



WHAREKAUHAU

PALLISER BAY EST. 1844



WHAREKAUHAU COUNTRY ESTATE

ARCHITECTURAL DESIGN GUIDELINES

Architecturally exceptional homes, shaped by these principles, will reflect the distinctive character and beauty of Wharekauhau — deeply rooted in place, purpose, and prestige.



GENERAL PRINCIPLES

REFERENCING THE LODGE & COTTAGES

Designs should draw inspiration from the existing architecture and natural palette of Wharekauhau Lodge and Cottages — creating a portfolio of high-end homes that respond thoughtfully and beautifully to the estate's unique landscapes. The use of materials that echo the Lodge, combined with cohesive landscaping, will ensure a unified and timeless architectural character across the estate's distinctive zones.

MAXIMISING VIEWS & SUNLIGHT

Dwellings should be oriented to capture uninterrupted views and optimise natural light throughout the day. Strategic placement and considered glazing create bright, comfortable interiors while maintaining privacy for homeowners and their immediate neighbours, responding to seasonal sun angles, and achieving a thoughtful balance between openness and intimacy.

SITE CONTEXT

Each home should respond sensitively to its environment — respecting natural landform, wildlife, vegetation, and microclimate. Materials, colour palettes, and architectural forms must complement the surrounding landscape and reinforce the estate's rural character, resulting in designs that feel both grounded and refined.

SUSTAINABLE & ENDURING DESIGN

All homes must be bespoke and designed to suit their specific site — each tailored to the individual zone, with an approved architectural designer and contractor engaged to ensure a high-quality outcome. Architecture and landscaping should work as an integrated whole, incorporating energy-efficient systems, durable low-impact materials, and native planting. These measures reduce long-term maintenance and environmental impact while strengthening the estate's natural character and ecological resilience.

WAIRARAPA DARK SKY RESERVE

As the estate sits within the Wairarapa Dark Sky Reserve, architecture and lighting design must be carefully considered to minimise light pollution. Subtle, downward-directed lighting — supported by discreet uplighting and low-level path lighting — should enhance safety and ambience while taking advantage of this unique clarity in the night sky and maintaining the estate's natural atmosphere.

SHELTER COMFORT & TIMELESS LIVING

Designs must consider prevailing winds and microclimatic conditions, using windbreaks, shelter walls, and internal courtyards to create calm, usable outdoor spaces year-round. Homes should have well-zoned layouts that encourage relaxed living, effortless entertaining, and privacy. Seamless indoor-outdoor flow and natural materials ensure these dwellings age gracefully and remain comfortable in all seasons.



TERRACE ZONE

Lots 1 - 13

Framed by tall *Pinus radiata* shelter-belts with the Wharekauhau Stream ravine to the west. Elevated outlooks to Palliser Bay, the Remutaka Range, and—on many sites—the Kaikōura Range and Cook Strait.

Residential in scale, light Wharekauhau palette, gable roofs and tall chimneys, protection from wind/salt-spray exposure, and landscaping across boundaries with neighbours.

STYLE & MATERIALS GUIDE

- Reference Wharekauhau Lodge + architectural features
- White board and batten, white plaster, painted brick
- Gable roofs in natural cedar shingles or coloursteel - min pitch 30°
- Black or white aluminium window/door joinery with mullions

COMPLIANCE

- Resource Consent is required, due to the Terrace Zone being within the Coastal Environment Management Area (under the Combined Wairarapa District Plan).
- Minimum dwelling size 138m² (1485.5ft²), excluding detached garage.



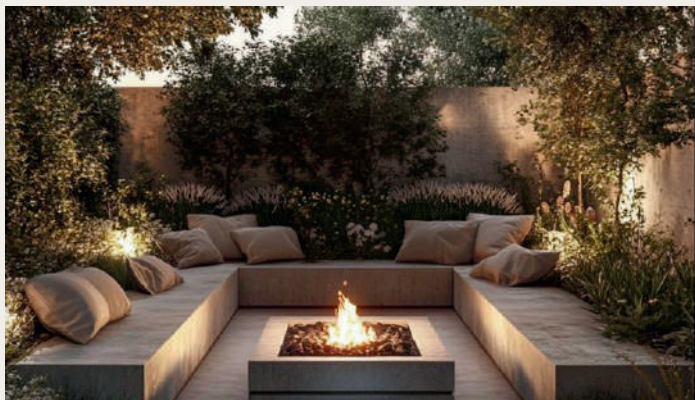
ARCHITECTURAL EXAMPLES

TERRACE ZONE



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HORIZON ZONE

Lots 14 - 18

The Horizon Zone offers some of the estate's most breathtaking coastal and mountain views with epic sunrises and sunsets, inspiring contemporary, low-profile homes that blend modern coastal architecture with natural materials such as timber, stone, steel, and copper. Landscaping integrates across properties, with designs tailored to the views and built to withstand the coastal environment's wind and salt air.

