



design guidelines

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Introduction

Traditional Raglan has achieved considerable density and diversity in a typically chaotic way which has created a distinct and interesting vibe in the community. Acknowledging this the Waikato District Council and Rangitahi Limited agreed to an approach that ties development outcomes to a master plan. The master plan provides guidelines for a co-ordinated urban and architectural design response more akin to the traditional Raglan 'village-scape' while providing for diversity and richness of individual houses.

The goal of a master plan is a comprehensive integrated design that provides for the creation of a community through a mixture of housing and lot sizes, a true public realm, a sense of place, sufficient economic yield and real respect for the natural and built receiving environment that the development is inserted into.

We have created design guidelines to help deliver our vision for the peninsula. The design guidelines for Rangitahi must be read in conjunction with the provisions of the Waikato District Council District Plan. Compliance with these design guidelines and gaining design approval from the Rangitahi Design Review Panel prior to commencing construction is mandatory as outlined in your property covenants. All aspects of your design, including house and landscape designs must be adequately detailed and submitted long before you plan on applying for building consent and commencing construction of your home.

OUR VISION

To create an extension of the existing Raglan community, celebrate local culture and provide a lifestyle close to nature. Rangitahi is a place where you can build a home for yourself and for future generations with great respect for the land and sea. The Rangitahi project responds to its unique environment, providing energy and identity to the community.

OUR OBJECTIVE

To provide a range of living opportunities to the local community and beyond that attracts a diverse community with a range of demographics at different stages of life.

To showcase high quality houses, streets and public spaces. A mixture of lot and house sizes and typologies will be developed to provide choices and value.

Rangitahi is committed to energy conservation, encouraging sustainability through quality design. Guidelines will control the quality of the residential development, along with the use of a design panel process ensuring security for those purchasing in Rangitahi.

OUR STRATEGY

To deliver on the vision for Rangitahi, Rangitahi Limited will:

- Ensure a mixture of house types, section sizes and lot widths, throughout the peninsula.
- Provide excellent public spaces, streets and reserves for the community. These investments will improve the value of the whole peninsula and all of the properties on it.
- Review and approve the architecture to ensure there is a range of good quality, well-designed contemporary homes for a variety of people and families, (i.e. not all the same market or community sector).
- Ensure houses actively face the street, creating an interactive street environment and community.
- Control the landscape design and implementation to create a high quality street environment.

THE GUIDELINE PURPOSE

The purpose of the design guidelines is to control the form and the quality of residential development in Rangitahi.

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

Here are some of the key points that Rangitahi will be addressing through the design review panel process across residential and mixed-use development.

1. Responds to Context

Is the building form and scale appropriate for the location?
Does the building function appropriately for its location within the neighborhood?

2. Responds to Site

Does the building express the slope?
Is retaining minimized?
Does the building provide and create spaces that are functional and usable for outdoor living - both public and private?
Are the vehicle and access impacts minimized?

3. Impacts on Neighbours

Does the design ensure that noise, overlooking and overshadowing impacts on the neighbours have been considered and minimized?

4. Responds to/fronTS the Public Realm

Do living areas open up to the street?
Does the building feature elements that encourage sociability such as porches and or verandas?
Is the front yard a functional/usable part of the house design?
Is an active relationship to the public realm maintained when a rear boundary adjoins a public reserve?

