



# **WHAREKAUHAU DESIGN & CONSTRUCTION GUIDELINES**



# TABLE OF CONTENTS

<b>INTRODUCTION</b>	1
<b>SITE AND LANDSCAPE GUIDELINES</b>	
General Site and Landscaping Principles	2
Building Envelope and Building Placement	2
Grading and Drainage	2
Driveways and Parking	2
Pathways, Courtyards and Terraces	3
Fencing, Walls and Gates	3
Tree and Undergrowth Removal	3
General Planting and Landscaping	3
Pools, Streams and Water Features	4
Livestock and Wild Animal Stocking	4
Outdoor Vehicle Storage	4
Landscape Lighting	4
Utilities	4
Address Markers	4
<b>ARCHITECTURAL DESIGN GUIDELINES</b>	
Architectural Design Philosophy	5
Minimum and Maximum Area and Number of Buildings Per Estate Lot	5
Building Height	5
Building Mass and Form	5
Porches, Decks, Balconies and Patios	6
External Equipment and Pads	6
Roof Projections	6
Exterior Wall Finishes	6
Exterior Doors and Windows	7
Exterior Colour	7
Roofs	7
Exterior Lighting	7
Ancillary Structures	8
<b>CONSTRUCTION AND BUILDING REGULATIONS</b>	
Construction Regulations	9
Pre-Constructions Conference	9
Construction Area	9
Construction Traffic	9
Construction Times	10
Debris and Construction Waste Removal	10
Landscape Protection	10
Construction Schedule	10
Alcohol / Drugs	10
Sanitary Facilities	10
Pets	11
Government Regulations, Codes and Approvals,	11
Non-Liability	11

# INTRODUCTION

It is difficult to categorize the Wharekauhau architectural style. We could call it coastal, we could call it rural, we could call it cottage. This is a large estate that comprises many varied man-made and natural features as well as agricultural elements. They all combine to form the multi-layered and complex character of what we know as 'Wharekauhau'.

The Estate sits predominantly on the marine terraces that perch high above the thunderous, wild and dramatically beautiful Palliser Bay. On one side it is perfectly framed by the spine of the Rimutaka Range that runs South to North and on the other, by the natural wetlands of Lake Onoke. For many hundreds of years māori tangata whenua walked this country alone, but for the last 150 years farming and working the land has resulted in major landscape change. Today, mature shelterbelt plantings, spring-fed ponds and the iconic farmscape of grazing pasture have become a great coastal sheep station.

Structures are built to withstand the elements: the drying northerlies of summers and fierce southern winter squalls. But they are certainly not lacking in beauty. Perhaps because they have been built to work with nature, not to fight against it. Tall trees have been established as protection, shrubs are planted out; some on mounds and berms to provide shelter. Windows are positioned to frame views and to embrace the play of light and shadow on the water and Eastern Ranges

Within this document you will find guidelines for the development of the privately-owned properties within Wharekauhau Country Estate's vast boundaries. These guidelines provide the principles and regulations under which these properties are to be built upon, or altered. They attempt to preserve the coastal farming aesthetic of Wharekauhau Country Estate and Palliser Bay by following the following two key strategies:

- First, the guidelines are written with the preservation of the Estate's visual beauty in mind. Sites must be treated with care. Buildings must be designed and positioned to be sympathetic to the existing topography. Plantings are controlled to include natives, and co-habitable non-natives.
- Second, the guidelines are written with the goal of protecting and enhancing the adjacent land owners' experiences. Building footprints are carefully decided upon so each property will have the least impact on neighbouring properties. Visually dominating buildings may be permitted providing the design is considered appropriate to the site and the design reflects coherence with the existing built landscape. Materials of a high quality are required throughout.

Wharekauhau Country Estate is not the same farm it was 100 years ago, however preserving the land and sense of place is integral to the overall vision. There is a deep-rooted history written into the pastures, and carved into the mountains. Every part of the Estate tells a story. You simply have to know how to read the land, and then build upon that story.

