

Developers Approval Guide

At Beachgrove the design and landscaping of each lot requires approval from the Developer or the Developer's agent prior to the commencement of any building works or landscaping.

Why Do We Require Developers Approval?

As we increasingly look to improve outcomes on more compact lots, we find that providing design oversight on key matters helps to provide a consistent outcome for all purchasers – which in-turn assures the investors and home owners of the future quality at Beachgrove.

Our goal is to minimize confusion and stress while adding certainty and value for all parties.

Your success is our success.



What Are the Critical Aspects?

Most of the core elements influencing how buildings perform are addressed through council standards and/or condition's of consent.

The developer's approval is principally focused on two areas which:

- (a) Determines the perception of value, and;
- (b) Minimises conflict between neighbours.

Key areas of focus are the front yards and street interface areas.

Any potential side and rear yard issues are by in large resolved via the specification of high quality, pre-finished side and rear boundary fencing.

What's So Important About Front Yards?

The front yard is the most important aspect in setting the perception of value and community identity along streets and lanes - "Streetscape".

However:

- » Everyone wants to have their own unique home and to personalise their space and;
- » With smaller front yards and setbacks, there's the need to balance privacy with outlook.

We all know that too much variety creates visual nuisance and clutter, undermining value – but that a coordinated approach adds value.



What Elements Are We Focused On?

The front yards are relatively small spaces and in Beachgrove, and also need to accommodate the Ecoflow pump chamber, so good design is necessary.

To some extent building design and finishes are a secondary consideration to front yards and streetscape attributes.

We're looking at:

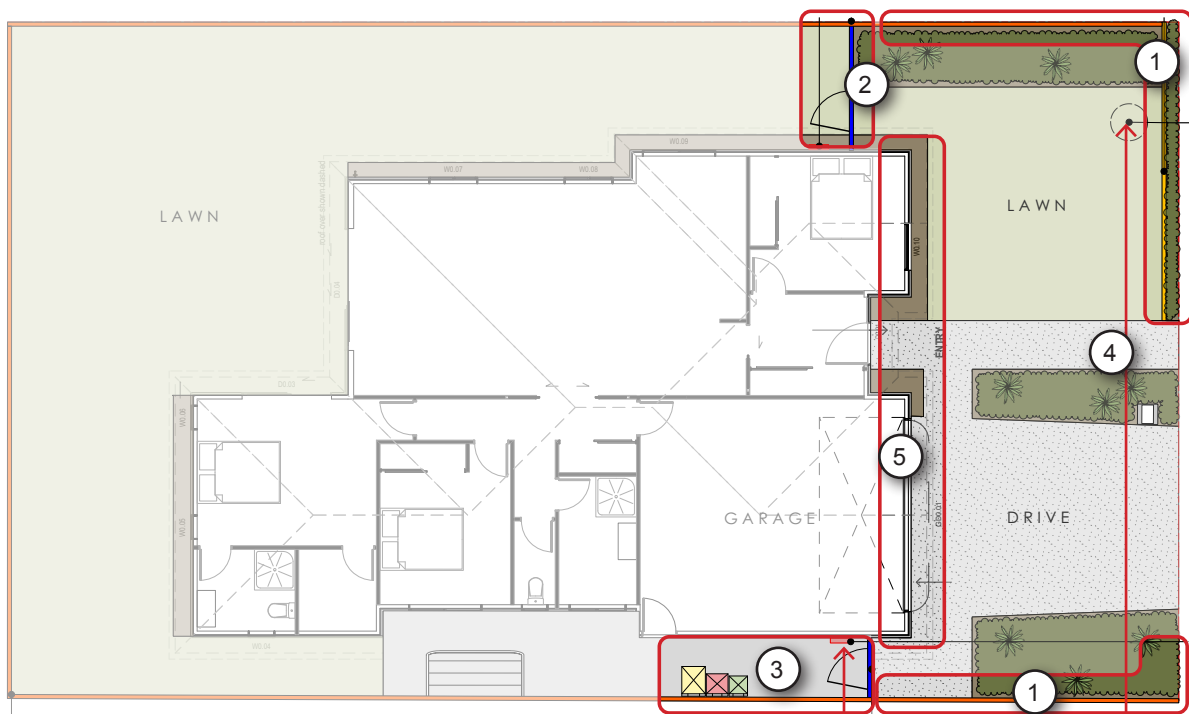
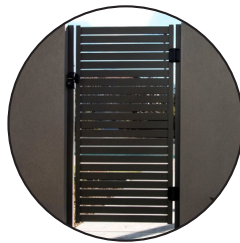
1. FENCES

