



the clearing | design guidelines





design guidelines | street design

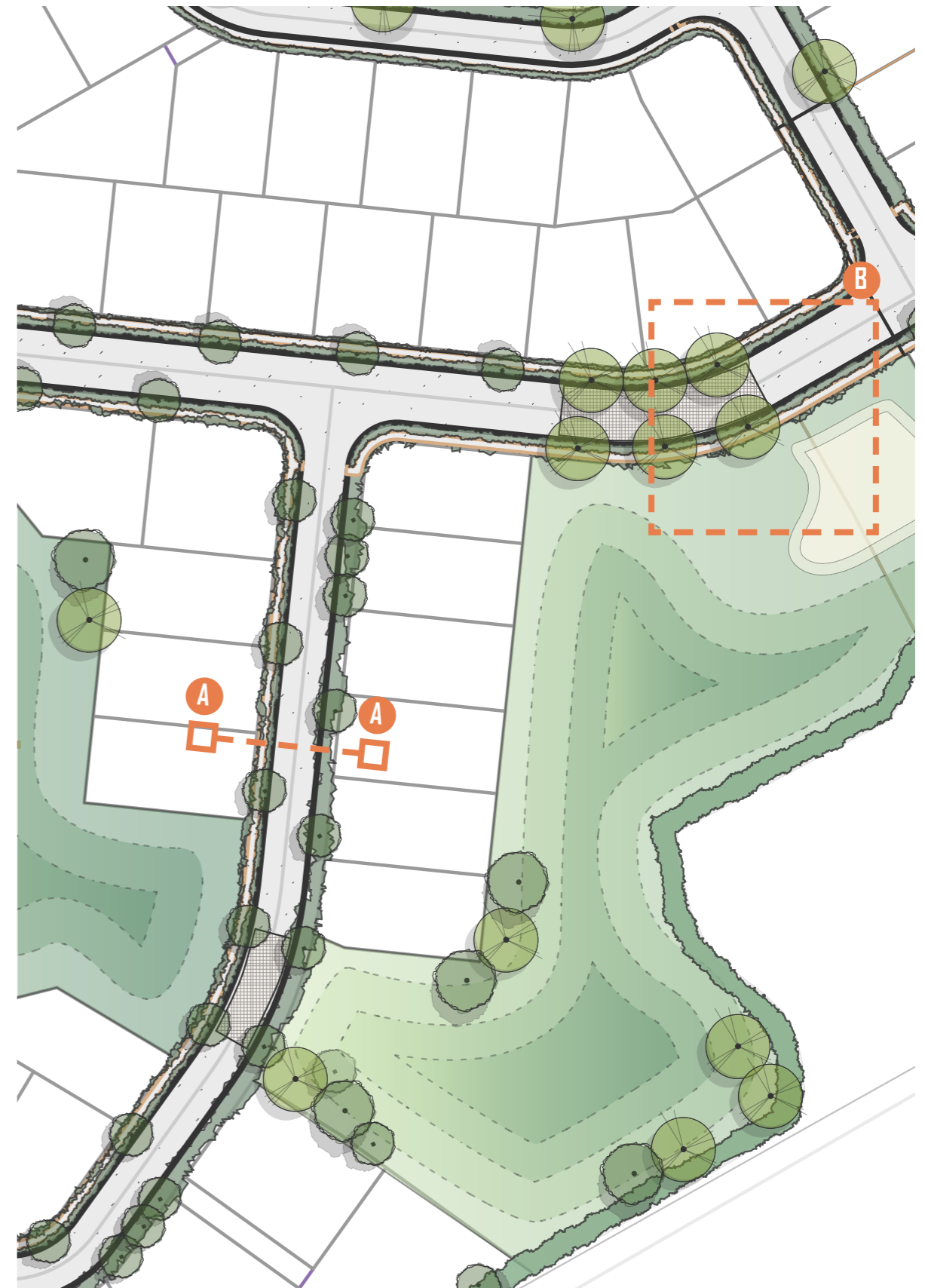
interactive streets



cross section A-A



indicative image B

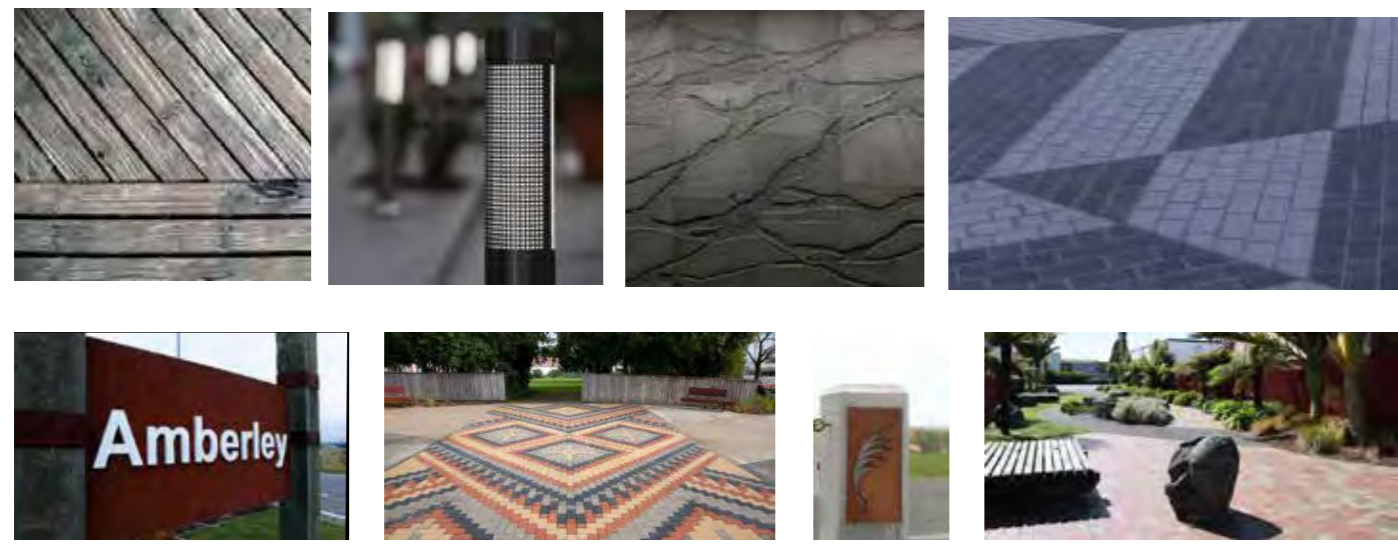




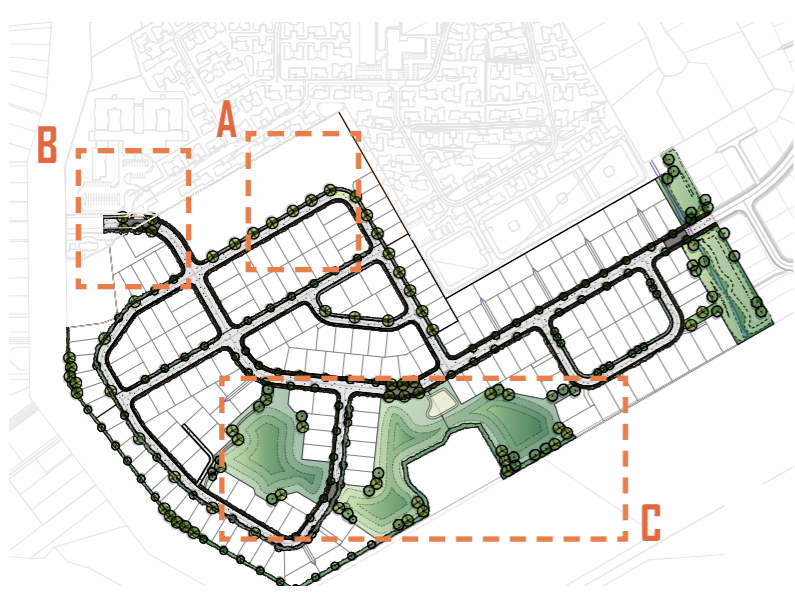
design guidelines | features



gateways and signage **A**



location plan



The proposal will feature a number of public design features to increase the amenity value and create a unique characteristic to The Clearing development. These will be achieved by a number of features including street trees, and specimen trees that will define the road corridors and soften the hardscapes. Planting and green spaces will also offset these areas and add to the existing environment.