5. Street scape Facade

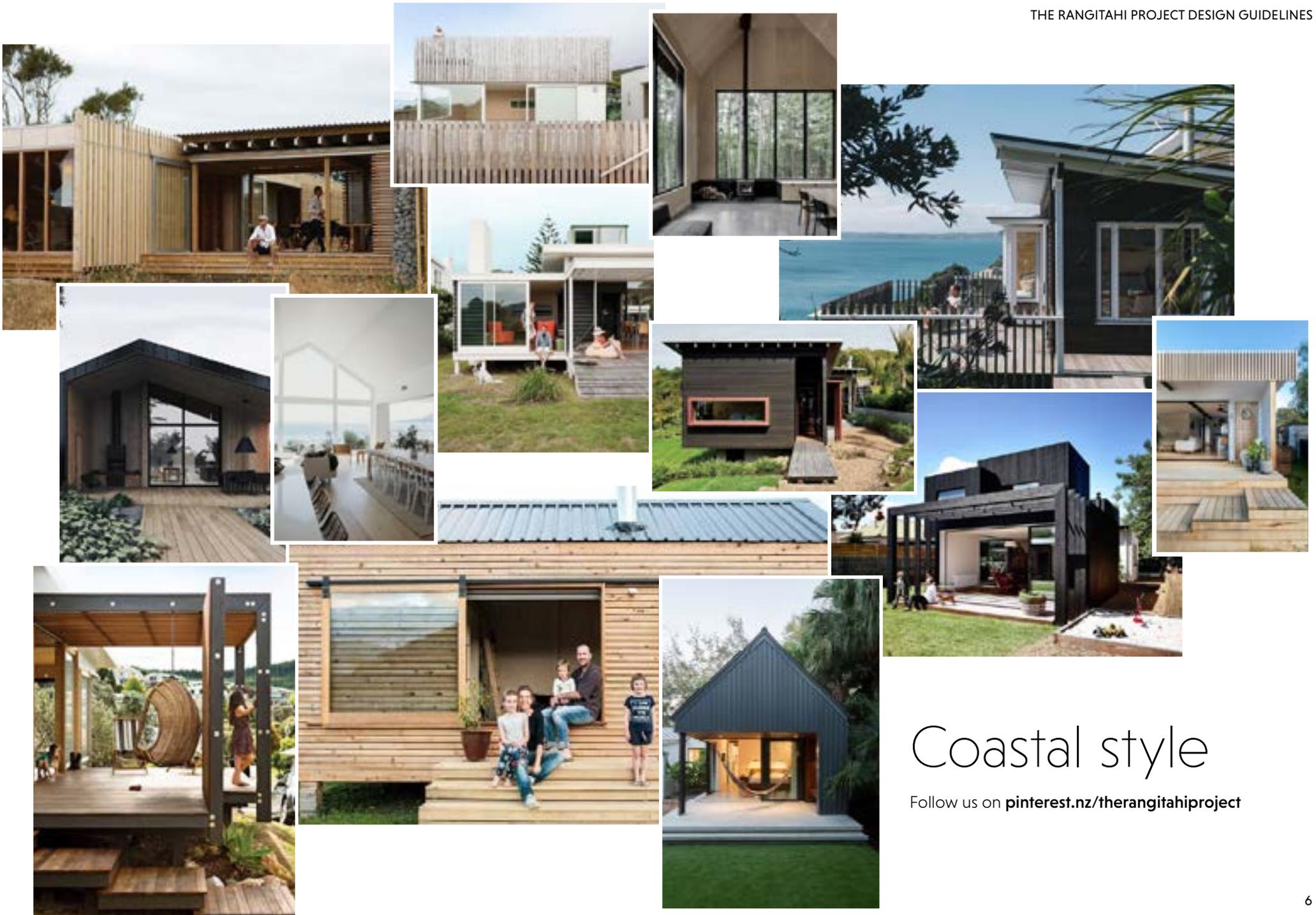
Does the building contribute positively (i.e. fit in) to the overall appearance of the neighbourhood?

6. Landscape Elements & Building Materials

Are the materials generally the same as elsewhere in the neighbourhood?
Do these elements contribute positively to the overall neighbourhood cohesion and identity?

