


DIAGRAM — 18
Slimline Rain Tank – Re-use

DESIGN REVIEW PANEL

INTRODUCTION

The Greenhill Park Design Guidelines control the architectural and development quality, including the front yard landscape design and fencing, for all lots.

The Design Review Panel (DRP) is the process by which the designs for each lot shall be received, reviewed and approved. The Design Review Panel can approve anything at their discretion.

The DRP will receive designs in three stages –

STAGE 1 FEASIBILITY

STAGE 2 CONCEPT DESIGN

STAGE 3 DEVELOPED DESIGN

Each stage needs to obtain approval from the DRP, however the Feasibility Stage may not be required if the applicant is confident to proceed straight to the Concept Stage.

The DRP will meet with the applicant for each of the Concept Design and Detailed Design processes and provide a simple Design Panel Report, identifying any issues in the following categories. The feasibility review can be undertaken without needing a meeting.

The Design Review Panel will identify three types of issues –

FUNDAMENTAL

The application has design issues fundamental to its approval. Approval is not given and the issues need to be addressed and the applicant re-apply for approval of the design at the same design stage.

SIGNIFICANT

The Design Review Panel believe the design has significant issues and these need to be addressed at the next stage of the Design Review Panel process.

OTHER ISSUES

The Design Review Panel provides comment on ways the design can be improved. The applicant is encouraged to take these comments on board but the design is approved.

DRAWING AND INFORMATION REQUIREMENTS

All plans and drawings provided for each stage should be legible and to scale, with a north arrow, and the following lot information –

Lot / DP number, street name, applicant name and contact details including, postal address, phone number and email address.

Please tick

STAGE 1 FEASIBILITY

The feasibility check is the first pass. Enough design detail to secure an overall design for the site so you know it can work. Compliance with the main controls – height, setbacks, side yards, etc., must be illustrated.

STAGE 2 CONCEPT DESIGN

SITE PLAN

With setbacks, contours, house and garage footprints, entrance path and driveway.

FLOOR PLANS

ELEVATIONS

3D RENDERED IMAGES

A3 full colour, high quality renders, based on a 3D computer generated model of the house and front yard landscape design including fencing.

LANDSCAPE PLAN

A landscape plan is required for the front yard of all lots. A landscape plan will also need to be prepared for the side yard if the lot is a corner lot or adjoins an open space. Plan to include all fencing, planting, hard surfaces (show concrete cuts) and letterbox design information.

PRELIMINARY MATERIALS, COLOURS AND FINISHES SCHEDULE

LIST OF ALL NON-COMPLIANCES

It is the designer's responsibility to provide a list of all non-compliance issues with the Rules and Design Guidelines.

*Please tick***STAGE 3 DEVELOPED DESIGN**

All drawings provided to be A3 CAD plans, at an approved scale.

The Design Review Panel is particularly interested in how the front elevation and street frontage works. Including the front facade, front door, entranceway, garage door, driveway and car parking. The design should accurately establish the finished floor levels of the house and garage slabs and resolve any level changes that front the street.

SITE PLAN

With setbacks, contours, house and garage footprints, entrance path and driveway.

FLOOR PLANS**ELEVATIONS****3D RENDERED IMAGES**

A3 full colour, high quality renders, based on a 3D computer generated model of the house and front yard landscape design including fencing.

LANDSCAPE PLAN

A landscape plan is required for the front yard of all lots. A landscape plan will also need to be prepared for the side yard if the lot is a corner lot or adjoins an open space. Plan to include all fencing, planting, hard surfaces (show concrete cuts) and letterbox design information.

MATERIALS, COLOURS AND FINISHES SCHEDULE

Materials, colours and finishes of all exterior finishes shall be nominated.

LIST OF ALL NON-COMPLIANCES

It is the designer's responsibility to provide a list of all non-compliance issues with the Rules and Design Guidelines.