



HANLEY'S FARM
QUEENSTOWN



BUILDING AND LANDSCAPING DESIGN GUIDELINES

DP8 / STANDARD SECTIONS / 2024

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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: hanleys@nzcad.co.nz.

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.

Secondary and/or subsequent submissions following approval of an initial submission will incur a service fee to the applicant/purchaser.

Should you or your builder have any queries and need clarification on matters within these Design Guidelines, please contact hanleys@nzcad.co.nz.

2.0 SITING & ORIENTATION

2.1 Building Controls

You and/or your design should be aware of relevant rules from the Queenstown Lakes District Plan. It is also important to be familiar with the conditions of the resource consent for this stage (RM200158). As a general rule, if the district plan rules and consent conditions are inconsistent, the consent conditions prevail. The most relevant controls from the district plan and resource consent are summarised in section 8.0 of these guidelines. Please note, these design guidelines should not be relied upon to identify all relevant rules and conditions of consent that may apply. Council may check for compliance with these rules and conditions of consent when they process your building consent.

There is discretion available to the HFDR to occasionally approve designs that do not fully comply with the guidelines, however this will not often occur.

2.2 Controls on all Sections

The following are standard controls that apply to all sites:

- Only one residential unit may be built per section .
Note: A residential flat may be constructed on the section in addition to the main dwelling, provided that all Council requirements are complied with.
- Sections may not be further subdivided.
- **All building works must comply with the the required setbacks and recession planes as specified by the district plan and consent notice conditions. Refer to section 8.0 for further information.**

2.3 Street Setbacks

Buildings are to be setback a minimum of 4.0m and maximum of 6.0m from the road boundary. Larger setbacks may be permitted at the discretion of the HFDR.

Garages must be setback a minimum of 5.0m from the road boundary and must be setback at least 0.5m behind the front wall of the dwelling.

For corner sections, buildings must be setback at least 3.0m from the splay boundary and at least 1.5m from the remaining road boundary.

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

Please note: the splay boundary is deemed to be the road boundary with the smallest dimension which intersects with both remaining road boundaries.

2.4 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.

Dwellings facing the secondary boundary will be assessed on merit by the HFDR.

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.

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



Acceptable double gable roof



Acceptable gable & hipped roof



Unacceptable gable & hipped roof

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 pink section if you are building on an green section.

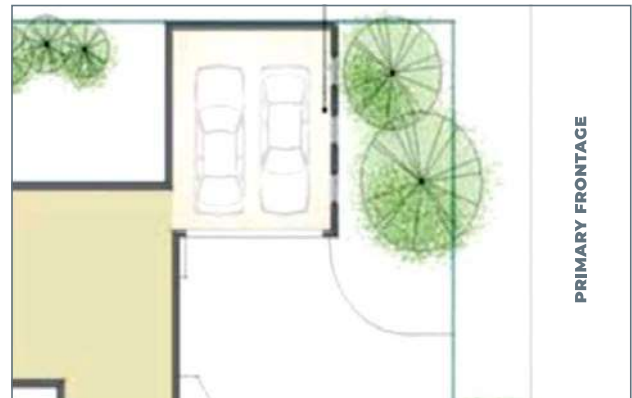
3.5 Garages & Carports

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

Natural concrete is not permitted.

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

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 boundary or within the front yard.

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 palings or panels to a finished height of 1.8 meter above original ground level shall be the standard form of fencing. Side boundary fencing should have a 1.0m setback behind the front wall of the dwelling as shown in the fencing diagram (section 4.6).

Fences between adjoining sections must be constructed from either capped timber palings or timber-look composite materials, with timber or timber-look exposed posts.

Note: fence posts and rails may be constructed from metal instead of timber if preferred for structural integrity.

Fencing finish must be either natural or stained timber, timber look or dark grey in colour with a matt finish.

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.