The gateway feature will be the first impression and create a strong design aesthetic that will be pulled through into smaller areas and green spaces through the site. This will be achieved via materials, lighting and signage.

street trees | framing **B**



specimen trees | colour **B**



feature areas | green spaces **C**





design guidelines | open green spaces

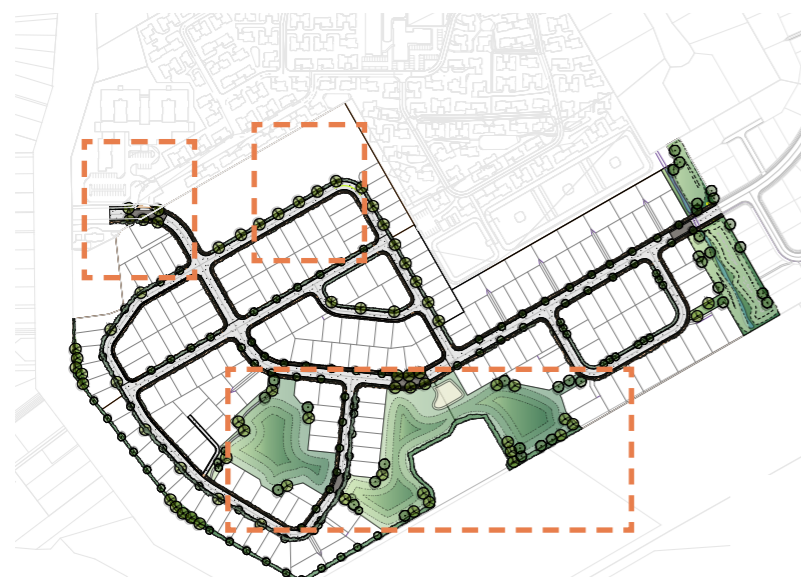
utilising the existing natural topography at the site



proposed open green reserve area style



location plan



The open green reserve areas are to have naturalised edges and meandering borders to create a softer appearance and aesthetic with offset planting where possible. Threshold pavement or change in surfacing will denote the entrance to the green space and public walkways. These will extend into the green space as a walkway to lead into the area / outline clear way-finding.

Informal pathways or tracks leading through or around stormwater ponds/reserves to promote public movement and pedestrian / cycle flow through green spaces. Grassed area within these spaces will contain specimen trees for passive recreational public space.



the clearing | playground design

The proposed playground area within the clearing will be designed and made up of natural elements such as logs, stumps, water, sand, and rock.

These natural playgrounds provide opportunities for children to explore, discover, and play with natural resources while allowing them to be creative and improve their fine motor skills. They are usually also more sympathetic to the existing environment, meaning that they can blend into the surroundings and the landscape character.

The final playground will be designed throughout the detailed design phase which will have an aspect of engagement with the local primary schools in the area.



location plan



Housing

The housing on each site will be of a high quality aesthetic and built materials in order to ensure the development is sustainable for the immediate and long-term future. The housing will be designed under a 'suite' of materials to enable a consistent and cohesive appearance to the whole development, will allowing for some offset and variation.

House Design Plans

The housing will have sufficient minimum dimensions and floorplans that are suitable for each Lot size to maximise outdoor living while meeting comfortable, sustainable, and affordable indoor areas.

- Maximum height: Single story
- Rear yards / front yards / side yards: Will have suitable outdoor areas that are offset from each boundary to achieve suitable planting and recession planes and shading for neighbouring properties.
- Maximum building coverage (%): Determined via each lot size
- Garage: Single garage or double garage
- Outdoor living space: Will have minimum space requirements and be directly accessible from indoor living areas. North facing areas where possible.

Landscaping

All housing developments within The Clearing subdivision will include an element of landscaping which is coherent with the development as a whole.