Above all else is the objective of this document — to preserve the history that is etched into the Estate's thousands of acres. In addition, this document is written in an effort to preserve and enhance the value and aesthetic of each individual owners property and to allow you to write your own history for generations to come.

# SITE & LANDSCAPE GUIDELINES

## GENERAL SITE AND LANDSCAPING PRINCIPLES

The general goals of these Site and Landscaping Guidelines are:

- To encourage owners to create outdoor spaces and areas to interact with the land;
- To limit visual intrusion of site improvements upon neighbouring properties;
- To preserve the general flora, fauna and topography of the Estate as a whole;
- To fit site and landscaping improvements into the existing land;
- To minimise tree removal and site grading;
- To utilise new plantings that are native or co-habitable with the existing natives, and
- To limit the use of water for irrigation where possible.

## BUILDING ENVELOPE AND BUILDING PLACEMENT

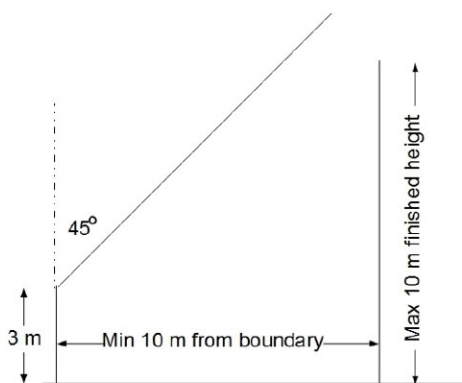


Fig 1 – Building Envelope & Recession Plane

All properties have an already-determined building envelope and recession plane. This is set out in the Wairarapa Combined District Plan. *See Fig 1 left.*

Some of the Estate is within a Coastal Environment Management Area, and new dwellings in that zone may require Resource Consent. Owners are responsible for insuring they and their designers and contractors are aware of the actual location of all site boundaries, and other applicable setbacks and building restrictions.

No site improvement, other than access drives, fencing as permitted herein, gates, underground utilities, address signs and landscaping, may be constructed outside of the Building Envelope or Building Setback. No portion of any building, including roof overhangs, porches, cantilevered portions of the house, chimneys, etc, may sit outside of the Building Envelope.

## GRADING AND DRAINAGE

A topographical survey must be prepared for all properties. Using this survey as a basis, a site plan must then be prepared and submitted showing all proposed finished grades as well as the existing grade. In general, major alteration of natural topography is discouraged. Buildings and other site improvements should be designed to fit into the existing topography where possible, although consideration will be given to wind mitigation. Severe road cuts visible from areas off the property in question will not be allowed. No alteration to any topography or surface feature shall cause additional run-off or drainage onto the adjacent property.

## DRIVEWAYS AND PARKING

Driveways are to be no wider than 4m (finished Surface). Finished materials should be one of the following:

- crushed gravel;

- natural stone cobblestones;
- rock pavers
- river stones;
- lime chip or equivalent;
- brick, or
- concrete pavers.

Poured concrete with natural, exposed aggregate, stained or pressed texture may all be used as edging for the driveways and as accent areas close to the buildings, but may not be used as the main body of the driveway. Plain black or coloured asphalt will not be allowed.

## **PATHWAYS, COURTYARDS AND TERRACES**

Pathways are to be no wider than 1.5m. Materials for pathways outside of the building envelope should be compacted earth, crushed gravel, river rock, or lime chip. Within the building envelope, natural stone, cobblestones, rock pavers, brick or concrete pavers, poured concrete with natural, exposed aggregate, stained, or pressed concrete may all be utilised for pathways as well.

