

WESTBURY
RANGIORA

Development
Guide

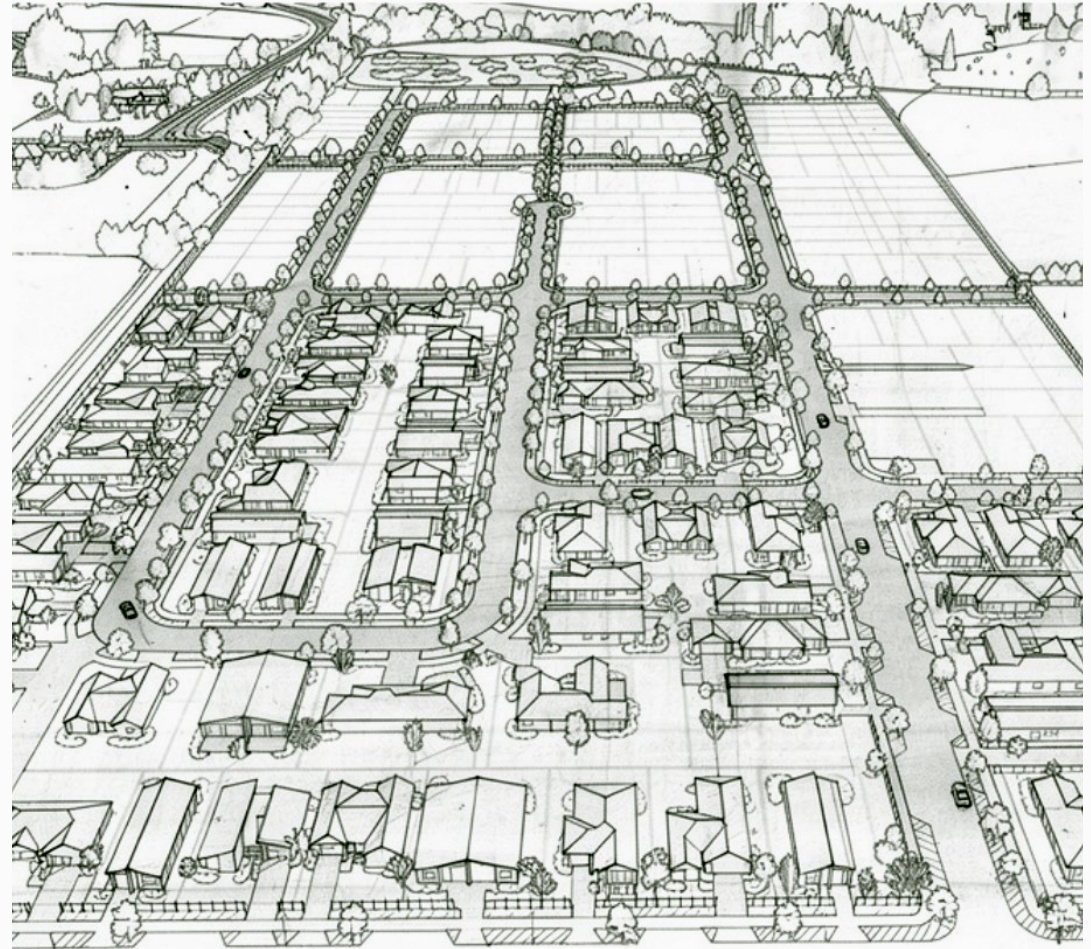
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Development Vision

Westbury is a master-planned neighbourhood designed to capture the essence of North Canterbury living—space, light, and a strong connection to the land—within a cohesive and carefully considered framework. Positioned on the edge of Rangiora, it draws on the region’s rural character to create a community that feels both grounded and contemporary.

The masterplan prioritises liveability and long-term quality, with a clear neighbourhood spine, connected streets, and integrated open spaces creating a strong sense of order and identity. Streets are designed as the primary public realm, with homes oriented to maximise sunlight, outlook, and connection to surrounding spaces.

At its core, Westbury is focused on enduring value. A disciplined approach to architecture, materials, and landscaping will ensure a cohesive streetscape and a neighbourhood that continues to strengthen over time.





About the Developer

Westbury is delivered by McConnell Property - a New Zealand owned and operated development company focused on creating high-quality residential communities.

With a commitment to thoughtful urban design, sustainable development and strong architectural outcomes, McConnell Property works closely with planners, architects and builders to deliver neighbourhoods that enhance their surroundings and provide long-term value for homeowners.

The company is a founding member of the New Zealand Urban Design Protocol, demonstrating a commitment to creating places that are environmentally responsible, socially connected and economically successful.

Westbury is led by Nick Mitchell, Kate Guy & Scott McCulloch

Contact us: westbury@mpl.co.nz



Kate Guy
Senior Development Manager



Nick Mitchell
Development Manager



Scott McCulloch
Development Consultant

Masterplan Overview

Westbury is a master-planned community comprising 232 residential sites, delivered across 4 staged releases to ensure a coordinated and consistent neighbourhood outcome.



Home Building Size

Stage 1	
Lot Size	Minimum Dwelling Floor Area
200 sqm – 299 sqm	80 sqm
300 sqm – 399 sqm	90 sqm
400 sqm – 499 sqm	130 sqm
500 sqm+	150 sqm

Purpose and Application

These Design Guidelines support the delivery of a coherent, high-quality residential neighbourhood at Westbury, located at 205 and 217 Johns Road, Rangiora.

