



HANLEY'S
FARM
QUEENSTOWN



BUILDING AND LANDSCAPING
DESIGN GUIDELINES

DP4 / STANDARD SECTIONS / NOVEMBER 2020

CONTENTS

1.0 Overview	2
1.1 Purpose of the Guidelines	2
1.2 Submission Requirements for Developer Approval	2
2.0 Siting & Orientation	3
2.1 Building Controls	3
2.2 Controls on all sections	3
2.3 Corner sections	3
2.4 Front Setbacks	3
3.0 Architectural Character Mandatory Standards	4
3.1 General	4
3.2 Roofs	4
3.3 Building Materials & Colour Palette	4
3.4 Identical Façade Assessment	4
3.5 Garages & Carports	5
3.6 Sheds & Accessory Buildings	5
3.7 Driveways & Paving	5
3.8 Letterboxes	5
4.0 Fencing	6
4.1 General	6
4.2 Front Fencing	6
4.3 Corner Fencing	6
4.4 Side & Rear Fencing	6
4.5 Hedges	6
4.6 Fencing Template	6
5.0 General Dwelling Information	7
5.1 Screening	7
5.2 Plumbing	7
5.3 TV Antenna & Satellite Dishes	7
5.4 Clothes Lines & Drying Area	7
5.5 Parking of Heavy Vehicles & Caravans etc	7
5.6 Timing of Works	7
5.7 Window Furnishings	7
5.8 Maintenance of Sections	7
5.9 Geotech	7
6.0 Landscaping	8
6.1 General	8
6.2 Minimum Standards	8
6.3 Benching & Retaining Walls	8
7.0 Appendices	9
7.1 Design Approval Process	9
7.2 Application Form & Checklist	9
7.3 List of Approved Plant Species	12
8.1 Building Controls – DP4	14
8.2 Building Controls – DP4 (Lots 6001-6021)	15

1.0 OVERVIEW

1.1 Purpose of the Guidelines

Hanley's Farm is located within a spectacular natural setting. The Hanley's Farm Design Review process has been set up to achieve a built form that complements that setting and protects the investment you have made with a high standard of development and landscaping.

The Design Review process is intended to promote design cohesion and ensure homes and landscaping are completed in a timely fashion. It is not intended to be onerous or require all homes to be built to an expensive specification.

This guideline is intended to assist you in considering the design of your home and private garden and how this can contribute to and enhance the overall character of the development. By using these design guidelines you should be able to clearly understand what is expected for a home design to be approved.

These Design Guidelines may be amended from time to time at the developers discretion to reflect changes in design and building trends and amendments to legislation affecting building approvals.

1.2 Submission Requirements for Developer Approval

The siting and design of your home is required to be approved by the Hanley's Farm Design Reviewer (HFDR) before obtaining building permits. It is mandatory that all plans and other relevant drawings are submitted to the HFDR for approval. To obtain approval, you must forward the application to: hanley@sheltonfinnis.com.au

The Hanley's Farm Application for Design Approval Form & Checklist must accompany the documentation listed on the form. Documents must be submitted in pdf format, with the subject of the email to include the section number and street name.

The submission must include all the items specified in the submission checklist found in the Appendices of these Guidelines.

The HFDR will assess all designs and either provide a notice of approval or specify how the submission conflicts with the Guidelines. Designs that substantially comply with the Guidelines may be given a notice of approval with conditions requiring the rectification of minor deviations. Furthermore, the HFDR may make suggestions intended to improve the design.

The HFDR will use its best endeavours to assess proposals in the shortest possible time and is generally within 10 -14 business days of receipt of a fully completed and compliant application. You must then obtain the approval of the building plans from the local Council or relevant Building Surveyor and/or any other relevant authorities required by the authority approval process. It is the responsibility of the owner that the proposed building works comply with District Plan and Building Act requirements and any consent notices recorded on your title. Neither the Hanley's Farm Design Reviewer nor the developer accepts responsibility for works that don't comply.

Please Note: The final decision of all aspects regarding the Design Guidelines, including rejection and approval of submissions is at the discretion of the HFDR. The HFDR also reserves the right to request further information should they deem it necessary. The HFDR is not liable for any refunds, credit or compensation for its decisions in granting or refusing a submission approval or any discrepancies that may arise from this work.

Should you or your builder have any queries and need clarification on matters within these Design Guidelines, please contact Shelton Finnis Architects on +61-3-9699-2133.