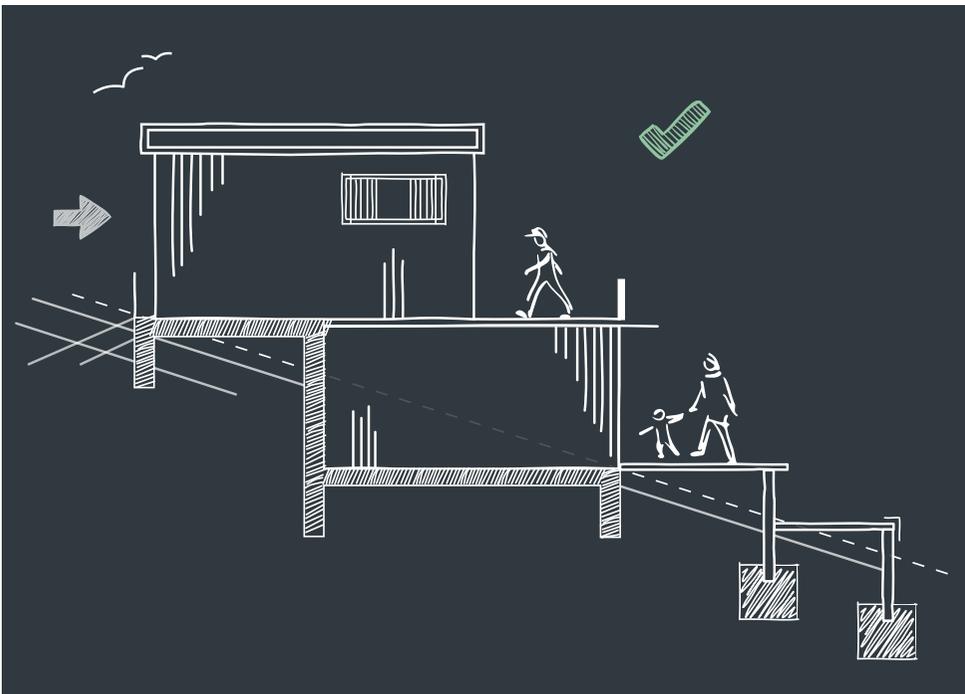
7. Sustainability & Resilience

Does the building:
Incorporate low impact design solutions?
Provide alternative energy generation or storage?
Reduce storm water or utilise rainwater harvesting?



Coastal style

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Site Design

OBJECTIVE

To ensure individual building lots, street-scape and neighborhoods are developed in a co-ordinated manner where the architectural and landscape components of the natural and built environment are balanced and residential amenity is maintained.

The Rangitahi development team is passionate about making sure the design and build of your home integrates into the unique natural coastal environment that exists in Raglan, ensuring that the coastal environment is not only preserved, but also celebrated.

DESIGNING FOR THE CONTOUR

There is very little flat land in Raglan or on the Rangitahi Peninsula. Accordingly an important principle in the design and layout of the houses is that they should describe and support the topography, not fight against it.

Homes on sites with a moderate to significant slope must be designed to step down the slope and work with the contour. Rooflines should be designed sympathetically to the surrounding environment, following the contour of the land while respecting neighbouring properties and protecting their views. Landscape designs must respond to the topography and be considered as an integrated part of the house and site design. Multiple small level changes and the use of battered slopes are required to prevent the use of large retaining walls and the requirement for these walls to be fenced for safety. The creation of flat sites through the use of perimeter retaining walls of a height greater than 1m will not be considered. The landscape design must not be an afterthought but rather considered early on in the design process and designed in conjunction with the house design to appropriately deal with level changes across steeper sites.



Designing for the contour

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LOTS

The lot sizes and widths are set out in the Subdivision Scheme Plan that fits into the wider Precinct Plan. The plans for the seven different 'precincts' on the peninsula will be developed to ensure a range of section sizes are available.

SITE COVERAGE

Smaller average lot sizes and a more intensive built form necessitates improved site utilization over conventional suburban development. Responding to slope and using it effectively is particularly important in maintaining good solar access and delivering quality private living spaces.

The built form guidance supports minimizing building footprints and encouraging multi-level construction in preference to sprawling single level structures. There is a 40% maximum lot coverage.

BUILDING ORIENTATION AND HEIGHT

Slope and aspect have a large influence on solar access. A sunny north facing outdoor living space is great in winter, but it is often east and west outdoor spaces that are most useful throughout the year.

A variety of massing and height is characteristic of a typical village-scape. The main design goal at Rangitahi with regard to heights is to create a varied roof-scape with differentiation based on function and location. Heights are generally based on the number of levels to encourage generous floor-ceiling heights, particularly where any commercial activity is anticipated.

The Waikato District Council as has established a maximum rolling plain height limit of 7.5 meters. The daylight admission is 2.5 meters above the boundary then a 37 degree angle in.

SETBACKS

FRONT YARD

The minimum setback of houses to the front boundary is 3 meters with the garage at 5m. A front yard is encouraged to promote a staggered building line along the street while ensuring houses continuously address the street environment.

SIDE YARD

It is the combination of side yards on either side of a boundary line that creates the openness or gaps between houses. The District Plan's set back standard from side to rear boundaries is 1.5 meters. On the north side of the lots, a greater set back from boundaries may be sensible to enable sun into open space on the north side of the property.

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

CAR PARKING

Home designers and owners are encouraged to consider how many off street car parks are required for the number of bedrooms a house has. Typically, we require a minimum of two off street car parks per home and more for a house with four or more bedrooms. The driveway in front of a garage is considered a carpark noting that we will not approve carparking pads which are in front of the main part of a home and that any parking pad needs to either be in front of a garage or integrated into the overall site and landscape design.

