

SOL RIDGE

MANGAWHAI HEADS



BUILDING AND LANDSCAPE DESIGN GUIDELINES

February 2026

Contents

1.	OVERVIEW	3
2.	SITE PLAN	4
3.	BUILDING DESIGN	5
4.	MANDATORY BUILDING REQUIREMENTS	11
5.	LANDSCAPE DESIGN - FENCING	12
6.	LANDSCAPE DESIGN - LANDSCAPING	15
7.	LANDSCAPE DESIGN - WATER TANKS	17
8.	LANDSCAPE DESIGN - ACCESSORY BUILDINGS	17
9.	MANDATORY LANDSCAPE REQUIREMENTS	18
	APPENDIX 1 - APPROVED PLANT LIST	19
	APPENDIX 2 - DESIGN APPROVAL DOCUMENTS	24

1. Overview

1.1 PURPOSE OF THE DESIGN GUIDELINES

The residential character of Mangawhai is worthy of quality built development and your investment is deserving of protection. You need confidence that your neighbours in the development share the vision of a high quality residential development. A key objective of these Guidelines is to ensure a high quality built environment and to limit development to an appropriate and coordinated palette of materials in keeping with the coastal location in Mangawhai Heads.

These Design Controls shall primarily be administered by Foundry Group or such person appointed by them.

These Design Guidelines are supplementary to the requirements of the District Plan, Building Act and any other relevant statutory documents. This document includes some absolute requirements for site development while providing guidance for design flexibility for other aspects. The prescriptive building and landscape control guidelines attached in **Appendix 01** contain the absolute requirements for site development that need to be adhered to.

Please Note: Approval on the basis of satisfying these Guidelines is required prior to commencement of any work for building construction, landscaping, fencing as well as future external additions or renovations within any lot. Therefore, please take a few minutes to read these Guidelines and ensure that your architect/home designer, landscape designer, and builder are also familiar with them.

1.2 APPROVAL PROCESS

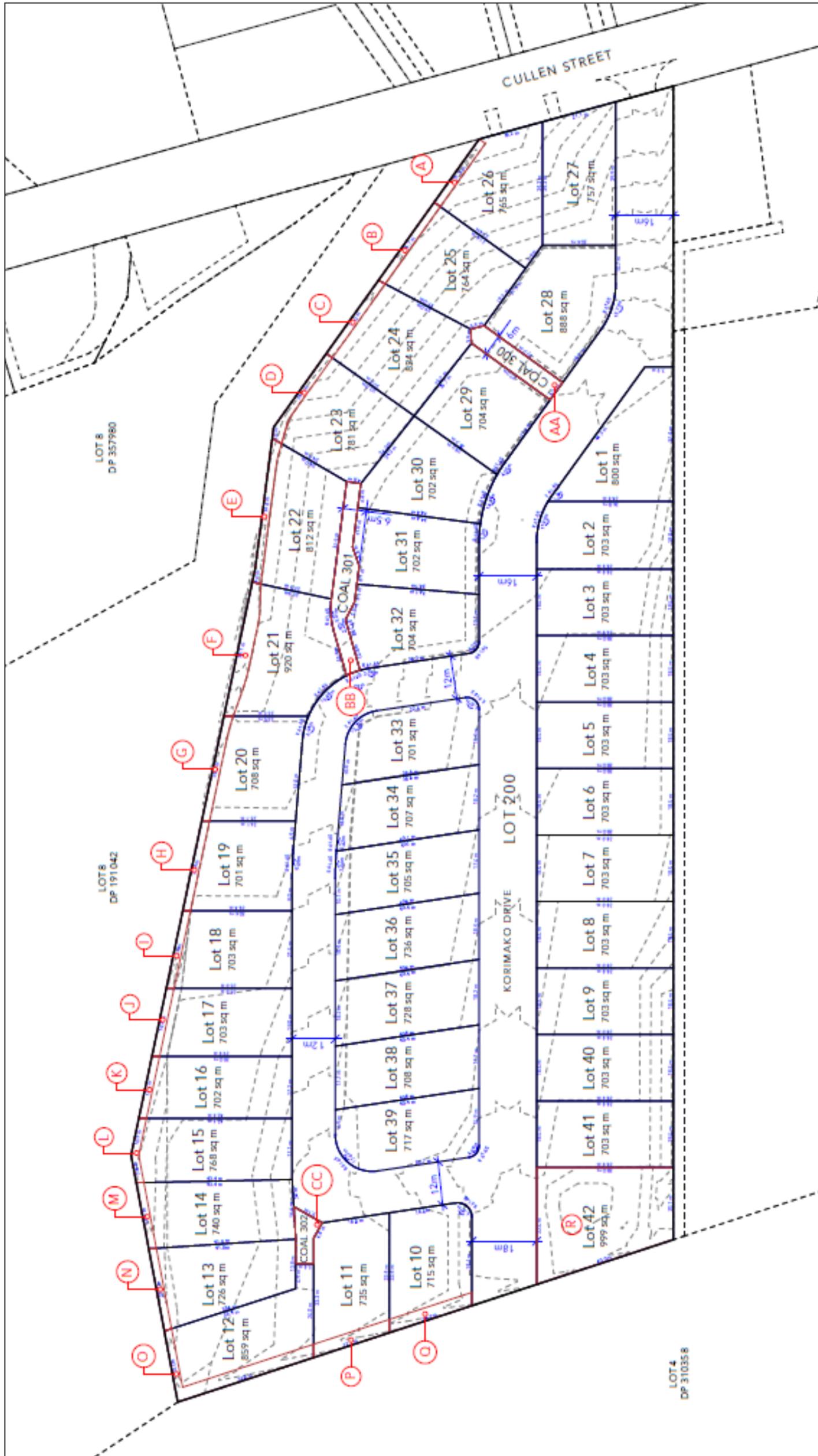
These Building and Landscape Design Guidelines have been approved by the Kaipara District Council and compliance is enforced by way of Consent Notice and Covenant requirements on your title which relate to this document.

