RURAL LIFESTYLE
DESIGN GUIDELINES 2023

PARADISE POINT

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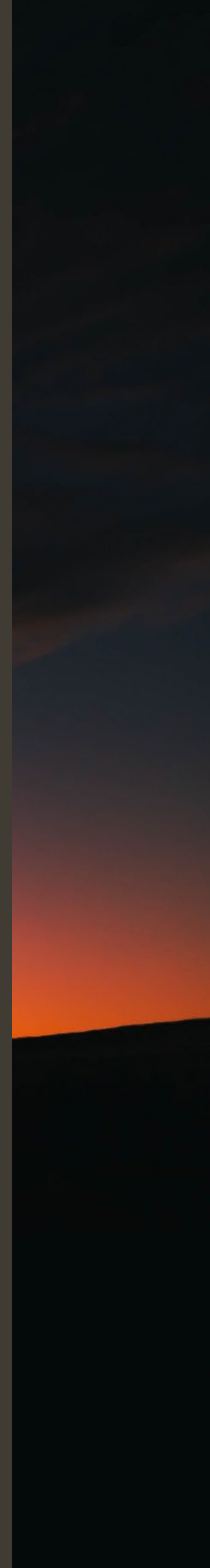


The Vision:

Paradise Point is a great place to live. Set amongst a spectacular landscape it is an example of a **sustainable approach to settlement, where only c.5 % of the total land area will be built upon.** The environment combined with an integrated design approach continues to be the driving force in shaping the community.

Upon completion Paradise Point will feature 66 residential homes nestled into the landscape abutting Lake Whakamaru. It is a unique opportunity for property owners to be a part of the expansion of an awesome community through the development of their new homes.

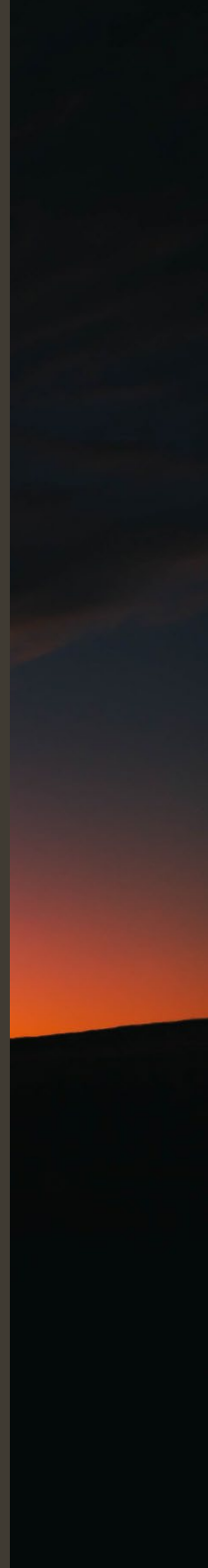
The character of Paradise Point, for both architecture and landscape has been shaped by the history of the land, and a requirement for built form to be subservient to the wider landscape. This has contributed to **a unique character in keeping with the lake setting** – modern homes reminiscent of the rural vernacular of Lake Whakamaru nestled amongst a framework of indigenous scrub and specimen plantings, surrounded by an abundance of open space.

