

ST THOMAS ESTATE DESIGN & SITING GUIDELINES

The Vendor and Purchaser wish to protect the visual concept and integrated appearance of St Thomas Estate subdivision.

July 2016

St Thomas Estate Design and Siting Guidelines

Houses must be designed in accordance with the Guidelines.

DOCUMENTATION REQUIRED

- Site plan showing building envelope, setbacks, driveways, fencing, patios, pergolas, screens, and incorporating a landscape plan showing type and position of trees, planting beds and grass areas (1:200 scale)
- Indicative location of letterbox, clotheslines, antennas, satellite dishes, gas bottles, heat pumps, wheelie bin storage, and solar panels
- Dimensioned Floor plans of the house (1:100 scale)
- A full set of elevations of the house from all sides (1:100 scale)
- Roof plan
- A materials palette sheet indicating all exterior products, finishes and colours (walls, roof, windows and door frames, doors, gutters, fences and driveways)
- Completed coversheet/checklist

Submit to St Thomas Estate Ltd electronically by email to dave@stthomasestate.co.nz

SITE CONFIGURATION

- All boundaries and set backs to comply with Tauranga City Council Residential A rules
- Consideration should be taken of sun aspect and prevailing wind direction. Dwelling houses should be designed to maximize natural sunlight and ventilation
- Consideration should be taken of surrounding dwelling house designs, so as to create diversity and visual difference

HOUSE DESIGN

Materials

- Permissible materials are kiln-fired or concrete brick, concrete block, stucco textured finish, stone, linea or timber weatherboard construction
- Garages/ carports/ outbuildings are to be constructed from permissible materials as listed above, and must be an integrated architectural design with the dwelling house
- Exterior surfaces that are not pre-colourcoated or finished shall be painted or stained
- If concrete block is used it must be sealed with appropriate clear sealant
- Basements/ exposed sub-floors/ framing/ and/or decks shall have the exposed area clad in permanent materials in conformity with the main parts of the dwelling house
- Exterior cladding / roof/ garage door/ and joinery must be of subdued or non-vibrant colour
- No unpainted metal cladding or roofing. Highly reflective roof not permitted.

Street frontage

- Front door must have either direct street access or be easily recognized from the street
- Dwelling or garage wall predominantly facing the road frontage must include at least one window or feature element
- Where the property has a front boundary fence, letterboxes are to be incorporated in the fence and not freestanding.
Where hedging is used instead of front fencing, the letterbox should be integrated into a blockwork column or fencing element and not attached to a single post

- Clotheslines, antennas, satellite dishes, gas bottles, heat pumps, and solar panels are to be located so as not to be highly visible from the street frontage
- The Building and Landscape design will not have a detrimental aesthetic or negative effect on the other buildings or other Lots in the subdivision, now, or at a later date

Parking, garages and driveways

- At least 1 car garaging must be attached to the dwelling house. The garage must be constructed of the same architectural style and use the same materials as the rest of the dwelling house
- Garages must have sectional doors (no Roller or Tilt-a-doors)
- Carports are permitted in addition to at least one standard garage. Carports are to be constructed of sturdy materials and in keeping with the overall design of the dwelling house
- Campervans, caravans, boats and trade vehicles must be garaged or screened in keeping with the overall design of the dwelling house
- All driveways between the kerb edge and the front boundary of the property are to be constructed of concrete with an exposed aggregate finish or broom finished concrete

LANDSCAPE DESIGN

- Fences must be of a standard comparable to the house itself
- Front boundary fence or hedge to be a maximum 1.2m high and of a permeable design
- No solid fencing allowed along front street boundary
- Side and rear boundary fence to be maximum 1.8m high, with the portion of the fence from the street façade of the dwelling nearest the front boundary up to the front boundary being maximum 1.2m
- Except during construction, it is not permissible to erect a fence constructed of shade cloth, netting, iron or steel of any profile, untextured fibre cement panel, plywood, fibrolite or post and wire
- Any permanent fence and/or gates erected by St Thomas may not be changed, increased in height or adjusted in any manner. Fencing is to be regularly maintained and any damage repaired must match the original design of the fence
- The matured size and number of on-site trees should be in proportion to the scale of the house and the amount of available open space around the house

GENERAL

- Fibre Optic Cable is being installed to every section – inform your builder to ensure connection is addressed as part of your house design

APPROVAL

- Your submitted design will be reviewed against the Design and Siting Guidelines by St Thomas Estate or its appointed agent. Please allow approximately 10 working days for approval once all the documents have been submitted and meet compliance. Plans that do not comply with the Guidelines will be returned with the areas of non-compliance highlighted. Amended plans can be re-submitted.

Disclaimer – These Design Guidelines are intended to be read in conjunction with relevant Tauranga City Council Residential Zone Rules and Relevant Building Code Standards. St Thomas provides no representation or warranty that the enclosed guidelines are in accordance with Tauranga City Council's planning rules and building code. Interested parties must carry out their own due diligence enquiries as to Council's requirements for any proposed dwelling prior to submitting plans and specifications to St Thomas for pre-approval in accordance with the restrictive covenants to be registered against titles to the properties contained in the development. St Thomas reserves the right to amend or update these guidelines from time to time should this be deemed necessary or appropriate without prior notification

To **St Thomas Estate Limited** dave@stthomasestate.co.nz

DESIGN AND SITING GUIDELINES COVERSHEET/CHECKLIST

Lot Number:

Owners Name:

Mobile No:

Home No:

Email:

Owners Address:

Owners Representative submitting plan:

Name:

Company:

Mobile No:

Email:

Signature of Owner:

Date:

Signature of Owners Representative:

Date:

Documentation required to be submitted for approval

1. Site plan showing building envelope, setbacks, driveways, fencing, patios, screens, pergolas, and landscape plan with type and position of trees, planting beds and grass areas (1:200 scale), showing date and version number
2. Indicative location of letterbox, clotheslines, antennas, satellite dishes, gas bottles, heat pumps, wheelie bin storage and solar panels
3. Dimensioned Floor plans of the house (1:100 scale)
4. A full set of elevations of the house from all sides (1:100 scale)
5. Roof plan
6. A materials palette sheet indicating all exterior products, finishes and colours (walls, roof, windows and door frames, doors, gutters, fences and driveways)

Important: It is the Submitters responsibility to nominate all areas that do not comply with the St Thomas Estate Restrictive Covenants and Design and Siting Guidelines, and the reasons that an alternative solution is being sought.

Applications cannot be assessed until all of the above information is available.

A copy of this form must be included with the lodgment of plans for approval.

Please submit via email to: dave@stthomasestate.co.nz