

THE HAMPTONS

PREBBLETON

NEW HOME DESIGN GUIDE

By **URBANESTATES**



EMBRACE *the
good life*

Welcome to The Hamptons, Prebbleton — a place where contemporary living is shaped by the enduring character of classic Canterbury. Here, bold architectural forms and refined, honest materials come together to create homes of clarity, confidence, and quiet sophistication.

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the vision

The vision for The Hamptons is to establish a distinguished residential neighbourhood defined by architectural diversity, thoughtful planning, and enduring quality.

Each lot offers the opportunity for a unique design response, while the Design Guide ensures a cohesive and carefully curated streetscape across the wider development.

Positioned within a growing and well-connected community, The Hamptons benefits from the addition of a new primary school, preschool facilities, and thoughtfully designed reserve spaces. These amenities strengthen the sense of neighbourhood, supporting families and encouraging a connected, active lifestyle within walking distance of home.

The Hamptons sets itself apart through a balanced blend of premium materials, strong yet simple forms, and carefully considered public and private spaces. The inclusion of landscaped reserves and open green areas enhances the overall character of the development, creating breathing space between homes and reinforcing a relaxed, contemporary country aesthetic.





welcome to the neighbourhood



The Design Guide provides a framework to support this vision. It encourages creativity within clear parameters, promoting bold forms, crisp detailing, and a contemporary interpretation of the Central Otago-inspired aesthetic that underpins the development.

Consider this guide not as a constraint, but as a foundation — an opportunity to contribute to the collective quality of The Hamptons while expressing your own architectural identity.

Issued by Urban Estates, compliance with these guidelines ensures the long-term integrity and excellence of the development.

Welcome to a neighbourhood where innovation respects tradition, community is thoughtfully supported, and every home plays its part in shaping a refined and enduring place to live.

02. THE LOCATION



CHRISTCHURCH
INTERNATIONAL
AIRPORT

A stylized map of Christchurch, New Zealand, in a monochromatic brown color scheme. The map shows a network of roads and the locations of three key areas: Christchurch International Airport in the northwest, the Christchurch CBD in the center, and Prebbleton in the southwest. A north arrow is located in the top right corner. The 'THE HAMPTONS' development is highlighted in a darker shade in the southwest, near Prebbleton.

CHRISTCHURCH
CBD

PREBBLETON

THE HAMPTONS

02.
THE LOCAL AREA



05.

THE OVERVIEW

The Hamptons

Welcome to The Hamptons subdivision in Prebbleton, where modern living meets the timeless essence of classic Canterbury with a contemporary flair. Explore bold forms and clean materials, meticulously crafted to create a sophisticated, environmentally conscious haven.

Our simple yet stylish palette sets the stage for a relaxed lifestyle, promoting creative freedom through clever design solutions. Join us in redefining Canterbury living with a touch of innovation and a commitment to a modern, sustainable future.

Prebbleton

Founded over 160 years ago, Prebbleton Village is one of the earliest settlements on the Canterbury Plains. Established by the Prebble brothers, the village evolved around a small store along what is now Springs Road.

Located just 15 minutes from Christchurch, Prebbleton retains a relaxed village atmosphere, with tree-lined streets and predominantly low-rise housing. Surrounded by orchards, farmland, and equestrian properties, it offers a peaceful lifestyle within easy reach of the city.

Recent growth has strengthened local infrastructure, including a retail precinct, supermarket, and health services. Upgrades to the cycle network have improved connections to Lincoln, surrounding Selwyn townships, and Christchurch. Prebbleton continues to grow as a family-focused community. Alongside its established primary school and early childhood centres, the area now includes a second primary school, new preschool facilities, and integrated reserve spaces — reinforcing a well-connected, walkable neighbourhood environment.

With access to Lincoln University, Lincoln High School, sporting facilities, and community hubs, Prebbleton offers a balanced lifestyle that blends rural character with modern convenience.

Residents take pride in their homes and shared spaces, fostering a strong sense of belonging within a safe and welcoming community.



06.

THE PROCESS

The Hamptons Design Panel

The Hamptons Design Panel assesses all development proposals based on The Hamptons Design Guide. While many guidelines in this document are expressed in relative terms, their interpretation is at the discretion of The Hamptons Design Panel.

Certain guidelines, such as building height, roof, and exterior wall materials, are absolute design parameters. Any described improvements necessitate the submission of plans, specifications, and the associated application fee.

Owners must engage competent assistance from a qualified LBP Designer and Landscape Designer. Before initiating the design process, owners should thoroughly review these design guidelines and any council planning requirements applicable to the development.

Upon securing final design approval from The Hamptons Design Panel, owners must obtain all relevant consents from the local territorial authority.

Prospective buyers should be aware of the need to comply with these in parallel with the design guidelines outlined in this document. This includes compliance with rules outlined in the Local Council District Plan, the Building Act, and other pertinent statutory documents.

Concept Approval

The Concept Approval stage must include the following details:

Overall Site Plan – The site plan should clearly illustrate the building location and footprint, exterior hard surfaces, driveway position, fencing, site coverage calculations, setback dimensions, and general levels or contour information;

Fully dimensioned Floor plans of all buildings, including elevations, showing all sides of the building with heights, dimensions and roof pitches noted

3D perspective renders at conceptual quality as seen from the street at eye level or another appropriate angle and viewpoint. This shall include a preliminary indication of exterior materials, finishes, and colours.

Any non-complying matters shall be clearly annotated on plans

Design Approval

The Design Approval stage must include the following:

Design Approval Submission Amendments: provide a detailed list of any changes to the house design, landscaping, cladding, etc. made since the concept approval

Overall Site Plan: clearly illustrate the building’s location, driveway position, fencing, site coverage calculations, setback dimensions, general levels or contour information

Fully dimensioned Floor plans of all buildings, including elevations, showing all sides of the building with heights, dimensions and roof pitches noted

Overall Landscape Plan: showcase patios, decks, outdoor areas, and the general landscape layout. This should include the design of front yards or yards adjoining reserves, indicating the location of fences, walls, trees, lawn, planting beds, other landscape features, such as garden art or sculptures, examples of fences, external fireplaces/landscape structures to the overall landscape application and include in render and a drawing/render/photo of the letterbox design

3D Perspective Renders: present high-quality 3D perspective renders from the street at eye level or another appropriate angle and viewpoint. This shall include final confirmation and specification of exterior materials, finishes and colours.

Non-Complying Matters: clearly annotate any non-complying matters on the plans

Final Approval

The ‘Final Approval’ stage consists of an on-site review to ensure the completed dwelling and landscaping are constructed in accordance with the approved ‘Design Approval’ documentation.

This stage will also include an inspection of adjacent kerbs, footpaths, and berm areas to identify any damage resulting from construction works. Any such damage must be rectified to the satisfaction of the Developer prior to final sign-off.

IMPORTANT NOTE

No construction may commence on site until Design Approval has been granted by The Hamptons Design Panel. Following approval, owners may proceed with Building Consent and any required Resource Consent applications.

07. THE APPROVALS

Fees

The Design Approval Process incorporates fees covering Design Review Board expenses.

The total fees specified below will be applied to the applicant upon receipt of the application.

The commencement of the approval process by The Hamptons Design Panel (HDP) will follow payment of the invoice. Costs associated with The Hamptons Design Panel (HDP) are generally based on averages and pertain to single dwellings adhering to The Hamptons Design Guidelines.

Review and issue approval: \$500 +GST

To initiate the process, please utilise The Hamptons Design Approval Application Form, as detailed in the appendix.



Timeframe

The Hamptons Design Panel endeavours to adhere to the designated time schedule for the design review process, making every reasonable effort to do so. However, The Hamptons Design Panel will not be held liable for delays arising from circumstances beyond its control. The primary objective of The Hamptons Design Panel is to review applications and provide responses within a timeframe of 5 working days.

The Hamptons Design Panel reserves the right, at its discretion, to request additional documentation and/or information for the evaluation of any design approval application.

Despite other provisions within these guidelines, The Hamptons Design Panel may agree to exemptions or departures at its sole discretion.