Design for quality

SETTING THE BUILDING BLOCKS

- Create a mixture of section sizes and widths that require a variety of built outcomes.
- Create street definition by controlling setbacks, Height and specific street environments.
- Control key aspects of the design that impact on the community feel of the development (e.g. corners, street ends, entrances and key sites).
- Deliver an excellent street-scape and green spaces that inspire a 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. We encourage the use of sustainable and Eco-friendly building materials wherever possible. Some materials may lower the quality of the peninsula. Rangitahi discourage the use of these, including but not limited to:

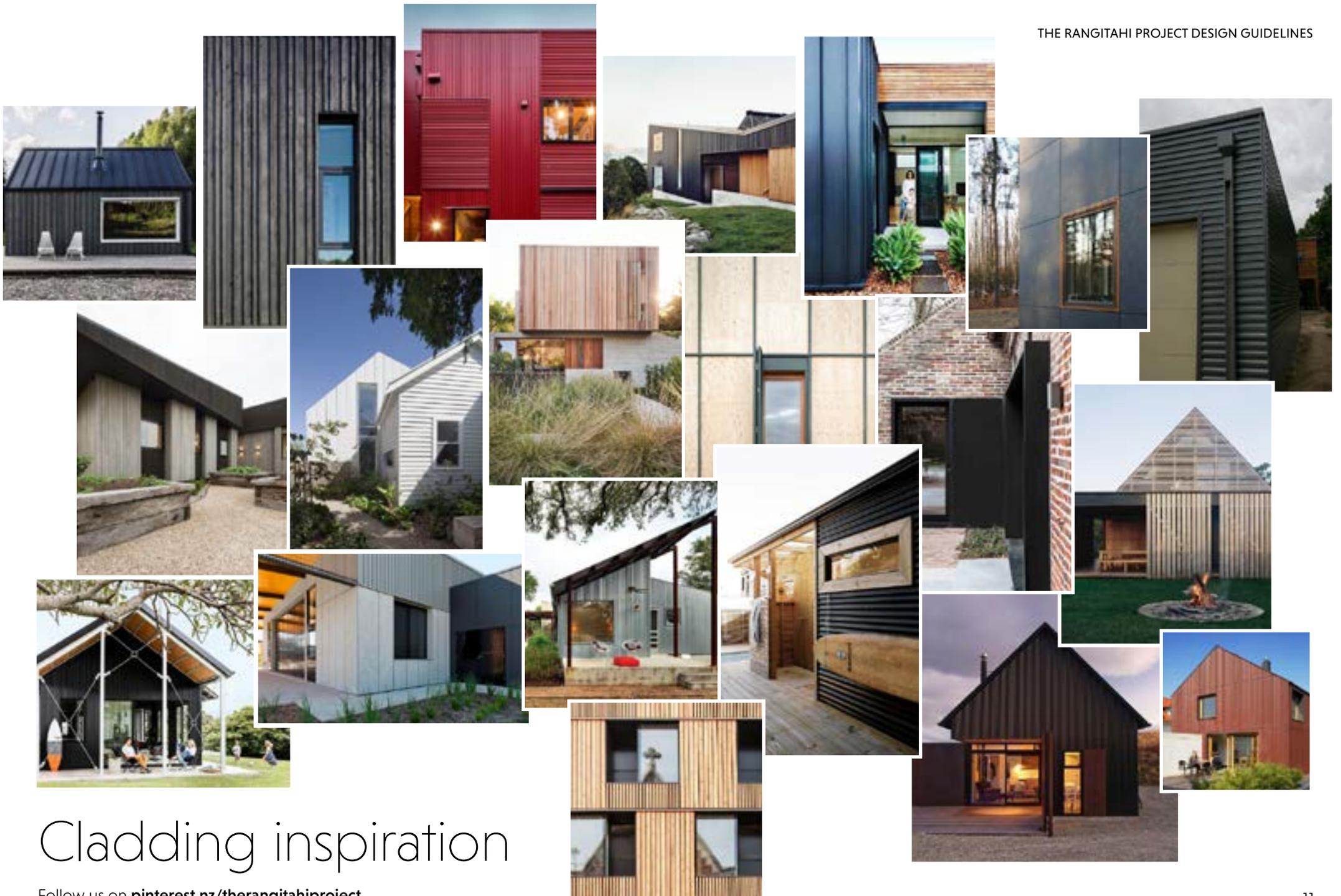
- Fiber cement board.
- Reflective glass.
- Bitumen coated soft board.
- Monolithic cladding systems. Plaster is only acceptable on concrete and masonry.
- Tiled roofs.
- Unstained or unpainted rough sawn timber fencing.