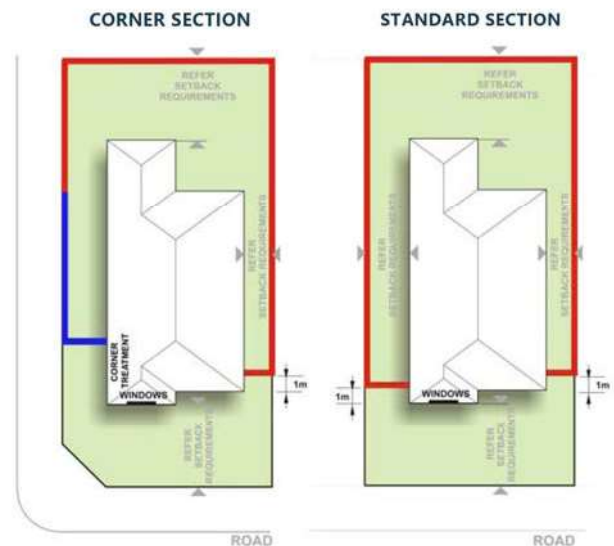
Fencing adjoining reserves is limited to 1.0m in height although higher fences will be considered on a case-by-case basis by HFDR. Post and wire and hedging arrangements may be acceptable subject to HFDR approval.

4.5 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 Diagram

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.



■ 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 Bin Storage

Bins must be stored out of public view, preferably along the side elevation behind the boundary fencing and side gate (allowing for concealment and ease of access). Where located within the front yard, appropriate screening must be demonstrated (i.e. suitable enclosure and landscaping). Relevant details must be included on the plans.

5.5 Clothes Lines & Drying Areas

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

5.6 Campervans

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

5.7 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.

5.8 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.

5.9 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 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, section size and boundary dimensions, building setbacks from all boundaries, site coverage, vehicle crossing, driveway layout, fencing, letterbox, decking, roof fixtures etc (as applicable), extent of earthworks including any proposed cut and fill, retaining walls and/or site batters.

FLOOR PLAN/S
(scale 1:100) indicating: date, reference number of drawing, north point, relevant dimensions (house width, length, room dimensions etc), floor area calculations, window and door locations/sizing, external fixtures, finished floor levels, heat pumps, gas bottles, air conditioning etc (as applicable).

ALL ELEVATIONS
(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.
NOTE: Where all elevations indicate a ground slope of less than 6 degrees, rules applicable to flat sites apply (relevant information pertaining to this must be included on the plans).

FRONT LANDSCAPE PLAN
(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
Details to be indicated on the landscaping and/or site plan Signed Fencing Diagram (see section 4.6).

APPLICATION FORM & CHECKLIST
Completed Design Approval Application Form and checklist.

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:
hanleys@nzcad.co.nz.

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:					Note: Different shading and/or hatching must be used for each material on the elevations
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:		
Aristotelia fruticosa	Mountain wineberry	
Carmichaelia petriei	NZ broom	
Coprosma crassifolia	NZ Coprosma	
Coprosma lucida	Shining Karamu	
Coprosma propinqua	Mingimingi	
Coprosma rugosa	Needle-leaved Mt Coprosma	
Corokia cotoneaster	Korokia	
Cyathodes juniperina	Mingimingi	
Discaria toumatou	Matagouri	
Dracophyllum longifolium	Inaka	
Dracophyllum uniflorum	Turpentine shrub	
Gaultheria antipoda	Tall snowberry	
Hebe cupressoides	Cypress Hebe	
Hebe odora		
Hebe rakaiensis		
Hebe salicifolia	South Island Koromiko	
Hebe subalpina		
Leptospermum scoparium	Manuka	
Melicytus alpinus	Porcupine shrub	
Myrsine divaricata	Weeping mapou	
Olearia arborescens	Southern Tree Daisy	
Olearia avicenniifolia	Tree Daisy	
Olearia bullata		
Olearia cymbifolia		
Olearia fragrantissima		
Olearia hectori		
Olearia lineata	Tree Daisy	
Olearia nummulariaefolia	Tree Daisy	
Olearia odorata	Tree Daisy	
Ozothamnus sp.	Cottonwood	
Pimelea aridula	NZ daphne	
Pseudopanax colensoi var. ternatus	°Mountain three finger	
Grasses:		
Aciphylla aurea	Golden speargrass	
Aciphylla glaucescens	Blue speargrass	
Astelia fragrans	Bush lily	
Astelia nervosa	Mountain Astelia	
Carex coriacea	NZ swamp sedge	
Carex maorica	Carex	
Carex secta	Purei	
Chionochloa conspicua	Bush tussock	
Chionochloa rigida	Narrow-leaved snow tussock	
Chionochloa rubra	Red Tussock	
Cortaderia richardii	South Island Toeotoe	
Festuca novae zelandiae	Hard tussock	
Juncus distegus	Wiwi	
Juncus gregiflorus	NZ soft rush	
Juncus sarophorus	Wiwi	
Phormium cookianum	Mountain flax	
Phormium tenax	Harakeke/swamp flax	
Poa cita	Silver tussock	
Schefflera digitata	Seven finger	
Schoenus pauciflorus	Bog rush	
Typha orientalis	Raupo / 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	

