



HANLEY'S
FARM
QUEENSTOWN



BUILDING AND LANDSCAPING
DESIGN GUIDELINES

DP3 / STANDARD SECTIONS / NOVEMBER 2016

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1.0 OVERVIEW

1.1 Purpose of the Guidelines

Hanley's Farm is set in 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 this guideline, 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 sitting 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 General

All sites in Hanley's Farm will have "building envelopes" identified on their titles. These have been identified to promote a coordinated approach to development of your neighbourhood and to encourage efficient use of sites accounting for private open space, sun and views.

The building envelopes prescribe where a house can be built on a site. There is also information about "height to boundary" rules (also referred to as recession planes) on your title. Some sites will have additional information such as allowances for accessory buildings (e.g. garages) to be located outside the building platform or controls on windows for privacy reasons where there is little or no setback from boundaries.

2.2 Controls on all Sections

The following are standard controls that apply to all sites.

- Only one dwelling may be built on any one section.
- Sections may not be further subdivided.
- All building works (aside from accessory buildings) must be contained within the building envelope. The building envelope can 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;

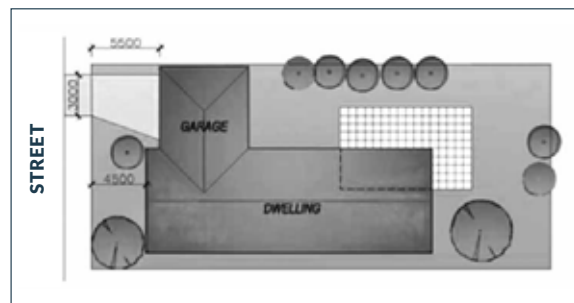
- Windows
- A return veranda or balcony
- An articulated step back or setback of wall and / or roof structures, including eaves
- A change of building materials that assist in softening the mass of the building

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.

For corner sections vehicular access should normally be via the front (primary) road boundary. Vehicle access via the side street frontage may be considered by the HFDR on an individual basis. You should be aware that Council approval may also be needed if this is inconsistent with the approved subdivision.

2.4 Front Setbacks

- Buildings are to be setback a minimum of 4.5 metres and maximum of 5.5 metres from the front boundary.
- Garages located on the primary street frontage must be located a minimum of 5.5 metres from the front boundary and be setback at least 0.5 metres behind the main façade of the dwelling. Note that "swing in garages" (being garages that are perpendicular to the street boundary) within this set back will generally not be approved. However they may be approved by the HFDR on a case by case basis (see section 3.5) on irregular and corner sections.
- Refer to the consent notices on your title for information on encroaches into setbacks that are acceptable.



House design showing required minimum setbacks from the road

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 (e.g. Georgian, Colonial or Tudor) will not be permitted. This includes features such as finials, turned posts and ornate mouldings. Some traditional elements may be permitted if the overall design is still considered to be contemporary. The HFDR reserves the right to determine if a design meets these requirements.

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.

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.

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).

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 of certain materials for external walls (excluding roofs) apply:

- Weatherboard materials limited to 70% of the materials used;
- Un-rendered concrete blockwork limited to 30% of the materials used (and no more than 30% of any elevation);
- Un-rendered brick limited to 15% of the materials used (and no more than 15% of any elevation);
- Steel (including Colorsteel®) limited to 50% of the materials used.

At the discretion of the HFDR, a greater percentage may be accepted.

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 is acceptable). At a minimum the following standards are to be achieved:

- Roof colours shall have a 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 roofs and windows) with a reflectance value of between 0 and 35%;

The variation of external materials between principle buildings and accessory buildings (such as garages) is encouraged.

Tiled roofs will generally not be accepted.

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 and opposite your section. The final façade assessment decision will be at the discretion of the HFDR.

No concept designs and or façade only submissions will be accepted, i.e. submissions must include all information as requested on the Design Approval Application Form to initiate the approval process.



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.