CLADDING SETS THE TONE

Cladding sets the tone for your house as well as protecting it from the elements. We've rounded up the top options to consider before you dive in. Choosing exterior cladding is a key decision that will influence how you feel about your home for years to come and how well it withstands the elements. Cladding style, colour and texture are just the beginning; you'll also need to consider factors such as cost, insulation performance, sustainability and durability. Quality materials we believe reflect the right look and feel for Raglan include but not limited to are;

- Metal - Steel, Iron or Aluminum (roofing and cladding)
- Timber (weather boards, board and batten, Shiplap, etc).
- Grey masonry (architectural styles) i.e. block work.
- Plaster on concrete or masonry. From smooth to highly textured or patterned, these often mix well with other types of cladding as a feature.
- Brick (architectural styles only).

See the Archipro website for more cladding ideas and inspiration available in New Zealand.



Cladding inspiration

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Architecture

OBJECTIVE

To create a community of houses that respect, connect and collaborate with the environment. To not only maintain the integrity and value of the development as a whole but for each individual's property. A variety of architectural styles are anticipated and encouraged, however an appropriate uses of building forms and materials is necessary to ensure that a cohesive and appropriate 'Raglan' style is achieved throughout the development. Typical Waikato "brick and tile" homes will not be approved.

SUSTAINABILITY

All houses must be designed and built to reach a minimum of 6 stars using the New Zealand Green building Council Homestar rating system. Official certification of homes is optional, but is recommended for additional value to your home. The check list can be found here: https://www.nzgbc.org.nz/Attachment?Action=Download&Attachment_id=3844

The checklist is designed to be used by your architect at concept stage. Please include the checklist when you submit your concept to the DRP.

CORNER LOTS

Corner lots should be considered carefully to ensure that the design of the home addresses both streets with windows, outdoor living areas or clever use of landscaping features / design. Where possible indoor living spaces should address the street, but this will be assessed differently for each individual site.

NARROW LOTS

Paying special attention to the orientation and design on narrow lots, less than 15 meters wide, is important – garages on the south side of the lot, outdoor living areas on the north side and ensuring good solar access or natural light to the east, north and western aspects are all important.

GARAGE DOORS

To reduce the dominance of garages on the street-scape 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 boundary to ensure space for a car to park within the lot, without crossing over the foot path.

HOUSE ORIENTATION

Houses should be designed to positively address the street – front doors and indoor living areas should have a relationship with the street, using architectural elements such as (but not limited to); pathways or landscaping, a pergola or covered outdoor area, a covered entrance way. Windows should be designed in the front (street facing) elevation. Where houses adjoin a recreation reserve, they should also positively address the reserve. I.e. 'blank' walls with no windows facing the street or reserve will not be approved.

ROOF FORM

Roof forms should be designed to emphasize the vertical dimensions – either gables or mono-pitched that face the street. No hip roofs will be approved. 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.

Your roof design should be considerate of how it may affect the views from properties above you. For example, a steep gable roof which would clearly block your neighbours view of the harbour should be replaced by a lower roof design. This will ensure that you, and your neighbours get the best views that the Peninsula can offer.

VARIETY

Variation is required through form, roof line, massing, materials, colour and detail. Repetition of building types en masse should be avoided. In multi-unit dwellings the facades of individual units should be clearly defined.

OUTDOOR LIVING AREAS

Outdoor living areas must be designed on each lot. The outdoor living space must be a minimum area of 80m² and large enough to accommodate a circle with a minimum diameter of 6 meters. The outdoor living area must be accessed directly from a living area inside the house and face north of east or west. It is encouraged that these outdoor spaces are covered, in part if not all - to create functional sheltered spaces.

PRIVACY

Slated fences or permeable hedging up to 1.8 meters high can be used to create privacy in the back yard. Where privacy fencing is necessitated in the front yard, it should be designed to complement the design of the house. Fences can step up higher than 1.2 meters only if the yard is north-facing 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.

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.

DEALING WITH SLOPE

Homes must work with the slope of your site and not fight against it. Houses are to step down, or up the slope and be considered as an integrated design solution alongside the landscape design. Using the house itself to retain the hill is encouraged rather than using additional retaining structures. Careful consideration must be given to how the house expresses the slope and single level, flat homes on poles will not be considered on steep slopes.

