



# Design Guidelines



# Welcome to Pegasus Town

These guidelines have been developed to help make your home-building process as easy as possible. The contents provide you, or your designer with the necessary information to design your house in accordance with the Pegasus vision.



# Design Guidelines Contents

- 02 Intention of the Pattern Book
- 02 Pegasus Zones Map
- 04 Design Approval Process
- 05 Soak Pit Contribution
- 05 Landscape Design
- 06 Fencing
- 10 Building and Design Guidelines
- 13 Things to Remember

## Contact

✉ [planapprovals@pegasus-town.co.nz](mailto:planapprovals@pegasus-town.co.nz)



## 1. Intention of the Pattern Book

To provide design guidelines for residential building within Pegasus and Mapleham.

- These guidelines are to be read in conjunction with the covenants that are attached to your lot title.

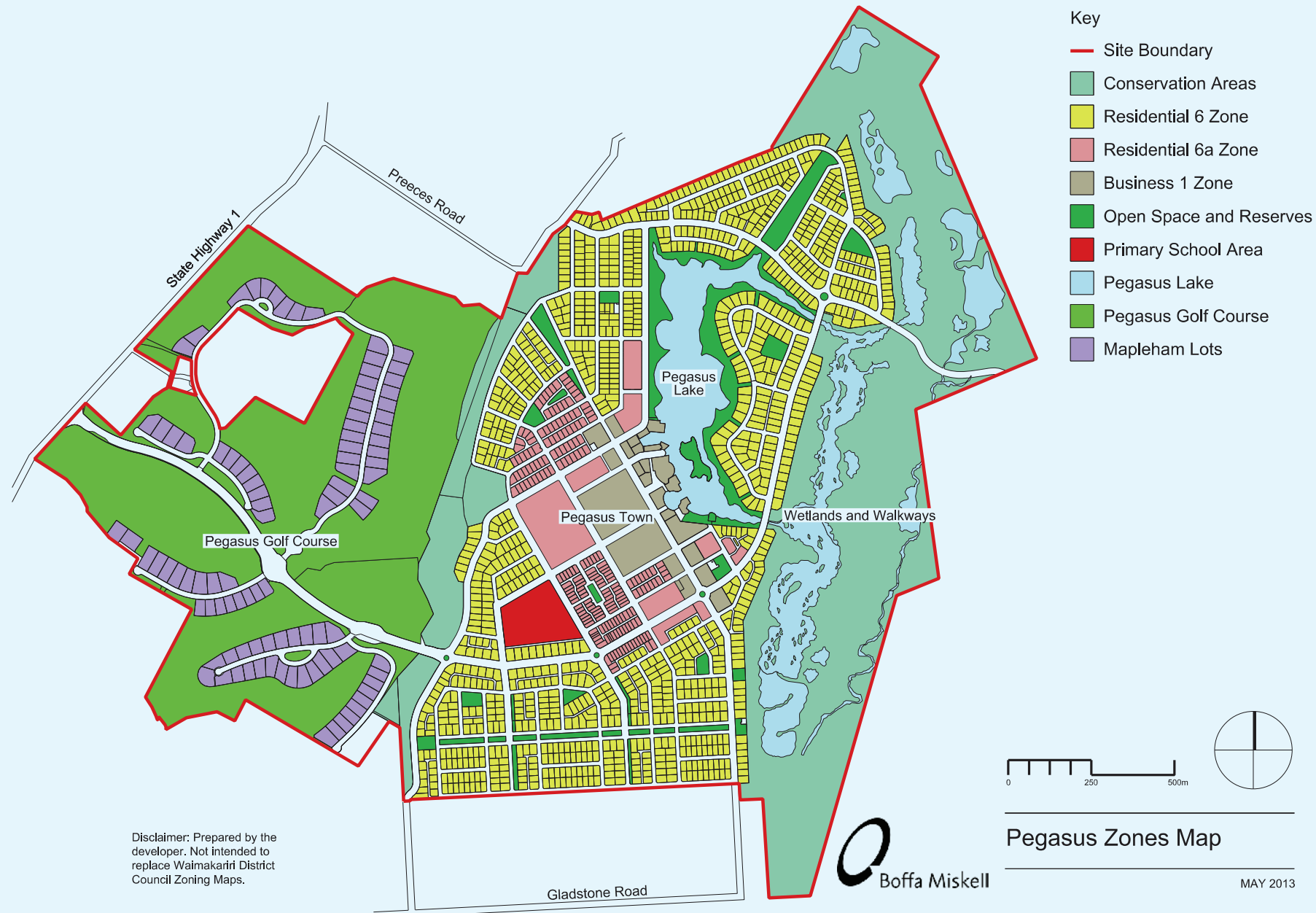
### DISCLAIMER

These Design Guidelines are for aesthetic purposes only. The guidelines, rules and restrictions set out in this document and the approval of dwelling and landscaping plans submitted to the Pegasus Town Design Review Panel are in addition to (and not in substitution for) any rules or requirements imposed by the Waimakariri District Plan, the Building Act and Regulations, and any other applicable laws. In promulgating these Design Guidelines and approving dwelling and landscaping plans Todd Property Pegasus Town Limited gives no warranty as to the compliance with such laws, or the quality or suitability of the dwelling.

## 2. Pegasus Zones Map

- Different rules apply to different zones within Pegasus.
- The Pegasus Zones Map (Figure 1) on the right is a guide to the zones within Pegasus and it is not intended to replace the Waimakariri District Council planning maps.
- Please refer to the Waimakariri District Council district plan for the correct and accurate zoning for properties within Pegasus.

FIGURE 1





### 3.

## Design Approval Process

### Submit information to Design Committee

You are required to submit the following information to the Pegasus design committee before submitting plans to the Waimakariri District Council for building consent.

- Full contact details of purchaser and builder
- Identification of stage number and lot number
- Building plans, which should include:
  - Site plan (location of buildings on the lot)