Landscape Plans

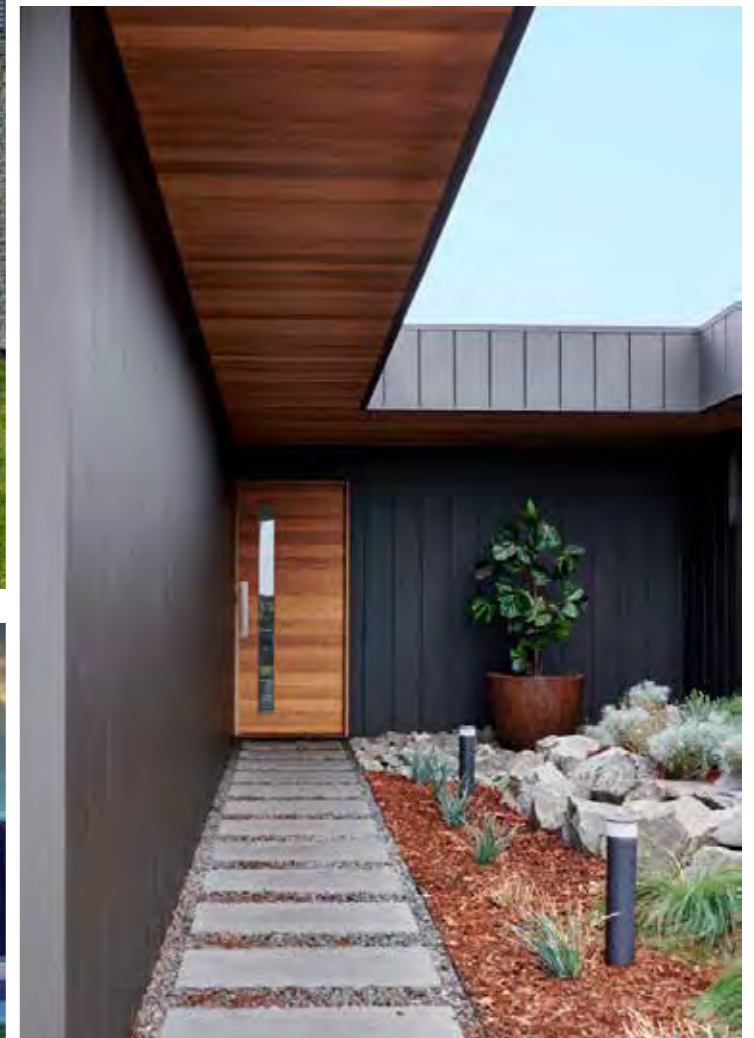
- Location of all paths, fences and their construction materials to be determined and of a suitable material
- Clothesline and shed locations determined and approved
- Location of grass areas and garden beds with the plant heights outlined
- Planting plan with indicative plant species - native species are encouraged where possible.
- Any washing line or satellite dish erected not to be situated within the front yard of the Lots and screened from view if located within sightline of road.
- The bin disposal area must not be situated within the front yard of the Lots and screened from view if located within sightline of road.
- A garden shed can be permitted provided that it is constructed in new permanent materials, and appropriately painted which is in keeping with the colour and nature of the residential dwelling situated on the Lot. The garden shed must be located at the rear of the property.



design guidelines | quality materials & housing

Building materials:

- Houses are to be built from high quality new building materials.
- Concrete driveways are permitted and to be finished as exposed aggregate or are to be suitably coloured
- Exterior cladding shall comprise of a primary and secondary cladding
- Any unpainted cladding is not permitted.
- Any garages, outbuildings on the Lot must be in permanent materials of wood, brick or stone or other similar.
- No unpainted galvanised iron for any garages, outbuildings are permitted.



the clearing stage 3-6 | amberley

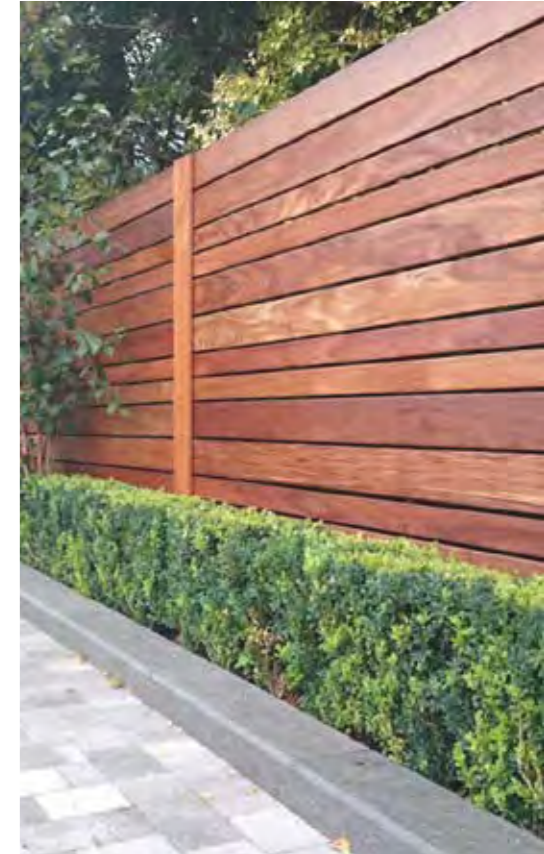


design guidelines | fencing & lighting



Fences:

- Front yard fences are not permitted, to keep the area open and cohesive.
- Fences along the side boundary must not exceed 1.8m in height.
- All fence materials must be consistent with the materials of the dwelling.
- Natural materials to be used where possible.
- Corrugated iron fences are not permitted.