They establish clear expectations for:

- Built form
- Frontage presentation
- Landscaping
- Fencing and boundary treatment
- Public realm interface

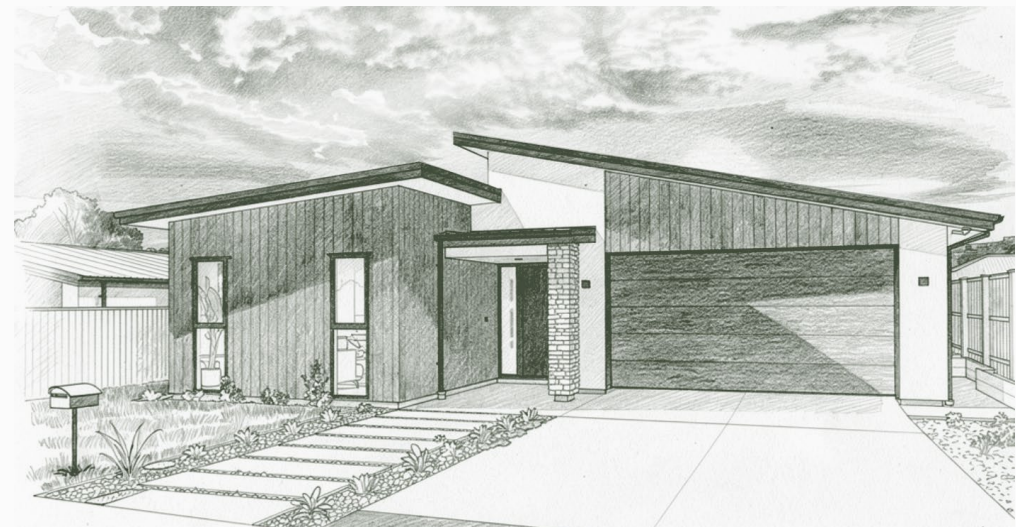
The Guidelines provide a consistent framework for development while allowing flexibility in housing outcomes.

They apply to all residential lots and must be used by landowners, designers, builders, and the developer.

All development must comply with:

- The Operative Waimakariri District Plan regulations and rules
- Resource consent conditions
- Relevant statutory requirements

These Guidelines supplement, not override, statutory controls.

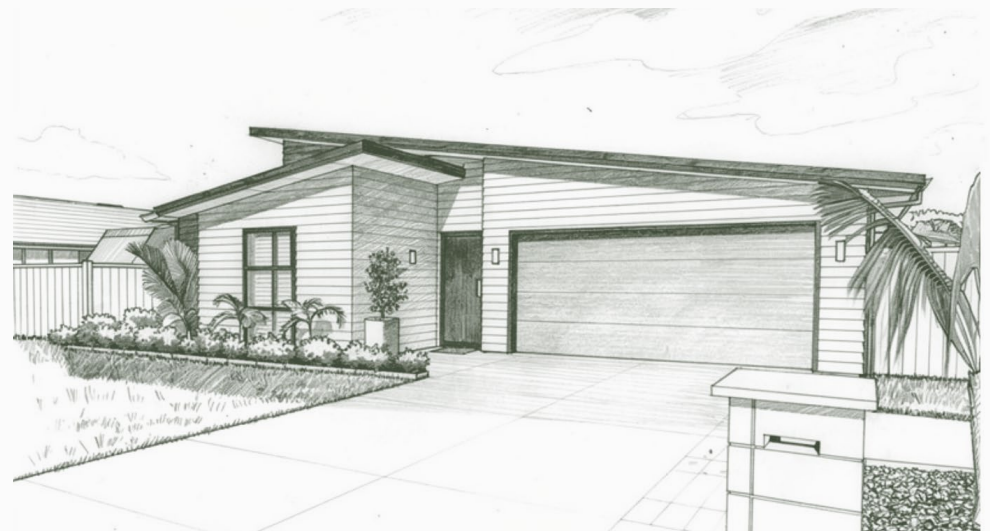


Design Intent

Westbury is designed as a coherent, landscape-led neighbourhood with a clear identity, legible structure, and strong public realm. The development is organised around a defined north-south spine, supported by connected east-west streets, creating a well-organised and easy-to-navigate framework.

Streets are treated as the primary public space, where planting, street hierarchy, and frontage design work together to establish a cohesive and high-quality residential environment. The main spine and collector roads provide a stronger landscape presence, reinforcing the overall character of the development.

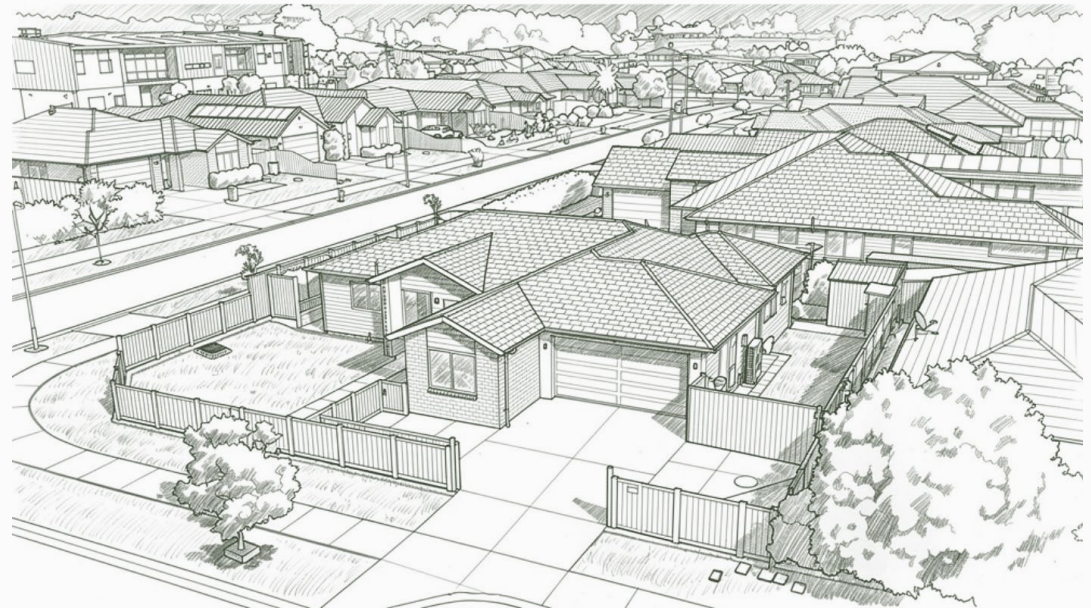
The southern open space and stormwater area form a key neighbourhood focal point. Homes adjoining this space, along with those on Johns Road and other public edges, are required to contribute to a consistent standard of frontage presentation - ensuring a safe, visible, and visually consistent environment.