  - Floor plan (with dimensions)
  - All elevations
- Exterior colours and finishes, including:
  - External walls
  - Roof
- Landscape plan, which should include:
  - Proposed access from streets and right of ways
  - Off street parking
  - Location, height and finish of any fences
  - Location and finish of driveways & paths
- Signed copy of the Pegasus Town Construction Rules
  - These rules are signed by the purchaser at the time of purchasing your lot from the Pegasus Town developer
  - If you do not have a copy of these rules we can provide you with a copy
- Construction bond of \$2,000 (to be paid when final plans are submitted) – refer to Section 4
- Payment of a soak pit contribution of \$1,950.00 plus GST (to be paid when final plans are submitted) – refer to Section 5 (This fee does not apply to Mapleham, Stages 12 & 13 and some of stage 10)

**Submit your information via:** Email to [planapprovals@pegasus-town.co.nz](mailto:planapprovals@pegasus-town.co.nz)

### Processing and approval

When all of the items above are received the design committee reviews the information.

- If the information is complete and it meets the pattern book requirements it is then processed for approval
- Approval is granted generally within 1 week
- The stamped approval plans will be posted to you to the address provided at submission

4.

## Soak Pit Contribution

Where Pegasus Town has constructed a private stormwater soak pit on your lot as part of the overall town's stormwater system, you are required to pay Pegasus Town a contribution towards the cost of the soak pit. This contribution totals \$1,950.00 plus GST, and is payable at the time of plan approval.

The soakpit contribution does not apply to the following lots:

- All lots in Mapleham
- Stages 12 and 13
- Lots 1141, 1144 – 1163, 1167, 1170 – 1172, 1211 - 1213

5.

## Landscape Design

All housing developments within Pegasus must include an element of landscaping that is in keeping with the development of the town.

- When submitting a landscape plan you need to show the following:
  - o All fences, paths, driveways and their construction materials
  - o The location of clothes lines and sheds
  - o Identify areas of grass and gardens, and nominate the heights of plantings specified





## 6. Fencing

### Pegasus Solid Fencing

The Pegasus lots fencing layout requirements are shown in Figures 2 and 3.

### Pegasus Open Fencing

See photos of examples of acceptable open style fences in Figure 4.

- For vertical palings spacing is to be no less than 40mm, no greater than 90mm, and the
- For horizontal palings spacing is to be no less than 90mm and the palings are to be less than 60mm

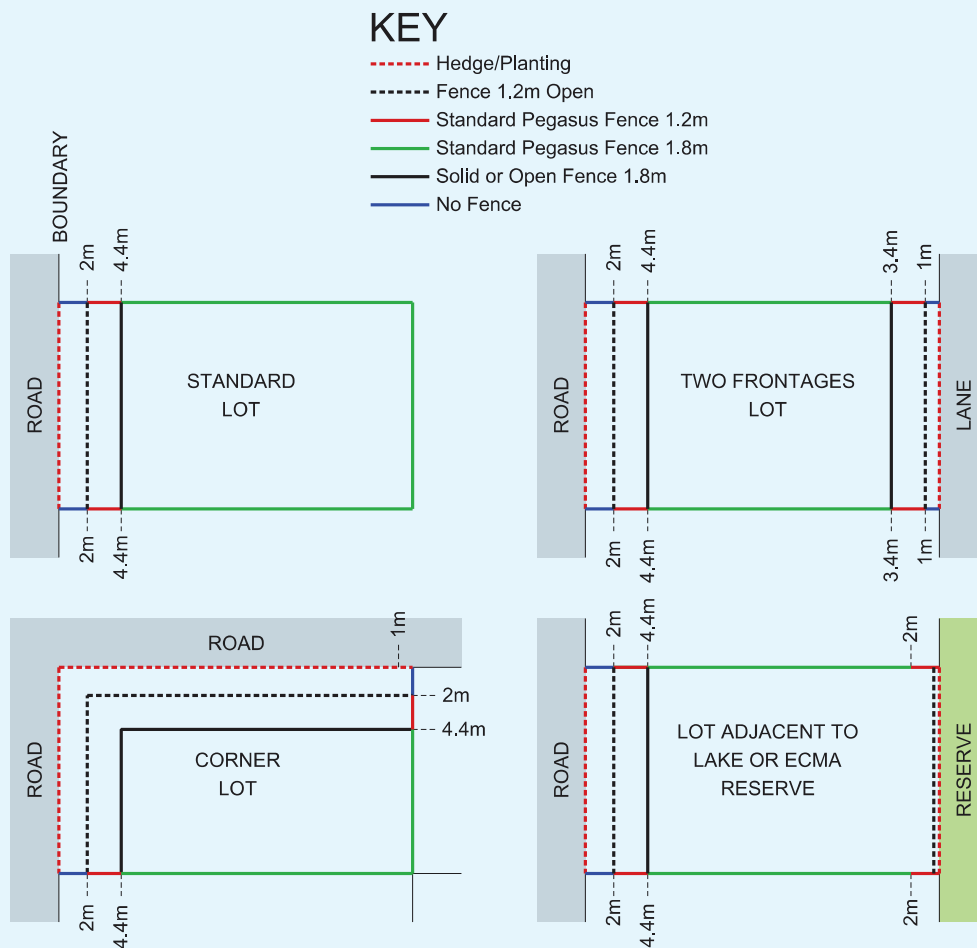
### Mapleham Fencing

The Mapleham lots fencing layout requirements are shown in Figure 5.

- All existing lot boundary fences within Mapleham are to remain in place
- Substitution of the existing boundary fence is not permitted
- Fencing the front and rear boundaries of Mapleham lots is not permitted

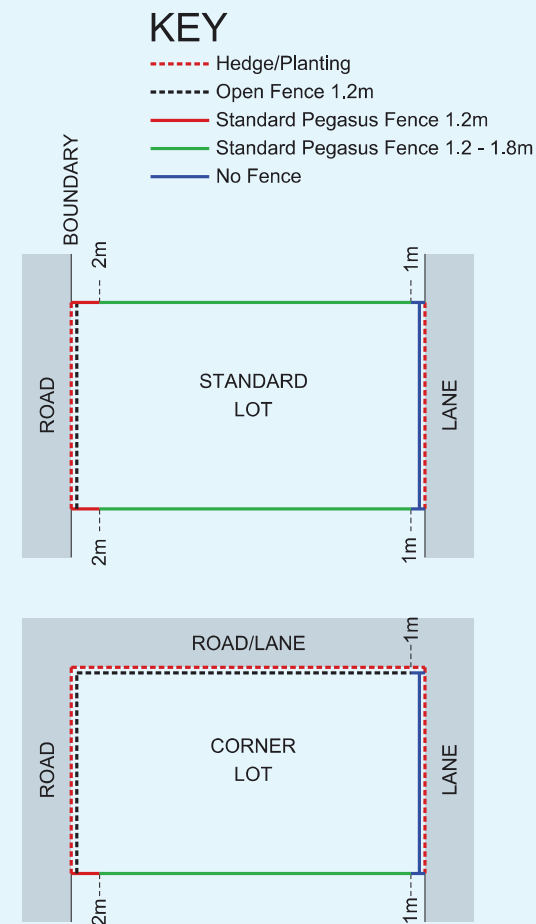
FIGURE 2

## Residential R6 Zone



Note: Refer to Figure 3 and 4 for Fence Examples

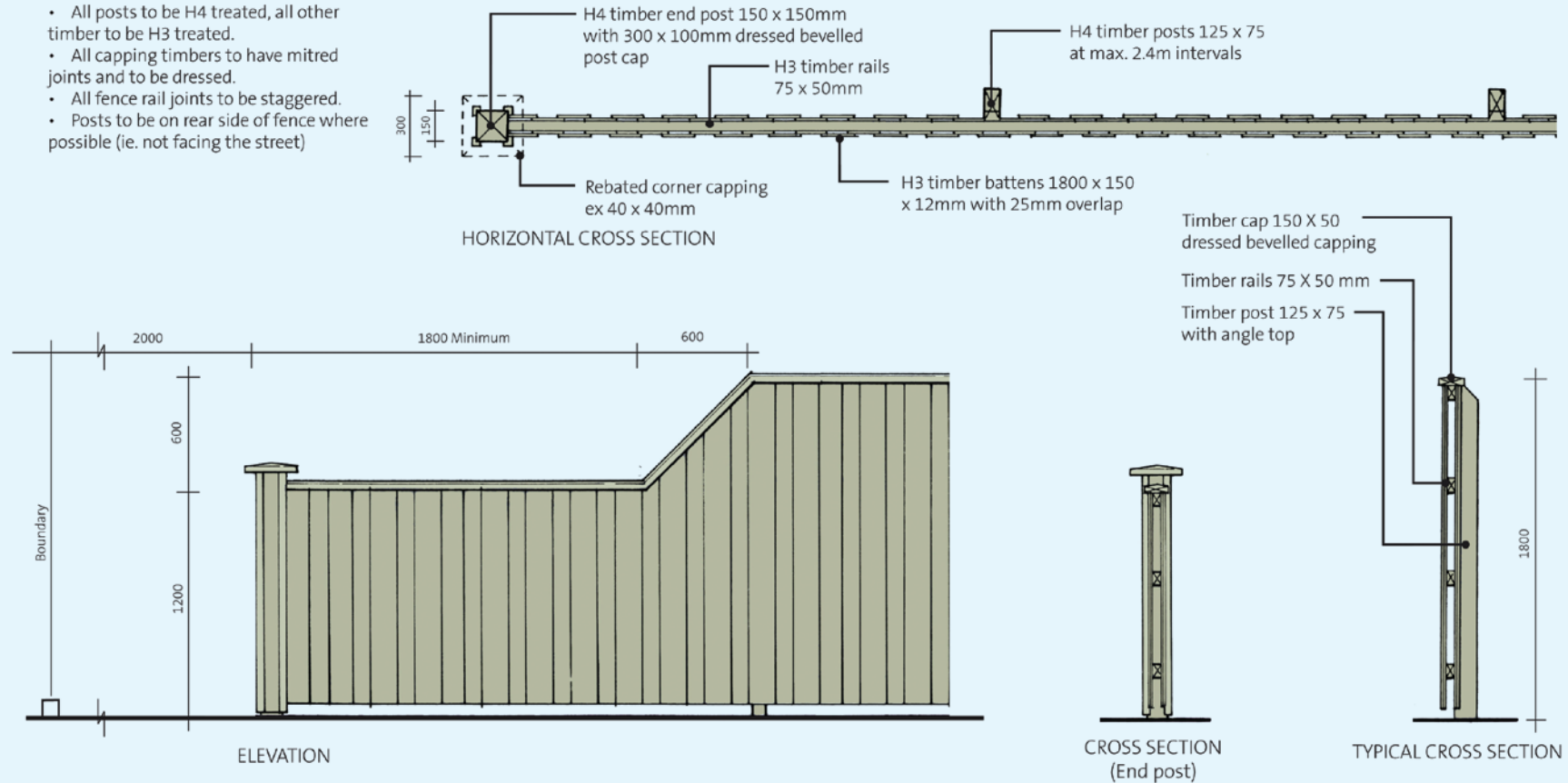
## Residential R6A Zone



# FIGURE 3

## NOTES

- All posts to be H4 treated, all other timber to be H3 treated.
- All capping timbers to have mitred joints and to be dressed.
- All fence rail joints to be staggered.
- Posts to be on rear side of fence where possible (ie. not facing the street)