STYLE & MATERIALS GUIDE

- Modern rural architecture - reference the Lodge/Cottages
- Low, linear and single storey only
- Cedar, painted plaster, stone, and timber
- Central courtyard with pool & spa, covered bbq & lounge area, outdoor dining and fireplaces

COMPLIANCE

- Resource Consent is required, due to the Horizon Zone being within the Coastal Environment Management Area (under the Combined Wairarapa District Plan).
- Minimum dwelling size 138m²(1485.5ft²), excluding detached garage.



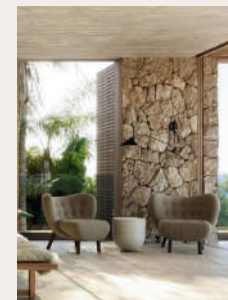
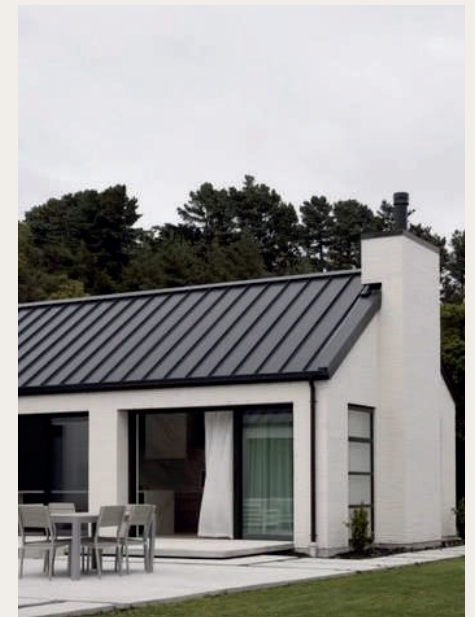
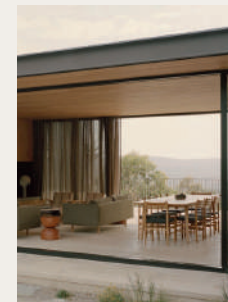
ARCHITECTURAL EXAMPLES

HORIZON ZONE



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LOWLAND ZONE

Lots 19, 21, 22 & 23

The Lowland Zone, the estate's smallest and most visible residential area, offers sweeping views over Palliser Bay and the Kaikouras, framed by pastoral surroundings and steep coastal escarpments. Homes are single-storey, asymmetrical in form, and reference the Wharekauhau Lodge and Cottage - board and batten, stucco, cedar shingles, and gable roofs.

STYLE & MATERIALS GUIDE

- Reference the Wharekauhau Lodge - light neutral palette
- Timber cladding, painted plaster or brick
- Mono-pitched roof, or gable - minimum pitch 30°
- Single-storey only
- Covered outdoor area with woodburner, and a pool/spa

COMPLIANCE

- Resource Consent is required, due to the Lowland Zone being within the Coastal Environment Management Area (under the Combined Wairarapa District Plan).
- Minimum dwelling size 138m² (1485.5ft²), excluding detached garage.