2.0 SITING & ORIENTATION

2.1 Building Controls

In Hanley's Farm, the principle built form controls are set out in a consent notice that is registered on the title. If the title has not yet issued, a draft consent notice can be seen in the resource consent for subdivision. These are rules that are difficult to breach (requiring an application to the Council to amend the consent notice). This includes controls on:

- Setbacks from boundaries (as shown in a building envelope plan registered on the title). Note that there are several exceptions such as accessory buildings (including garages) being able to be built in the setback
- Height to boundary rules ("recession planes")
- Garage setbacks
- Window sill heights on upper floors
- Building site coverage

The design guidelines generally set out more subjective matters – there is discretion available to the design reviewer to occasionally approve designs that do not fully comply with the guidelines. This will however not often occur.

There are further rules in the Jacks Point Zone of the District Plan. On occasions the rules of the district plan may not be the same as those recorded in the consent notice (e.g. with some setback rules). This occurs because as part of the resource consent for subdivision, Council has allowed for more development on sites than provided for in the District Plan. Generally, if there are inconsistencies, the consent notice should be preferred in such instances.

2.2 Controls on all Sections

The following are standard controls that apply to all sites:

- Only one residential unit may be built on any one section (but this does allow for residential flats – also known as secondary minor dwellings – to be built in addition to the main house. This is because Council does not define such buildings as a separate residential unit).
- Sections may not be further subdivided.
- All building works excluding accessory buildings, must be contained within the building envelope. Refer to section 7.4 (blue shaded area indicates the area where your house may be sited)
- The building envelope can also be viewed on your title. Applications can be made to vary the dimensions of the building envelope. It should be noted however that in such instances you will probably also need to apply to Council to vary a consent notice registered on your title.

For the purposes of this guideline, the Front (primary) boundary is deemed to be that part of the section with the street frontage being the smallest dimension, unless otherwise noted. The secondary boundary is, unless otherwise noted, the other boundary which adjoins the street (usually relevant to corner sections).

2.3 Corner Sections

Corner sections (as opposed to conventional sections) are sections with more than one street boundary or which have a reserve boundary. They have a significant impact on neighbourhood character, and therefore, considerable attention is required to ensure that a desirable outcome is achieved.

It is important that corner section homes are articulated and address their prominent position in the streetscape while contributing to the creation of an attractive, safe living environment. They form a gateway to adjoining streets, therefore it is essential that the dwelling addresses both street frontages with articulation of the built form including varying materials, window and door openings. In addition, to the above points, the following applies to the siting on corner sections.

It is expected that homes have one or more articulated corner feature that will 'turn the corner.' One or more of the following building elements is to be incorporated into the design as a corner feature;

- Windows
- A return veranda or balcony
- An articulated step back or setback of wall and / or roof structures, including eaves
- A change of building materials that assist in softening the mass of the building

Blank, unarticulated walls to the secondary façade (being the wall parallel to the secondary boundary) will not be permitted. Any length of façade greater than 8 m should have windows or door openings and variation in materials is strongly encouraged. Facades longer than 16m should incorporate a step in plan or similar variation in the building wall.

2.4 Front Setbacks

Buildings are to be setback a minimum of 4.0 metres and maximum of 5.0 metres from the front boundary. Larger setbacks may be permitted at the discretion of the HFDR.

Garages located on the primary street frontage must be located a minimum of 5.0 metres from the front boundary and must be setback at least 0.5 metres behind the main façade of the dwelling. Please note that "swing in garages" (where the garage door faces the side boundary) within this setback may be approved by the HFDR on a case by case basis – see section 3.5.

Refer to the consent notices on your title for information on encroachments into setbacks that are acceptable.

3.0 ARCHITECTURAL CHARACTER MANDATORY STANDARDS

3.1 General

Dwelling designs must be of a contemporary nature. Architecture which seeks to mimic historical styles not associated with the District will not be permitted. The HFDR reserves the right to determine if a design meets this requirement.

The building façade facing the street is of particular importance to the character of the subdivision. All dwellings must have a veranda, portico, porch or other similar entrance feature surrounding the front entrance and must be sympathetic to the overall dwelling design.

The main pedestrian entry (front door) or access way to the main pedestrian entry must be visible from the primary street frontage. Where the main pedestrian entry is not located on the front elevation, sufficient landscaping including the provision of a pergola or similar structure will be required in order to highlight the location of the entry.

3.2 Roofs

Simple gable roofs are preferable. Mono-pitch and hip and valley roof forms will be assessed on a case-by-case basis. The HFDR will assess:

- design quality
- integration with surrounding buildings and landscape.
- The extent to which roof hips are visible from the street (they will be more likely to be acceptable away from the main façade facing the street)

Roof pitches for primary dwellings should be between 20° and 40°. Flat roofs (i.e. 4 degrees or less) will be acceptable for accessory buildings (including garages) or as linking structures but no more than 30% of the total roof area (excluding garages).

All metal chimney flues and other roof penetrations should be enclosed or painted to reduce visibility (colour and reflectivity as per above Guidelines).