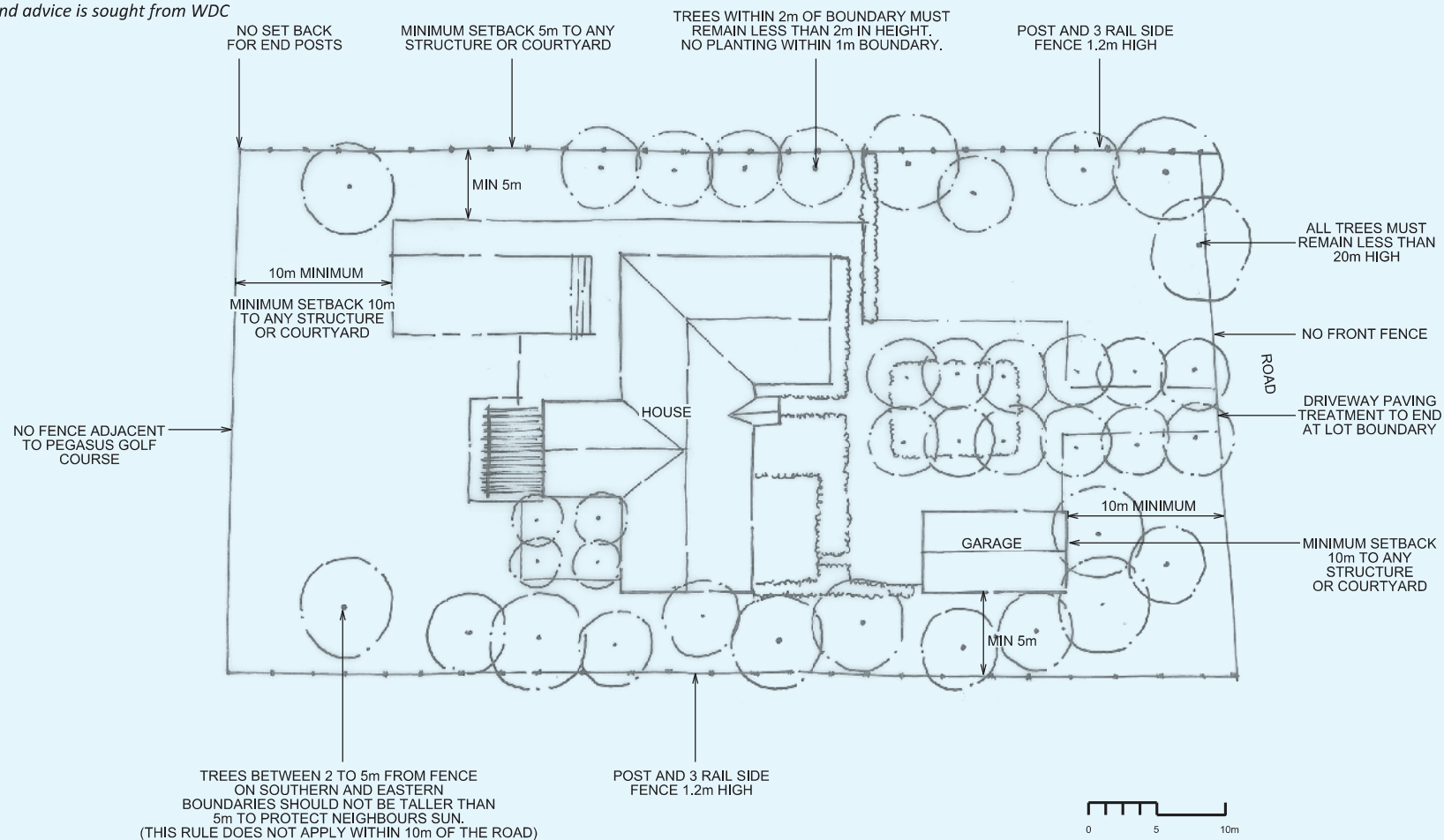


# FIGURE 4



**FIGURE 5**

NOTE: This plan is a guideline to the District Plan rules applying to all Mapleham Lots, as at April 2013. It may not cover all relevant rules for development of Mapleham Lots and we recommend advice is sought from WDC or a planner.



Disclaimer: Prepared by the developer. Not intended to replace Waimakariri District Council Plan Rules.

 Boffa Miskell

Mapleham Lots  
Set Backs and Fencing

MAY 2013



## 7. Building and Design Guidelines

The following building and design guidelines are not intended to replace the Waimakariri District Council planning rules.

- The WDC district plan rules take precedence over the Pegasus guidelines
- It is essential you seek planning advice for your building project

### Key points

- Only one house per lot is permitted
- Houses are to be built from new materials
- No relocated homes are permitted
- Pegasus has reticulated gas supply, no bottles are permitted
- Clean air compliant fires are permitted
- Vehicle crossings are to be constructed prior to starting your house construction
- Exterior colours to be approved by Pegasus Design Committee