design guidelines | planting palette

example feature trees



Fraxinus excelsior 'Purple Spire'
Purple Ash



Pyrus calleryana 'Candelabra'
Ornamental Pear



Ulmus hollandica 'Lobel'
Upright Elm Tree



Malus ioensis 'Plena'
Crab apple



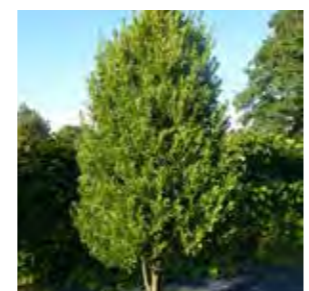
Cornus 'Eddies white wonder'
White flowering dogwood



Crataegus laevigata 'Pauls Scarlet'
Scarlet hawthorn



Sophora microphylla
South Island Kowhai



Laurus nobilis 'angustifolia'
Narrow-leaved Bay Tree

example plants and shrubs



Broadleaf (kapuka)
Griselinia littoralis



Pittosporum tenuifolium
Kohuhu



Corokia 'Frosted chocolate'
Corokia



Eleagnus x ebbingei
Eleagnus Hedge

Planting:

- Planting plans must include trees, especially along boundaries and edges to encourage amenity at borders.
- Street trees are to be placed on the street frontage in each Lot, where possible.
- A planting plan that details the list of plants to be used and locations will assist in designing outdoor areas that are interesting and softened by planting.
- Utilities and bins / storage etc are to be located out of public view and be of a small size.
- A range of sizing of shrubs and plants to be planted, to create layered planting.
- Planting to be hardy and native species where possible.

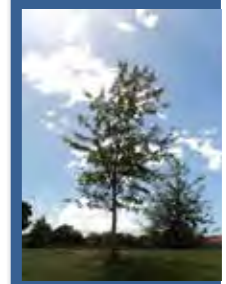


PARKS AND RESERVES SPECIES LIST

Botanical Name	Common name	Mature height	Drought tolerant	Wind tolerant	Suitable warmer Springs	Deciduous	Evergreen	Description
Abies pinsapo	Spanish fir	15m		✓	✓		✓	Short stubby needles on an attractive tree. Cold hardy.
Acer rubrum palmatum	Red maple	13m				✓		Red foliage, columnar habit.
Acer platanoides 'Nigrum'	Purple Norway maple	20m				✓		Columnar, vigorous growing tree. Leaves dark purple, turning red in autumn.
Pinus radiata	Norfolk Island pine	30m					✓	Straight conical growth. Not tolerant of harsh frost or wet feet.
Betula utilis 'Jacquemontii'	Sweet birch	8m			✓	✓		White bark and neat, erect habit. Dark green leaves. Attractive and very hardy.
Labrus atlanticus 'Glaucus'	Blue atlas cedar		✓		✓		✓	Straight conical tree with blue foliage. Hardy.
Cornus 'Eddies White Wonder'	White flowering dogwood	4m			✓	✓		Straight tree with creamy white flowers in spring. Autumn shades of brilliant orange, reds and crimson colours.
Crataegus laevigata 'Pauls Scarlet'	Scarlet hawthorn	7m			✓	✓		Clusters of scarlet red flowers late spring. Stunning autumn colour.
Larix laricina 'Sweens Golden'	Golden pencil pine	15m					✓	Compact and slow growing. Distinctive narrow conical conifer. Hardy.
Fagus sylvatica 'Riversii'	River's purple beech	12m		✓	✓	✓		A large growing stately tree with deep purple, almost black foliage in spring.
Fragaria vesicaria 'Aurea'	Golden ash	20m				✓		A broadly spreading medium-sized tree with golden-yellow autumn foliage. Hardy.
Fraxinus ornus (male plant only)	Manna ash	10m				✓		Compact tree. Fluffy white scented flowers in spring. Autumn tones of gold to purple. Hardy.
Fagus sylvatica 'Scolandii'	Black beech	20m			✓		✓	Long lived hardy tree, seasonal leaf drop. Frost hardy.
Fagus sylvatica 'Montana'	Mountain beech	12m			✓		✓	Graceful tree. Tolerates hard winters, poorly drained exposed sites.
Ginkgo biloba 'Suzanne Gold' (male only)	Maenhain tree	8m				✓		Straight & pyramidal form. Small fan-shaped golden green leaves turning brilliant gold in autumn.



Hurunui District Council Tree Management Policy



Examples of trees shown on the right are taken from Hurunui District Council Tree Management Policy

