



## APPENDIX 12W

### SPECIAL 15 – KAIPARA FLATS AIRFIELD DESIGN GUIDELINES (See Rule 12.8.15.6.2.2)

HOUSING AND HANGAR SITE SPECIFIC GUIDELINES				
BUILDING	Element	Material	Specification	Colour
	Dwelling Roofs	Coloured clay tiles, slate, concrete tiles, timber shingles or coloursteel.	30 to 45 degree pitch. Simple hip, gable or combination of both.	Natural colour and appearance (e.g. no terracotta)
	Dormers	No restriction	Symmetrical across face	NA
	Skylights	No restriction	Limited to 10% of roof area	NA
	Conservatories	Glass Attached to House only		NA
	Walls	<ul style="list-style-type: none"> <li>- Timber frame – brick veneer, brick bagged, block veneer plastered, timber weatherboards</li> <li>- Solid masonry, plastered</li> <li>- Aerated concrete block, plastered</li> <li>- Natural stone veneer, plinth at bottom of wall</li> </ul>	Natural or painted	Natural colour list
	Joinery	Timber or Aluminium	Stained or painted (timber), powder coated	Natural colour list
	Spouting/downspouts	Copper, coloursteel, or other material, spouting on timber fascia boards	Material other than copper painted to match background	Natural colour list
	Facias	Timber or coloursteel	Stained or painted	Natural colour list
	Garage doors	Timber or coloursteel	Stained or painted	Natural colour list
	Pergolas, porch and deck railings, shutters, privacy screens	Timber, coloursteel	Stained or painted (timber).	Natural colour list
	Roof items	<ul style="list-style-type: none"> <li>- Chimneys to hide metal flues, chimney cowling to be screened</li> <li>- Hot water collectors: collector panel only to be shown on roof, hot water tank to be inside building</li> </ul>		



SITE	Element	Specification	Notes	
	Yards		All 10m	
	Building height		Maximum of 10m	
	Building coverage		40% net site area	
	Building orientation	Walls parallel to site boundary	Up to 10 degree skew allowed except where orientation to the north is required for passive solar gain.	
	Roof orientation	Walls square with roof ridgelines	Up to 20% of total exterior walls exempted	
	Walls	Walls plumb		
	Balconies	0.5m maximum cantilever over support line of balcony		
	Garage and Hangar orientation	Open to side, centre, or front site.		
	Hangars incorporated into landscaping	Raised earth slopes and planting to minimize size and height of hangars.		
	Front yard fencing.	If provided, 0.8 metre maximum height.	Open (not close boarded) painted timber, stone, brick, or wrought iron or similar. Up to 1.5m high gate and end posts.	
	Side yard fencing, if desired	If provided, 0.8m maximum height from front boundary to 3m past front building façade; from 3m behind building façade, 1.8m maximum height	Open (not close boarded) painted timber, or wrought iron or similar to a maximum of 1.8m height (where permitted); or stone or brick to a maximum of 0.8m height	
	Common Access Lot boundary fencing.	Nil		