



Design Guidelines

STAGES 7 TO 8
February 2015



Welcome to The Banks Whitby

These guidelines have been developed to help make your home-building process as easy as possible. The contents provide you, your builder or your architect with the necessary information and recommendations for the form of your new property, in accordance with The Banks Whitby vision.

You'll find everything you need to know about consents, sign-offs, legal requirements, and the mandatory requirements that help maintain standards and property values at The Banks Whitby: what you may or may not do to your new house.

Please do not hesitate to contact The Banks Whitby Sales Office if you need any further assistance. Phone: 234 1041 or email: anita@thebankswhitby.co.nz

The Banks Whitby Sales Office is located on Discovery Drive, in the Geographic Information Building, at the entrance of the Whitby Shopping Centre.

Intention of the Design Guidelines

To provide design guidelines for residential building within The Banks Whitby. These guidelines are to be read in conjunction with the covenants that are attached to your lot title.

DISCLAIMER

These Design Guidelines are for aesthetic purposes only. The guidelines, rules and restrictions set out in this document and the approval of dwelling and landscaping plans submitted to the Design Review Panel are in addition to (and not in substitution for) any rules or requirements imposed by the Porirua City District Plan, the Building Act and Regulations, and any other applicable laws. In promulgating these Design Guidelines and approving dwelling and landscaping plans Todd Property Whitby Development Limited gives no warranty as to the compliance with such laws, or the quality or suitability of the dwelling.

Map of The Banks Whitby



PLEASE NOTE: Whilst every effort has been made to ensure that the information contained in this document is correct at the time of printing, no responsibility will be taken for any inaccuracies, errors or omissions. This Master Plan is intended as a guide only and does not constitute an offer or contract.

MASTER PLAN

The Banks is a premium residential development in one of Wellington's most desirable suburbs, earmarked for approximately 200 quality residential homes.



Design Approval Process

SUBMIT INFORMATION TO DESIGN COMMITTEE

You are required to submit the following information to The Banks design committee before submitting plans to the Porirua City Council for building consent.

- Full contact details of purchaser and builder
- Identification of stage number and lot number
- Building plans, which should include:
 - Site plan (location of buildings on the lot)
 - Floor plan (with dimensions)
 - All elevations
- Exterior colours and finishes, including:
 - External walls
 - Roof
- Landscape plan, which should include:
 - Proposed access from streets and right of ways
 - Off street parking
 - Location, height and finish of any fences
 - Location and finish of driveways and paths
- Signed copy of The Banks Construction Rules
 - These rules are signed by the purchaser at the time of purchasing your lot from The Banks developer
 - If you do not have a copy of these rules we can provide you with a copy

Submit your information to: Email to anita@thebankswhitby.co.nz Post to PO BOX 58153 Whitby 5024

PROCESSING AND APPROVAL

When all of the items above are received the design committee reviews the information.

- If the information is complete and it meets the Build Guidelines it is then processed for approval
- Approval is granted generally within 1 week
- The stamped approval plans will be posted to you to the address provided at submission and confirmation will be sent via email
- NOTE: The Design approval process is in addition to (and not in substitution for) any rules or requirements imposed by the Porirua City District Plan, the Building Act and Regulations, and any other applicable laws.