As a summary:

- A future dwelling on **Lots 1-41** shall be designed and constructed in accordance with the final Building and Landscape Design Guidelines approved by Council under Condition 7(i) of RM210444A. The owner of the lot shall submit a design statement from a suitably qualified Architect or Landscape Architect for approval from the developer or their selected agent at the time of building consent confirming compliance with these guidelines.
- At the time of Building Consent, the owner of the lot shall submit a Landscape Plan for approval from the developer or their selected agent. The Landscape Plan shall demonstrate compliance with the Building and Landscape Design Guidelines document approved by Council under Condition 7(i) of RM210444A.
- All landscaping on **Lots 1-41** shall be completed in accordance with the Landscape Plan approved by the developer or their selected agent. The owner of the lot shall submit a design statement from a suitably qualified Landscape Architect (or Landscape Designer) for approval from the developer or through their selected agent prior to issue of code of compliance confirming the landscape works have been completed.
- The owners of Lots 1-41 shall be responsible for the ongoing maintenance of amenity planting implemented under RM210444A (where planting is within your lot boundary). Any dead or dying plants shall be replaced with equivalent species.

Should you have any **queries** or need further clarification on the information provided in this document, please **contact** the author - Caitlin Wallace at Horizon Surveying and Land Development Limited via email at caitlin@hslid.nz or info@hslid.nz.

2. Site Plan



3. Building Design

3.1 BUILDING FORM & MASSING

- All sites are subject to building height restrictions as per the District Plan.
- Larger, multi-level buildings should incorporate one storey elements or low eaves at the perimeter to reduce their apparent scale or 'bulk'. Second level floor areas should be minimised, hidden within the roof volume, or stepped back.
- Larger buildings should be broken or "articulated" into smaller (yet connected) blocks, wings, or components for the same reason.
- While unique and creative designs are encouraged, designs that demand attention or dominate their site through exotic forms, colours, or finishes are inappropriate.
- Building designs that blur the distinction between indoor and outdoor spaces through loggias, pergolas, decks and courtyards are encouraged.

3.2 ROOFS

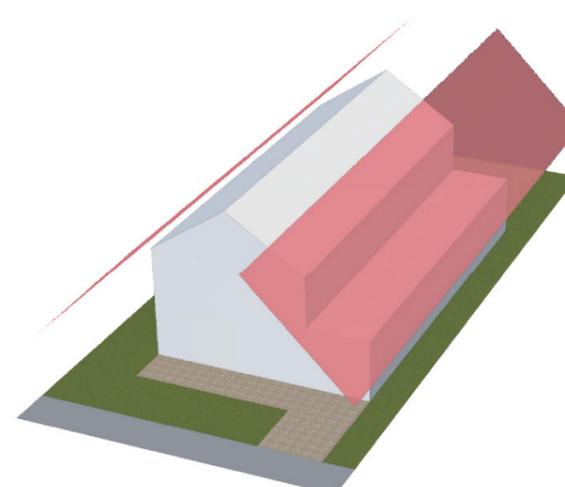
- Roofs that integrate buildings into the landscape, and strong sheltering roof forms with deep overhangs are encouraged.
- Simple hip, shed (mono-pitch), gable and dormer roof forms are appropriate in most cases. Exotic roof forms (e.g. compound curve) that demand attention and conflict with their setting will not be approved.
- All roofs should be neutral or dark colours: bright or very light (unless reflectivity is not an issue) roof colours will not be approved. Roofs shall have a reflectivity value of less than 25%.
- Appropriate roof materials include slate or bituminous slates, flat concrete tiles, cedar or profiled asphalt shingles, and oxidised copper. Roman-arch clay or concrete tiles, pressed metal tiles, and reflective roof materials are discouraged. Long-run metal roof profiles will be considered if these can be shown to have low reflectivity. Membrane roofing (ie Butynol) is acceptable dependent on colour and visibility.



Building coverage relative to site area leaves plenty of scope for usable outdoor space.



Wider side yards favouring northern aspect can be planned to provide 5m x 5m or greater outdoor living



Height in relation to boundary controls result in two storey elements located in the centre of the site.

3. Building Design

3.3 MATERIALS & COLOURS GENERAL

Materials and colours shall reflect the coastal setting of the site, with the use of dark, neutral, and natural colours and materials encouraged.

- The front facade should incorporate a mix of materials with no one material exceeding 70%, however exceptions will be considered based on architectural merit.

3.4 ROOF MATERIALS

All roof materials shall be natural tones, generally of grey and brown tones and muted colours. All sheet metal roofing and chimney colours shall have a maximum reflectivity of 25%. A list of acceptable colours is provided in these guidelines.

3.5 CLADDING MATERIALS

The following materials and colours are recommended for the primary exterior wall cladding:

- Vertical or horizontal cedar, shiplap, or similar cladding types either natural or stained.
- Painted timber or linear weatherboards.
- Vertical metal tray profile wall cladding.

The following materials and colours are recommended for secondary materials/features:

- In-situ concrete
- Brick or block masonry
- Coloursteel (or similar) corrugate.

All exterior wall cladding shall be natural tones, generally of grey and brown tones and muted colours, or utilising natural timber, brick, concrete, or stone. Colours are to have a LRV of less than 35% (excluding white and light greys). A list of acceptable colours is provided in these guidelines.