8.0 BUILDING CONTROLS – DP8

8.1 Documents that set out the design controls

Buildings must comply with applicable requirements in accordance with the following documents:

- Hanley's Farm design guidelines
- Queenstown Lakes District Plan
- Resource consent conditions applicable to your site

*Please note: the following information is intended to assist with the design and approval process. It does not substitute the need for purchasers and designers to understand all regulations their buildings are required to comply with.

*Please note: the requirements contained within section 8.0 of these design guidelines may be amended, subject to final details of the resource consent.

8.2 Consent Notices

The following consent notices apply to all residential lots:

- There shall be no more than one residential unit constructed on each lot.
- Any garage shall be setback from the road boundary by at least 5.0m.
- On corner sites, one of the required road setbacks (to be nominated by the lot owner) may be reduced to 1.5m.
- For lots less than 550m², the maximum building coverage shall be 60% of the net area of the lot.
- All boundary fences along or adjoining any areas of reserve shall be no greater than 1.2m in height and shall be no less than 50% visually permeable

8.3 All Lots

A. Building Height:

Buildings must not exceed 8.0m in height.

B. 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 4.0m of an internal site boundary, except where buildings face reserves or where opaque glass is used for windows.

C. Building Coverage:

For lots less than 550m², the maximum building coverage shall be 60% of the net area of the lot.

For lots 550m² or greater, the maximum building coverage shall be 50% of the net area of the lot.

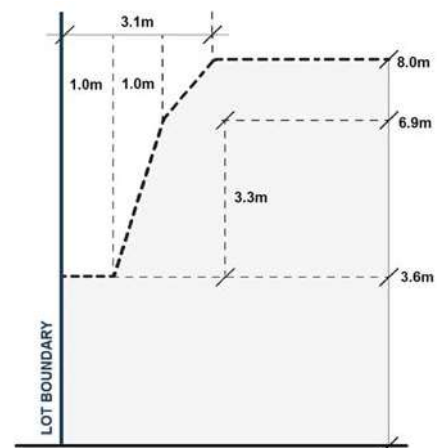
Please note: In the event of any non-compliance with the applicable requirements covered in section 8.0 of these design guidelines, HFDR approval cannot be issued without resource consent having been granted or an indication that one is likely to be granted (e.g. affected part approval from neighbours). You must advise the HFDR if you intend to obtain any resource consent.

8.4 Lots less than 380m²

A. Recession Planes:

The overall height of any building shall not exceed the following limitations when measured from lot boundaries (except road boundaries)

Note: the height to boundary limitations do not apply where buildings share a common wall at the boundary.



Recession Plane for lots less than 380m²

B. Setbacks:

Buildings shall be subject to the following minimum setback rules:

- a road setback of at least 4.0m;
- one internal setback of 3.0m;
- all remaining internal setbacks of 1.0m
- For corner sections, buildings must be setback at least 3.0m from the splay boundary and at least 1.5m from the remaining road boundary.