Steel roofing is encouraged, however roof tiles in a flat profile may also be permitted.



Acceptable double gable roof



Acceptable gable & hipped roof



Unacceptable gable & hipped roof

3.3 Building Materials & Colour Palette

External windows and doors other than those utilized in an entrance, W.C. or bathrooms are not to contain reflective, frosted, coloured or patterned film on glass unless approved by the HFDR.

Buildings are encouraged to use a variety of external materials. The following maximum proportions apply for the external wall materials (excludes joinery, glazing, garage door and roof):

- Un-rendered concrete blockwork limited to 30% (and no more than 30% of any elevation);
- Un-rendered brick limited to 15% (and no more than 15% of any elevation);
- Painted plaster style materials limited to 70%
- Steel (including Colorsteel®) limited to 60%
- Weatherboards and similar cladding materials (such as timber and board and batten) limited to 70% per material;
- At least 2 different materials are required to the front façade

Variations to the above may be considered at the discretion of the HFDR.

To achieve design cohesion and minimise effects on the landscape, buildings are expected to be of predominantly recessive colours and relate to the surrounding environment (although some limited use of brighter colours may be acceptable). At a minimum the following standards are to be achieved:

- Roof colours shall have an LRV of 20% or less and are to be in the range of browns, greys and black.
- At least 70% of the total painted or galvanised external surface of buildings (excluding joinery, glazing, the garage door and roof,) will have a reflectance value of 35% or less.

3.0 ARCHITECTURAL CHARACTER MANDATORY STANDARDS CONT.

3.4 Identical Façade Assessment

2 dwellings of the same or overly similar front facade design shall not be built within 3 sections of the subject property, this would include sections either side, opposite your section and around corners. The final façade assessment decision will be at the discretion of the HFDR.



Section layout demonstrating identical façade rule.

- Green section denotes a façade that has already been approved by the HFDR.
- You cannot have a similar or identical façade to the green section if you are building on an orange section.

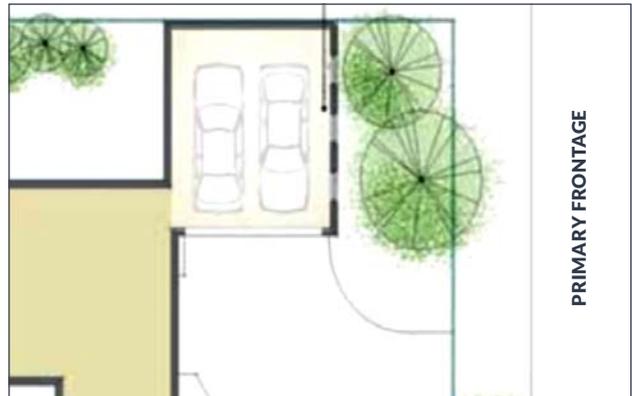
3.5 Garages & Carports

Garages and carports be should be designed to minimise their visual impact to the streetscape and must comply with the following:

- At least a single garage or carport must be provided. Additional parking for residential flats must be considered as required.
- External materials and colours should be chosen to integrate with and complement the primary dwelling. This includes particular attention to the garage door
- The garage door or carport opening must not exceed 40% of the width of the street frontage.
- Garages and other accessory buildings can be located outside of the building envelope and can be built up to the side yard boundary (refer to specific controls registered on your title)
- Garages and carports facing the street boundary must be setback at least 0.5 m behind the front wall of the dwelling.

Swing in garages, (where the garage door faces the side boundary) may be permitted at the discretion of the HFDR.

Where possible additional car parks should be set back behind the façade of the dwelling. Parking in front of the façade is discouraged but may be approved on a case by case basis. In such instances dense planting such as hedged should be located so as to screen the visibility of parked cars.



(TOP) Example of a swing in garage (plan). Example of acceptable garage doors types.

3.6 Sheds & Accessory Buildings

Sheds and other detached accessory buildings (excluding garages) shall not exceed 12m² in area and 3.5m in height. They should not be visible from the street.

3.7 Driveways & Paving

Driveways must:

- be fully constructed within 3 months of the issue of the code of compliance for the dwelling being issued
- not exceed 4.5 metres in width at the street crossover and can taper to the maximum width of the garage door
- be offset from the side boundary by at least 0.4m in order to allow for landscaping.
- line up with the driveway crossover (unless it is intended to relocate the driveway crossover)
- be constructed of the following:
 - Coloured concrete
 - Exposed aggregate concrete
 - Asphalt
 - Pavers or local stone.

A colour sample (or colour photocopy) of the proposed driveway material must be provided with the application submission. Natural concrete is not permitted.

Only 1 driveway and crossover will be permitted per section. There shall be no gates across driveways.

3.8 Letterboxes

Letterboxes can affect the overall character of a street or neighbourhood and the design of your letterbox should integrate with the character sought. Letterbox designs that utilise similar materials and colours to the buildings on the site are encouraged. Unusual or ostentatious designs should be avoided.

4.0 FENCING

4.1 General

The fencing of your home and that of your neighbour is an important contribution to private and neighbourhood amenity. It plays an important role in the general definition of the streetscape and transition between public and private spaces.

Generally speaking, it is proposed that the rear yards of properties in Hanley's Farm will be fully fenced to provide privacy and a sense of security between dwellings. Fencing will not be permitted along main street frontages and within the main front setback of the proposed dwelling.

All fencing is subject to the approval of the HFDR.

The owner is solely responsible for the maintenance and/or replacement of all fencing abutting their section. It is noted that several matters in relation to fencing are governed by the Fencing Act, which should be adhered to.

4.2 Front Fencing

No fencing shall be constructed along the front or street boundary, or within the primary frontage setback.

4.3 Corner Fencing

At least half of the length of fencing along the secondary boundaries on corner sites is expected to be either:

- limited to a height of 1m above original ground level or;
- at least 30% transparent (e.g. 30mm gaps between each fence paling).

4.4 Side & Rear Fencing

For side and rear boundaries solid fencing in vertical palings to a finished height of 1.8 metres above original ground level shall be the standard form of fencing (see section 4.4). Side boundary fencing should have a 1.0m setback behind the front wall of the dwelling as shown in the fencing template.

Fences between adjoining sections must be constructed from timber palings with timber capping and exposed timber posts. Note: fence posts and rails may be constructed from metal instead of timber if approved by the HFDR.

Where the property at the boundary has been sold to another buyer, their agreement as to an alternative design would normally be expected and the HFDR may ask for evidence of this. For unsold sections the HFDR will consult and act on behalf of the developer.

Fencing within or bordering an area marked as "no build area" by consent notice on the property's title shall be in post and wire (including wire mesh), up to 1.2m high.

Acceptable fencing examples:



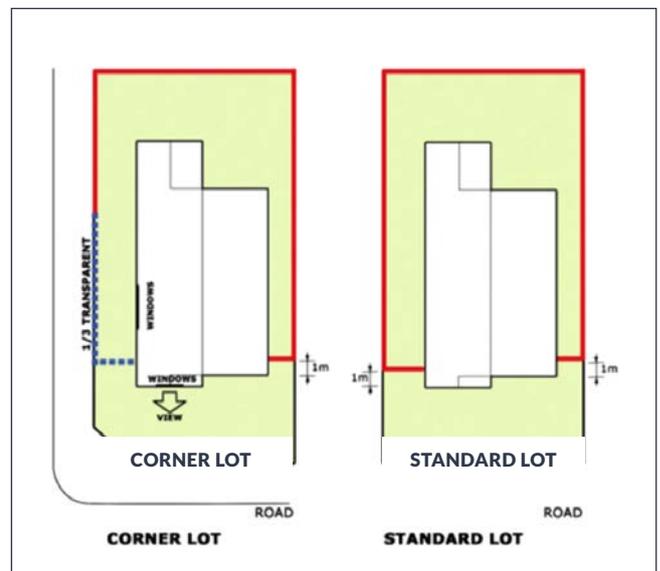
4.5 Hedges

All fence types can, subject to HFDR approval, be substituted by hedges. Owners will be expected to maintain hedges and limit their height to 1.8 m for side and rear boundaries. Any hedges within the front yard shall be limited to a height of 1.2m, including corner sections.

4.6 Fencing Template

Corner and standard section fencing plan can be adopted by the owner by signing and attaching this page with the submission checklist as an endorsement that the fencing will be carried out as per the Hanley's Farm fencing requirements.

NB - For lots 6001 to 6021 post and wire fencing shall be installed by the developer to the rear of the sites and shall remain as post and wire fencing.



■ 1.8m capped vertical timber palings with exposed posts.

■ Indicates 30% transparent fencing or 1.0m height limit area.

5.0 GENERAL DWELLING INFORMATION

5.1 Screening

To avoid detracting from the visual quality or the character of the streetscape unsightly items and equipment should be screened from the street and public view.

Ground mounted equipment such as heating and cooling units, hot water services and unsightly items etc. shall be screened from public view and shall not be visible from the street.

If roof mounted solar panels are proposed, best endeavours should be employed to limit their visibility from the street.

5.2 Plumbing

All external plumbing including spa pumps/motors are to be concealed from public view. Downpipes and gutters are exempt from this requirement.

No exposed plumbing waste piping is permitted.

Gutters and downpipe treatment must compliment the house colour.

5.3 TV Antennae & Satellite Dishes

TV antennae and other antennae are to be located in a manner which minimises visual impact from public viewing. They are encouraged to be contained within the roof space. Where antennae are to be externally mounted they are to be located at the rear of the property and below the roof line.

Satellite dishes (1 metre diameter maximum) are to be located at the rear of the property; below the roofline. Their proposed location should be shown on a plan for HFDR approval. CB radio antennae will not be permitted.

5.4 Clothes Lines & Drying Areas

Clothes lines and drying areas shall be located so that they are not visible to public viewing.

5.5 Parking of Heavy Vehicles & Caravans etc

Trucks or commercial vehicles (exceeding 3.0 tones), recreational vehicles and caravans shall be screened from public view when parked or stored.

5.6 Timing of Works

Construction of all dwellings must be completed within twelve (12) months of work commencing. Front yard landscaping (and side yard landscaping for secondary boundaries on corner sections) is to be completed within three (3) months of the completion of the dwelling. Incomplete building works must not be left for more than three months without work being carried out.

5.7 Window Furnishings

Internal windows furnishings which can be viewed by the public must be fitted within three (3) months of occupancy. Sheets, blankets, or similar materials for which window furnishing is not their primary use, will not be permitted.

5.8 Maintenance of Sections

The Purchaser shall not allow any rubbish including site excavations and building materials to accumulate on a section (unless the rubbish is neatly stored in a suitably sized industrial bin or skip) or allow excessive growth of grass or weeds upon the section.

The Purchaser shall not place any rubbish including site excavations and building materials on adjoining land or in any waterway. The Vendor or its Agent may enter upon and have access over a section at any time without creating any liability for trespass or otherwise to remove rubbish, maintain, slash or mow a section and the Purchaser agrees to meet the Vendor's reasonable costs of doing so.

5.9 Geotech

Some sites in Hanley's Farm have a consent notice requiring that at the time of applying for a building consent, the applicant needs to confirm suitability of the ground conditions for building (this is not information that needs to be submitted to the design review board). The geology of parts of the site is variable and a precise investigation needs to be undertaken by a geotechnical professional once the extent and the nature of the building is known. On some sites it may be necessary to improve the ground or adapt the building design to account for the findings.

5.10 Exterior Lighting

Low intensity, low level indirect light sources are to be used for all exterior lighting applications. The use of hoods, louvres and other attachments designed to direct light and minimise light pollution are required for any exterior lighting. Light sources are to be incandescent, LED, or other white light not sodium vapour or other light. Floodlighting or accent lighting is not permitted.

6.0 LANDSCAPING

6.1 Front Landscaping

Investment in quality landscaping adds significant value to any community. In Hanley's Farm the nature and quality of landscaping is seen as essential to creating an attractive and integrated streetscape which softens the appearance of buildings, creates a coherent theme for the neighbourhood and compliments the spectacular natural surrounds.

the street planting for Hanley's Farm will primarily consist of introduced "heritage" species which have been commonly used in the district since European settlement. Planting in your front yard is required to integrate with this theme.

Planting needs to be dense enough to make an attractive contribution to the streetscape. With carefully located planting such as hedging you can maximise the sense of privacy in your front yard. But planting should not be at a density or height that entirely obscures the views of buildings from the street.

You are encouraged to invest in the quality landscaping of your own front and rear yard. However, you are only required to provide a plan for landscaping proposed in the front yard (and on a corner section side gardens along a secondary boundary).

Landscaping of your front garden (and on a corner section side gardens along a secondary boundary) must be completed within 3 months of receiving your Certificate of Compliance.

Regular inspections will be undertaken to ensure that landscaping has been completed within the required time. Should your landscaping not be completed within the specified time, action may be taken to have this requirement met at the owners cost. Extensions of time will only be considered in exceptional circumstances.

Drought and frost tolerant landscape designs are highly encouraged. This includes the use of native plants.

Planting density shall be appropriate to achieve a closed canopy within a five year period following occupancy and landscape establishment.

6.2 Minimum Standards

A planting plan shall be submitted for the parts of the site between the road boundary and the building (approximately the front 6.5m of a regular section, with additional visible areas along a secondary boundary of a corner site).

The planting plan should show the layout of lawn, garden beds and where key trees and shrubs will be planted.

All plants in these parts of the site should be from the list laid out in Section 7.3 (You are not however restricted in the planting for the other more private portions of your section). Your plan should be annotated confirming you will comply with the species list in Section 7.3.

A garden bed which is at least 400mm wide must be provided between the driveway and the closest side boundary.

6.3 Benching & Retaining Walls

Generally, retaining walls are not encouraged due to the visual dominance they can create. Instead, the use of split level dwellings and sloping gardens with battered slopes are encouraged. It is nevertheless accepted that on some sloping sites they will be necessary to make efficient use of sites. All retaining walls should be identified on the plans with accompanying details to allow review by the HFDR. You should also consider building regulations and the need for specialist engineering advice.

Materials selected for the construction of the retaining walls are to be sympathetic to the overall design of the dwelling including:

- Natural stone
- Stained or painted smooth sawn sleepers
- Purpose-cut retaining timber
- Architectural block work with a bagged and painted, rendered finish, or stone clad that compliments both the garden and dwelling
- Coloured and textured concrete sleepers with galvanised support columns

Landscape elements such as shrubs and groundcover should be used to screen and reduce visual impact of cuts and retaining walls.

7.0 APPENDICES

7.1 Design Approval Process

Standard Sections

STEP 1
Purchase section. Confirm requirements of the section.

STEP 2
Have your builder prepare the required documents & drawings for the Hanley's Farm Design Reviewer (HFDR).

STEP 3
Review of the submission by the HFDR.

STEP 4
Approval/rejection or conditional approval by the HFDR.

STEP 5
Builder lodges for building permit.

STEP 6
Building permit issued.

STEP 7
Commence construction.

7.2 Application Form & Checklist

Section No:

Street Address:

Owners Name:

Mobile:

Home phone:

Business phone:

Email address:

Current Postal Address:

Builders Name:

Builders Mobile:

Builders Email address:

7.0 APPENDICES CONT.

7.2 Application Form & Checklist cont.

Documentation required to be submitted for approval to Hanley's Farm Design Reviewer.

Note: All items to be provided in pdf format.

SITE PLAN
(scale 1:200) indicating: date, reference number of drawing, north point, building envelope, section area from all boundaries, outbuildings, crossover and driveway location, clothes line, letterbox, water tank and capacity, and pool position if applicable, extent of earthworks – cut and fill, retaining walls and batters.

FLOOR PLAN/S
(scale 1:100) indicating: date, reference number of drawing, north point, dwelling area calculation indicating all rooms, windows, and external doors & dimensions, external fixtures and nominated floor levels, position of air conditioning, solar units, satellite dishes and roof plans.

ALL ELEVATION PLAN/S
(scale 1:100) indicating: date, reference number of drawing, north point, all wall heights and external finishes including garage door type, roof pitch, eaves depth, air conditioning unit, solar units, water tanks and all external building such as garden sheds, pergolas, bbq's etc. Relevant cross sections showing height of walls on boundaries; cut and fill details, including retaining walls and driveways gradient where applicable should also be included.

LANDSCAPE PLAN/S
(scale 1:100) indicating: date, reference number of drawing, north point, contours at 500mm intervals, proposed earth works, planting locations, landscaping strip alongside driveway, boundary fencing, water tank/s, retaining walls and materials including dimensions. Proposed driveways and paths materials and gradients, out buildings and pools if applicable. Decks, pergola's and other similar structure are to be included.

FENCE PLAN
Prescribe details on the landscaping and sign item 4.6. Fencing Template to confirm endorsement.

SUBMISSION CHECKLIST
of requirements is provided as part of the Design Approval Application Form and checklist included in this document – refer to the Appendices of these Guidelines.

COLOUR SCHEDULE
Must complete the colour schedule document on the following page for checking by the HFDR.

The HFDR will endeavour to assess proposals in the shortest possible time generally within ten – fourteen working days of receipt of a compliant application, if all of the above documentation is provided. The Design Approval Form checklist forms a part of the design approval process and must be completed when submitting to the HFDR. Delays will occur if the checklist or required information is not provided or is not complete. It is the responsibility of the owner and the owner's agent (builder or designer) to ensure complete documentation; no responsibility will be accepted by the HFDR for incomplete submissions.

Applications cannot be assessed until all of the above information is available. No facsimile will be accepted. The HFDR also reserves the right to request further information.

Please submit the above documentation to:
hanley@sheltonfinnis.com.au



7.0 APPENDICES CONT.

Hanley's Farm – External Colour Selection

Address:	Builder:	Owner:
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Item #:	Material/Finish:	Brand/Supplier:	Colour Name:	LRV:	Total % Used:
1.					
2.					
3.					
4.					

Roof:					<small>Note: Different shading and/or hatching must be used for each material on the elevations</small>
Item #:	Material/Finish:	Brand/Supplier:	Colour Name:	LRV:	
5.					

