

Red Barn Estate Design Guidelines

STREETSCAPE ARCHITECTURAL CONTROLS, LANDSCAPING & FENCING

The Developer (Franco Farms Property Ltd – a Danne Mora Residential company) encourages a built form which seeks to create a sense of place and identity by adopting strong street and/or reserve appeal whilst embracing the Hurunui District Council’s “Hanmer Springs Design Standards”.

Section One – Covers key extracts from the “Hanmer Springs Design Standards” that the Developer pays specific attention to when considering the Developers approval in relation to building design.

Section Two – Covers fencing and landscaping.

Section Three – Developers Approval process

Attachment One – Developers Application form to be filled out before construction commences.

Reference – Hurunui District Council’s “Hanmer Springs Design Standards”
<https://www.hurunui.govt.nz/rrl/resource-consents/resource-consent-faq-and-resources/hanmer-springs-design-standards/residential-zone>

Section One (Building Design)

Reference (above) provides the Councils full Design Standards that apply to Red Barn Estate with the following key points considered by the Developer:

a) Window Orientation:

At least 60% of the windows on each elevation must be at least twice as high as they are wide.





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b) Roof Pitch:

Minimum 25° over at least 80% of the roof area.



c) Cladding:

At least 70% of the exterior must be clad in the materials allowed in the Design Standards.



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d) Exterior Colours:

Roof and Cladding must comply with the Design Standards.



e) Exterior Lighting:

Exterior lighting must comply with the Design Standards.



Section Two (Fencing and Landscaping)

The Developer, will consider the following guidelines as part of its Developer approval:

f) Fencing:

i. To Reserves and Walkways

The Developer will construct all permeable style fencing -1.2m pool style or post & rail (Argelins Road is required to be post & rail) to reserves and stormwater walkways. This is the ongoing style of fencing that must be adhered to in these prominent areas that interact with the community.

It is permitted to install a charcoal or black safety net or wind protector, which must be securely fastened to the Developers installed fencing, not exceeding the 1.2 m height, and replaced if it gets damaged.

ii. Internal Fencing

Internal fencing between the lots & at the rear of the lots will be constructed by the Developer as a 1.8m paling fence (unpainted) this will finish at 4.0m from the street boundary, except where permeable 1.2m fencing to public areas has been installed by the Developer. The Argelins Road frontage lots will be post & rail fences erected by the Developer.

iii. Street front of lot and Internal Boundary within 4.0m of the Front Boundary or any walkway, reserve, or stormwater facility

The owners options for these area are (at their cost):

- No fence *or*
- Hedge/planting to maximum 1.2m height *or*
- Low open fence to maximum of 1.2m height



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g) Landscaping:

Landscaping plans for the front of lot area and/or any publicly viewed space, is to be submitted with the Developer approval application.



h) Minimum Building Size (including annexed buildings):

- Lot sizes over 750m² – minimum building size is 150m²
- Lot sizes 750m² and under – minimum building size is 100m²

i) Limitation to Single Level:

A number of lots have been identified as being limited to single level dwellings to assist with the sunlight & privacy of neighbouring lots. This is identified on the maps and Developer covenants.



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Section Three (Developer Approval)

Attachment 1 - The following page of this guideline (OR use the separate 1-page PDF form on the website).

Completed application must contain;

- Site plan
- Floor plan
- Elevations and roof pitch
- Colours
- Proposed front lot, and/or reserve frontage, fencing and landscaping

Completed application or questions can be emailed to plans@dmr.co.nz



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Attachment 1

PLAN APPROVAL APPLICATION / CHECKLIST

(Note: this does not necessarily guarantee a consent by the Hurunui District Council)

In accordance with the development covenants designed to protect your investment, there is a requirement to have your house plans approved **prior to building commencing** on your site. This is a straightforward process and if everything is in order approvals are typically issued within 5 working days of receiving the necessary material.

Please fill out the form below and forward this as a **PDF document**, along with all relevant attachments to: plans@dmr.co.nz

1. Owners Details

Name of Applicant: _____

Lot Owner (if different to above): _____

Lot Number: _____

Street Address of Lot (if known): _____

Phone number of Applicant: _____

Email address of Applicant: _____

2. Builder / Architect Details

Company name: _____

Contact name: _____

Phone: _____

Email address: _____

3. House Details

Lot area in m²: _____

Roof Pitch _____

How many levels in the dwelling: _____

Total floor area (including garage) in m² _____

4. Attachments to be included:

Site Plan

Floor Plan

All Elevations

Front of lot and/or any public reserve landscaping & fencing

5. Exterior Materials & Colour Scheme

(this can be included on Elevations otherwise please list below).

Exterior cladding: Materials: _____

Colours: _____

Roof cladding: Material: _____

Colour: _____

Window Joinery colour: _____

Door colour: _____

Garage Door colour: _____

Driveway: Material: _____

6. Confirmation that the plans comply with the Hurunui District Councils "Hanmer Springs Design Standards"

Yes

No

Approval

Date approved: _____

Approved by: _____

Signature: _____

Processing

If everything is in order your plan approval will be processed and returned via email. The approval will consist of the information provided, which will be signed on behalf of the Developer by our agent.