ENTRANCE

The pedestrian entrance to each house should be emphasized 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 or require you to walk over the driveway to get to your front door. An architectural structure can be placed over the front pedestrian entranceway to give emphasis to the front door and its relationship to the street. The DRP may approve variations to this rule if the architectural merit of the overall home warrants a relaxation.

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 louvers.

VERANDAS AND BALCONIES

Verandas and balconies should be integrated into the architectural design of your home.

They should be designed to:

- Provide articulated house frontage
- Activate the street and provide opportunity to interact with neighbours.
- Maintain privacy
- 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 and be out of site from adjoining properties.

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.

GARDEN SHEDS

"Off the Shelf" garden sheds are not permitted at Rangitahi. Storage space for garden implements must be integrated into the house or garage envelope and be considered as part of the overall landscape design. Freestanding garden sheds may be approved at the Design Review Panels discretion if they are bespoke, compliment the house in terms of their design and are a net positive for the overall design proposal.

Landscape Design

Landscape design creates character, frames views and helps establish a new community. Landscaping creates an enjoyable living environment for all. A holistic approach should be taken to the design of each lot for homes to 'blend' with the natural environment. From concept design, outdoor living spaces should be considered just as important as indoor living spaces.

All landscaping work undertaken should be of a very high quality and appearance and be completed before your home is occupied.

FENCES AND WALLS

Fences and low walls should be designed to contribute positively to street-scene amenity and complement the design and materials of the house. All fencing returns or gates visible from the street should match the front fence material or colour and be setback a minimum of 2m from the front corner of the house. Fencing in the front yard is discouraged but is permitted and shall be no higher than 1.2metres. Privacy fencing can be built on side yards only. Fencing on a reserve boundary must be no more than 1.2metres in height and include a gate.

All fences must be painted or stained on both sides at the time of construction.

Materials that are not permitted for fencing or retaining are –

- Unstained or unpainted pine (fence palings, timber poles)
- Sheet panels (e.g. fiber 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. Level changes across the site must be integrated into the house and landscape design. Designers should use small incremental level changes utilising sloping ground, planted batters and small retaining structures to reduce the prominence of level changes.

SERVICE AREAS

Service areas should be readily accessible from each house, with an area of 20m² and a minimum dimension of 3 meters where possible. The ideal location for a service area is next to the garage within the side yard, usually on the south side of the lot.

Service areas (containing rubbish and recycling bins, clotheslines, garden storage, gas systems and bottles) within side yards or at the rear of the lot and must be screened from view from the street, public open spaces and neighbouring properties. The outdoor tap location should be included in the landscaping plan.

LETTERBOXES

Letterboxes should be incorporated into the front fence where possible, complementing the front fence or planting design. Freestanding letterboxes should compliment the house design using similar forms and materials.

Elements of the colour, form, texture or materials should complement the house design.

Letterboxes should not be made from unrelated materials, they should be considered in the design and the implementation of the front yard landscape plan.

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. Native species reflecting the unique Raglan coastal environment are encouraged.

Planting should be selected for optimum growing conditions and not require a lot of maintenance to become 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 maximize the perceived depth of the planted borders. 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 heights from side to side instead.

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.

BACK YARD PLANTING AND DESIGN

It is encouraged that fruit trees are planted in each back yard. A vege garden should be incorporated into the back yard design. Native species reflecting the unique Raglan coastal environment are encouraged. Steep slopes are encouraged to be fully planted to reduce ongoing maintenance issues with the mowing of grassed areas on steep slopes.

SPECIMEN TREES

Each front yard shall have at least one large specimen tree planted as part of the overall design and implementation of the front yard plans. (See plant size guide over the page for more details). Native tree species reflecting the unique Raglan coastal environment are encouraged.

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, concrete 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 landscape design 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 and areas visible from public spaces where possible.

ENTRANCE PATHS AND DRIVEWAYS

Entrance paths and driveways should be high quality hard surface materials, i.e. permeable paving, exposed aggregate, or 8% oxide (minimum) concrete - broom or burnished. Entrance paths should be constructed to link the entry of the house to the footpath on the street, with no interference from parked vehicles. Hard-surfaces should not cover more than 50% of the front yard design, and should be softened with timber elements and planted areas where possible. Screening of parked cars should be designed using planting or fencing.