2. WING WALLS AND SIDE GATES

3. SCREENING OF BINS AND UTILITIES

4. LANDSCAPING

5. FRONT FACADE DESIGN



Ecoflow controller located on side wall of house – refer Ecoflow manual

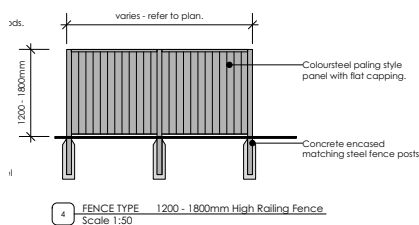
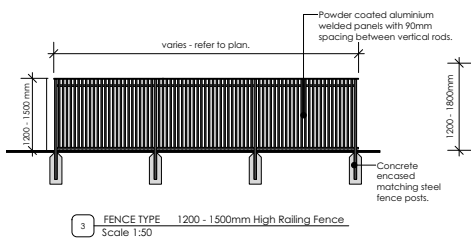
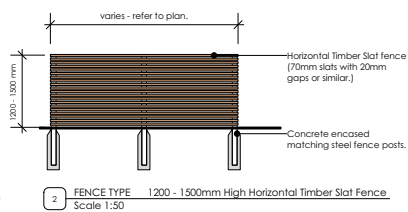
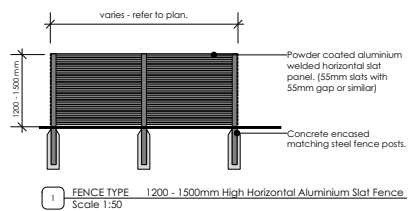
Ecoflow pump chamber

Focus On Fences

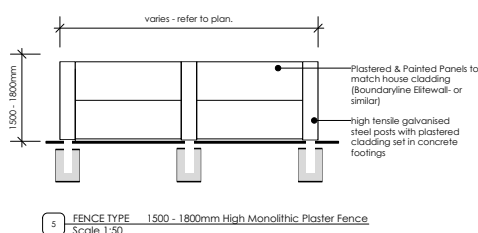
Fences are some of the first things you see down the street so we're focussed on quality outcomes.

But...we understand the need to balance privacy with outlook.

There are 5 fence types.



For use on internal lot boundaries and returns back to house (from the internal boundary) only. Not to be used as front boundary or returns forward of house.



- » It is preferable for any fence to the front or street boundary higher than 1200mm to be:
 - Set back from (street) boundary by 300mm min., and;
 - Planted to front garden strip.
- » Front yard fence to be semi-permeable.
- » 1800mm high versions of the fence may be used immediately adjacent to outdoor courtyards.
- » Service courts shall be screened from the street using a solid or permeable fencing matching the internal boundary fence or house cladding (gates can be semi-permeable).
- » Fence return to house or side gate minimum 500mm back from front of house.
- » Any Ecoflow tank controllers shall be fixed to house facade inside of any side gates or fence returns (Allow for any downpipe locations).
- » Timber fence elements should be:
 - Type 5 timber slat fencing.
 - Engineered to avoid deflection.
 - Stained or painted to tie in with house facade.
- » Unpainted / unstained timber fencing is not permitted.
- » Mixing of fence types either vertically or horizontally is encouraged.

i.e. a 1200 high Type 4 solid fence with a 300 high Type 1 slatted fence above may be acceptable in some situations.

Front Facade Design

The building facade plays an important role in:

1. Personality and individualisation.
2. Contributes to streetscape – a cohesive neighbourhood identity.
3. Embracing and value to the Beachgrove community.



Things to consider are:

DESIGN

- » Roof form and pitch - gables facing the street to be encouraged.
- » Window and doors - placement, proportions.
- » Overhangs, eaves and gutters.
- » Front doors to face the street.

MATERIALS

- » No more than 2.