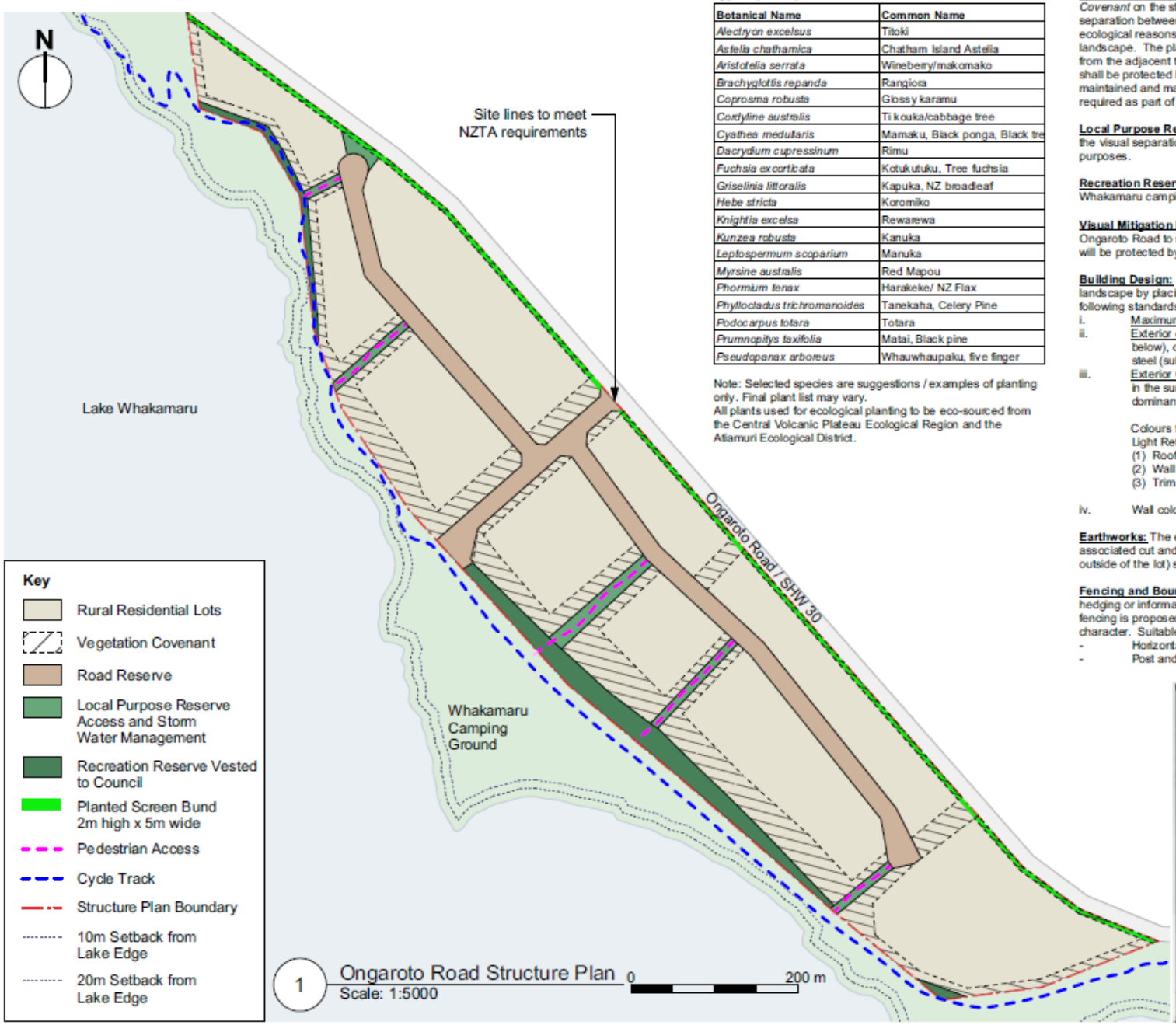
The character of Paradise Point is shaped by:

- Buildings with **simple architectural form** drawing inspiration from traditional rural residential and farm buildings complementary to the dramatic lake setting and backdrop of Mt Kaahu;
- **A natural palette of materials** with recessive tones to maintain subservience to the landscape;
- **A strongly native / endemic plant palette** derived from the surrounding environment and underlying ecology of the site;
- **Wide carriageways, an abundance of open space and trail network** leading to the Waikato river trails to promote recreation and connection within the community.

While there is a requirement for new homes to be built in a style consistent with this character, **there is scope for homeowners to express individuality on a home-by-home basis.** This is executed by tight controls on form, materiality and site placement but the combination and expression of these elements can be unique.