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. Louvers, hoods and other attachments designed to direct light and minimize light pollution are required for any exterior lighting.

GARDEN SHEDS

"Off the Shelf" garden sheds are not permitted at Rangitahi. Storage space for garden implements must be integrated into the house or garage envelope and be considered as part of the overall landscape design. Freestanding garden sheds may be approved at the Design Review Panels discretion if they are bespoke, compliment the house in terms of their design and are a net positive for the overall design proposal.

Plant size guide

Sizes and description are relative to what is typically available from nurseries in the Waikato region. To ensure planing has the best possible start top soil in plant beds is to be a minimum depth of 300mm and for lawns a minimum depth of 100mm. Mulch in plant beds is to be bark or wood chip kept to a minimum depth of 50mm.

PB3/4 or .5ltrs - Small ground cover, e.g. mondo

PB2 or PB3 or 1 - 1.5ltrs - Ground cover + grasses (30 -60cm approx)

PB5 or 2.5ltrs - Small shrubs, e.g. Flaxes and ferns (mature under 1m)

PB8 or 5 liters - Large shrubs, small - medium trees (mature over 1m)

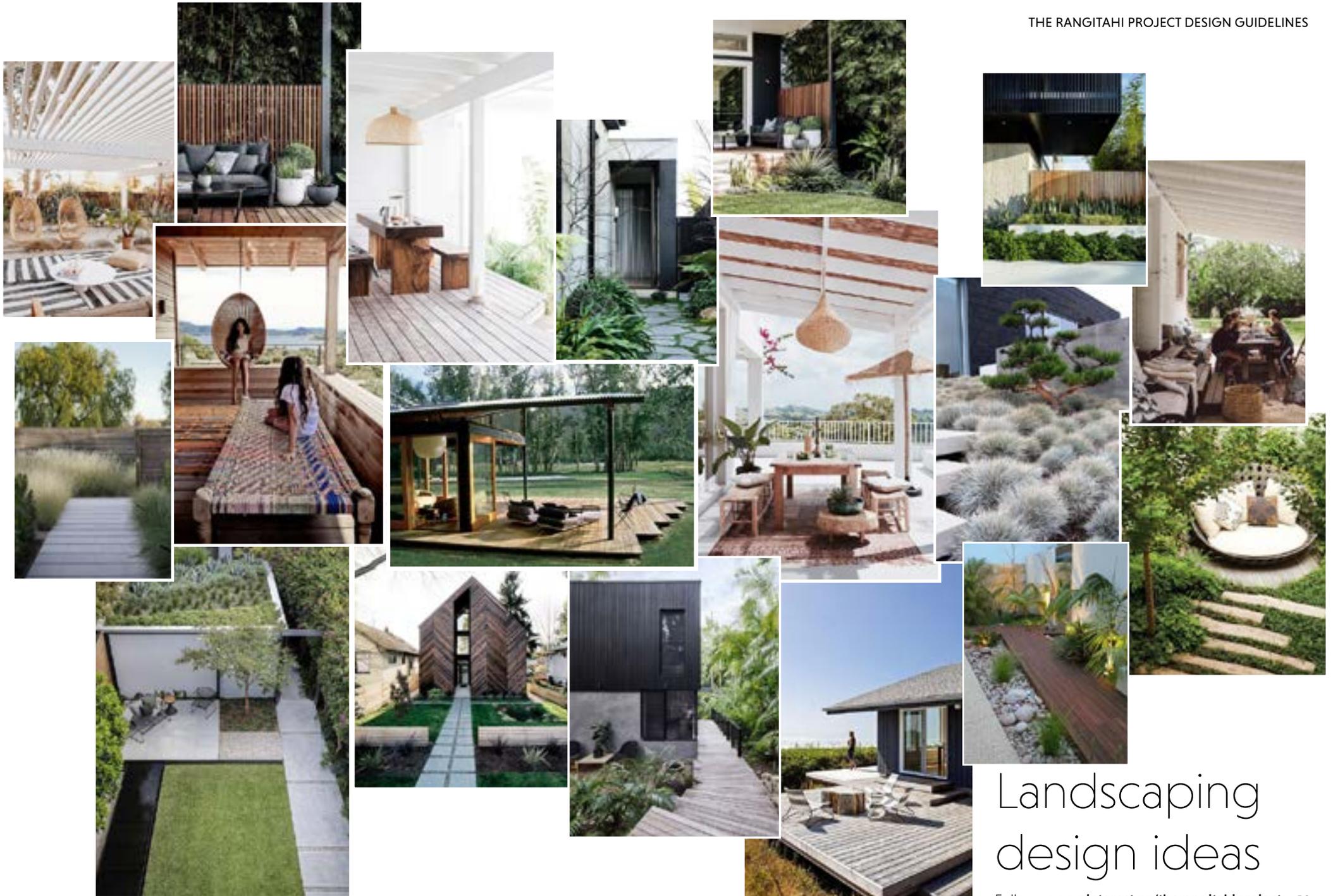
PB12 or 10ltrs - Large trees (not specimen trees) minimum 1m

