



RIVER TERRACE

CROMWELL

Design Control Guidelines





RIVER TERRACE PHILOSOPHY

The stunning landscape of River Terrace is deserving of protection, as is your investment in your River Terrace property. Therefore, you need confidence that your neighbours in River Terrace share the vision of a high-quality development, while also protecting River Terrace's natural environment and views.

Please note that Design Control Approval on the basis set out in these Guidelines is required prior to commencement of any work for building construction and landscaping, as well as future external additions or renovations (including colour change).

Design Control Approval is required prior to obtaining Central Otago District Council ("CODC") consent so 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.

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 River Terrace setting.

In these Guidelines, "buildings" means any dwelling (including carports and garages), structure or accessory building erected on a Residential Lot.

These Design Controls shall be administered by River Terrace Developments Limited ("RTDL") or such person appointed by RTDL.



BUILDING CONSTRUCTION CONTROLS

BUILDING SETBACKS

- Accessory buildings shall be setback at least 30m from any road or access lot boundaries.
- Building setbacks shall otherwise apply as per the CODC District Plan rules.

BUILDING HEIGHT

- Building Height shall be as per the CODC District Plan.

BUILDING COVERAGE AND FLOOR AREA

- No more than one main dwelling (including up to a 4 car garage), one minor dwelling and two accessory buildings are allowed on a Residential Lot.
- Total building coverage per lot shall be no greater than 1200m².
- No minor dwelling shall have a floor area in excess of 150m², and no single accessory building shall have a floor area in excess of 300m².

CAR PARKING

- All car and vehicle parking is to be provided for on your Lot. Two parks must be provided for in a garage.

ROOF

- Primary roofs are to be simple gables with no hips or valleys. The primary roof pitch must be between 20° and 40°. Flat roofs (with a roof pitch of less than 4°) when required, are to be linking structures only, adjacent to the primary roof or garage/carport roofs.
- Mono-pitch roof forms are considered by discretion.
- All metal chimney flues and other roof penetrations should be enclosed or painted to make them less



visually obtrusive. Colour and reflectivity is to be as set out in these Guidelines (General Building Controls).

- All roof cladding excluding flat roofs shall be in the following only:
 - Metal Roofing (tray, long-run or corrugate only)
 - Cedar Shingles
 - Slate
- All roofing details (spouting, downpipes and flashings) are to match the roof or wall colour but in any event are subject to the colour and reflectivity controls specified in these guidelines (General Building Controls).

CLADDINGS

- All dominant exterior wall cladding shall be in the following only:
 - Horizontal or vertical weatherboards (limited to cedar, other natural timber or linea)
 - Board and batten
 - Schist
 - Plaster (No more than 60%)
 - Vertical metal cladding (tray, long-run or corrugate only)
 - Precast or Insitu concrete
 - Bagged brick
 - Stack bond masonry block. To be used in conjunction with another cladding and not visibly continuous on any facade.
- The following exterior wall claddings are permitted as architectural features comprising no more than 40% of the total cladding area:
 - Titan / Axon
 - Corten steel

GENERAL BUILDING CONTROLS

- The design of all buildings shall be in line with the vision for River Terrace of a high quality residential development.
- All buildings and fences must be constructed and finished as per best practices.
- All exterior wall and roof claddings, window and door joinery, and other external architectural features shall be dark recessive colours in the range of brown, grey and black only and shall have a maximum reflectivity of 36% (save that sheet metal roofing and chimney colours shall have a maximum reflectivity of 25%).
- All buildings are to conform with the CODC consent notice (registered on the title).



LANDSCAPE CONTROLS

The landscaping to your Lot frontage will help preserve the neighbourhood amenity of the high-quality River Terrace development. The objective of the below controls is to create a consistent landscape character for all of River Terrace and protect the quality of views and streetscapes.

All design review applications must include a landscaping plan which adheres to the landscaping controls set out in these guidelines. All landscaping must be constructed strictly in accordance with the approved plan(s).