LANDSCAPE

- » Clearly defined front entry, with weather protection.
- » Ancillary elements including: verandahs, porches, entry features.
- » Lighting.

Things We Like

1. Higher semi-permeable fence immediately adjacent to outdoor courtyard.
2. Fence set back from the front boundary and planted in front.
3. Service court, bins and Ecoflow controller not visible.



1. Higher fence immediately adjacent to outdoor courtyard.
2. Solid fence sections finished to match house.
3. Semi-permeable sections to visually break the fence.
4. Fence set back from the front boundary with planting both sides.



Things We Won't Accept

1. Non-approved fence type (vertical timber paling) with untreated finish.
2. Over-height fence not adjacent outdoor courtyard.
3. Fence
 - Without visual break - no articulation.
 - No permeable sections overlooking the street.



NOTE: Building colour schemes are not required for developer approval.

Other Considerations

Quick Summary of Conditions of Consent

- » 55% building coverage includes any overhangs / eaves / gutters.

- » Setbacks are measured to the external façade of dwellings:
 - 1.5m to road boundaries
 - 1m to internal and rear boundaries.

- » Outdoor living space
 - At ground level: is >20m² and has a dimension no less than 3m.
 - Above ground level: >8m² and has a dimension no less than 1.8m.

- » Outlook space from principal living rooms 3m x 3m.

- » Glazing along street frontages: minimum 15%.

- » Fencing within the front 3m of a road boundaries shall:
 - Be a maximum height of 1.2m
 - Have a minimum visual permeability / openness of 50%

- » Refer Ecoflow manual for installation and maintenance of Ecoflow pumped sewer system.

