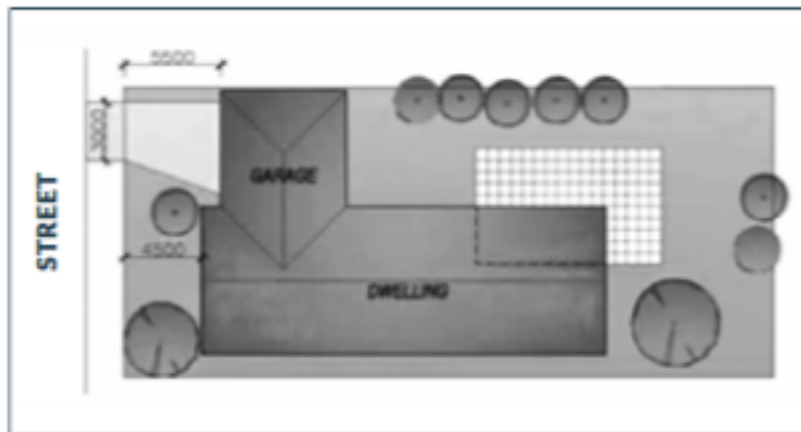


HAWEA – DESIGN GUIDELINES

Garage Setback: Minimum 5.5m from the Road and 0.5m back from the frontline of the house.

House Setback: Houses are to be setback a minimum 4.5m and maximum of 5.5m from the road boundary.



Source: Hanley Farms design guidelines

Internal Boundary Setbacks: Minimum setback of 2m, garages may be constructed up to the boundary.

Recession Planes:

- Northern boundary: 2.5m and 55 degrees.
- Western and eastern boundaries: 2.5m and 45 degrees.
- Southern boundary: 2.5m and 35 degrees.

Gable end roofs may penetrate the building recession plane by no more than one third of the gable height

Site Coverage:

- Lots greater than 550m² = 40% site coverage
- Lots less than 550m² = 60% site coverage

Street Articulation:

- All buildings must have a veranda, portico, porch or other similar entrance feature surrounding the front entrance.
- The main entry door (front door) or access to the house must be visible from the street.
- Street boundary/front yard fencing shall be no higher than 1.5m. Hedging as an alternative to solid fences is encouraged.

Driveways:

- Must be constructed within 3 months of the occupation of the dwelling or issue of Code of Compliance, whichever is sooner.
- Constructed of either concrete (exposed aggregate is encouraged), Asphalt or pavers.

Height Limit: 8m

Roof Form: Simple roof forms are preferable, Gables or Mon-pitch forms.

Planting:

A recommended planting list has been created (**Appendix [1]**) to assist lot owners and in general a predominance of natives is desirable. Lot owners should focus planting within the front yard to contribute to a cohesive and attract streetscape.

Lighting:

All external lighting shall be down lit to preserve the night sky.

Recommended Species

The following species are a recommended guide. Care should be taken when selecting plants for the development. The skills of a professional horticulturalist, landscaper or landscape architect can prove invaluable when designing a landscape. The successful growth of plants depends on many factors including the quality of the stock, planting preparation and technique at installation and importantly ongoing maintenance.

Preference is given to planting indigenous species of local provenance. Native and indigenous plants not only enhance visual consistency across the landscape, they also express local landscape character, provide better habitat for local fauna and are often more suited to an area's climate and geology. The focus on native and local species does not preclude exotic species but the use of such plants must take into account the relationship to existing stands of remnant vegetation, some exotic species are listed for greater horticultural variety and amenity. Local nurseries are a source of advice on species selection and plant availability in this area.

INDIGENOUS SHRUBS HEDGES AND CLIMBERS

Botanical Name	Common Name	Maintained Height (m)	H-Hedging S-Shrub C-Climber
Aristotelia fruticosa	<i>Mountain Wineberry</i>	1	H
Aristotelia x fruserrata	<i>Hybrid Wineberry</i>	2	H
Carmichaelia kirkii	<i>climbing broom, Kirk's broom</i>	1.5	C
Carmichaelia petriei	<i>Desert Broom</i>	1	S
Carpodetus serratus	<i>Marbleleaf, Putaputaweta</i>	3	H
Clematus marata	<i>Shrubland Clematis</i>	1	C
Coprosma cheesemanii	<i>Cheeseman's coprosma</i>	1	S
Coprosma crassifolia	<i>Thick-leaved Coprosma</i>	1	H
Coprosma dumosa		1	S
Coprosma intertexta	<i>Intertwined Coprosma</i>	1.5	H
Coprosma linariifolia	<i>mikimiki, yellow wood</i>	3	H
Coprosma propinqua var propinqua	<i>mingimingi</i>	2	H
Coprosma rigida		1.5	S
Coprosma virescens	<i>Orange Coprosma</i>	2	H
Corokia cotoneaster	<i>Korokio, Wire netting bush</i>	1	H
Fuscopora cliffortoides	<i>Tawhai, Mountain Beech</i>	2	H
Griselinia littoralis	<i>Broadleaf</i>	2	H
Halocarpus bidwillii	<i>Bog Pine</i>	1	S
Helichrysum intermedium		0.5	S
Helichrysum lanceolatum		1	H
Kunzea robusta	<i>Manuoea, Titira, Atitira, Kanuka</i>	2	H
Melicope simplex	<i>Poataniwha</i>	1	H
Melicytus alpinus	<i>Porcupine shrub</i>	0.5	S
Melicytus flexuosus	<i>Leafless Mahoe</i>	2	H
Muehlenbeckia complexa	<i>Pohuehue</i>	1	C
Muehlenbeckia ephedroides	<i>Leafless pohuehue,</i>	1	C
Myrsine divaricata	<i>Weeping matipo, weeping mapou</i>	2	S
Olearia cymbifolia		1	S
Olearia fimbriata		2	H
Olearia lineata		2	H
Olearia odorata	<i>Scented tree daisy</i>	2	H
Olearia. fragrantissima	<i>Fragrant tree daisy</i>	2	H
Ozothamnus vauvilliersii	<i>Mountain tauhinu</i>	1	H
Pittosporum tenuifolium	<i>Kohuhu</i>	2	H
Podocarpus laetus	<i>Hall's tōtara</i>	2	H

Teucrium parvifolium		1	S
Veronica cupressoides	<i>Cypress hebe</i>	1	H
Veronica salicifolia	<i>koromiko</i>	1.5	H
Veronica subalpina	<i>Hebe</i>	1	S

EXOTIC SHRUBS HEDGES AND CLIMBERS

Botanical Name	Common Name	Maintained Height (m)	H-Hedging S-Shrub C-Climber
Carpinus betulus	Common Hornbeam	1	H
Corylus avellana	Common or European Hazel	1.5	H
Crataegus phaenopyrum	Washington Hawthorn	1	H
Escallonia x exoniensis	Escallonia	1	H
Lavendula spp	Lavender	1	H
Prunus lusitanica	Portuguese laurel	1	H
Quercus ilex	Holm Oak	2	H
Ribes spp.	Currants	1.5	H
Rosmarinus officinalis	Rosemary	1	H
Teucrium fruticans	Silver Germander	1	H
Viburnum tinus	Laurustinus	1.5	H

INDIGENOUS GRASSES SEDGES AND FLAXES

Botanical Name		Height (m)	
Anthosachne falcis	Sickle-leaved wheatgrass	0.5	
Austroderia richardii	South Island Toetoe	1.5	
Carex albula	White sedge	0.3	
Carex buechananii	Buchanans sedge	0.5	
Carex comans	Hair sedge	0.5	
Carex flagellifera	Glen Murray tussock, Trip Me Up	0.3	
Carex uncinata (uncinia rubra)	Hook sedge, kamu, matau-a-maui	0.3	
Chionochloa conspicua subsp. conspicua	Hunangamoho, broad-leaved bush tussock	1.5	
Chionochloa rigida subsp. rigida	Narrow-leaved snow tussock	1	
Dichelachne crinita	Long-hair plume grass	0.5	
Festuca matthewsii subsp. matthewsii	Matthews Fescue, blue Fescue	0.5	
Festuca novae-zelandiae	Fescue tussock, hard tussock	0.5	
Phormium cookianum subsp. cookianum	Mountain flax, wharariki	1	
Phormium tenax	flax, harakeke, korari	1.5	
Poa cita	Silver tussock	0.5	
Poa colensoi	Blue tussock	0.5	
Rytidosperma setifolium	Bristle tussock, mountain danthonia	0.5	

INDIGENOUS STRUCTURE TREES

Botanical Name	Common Name	Maintained Height (m)	Growth Rate f= Fast m=Moderate s=Slow
<i>Sophora microphylla</i>	Kowhai	8	S
<i>Pseudopanax crassifolius</i>	Lancewood	5	M
<i>Pseudopanax ferox</i>	Fierce Lancewood	5	M
<i>Carpodetus serratus</i>	Marbleleaf	5	M
<i>Hoheria lyallii</i>	Mountain Lacebark	5	F
<i>Plagianthus regius</i> subsp. <i>regius</i>	Manatu/Ribbonwood Lowland Ribbonwood	10	F
<i>Olearia lineata</i>	Needle Leaved Tree Daisy	8	F
<i>Cordyline australis</i>	Cabbage Tree	6	F
<i>Olearia hectorii</i>	Hectors Tree Daisy	8	F
<i>Kunzea robusta</i>	Kanuka	8	F
<i>Podocarpus laetus</i>	Hall's Totara, Thin-Barked Totara, Totara-Kiri-Kotukutuku	5	S
<i>Olearia fimbriata</i>		8	M
<i>Fuscopora cliffortoides</i>	Mountain Beech	12	F

EXOTIC STRUCTURE TREES

Botanical Name	Common Name		Growth Rate f= Fast m=Moderate s=Slow
<i>Acer campestre</i>	Field Maple	8	F
<i>Acer negundo</i>	Box Elder	8	F
<i>Acer griseum</i>	Paperbark Maple	8	F
<i>Acer palmatum</i>	Japanese Maple	6	F
<i>Nyssa sylvatica</i>	Tupelo	6	M
<i>Viburnum plicatum</i>	Japanese snowball	6	M
<i>Malus</i> (old varieties)	Crab Apple	8	M
<i>Pyrus calleryana</i>	Ornamental Pear	10	F
<i>Sorbus aria</i> 'Lutescens'	White Beam	7	M
<i>Sorbus aucuparia</i>	Mountain Ash, Rowan	8	F
<i>Prunus</i> spp	Plum, Peach, Apricot	6	M

Malus domestica	Apple	6	M
Sorbus hupehensis	Hubei rowan	6	F
Amalanchier canadensis	Shadbush Serviceberry,	5	M
Cydonia oblonga	Quince	5	M
Cornus kousa	Kousa dogwood	5	M
Cornus 'Eddies White Wonder'	Dogwood	4	M
Morus alba	Mulberry	6	F