## **FENCING WALLS AND GATES**

The most common forms of perimeter fencing on the property that comply with the character of the estate and ensure a practical stock-proof boundary are 8-wire and baton, and hurricane-style fencing. Other options that may be considered are dry-stack stone, and post-and-rail. All perimeter fencing should be a minimum of 1.2m high. Road frontage fencing is mandated as post and rail consistent with the entire estates lots road frontage. Stock frontage fencing is mandated as hurricane-style, or 8-wire and batton, and it is suggested you have a hotwire on the stock-facing side. Gates should be in a size scale that is considered proportionate to the dwelling. Gates should be of a farming design, or simple design consisting of straight lines and minimal curves, and be appropriate for use in a rural context. Walls over 1.8m should be consistent with the materials used on the exterior cladding of the dwelling, and never greater in height than the gutter -line of the ground storey.

## **TREE AND UNDERGROWTH REMOVAL**

Prior to any removal of trees or undergrowth on a property, a landscape plan showing any tree or shrub with a trunk diameter exceeding 150 mm and a height of greater than 1.5 m shall be submitted and approved by the Design and Governance Committee (DGC). Additionally, all trees designated as large proposed for removal must be flagged on site for the DGC review. In general, owners are encouraged to retain as much of the existing trees and undergrowth as possible. However, selective thinning for fire safety, construction, view line improvement is acceptable.

## **GENERAL PLANTING AND LANDSCAPING**

In general the goal of these guidelines is to keep the Estate's landscaping aesthetic. This is based around the combining of trimmed and sophisticated garden design with elements of rustic farm simplicity and native coastal bush and wetland. Owners are encouraged to use the plant list within the Wharekauhau Conservation Plan as a guide.

New plantings should consist of groupings of plants arranged to look as natural as possible, or in shelterbelts to emulate the farm plantings. Formal, regimented landscape plantings should

emulate the forms used at the Lodge, with its featured hedges and trimmed lawns.

Areas of bare soil that are damaged during construction shall be landscaped as quickly as possible.

### **POOLS, STREAMS & WATER FEATURES**

Pools, streams, spas and water features are permissible. Swimming pools must be fenced in accordance with New Zealand pool safety regulations, and must be well maintained.

Pool fencing needs to be unobtrusive such as clear frameless glass, however other materials will be considered by the DGC if appropriate.

Streams and ponds must be self-contained, lined, and kept completely apart from any site drainage or surface water. No ponds may be stocked with any species of fish or other animal without DGC approval. Any and all water features must meet New Zealand regulatory requirements.

### **LIVESTOCK AND WILD ANIMAL STOCKING**

No livestock may be kept on private property. No wild birds, fish or other animals shall be kept or released on any part of The Estate.

### **OUTDOOR VEHICLE STORAGE**

No vehicles, self-propelled or towed, shall be stored or kept outside on any property for more than a temporary period of two weeks unless totally screened from view of the Lodge, any road, neighbouring property or publicly accessible space.

### **LANDSCAPE LIGHTING**

Uplights of any kind including those used to light the canopies of trees or shrubs are not permitted except by explicit approval of the DGC. All landscape lighting shall be kept to a minimum. Low, dim path or safety lighting is approved for general use.

### **UTILITIES**

All utilities shall be mounted underground if possible. Solar panels shall be either roof mounted in a manner that screens them entirely from the adjacent properties or surface mounted in arrays that are screened from the Lodge, adjacent properties and all roads.

### **ADDRESS MARKERS**

As a minimum, owners must affix an address marker (known as a RAPID number) at their driveway entry. This is supplied to them by South Wairarapa District Council on application and fee. Other address numbers may be erected provided they comply with one of the standard designs for the Estate. In areas where this design includes stone, the type of stone may be altered to match that being used by the rest of the individual owner's project. This address marker may be lit with a dim landscape down light.