Examples of acceptable building colours and materials



3. Building Design

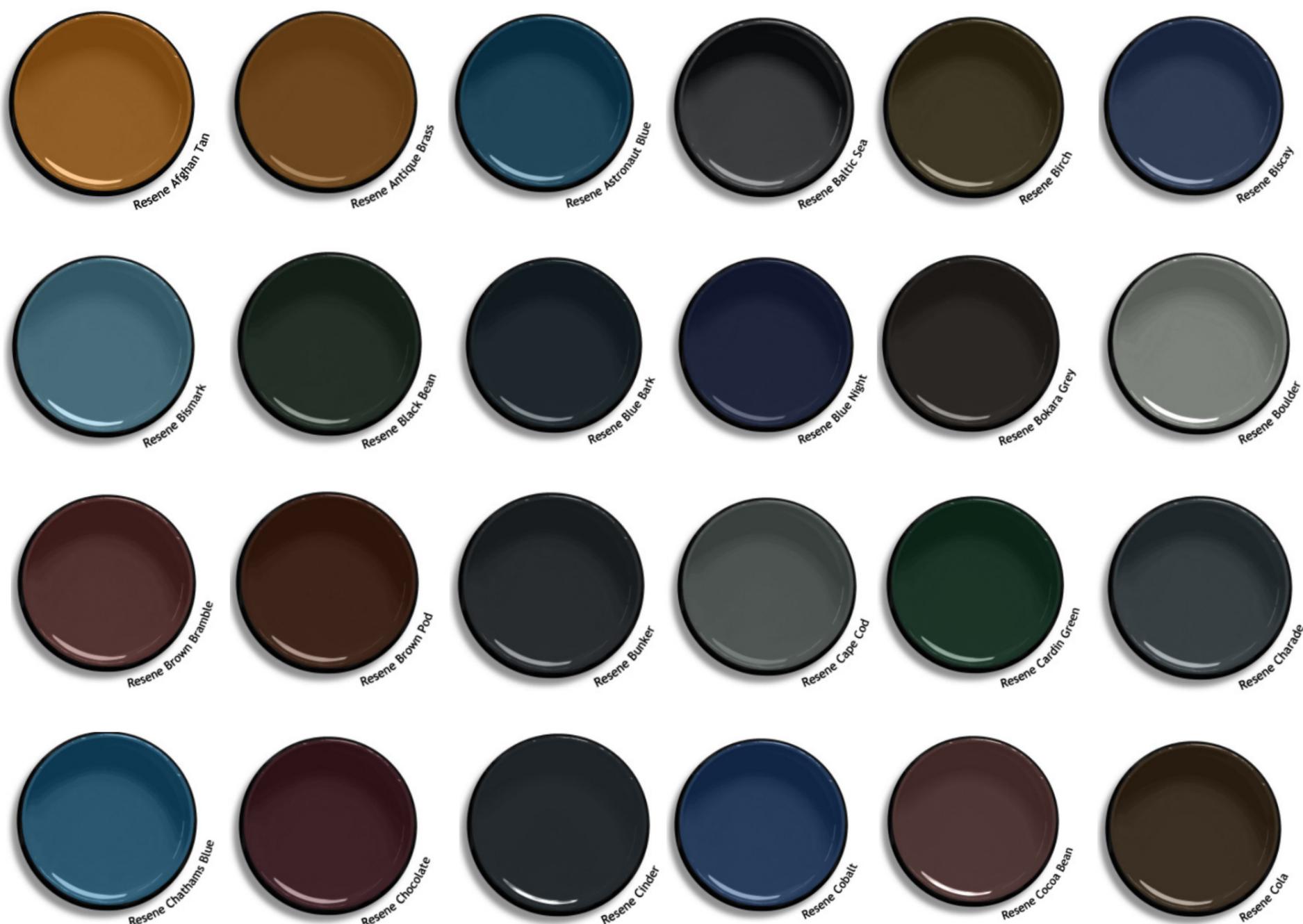
3.6 ACCEPTABLE COLOURS AND REFLECTIVITY

The colour selection below applies to predominant colours of a structure such as the walls and roof if painting is the preferred finish. Colours selected for building exteriors are to be natural tones, generally of grey and brown tones, and muted colours, or utilising natural timber, brick, concrete, or stone. Please note that although white does not comply with the light reflectance value, white and light grey is acceptable for use in a residential setting for wall cladding.

Building and roof colours shall be consistent with **Resene BS5252** and the colours provided on the **Coloursteel** website which comply with the following:

- **Hue (Colour)** - Black, whites, greys, browns and muted blues and greens are acceptable. Avoid the use of vibrant reds, greens, blues etc.
- **Light Reflectance Value (LRV)** - The predominant **wall colours** have a LRV rating of **no more than 35%** (except where using white or light grey). **Roof colours** shall have a LRV of **no more than 25%**.

3.7 ACCEPTABLE EXTERIOR WALL COLOURS RESENE BS5252



3. Building Design



3. Building Design

3.8 ACCEPTABLE ROOF COLOURS COLOURSTEEL



TidalDrift® Matte

TSR: 29%
LRV: 13%



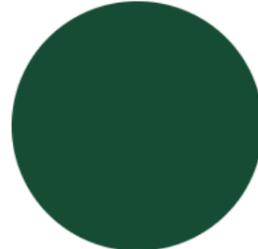
FlaxPod® Matte

TSR: 20%
LRV: 6%



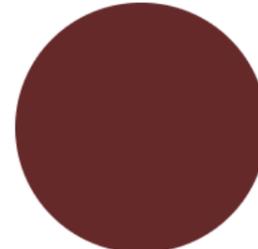
Mist Green

TSR: 39%
LRV: 25%



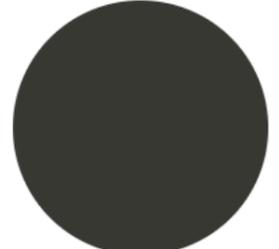
Permanent Green

TSR: 25%
LRV: 10%



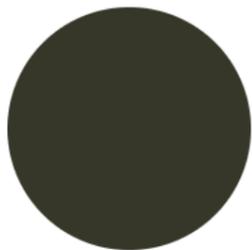
Scoria

TSR: 30%
LRV: 10%



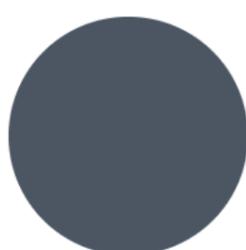
Ironsand

TSR: 25%
LRV: 8%



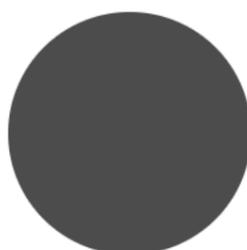
Karaka

TSR: 24%
LRV: 8%



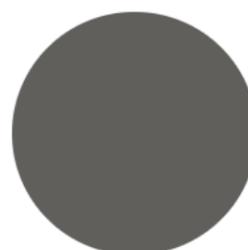
New Denim Blue

TSR: 24%
LRV: 11%



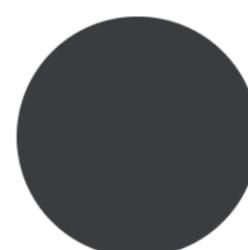
Grey Friars

TSR: 26%
LRV: 10%



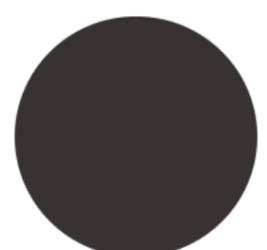
Thunder Grey

TSR: 29%
LRV: 12%



Windsor Grey (LG)

TSR: 20%
LRV: 7%



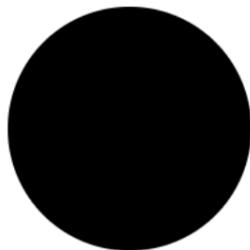
Slate

TSR: 25%
LRV: 9%



FlaxPod®

TSR: 21%
LRV: 7%



Ebony

TSR: 5%
LRV: 5%

3. Building Design

3.9 GARAGES

Garages need to be carefully considered and not be the most prominent feature of the house as viewed from the road. Possible controls include:

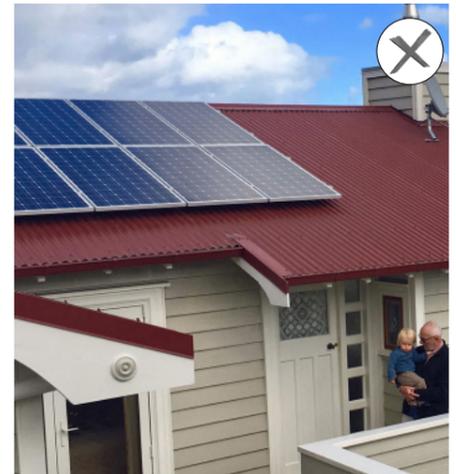
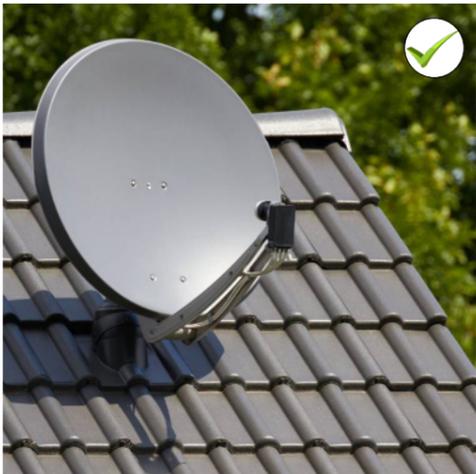
- Set the garage back at least 1m from the front of your house.
- Include protruding design elements to have the garage appear less prominent.
- The garage doors should be simple in design and not exceed 50% of your house width if facing directly onto the street.
- Your garage should have enough space for storage as well as your cars.



3.10 CHIMNEY AND ROOFTOP EQUIPMENT

Chimneys shall be carefully integrated with the overall building and roof design.

Large satellite dishes and antennae are not permitted. Small satellite dishes and antennae will be considered, provided they are painted a dark colour and mounted in an unobtrusive location. Solar collectors and hot water tanks or other rooftop mechanical equipment shall be integrated with the roof design so as to be as unobtrusive as possible.



4. MANDATORY BUILDING REQUIREMENTS

4.1 Building Form and Massing

1. All sites are subject to District Plan requirements relating to built development and bulk and location e.g: setbacks, height, height in relation to boundary, building coverage, private open space etc.

4.2 Roofs

- Bright or very light-coloured roofs are not allowed. Reflectivity shall be less than 25%. Please refer to the Acceptable Building Colours section of this document.
- The use of non-colour coated corrugated roofing is not permitted.

4.3 Materials

- The front façade should incorporate a mix of materials with no one material exceeding 70%. However exceptions will be considered based on architectural merit.
- All exterior roof cladding, window and door joinery and other external architectural features shall be subdued colours in the range of brown, grey, black and white and shall have a maximum reflectivity of 35% (excluding white which is acceptable for cladding). Please refer to the Acceptable Building Colours section of this document.
- Sheet metal roofing and chimney colours shall have a maximum reflectivity of 25%.

4.4 Chimneys and Rooftop Equipment

- No large satellite dishes are allowed.

4.5 Garages

- Garages shall be set back at least 1m from the front of the house.
- Garage doors shall be simple in design and not exceed 50% of the house width facing directly onto the street.

4.6 Accessory Buildings

- All accessory buildings and structures must be designed and constructed to a similar quality and to complement the principal dwelling.
- Swimming pools, decks, patios, pergolas and other landscape structures must comply with the appropriate Acts and regulations.
- People must not live in a caravan, tent or other temporary structure on the property.

4.7 Windows and Openings

- Curtain wall glazing and heavily tinted or reflective glass is not permitted.

4.8 Lighting and Signage

- All lighting shall be downlighting only.
- Any signage shall comply with the requirements of the District Plan.

5. Landscape Design - Fencing

5.1 FENCING OVERVIEW

It is important that your fencing contributes to the privacy and amenity for your property. Fencing will play an important role in the definition between your front boundary and the streetscape.

The owner is responsible for maintaining and/or replacement of all fencing abutting their property. Please note that there are several matters in relation to fencing which are governed by the Fencing Act, which shall be adhered to.

5.2 FENCING MATERIALS

Acceptable fencing materials include horizontal or vertical board and batten, pool fencing, metal fencing, composite fencing or similar fencing types generally seen in a residential environment. Lots 10, 11, and 12 have post and rail fencing along their northern boundary which has been undertaken by the developer given the adjoining rural character.

5.3 FRONT FENCING

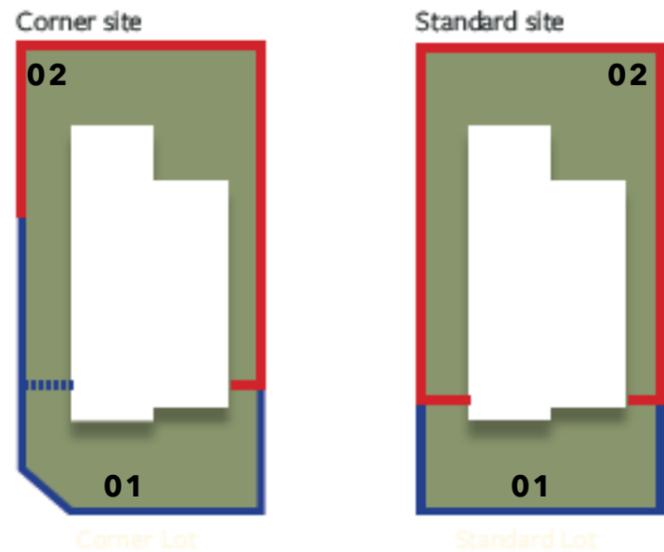
Fences along the front or street boundary or within the primary frontage setback (5m) shall be limited to a maximum height of 1.2m, be visually permeable and supported by structural landscape planting. Primary frontages are indicated on the Fencing Plan on Page 14 of this document, and demonstrated on the diagram adjacent.

The purpose of this control is to create the opportunity for a physical barrier while encouraging soft-landscaping (hedging) to establish a positive streetscape. It is felt this balance will complement the visual character and promote visual connectivity between properties and the street.