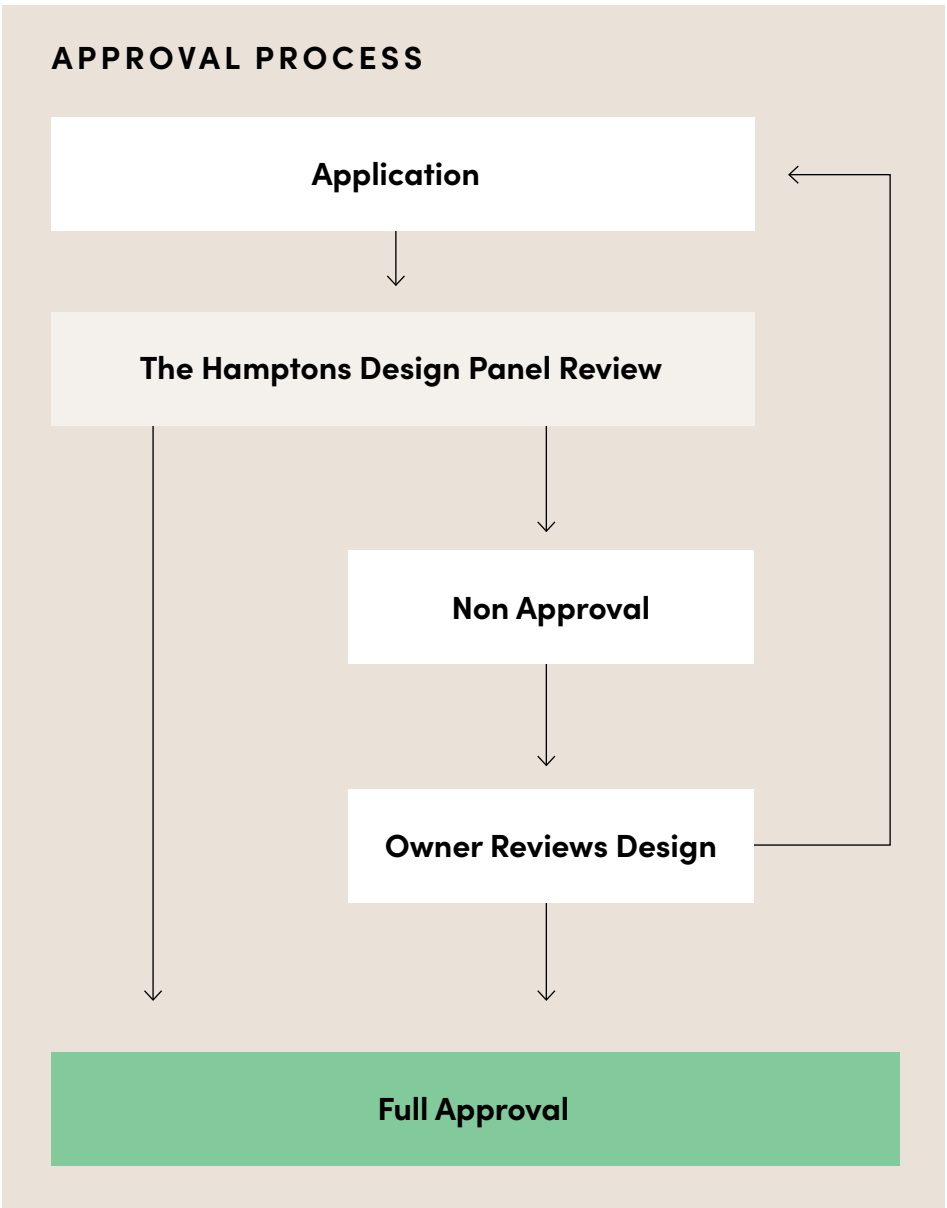
The Hamptons Design Panel recognises the ongoing development of new materials, colours, textures, and tones. Therefore, it is open to considering materials and colours not presently listed in these Design Guidelines. Any proposed departures from the Design Guidelines must be clearly highlighted in the design approval application. Approval of such departures rests solely with the discretion of The Hamptons Design Panel.

Hamptons Design Panel design approval is final and solely within the discretion of The Hamptons Design Panel. While The Hamptons Design Panel strives to promptly review all design approval applications, it does not accept liability for processing delays or obtaining design approval.

Any incomplete design approval applications will be returned. Please ensure all applications are complete.

Applications for design approval must be submitted to The Hamptons Design Panel using the following contact details:

The Hamptons Development C/O Urban Estates
Marshs Road
approval@urbanestates.nz



08.
THE SITE

Setbacks	
Front Yard	2.5m setback from road boundary for main dwelling and side access garage (door position 90 degrees to road).
Side Yard	1m
Rear Yard	1m
Garage	5m setback from road with street facing garage doors – see front yard setback for side accessed garage design. Reduced garage door setback permitted to 4.5m to lots without footpath.

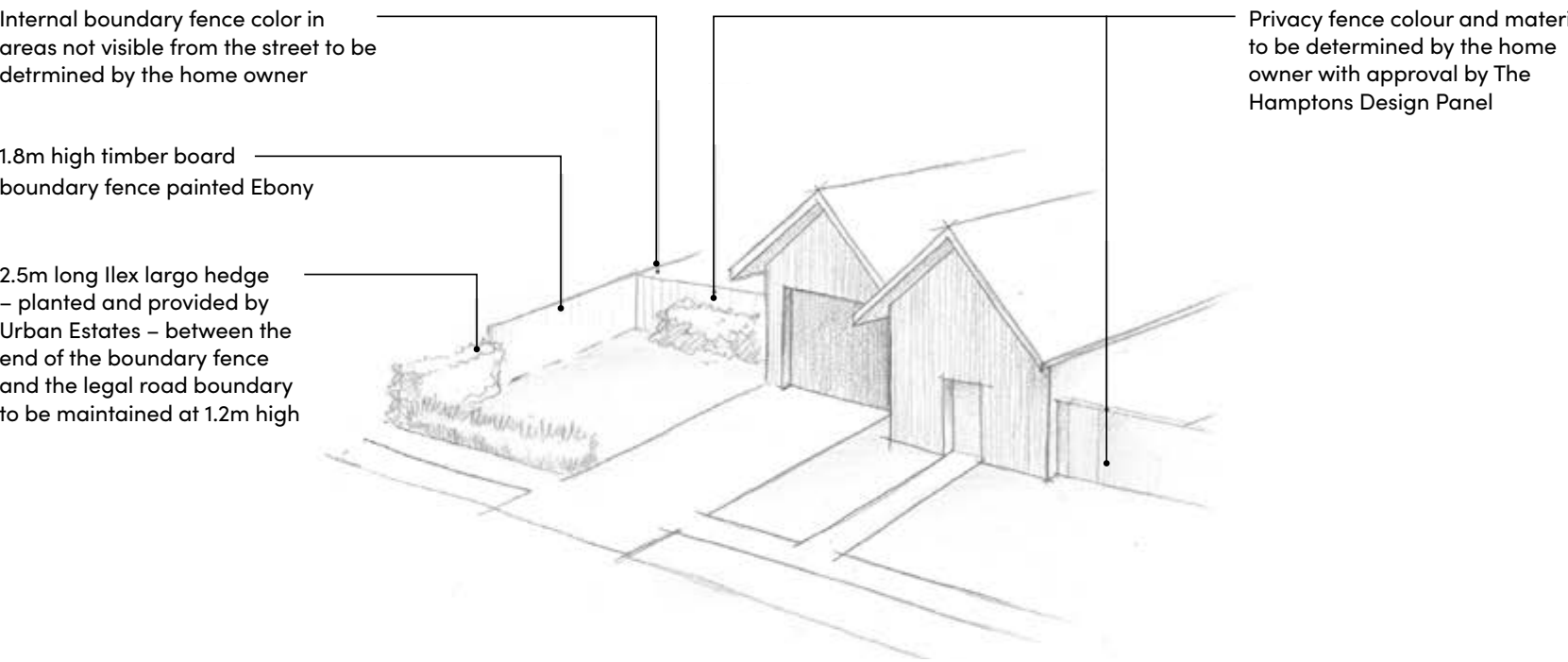
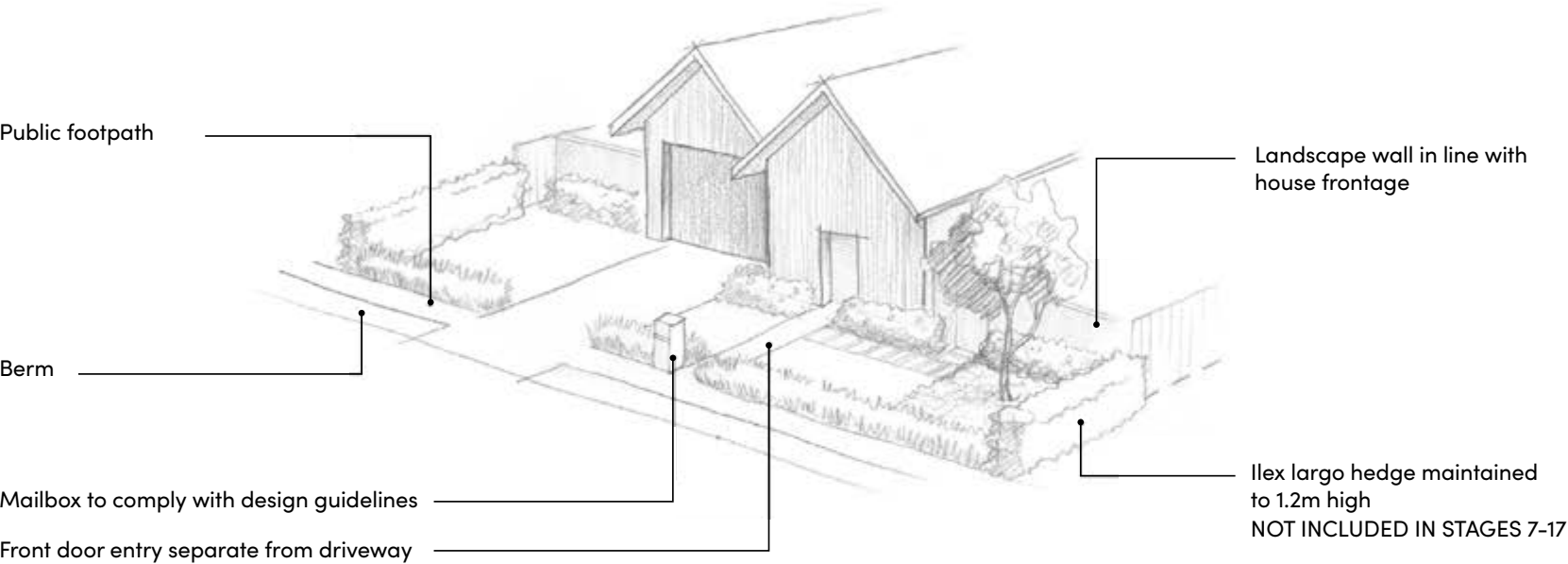
Minimum Floor Area