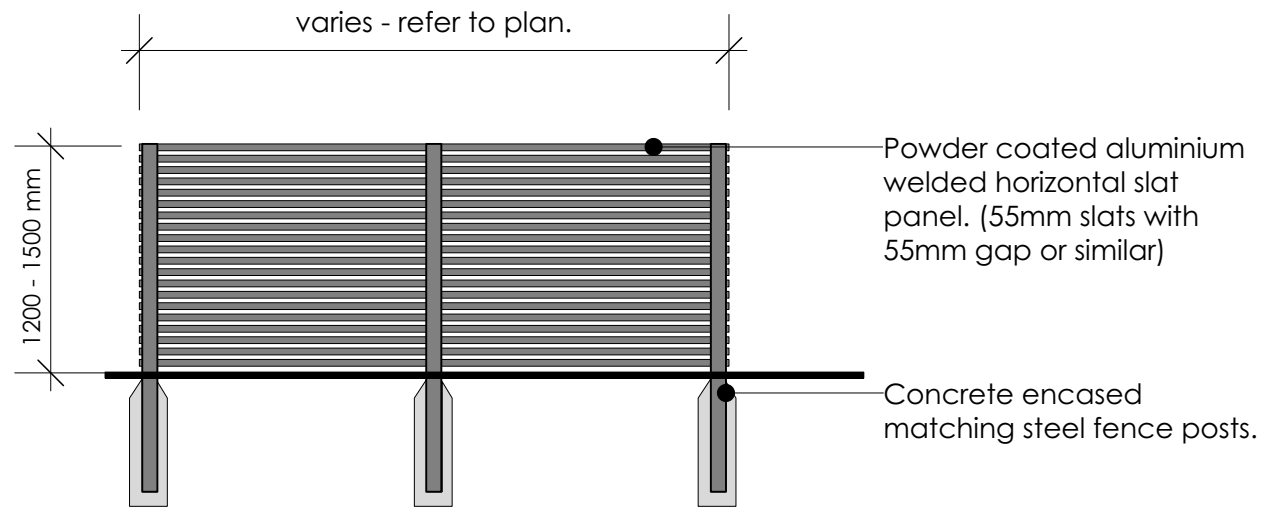
Attachments

1. Approved Fencing Typologies

APPROVED FENCE TYPES

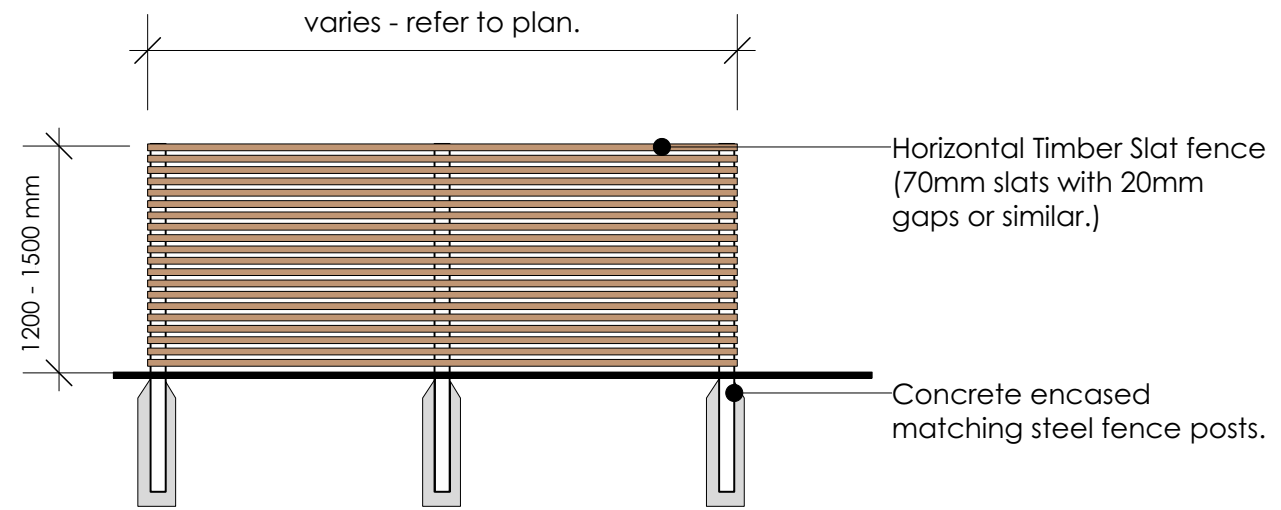
NOTES

1. Do not scale off plans.
2. Service courts shall be screened from the street using a solid fence (matching the internal boundary fence or house cladding).
3. Whilst dimensions shown on fencing typologies specify 1200-1500mm high, 1800mm high versions of the fence may be used immediately adjacent to outdoor courtyards.
4. All plans shall be approved by the Developer prior to any construction of boundary fencing. The Developer reserves the right to amend designs.
5. Any Eco-flow tank controllers shall be fixed to house facade on the street-side of any side gates or fence returns.
6. All fencing typologies and Indicative Fencing Plan shall be read in conjunction with each other.



1 FENCE TYPE 1200 - 1500mm High Horizontal Aluminium Slat Fence
Scale 1:50

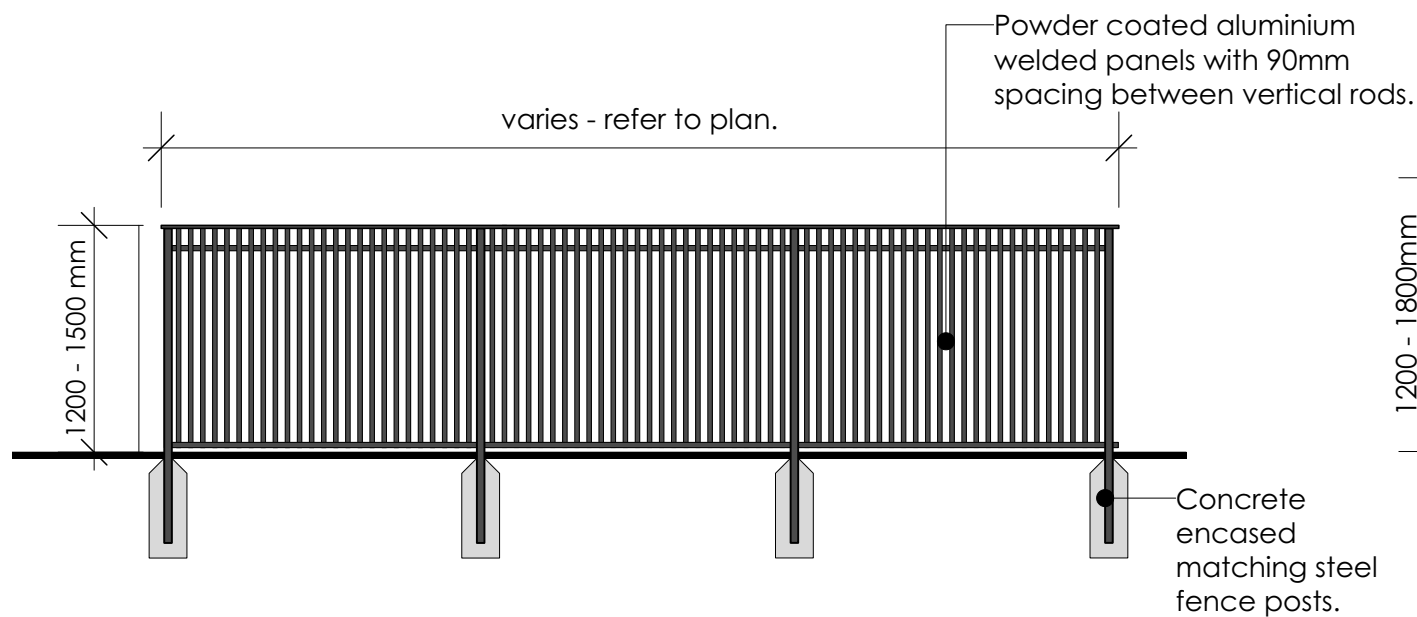
NOTE: 1.8m high fence version suitable where adjacent to outdoor courtyards.



