design guidelines

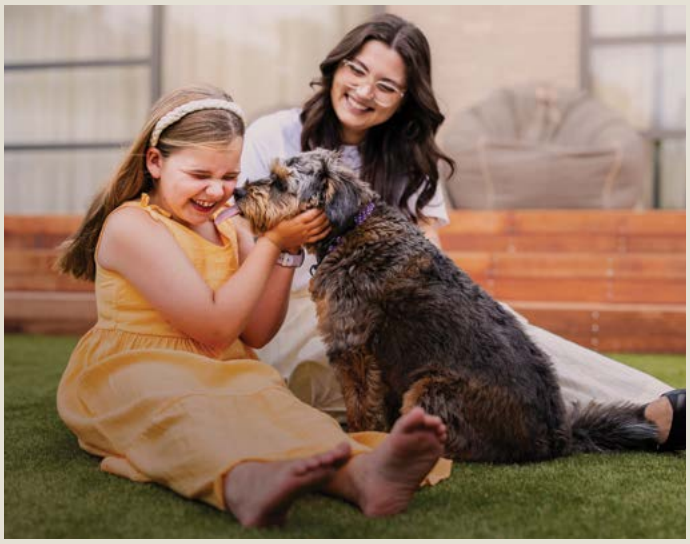
broadfield
GRANGE

By URBAN ESTATES

Welcome to the Broadfield Grange

This Design Guide has been created to help maintain a high-quality neighbourhood with quality homes, consistent streetscapes, and lasting property values.

All homes and landscaping should complement the overall character of the development while allowing owners flexibility in their personal design choices.



We are excited to have you put down roots here as part of this vibrant new neighbourhood.



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1. building requirements

House Size
Minimum dwelling sizes (including garage):

Lot Size	Minimum Floor Area
450m² or less	140m²
451m² – 550m²	165m²
551m² or greater	175m²

- Minimum Floor Area can be less if approved by the Developer in writing.
- All homes must include a double garage unless otherwise approved by the Developer.
- Only one single-storey dwelling is permitted per lot.

2. design aesthetic

Homes should present a modern, high-quality appearance that contributes positively to the subdivision streetscape.

Roof Design

- The roof of the House must have three (3) or more hips or gables or a combination of both – unless otherwise agreed in writing by the Developer.
- Roofing materials must be durable and visually appealing.
- Unpainted galvanised or copper materials are not permitted.
- Chimney flues must match the roof colour.

Exterior Materials

- Homes must be constructed from new materials.
- Relocatable homes are not permitted.
- Exterior finishes should be contemporary and complementary in colour and texture.
- Plastic downpipes are prohibited.

3. setbacks & site layout

- Homes and garages must be set back a minimum of **2.5 metres** from the street boundary – unless otherwise agreed in writing by the Developer.
- Only one home is permitted per lot unless otherwise specified.
- Must comply with building consent requirements.

4. construction requirements

Timeframes

- Building must commence within **two years** of title.
- Construction must be completed within **12 months** of commencement.

5. fencing

- Privacy fences may be up to 1.8m high.
- Fences must be constructed from:
  - Timber, or
  - Coloursteel panels
  - Must be different from the existing boundary fencing erected by the Developer.

Street Frontage

- Existing Developer-installed fencing, trees, or landscaping within three metres of the road may not be removed without approval.
- All boundary and privacy fencing visible from the road must be stained or painted in the colour approved by the Developer.

6. driveways

Driveways must be constructed using approved permanent materials such as:

- Exposed aggregate concrete
- Paving bricks or cobblestones
- Approved coloured concrete

7. approval process

Any home design, colour scheme, or exterior alterations must be submitted to the Developer for approval prior to construction.

Step 1
Preliminary build concept approval

Include site plan and all elevations. 3D render preferred, but not a requirement

Step 2
Exterior colour scheme approval

Supply listed or 3D render preferred, but not a requirement

Written approval from Developer

Construction may then commence

Step 3
Landscape approval

Full approval will be issued once landscape approval has been granted.

All landscape plans submitted must include:

- Fence stain/paint colour
- An example photo of the proposed privacy fencing
- An example photo of the proposed letterbox
- The exact placement/location of both items
- Placement of plants, shrubs and trees

Once the build is completed and all landscaping visible from the road has been finished, the bond refund application may be submitted.

All approvals and bond refund applications should be sent to:

approval@urbanestates.nz
Kirsten Latter – 021 425 256

Ready for your bond refund

- Boundary and privacy fencing finished and stained/painted in the approved colour
- Letterbox installed in the approved location
- All landscaping visible from the road finished, with lawns established
- Berm reinstated and grassed to Council standard, matching your front lawn
- Any damage to the footpath, kerb or berm repaired

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