6.	Garage Door:	8.	Joinery:
7.	Driveway:	9.	Other:

Colour Samples:					
Item #:	Item #:	Item #:	Item #:	Item #:	Item #:

7.0 APPENDICES CONT.

7.3 List of approved plant species: Hedges & Screening

BOTANICAL NAME	COMMON NAME	NATIVE
Shrubs:		
<i>Aristotelia fruticosa</i>	Mountain wineberry	
<i>Carmichaelia petriei</i>	NZ broom	
<i>Coprosma crassifolia</i>	NZ Coprosma	
<i>Coprosma lucida</i>	Shining Karamu	
<i>Coprosma propinqua</i>	Mingimingi	
<i>Coprosma rugosa</i>	Needle-leaved Mt Coprosma	
<i>Korokia cotoneaster</i>	Korokia	
<i>Cyathodes juniperina</i>	Mingimingi	
<i>Discaria toumatou</i>	Matagouri	
<i>Dracophyllum longifolium</i>	Inaka	
<i>Dracophyllum uniflorum</i>	Turpentine shrub	
<i>Gaultheria antipoda</i>	Tall snowberry	
<i>Hebe cupressoides</i>	Cypress Hebe	
<i>Hebe odora</i>		
<i>Hebe rakaiensis</i>		
<i>Hebe salicifolia</i>	South Island Koromiko	
<i>Hebe subalpina</i>		
<i>Leptospermum scoparium</i>	Manuka	
<i>Melicytus alpinus</i>	Porcupine shrub	
<i>Myrsine divaricata</i>	Weeping mapou	
<i>Olearia arborescens</i>	Southern Tree Daisy	
<i>Olearia avicenniifolia</i>	Tree Daisy	
<i>Olearia bullata</i>		
<i>Olearia cymbifolia</i>		
<i>Olearia fragrantissima</i>		
<i>Olearia hectori</i>		
<i>Olearia lineata</i>	Tree Daisy	
<i>Olearia nummulariaefolia</i>	Tree Daisy	
<i>Olearia odorata</i>	Tree Daisy	
<i>Ozothamnus</i> sp.	Cottonwood	
<i>Pimelea aridula</i>	NZ daphne	
<i>Pseudopanax colensoi</i> var. <i>ternatus</i>	°Mountain three finger	

Grasses:

<i>Aciphylla aurea</i>	Golden speargrass
<i>Aciphylla glaucescens</i>	Blue speargrass
<i>Astelia fragrans</i>	Bush lily
<i>Astelia nervosa</i>	Mountain Astelia
<i>Carex coriacea</i>	NZ swamp sedge
<i>Carex maorica</i>	Carex
<i>Carex secta</i>	Purei
<i>Chionochloa conspicua</i>	Bush tussock
<i>Chionochloa rigida</i>	Narrow-leaved snow tussock
<i>Chionochloa rubra</i>	Red Tussock
<i>Cortaderia richardii</i>	South Island Toeotoe
<i>Festuca novae zelandiae</i>	Hard tussock
<i>Juncus distegus</i>	Wiwi
<i>Juncus gregiflorus</i>	NZ soft rush
<i>Juncus sarophorus</i>	Wiwi
<i>Phormium cookianum</i>	Mountain flax
<i>Phormium tenax</i>	Harakeke/swamp flax
<i>Poa cita</i>	Silver tussock
<i>Schefflera digitata</i>	Seven finger
<i>Schoenus pauciflorus</i>	Bog rush
<i>Typha orientalis</i>	Raupou / bullrush

7.0 APPENDICES CONT.

7.3 List of approved plant species: Hedges & Screening Cont.

BOTANICAL NAME	COMMON NAME		NATIVE
Small/Medium Structure Trees:			
Acer campestre	Field Maple	Deciduous	
Acer negundo	Box Elder	Deciduous	
Acer griseum	Paperbark Maple	Deciduous	
Acer palmatum	Japanese Maple	Deciduous	
Alnus spp	Alder	Deciduous	
Nyssa sylvatica	Tupelo	Deciduous	
Sophora microphylla	Kowhai	evergreen	yes
Pseudopanax crassifolius	Lancewood	evergreen	yes
Hoheria lyallii	Mountain lacebark	Deciduous	yes
Plagianthus regius subsp. regius	Lowland ribbonwood	Deciduous	yes
Cordyline australis	Cabbage Tree	evergreen	yes
Viburnum plicatum	Japanese snowball	Deciduous	
Malus (old varieties)	Crab Apple	Deciduous	
Pyrus calleryana	Ornamental Pear	Deciduous	
Sorbus aria 'Lutescens'	White Beam	Deciduous	
Sorbus aucuparia	Mountain Ash, Rowan	Deciduous	
Prunus spp	Plum, Peach, Apricot	Deciduous	
Malus domestica	Apple	Deciduous	
Sorbus hupehensis	Hubei rowan	Deciduous	
Amalanchier canadensis	Shadbush Serviceberry,	Deciduous	
Cydonia oblonga	Quince	Deciduous	
Cornus kousa	Kousa dogwood	Deciduous	
Cornus 'Eddies White Wonder'	Dogwood	Deciduous	
Morus alba	Mulberry	Deciduous	

8.1 BUILDING CONTROLS – DP4

8.1 Building Controls – DP4

The following conditions regarding the development on all residential allotments shall be complied with in perpetuity and shall be registered on the relevant Computer Freehold Registers by way of Consent Notice pursuant to s.221 of the Act.