5.4 SIDE FENCES

(WHERE NOT ON RETAINING WALLS)

For side boundaries which do not have retaining walls, solid fencing in vertical palings or battens to a maximum height of 1.8 metres shall be the standard form of fencing.



FENCING PLAN DIAGRAM

- 01** Front yard fences can be **max. 1.2m high** and must be visually permeable, and supported by landscape planting.
- 02** Side yard fences can be **max. 1.8m high** for privacy, where not on top of retaining walls but must start no closer to the street than 5m.

FENCING TYPE EXAMPLES



5. Landscape Design - Fencing

5.5 REAR FENCES

(EXCLUDING LOTS 10-26)

For rear boundaries which do not have retaining walls, solid fencing in vertical palings or battens to a maximum height of 1.8 metres above ground level shall be the standard form of fencing.

5.6 LOTS 10-12 NORTHERN BOUNDARY

The northern boundary of Lots 10-12 shall be post and rail where it adjoins an existing rural site.

5.7 LOTS 12-15 EASTERN BOUNDARY

The eastern boundary of Lots 12-15 shall be a maximum height of 1.2m, be visually permeable, and supported by structural landscape planting where space allows. The purpose of this fencing is to contain the concrete swale within the property, and visually soften hardscape materials adjacent to external boundaries.

5.8 RESERVE BOUNDARY TREATMENT

Fencing to Reserves and Corner Sites shall generally follow the same conventions as Front Yard fencing except where required to provide privacy to the primary outdoor living area i.e. rear yard.

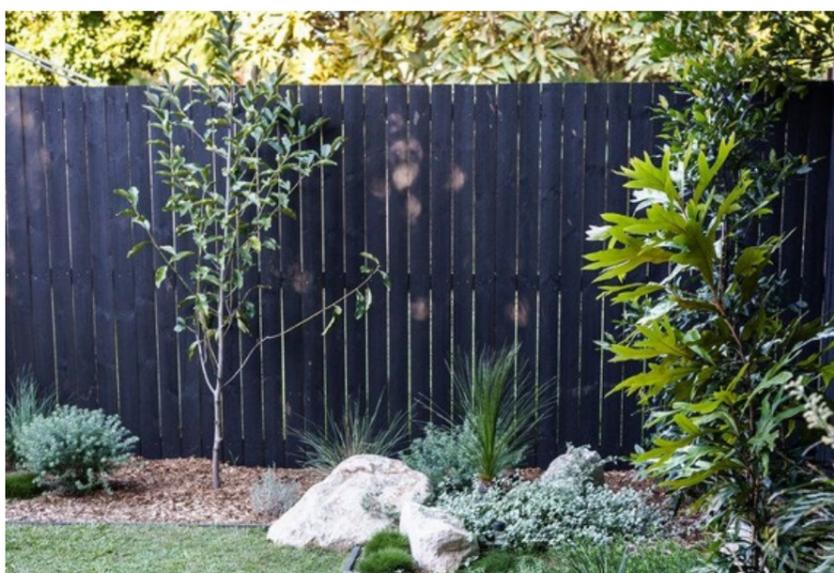
5.9 RETAINING WALL FENCING

Fall protection fencing is required where retaining walls exceed a height of 1m. All fencing above retaining walls are restricted to a maximum height of 1.2m, and are to be visually permeable and supported by landscaping. Fall protection fencing will be undertaken by the developer at the time of subdivision.