Site Planning

Homes should be positioned to maximise sunlight and privacy, with living areas and outdoor spaces oriented to capture northern, eastern, or western sun. Site layouts must provide usable outdoor living, integrated landscaping, and avoid vehicle-dominated frontages.

Dwellings should establish a clear street presence and contribute positively to the public realm. Corner and public-facing lots must address all frontages.



Streetscape and Public Realm

Streets, open spaces, and landscape areas form the primary structure and character of the neighbourhood, and all homes should respond positively to this framework through consistent and well-considered frontage presentation.

Lots adjoining streets, reserves, and pedestrian connections should maintain a strong relationship to these public interfaces.

This includes clear building orientation, opportunities for passive surveillance, and carefully designed fencing and landscaping that support an open and welcoming streetscape.

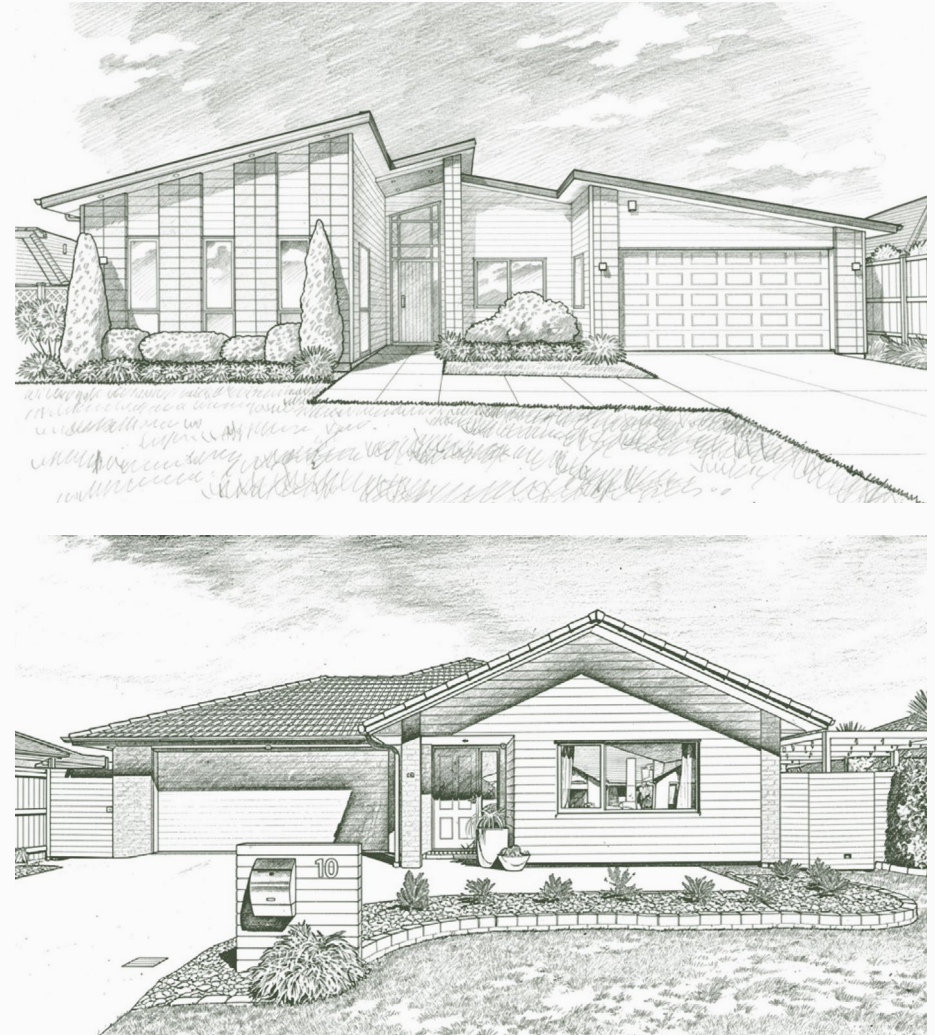
Development should avoid fence-dominated frontages, poorly presented side boundaries, and visible service or ancillary elements that detract from the quality of the street or public edge.



Building Form and Frontage

Buildings should be simple and well-proportioned, contributing to a cohesive residential character while avoiding overly complex or visually cluttered forms. Larger homes should break down mass through stepping, secondary elements, or roof variation to reduce perceived bulk.

Homes must address the street positively, with clear entrances and habitable room windows oriented toward public areas. Blank walls should be avoided, and façades facing streets, reserves, or public edges should include appropriate detailing. Corner and prominent sites must present a well-designed façade to all frontages.



Materials, Colours and Roof Forms

Dwellings should use a restrained palette of materials and colours that contributes to a coherent and consistent residential character across the development.

Materials

Limit to one or two primary materials, including:

- Brick
- Timber weatherboard or board and batten
- High-quality fibre cement
- Vertical or tray profile metal cladding (secondary use)

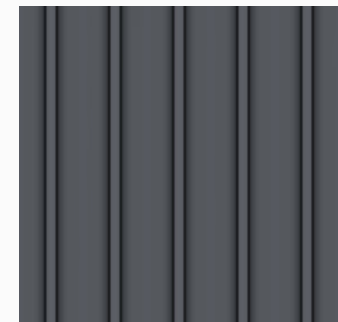
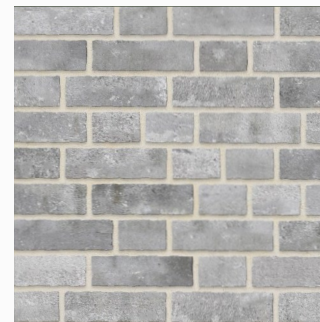
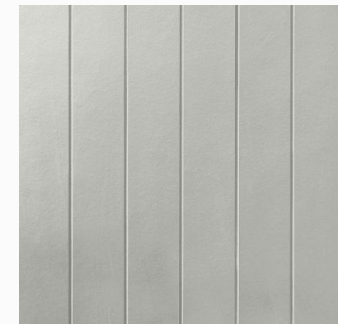
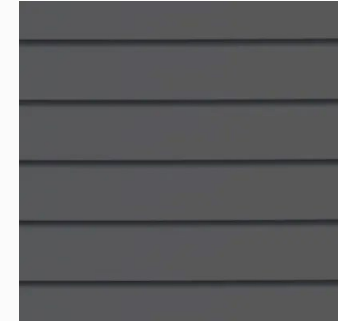
Materials must be high-quality and visually consistent.

Colours

- Natural, muted, recessive tones
- Avoid bright or reflective finishes
- Avoid large areas of stark white or light-toned cladding

Roof Forms

- Simple, well-proportioned roof planes
- Gable and monopitch encouraged
- Avoid multiple competing roof forms
- Solar panels are encouraged where integrated into the design



Garages, Driveways and Parking

Garages

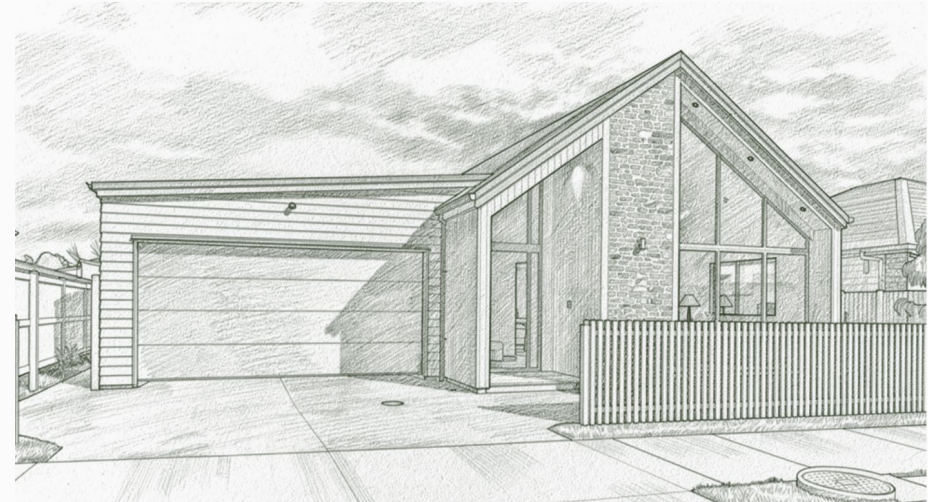
- Must be integrated into the overall building design
- Should not dominate the street frontage
- Where practicable, should be recessed behind the primary front building line
- Garage doors should be simple in form and complement the home's architecture, materials, and colours
- Avoid multiple single garage doors where they create a fragmented or visually dominant frontage

Driveways and Parking

- Must form part of an integrated frontage design
- Should not dominate the front yard
- Must be kept as simple and compact as practicable
- Should be integrated with landscaping and other frontage elements
- Excessive hardstand areas should be avoided – where boats, caravans, or utility vehicles are to be stored on site, these should be screened from the street front by fencing or landscaping.

Corner Sites and Public Edges

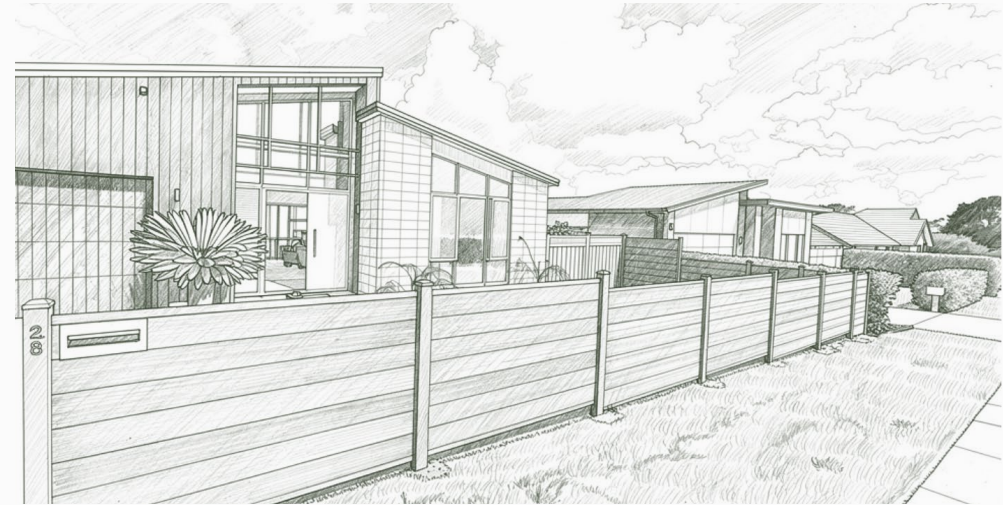
- Garage location and vehicle access must minimise visual dominance
- Should support a strong, well-presented public frontage
- Must respond positively to adjoining streets, open spaces, and public areas