A defining factor at Paradise Point continues to be the local environmental conditions. Summers can be dry and hot, with high sunshine hours and temperatures, often softened by wind. Winters are crisp but often full of sun. Year round the prevailing winds come from both the east and west while the lake views are south and west. This gives high regard to placement of glazing, outdoor courtyards, solar shelter and screening.





Typical plant species found in this area

Botanical Name	Common Name
Alectryon excelsus	Titoki
Astelia chathamica	Chatham Island Astelia
Aristotelia serrata	Wineberry/makomako
Brachyglottis repanda	Rangiora
Coprosma robusta	Glossy karamu
Cordyline australis	Ti kouka/cabbage tree
Cyathea medullaris	Mamaku, Black ponga, Black tre
Dacrydium cupressinum	Rimu
Fuchsia excorticata	Kotukutuku, Tree fuchsia
Griselinia littoralis	Kapuka, NZ broadleaf
Hebe stricta	Koromiko
Knightia excelsa	Rewarewa
Kunzea robusta	Kanuka
Leptospermum scoparium	Manuka
Myrsine australis	Red Mapou
Phormium tenax	Harakeke/ NZ Flax
Phyllocladus trichomanoides	Tanekaha, Celery Pine
Podocarpus totara	Totara
Prumnopitys taxifolia	Matai, Black pine
Pseudopanax arboreus	Whauwhaupaku, five finger

Note: Selected species are suggestions / examples of planting only. Final plant list may vary.
All plants used for ecological planting to be eco-sourced from the Central Volcanic Plateau Ecological Region and the Atiamuri Ecological District.

Vegetation Covenant: A planted buffer shall be established within all areas identified as a *Vegetation Covenant* on the structure plan. The purpose of this planting is to provide partial screening and visual separation between the reserve and dwellings and living court areas within the site, for privacy reasons, for ecological reasons, and to help the development within the zone to integrate with the wider surrounding landscape. The planted buffer shall consist of native species endemic to the areas and may include species from the adjacent table planted at an average spacing of 1 plant every 1.2m². The planting within these areas shall be protected by a covenant or consent order against the title of each lot to ensure that all planting is maintained and managed consistently. A landscape management and long-term maintenance plan will be required as part of the conditions of consent for any subdivision within the zone.

Local Purpose Reserves: *Local Purpose Reserves* shall be created between clusters of residential lots for the visual separation of buildings, public access between roads and the reserve, and stormwater management purposes.

Recreation Reserve: *Recreation Reserve* areas shall be vested to Council to enable the extension of the Whakamaru camping ground.

Visual Mitigation Bund: A 5m wide x 2m high earth bund is established along the frontage of the site with Ongaroto Road to screen the site from view to help maintain the existing rural character. Planting on the bund will be protected by the *Vegetation Covenant*.

Building Design: All buildings (dwelling and ancillary) are designed to visually integrate with the surrounding landscape by placing controls on their height location and appearance. Buildings shall comply with the following standards:

i. Maximum height: 6m

ii. Exterior cladding materials: Natural timber (oiled or stained), painted timber or panel (subject to iv below), concrete (off the form finish, plaster finish or exposed aggregate (subject to iv below), colour steel (subject to iii below), natural stone and/or brick, and weathering steel.

iii. Exterior Colours and Reflectivity: Recessive colours that integrate with the colours and tones found in the surrounding landscape should be used on all exterior surfaces. Colours that are visually dominant or have a high contrast value should be avoided. Suitable colours include:

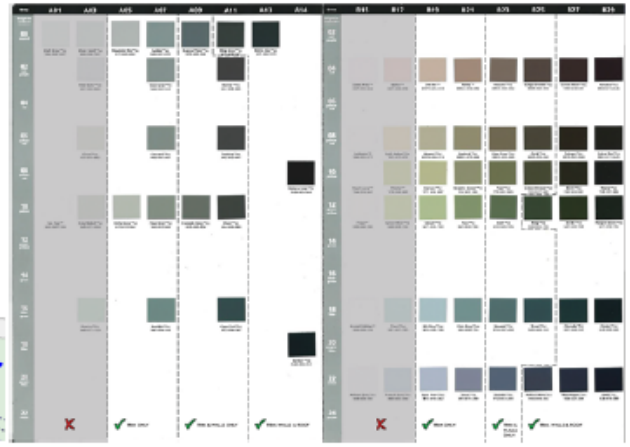
Colours from the BS 5252 range (or equivalent) identified in figure 3 below, subject to the following Light Reflectance Value (LRV) restrictions:
(1) Roof colours with an LRV between 5 - 13%
(2) Wall colours with an LRV between 5 - 23%.
(3) Trim colours with an LRV between 5 - 46% with a careful selection of natural colours.

iv. Wall colours with a reflectance value of more than 46% are not acceptable.

Earthworks: The earthworks within each lot are restricted to the formation of the building pad and easing the associated cut and fill batters to integrate with existing contours. The use of retaining walls (visible from outside of the lot) shall be avoided.

Fencing and Boundary Treatment: Where possible, boundaries should be unfenced or demarcated by hedging or informal planting. Urban and Close boarded fencing is not acceptable on street frontages. If fencing is proposed the majority must be visually permeable and of the same design to maintain rural character. Suitable fencing types and boundary treatments include:

- Horizontal timber post and rail.
- Post and wire (farm fencing).



BS 5252 Suitable building colours

The purpose of this plan is to show the general intent of the design and may not be complete in every detail.

mansergh graham
LANDSCAPE ARCHITECTS

Proposed Ongaroto Road Structure Plan

Scale **shown @ A3** | Revision No. **R10** | Date **13/06/2023**

PURPOSE OF THE GUIDELINES

The Design Guidelines have been developed **to preserve and enhance the value of your property.** They are controlled by the Paradise Point Residents & Owners Association Inc (PPROA) and are implemented through its Design Review Board (DRB). This review process is independent of Council consenting.

It is the principal document for the development of Paradise Point as a great Rural lifestyle enclave; supporting development in a coordinated manner in keeping with the vision of **'treading lightly on the land'** and with an **absolute commitment to this extraordinary landscape.**

The Paradise Point Design Review Board (DRB) has the responsibility of assessing whether a project **complies with the Design Guidelines** and the degree to which it enhances the amenity and streetscape. It assesses proposals against high level objectives and specific controls set out in this document. **In the case of some controls not being met the DRB has the right to approve a proposal if the objectives are met.**

The DRB is made up of a group of professionals chosen for their expertise and understanding of the objectives. In most cases, if the objectives of these guidelines are met then the review process becomes part of the standard design process that a client would normally undertake with their design consultants. In other instances, the DRB is required to work more extensively with property owners and their consultants to achieve a successful outcome that will meet the requirements of the guidelines.

The DRB's costs incurred in assessing projects is recoverable from the applicant.

SOUTH WAIKATO DISTRICT COUNCIL CONSENTING

In addition to approval by the Paradise Point DRB **all proposals require standard South Waikato District Council (SWDC) Building Consents and proposals with any areas of non-compliance may require SWDC Resource Consents.** It is your responsibility as the new owner of a Lot to confirm additional consenting requirements under the SWDC District Plan. While the information supplied for each may be similar, the assessment areas will differ.

Each property at Paradise Point has a number of controls set down as part of the original development consent. These may include height restrictions, requirements to access from internal roads, colour palettes and retention of existing planting. The PPROA or SWDC can assist in providing details of whether any of these apply to your section and you will also find copies of the documents registered on your property's title.