FENCING TYPE EXAMPLES



Front yard / reserve boundary fencing example



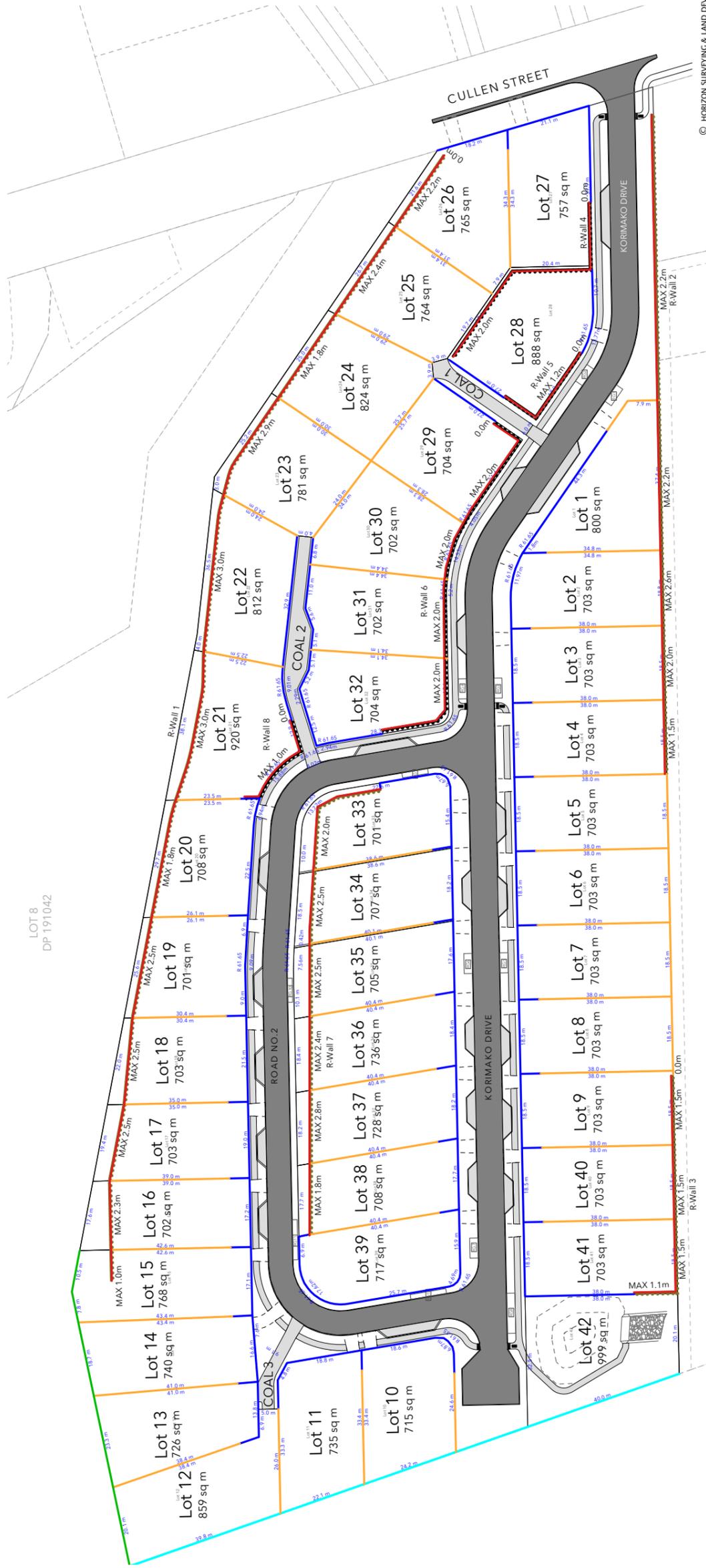
Side and rear boundary fencing example



Retaining wall fencing example

5. Landscape Design - Fencing

5.10 FENCING PLAN



LOT 8
DP 191042

Scale @ A3: 1:1000



KEY

FENCING / RETAINING WALL

- Timber retaining wall (1, 2, 3 & 7)
- Keystone retaining wall (4, 5, 6 & 8)
- Retaining wall fencing (Max. 1.2m high - visually permeable)
- Post & Rail fence
- Side & rear yard fence (Max. 1.8m high (where is not on retaining walls))
- Eastern boundary fence (LOTS 12-15) (Max height 1.2m - visually permeable)
- Front yard fence (Max. 1.2m high - visually permeable)

NOTE:
Fall protection fencing is required where retaining walls exceed a height of 1m. All fencing above retaining walls are restricted to a maximum height of 1.2m, and are to be visually permeable and supported by landscaping.
All fencing can be substituted for hedge planting however. Should you wish to fence your boundary, it should be consistent with the recommendations of this plan. For further details, refer to the Building and Landscape Design Guideline Document.

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CLIENT	Cabra Developments Ltd
ADDRESS	55 Cullen Street Mangawhai Heads
JOB TITLE	Fencing Plan
APPELLATION / TITLE / SITE AREA	LOT 9 DP 191042 NA120D756 4.0085 Ha
DRAWN	EE
DATE	17-Oct-24
APPROVED	CW
SCALE @ A3	as shown
JOB NO.	20648
SHEET NO.	4.0

6. Landscape Design - Landscaping

6.1 LANDSCAPING OVERVIEW

Investing in quality landscaping contributes significantly to the value of any community. The intention of landscaping within this development is to create an integrated streetscape, which is cohesive with buildings and hardscaping. Landscaping within each lot should contribute to the overall visual amenity and character of the development, and the coastal environment.

Streetscape planting has been undertaken by the developer utilising a mix of low maintenance, hardy grasses, shrubs, and trees suitable to the coastal setting of the site.

Quality landscaping is encouraged within your front and rear yards. However, landscape planting is only required to be demonstrated within the 5m front yard setback for all lots, the side yard for any corner sites which adjoin the street, and rear yard landscaping on Lots 13-26, and Lots 33-38 where screening in front of retaining walls is required.

All owners are required to submit a Landscape Plan for approval prior to applying for Building Consent.

All landscaping should follow the species list provided, however, alternative species of a similar character is generally accepted where appropriate to the environmental conditions of the site.

6.2 STRUCTURAL LANDSCAPING

(LOTS 13-18, 21, and 33-38)

UNDERTAKEN BY THE DEVELOPER
AT THE TIME OF SUBDIVISION

In addition to the streetscape planting undertaken by the developer, structural landscaping is also provided within the above mentioned Lots, situated on the top side of retaining walls.

This planting includes climber species overhanging retaining walls (where applicable) and aims to soften hardscape elements including retaining walls, fences, and the concrete swale, with the planting on Lots 33-38 contributing to the streetscape amenity. Lot owners are responsible for maintaining this planting where it is situated within their lot boundary.

PLANTING EXAMPLES



6. Landscape Design - Landscaping

6.3 FRONT YARD LANDSCAPING

Each lot is required to have landscape planting within the front 5m which separates the property from the road reserve. The design of the front yard landscaping is required to be submitted to the Developer for approval prior to applying for Building Consent.

Hedges are encouraged in the front yard to provide privacy however, these must be maintained to a maximum height of 1.2m.

As previously mentioned, fencing within the front yard is to be visually permeable, a maximum height of 1.2m, and supported by structural landscaping.

Note: For Lots 33-39, the front yard shall be that fronting Sandspit Ave, with Lots 33 and 39 (corner sites) also having road frontage.



6.4 SIDE YARD LANDSCAPING

Planting within the side and yards is encouraged however, not required for all lots (excluding corner sites where side yards adjoin the street). Should planting be undertaken within the side yards, this should follow the species list provided.

Where hedges are provided to replace fences, these shall be maintained to the same height (e.g. 1.8m for side yards), consistent with the height restrictions provided on the Fencing Plan.



6.5 REAR YARD LANDSCAPING LOTS 13-26, 33-38

Hedge planting, shrubs, or grouped higher growing trees is required in front of retaining walls to provide visual softening of these hardscape features.

It is acknowledged that for some narrow sites, a hedge in front of the retaining walls may not be practical, and substitutions in the form of creepers over hanging the retaining wall is accepted to provide mitigation.

Rear yard landscaping for these Lots shall be detailed on the Landscape Plan required to be submitted to the Developer for approval prior to applying for Building Consent.



7. Landscape Design - Water Tanks

7.1 WATER TANKS

The developer's intention is that for all lots the Guidelines will encourage the full burying of tanks as an option, but if this is not possible then the guidelines will require that all tanks be positioned behind dwellings to the rear of each site, and be at least partially buried.

If the tanks will potentially be visible from the street, screening will be required to soften the visual effect.



8. Landscape Design - Accessory Buildings



8.1 ACCESSORY BUILDINGS

All accessory buildings and structures must be designed and constructed to a quality similar to the principal dwelling and must not be located within the front yard (unless the accessory building is a garage for the storage of vehicles). Appropriate landscaping should be provided to visually soften the appearance of the building from the road.

Note: For Lots 33-39, the front yard shall be that fronting Sandspit Ave, with Lots 33 and 39 (corner sites) also having road frontage.



9. Mandatory Landscape Requirements

9.1 Water Tanks

- Water tanks shall be positioned behind dwellings to the rear of the site and buried either fully or at least as far as practical and screened if required.