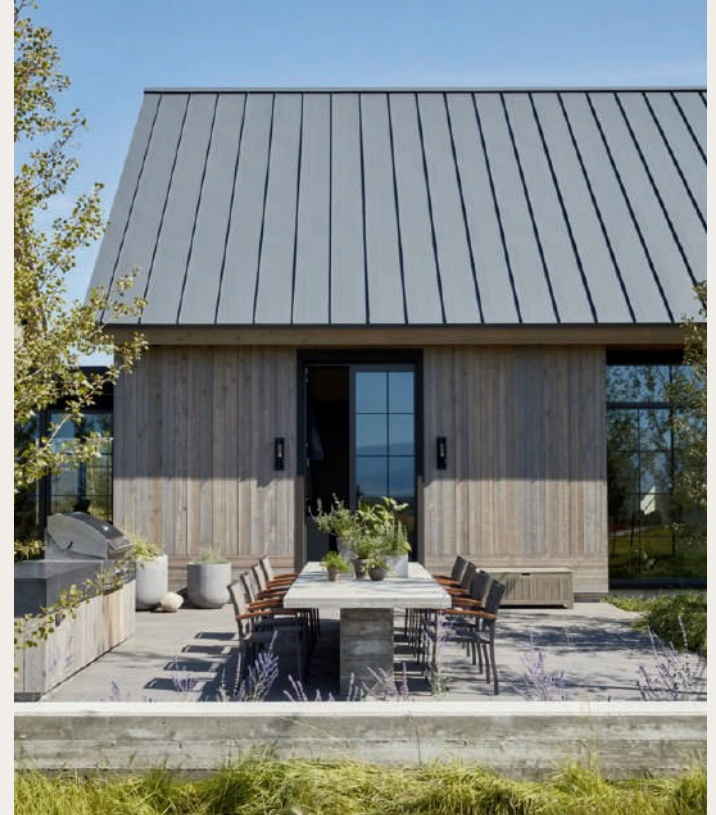
ARCHITECTURAL EXAMPLES

LOWLAND ZONE



WHAREKAUHAU

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FARM ZONE

Lots 46 - 52

The Farm Zone offers a secluded, wooded micro-environment framed by tall shelter-belts, open paddocks, and farmland, with selective ocean and mountain views that reflect the estate's rural character. This area offers a distinct, sheltered woodland character, and grazing paddocks that embody the true essence of the pastoral landscape. Homes are residential in scale, finished in earthy, darker colourings with gable roofs in muted tones to blend into the native planted landscape.

STYLE & MATERIALS GUIDE

- Earthy tone brick/stone, off-form concrete, timber cladding, board and batten - darker palette is acceptable
- Gable roof with coloursteel - min pitch 30°
- Covered outdoor area with woodburner
- Intensity of rusticated or coastal plantings advised

COMPLIANCE

- Resource Consent is not required.
- Minimum dwelling size 138m² (1485.5ft²), excluding detached garage.



ARCHITECTURAL EXAMPLES

FARM ZONE



WHAREKAUHAU

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MOUNTAIN ZONE

Lots 53 - 65

Capturing mountain views of the expansive Remutaka Range, the Mountain Zone enjoys morning sun and a sense of quiet seclusion. Defined by sheltering pine belts and elevated terrain, it has views toward the Remutaka Range and, from some sites, the Kaikōura Range across Cook Strait. The area shares key landscape and architectural characteristics with the adjacent Terrace Zone, though here on an amplified scale, and with architectural references to the rugged mountain ranges. With gable roofs and natural materials such as timber, stone, and muted-toned cladding, homes enhance the mountain outlook while providing shelter.

STYLE & MATERIALS GUIDE

- Plaster, brick, and cedar in light/neutral palette
- Wharekauhau Lodge palette + reference to Terrace zone
- Gable roof with Espan, Coloursteel or shingle
- Black aluminium window/door joinery with mullions
- Rock garden landscaping

COMPLIANCE

- Resource Consent is not required.
- Minimum dwelling size 138m²(1485.5ft²), excluding detached garage.



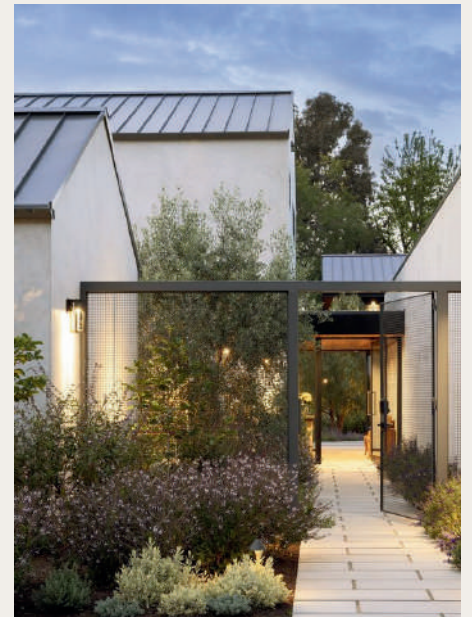
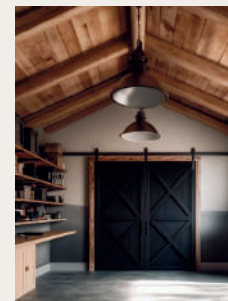
ARCHITECTURAL EXAMPLES

MOUNTAIN ZONE



WHAREKAUHAU

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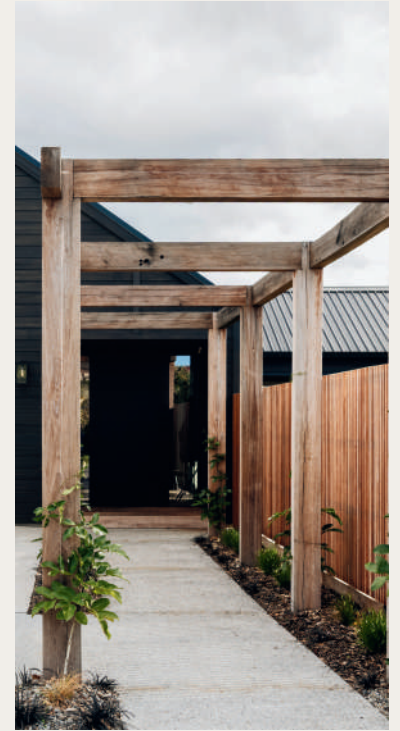
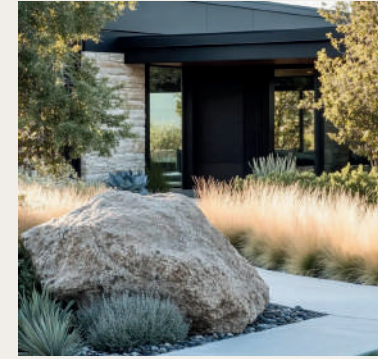




PLANTING & FENCING REFERENCES

INTEGRATED LANDSCAPING

*Zone-specific native
landscaping — supported by
well-designed, unobtrusive
fencing — creates cohesive,
flowing planting that unifies
homes across the estate.*



INTEGRATED LANDSCAPING, FENCING & PLANTING

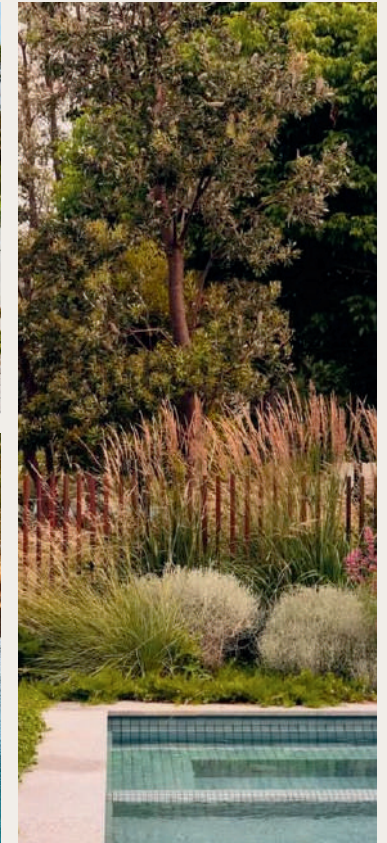
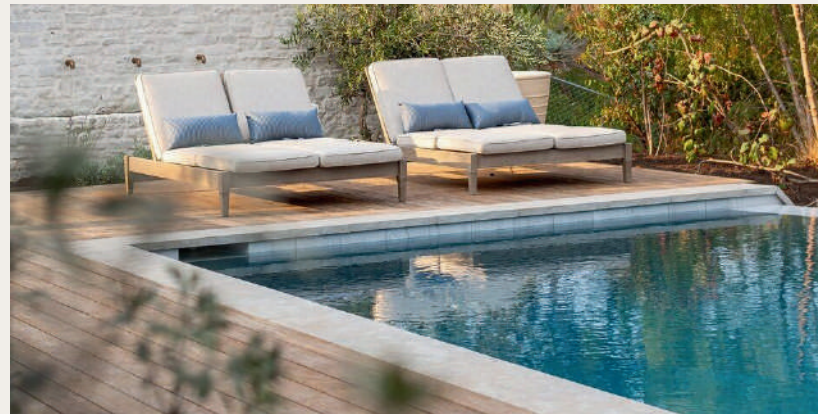
Landscape design should reinforce a cohesive, high-quality environment across the estate, with planting tailored to each zone's character. Farm Zone may use rusticated natives or mass coastal planting, while Mountain Zone should incorporate strong-form rock gardens with alpine references. Attractive, well-maintained fencing is required, especially where grazing occurs. Wherever possible, planting should create wind-breaks, and flow across boundaries to soften edges and create a seamless, unified landscape.