There is no stipulated minimum floor area requirement for all lots within The Hamptons development. Our objective is to promote excellent design, emphasising thoughtful consideration of materials, form, and balance. We firmly believe that mandating a minimum size does not necessarily align with fostering thoughtful design considerations. Site coverage compliance with the district plan or any other relevant aspects is still required.

Maximum Height	
The maximum height allowed for all buildings, measured from natural ground level, is capped at 6m for all sites within The Hamptons subdivision. Exceptions to this regulation apply to comprehensive development lots.	

Mandatory

EXAMPLE OF ACCEPTABLE FRONT YARD LAYOUT



08 . THE SITE

Recession Planes

As per from local council regulations (living medium density 1 zone)

Site Coverage

50% maximum (living medium density 1 zone)

Outdoor Living Space

50% maximum (living medium density 1 zone)

Roof Pitch

Monopitch (minimum pitch of 5° and maximum 15°)

Gable roof form (minimum pitch of 25° and maximum of 40°)

Flat roof connections are permitted between gabled forms, but shall not exceed 25% of the building footprint. For example, a 200m² dwelling is permitted to have no more than 50m² of the footprint as a ‘flat roof’.

Hip roofs are only permitted under 5 degrees and must include wide soffits as part of the design.

Roof areas formed by parapet walls will be reviewed at the discretion of the hamptons deisgn panel and assessed in the context of the overall building Design.

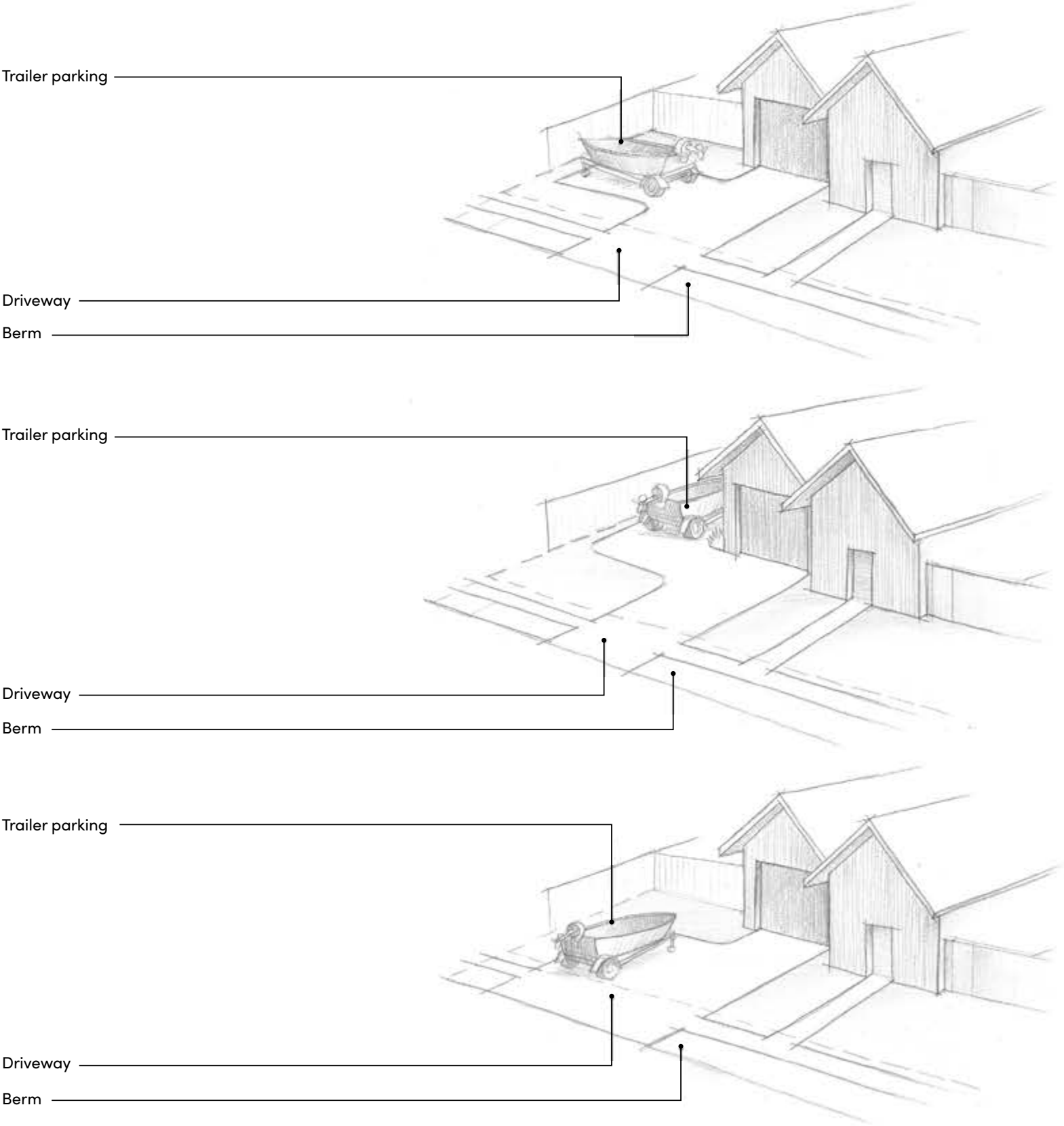
Selwyn Council District Plan

All proposed designs also need to comply with the planning provisions set out in the Selwyn Council District Plan. It is the owner’s responsibility to ensure compliance with the District Plan and any site-specific requirements.

www.selwyn.govt.nz

 Mandatory

EXAMPLE OF ACCEPTABLE FRONT YARD LAYOUT



09.
THE DESIGN

General Design Requirements

The purpose of these architectural guidelines is to promote a variety of design solutions while achieving a cohesive and unified continuity that reflects:

The distinctive character and stylistic aesthetics of The Hamptons

Respect for the landscape and natural landforms

Privacy between dwellings

Alignment with the characteristics, forms, and materials of the development, presenting the timeless essence of classic Canterbury with a contemporary flair

The guidelines aim to generate a high-quality, seamless urban outcome, steering clear of visual clutter and preserving the aesthetic character of The Hamptons:

All buildings, including ancillary buildings, must be located within the approved setbacks (including Local Council rules)

All colours and materials shall comply with the detailed supplied in this Design Guide. This includes all external items such as window joinery, doors, garage doors, soffits, service outlets, vents, chimney flues, etc

All dwellings, must have considered and satisfied Council guidelines and specifications in terms of shading, outlook, and building envelope design

Garage doors should be colour matched to claddings. Flush panel garage doors with cladding to match the surrounding walls are permitted

Mandatory

No attic roof space glazing/openings to be visible from the street elevation

No windows are permitted to garages apart from side boundary facing. These must have a min sill height of 1.8m

No Raking Gable end glazing is permitted in scissor trussed roof areas

All Ventilation pipes forming part of the drainage system (i.e terminal vents) to be colour matched to roof colour and a to be contained within the exterior walls of the home and not located externally against an outside wall/cladding

All house designs need to accomodate for a double garage unless otherwise approved by The Developer.



09.
THE DESIGN

Street Facing Lot - Architectural Features

We aim to promote well-conceived street façades that elevate the visual appeal along the street boundary and seamlessly blend with the surrounding environment.

Street-facing elevations must integrate a distinctive architectural element to enhance the overall character of the neighbourhood. This uniqueness can be achieved through creative window treatments, thoughtful material choices, skilful carpentry, or the incorporation of exposed structural features.

This following information is intended to clarify expectations, illustrate minimum requirements, and support designers in achieving first-round approvals – not by restricting creativity, but by championing well-resolved, well-communicated design.

To maintain a visually diverse and architecturally balanced streetscape, the Design Panel may identify and discourage the repetition or overuse of particular façade elements, materials, or architectural motifs that have already been widely approved within the development.

Every street-facing elevation should include at least one distinctive architectural element that provides interest, balance, and a sense of arrival.

- Examples include:
- Recessed or framed entries with porch, portico, or canopy features
 - Vertical batten screen walls or expressed columns
 - Contrasting material junctions (e.g. plaster inset with vertical cedar)
 - Articulated cladding patterns or horizontal banding (e.g. brick soldier course)
 - Variation in wall plane (e.g. recesses, bays, or parapet returns)
 - Integrated pergolas or deep overhangs for entry expression
 - Feature windows (but not gable rake-glazing or attic windows, which are prohibited)

Note: These are not decorative “add-ons” but part of the overall architectural composition.

An entry door placed on a flat wall plane without cover or framing is not considered a feature.

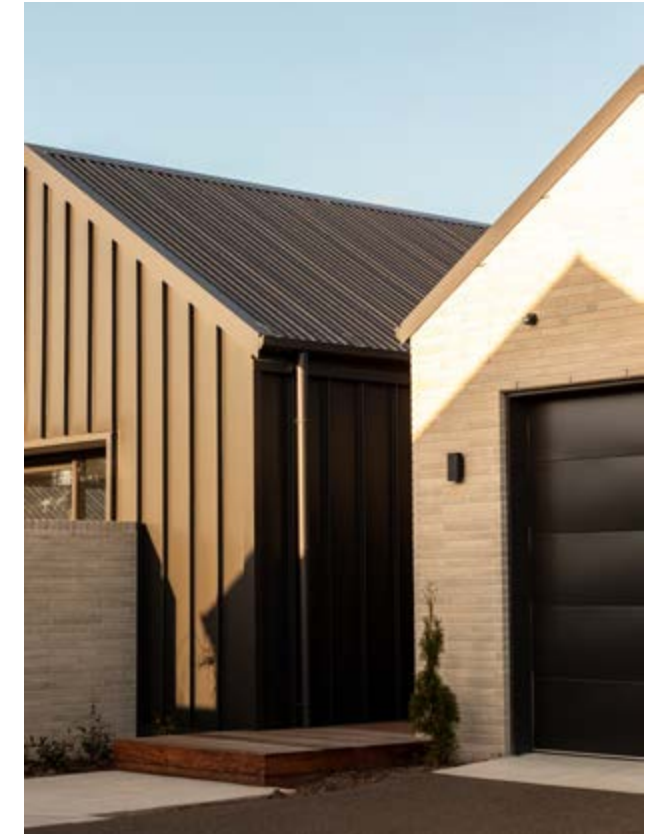


Mandatory

09. THE DESIGN

ARCHITECTURAL FEATURE EXAMPLES

This is not an exhaustive list, and any architectural elements should be thoughtfully integrated as part of the overall design — not treated as ‘bolt-on’ features.



10.

THE MATERIALS

Wall Cladding

Our objective is to inspire well-designed street façades that enhance the visual appeal along the street perimeter and contribute to The Hamptons’ overall aesthetic.

To ensure residences blend harmoniously with the natural surroundings and facilitate a seamless integration into the site, it is recommended to use materials that exhibit natural elements or subdued colours.

We advise employing a limited number and variation in finishes to maintain a cohesive and understated aesthetic.

Wall materials shall be restricted to a maximum of two of the materials listed below:

Timber Weatherboard

Vertical Board and Batten

Bricks – modern style as per examples – bagged wash finish permitted

Plaster

Natural Stone/Schist Veneer

Metal cladding – roll formed metal wall cladding – corrugated, trapezoidal, and tray profiles. Colours shall be limited to the following: Tidalrift Matt, Sandstone Grey, Snowstone, Karaka, Slate, Ironsand, Thunder grey, Grey Friars, Ebony, Gull Grey, Windsor Grey. Other colour options may be considered but will be at the sole discretion of The Hamptons Design Panel

Concrete: allowed in a smooth or textured finish, with the option to add pigment or oxide

Concrete tile, decramastic tile, or similar roof materials are not permitted within The Hamptons development

Stains and Paint colours should be selected from a range of greys, browns and lighter options rather than heavy, bold, and dark colours

All WANZ support bars to be concealed. No unfinished sills will be permitted. Any sill cladding cover is to align with the base of the main cladding

- 1 Stone veneer with grout infill
- 2 Timber board and batten cladding
- 3 Horizontal timber weatherboards
- 4 Vertical shiplap cladding with Stain finish
- 5 Rusticated Horizontal Timber cladding with Stain finish
- 6 Vertical tray profile cladding
- 7 Grey textured brick with off white mortar
- 8 Cloud Colorsteel metal cladding/roofing
- 9 Vertical troy profile cladding
- 10 Vertical shiplap cladding with Stain finish
- 11 Textured Plaster system with paint finish
- 12 Bagged brick wash/plaster system over brick cladding
- 13 Sandstone grey metal cladding/roofing
- 14 Bagged brick wash/plaster system over brick cladding
- 15 Stone veneer with grout infill
- 16 Horizontal timber weatherboards



10 . THE MATERIALS

Roof Cladding

Roof materials shall be restricted to a maximum of two of the materials listed below:

Metal cladding – Roll formed metal roof cladding – corrugated, trapezoidal, and tray profiles

Colours shall be limited to the following: Tidaldrift Matt, Sandstone Grey, Snowstone, Karaka, Slate, Ironsand, Thunder grey, Grey Friars, Ebony, Gull Grey, Windsor Grey. Other colour options may be considered but will be at the sole discretion of The Hamptons Design Panel

Profiled metal sheet

Membrane roofing (for flat roof areas only, in dark grey or black) All external vents, outlets, skylight joinery, chimney flues and stays must be finished to match roof colour

Roof designs

Roof designs can be accommodated within two favoured styles; monopitch and gable roof forms. The requirements of each style are noted below:

Mono pitch – minimum pitch of 5° and maximum 15°

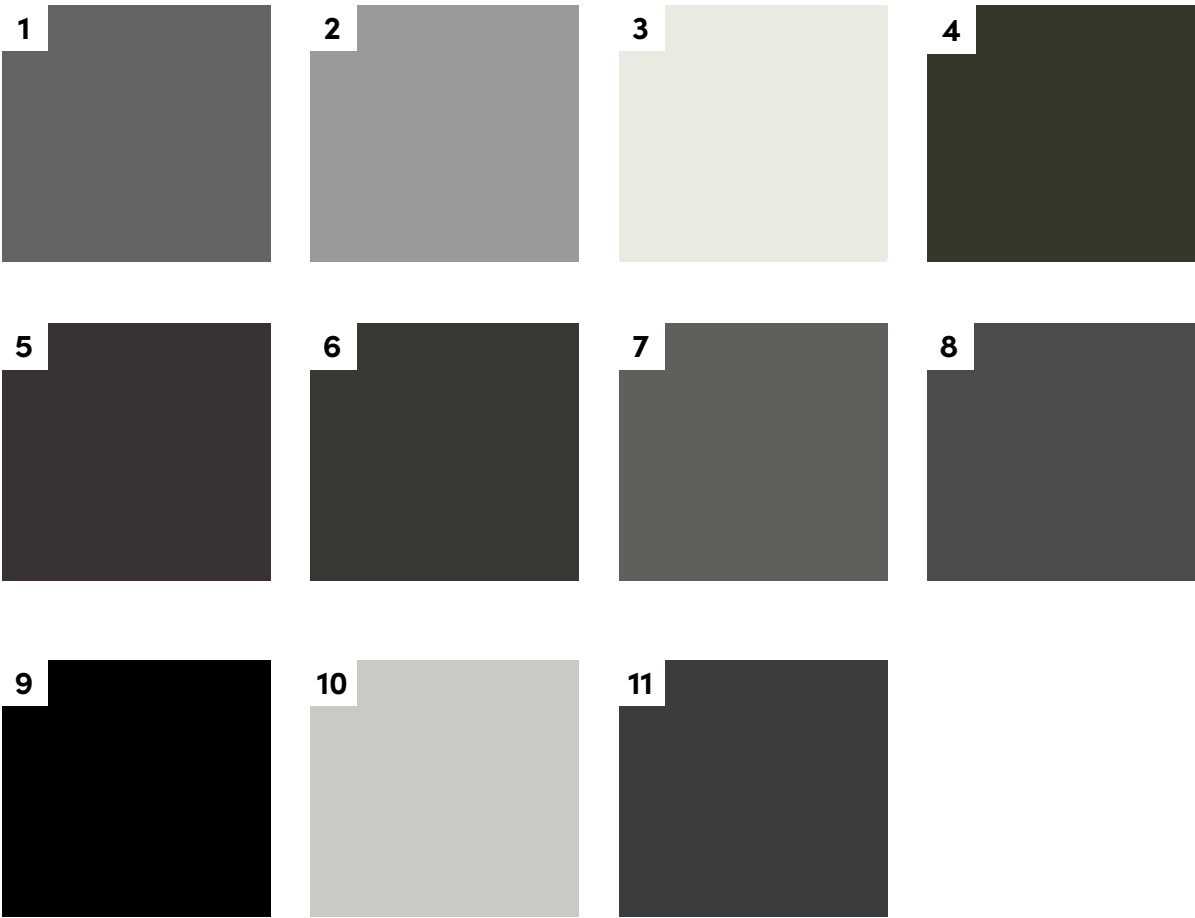
Gable roof form – minimum pitch of 25° and maximum of 40°

All downpipes and gutters are to be in a colour matching the roof. Copper downpipes and gutters are permitted only when used with ‘Grey Friars’ coloured iron or with a slate roof. PVC downpipes and gutters are not permitted.

All roof flashings, chimney stays, solar panel fixings, and penetrations shall be in a colour and material consistent with the roof material. Penetrations are to be avoided where possible (i.e. vented out walls instead) and if used are to be mitigated by using custom-built caps to follow the roof pitch and located on the more hidden side of the roof.

Roof areas formed by parapet walls will be reviewed at the discretion of the hamptons deisgn panel and assessed in the context of the overall building design

- 1 Tidaldrift Matt
- 2 Sandstone Grey
- 3 Snowstone
- 4 Karaka
- 5 Slate
- 6 Ironsand
- 7 Thunder grey
- 8 Grey Friars
- 9 Ebony
- 10 Gull Grey
- 11 Windsor Grey



Mandatory

11.

THE FEATURES

Site utilities and exterior service areas

Electricity and gas meter boxes must be flush-mounted into walls, featuring suitable covers that consider the surrounding cladding. They should be strategically concealed from off-site views while maintaining easy accessibility for reading.

All service and utility areas, such as diesel tanks, storage depots, wheelie bin stores, clotheslines, play equipment, and kennels approved by the The Hamptons Design Panel, must be screened from view of neighbouring lots, access lots, or reserve areas.

Encouragement is given for wheelie bin enclosures that are not within locked garages/dwellings, allowing the bin contractor to stow the bin without requiring access to a locked dwelling in case the owner is absent.

Key guidelines for utility areas:

All utility areas should be situated within the side or rear yard and adequately screened from neighbours, road corridors, and public viewpoints, including open space reserves, streets, and footpaths

Screening should complement the dwelling and landscape design, consistent with the materials, colour, and finish used

Utilities encompass, but are not limited to:

- Air conditioning units and heat pumps and External hot water devices and gas bottles
- Rubbish and recycling bins or bag areas
- Firewood
- Satellite dishes and aerials

Lighting

All exterior lighting not fixed to a residential or accessory building shall be no more than 1.5m in height and directed downward. All exterior lighting which is mounted to the dwelling shall be of consistent material, colour and design to compliment the dwelling and landscape design.

Up lights and down lights which are fixed to a residential or accessory building are permitted, however, all exterior lighting shall be directed so as not to create light spill onto adjoining properties, or glare as to disturb neighbours.

Boats / Trailers / Caravans

Boats, trailers, and caravans are prohibited from parking or storage within reserves, open spaces, green corridors, road corridors, street parking bays, or road verges. They must be parked or stored exclusively within the confines of the respective lot.

11.
THE FEATURES

Street numbers and letterboxes

The design of mailboxes on individual lots falls under the discretion of The Hamptons Design Panel.

Letterboxes must be formed from a standalone ‘plinth’ style form with cladding that integrates with the main cladding of the property. Letterboxes can be formed as part of a wall or landscape structure.

Post-mounted proprietary boxes are not permitted.

The display of street numbers must be on black powder coated flat steel plates measuring 200 x 190mm.

All house numbers shall be Box Design custom “Hamptons” font 100mm. No other font styles, sizes or colours will be permitted.

All house numbers shall be in Metallic silver.

All letterboxes shall be black - no other colours will be permitted.

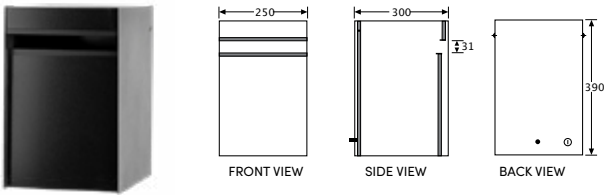
All letterboxes to be approved by the Hamptons Design Panel prior to construction.