# ARCHITECTURAL GUIDELINES

## ARCHITECTURAL DESIGN PHILOSOPHY

The purpose of these Architectural Design Guidelines is to ensure that all buildings constructed at Wharekauhau Country Estate preserve the beauty of the Estate's natural settings, and to provide harmonious design between building projects to strengthen the overall character, value and aesthetic of the development. These design guidelines are not meant to be all-inclusive. They are meant to provide owners and/or owner's representatives with a broad understanding of the goals for the desired final effect of the entire Estate. These guidelines are meant to guide and shape the design and construction of all built structures on the Estate. The general goal is to create a coherent architectural style for the Estate that is sympathetic with historical precedents while still allowing for individual design expression. It does span 5 zones within the estate, each with their own specific, yet over-archingly consistent design themes

## MINIMUM AND MAXIMUM AREA AND NUMBER OF BUILDINGS PER ESTATE LOT

No Estate Home shall have a total gross floor area (TGFA) of less than 138 square metres (1,500 square feet) of living space, excluding garage (attached or detached), other accessory buildings or carpark areas.

If one accessory building is constructed, it can either be attached or detached from the main building. If two accessory buildings are constructed, one must be attached to the main building. "Attached" is defined as connected to the main building with a roof structure (i.e. breezeway, connecting porch, etc.). A garage, by definition, is an accessory building.

A maximum of two accessory buildings shall be permitted.

The combined TGFA of all structures (dwelling and accessory buildings) may not exceed 35% of the Estate Lot area. If detached buildings are constructed, they must be connected to the principal structure with landscape features such as paths.

TGFA is to be calculated by measuring from the outside of exterior walls. Including all enclosed, roofed space. Un-roofed porch and deck space, as well as open balcony spaces, are not included in this calculation.

## BUILDING HEIGHT

Building height is to be measured from the highest and lowest point of the existing grade of the land. No part of the Estate Home may protrude beyond a height of 10 metres above the highest and lowest point, measured vertically. All building appurtenances such as chimneys, cupolas, ventilation or light shafts may not protrude beyond the 10 metre maximum building height. Finished grade shall not be built up in an unnatural appearing manner to affect a building's perceived height.

## BUILDING MASS AND FORMS

Buildings should be residential in scale and preferably asymmetrical in plan and elevation. Building forms should tend towards compositions of various previously approved appropriate masses.

Buildings and decks are to follow topographical changes through the use of stepped floor levels where possible. The overall goal is to fit the building into the natural surroundings and into the topographical layout of the property in question without significant alterations to original grade. Some cuts and fills may be approved by the DGC in certain circumstances such as for wind mitigation.

Porches, decks and patios may be supported by timber, log or stone structures and the massing of such structures shall be in proportion with the base of the building.

Disproportionate unbroken expanses of single-pitched roofs will not normally be approved by the DGC. Gable and clipped-gable forms are encouraged. Flat, skillion and mansard as primary roof forms will not generally be approved. However, flat roofs with sod roofing or other unique design solutions with historical precedents may be considered. Dormers and clerestories used to break up primary roof forms are encouraged. Main roofs that are not hipped shall have a pitch at or above 27 degrees. Hipped roofs may have lower pitches. Low, slopped accent areas are typically acceptable.

### **PORCHES, DECKS, BALCONIES AND PATIOS**

The use of porches, verandahs, courtyards and patios for climate control and outdoor living is encouraged. Such projections must be designed as integral elements of the building using compatible forms and materials. Upper story decks, which create unusable or unsightly spaces below, will not be permitted.

Handrails and guardrails shall be detailed to fit with the overall nature of the project. Clear glass, wood, antiqued or black metal and combinations of these are encouraged.

### **EXTERNAL EQUIPMENT AND PADS**

Freestanding external pad mounts and equipment (such as required for air conditioning unit, pools and spa equipment) and garbage receptacle storage must be integrated into the building through the use of walled or fenced enclosures or placed in a manner that conceals them from the Lodge, neighbouring properties, roads or publicly accessible areas.

The use of free-standing clothes lines is prohibited, however cloths lines attached to a structure are permitted if adequately screened from view.

One satellite dish is permitted but must not exceed 2 metres diameter, and must be sited in an area that effectively screens it from view.

### **ROOF PROJECTIONS**

All roof projections, including flues, vents, and other equipment (excluding decorative fireplace chimneys), must penetrate the roof behind the ridge and away from the primary approach to the building. They must be compatible in height and material with the structure from which they project or must be painted to match the roof colour or sleeved in copper or stainless steel. External features must be appropriate, proportionate and integrated within the Wharekauhau built environment.

