



Wharekaho

at Simpsons Beach

DESIGN GUIDELINES

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Queenstown • Auckland

1.0 Introduction and Process

1.1 Vision

Wharekaho will be a high quality, master planned coastal community. In order to achieve that vision, design guidelines have been written to guide the architectural and landscape outcomes, and promote good design. These Design Guidelines (Guidelines) are not intended to be restrictive but rather ensure residences are developed that are consistent with the Wharekaho vision.

1.2 Design and Approval Process

It is recommended that prior to commencing design, a Preliminary meeting is held between the Owner/ Architect and a member of the Design Review Board (DRB), to discuss the project, the Guidelines, and the design approval process.

1.2.1 Design

Prior to applying for a building consent from Thames Coromandel District Council (TCDC), the following design information must be presented to the DRB for it to assess the proposed design against the guidelines.

The information provided to the DRB should include, but is not limited to, the following:

- * Site plan - identifying the house on the lot and its relationship to side yards, the street and its neighbours.
- * Roof plan - identifying all above roof penetrations e.g. SKY dish, photovoltaic panels, solar hot water systems.
- * Floor plan and elevations including palette of materials and colours.
- * A landscape plan - including a plant schedule identifying numbers and plant grades as well as, exterior surfacing, fencing, exterior lighting and service areas i.e. clothesline location, air conditioning units.
- * Optional - 3D modeling of the proposed dwelling.

1.2.2 The Approval Process

- * Submit the information detailed in 1.2.1 above to the DRB for approval together with a refundable Bond of \$2,000 (incl GST). The Bond will be refunded upon completion of the build, including implementation of the landscape plan, as long as its in accordance with the DRB approved plans.
- * Application processed within 10 working days of receipt and Owner/Architect advised of DRB approval or comments.
- * Purchaser applies to TCDC for building consent, with DRB Approval letter attached.

1.2.3 Designers

The DRB will review design applications prepared by the following persons:

- * Registered architects and architectural draughtspersons.
- * Landscape architects and landscape designers.
- * Approved homebuilders with pre approved house and landscape plans.

1.3 Thames Coromandel District Council - Consent Notice

This subdivision (Application No. SUB/2014/61) was granted subject to specific Consent Notice. The Consent Notices are repeated throughout the Subdivision Decision for the 3 different Stages. We have only shown the one set of Consent Notices which apply to all, except as shown in the document where specific ones relate to Stage 2.

N.B The Consent Notices that relate directly to design have been added to these Guidelines and identifiable as being text in italics.

2.0 Architecture - Built Form

2.1 Site planning - Lot Controls

Objective:

To site the building and associated features giving consideration to environmental conditions, privacy, views and neighbours.

Guidelines

- * There is only one DRB guideline over placement of buildings, and that is that large lots over 800m², have two side yards of a minimum of 2.0m
- * All side yard setback and recession planes are governed by TCDC District Plan and the Consent Notices below.
- * Accessory Buildings - boat storage is permitted on site so long as the storage structure complies with these Guidelines.
- * A staged development of the household unit is permitted, provided that Stage 1 is not less than 40m² and complies with these Guidelines.
- * Long term camping (longer than 3 weeks), and construction of small ablution buildings is not permitted.
- * The parking of private motor homes on private sites is permitted as long as it is suitably screened from the road and adjoining neighbours.
- * On steeper sites, pole houses are permitted as long as the subfloor is suitably screened by architectural treatment.

Consent Notice 39 (d) iii

- * The following bulk and location controls shall apply :

1. Front yard 3m
2. Side yard 1.5m
3. Rear yard 3m
4. Garage door yard 5m
5. All yards on a rear lot 1.5m
6. Maximum height 8m
7. Height in relation to boundary 3m +45 degrees
8. Building site coverage 35% of net site area
9. Privacy circle 6m diameter

2.2 Building Form

Objective:

To ensure a degree of architectural continuity within the development.

Guidelines

- * Gable roof pitch must be less than 35 degrees. For gable end walls, one cladding material shall be used (chimneys exempted).
- * Flat roofs are permitted.
- * Single pitch roofs are permitted where architectural merit can be demonstrated to the DRB.