BOUNDARY HEDGE PLANTING

- All road boundaries, excluding Sandflat Road, must be planted in either Broadleaf (*Griselinia Littoralis*) or Portugal Laurel (*Prunus Lusitanica*). These hedges are to be maintained between 1.5-2m in height. The centre of the hedge is to be offset 1m inside the Lot boundary.
- Common boundaries between River Terrace Lots are to be planted in Portugal Laurel (*Prunus Lusitanica*) Kohuhu (*Pittosporum tenuifolium*) or another evergreen species by approval. These hedges are to be maintained between 2.5-3.5m in height.
- Where RTDL has planted hedges to a road or common boundary already an additional hedge is not required.

FENCING

- No solid fencing is permitted unless approved in writing by RTDL.
- Post and wire or post and rail fencing to 1.2m high is permitted.
- Where road boundaries are fenced, Macrocarpa post and 2 rail fence only is permitted. Posts must be square Macrocarpa with a minimum dimension of 150mm x 150mm.

- Fencing shall be of a high level of workmanship, straight between points, and free of obvious humps and hollows. Fences are to be natural timber left to weather.

EARTH MOUNDS

- Earth mounds are permitted to a maximum height of 2 meters high, provided the base is setback 5m from boundaries.
- Mound design shall be natural and flowing and tangential between points. Geometric or engineered mounds are not acceptable.
- All mounds shall be planted or grassed. Where mounds are planted they shall have a maximum gradient of 35%. Where mounds are grassed they shall have a maximum gradient or 25% to ensure that they are easily mowable.

TREE PLANTING

- All Lot owners are to plant at least 10 specimen trees. These are to be selected from the following species: Oak, Elm, Birch, Maple, Plane, Beech, Walnut, Ash, Cherry, Prunus, Magnolia, Camellia, Alder or similar.
- Trees are to be >2.5m in height at the time of planting.
- Trees within 5m of any boundary shall be maintained to a maximum height of 5m.
- All other trees over 5m high shall be setback twice their height from any boundary, provided the maximum height of any tree shall be 15m.

LETTERBOXES

- The letterbox is to be placed on a 200x200mm Macrocarpa post on the Lot boundary.
- The letterbox is to have a maximum dimension of 400mm(W)x400mm(D)x400mm(H).
- The letterbox is to be black or dark brown, natural timber or steel in finish and must be built for purpose.



Simple gabled roof

DRIVEWAY

- All driveways shall be chip-seal or asphalt between the Lot boundary and the road carriageway.
- Driveways within Lots shall be a consistent surface finish of either asphalt, chipseal or river gravels.
- Driveways shall be evenly flowing between points and have no obvious humps or hollows.
- No driveway shall have a width greater than 6m or less than 3m where it meets the carriageway of the road or access Lot.

GENERAL LANDSCAPE CONTROLS

- Pergolas, shade structures, carports and outdoor fires are to have an LRV of less than 36% or be constructed of natural timber, steel or stone. Transparent plastics are not permitted.
- Rubbish bins, washing lines, garden sheds, tanks, heat pump compressors, gas bottles and other utilities shall be screened with planting or a timber screen from roads, access Lots and reserves.
- All landscape lighting shall be downlighting with a hidden light source.
- Retaining walls shall be timber square post and lagging stained black or neatly stacked local schist.
- Swimming pools shall be below ground types with the exception of spa pools which may be above ground.
- Ground cover shall be a consistent cover of grass or mass planting. No bare areas are acceptable.

MAINTENANCE AND RULES

- Paint, stain and other finishes on buildings and fences shall be maintained and reapplied as weathering affects colour strength over time.
- If any tree planting or boundary hedge planting required in these guidelines is to become sick or to die, it is to be replaced within one month. Replacements to make good defects shall be true to the heights and species specified.
- Boundary hedges are to be neatly clipped and maintained to the height range specified.
- No car, boat, mobile home, motorbike or other vehicle shall be parked on the road verge and shall be contained entirely within Residential Lots.
- All plant, equipment, vehicles and containers shall be housed in an approved structure or completely screened by vegetation or approved screen from any road or access Lot.
- Before, during and after construction, no vehicle shall be parked or driven on a grassed area such as road verges. This includes any vehicles associated with your builder or any subcontractors.
- Lay-down areas for building materials and other associated materials are to be located within your private Lot.
- Lots are to remain free of litter. This includes, but is not limited to, items such as plastic bags, rubble, dead vegetation material, rubbish which has migrated to the Lot in the wind, or larger items requiring removal



Stack bond masonry block



Tray cladding



Corten Steel and Vertical Cedar

by machine such as dead vehicles.