9.2 Rubbish Storage

- Rubbish bin storage shall not be visible from the road, access lot or any reserve.

9.3 Fencing:

9.3.1 Front Yard Fencing/ Reserve and Street Boundary

- Fences along the front or street boundary or within the 5m primary frontage setback shall be limited to a maximum height of 1.2m, be visually permeable and supported by structural landscape planting.

9.3.2 Side and Rear Boundary Fencing

- Fencing up to 1.8 metres is not permitted within 5 metres of any road or reserve boundary setback.
- Timber paling's must have timber capping with timber posts exposed to both sides of the fence.
- All paling or battens are encouraged to be stained or painted in subdued colours.

9.3.3 Retaining Wall Fencing

- All fall protection fencing above retaining walls are to be restricted to 1.2m high and be visually permeable.

9.3.4 Lots 12-15 Boundary Fencing

- The eastern boundary fencing of Lots 12-26 shall be a maximum height of 1.2m, visually permeable, and supported by landscaping where practical.

9.3.5 Lots 10-12 Northern Boundary Fencing

- The northern boundary of Lots 10-12 shall be post and rail and supported by landscaping where practical.

9.3.6 Access and Parking

- Driveways and parking areas shall be paved with either exposed aggregate and / or oxide coloured concrete, permeable paving, paving stones, or similar.
- All vehicles (including motor cars, caravans, boats and jetskis, trailers, motorbikes etc.) shall be stored in a garage where possible or on a hard stand.

9.4 Landscape Planting:

9.4.1 Front Yard Landscaping

- Each lot shall have landscaping within the first 5m of the front yard which separates private property from the road reserve. Landscaping shall follow those species listed in the species palette, however, substitutes are accepted where appropriate for the site and environmental conditions.

9.4.2 Rear Yard Landscaping (Lots 13-26, and 33 - 38)

- Hedge planting, shrubs, or grouped higher growing trees is required in front of retaining walls to provide visual softening of these hardscape features.

9.4.3 Hedges

- All fence types can be substituted by hedges. Owners are required to maintain hedges and limit their height to 1.8m for side and rear yards. Any hedges within the front yard setback shall be maintained at 1.2m (except for Lot 1 which can go up to 1.8m along part of the frontage where needed to block headlights coming from the entrance to Sandspit Ave).

9.4.4 Landscape Plan

- All Lot owners are required to submit a Landscape Plan to demonstrate compliance with these Design Guidelines for approval from the Developer prior to applying for Building Consent. At minimum, the Landscape Plan shall include:
 - Building footprint and decking
 - Areas of Lawn
 - Plant list, layout, and spacings of plants
 - Hardscape features including driveways, garden edging, paving, and fencing.
 - Location of water tanks

Appendix 1. Approved Plant List

Image	Species	Approx. Initial Plant Sizes (PB/L)	Species Mature Height x Width	Recommended Spacings
SPECIMEN TREES				
	<i>Sophora chathamica</i> (Kowhai)	5L (minimum)	6m x 4m	Minimum 1.4m
	<i>Corynocarpus laevigatus</i> (Karakara)	5L (minimum)	12m x 4m	Minimum 1.4m
	<i>Rhopalostylis sapida</i> (Nikau Palm)	5L (minimum)	8m x 3m	Minimum 1.4m
	<i>Metrosideros excelsa</i> (Pohutukawa)	5L (minimum)	6m x 4m	Minimum 1.4m
	<i>Alectryon grandis</i> (Three Kings Titoki)	5L (minimum)	4m x 4m	Minimum 1.4m
	<i>Nestegis apetala</i> (Coastal Maire)	5L (minimum)	6m x 4m	Minimum 1.4m
	<i>Melicope ternata</i> (Wharangi)	5L (minimum)	5m x 3m	Minimum 1.4m
	<i>Planchonella costata</i> (Tawapou)	5L (minimum)	5m x 3m	Minimum 1.4m
AMENITY LANDSCAPING (HIGH GROWING)				
	<i>Coprosma macrocarpa</i>	2L	8m x 4m	Minimum 1.4m
	<i>Coprosma repens</i> (Mirror Bush)	2L	5m x 3m	Minimum 1.4m
	<i>Leptospermum scoparium</i> (Manuka)	2L	4m x 3m	Minimum 1.4m

Appendix 1. Approved Plant List

	<i>Melicope ternata</i> (Wharangi)	2L	5m x 3m	Minimum 1.4m
	<i>Coprosma robusta</i> (Karamu)	2L	5m x 4m	Minimum 1.4m
AMENITY LANDSCAPING (LOW GROWING)				
	<i>Astelia nervosa</i> 'Westland'	1L	1m x 1m	0.75m - 1m
	<i>Astelia banksii</i> (Astelia)	1L	1m x 1m	0.75m - 1m
	<i>Carex</i> (multiple species)	1L	0.5m - 1.5m x 0.5m - 1.5m	0.75m - 1m
	<i>Dianella tasmanica</i> 'Blaze'	1L	0.7m x 0.7m	0.75m - 1m
	<i>Dianella caerulea</i> 'Breeze'	1L	0.7m x 0.7m	0.75m - 1m
	<i>Dianella caerulea</i> 'Little Jess'	1L	0.7m x 0.7m	0.75m - 1m
	<i>Dianella</i> 'Little Rev'	1L	0.4m x 0.4m	0.75m - 1m
	<i>Dietes bicolour</i> (Iris)	1L	0.7m x 0.4m	0.75m - 1m
	<i>Dietes grandiflora</i> (Fortnight Lily)	1L	1m x 0.6m	0.75m - 1m
	<i>Dietes iridioides</i>	1L	0.7m x 0.4m	0.75m - 1m

Appendix 1. Approved Plant List

	<i>Hebe 'Wiri Mist'</i>	1L	1m x 1m	0.75m - 1m
	<i>Hebe speciosa</i>	1L	1m x 1m	0.75m - 1m
	<i>Hebe topiaria</i>	1L	0.6m x 0.7m	0.75m - 1m
	<i>Libertia grandiflora</i> (NZ Iris)	1L	0.7m x 0.7m	0.75m - 1m
	<i>Libertia ixioides</i>	1L	1m x 0.3m	0.3m - 0.75m
	<i>Lomandra longifolia</i> 'Nyalla'	1L	0.6m x 0.6m	0.3m - 0.75m
	<i>Coprosma</i> 'Poor Knight'	1L	0.5m x 1m	0.75m - 1m
	<i>Liriope muscari</i> 'Evergreen Giant'	1L	0.2m x 0.2m	0.3m - 0.75m
	<i>Poa cita</i> (Silver Tussock)	1L	0.7m x 0.8m	0.75m - 1m
	<i>Gardenia jasminoides</i> 'radicans'	1L	0.3m x 0.7m	0.75m - 1m
	<i>Lomandra</i> 'Tanika'	1L	0.7m x 0.7m	0.75m - 1m
	<i>Lomandra</i> 'White Sands'	1L	0.7m x 0.9m	0.75m - 1m

