



## **PAEWHENUA DESIGN GUIDELINES (revised June 2008)**

### **GENERAL:**

There is a growing awareness of the importance and value of good design. Well-designed residential homes which are attractive to live in also attract significant premiums on the real estate market.

Paewhenua is a special place worth preserving for the future, and we are committed to ensuring that in time it is both an attractive and valuable community. It is important to preserve the open space of the island and the privacy of each lot.

The Design Committee comprising consultants from the development will ensure building is to a high quality but won't tell you what your house should look like, each house will be considered on its own merits. There are broad principles to follow and beyond that, it just needs to be a good design that doesn't detract from the appeal of the development.

At the beginning of the project, we engaged Richard Priest from Hillery Priest Architects to design a prototype house the plans of which are available to purchasers. The house is drawn from the best, low-key facets of vernacular Kiwi architecture, with weatherboards, cutaway porches, sheltered courtyards and a pitched roof.

### **BROAD PRINCIPLES:**

Broadly, houses in the development should:

- Be appropriate to a rural landscape
- Have rooflines that complement the site's topography
- Be horizontal in appearance rather than vertical
- Use landscaping to soften the effect of the house
- Use high quality materials
- Use natural materials wherever possible
- Use natural or recessive colours

### **DESIGN/BUILD PROCESS:**

This will be a five-step process:

- appoint architect and complete a design concept with guidelines in mind,
- present concept plans to the Design Committee and obtain their approval,
- apply for Resource Consent from Council (a requirement of the District Plan),
- complete building plans and obtain Building Consent from Council,
- build.



## **DESIGN GUIDELINES — THE SPECIFICS**

### **Relevant Documents:**

The specific design parameters are contained in the following documents:

- The District Plan of the Far North District Council
- FNDC and NRC Land Use Consent and the FNDC Subdivision Consent (RC 2040213) issued in respect of the development.
- The Consent Notice registered against the title to your lot specifying the applicable conditions from the Subdivision Consent..
- The Land Covenant registered against the title.
- Pages 14-15 of the report entitled The Island – Proposed Farm Park Report01, January 20002 prepared by DJ Scott Associates and Metro Planning Ltd ( “Scott Report”)
- DJ Scott Associates Plan dated 28/2/08 as submitted with the change of conditions application Council reference RC2080167. (“Scott Plan”) a copy of which is attached to these Guidelines.

### **Zoning:**

The applicable zoning is General Coastal under the Far North District Council District Plan.

### **Height Limit**

A five metre height limit applies to all dwellings.

### **Setback from Boundariess:**

The setback requirements for all buildings are 10 metres from the boundaries or 3 metres for sites of less than 5,000sq metres in area.

### **Distance to Water**

Dwellings are to be located a minimum of 40 metres from Mean High Water Springs.

### **Landscaping**

Dwellings must have a site landscape plan drawn up by a qualified landscape architect. The plan should propose the use of natives to screen the building and reduce its impact on the landscape. This plan needs to accompany your application for building consent. Planting has to be implemented in the first planting season following completion of the exterior of the dwelling.

### **Drainage**

Your building consent application also has to include a TP 58 Report detailing on-site wastewater management. This is required to be at least 30 metres from mean high water springs.

### **Ground Coverage**



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All building is limited to a maximum of 450 sq metres ground coverage and within the the buildable areas shown on the Scott Plan.

### **Design Criteria**

Any dwelling shall be designed in accordance with the design criteria specified in the Scott Report — the relevant pages from the report are set out below. Any resource consent or building consent application has to be accompanied by a report from a registered architect certifying compliance with the criteria.

### **Accessory Buildings**

Any accessory building should be located in near vicinity of the dwelling to which it relates.

## **SPECIFIC DESIGN CRITERIA**

(This information is a direct copy of the relevant pages from the Scott Report with alteration of Lot nos to reflect changes made to the final layout of sites after the original RC application was lodged).

### ***Hill & Ridge sites. (House sites 4-10)***

**Form** - Given the position of the building platform on a slope, building designs which integrate built form into the inclined topography are desirable to retain rural character in that location. Methods may include the use of stepped structures in which architectural forms follow the configuration of the land. There is a merging in form of the building into the landscape. Cutting buildings into hillsides is one method of mitigating building bulk.

Designing curved roof-lines that follow enframing hill shapes is another method of adopting seamless architecture, sensitive to site topography. Traditional gable roof forms also complement hill terrain. Use of receding colours, and selective mitigation plantings to establish a natural vegetative backdrop to dwellings and accessory buildings will effect a fusion of landscape and architecture. Horizontal rather than vertical built form should be the dominant element in a high-ridge landform. The horizontal form will be accentuated by recessed walls, verandahs and roof overhang.

**Scale** - Single level buildings or terraced structures are most suitable in hill-ridge terrain localities. The effect is to tie the built form to the land. A maximum of one and a half stories in height, with any upper rooms occupying roof space, would mitigate effects of building height. The scale of development is therefore in proportion with the land-form in which it is situated. Maximum height is five metres.

**Construction materials and colour** - Vegetation colours range from shades of yellow green in the pasture grasses to dark green with remnant specimen trees and emergent revegetation of steep slopes in native species. Construction materials and colours that are consistent with the respective backdrop should be selected. Adopting this approach will recede structures sensitively into the landscape.

### ***Open***

***House sites 11, 12-17, 19, 20, 21, 23, 24 (and existing house site 1).***

### **Form**

Given the open position of the building platform, building designs which integrate built form into the open landscape are desirable to retain a rural character at this location. Methods may include the use of low rooflines, earth berms, receding colours, and selective mitigation plantings to establish a natural vegetative



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backdrop to dwellings and outbuildings. In open sites, plantings are to provide pattern, colour and texture and to complement form. The natural coastline and ridge-lines describe the element of form. Horizontal built form should be the dominant element in an open landform.

### **Scale**

Single level dwellings and outbuildings, or terraced two-level structures are most suitable in open terrain localities. The effect is to tie the built form to the land. The scale of development is therefore in proportion with the landform in which it is situated. Maximum height is 5 metres.

### **Construction materials and colour**

Vegetation colours range from shades of yellow green in the pasture grasses to dark green with remnant specimen trees and emergent revegetation of steep slopes in native species. Construction materials and colours that are consistent with the respective backdrop should be selected.

### ***Edge***

***House Sites 18, 22, 25, 26 (and existing house site 2)***

### **Form**

Given the open and exposed position of the building platform, building designs which integrate built form into the landscape are desirable to retain a rural character at this location. Methods may include the use of gable roof-lines, receding colours and selective mitigation plantings to establish a natural vegetative backdrop to dwellings and accessory buildings. In exposed edge sites, plantings around and above can frame the building. The natural coastline and ridgelines describe the element of form. Horizontal built form should be the dominant element in an exposed edge landform.

### **Scale**

Single level, gable roofed dwellings and outbuilding structures are most suitable in exposed edge localities. The effect is to tie the built form to the land. The scale of development is therefore in proportion with the landform in which it is situated. Maximum height is 5 metres.

### **Construction materials and colour**

Vegetation colours range from shades of yellow/green in the pasture grasses to dark green with remnant specimen trees and emergent revegetation of steep slopes in native species. Construction materials and colours that are consistent with the respective backdrop and will recede structures sensitively into the landscape

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### **CONTACT:**

If you have any queries please contact Russell Green via email – [russellgreen@xtra.co.nz](mailto:russellgreen@xtra.co.nz) or phone – 64 21 644 815

Design Committee enquiries or requests for approval of plans should also be sent to Russell Green at the above email address with hard copies of plans to PO Box 110 Mangonui, Northland 0442.