### **EXTERIOR WALL FINISHES**



The incorporation of materials used within the existing build environment, such as painted board and batten siding and rough-cast stucco render is encouraged. However exterior finishes can include horizontal wood siding, wood shingles, wood shakes, board and batten siding, dressed stone, rock, rusted metal, powder coated corrugated steel and stucco render. Aluminium siding, vinyl, cement plasterboard and synthetic building materials will not be approved. Use of reclaimed woods, local stone and other materials from the area are encouraged.

Wood shingles and shakes may remain unpainted.

## **EXTERIOR DOORS AND WINDOWS**

Fenestration of projects in the development shall generally be of proportion with the structure, detailing and build-up. Large expanses of undivided glass should be avoided (Horizon Zone being the most permitted). Large openings should be divided through the use of mullions or the ganging of smaller window units.

Glass may be coloured or tinted to control heat gain; however, a reflective mirrored appearance will not be approved. Glass should generally appear clear from the exterior. Windows may have either metal clad or wood exteriors. Vinyl windows will not be allowed. Windows should set back into the wall and not flush with the exterior, except when this is unavoidable due to the nature of the exterior cladding material. Windows should be traditional in shape (Square or rectangle). Circle windows should be used minimally and non-typical shapes such as triangles etc will not be permitted.

Doors and windows should be proportional to the section of the building where installed.

## **EXTERIOR COLOUR**

Exterior colours must be chosen from a palette of light-toned or natural colours. These colours must be compatible with the zone that your lot falls in, as well as with the surrounding built environment and the rest of the developments. A colour and materials schedule must be submitted to the DGC for their approval. Whites, creams and taupe are encouraged as body colours, and charcoal, greys and subdued greens are encouraged as accent colours or body colours where appropriate. Bright colours such as vivid reds, blues, greens and yellows will not be approved.

Cedar shakes and shingles may be natural wood tone.

## **ROOFS**

Roof materials shall be either oxidized or antiquated steel, wood shake, wood shingle, copper, or profiled metal that is appropriate to the rural environment. Powder coated ribbed steel may be approved as well after special consideration by the DGC. No asphalt shingle roofs, brightly painted metal roofs, or bright galvanized metal roofs will be allowed. Roof colours must be submitted to the DGC for approval and should be compatible with surrounding natural and built landscape. Colours to consider include dark green, browns, greys, charcoal and natural wood tone (in the case of shakes and shingles).

## **EXTERIOR LIGHTING**

Any exterior lighting shall be generally directed downward. Large floodlights or building lights shall not be allowed. Buildings shall not be flooded or lit with architectural drama as the goal. Generally, the goal should be to keep any light from shining directly onto or towards neighbouring properties.

## **ANCILLARY STRUCTURES AND ACCESSORY BUILDINGS**

Ancillary structures and accessory buildings such as garages, sheds, caretakers' units, barns, guest houses, recreational structures, etc. must be designed in the same vernacular as the main structure. Buildings or other existing improvements that starkly contrast with other existing improvements on a property will not be approved. All built structures, including ancillary structures and accessory buildings, must go through the DGC process as defined by this document.

# CONSTRUCTION GUIDELINES

## CONSTRUCTION REGULATIONS

To ensure the construction or any improvements that occur on a property will occur in a safe and timely manner without damaging the natural landscape and amenity values of Wharekauhau Country Estate and without disrupting residences or guests, the following regulations will be enforced during construction periods.

- Construction will not begin until final Design Review approval has been received in writing from the DGC, required building permits, and if required Resource Consent, have been attained from South Wairarapa District Council (SWDC) and a damage and performance deposit has been placed with the DGC.
- In order to work for Estate Owners at Wharekauhau, any architect, designer, builder, contractor or sub-contractor must be approved by the DGC. The DGC may request from such parties information regarding previous work, evidence of appropriate insurance cover, evidence of certification by regulatory bodies and/or references from previous clients.
- From time to time architects, designers, builders, contractors and sub-contractors may be added to a list of pre-approved companies and individuals.