Appendix 1. Approved Plant List

	<i>Lomandra</i> 'Lime Tuff'	1L	0.8m x 0.8m	0.75m - 1m
	<i>Westringia fruticosa</i> 'Horizon'	1L	0.5m x 0.5m	0.75m - 1m
	<i>Lavandula angustifolia</i> 'Munstead'	1L	0.6m x 0.6m	0.75m - 1m
	<i>Lavandula x intermedia</i> 'Grosso'	1L	0.9m x 0.9m	0.75m - 1m
	<i>Pimelea prostrata</i> (NZ Daphne)	1L	0.1m x 1.2m	0.75m - 1m
	<i>Phormium</i> 'Green Dwarf' (Emerald Gem)	1L	1m x 1m	0.75m - 1m
HEDGE PLANTING				
	<i>Coprosma repens</i> (Mirror Bush)	2L	5m x 3m	1.5m
	<i>Corokia</i> 'Geentys Green'	2L	2m x 1.5m	0.75m - 1m
	<i>Olearia albida</i> (Tanguru)	2L	4m x 2m	1m
	<i>Pittosporum</i> 'Stephens Island'	2L	4m x 3m	1.5m
	<i>Sophora molloyi</i> 'Dragons Gold'	2L	2m x 2m	1m
	<i>Pittosporum crassifolium</i> (Karo)	2L	5m x 3m	1.5m

Appendix 1. Approved Plant List

CREEPERS/CLIMBERS				
	<i>Trachelospermum jasminodes</i>	1L	1m x 1m	0.7m
	<i>Muehlenbeckia complexa</i>	1L	1m x 3m	0.7m
	<i>Clematis paniculata</i>	1L	1m x 1m	0.7m

Appendix 2. Design Approval Documents

APPROVAL PROCESS

Step 1

- Confirm you are willing to comply with the Building and Landscape Design Guidelines prior to purchasing a section.

Step 2

- Ensure your Architect is aware of the requirements of this document prior to finalising the building design, and ensure all relevant details are provided on the Building Plans.

Prepare your Landscape Plan, and ensure it complies with the Design Guidelines.

Step 3

- Prepare a Design Statement confirming that the building design meets the requirements of the Design Guidelines. This will need to be prepared by a suitably qualified Architect or Landscape Architect.

Step 4

- Submit your Design Statement and Landscape Plan(s) to the Developer (or their delegated representative) for approval.

**Please send all information to:
rene@foundrygroup.co.nz**

Step 5

- The Building Plans, Landscape Plans, and Design Statement will be reviewed and approved by the developer (or their selected agent).

Step 6

- Lodge your Building Consent and/or Resource Consent to Kaipara District Council for approval.

Step 7

- Commence construction.

Step 8

- Provide a Design Statement from a suitably qualified Landscape Architect confirming that all landscape works have been completed in accordance with the approved Landscape Plan. The Developer (or their delegated representative) will review and confirm compliance.

Step 9

- Apply for Code of Compliance.

Appendix 2. Design Approval Documents

APPLICATION CHECKLIST

Please utilise the checklist below as a guide when submitting any documentation for approval to the developer (or their selected agent).

Site Plan

- Including dimensions, setbacks from boundaries, site coverage, driveway/vehicle crossing, earthworks, retaining walls and/or fencing, location of water tanks.

Floor Plan

- Include dimensions, floor area calculations and FFL.

Elevations

- Include dimensions, details on material and colour selection for walls and roofing, window glazing, details on chimney/roof equipment.

Landscape Plan

- Include details on fencing and/or retaining (proposed and existing), location of existing planting where applicable, location of water tanks, screening of water tanks (where tanks are not buried), planting design within the 5m front yard setback (minimum) including details on plant selection, location, heights and spacings, details on hedges where this is the preferred option instead of utilising fencing, rear yard retaining wall screening (where applicable).

Details on Colour and Material Selection

- Where applicable, details on colour selection, materials, and reflectivity for all exterior cladding, roofing, windows, and joinery. Please ensure this is consistent with the acceptable colours and materials provided in the Design Guidelines.

Application Form

Ensure all plans and details are provided, and complete the application form.

Submission Details

Please submit all plans and documents to **rene@foundrygroup.co.nz** and we will review and confirm approval (or request further details) within 10 working days. Please ensure the application form is submitted with your documents.

APPLICATION FORM

Applicants Details

Lot Number: _____

Street Address: _____

Owners Name: _____

Contact Number: _____

Email Address: _____

Postal Address: _____

Architects / Landscape Architects Details

Name: _____

Company: _____

Email Address: _____

Contact Number: _____

Appendix 2. Design Approval Documents

EXTERIOR BUILDING COLOUR SELECTION				
WALLS :				
TYPE	MATERIAL / FINISH	COLOUR NAME	BRAND/SUPPLIER	LRV
1				
2				
3				
4				
5				
ROOF :				
TYPE	MATERIAL / FINISH	COLOUR NAME	BRAND/SUPPLIER	LRV
6				
7				
GARAGE DOOR :				
TYPE	MATERIAL / FINISH	COLOUR NAME	BRAND/SUPPLIER	LRV
8				
JOINERY :				
TYPE	MATERIAL / FINISH	COLOUR NAME	BRAND/SUPPLIER	LRV
9				
10				
DRIVEWAY :				
TYPE	MATERIAL / FINISH / COLOUR			
11				
FENCING :				
TYPE	MATERIAL / FINISH / COLOUR			
12				
13				
OTHER :				
TYPE	MATERIAL / FINISH / COLOUR			
14				
15				
16				

COLOUR / MATERIAL SAMPLES :					
ITEM:	ITEM:	ITEM:	ITEM:	ITEM:	ITEM:
ITEM:	ITEM:	ITEM:	ITEM:	ITEM:	ITEM: