



Waimeha Design Rules

These rules are to ensure a consistency in design character for the Waimeha Neighbourhood.

Design approval is required from the Design Review Board (DRB)

For avoidance of doubt, where there is a variance in a rule, the Waimeha Design Rules supercede the Waimeha Design Guide and section E of the Masterplan.

1. **Fencing and privacy screening:** Fencing styles and their placement are designed to maintain an open character in Waimeha while recognising that residents may want to create a secure yard for children and pets. Private outdoor living 'rooms' can be created by an integrated design approach. There are six different styles of fencing permitted which can be found in section D7 of the Waimeha Design Guide. Other designs may be approved at DRB discretion.

Why? More open boundaries makes for a softer edge where private domains meet and encourages a socially cohesive neighbourhood, improves security and establishes a desirable urban landscape.

2. **Permeable paving surfaces:** Driveways must be Firth Walkway™ Pavers to be consistent with neighbouring properties. Landscape paving must be permeable. Site coverage as per Waimeha Design Guide.

Why? The Ngarara stormwater system is the heart of our environmental design. It relies heavily on preserving natural soakage and minimising urban stormwater runoff, that typically pollutes our streams, rivers and oceans.

3. **Energy efficiency:** Houses will have minimum rating of R 4.0 for both walls and ceilings. Maximum R-rating is encouraged.

Why? Health and economic benefits from energy efficient homes are well documented. Higher than code insulation is the foundation of an energy efficient home and investment will return the original cost many times over in the lifetime of the house.

4. **Air quality control:** Wood burners are prohibited.

Why? Wood burning fires can have significant negative effects for an entire neighbourhood. We support clean, efficient heating systems that preserve air quality for everyone.

5. **Exterior material and colour palette:** Light weight, natural cladding and coloursteel cladding and roofing is preferred. Avoid fibre cement products except for soffits and firewalls. Monolithic and heavy elements, such as plaster, brick, block or concrete should be applied as singular elements as opposed to whole elevations. Avoid pressed metal and heavy tiles. Other cladding choices not listed may be approved at DRB discretion. Roofs should appear visually simple with low to medium pitch. As much as possible, optimise orientation for installation of solar panels. Exterior colours will be muted earth tones consistent with neighbouring properties. Avoid strong colour elements.

Why? The design intent is that buildings are aesthetically consistent, complement each other, and we create a feel of cohesiveness within each neighbourhood. Building mass, aesthetic and colour are important elements that will help achieve the desired effect. Lightweight roofs and cladding provide best seismic performance.

6. **Exterior fixtures:** Bins, storage facilities, clothes-lines satellite dishes and aerials are not situated on road frontages. Satellites shall not be any larger than 700mm diameter.

Why? To present an attractive garden streetscape.

7. **Signage, parking and storing of trade vehicles and recreational vehicle (campers, caravans):**

Residents will not place, park or store (or allow to be placed, parked or stored) any caravan, motor home, tent, truck, tractor, bus, trailer, earth moving or other machinery, container, temporary structure, rubbish debris or other unsightly object (excluding any motor vehicle, small van or utility truck that is in good working order, repair and appearance) on the Lot or any land adjacent to the Lot unless:

- (i) such items are appropriately screened so that they are not visible from the road or any adjoining lot; or
- (ii) such items are required for the purposes of any construction work, in which case they may only be placed, parked or stored on the Lot on a temporary and as-needed basis.

Residents will not place, park or store (or allow to be placed, parked or stored) any caravan, motorhome, commercial vehicle or vessel:

- (i) on any part of the road or footpath adjoining or in the vicinity of the Lot; or
- (ii) on that part of the Lot between the boundary to the road and the Dwelling (except where it is permanently garaged or screened so that it is not visible from the road or any adjoining lot).

Why? To present an attractive garden streetscape.

8. **Dark sky exterior lighting fixtures:** Any lighting shall be directed so that spill of light will be contained within boundaries of the site. Light level shall not exceed 10 lux.

Why? The street lights in Waimeha are designed to minimise light pollution. Exterior lights of private residences can be a significant contributor to light pollution and in some cases, light nuisance or 'trespass'. Thoughtful placement and specification are called for.

9. **Landscape planting:** A selection of indigenous species is encouraged to support native birds and the ecological values of adjacent wetlands. Thoughtful selection will also avoid boundary overgrowth. A list of approved plants is included in section B9 of Waimeha Design Guide. The list is not exhaustive.

Helpful references:

Gabites, I and Lucas, R. *The Native Garden*.

Gabites, I. *The Coastal Garden*.

Why? Endemic native species will thrive, with the least care and intervention. An added benefit is reduction of cost of treated water. Endemic natives will support native birds and avoid weed issues in our wetland covenants. It is hoped that residential gardens will support and supplement local native ecosystems.

10. **Sediment control and swale protection of stormwater system:** Particularly during construction swales must be protected by keeping heavy machinery off and using silt control when required.

Why? The Ngārara stormwater system is the heart of our environmental design. It relies heavily on preserving natural soakage and minimising urban stormwater runoff, that typically pollutes our streams, rivers and oceans. Fine sediment has the ability to clog up the system and reduce its effectiveness.

This is a particular risk during the construction phase.