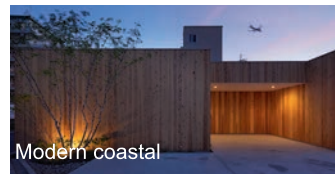
The traditional kiwi bach



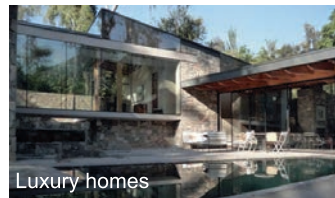
Traditional 'bach' forms with modern styling



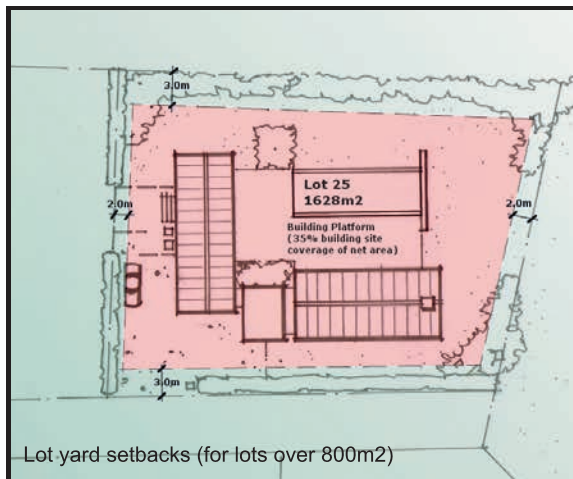
Modern 'bach'



Modern coastal



Luxury homes



Lot yard setbacks (for lots over 800m²)



Architectural continuity

- * Hipped roofs are not permitted except where architectural merit can be demonstrated to the DRB.
- * Simple roof forms are preferred to complex multi-faceted ones.
- * All secondary building forms (e.g. balconies, verandahs and pergolas) to be rectilinear, or similar, in form.
- * All windows, including bay windows, to be rectilinear, or similar, in plan form.



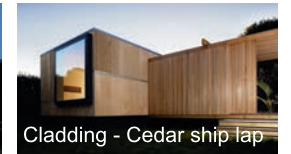
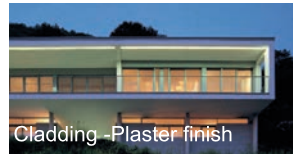
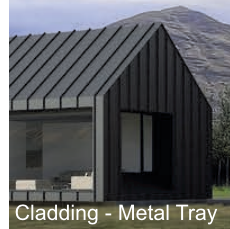
2.3 Exterior Cladding Materials

Objective:

To limit the number of cladding options to ensure a cohesive architectural outcome.

Guidelines

- * All timber cladding systems are permitted (e.g. weatherboards, ship lap, shakes and board and batten) subject to detailing.
- * Fibre cement weatherboards (e.g. linea, stria) are permitted, but hardiplank is excluded.
- * Metal or steel cladding systems (e.g. corrugated iron, standing seam metal tray profiles of a minimum width of 300mm) are permitted.
- * Plaster finishes to buildings are permitted provided they are an approved specialist system or rendered onto brick or blockwork.
- * Fibre cement panel board is not permitted.



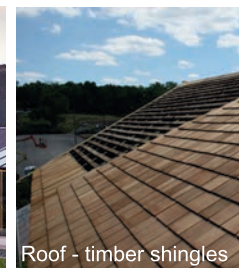
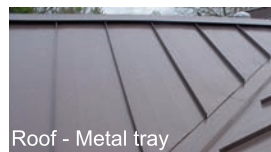
2.4 Roofing Materials & Roof Penetrations

Objective:

To ensure that roof material, colour and reflectance (of metal roofs) does not materially impact on views from surrounding properties. Given the orientation of the land, generally sloping down from south to north, control over colour, material and reflectance is considered important to the quality of the built environment.

Guidelines

- * Metal roof corrugated iron or standing seam metal tray profiles of a minimum of 300mm are permitted.
- * Shingles - timber and asphalt are permitted.
- * Decramastic tiles dark colours only
- * Concrete or clay tiles dark colours only
- * Flat roof coated chip membrane (dark colours only) is permitted.
- * Colour - dark recessive colours only.
- * Reflectivity - all roofs must have a reflectivity value of 20% or less and have a G10 or similar matt finish.
- * Solar and PV panels are encouraged but required to be integrated into the roof design.
- * SKY dishes (or similar) the location is to be shown on building plans and placed discretely (e.g. side of house, not ridgeline and not visible from the street).
- * Chimneys or Flues ensure integration into the overall design.



2.5 Colour

Consent Notice 39 (d) i

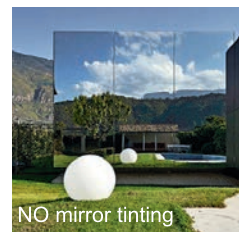
- * The predominant colours of the walls or roof shall be from the schedule of British Standard Colours known as BS5252 colour range and conform to the following standards :
 1. Hue (Colour) all colours from 00-24 are acceptable and
 2. Exterior walls Reflectance Value (RV) and Greyness Groups All exterior walls shall have a RV rating of no more than 60% for greyness groups A and B and no more than 40% for greyness group C : and
 3. Roof Reflectance Value (RV) and Greyness Groups All roof areas shall have a RV rating of no more than 40% within the greyness groups A, B and C : and
 4. Architectural details such as fascias, door and window frames are excluded : or
 5. Any other colour approved in writing by Thanes- Coromandel District Council



2.6 Glazing

Consent Notice 39 (d) ii

- * ALL glazing shall be clear or tinted glass but not such glass coated to the extent that it is reflective or mirror tinted.



3.0 Landscape

The approved landscape plan is to be implemented in the first growing season after the house is completed.

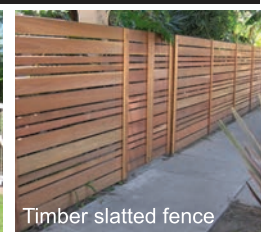
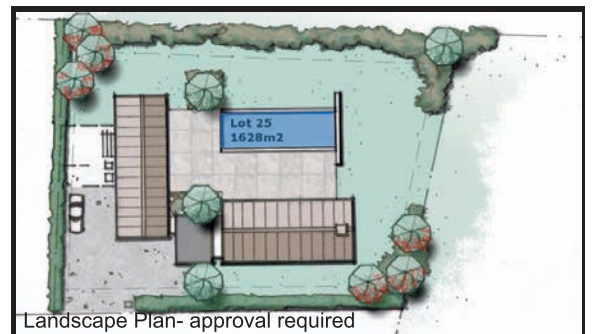
3.1 Fencing

Objective:

To minimize the impact of hard boundaries, fences are generally discouraged, with a preference for soft landscaped boundaries.

Guidelines

- * Fences are to be a maximum height of 1.5m.
- * Timber paling fences are not permitted.
- * Timber slated fences or screens either vertical or horizontal are permitted.
- * Timber fences are to be stained a dark recessive colour from the green and brown colour spectrum.
- * No one length of fencing is to be more than 20m.
- * Fencing along internal boundaries must return and connect to the house.
- * No roadside boundary fencing is permitted unless it is a post and rail type system, to a maximum height of 1.2m.



- * No reserve-side fencing within 2m of the boundary is permitted. If fenced, then the 2m strip between is to be planted as per the planting guidelines to ensure the fence is not visible from the reserve.
- * If a roadside or reserve side retaining wall is required, a 1m setback applies and planted to screen the wall, as per the planting guidelines.
- * Pet/pool fencing is to be integrated into the overall landscape design.
- * Consent Notices : Stage 1B Consent Notice 27(e) : No close-boarded fences of any height are to be erected along the northern boundaries of Lots 25-33



Preference for hedges on roadside boundaries



NO close-boarded fences



Post and rail fencing

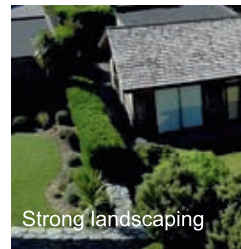
3.2 Planting

Objective:

To ensure that there is a common planting theme throughout the development and that landscape is a strong feature of the subdivision.

Guidelines

- * A minimum of 60% of the proposed planting is from the Plant List.
- * At least one of the specified hedge species shall be used as a continuous hedge along one boundary (or part boundary as approved by the DRB).
- * At least three specimen grade trees (minimum 2.5m) from the Plant List shall be planted on each property as part of landscape implementation.



Strong landscaping



Pohutukawa

3.3 Planting Strip Stage 1B Consent Notice 27 (d)

- * The 1.5m wide planting strip along the northern boundary of Lots 25-33 shall be maintained in a healthy and thriving state in perpetuity. In the instance should any plant fail, these plants shall be replaced with replacement species in accordance with the approved Conservation Management Plan.



Cabbage tree



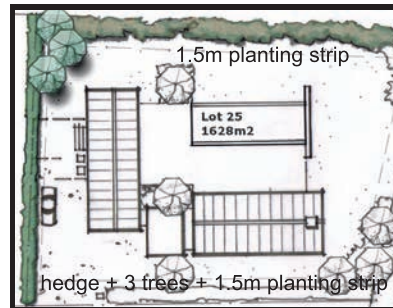
Manukau



'Wire vine'



OiOi



Lancewood

3.4 Lighting

Objective:

To preserve the night time ambiance and minimize light pollution and light spill.

Guidelines

- * Security lighting must be controlled by a timer.
- * Down lighting, pool lighting and all low level step lighting is permitted.
- * Up lighting or feature lighting shall not spill onto neighbouring properties.



Broadleaf



Karo



Downlighting



Stair lighting

Appendix A - Plant List

Botanical Name	Common Name	Variety	Size
Trees			
<i>Cordyline australis</i>	Cabbage tree		4-5m tall
<i>Kunzea ericiodes</i>	Kanuka		4-5m tall
<i>Leptospermum scoparium</i>	Manuka		4-5m tall
<i>Rhopalostylis sapida</i>	Nikau Palm		10m tall
<i>Metrosideros excelsa</i>	Pohutukawa	NZ Christmas Tree	8m x 5m
<i>Metrosideros excelsa</i>	Pohutukawa	Scarlet Pimpernel	5m x 3.5m
<i>Metrosideros excelsa</i>	Pohutukawa	Maori Princess	5m x 3.5m
<i>Metrosideros excelsa</i>	Pohutukawa	Vibrance	4m x 3m
<i>Pseudopanax crassifolius</i>	Lancewood		2m x 4m
Hedge			
<i>Grislinea littoralis</i>	Broadleaf		1.5m -2.5m
<i>Metrosideros excelsa</i>	Pohutukawa	Scarlet Pimpernel	1.5m -2.5m
<i>Pittosporum crassifolium</i>	Karo		1.5m -2.5m
<i>Pittosporum eugenoides</i>	Lemonwood		1.5m -2.5m
<i>Pittosporum tenuifolium</i>	kohuhu		1.5m -2.5m
<i>Podocarpus totora</i>	Totora		1.5m -2.5m
Shrubs			
<i>Apodasmia similie</i>	Oioi		1m x 1.2m
<i>Carex species</i>			varies
<i>Coprosma species</i>			varies
<i>Phormium cookianum</i>	Mountain flax		1m x 1m
<i>Pseudopanax lessonii</i>	Coastal Five Finger		3m x 1.5m
<i>Libertia species</i>	NZ Iris		varies
Groundcovers			
<i>Acaena inermis</i>	Bidibid		1cm x 50cm
<i>Anamanthele lessoniana</i>	Sand wand grass		80cm x 80cm
<i>Disphyma australe</i>	Native Ice Plant		20cm x 1m
<i>Libertia peregrinans</i>	Creeping Iris		30cm x 1m
<i>Muehlenbeckia complexa</i>	Wire vine		50cm x 2m
<i>Pimelea prostrata</i>	NZ Dapne	Blue Peter	15cm x 1m

Disclaimer:

The developer may from time to time amend the Design Guidelines to ensure the best architectural and landscape outcomes are achieved. The DRB may approve certain designs that do not comply with these Guidelines but are consistent with the Vision.