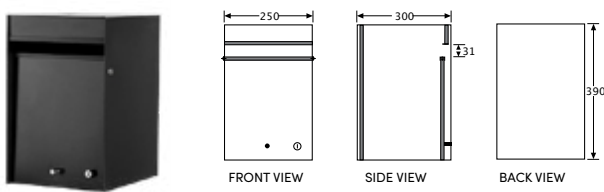
EXAMPLE OF INSERT LETTERBOX AND ‘HAMPTONS’ NUMERALS

LARGE

BOX DESIGN - 'DESIGNER' back opening letterbox

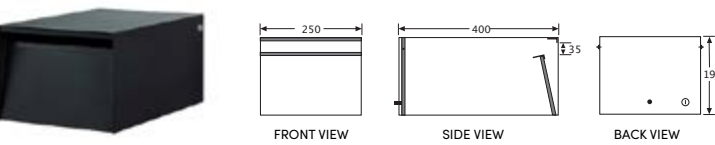


BOX DESIGN - 'DESIGNER' front opening letterbox

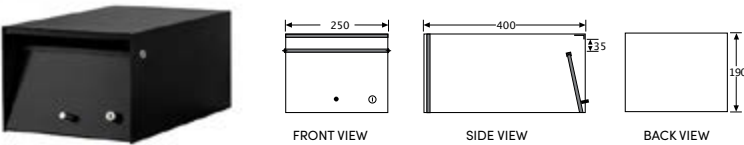


SMALL

BOX DESIGN - 'URBAN' back opening letterbox

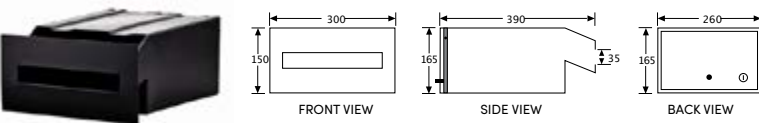


BOX DESIGN - 'URBAN' front opening letterbox



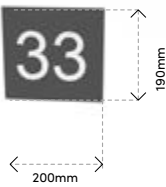
BRICK INSERT

BOX DESIGN - 'URBAN' back opening letterbox



BRICK INSERT LETTERBOXES TO BE SETOUT TO ACCOMMODATE BRICK SIZE/FORMAT

FACEPLATE
200MM X 190MM



‘URBAN’ LETTERBOX
WITH SIDE FIXED FACEPLATE



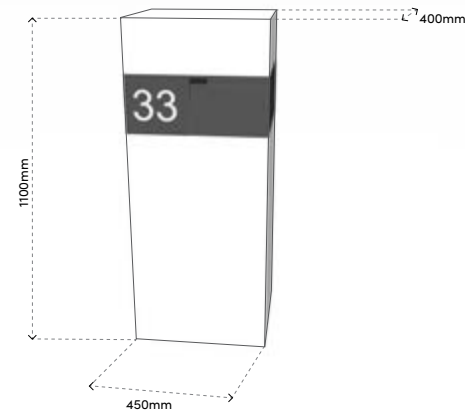
‘DESIGNER’ LETTERBOX
FRONT FIXED FACEPLATE



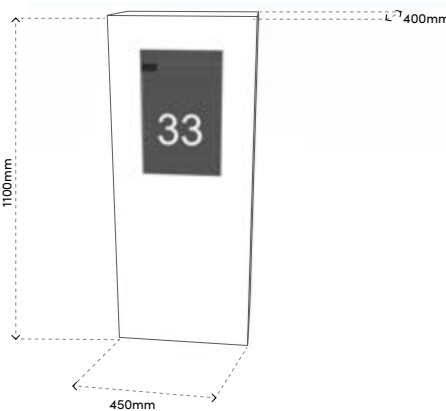
‘DESIGNER’ LETTERBOX
SIDE FIXED FACEPLATE



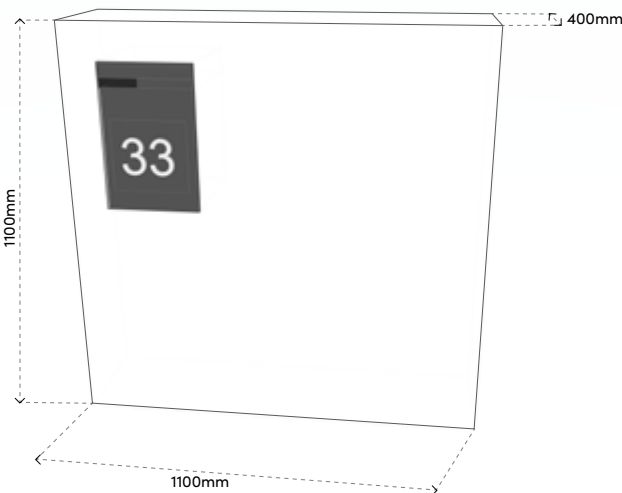
‘PLINTH’ STYLE
WITH ‘URBAN’ LETTERBOX AND
SIDE MOUNTED FACEPLATE



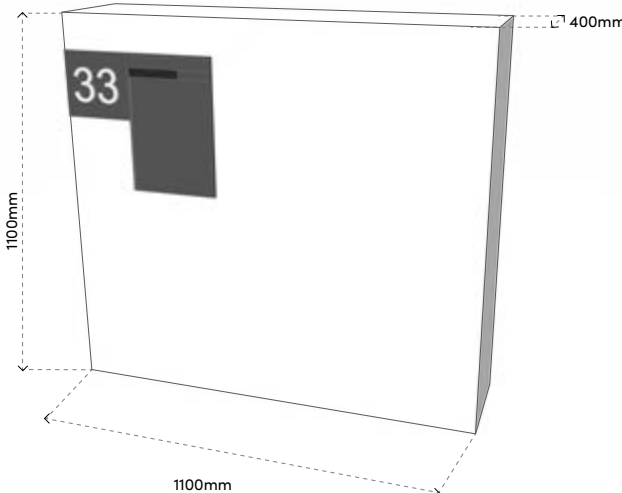
‘PLINTH’ STYLE
WITH ‘DESIGNER’ LETTERBOX AND
SIDE MOUNTED FACEPLATE



‘WALL’ STYLE
WITH ‘URBAN’ LETTERBOX AND
FACE MOUNTED FACEPLATE



‘WALL’ STYLE
WITH ‘DESIGNER’ LETTERBOX AND
FACE MOUNTED FACEPLATE



12.

THE LANDSCAPING

The Hamptons Design Panel places considerable emphasis on planting and landscaping as integral elements in shaping the overall character and appearance of The Hamptons.

It is highly recommended to engage a professional Landscape Designer for the design of landscape works, with a solid understanding of the guidelines outlined in this document. The Hamptons Design Panel reserves the right to reject plans lacking professional presentation or failing to provide the necessary details required.

To facilitate plan development, the Landscape Designer should take note of the following:

A landscape plan is a mandatory submission for approval, to be submitted with architectural plans

The landscape plans must comprehensively depict all elements listed in the design approval process outlined in this document

Landscape Design

The Hamptons Design Panel recommends that all lot owners collaborate with a qualified Landscape Designer to prepare the necessary landscape design documentation. We have reached out to a select group of local Landscape Designers who can offer this service, and their details are provided on the opposite page.

While it is not a specific requirement to engage a Landscape Designer, it is anticipated that a professional landscape plan will be submitted in CAD format. This ensures a clear and accurate assessment of the proposed design by The Hamptons Design Panel.

Security Cameras

Security cameras are allowed, with a restriction of 1-2 cameras along the street elevation (two cameras permitted for corner sites). These cameras should adhere to a small residential style system and must be discreetly positioned or attached to the building, avoiding any prominent or standout features along the street elevation.

Sculptures and Garden Art

The Hamptons Design Panel holds authority over all garden art and sculptures, considering factors such as size, finish, form, and color to ensure appropriateness within The Hamptons setting.

Approval from The Hamptons Design Panel is required for sculptures or artworks located in the front yard or visible from the street elevation. Sculptures featuring highly reflective materials, bright primary colors, culturally offensive shapes or references, or visible kinetic elements from off-site views are deemed unsuitable for The Hamptons.

In cases where sculptures are prominently visible from neighboring properties, The Hamptons Design Panel may consult with or seek approval from affected neighbors, with the final decision resting entirely with the panel.

Fencing / Screening / Gates

Fencing is allowed, with construction materials limited to timber, aluminium, or pre-painted steel, and the colours should align with the roofing tones specified earlier in this design guide.

The approved fencing styles and their locations must be clearly indicated on the approval plans. Fencing that deviates from the overall Hamptons Design Guide and its intended aesthetic will not be permitted.



12.

THE LANDSCAPING

Recommended Landscape Designers

Outline Spaces

www.outlinespaces.co.nz
03 337 9950

Consultation

Online client survey
Discuss ideas on site
Travel (within Chch)
Written report
Perfect for a gift

Starter

Online client survey
In studio or phone consultation
<600m² new flat section
Hard landscaping 2D
Presentation in studio or online

Standard

Online client survey
On site consultation
<600m² new flat section
Site measure
Hard landscaping 2D
Reference image/ideas
Presentation in studio or online

Premium

Online client survey
On site consultation
<850m² new flat section
Site measure
Hard landscaping 2D
3D basic CAD images
Reference image/ideas
Presentation in studio, on site or online

Elite

Online client survey
On site consultation
<850m² new flat section
Site measure
Hard landscaping 2D
3D rendered images
Reference image/ideas
Presentation in studio, on site or online

Select

Tailored package
Additional services
Properties over 850m²
Hill sites
Commercial/civil
Construction drawings
Planting plans
New pools
Consenting
3D model your existing landscape plan

12.