- Grass and weeds on vacant Lots shall not be allowed to exceed 200mm in height. Following construction, no weeds over 200mm in height within any residential Lot shall be visible from any road, access Lot or reserve.
- In accordance with clause 7.3 of the Restrictive Covenant attached to every title, RTDL may seek to recover any costs directly or indirectly attributable to breaches of the design controls. You may also be liable for any legal costs incurred by River Terrace in further enforcement action should breaches continue.

APPROVAL PROCESS

- Owners or their agent shall submit the Approved Building Plan Submission Form (located at the end of this document) and all relevant information required to RTDL.
- RTDL will consider the submission and respond in writing within 20 working days of receipt of a fully complete submission, either providing the Owner/agent with Design Control Approval or suggesting amendments to the submission.
- If the response is a Design Control Approval, the Owner/agent can apply for the necessary CODC consents.
- Alternatively, if RTDL does not provide a Design Control Approval, then the Owner/agent may work with RTDL to amend the submission so that a Design Control Approval can be issued.
- The Owner (or agent) may only apply for and proceed with any building consent from CODC after written Design Control Approval is obtained from RTDL.
- Owners shall not undertake any construction on any Lot unless RTDL has issued a Design Control Approval for that Lot and such construction must comply with the Design Control Approval issued by RTDL.

Note: The construction of a dwelling or landscaping that does not fully comply with the Approved Building Plans will need to be rectified at the Owner(s) expense.

DESIGN APPROVAL FEE

- The fee for submitting an Approved Building Plan Submission Form to RTDL shall be \$575 Inc GST.
- This fee covers the issue of a single Approval.
- Where further submission(s) of plans are requested, then RTDL reserves the right to charge further fees in order to cover its costs.

CONSTRUCTION BOND

- A refundable construction bond of \$4000 (No GST) is required to be paid before design approval can be issued by RTDL.

- The bond will be held by RTDL and will become repayable when:
 - All building and landscaping works are fully complete as per the approved plans.
 - Any damage to surrounding areas (public or private) that have occurred through building activities have been fully repaired or reinstated to the satisfaction of RTDL. This includes the repair of any grass verge that adjoins your Lot.
- The Owner shall contact RTDL when they have obtained the necessary CODC Code Compliance Certificates for the relevant building. The Owner shall then allow RTDL reasonable access to inspect the building and landscaping works against the approved plans.
- If the Owner has not complied with the Design Control Approval and/or there has been damage caused to surrounding areas, public or private, RTDL may utilise the bond in remedying such non-compliance or damage. Any additional costs may also be recovered from the Owner.

TIMING OF CONSTRUCTION

- Once construction has commenced, the exterior of all buildings must be completed within 18 months of the date of commencement.
- Landscaping and fencing must be completed within six months of the date of completion of the exterior of the dwelling.

GENERAL INFORMATION

RTDL AND ITS APPOINTED PROFESSIONALS

- When RTDL or its assignees no longer own any Lots within River Terrace, then RTDL may assign responsibility of the Design Control Guidelines to The River Terrace Residents' Society Incorporated or similar. In any event, RTDL's responsibility shall cease on the date 15 years after the first title in River Terrace was issued.

WAIVER

- RTDL may, if it sees fit and whilst having regard to the unique circumstances of each River Terrace Lot:
 - Alter or waive any of the processes set out in these Guidelines; and/or
 - Waive or vary any of these Guidelines (provided it is satisfied that the result is consistent with the overall vision for its development at River Terrace in its sole discretion).
- RTDL shall not be liable to any Owner or any other

person for any loss, damage, claim or expenses (including where such loss, damage, claim or expense arises from the approval or non-approval of an application under these Guidelines, any failure to meet the timeframes stated in these Guidelines or performing any function under or in relation to these Guidelines).