3.0 ARCHITECTURAL CHARACTER MANDATORY STANDARDS CONT.

3.5 Garages & Carports

It is preferred that, where practicable, garages and carports be designed to minimise their visual impact to the streetscape. Garages must comply with the following:

- 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 opening/s 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 must be setback at least 0.5 m behind the front wall of the dwelling (does not include the porch, portico or verandah). Swing in garages, whereby the garage is located form of the primary building but perpendicular to road frontage may be permitted on irregular or corner sections at the discretion of the HFDR.
- 3 car garages will be assessed on their merits; and should be integrated into the body of the dwelling and will incorporate an additional single garage door to the single garage element.



(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 or doors.
- Be offset from the side boundary by at least 0.4m in order to allow for landscaping.
- be constructed of the following:
 - Concrete (exposed aggregate and/or coloured) or
 - Asphalt or
 - Concrete pavers or local stone

A colour sample (or colour photocopy) of the proposed driveway material must be provided with the application submission.

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.

No letterboxes can be erected without prior approval of the HFDR and must form part of the application for approval and must form part of the application for approval.

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. However, standard "template" fencing designs as set out below can be adopted.

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

- Unless constructed as part of an integrated housing development or part of the Display Village and only with the prior approval of the HFDR.
- No fences shall be constructed along the front or street boundary, or within the primary frontage setback.
- 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
 - those parts of the fence 1m or more above original ground level should be transparent (to qualify as 'transparent' at least 30% should be transparent – for example 30mm gapes between each fence paling).
- Fencing adjoining reserves is limited to 1m in height although higher fences will be considered on a case-by-case basis by HFDR. Post and wire and hedging arrangements may be acceptable subject to HFDR approval.

4.3 Side & Rear Boundary Fencing

For side and rear boundaries solid fencing in vertical palings or battens to a finished height of 1.8 metres above original ground level shall be the standard form of fencing (see section 4.4)

Fences between adjoining sections must be constructed from timber palings and must have timber capping with timber posts exposed to both sides of the fence.

Alternatives to timber fencing (e.g. stone walls) will be considered on a case-by-case basis. 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.

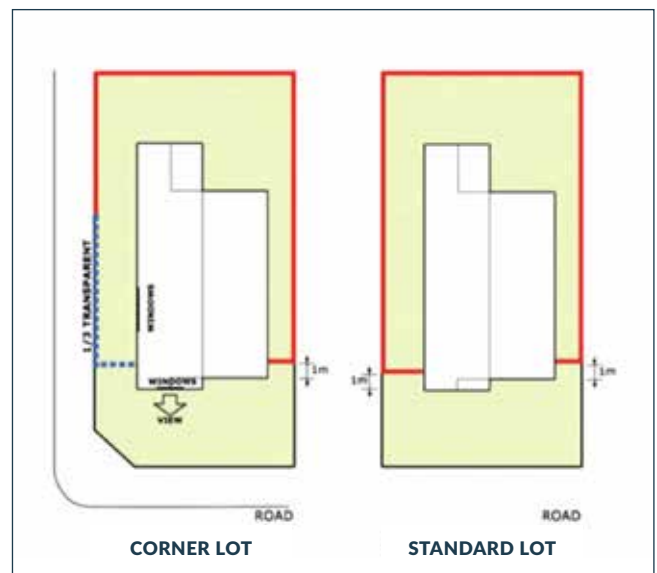
4.4 Hedges

All fence types can, subject to HFDR approval, be substituted by hedges. A preliminary fence arrangement such as post and wire fencing will be required for side and rear yards. Owners will be expected to maintain hedges and limit their height to 1.8 m for side and rear yards (or for the secondary section boundary 1.2 m). Any hedges within the road setback shall be limited to 1.2m.

4.5 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.

4.5a Fencing template for standard & corner sections



■ 1.8m capped timber palings or battens with exposed posts

■ You cannot have a similar or identical façade to the green section if you are building on an orange section.

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 (such as rubbish bin and recycling storage areas) should be screened from the street and public view. The proposed location for storage of waste and recycling should be shown on the plans. If it is visible from beyond the site screening proposed should be shown.