## PRE-CONSTRUCTION CONFERENCE

Prior to commencing any construction or any improvement, the builder or contractor must meet with an authorised representative of the DGC to review the approved final plans, the construction area plans, and the proposed construction activities, including time-lines (Gantt, PERT, or other graphical representation if possible). At this meeting, the building contractor or owner must bring a copy of all necessary permits and consents.

## CONSTRUCTION AREA

It is strongly advised that all but the road frontage of a property be permanently fenced prior to the start of construction, and that the road frontage be secured with contractor's temporary fencing. If the perimeter of the property is not fenced in this manner the general contractor shall place temporary fencing around all sides of the immediate construction site sufficient to ensure that stock is prevented from entering the site. Temporary toilet facilities and material storage and disposal facilities must be *in situ* prior to commencement of works.

No architects, contractors or sub-contractors shall display construction signs within Wharekauhau Country Estate other than those required by regulation.

## CONSTRUCTION TRAFFIC

All construction traffic must stay on the most direct, main route to the project in question as established by the DGC at the Pre-Construction Conference.

## **CONSTRUCTION TIMES**

The time of construction will be limited to the period of 7.00 am to 6.00 pm, Monday through Sunday, however power tools or equipment may not be used after 12 noon on Saturday or at all on Sunday. An extension to these times will only be granted by the DGC in extraordinary circumstances.

## **DEBRIS AND CONSTRUCTION WASTE REMOVAL**

Builders and contractors must ensure that the site is maintained in a tidy, hygienic and safe state at all times and that all waste and debris from the construction site is cleaned up at the end of each day. Construction waste and debris must be removed from the property on a regular basis. All receptacles for construction waste must be covered at all times to ensure that waste materials are not blown by wind or otherwise permitted to leave the property precinct.

No building material or waste may be burnt onsite

Any damage to adjacent fences, other properties, or unreasonable or avoidable damage to roads will be assessed by the DGC to the property owner.

## **LANDSCAPE PROTECTION**

All trees remaining on a property must be protected by temporary fencing or other measures to keep them from being damaged during construction. All areas of native vegetation shall be protected by temporary fencing to keep construction traffic off those areas.

## **CONSTRUCTION SCHEDULE**

Once a project is approved and work begins on site, there must be no period of over three weeks without work being undertaken. Projects of up to a TGFA of 200 square metres must reach practical completion within 18 months of commencement and projects over a TGFA of 200 square metres must reach practical completion within 24 months. All delays that are likely to threaten these targets must be advised to the DGC immediately the threat is recognised.

## **ALCOHOL/ DRUGS**

No construction worker shall be allowed on property at any time while under the influence of any drugs or alcohol. No alcohol or drugs shall be consumed on any construction site by any construction worker or contractor.

## **SANITARY FACILITIES**

All projects must be provided with the sufficient sanitary facilities which shall be maintained in a regular manner to eliminate any foul smells or other nuisance such as wind-blown construction waste. This includes portable bathrooms, secure dumpsters, secure skips and secure recycling bins.

No organic waste may be stored onsite that may attract vermin

Owners and contractors are encouraged to recycle construction materials.

## **PETS**

Pets belonging to construction personnel are not allowed on the development property.

## **GOVERNMENT REGULATIONS, CODES AND APPROVALS**

Each owner and contractor is responsible for obtaining any and all permits and consents associated with any work. Additionally, each owner and contractor are responsible for assuring that their project meets all government laws and regulations. This document is not meant to replace any regulation or law, and if this document is found to conflict with any government regulation or law, the said regulation or law will supersede and replace this document.

## **NON-LIABILITY**

The DGC of Wharekauhau Country Estate will not be held liable for any action, error or omission of any owner or contractor. Furthermore, the DGC shall be indemnified from any liability associated with this document or for DGC actions as they are related to this document and the project covenants.