THE LANDSCAPING

Recommended Landscape Designers

Texture Plants

www.textureplants.co.nz
03 349 7296

Initial Meeting

Texture Plants will use this initial meeting to understand what you are wanting to achieve and offer their initial design ideas. They will show you sample plans so you know what to expect and how much it will cost.

They have two options to consider:

Initial meeting in the design office – no charge

On site meeting – \$350 (fee waived if design fee is accepted)

Concept Development

Upon acceptance, Texture Plants will take you through their comprehensive concept plan development stage incorporating ideas formulated in your design brief.

This is an exciting process that includes your feedback and preferences. This stage includes:

Concept design

Free set of changes

Nursery walk

Planting plan and schedule

Specifications and product documentation relating to the design

In addition to the design package, you will receive a 10% discount on all plants at the Texture Plants Garden Centre.

Concept Development

Once the concept has been consolidated, Texture Plants will discuss whether they need to go to a detailed development phase. They may recommend this component for detailing any bespoke landscape features for pricing and construction purposes. This could include Lighting and/or Irrigation plans if required.

Concept Pricing and Implementation

At this stage, Texture Plants refine the detail for implementation, including recommending a preferred contractor. They will supply you with a comprehensive quote, including all the details for planting and associated landscape features.

13.

THE PLANTING

The objective of the planting controls is to create a consistent approach to planting that produces a cohesive finish across the neighbourhood that is in line with a modern, relaxed country estate aesthetic.

The design guidelines encourage the use of a planting palette that includes plants that thrive in the local climate, create good evergreen structure, exhibit good seasonal colour and already form part of the established Hamptons planting palette.

Lush, native leafy evergreen planting supplemented by exotic herbaceous plants and deciduous shrubs and trees is encouraged.

Irrigation

The installation of reticulated and electrically controlled irrigation systems is strongly encouraged. A professionally designed and visually concealed irrigation system is encouraged to avoid water wastage and ensure a tidy appearance across private outdoor spaces, especially front yards.

Tree Relocation

If any street landscaping aspects supplied as part of the development need to be relocated or revised due to driveway position then a fee of \$600+ GST will be charged.

Guidelines

- Lawn areas are encouraged in all yard spaces. The planting of trees, grasses and shrubs are necessary to align with The Hamptons vision and strategy
- Evergreen plants must form the basis of the landscape design to provide year-round structure to the outdoor spaces
- Deciduous and perennial species are encouraged to provide seasonal colour and interest
- While the style of the front yards can vary, classic and formal elements such as low evergreen hedges, herbaceous borders and single-species rows of planting are encouraged
- A refined mix of exotic and native species are encouraged provide visual interest through texture, colour and seasonal change
- Deciduous trees and large shrubs will provide colour and texture changes throughout the seasons are encouraged
- Clipped hedging is encouraged as a means of demarcating private areas and spaces. Preferred hedge species are Buxus, Lonicera, and Ilex Largo
- Plant species that are not listed but are aligned with The Hamptons vision and strategy may be considered and are at the sole discretion of The Hamptons Design Panel
- In general the use of conifers, predominant use of flaxes, tussocks and variegated evergreen species is not encouraged and is not considered to be an appropriate part of The Hamptons character
- Vegetable gardens are encouraged however they must not be visible from the street or from the neighbouring properties. Vegetable gardens are not permitted in the front yards
- Brightly-coloured beds of annual plants with visible areas of bare soil should be avoided
- A proliferation of small outdoor pots in front yards should be avoided
- If any tree re-location is required revised due to alternative driveway position preferred then a fee of \$600+ GST may be charged



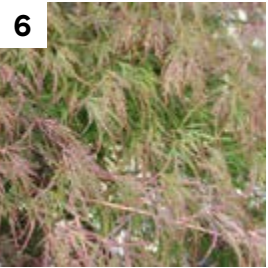
13.

THE PLANTING

Plant Palette

Trees
Coral Bark Maple — Acer p. ‘Senkaki’
Weeping Maple — Acer ‘Emerald Lace’
Weeping Maple — Acer viridis
Norway Maple — Acer ‘Globosum’
Upright Hornbeam — Carpinus b. ‘Fastigiata’
White Flowering Dogwood — Cornus florida ‘White Wonder’
Ginkgo ‘Autumn Gold’ — Ginkgo b. ‘Autumn Gold’
Bay Tree Standard — Laurus nobilis
Sweet Gum — Liquidambar styraciflua
Michelia — Michelia ‘Lemon Fragrant’
Evergreen Magnolia — Magnolia grandiflora ‘Little Gem’
Evergreen Magnolia — Magnolia grandiflora ‘Teddy Bear’
Ornamental Pear — Pyrus calleryana ‘Bradford’
Portuguese Laurel — Prunus lusitanica ‘Pillar’
Portuguese Laurel Standard — Prunus lusitanica Standard
Yoshino Cherry — Prunus yedoensis
Flowering Cherry — Prunus ‘Falling Snow’

Fern Pine — Podocarpus gracilior
Twisted Black Locust — Robinia ‘Lace Lady’
Mop Top — Robinia pseudoacacia ‘Mop Top’
Dogwood – Cornus spp
Japanese Maples – Acer japonicum
European Hornbeam – Carpinus betulus
Crabapple – Malus spp



- 1 European Hornbeam/Carpinus betulus
- 2 Dogwood/Cornus spp
- 3 Japanese Maple/Acer japonica
- 4 Flowering cherry/Prunus spp
- 5 Fern Pine – Podocarpus gracilior
- 6 Weeping Maple — Acer ‘Emerald Lace’
- 7 Norway Maple — Acer ‘Globosum’
- 8 Coral Bark Maple — Acer p. ‘Senkaki’
- 9 European Hornbeam – Carpinus betulus
- 10 Dogwood – Cornus spp
- 11 Michelia — Michelia ‘Lemon Fragrant’
- 12 Ornamental Pear — Pyrus calleryana ‘Bradford’

13.

THE PLANTING

Plant Palette

Shrubs
Buxus Balls — Buxus sempervirens
Box Hedging — Buxus sempervirens
Columnar Buxus — Buxus ‘Graham Blandy’
Corokia — Corokia ‘Geenty’s Green’
Wire Netting Bush — Corokia ‘Silver Ghost’
Mexican Orange Blossom — Choisya ternata
Deep Green Broadleaf — Griselinia littoralis ‘Ardmore’
Gaura species — Gaura species
Hydrangea ‘Limelight’ — Hydrangea paniculata ‘Limelight’
Topiary Hebe — Hebe topiaria
Hebe ‘Pretty in Pink’ — Hebe ‘Pretty in Pink’
Whipcord Hebe — Hebe ‘Nana’
Heuchera species — Heuchera species
Lomandra ‘Lime Tuff’ — Lomandra ‘Lime Tuff’
Privet — Ligustrum rotundifolium
Fringe Flower — Loropetalum chinense ‘Plum Gorgeous’
Tractor Seat Plant — Ligularia reniformis
Port Wine Magnolia — Michelia figo
Mountain Hydrangea — Hydrangea serrata ‘Miyama-yaе-murasaki’
Heavenly Bamboo — Nandina domestica ‘Lemon Lime’

Pepper Tree / Horopito — Pseudowintera colorata ‘Red Leopard’
Little Burger — Pittosporum tenuifolium ‘Little Burger’
Dwarf Pittosporum Balls — Pittosporum tenuifolium ‘Little Burger’
Portuguese Laurel Hedge — Prunus lusitanica
Sweet Box — Sarcococca confusa
Sage — Salvia species
Siberian Dogwood – Cornus sibirica
Mexican Orange Blossom – Choisya ‘Aztec Pearl’
Pittosporum tenuifolium ‘Golf Ball’
Hebe – Hebe spp