Ground mounted equipment such as heating and cooling units, hot water services and rubbish disposal containers 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.
 - Taps are not to be free standing and are to be attached to the wall of the dwelling.
-

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.

6.0 LANDSCAPING

6.1 General

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 the first stages of 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

You are required to provide a planting plan showing all landscaping in the front yard (i.e. within 6.5m of a road boundary); including:

- Any areas of lawn
- Edging proposed along the perimeter of the garden beds
- Location of at least 20 selected shrubs in minimum 150 mm pots
- Identification of other plant locations, the density of planting and the species proposed

Hedges are allowed (and encouraged) in the setback between buildings and the road. However the species should be one of approved species in the Appendix 8.3 and they must be maintained to a maximum height of 1.2m.

See Appendix 7.3 for a list of approved species for all planting within 6.5m of a road boundary. It is expected that at least 75% of the species selected will be from this list, although lesser proportions may be approved by the HFDR (for example if due to the use of hedging some planting will not be highly visible from the street).

6.3 Benching & retaining walls

Generally, retaining walls are not encouraged due to the visual dominance that it 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 plans with accompanying details to allow the 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 locations of data points within the home along with the position of the ONT in the meter box for the fibre optic supply, 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 schedule inclusive of the minimum number of native trees to the front garden (refer to your section size for requirements) 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 or alternatively sign item 4.4a within the checklist as 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.

SCHEDULE
of external colours and materials; supply either a coloured photocopy or colour sample chips 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 and or the required information is not provided or is incomplete. 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.

7.3 List of approved plant species: Hedges & Screening

BOTANICAL NAME	COMMON NAME		NATIV
<i>Abelia x grandiflora</i>	Glossy Abelia	Evergreen	
<i>Aristotelia x fruserrata</i>	Hybrid Winberry	Evergreen	Yes
<i>Carpinus betulus</i>	Common Hornbeam	Deciduous	
<i>Carpodetus serratus</i>	Marbleleaf	Evergreen	Yes
<i>Corylus avellana</i>	Common or European Hazel	Deciduous	
<i>Crataegus phaenopyrum</i>	Washington Hawthorn	Deciduous	
<i>Escallonia x exoniensis</i>	Escallonia	Evergreen	
<i>Fagus sylvatica</i>	European Beech	Deciduous	
<i>Griselinia littoralis</i>	Broadleaf	Evergreen	Yes
<i>Nothofagus fusca</i>	Red Beech	Evergreen	Yes
<i>Nothofagus solandri</i> var. <i>cliffortoides</i>	Mountain Beech	Evergreen	Yes
<i>Olearia arborescens</i>	Olearia	Evergreen	Yes
<i>Pittosporum tenuifolium</i>	Kohuhu	Evergreen	Yes
<i>Podocarpus cunninghamii</i>	Hall's tōtara	Evergreen	Yes
<i>Prunus laurocerasus</i>	Cherry Laurel	Evergreen	
<i>Prunus lusitanica</i>	Portuguese laurel	Evergreen	
<i>Quercus ilex</i>	Holm Oak	Evergreen	
<i>Ribes</i> spp.	Currants	Deciduous	
<i>Viburnum tinus</i>	Laurustinus	Evergreen	

Small/Medium Structure Trees:

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

8.0 BUILDING CONTROLS TO BE REGISTERED AS CONSENT NOTICES

Note that building platforms shown in the subdivision plan will also be registered as consent notices.

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 0.6m; 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.

2. The overall height of a building must not exceed

- a) The minimum setback of a building from a side or rear boundary must be;
 - 1.0m for buildings up to 3.6m in height
 - 1.0m + 0.3m for every metre of height over 3.6m, for walls more than 3.6m but not more than 6.9m in height.
 - 2m + 1.0m for every metre of height over 6.9m, for walls more than 6.9m in height
 (See diagram opposite)
- b) accessory buildings up to 3.5m high may encroach into the above; and
- c) chimneys measuring up to 2.2m in any direction may encroach into the above
- d) Garages up to 3.6m may be constructed on the side boundary of a lot

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.**