2 FENCE TYPE 1200 - 1500mm High Horizontal Timber Slat Fence
Scale 1:50

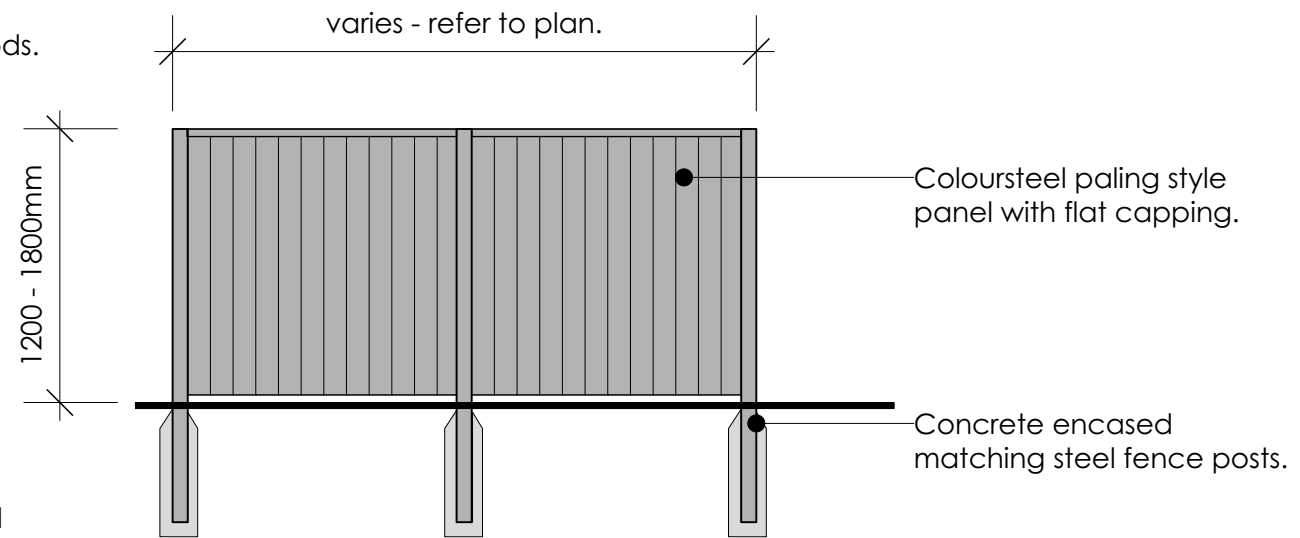
NOTE: 1.8m high fence version suitable where adjacent to outdoor courtyards.

To be stained to tie in with house facade.



3 FENCE TYPE 1200 - 1500mm High Railing Fence
Scale 1:50

NOTE: Elevation indicative only. Aluminium or steel railing fence similar to above is acceptable ensuring maximum 90mm spacing between vertical rods. Height 1200-1500mm shall be maintained.