Fencing, Retaining and Services

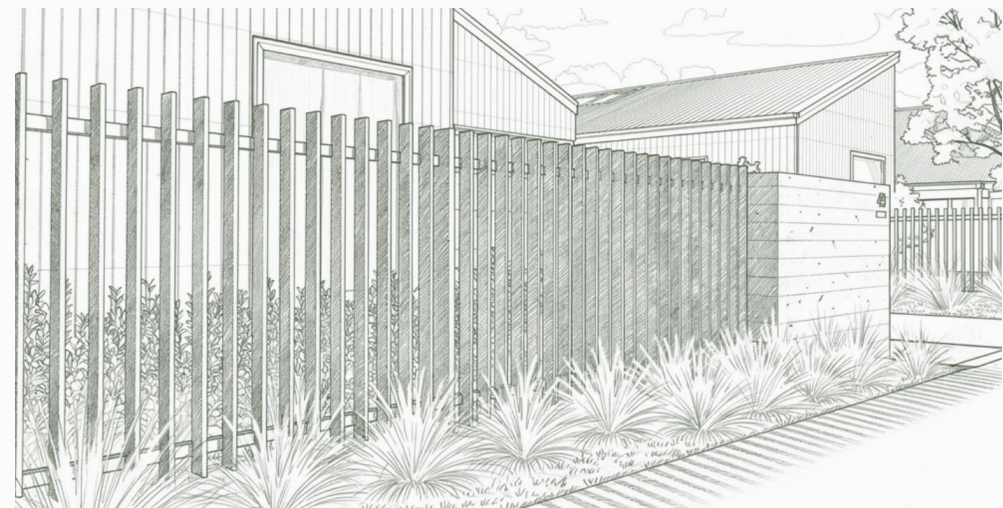
Front Fencing

- Must be low and visually permeable to maintain an open streetscape and enable passive surveillance
- Should generally not exceed 1.2m in height
- Low hedging or planting may be incorporated to provide privacy and soften the frontage
- Avoid solid, visually dominant fencing and large gates within front yards



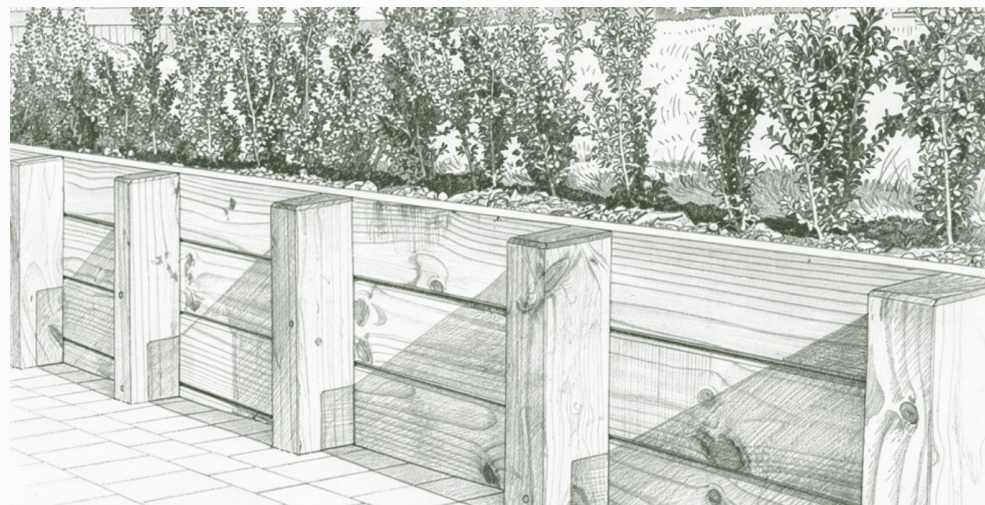
Mid and Rear Fencing

- Mid-height permeable fencing (up to 1.5m) may be used where additional safety or edge definition is required (e.g. pedestrian links, reserves)
- Must maintain visibility and openness to public areas
- Rear and side boundary fencing should generally not exceed 1.8m
- Lots adjoining public spaces must present a positive public edge, avoiding a back-of-site appearance
- Fencing must align with any approved development-wide fencing plan



Retaining Walls

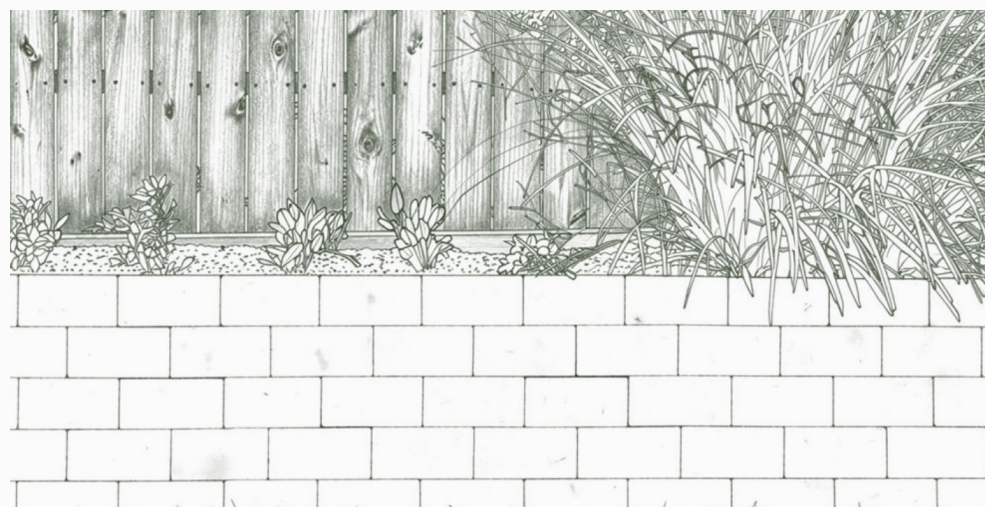
- Should be low, visually recessive, and integrated into the landscape
- Must minimise visual prominence, particularly when visible from streets or public areas
- Large or continuous retaining walls should be avoided and broken into smaller sections
- Incorporate planting where practicable