Design Rule Summary

Building set-back	Buildings are to be set back from the top of the bank with the retaining wall . Set backs are 4m for lots 813, 814, 819 and 2m for lots 828-832.
Maximum Height	8m and 2 storeys
Height to boundary (rule 1)	No part of any building shall exceed a height equal to 3.0 metres plus the shortest horizontal distance between that part of a building and any site boundary.
Height to boundary (rule 2)	Applicable to lots 801, 802, 804, 805, 808, 811, 812, 815-818, 827-834, 848-864, all buildings shall comply with a height recession plane of 3 metres and 45 degrees from the road frontage boundary.
Front Yard	5m (except 3m for lots 801, 802, 804, 805, 808, 811, 812, 815-817, 827-834, 848-864 (not incl. garage) and 3m for lot 818 including garage.
Front Yard (rear lots)	1.5m (applicable to lots 803, 806, 807, 809, 810, 813, 814, 819, 821, 824, 825, 835-847).
Side Yard	1.5m
Rear Yard	1.5m
Maximum building coverage	35% (Can be exceeded with neighbours approval and by applying to PCC for a resource consent)
Maximum impervious area	50% (to a max of 500m ²).
Rainwater tank	If chosen the minimum size is 1550 litre combined detention and storage tank per dwelling.
Garages	Must not exceed 50% of the width of the front face of the building. They must be set back at least 1m behind the front face of the unit.
Outdoor Living Space	<ul style="list-style-type: none"> • Not less than 50m² and contains no dimension less than 4m • A flat area of 16m² • Orientated to the north, west or east and directly accessible from dwelling • Does not include driveway or parking areas • Uncovered except for eaves (600mm) and gutters (150mm)
Rural Zone Provisions	Any areas zoned Rural are to be viewed and treated as having a suburban zone (applicable to lots 846-847 and 850-861).
Transmission line set-back	No buildings shall be located within 12m of the centreline of the transmission line. (Applicable to lots 810, 818-821, 828, 850, 851 only).

Rain Water Tank

- Todd Property Whitby Development Ltd wish to encourage section buyers to improve the environmental impact of stormwater runoff into the Pauatahanui Inlet, which can be achieved by the installation of a rain water tank.
- This device is also able to reduce the peak flows of intense rainfall events and slow the discharge into Duck Creek and the Pauatahanui Inlet. A tank can also supplement garden irrigation and become an emergency water supply.

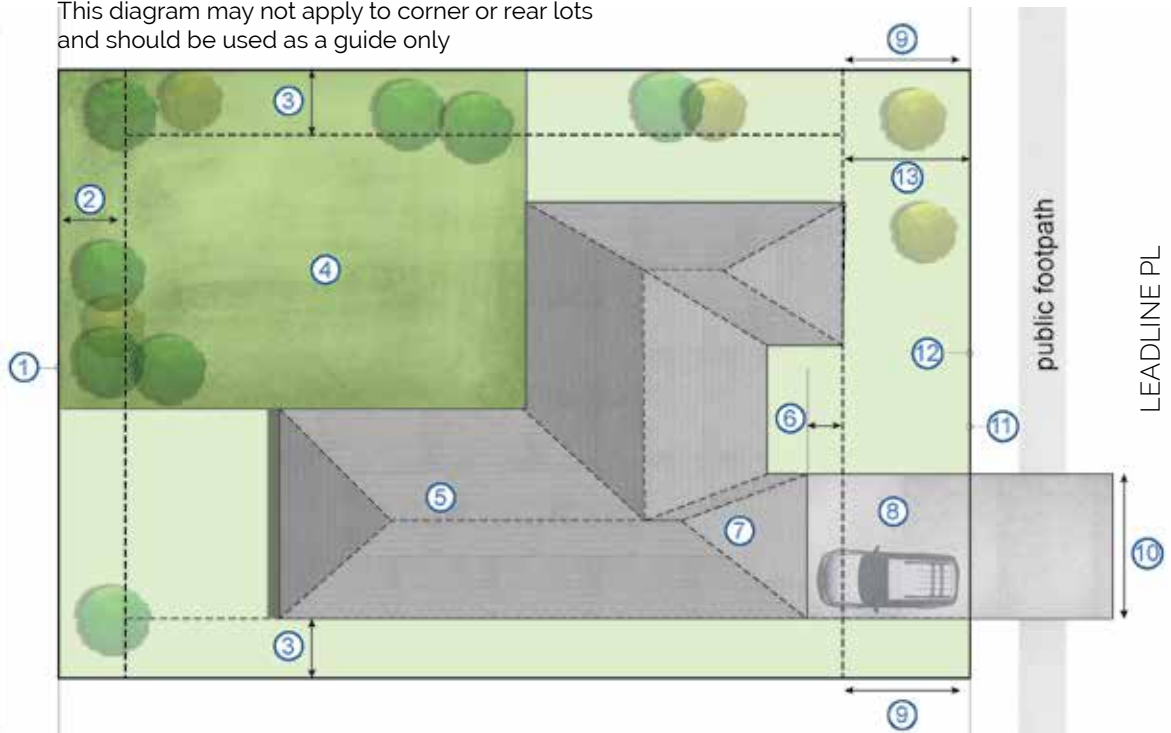
Landscape Design

All housing developments within The Banks must include an element of landscaping that is in keeping with the development.