4 FENCE TYPE 1200 - 1800mm High Railing Fence
Scale 1:50

NOTE: For use on internal lot boundaries and returns back to house (from the internal boundary) only. Not to be used as front boundary or returns forward of house.

REV	DATE	BY	DESCRIPTION



Level 4, Te Uruti Building, 48 Hereford St
PO Box 2833, Christchurch 8140, New Zealand

T. 03 366 8181
E. admin@kamomارش.co.nz

www.kamomارش.co.nz

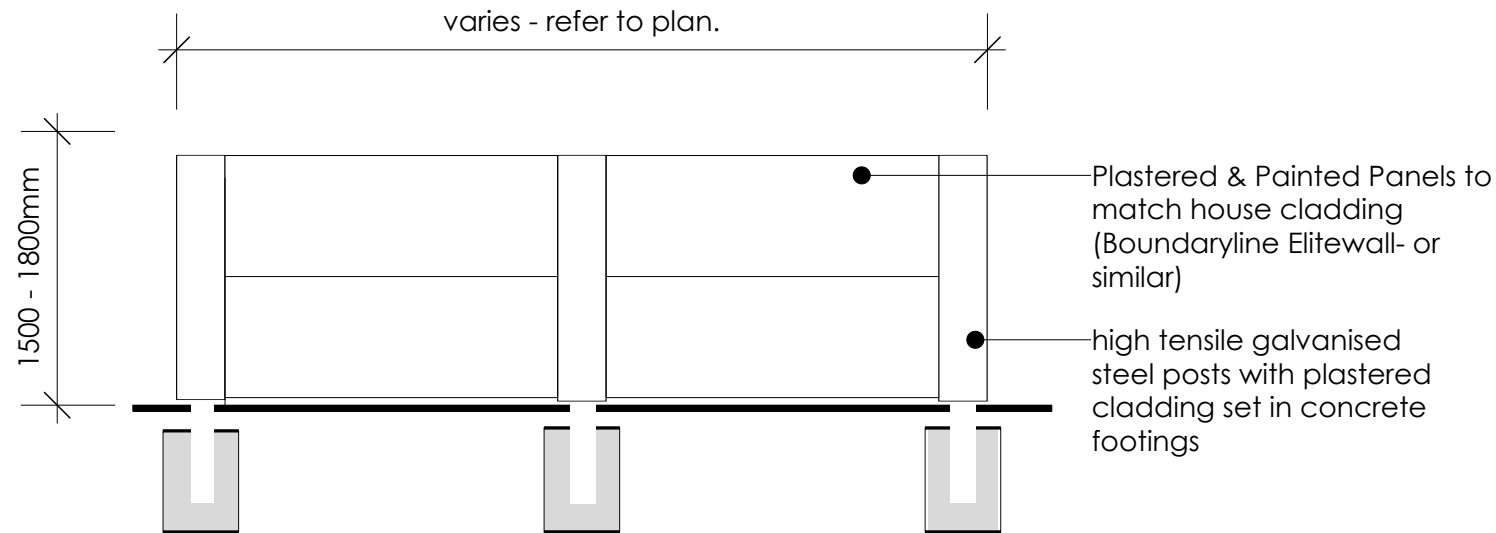
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5 FENCE TYPE 1500 - 1800mm High Monolithic Plaster Fence
Scale 1:50

REV	DATE	BY	DESCRIPTION



Level 4, Te Uruti Building, 48 Hereford St
PO Box 2833, Christchurch 8140, New Zealand

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Design BP / KE Date : 19.07.2023
Drawn KE / JH Scale: 1:50 @ A3
Check DK

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Fence Type 4 to all internal boundaries

5 Indicative Landscape Plan
Scale 1:100

Fence return to house or side gate minimum 500mm back from front of house.

Service courts shall be screened from street using 1.5 - 1.8m fence return or gate.

MIN.
500

It is preferable for any fence to front of street boundary higher than 1200mm to be set back from (street) boundary by 300mm and planted to front garden. Front yard fence to be semi-permeable.

Ecoflow tank - Indicative

Ecoflow controller fixed to house behind side gate or return fence (Allow for any downpipe locations).

REV	DATE	BY	DESCRIPTION