Services and Utilities

Includes bins, heat pumps, gas bottles, meter boxes, and similar elements:

- Must be screened and located to minimise visibility from streets and public areas
- Avoid placement within front yards where possible
- Where unavoidable, must be carefully integrated and screened
- Should be positioned within side yards or discreet locations
- Must not detract from frontage presentation or the quality of the public realm



Landscape and Planting Requirements

Landscaping is essential to neighbourhood quality.

Requirements:

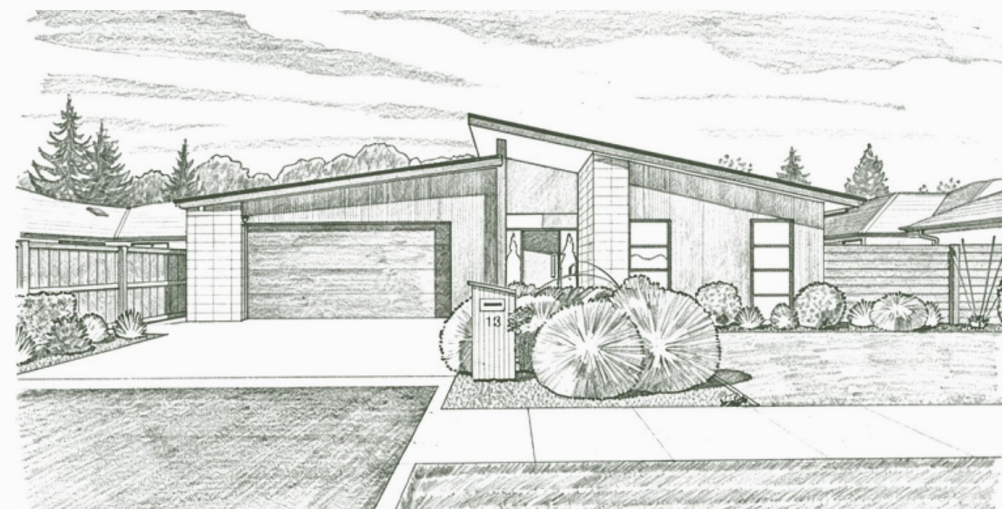
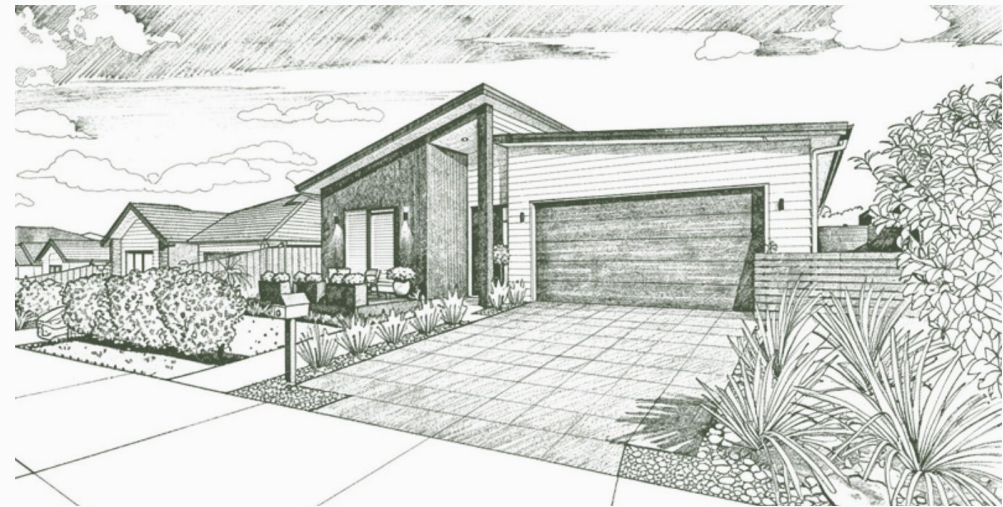
- Completed within 6 months of house construction finishing
- Front yards to include lawn, planting beds, and small trees
- Maintain tidy, well-presented condition

Planting must be:

- Simple, structured, and robust
- Not visually cluttered
- Positioned to avoid adverse effects on neighbours

Landscaping along public edges must:

- Reinforce positive frontage
- Maintain visibility and safety



Design Approval Process

All homes must receive design approval prior to building consent.

Step 1 Concept Design

Submit:

- Site plan
- Floor plans
- Elevations
- Material palette
- Landscape plan
- Optional perspective or renders (where available)

Step 2 Design Review

The development design review team assesses compliance with guidelines.