Except that:

- A verandah, porch, pergola, unroofed balcony or the like may encroach the 4.0m road setback by up to 1.0m, provided the height does not exceed 4.0m
- Accessory buildings for residential activities, including garages, may encroach into any 1.0m internal setback where the buildings are no more than 3.5m in height and where no
 - windows or openings are orientated toward an internal boundary;
- The eaves of any residential unit may encroach into the setback by no more than 400mm;
- No setbacks are required when buildings share a common wall at the boundary.

8.0 BUILDING CONTROLS – DP8

8.5 Lots 380m² or greater

A. Recession Planes (applicable to flat sites only):

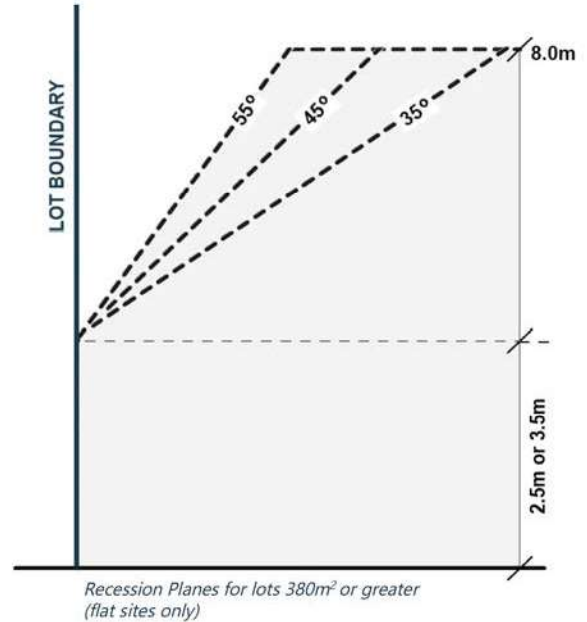
No part of any building shall protrude through the following recession lines inclined towards the site at:

- Northern Boundary: 55 degrees;
- Western and Eastern Boundaries: 45 degrees;
- Southern Boundaries: 35 degrees;
- Commencing at:
 - 3.5m above ground level at any given point along any internal site boundary up to a distance of 12m from a rear internal boundary; and
 - 2.5m above ground level at any given point along any internal site boundary within 12m of a rear internal boundary or any internal site boundary of a rear site;

In addition to the above, the maximum height of any part of a building located within 2.0m of an internal boundary is 4.0m.

Gable end roofs may penetrate the building recession plane by no more than one third of the gable height.

A recession line restriction shall not apply to accessory buildings nor common walls shared at a boundary and parts of buildings that do not extend beyond the length of that wall.



B. Setbacks

Buildings shall be subject to the following minimum setback rules:

- a road setback of at least 4.0m;
- one internal setback of 3.0m;
- for sites fronting a single road and with a frontage exceeding 12.5m, one internal setback of 1.5m from an internal boundary that intersects with a road boundary; and
- all remaining internal setbacks on front sites of 1.0m; and all remaining internal setbacks on rear sites of 1.5m
- For corner sections, buildings must be setback at least 3.0m from the splay boundary and at least 1.5m from the remaining road boundary.

Except that:

- A verandah, porch, pergola, unroofed balcony or the like may encroach the 4.0m road setback by up to 1.0m, provided the height does not exceed 4.0m
- Accessory buildings for residential activities, including garages, may encroach into any 1.0m internal setback where the buildings are no more than 3.5m in height and where no windows or openings are orientated toward an internal boundary;
- The eaves of any residential unit may encroach into the setback by no more than 400mm;
- No setbacks are required when buildings share a common wall at the boundary

A flat site is defined as 'a site where the ground slope is equal to or less than 6 degrees (i.e. equal to or less than 1 in 9.5). Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation. Where all elevations indicate a ground slope of less than 6 degrees (i.e. equal to or less than 1 in 9.5), rules applicable to flat sites will apply.'