### Building materials

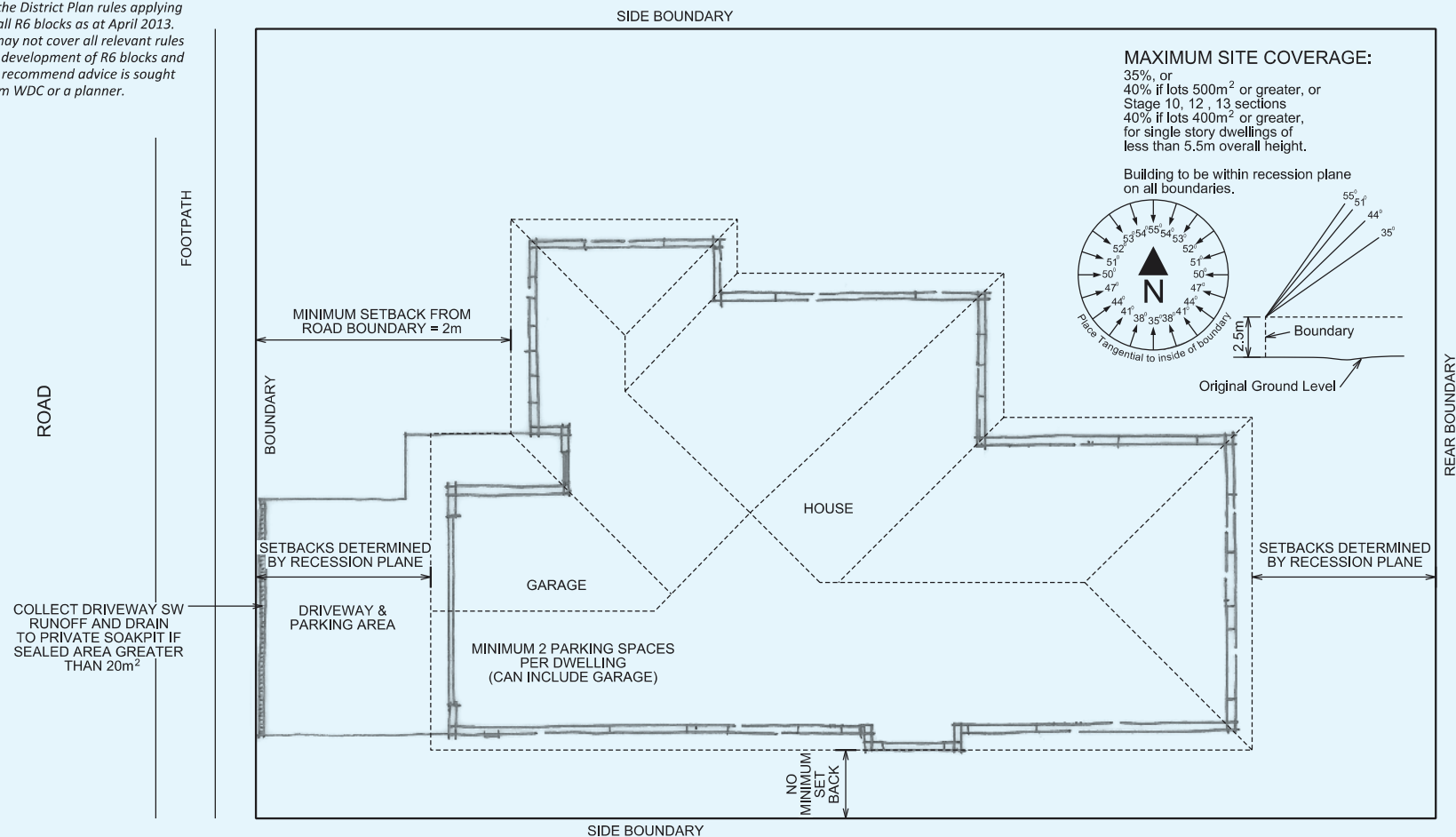
- Houses are to be built from high quality new building materials
- Unpainted cladding is not permitted
- All Zincalume and colour steel roofing is to be painted
- Concrete drive ways are to be finished as exposed aggregate, or are to be suitably coloured
- Plain concrete is not permitted

### Building setbacks

- Setback guidelines are shown in Figs 5, 6 & 7

**FIGURE 6**

NOTE: This plan is a guideline to the District Plan rules applying to all R6 blocks as at April 2013. It may not cover all relevant rules for development of R6 blocks and we recommend advice is sought from WDC or a planner.