- When submitting a landscape plan you need to show the following:
 - All fences, paths, driveways and their construction materials
 - The location of clothes lines and sheds
 - Identify areas of grass and gardens, and nominate the heights of plantings specified

Site Coverage, Building Set Backs & Fencing

This diagram may not apply to corner or rear lots and should be used as a guide only



LEGEND

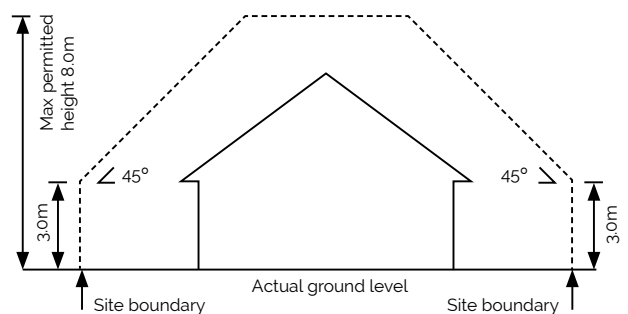
1. 1.5m high fence except no fence for rear boundary with Duck Creek Reserve
2. 1.5m minimum setback
3. 1.8m high side fence on boundary, 1.5m minimum building setback
4. Outdoor Living Space:
 - 50m² minimum requirement (but 80m² recommended)
 - 4m minimum dimension
 - 16m² of flat area
 - Uncovered (except for eave & gutter)
 - Oriented to North, East, or West
 - Driveway & parking excluded
5. Dwelling:
 - 8m high max
 - 35% max site coverage
 - 50% max impervious area
6. Front Facade: Garage to be setback 1m minimum behind front face of dwelling
7. Garage
8. Driveway
9. 1.5m high side fence from road boundary to front facade
10. 6m nominal width crossing for double garage

11. 1.5m high fence on road frontage (only 50% of frontage length fenced)
12. 1.8m high fence for rear lots off ROW
13. 5m minimum building setback from public road, exceptions apply. Refer Design Rule Summary.

NOTE:

- Building setback also determined by compliance with height recession plane
- This plan is for guidance to comply with The Banks Design Guidelines. It does not include other necessary requirements under the PCC District Plan

EXPLANATION OF HEIGHT TO BOUNDARY RULE

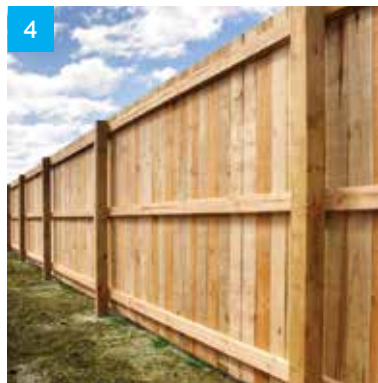
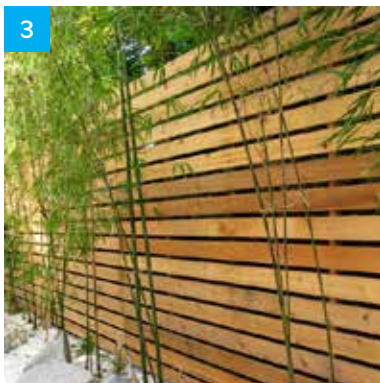


Fencing

Below are examples of permitted fencing options.



Includes planted hedge behind pool fencing.



Retaining Walls

- EXCEPT where the prior written approval of Todd Property Whitby Development Limited or its appointed representative (in its sole discretion) has been granted, NO retaining wall exceeding 1 metre in height will be permitted to be erected on any street frontage or right of way frontage on any of the said lots.
- AND FURTHER, NO fence exceeding 1.5 metres in height will be permitted to be erected on top of the said retaining wall to the intent that the completed height of the retaining wall and fence shall not exceed 2.5 metres in height.
- Any approval by Todd Property Whitby Development Limited is deemed to be in addition to and not in substitution for any approval that may be required by the local authority.