- 1 Buxus Balls — Buxus sempervirens
- 2 Sage — Salvia species
- 3 Sage — Salvia species
- 4 Heuchera species — Heuchera species
- 5 Dwarf Pittosporum/Pittosporum golfball
- 6 Siberian Dogwood/Cornus alba ‘Sibirica’
- 7 Hebe/Hebe topiara
- 8 Hydrangea ‘Limelight’ — Hydrangea paniculata ‘Limelight’
- 9 Hebe ‘Pretty in Pink’ — Hebe ‘Pretty in Pink’
- 10 Heavenly Bamboo — Nandina domestica ‘Lemon Lime’
- 11 Pepper Tree / Horopito — Pseudowintera colorata ‘Red Leopard’
- 12 Little Burger — Pittosporum tenuifolium ‘Little Burger’

13 .
THE PLANTING

Plant Palette

Underplanting and Groundcovers

Azorella — Azorella trifurcata
Wood Spurge — Euphorbia robbiae
Climbing Hydrangea — Hydrangea petiolaris
Wire Vine — Muehlenbeckia axillaris
Japanese Spurge — Pachysandra terminalis
Panakenake — Pratia angulata
Rice Flower — Pimelea prostrata ‘Blue Peter’
Star Jasmine — Trachelospermum jasminoides
Star Jasmine — Trachelospermum jasminoides
Remuremu — Selliera radicans
Mother of Thyme — Thymus pseudolanuginosus
Viola ‘Gertrude Jekyll’ — Viola x ‘Gertrude Jekyll’
Sand Coprosma – Coprosma kirkii
Creeping Wire Vine – Muehlenbeckia axillaris

Perennials and flowering plants

Sage – Salvia spp
Globe Thistle – Echinops sphaerocephalus
Russian Sage – Perovskia atriplicifolia
Whirling Butterflies – Gaura lindheimeri
White Liriope – Liriope muscari ‘Monroe White’
Chilean Iris – Libertia formosa
Coneflower – Echinacea spp

Lavender – Lavandula spp
Roses – Rosa spp
Rengarenga – Arthropodium cirratum
Winter Rose – Helleborus orientalis
Hydrangea – Hydrangea spp
Daphne – Daphne odora
Magnolia
Michelia
Miniature Toe Toe – Chionochloa flavicans
Turutu – Dianella nigra
Penstemon – Penstemon spp

Shrubs Specifically For Hedging

Box Hedging – Buxus sempervirens
Hornbeam Hedge – Carpinus betulus
Wire Netting Bush – Corokia ‘Silver Ghost’
English Beech – Fagus sylvatica
Deep Green Broadleaf – Griselinia littoralis ‘Ardmore’
Privet – Ligustrum rotundifolium
Michelia – Michelia ‘Lemon Fragrant’
Largo Holly – Ilex largo
Box Honeysuckle – Lonicera nitida
Broadleaf – Griselinia littoralis ‘Broadway Mint’



- 1 Wood Spurge — Euphorbia robbiae
- 2 Wood Spurge — Euphorbia robbiae
- 3 zorella — Azorella trifurcata
- 4 Winter Rose – Helleborus orientalis
- 5 Green Lamandra/Lomandra ‘Lime Tull’
- 6 Chilean iris/Libertia Formosa
- 7 Creeping wire vine/Muehlenbeckia axillaris
- 8 Star josmine/Troachelospermum jasminoides.
- 9 Echinacea ‘White Swan’
- 10 Soge/Solvia armistad
- 11 Whirling Butterflies/Gaura lindheimeri
- 12 Globe Thistle/Echinops sphaerocephalus

14 .
THE APPLICATION

As a design-led development, The Hamptons places real value on clear, well-communicated architectural intent — and applications that provide this upfront will stand a far better chance of smooth, timely approval.

Visual Communication Standards

At a minimum, submissions are expected to include:

3D Street-View Render — an eye-level perspective showing material contrast, façade modulation, and entry definition

Landscape Plan — not just lawn and scattered planting, but a structured, integrated approach to the front yard

All Elevations — with heights, materials, windows, and doors clearly labelled

Material Palette — identifying cladding, joinery, roof, garage, and front door treatments

Floor plans and flat elevations alone don’t provide sufficient context for assessment.

Checklist for Successful Submission

Before lodging your design for approval, ensure:

A clearly articulated entry is visible from the street

A visual break in the main elevation is present (material or massing shift)

Your landscape plan includes planting structure (e.g. hedge, specimen tree, groundcover zones)

You have included a realistic 3D render showing your proposed design in context

Your application reflects and respects the Design Guide and includes commentary where discretion is sought.

Common Issues in Rejected Applications

No 3D render provided – Panel unable to gauge streetscape impact

No defined entry element – Elevation is flat and uninviting

No landscaping shown – Front yard is left ambiguous or undefined

Same material across entire façade – Lacks hierarchy or visual contrast

Poor documentation – Plans unclear, incomplete, or visually inconsistent

Examples – What We’re Looking For

Approved Example – “Lot Acceptable”

Clean gable form with modest but refined entry

Brick banding at base, creating grounded appearance

Simple material palette: vertical cedar and plaster

Professionally drafted landscape plan with front hedge, feature tree, and path layout

Eye-level render clearly showed material transitions and façade depth

We’re here to support quality — not to stifle creativity

The most successful outcomes;

Are simple, thoughtful, and well-resolved

Avoid visual clutter, gimmicks, or “boxy” façades

Align with The Hamptons’ understated architectural language

15.

DESIGN APPROVAL APPLICATION

This document must be completed by the applicant in full. If the appropriate information is not supplied the application will be returned.

CONTACT

Owners Details

First Name			
Surname			
Email			
Mobile			
Phone			
Preferred Contact			
Postal Address			
	Post Code		

SITE DETAILS

Lot #	
Lot Size	
Stage	

APPROVAL CONTACT

Please tick

Designer/Architect	
Owner	
Agent	
Other	

AGENT

Agent's Details and Contact Information

Name	
Phone	
Website	
Email	

ARCHITECT / DESIGNER

Designer's Details and Contact Information

Name	
Phone	
Website	
Email	

Concept Approval

DOCUMENTS

Application Form		
Site Plan		
Floor Plan		
Elevations		
Materials Noted		
Perspective Renders		

OWNERS DECLARATION

I/we confirm that I have checked this application and that it is complete and an accurate reflection of our plans. I/we confirm that I/we will pay all charges in respect of this application, charges will be deducted from the WPD bond and if this bond is insufficient I/we agree to pay the additional charges. The architect and landscape architect named above are authorised by me to submit work on my behalf to HDP for consideration.			
Any agent noted above is authorised to act for the property's owner.			
Owners signature		Date	
HDP confirm that this application has been checked and verified as complying with The Hamptons Design Guidelines and the satisfaction of The Hamptons Design Panel (HDP).			
Approved Signature		Date	
Approved by			

Design Approval

DOCUMENTS

Application Form			Landscape Design		
Site Plan			Planting Details		
Floor Plan			Letterbox Design		
Elevations			Fencing Design		
Materials Noted					
Perspective Renders					

DESIGN DETAILS

MATERIAL

COLOUR

Floor Size		
Roof Design	Monopitch Gable	
Roof Pitch		
Roof Cladding 1		
Roof Cladding 2		
Garage Door Cladding		
Exterior Cladding 1		
Exterior Cladding 2		
EXT Window Joinery		
Front Door Design		
Letterbox		

OWNERS DECLARATION

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Approved Signature		Date	
Approved by			

Final Approval

In order to apply for Final Approval, the dwelling and landscaping must be completed in accordance with the approved ‘Design Approval’

Urban Estates will then conduct an on-site inspection to ensure the completion of all works. During this stage, we will inspect all adjacent kerbs, footpaths, and berm areas to identify any damage resulting from construction works. Any such damage must be rectified to the satisfaction of the Developer prior to ‘Final Approval’ sign off.

To apply, please complete the owners declaration below and apply to approval@urbanestates.nz

Please attach proof of bank account for bond refund.

DOCUMENTS

Bank Account Number		
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OWNERS DECLARATION

I/we confirm that I have checked this application and that it is complete and an accurate reflection of our plans. I/we confirm that I/we will pay all charges in respect of this application, charges will be deducted from the WPD bond and if this bond is insufficient I/we agree to pay the additional charges. The architect and landscape architect named above are authorised by me to submit work on my behalf to HDP for consideration.			
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Approved Signature		Date	
Approved by			

THE HAMPTONS NEW BUILD DESIGN GUIDELINES

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T H E H A M P T O N S

P R E B B L E T O N

By **URBAN ESTATES**