- RTDL shall be entitled to amend or add to these Guidelines from time to time without notice.
- Fees may be amended by RTDL at any time without notice, but in any event shall represent the reasonable cost to RTDL in connection with the Design Control Approval process.

CONTACT DETAILS

River Terrace Design Controls

Email: enquiries@riverterrace.nz





RIVER TERRACE

CROMWELL

BUILDING PLAN SUBMISSION

OWNERS DETAILS

NAME OF OWNER:	
ADDRESS:	
PHONE (DAY):	MOBILE:
EMAIL:	

PROJECT LOCATION

STREET ADDRESS:	
LOT NUMBER:	CT NUMBER:

AGENTS DETAILS

NAME OF AGENT:	
COMPANY:	
ROLE (ARCHITECT/DESIGNER/BUILDER/OTHER):	
PHONE (BUSINESS):	MOBILE:
EMAIL:	

WHAT TO INCLUDE WITH THE SUBMISSION

Final Design Submission must be accompanied by the following:

- ☐ This completed application form
- ☐ Set of Plans which includes:
 - ☐ Landscape / Site Plan
 - The length and bearing of all boundaries, existing and proposed ground levels
 - Utilities locations – existing and proposed
 - Garages and any other accessory buildings, fences and walls, driveways, decks, patios and courtyards, swimming pools, greenhouses, playhouses and awnings
 - Location, height and style of fences
 - List of plants, including size and spacing, height at maturity and species
 - Location of lawn area, trees, plants, ground cover areas and shrubs
 - Location and treatment of mounds
 - ☐ Building Plans (pref. 1:100 scale)
 - Building plans, elevations showing roof slopes and building sections showing finished floor levels, finished ground levels and building heights from survey datum with existing levels and contours clearly marked
 - Colours and materials clearly identified
 - Any rooftop equipment including antennae, satellite dishes, chimneys and exterior lighting
 - Building type (Main Dwelling, Minor Dwelling, Accessory building)
- ☐ Specifications and samples and colours of roof and exterior wall materials and of any special features
- ☐ Any other information that you think may be necessary



FEE & CONSTRUCTION BOND DETAILS

☐ **Processing Fee of \$575 (Inc GST)**

To review and process the plan set with reference to the River Terrace Design Control Guidelines. This fee covers the issuance of a single Design Control Approval

☐ **Construction Bond of \$4000**

To provide for remedial or reinstatement works that may be needed as a result of the owner's construction activities on site (including the builder and any subcontractor working at the site or any adjacent area). The bond is payable to River Terrace Developments Limited (RTDL). The bond will be held by RTDL and will become repayable when:

- o the building work is fully complete as approved by RTDL;
- o RTDL has confirmed in writing that the owner has fully complied with the with the Design Control Approval; and
- o any damage to surrounding areas (public or private) that have occurred through building activities have been fully repaired or reinstated to the satisfaction of RTDL.

In the event that the owner has not complied with the Design Control Approval and/or there has been damage caused to surrounding areas, RTDL may utilise the bond in remedying such non-compliance or damage and any additional costs may also be recovered from the owner.

Both Processing Fee & Construction Bond to be paid by bank transfer to River Terrace Developments Ltd

Account Number: 02-0108-0425609-000 (Bank of New Zealand)

ADDITIONAL POINTS

1. It is the owner's responsibility to ensure the building design complies with the Design Control Guidelines, the covenants on the Title and the Central Otago District Council District Plan.
2. Information to be forwarded to: enquiries@riverterrace.nz

I/we confirm that the above information is correct and I/we agree to pay the Construction Bond as detailed above and all charges incurred in processing this application.

OWNERS SIGNATURE

NAME

DATE

OWNERS SIGNATURE

NAME

DATE