POOL & SPA REFERENCES

SWIMMING ON THE ESTATE

Premium pools and spas should be integrated seamlessly into the architecture and landscaping, and designed for all-weather.



IN-GROUND POOLS & SPAS

In-ground pools and spas are encouraged where they enhance both the architecture and the surrounding landscape. These features should be designed as integrated elements of the overall site plan, working seamlessly with planting, outdoor living spaces, and the natural landform. Timber decking, stone paving, or other high-quality hardscape materials may be used around pool edges to create generous, durable, and visually cohesive outdoor areas that connect naturally to the wider landscaping.

All pools and spas must include a quality, unobtrusive pool cover and comply with New Zealand pool fencing regulations, ensuring safety without compromising the estate's visual character.



SUGGESTED PAINT COLOURS

COLOUR PALETTE

The estate's neutral palette draws from soft creams, warm taupes, natural timbers, and muted earth tones that echo the surrounding coastal and rural landscape.



RESENE SOAPSTONE

RESENE IRONSAND

RESENE TROUT

RESENE DARK BUFF

RESENE JUDGE GREY

COLORSTEEL® SHALE GREY

RESENE CATSKILL WHITE

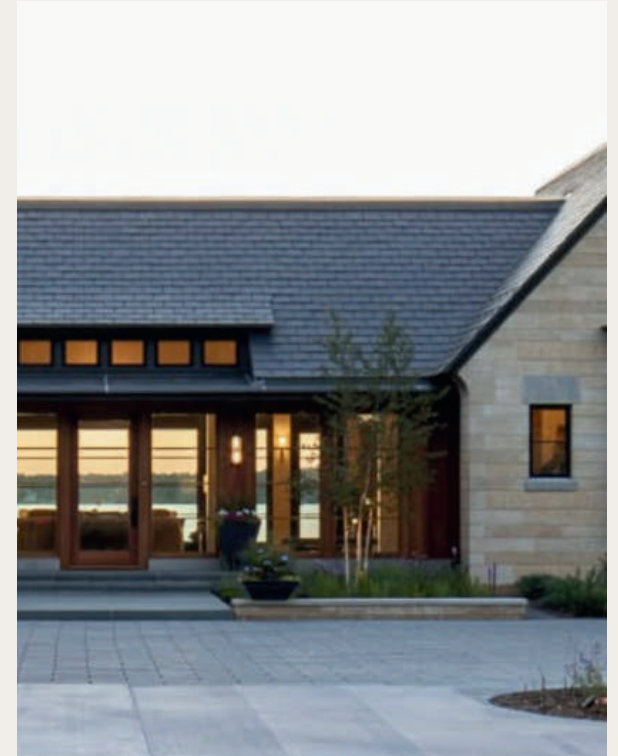




COMPLIANCE & QUALITY

DESIGN INTEGRITY

*Bespoke architectural and
landscape designs uphold the
integrity, craftsmanship, and
enduring quality expected
across Wharekauhau Country
Estate.*



COMPLIANCE & DESIGN INTEGRITY

To ensure the cohesive, high-quality character of the Wharekauhau built environment, all estate homes must meet strict design and construction standards. Property owners are strongly encouraged to review the Wharekauhau Building and Construction Guidelines early in the process. All designers and builders must be pre-approved by the Design & Governance Committee (DGC), and every new build, addition, and landscaping plan is subject to a thorough DGC appraisal.

Designs must be bespoke, befitting the environment and the world-class standing of Wharekauhau Country Estate — generic or 'off-the-shelf' house designs will not be accepted. In keeping with the estate's premium architectural standard, certain elements such as PVC guttering, kitset homes, and kitset garages are not permitted. These measures uphold the enduring quality expected across the estate.