PB18 or 10 liters - Fruit trees - minimum 1m

PB40 or 25ltrs - Specimen trees (approx 1.5m) - this is the minimum size for specimen trees in the front yard planting design, but it does vary a little depending on what tree you choose. Talk to local nurseries to find out what's readily available at this size.

PB 95 or 45ltrs - Large specimen trees (approx 2m)

PB 150 or 60ltrs - Large specimen trees



Landscaping design ideas

Design Review Panel

INTRODUCTION

The Rangitahi Design Guidelines control the architectural and development quality, including landscape design, for all lots. The advice and ideas as a result of the design review process are really valuable in developing each lot design holistically.

The design review process 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 two stages:

STAGE 1 – CONCEPT DESIGN

STAGE 2 – DEVELOPED DESIGN

Submissions are to be sent to designreview@rangitahi.co.nz. Files are to be sent as one PDF document, including a location plan at the beginning of the document. We also require the application form and submission checklist to be completed and included within the submission document.

Each stage needs to obtain approval from the DRP. At its discretion, the DRP will meet with the applicant for each of the Concept Design and Developed Design stage and provide a simple advice note, identifying any issues in the following categories. The Concept Design review can be undertaken without needing a meeting.

There is a cost involved for landowners of \$350+GST per review submission. This will be invoiced and paid before the

review can begin. Reviews are estimated to take around 10 working days. Any changes to architecture or Landscaping after approval is received must be resubmitted and approved before construction begins. If a change is made during construction, this must be submitted and approved before construction continues.

The Design Review Panel will identify if any of the following types of issues exist –

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 believes 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 design is approved but the applicant is encouraged to take the panel's comments on board.

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.

Application form

Please include this application form and the submission checklist with your plans and send to designreview@rangitahi.co.nz

Stage 1 - Concept Design OR Stage 2 -Developed Design:

Full names of Landowners:

Lot Number:

Street Address:

Email contact:

(An invoice for each submission will be emailed and needs to be paid before the review can begin.)

Architect or Designer:

Landscape Designer:

Builder:

Who is managing the design review process?

Contact details:

Submission checklist

All drawings provided are 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, entrance pathway, 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.

STAGE ONE CONCEPT DESIGN		STAGE TWO DEVELOPED DESIGN	
LOCATION PLAN Showing your lot in relation to the precinct it is located in		LOCATION PLAN Showing your lot in relation to the precinct it is located in	
PRELIMINARY SITE PLAN With setbacks, contours, house and garage footprints, entrance path and driveway, living court and service area.		SITE PLAN With setbacks, contours, house and garage footprints, entrance path and driveway, living court and service area.	
PRELIMINARY FLOOR PLANS		FLOOR PLANS	
PRELIMINARY ELEVATIONS		ELEVATIONS Materials and finishes to be labeled on all elevations	
PRELIMINARY LANDSCAPE PLAN A professional site plan, a plant palette indicating the style of garden, images representing materials and/or built structures. Please include fence design, decking, retaining heights, hard surface materials, plant types & sizes.		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.	
PRELIMINARY MATERIALS, COLOURS AND FINISHES SCHEDULE		LANDSCAPE PLAN A comprehensive landscaping plan including plant types and sizes, decking, Fence design and heights, retaining wall heights and hard surface materials.	
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.		MATERIALS, COLOURS AND FINISHES SCHEDULE Materials, colours and finishes of all exterior finishes shall be nominated.	
HOMESTAR CHECKLIST All houses must be designed and built to reach a minimum of 6 stars using the New Zealand Green building Council Homestar rating system. Official certification of homes is optional. The check list can be found here: https://www.nzgbc.org.nz/Attachment?Action=Download&Attachment_id=3844		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.	