Step 3 Design Approval

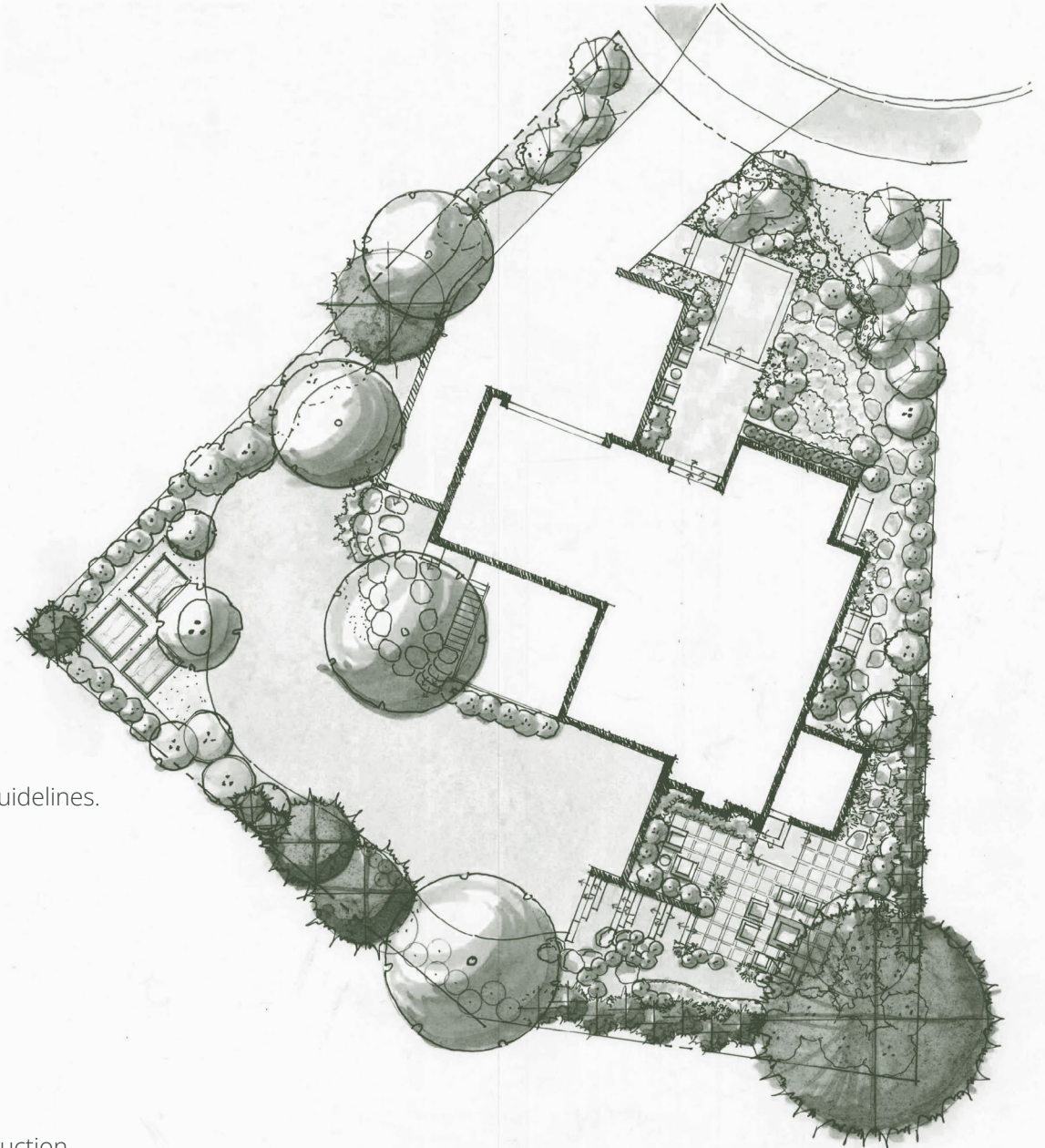
Once approved, plans may proceed to council building consent.

Step 4 Construction

Construction must follow the approved design.

Step 5 Completion

Landscaping must be completed within 6 months of house construction finishing.



Building Requirements

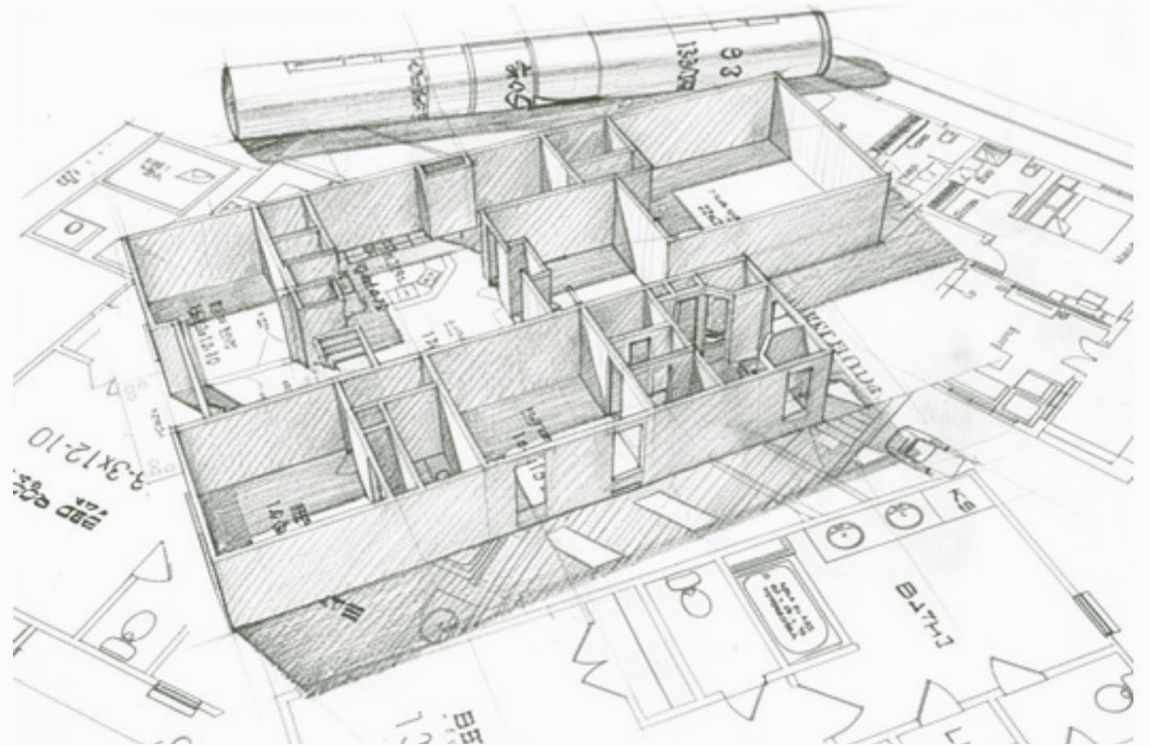
- Start within 12 months of settlement
- Complete within 24 months