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**Boffa Miskell**

**R6 Block Set Backs**

MAY 2013

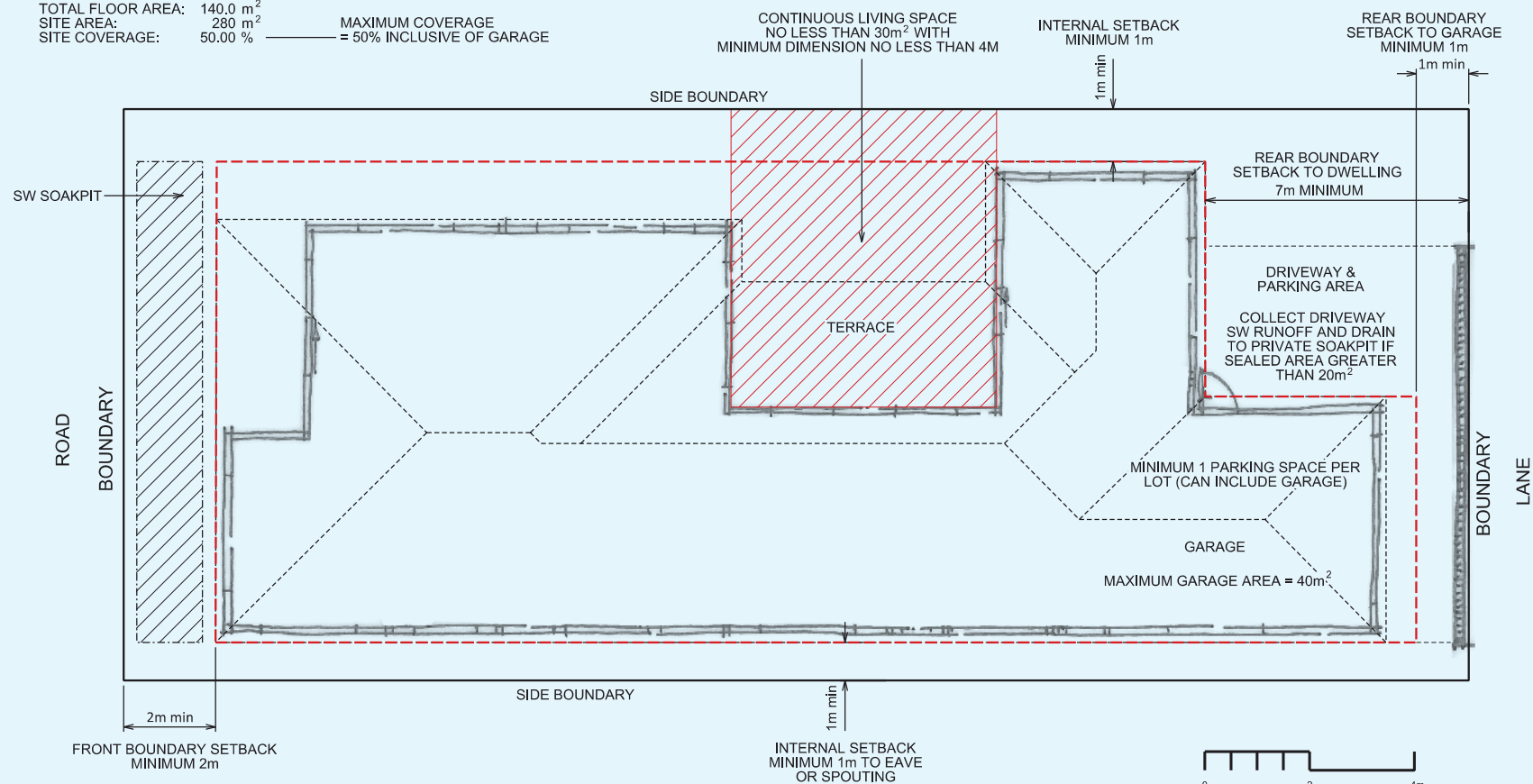
# FIGURE 7

NOTE: This plan is a guideline to the District Plan rules applying to all R6A blocks excluding R1 and R3, as at April 2013. It may not cover all relevant rules for development of R6A blocks and we recommend advice is sought from WDC or a planner.

## BUILDING DESCRIPTION:

HOUSE FLOOR AREA: 113.6 m<sup>2</sup>  
 GARAGE AREA: 26.4 m<sup>2</sup>  
 TOTAL FLOOR AREA: 140.0 m<sup>2</sup>  
 SITE AREA: 280 m<sup>2</sup>  
 SITE COVERAGE: 50.00 %

MAXIMUM COVERAGE  
 = 50% INCLUSIVE OF GARAGE



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**Boffa Miskell**

**R6A Block Set Backs  
 (Excluding R1 and R3)**

APRIL 2013

8.

## Things to Remember

- A crossing permit must be gained from the Waimakariri District Council for your driveway
- Extreme care must be taken when excavating the crossing – there may be irrigation and other services in the berm
- A permanent or temporary fence must be erected prior to the build commencing
- Mowing of the grass berm/swale along your property frontage is your responsibility

