



DESIGN GUIDE.

When you purchase a section at Waikārapī, these Design Guidelines apply to your new home. They set consistent requirements for driveways, parking, outdoor living areas, and building materials, ensuring the neighbourhood is cohesive and high quality. This protects your investment and gives you confidence in the lasting value of the community.

Every new building within Waikārapī will be designed with reference to this document. To give further comfort that Waikārapī will be a high-quality development, our review panel will assess and approve the design of every home before any construction commences.

All designs must be submitted to the Developer for approval before a Building Consent is lodged. This review process ensures homes meet the development vision and maintain a high-quality standard. Full plans, elevations, materials, and landscaping details must be provided for approval.

There is a non-refundable fee of \$500.00 per design review. This is required to be paid in full prior to commencement of the design review.

1. Information to be provided for Developer or Developer's nominated agent sign off shall include:

- a. Site Plan
- b. Floor Plan
- c. Elevation Plans
- d. Cross section indicating roof pitch
- e. External color schedule
- f. Plan to show any proposed paving and associated materials
- g. Landscape Plan.

2. General Design Rules

- a. Each lot is limited to one dwelling, which must be newly constructed on site. Relocated, kitset, or transportable homes are not permitted.
- b. Homes must be well-proportioned and designed to complement neighbouring dwellings.
- c. Cladding and finishes must be selected from the approved palette and designed to complement the overall character of Waikārapī. Approved materials include brick, plaster systems, vertical corrugate metal, timber shiplap, and selected fibre-cement products (such as Axon, Stria, Linea Oblique, and weatherboard). Materials such as brick or plaster may be used as the primary façade treatment, while materials like corrugate or fibre-cement panels should be paired with other complementary claddings to ensure a refined and high-quality appearance. Street-facing façades must demonstrate articulation and visual interest through thoughtful use of materials, detailing, and composition.
- d. Roofing must be tiles or pre-painted long-run steel. Zincolume or highly reflective finishes are not permitted.
- e. Buildings should be designed in consideration of neighbouring sites by reducing overlooking of neighbouring sites and locating mechanical units to reduce and mitigate noise on neighbouring sites.
- f. Minimum outdoor amenity areas and building setbacks should be in line with the conditions of resource consent
- g. No building may exceed one storey along property edges bordering existing residential areas, to maintain neighbourhood character.



3. Fencing

- a. All rear and side boundary fencing must be fully constructed and painted or stained prior to occupation of the dwelling.
- b. Rear and side fences may be up to 1.8m high, while front fences must not exceed 1.5m. Front fences must be visually permeable to maintain the streetscape.
- c. Rear and side boundary fences should be hit and miss timber batten and front boundary fencing should be visually permeable timber batten, unless otherwise approved by the Developer.
- d. Neither Marlborough District Council nor the Developer will be responsible for, or required to contribute to, the cost of any fencing where a lot adjoins a reserve, road reserve, or land owned by the Developer or Marlborough District Council.

4. Vehicle Crossings and Driveways

- a. Where applicable, vehicle crossings constructed at the time of subdivision are to be utilised. Where a vehicle crossing has not been constructed, the future landowner is to construct a vehicle crossing in its designated location.
- b. Each lot typology to provide driveways with a minimum 5.5m in length measured fully within the lot boundary.
- c. Driveways must be completed prior to occupation and finished in durable materials such as exposed aggregate or non-exposed concrete, paving stones, concrete pavers, or asphalt.

5. Other

- a. Design should allow for rubbish bin storage at the side or rear of the dwelling.
- b. Design should allow for clotheslines at the rear or the side of the property away from visibility from the street front.
- c. Exterior lighting should be discreet and properly positioned to avoid light pollution. Avoid harsh, overly bright lighting that creates a sense of visual clutter or negatively impacts neighbours.
- d. Garages should be designed to complement the overall aesthetic of the home, with no garage dominating the street frontage.
- e. Garden sheds and other small buildings must not be located in front of the dwelling and should be screened from public view.
- f. Boats, caravans, and trailers must not be parked in front of the home or on driveways. They may be stored at the side or rear of the property if screened from view.
- g. No tree or shrub may exceed 6m in height without the Developer's written approval, to maintain sightlines, safety, and neighbourhood character.
- h. All unpaved areas must be grassed or landscaped prior to occupation.
- i. All works must comply with the development's Resource Consent conditions. Purchasers are responsible for ensuring compliance and must contact Marlborough District Council (MDC) if any clarification or additional consents are required. The Developer accepts no responsibility for individual lot compliance.
- j. Please note: a construction bond of \$2,000 is payable to the Developer at plan approval, refundable upon satisfactory completion.