Building & Design Guidelines

The following building and design guidelines are not intended to replace the Porirua City District Council planning rules.

- Where one residential dwelling is built on the Lot, a minimum floor area of 160m² in respect of the residential dwelling (including the garage (if any)) erected thereon; and where two dwellings are built on the Lot a minimum floor area of 130m² in respect of each residential dwelling unit (including the garage (if any)).
- The construction of a dwelling on the Lot must commence within two (2) years from the date of issue of the computer freehold register for the Lot.
- The Grantor must (and must procure its contractors, subcontractors, employees and/or agents (as the case may be) to) complete construction of the exterior to the Lot's primary dwelling, the Lot's driveway and fencing within 12 months of the commencement of construction on the Lot.
- No more than one residential dwelling on a Lot, unless where the residential dwellings are joined by a party wall there can be 2 residential dwellings per Lot.
- No caravan, boat and/or boat trailer, mobile home or other temporary accommodation, hut or shed for permanent or temporary use of any kind except a temporary builder's shed or other utility shed that is required during the course of construction of the residential dwelling.
- A garden shed is permitted provided that it is constructed in new permanent materials, appropriately painted, or be a new proprietary brand, precoated with a factory colour finish that will not detract from the visual amenity of the Development on the Land and which is in keeping with the colour and nature of the residential dwelling situated on the Lot; and must not be more than one storey in height or exceed 10m² in floor area.
- Where applicable, vehicle crossings constructed at the time of subdivision development are to be utilised. The establishment of an alternative crossing is not permitted.
- Any garages, outbuildings, fences or walls on the Lot must be in permanent materials of wood, brick or stone or other similar permanent materials. No unpainted galvanised iron for any garages, outbuildings, fences or walls are permitted.
- No transportable or relocatable dwelling of any kind is permitted.
- Fences cannot exceed 1.2 metres in height in front of the residential dwelling which has its front boundary adjoining a street; and
- Fences cannot exceed 1.8 metres in height along the side boundary of a Lot.
- All fencing running parallel to any lot boundary that is adjacent to the Duck Creek Reserve shall be the black swimming pool fencing as shown in option 1 of the permitted fencing options on page 7 of this guide.
- If the Lot is accessed by an Access Way, then a fence not exceeding 1.8 metres in height on all boundaries of the Lot is permitted.
- Retaining walls cannot exceed 1 metre in height on any Street or Access Boundary. Where a retaining wall is on a Street or Access Boundary then no fence on that retaining wall will exceed 1.2 metres in height so that the total height of the retaining wall and fence will not exceed 2.2 metres.
- No unpainted galvanised iron or Zinalume[®] iron finishes, or any other similar material is permitted which could potentially contaminate the stormwater runoff.
- No home heating fuel tanks, gas cylinders, external water heaters, air-conditioning units or similar appliances used to monitor or control the temperature, humidity, or climate within a dwelling are to be erected on the front elevation of the residential dwelling.
- Any washing line or satellite dish erected must not be situated within the front yard of the Lot.
- No solar panels or pool heating are to be on the roof of the dwelling situated on the Covenanted Lot unless such solar panels and/or pool heating is integrated with the roof design.
- Any pole or pile foundations are to be clad in a material visually compatible with the main cladding of the residential dwelling.

KEY POINTS

- Only one house per lot is permitted or 2 houses if adjoined with a party wall.
- Houses are to be built from new materials
- No relocated homes are permitted
- The Banks has reticulated gas supply, no bottles are permitted
- Clean air compliant fires are permitted

BUILDING MATERIALS

- Houses are to be built from high quality new building materials
- Exterior cladding shall comprise of a primary and secondary cladding, with the secondary cladding to cover at least 30% of the total exterior, and cover at least 30% of the front facade facing the street.
- Any unpainted cladding is not permitted
- All Zinalume and colour steel roofing cladding is to be painted
- Concrete driveways are permitted and to be finished as exposed aggregate, or are to be suitably coloured

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