Covenants Summary

Covenants ensure:

- Protection of property values
- Consistent neighbourhood quality
- Long-term visual cohesion

Please contact your McConnell representative for further information.



Purchasing and Settlement

Securing your section at Westbury is designed to be clear, structured, and buyer-friendly, ensuring you can confidently progress from purchase through to building your home.

Step 1. Heads of Agreement

- Secure your preferred section for 5 working days
- \$5,000 deposit confirms your interest

Step 2. Sale & Purchase Agreement

- Sign the formal agreement
- Pay the balance of the deposit
- Complete due diligence and legal review

Step 3. Going Unconditional

- All conditions satisfied
- Your purchase is now confirmed

Step 4. Settlement (Title Issued)

- Title is issued for your section
- Balance of purchase price paid
- Ownership transfers to you

Step 5. Design & Build

- Design your home in line with guidelines
- Submit for approval
- Begin construction of your new home



Frequently Asked Questions

1. When will titles be issued?

Titles will be issued once civil construction and all council approvals have been completed. Buyers will be kept informed throughout the development process as timelines are confirmed.

2. What deposit is required?

A deposit (typically 10% of the purchase price) is payable upon signing the Sale and Purchase Agreement. This deposit is held securely in a stakeholder's trust account until settlement.

3. Can I purchase before titles are issued?

Yes. Sections at Westbury are available to purchase off-plan. Settlement will occur once the individual title for your section has been issued.

4. Can I use my own builder?

Yes. Buyers are welcome to work with their preferred builder, architect, or designer, provided the proposed home complies with the Westbury Design Guidelines.

5. Are house and land packages available?

Yes. A selection of preferred builder partners may offer house and land packages specifically designed for Westbury. These provide a streamlined option for buyers seeking a complete solution.

6. What is the minimum house size?

Minimum dwelling sizes may apply to ensure a consistent standard of development across the neighbourhood. Buyers should refer to the Design Guidelines or consult the developer for confirmation.

7. How long do I have to start building?

Construction is typically required to commence within 12 months of settlement, ensuring the neighbourhood develops in a coordinated and timely manner.

8. How long do I have to complete construction?

Once construction has commenced, homes are generally required to be completed within 24 months, subject to normal building timelines.

9. Do I need design approval before building consent?

Yes. All homes must receive design approval from the Westbury Design Review Panel (or developer representative) before applying for building consent.

10. How long does design approval take?

Once a complete design submission has been received, approvals are typically processed within approximately 10 working days.

11. How many sections are in Westbury?

Westbury is a carefully planned residential community comprising 232 sites

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12. Will there be further stages?

Yes. Westbury may be developed in staged releases, allowing the neighbourhood to grow progressively while maintaining strong design consistency and market demand.

13. Is fibre internet available?

Yes. High-speed fibre infrastructure will be available, allowing residents to connect to modern broadband services.

14. Where are service connections located?

Each section will include service connection points at the boundary, including power, water, wastewater, and telecommunications where available. These will be detailed in site service plans.

15. Why are design guidelines and covenants in place?

The guidelines and covenants are in place to maintain a high standard of design and presentation throughout Westbury. This protects the character of the neighbourhood and supports long-term property values.

16. Who enforces the covenants?

Covenants are registered on each property title and are administered by the developer (or nominated representative) during the development phase.

17. When must landscaping be completed?

Landscaping must be completed within 6 months of construction completion.

18. What trees and planting are recommended?

The guidelines encourage a mix of structured, low-maintenance planting suited to the Canterbury environment, including native species, grasses, and feature trees.

19. Can I park a boat or caravan on my property?

Boats, caravans, and trailers may be stored on the property, however they should not be visible from the street or should be appropriately screened in accordance with the covenants.

20. Can I operate a business from home?

Home offices and small-scale businesses are generally permitted,

provided they do not create noise, traffic, or visual impacts that affect the residential character of the neighbourhood.

21. Are minor dwellings allowed?

Minor dwellings or secondary units may be permitted, subject to council planning rules and covenant requirements. Buyers should confirm specific proposals during the design approval process.

22. Can I install solar panels?

Yes. Solar panels are permitted and encouraged, provided they are integrated into the roof design and positioned to minimise visual impact.

23. Are swimming pools allowed?

Yes. Swimming and spa pools are permitted, subject to council safety requirements and compliance with the Design Guidelines.

24. What types of homes are expected at Westbury?

Westbury is designed for well-considered, contemporary homes that reflect the development's architectural direction—simple forms, quality materials, and strong connection to the landscape.

25. Will the neighbourhood have a consistent look and feel?

Yes. The Design Guidelines ensure a cohesive and visually appealing neighbourhood while still allowing individual expression within a clear framework.

26. Can I secure a section now and build later?

Yes. Buyers can secure a section and take time to design their home, provided building timeframe requirements are met.

A large, stylized letter 'W' is positioned on the left side of the image. It is composed of two overlapping, semi-transparent shapes in shades of grey and dark grey, creating a layered effect. The 'W' is set against a dark grey background.

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