1. All buildings must be set within the building platform as identified on the survey plan, except for:

- a) eaves, fascia & gutters, which may encroach front, side and rear setbacks by up to 0.4m; and
- b) porticos, bay windows and unroofed balconies less than 4.0m in height, which may encroach into the front setback by up to 2.0m; and
- c) porches/verandahs less than 3.6m in height, steps/landings less than 1.0m above ground level and chimneys which may encroach into side and rear setbacks, provided they are setback at least 0.5m from the boundary. This exemption does not apply to the eastern side setback for Lot 4003 nor the rear setbacks for Lots 6001 – 6021.
- d) accessory buildings (as defined by the Queenstown Lakes District Plan and including garages), which may encroach side and rear setbacks, provided they do not exceed 3.5m in height and 7.0m in length/width and contain no openings or windows orientated towards the boundary which is being encroached. This exemption does not apply to the eastern side setback for Lot 4003 nor the rear setbacks for Lots 6001 – 6021.
- e) Garages must be setback 5m from the road boundary unless the garage door is perpendicular with the road boundary that provides vehicular access (+/- 15 degrees).

2. The overall height of a building must not exceed the following limitations when measured from property boundaries (aside from road boundaries):

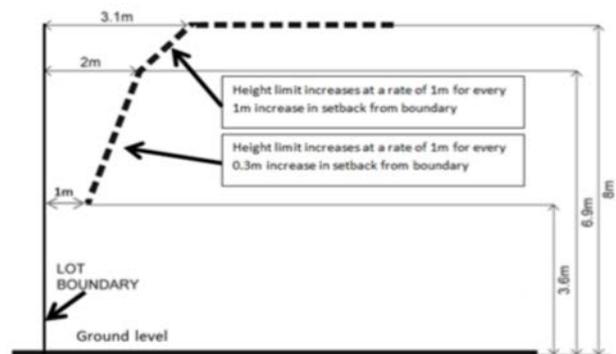
Except that chimneys measuring up to 2.2m in any direction may encroach into the above and these restrictions do not apply where a wall is shared at a boundary.

- 3. Window Sill heights: Window sill heights above the first storey shall not be set lower than 1.5m above the floor level where the external face of the window is within 4m of the site boundary. Exceptions to this rule are where building elevations face the street or reserves, or where opaque glass is used for windows. In these scenarios the rule does not apply.**

- 4. On sites 550m² and smaller: Buildings shall not exceed 60% of the net site area of the lot.**

On sites greater than 550m²: Buildings shall not exceed 50% of the net site area of the lot.

- 5. No more than one residential unit may be built on a site.**



8.2 BUILDING CONTROLS - DP6 (LOTS 6001-6021)

8.2 Building Controls - DP5

1. All buildings must be set within the building platform as identified on the title plan, except for:

- a) eaves, fascia & gutters, which may encroach front, side and rear setbacks by up to 0.4m; and
- b) porticos, bay windows and unroofed balconies less than 4.0m in height, which may encroach into the front setback by up to 2.0m; and
- c) porches/verandahs less than 3.6m in height, steps/landings less than 1.0m above ground level and chimneys which may encroach into side and rear setbacks, provided they are setback at least 0.5m from the boundary; and
- d) accessory buildings (as defined by the Queenstown Lakes District Plan and including garages), which may encroach side and rear setbacks, provided they do not exceed 3.5m in height and 7.0m in length/width and contain no openings or windows orientated towards the boundary which is being encroached.
- e) Garages must be setback 5m from the road boundary unless the vehicle entrance is perpendicular (+/- 15 degrees) to the road boundary.

2. The overall height of a building must not exceed the following limitations when measured from property boundaries (aside from road boundaries):

Except that chimneys measuring up to 2.2m in any direction may encroach into the above and these restrictions do not apply where a wall is shared at a boundary.

- 3. Window Sill heights: Window sill heights above the first storey shall not be set lower than 1.5m above the floor level where the external face of the window is within 4m of the site boundary. Exceptions to this rule are where building elevations face the street or reserves, or where opaque glass is used for windows. In these scenarios the rule does not apply.**

4.

- a) On sites 550m² and smaller: Buildings shall not exceed 60% of the net site area of the lot.
- b) On sites greater than 550m²: Buildings shall not exceed 50% of the net site area of the lot.

5. No more than one residential unit may be built on a site.