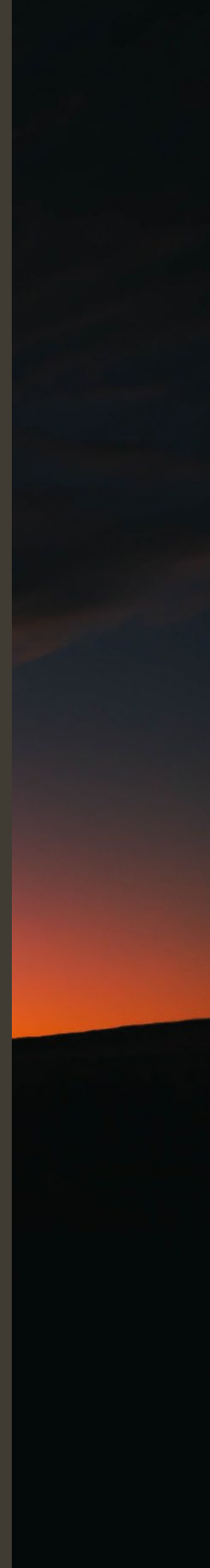
OTHER RELEVANT DOCUMENTS

The Paradise Point Design Guidelines are subservient to the following documents:

- **SWDC District Plan** and relevant existing Resource Consents.
- **Consent Notices** on your title

LAND COVERED BY GUIDELINES

These guidelines apply to **all new development in the Ongaroto rd structure plan** shown on Figure 1. They include the 'Comprehensive Design Guidelines' that apply for all new homes, additions and accessory buildings in this area.



OBJECTIVES

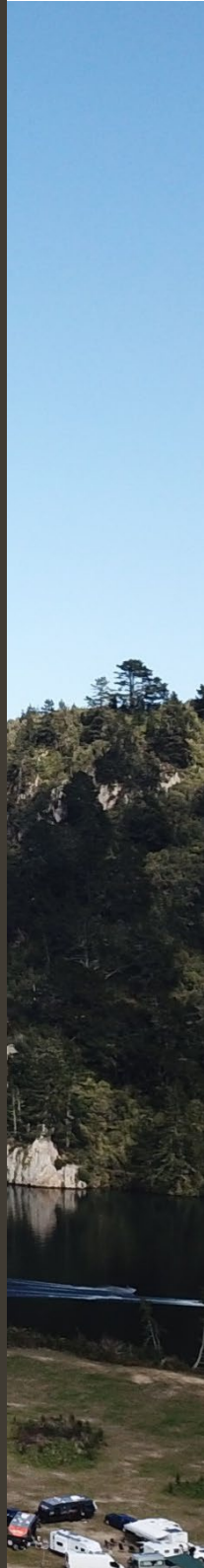
1.A Maintain rural lifestyle amenity by ensuring sites are developed in a co-ordinated manner;

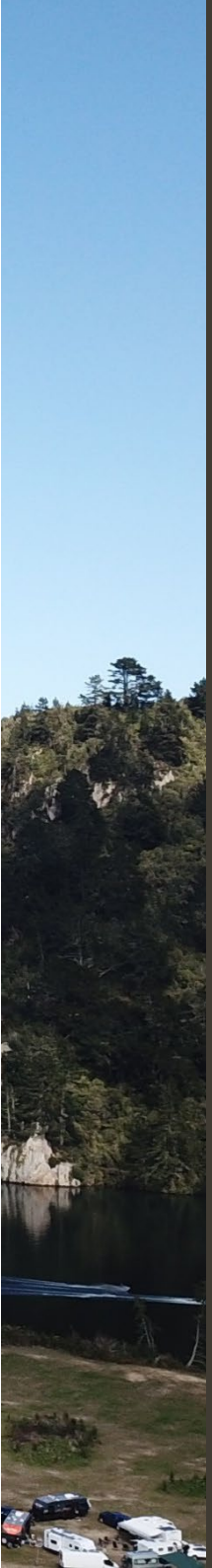
1.B To ensure built form is subservient to open space;

1.C To ensure building sites are developed to integrate with the existing topography of the land and surrounding landscape.

1.D To promote appropriate design response to the site context

PROPOSALS MUST MEET ALL OBJECTIVES





CONTROLS

1.1 LAYOUT

1.1.1 Buildings and site features shall be located to give consideration to environmental conditions, views and privacy to adjoining neighbours without limiting any building envelope;

1.1.2 Site plans will be assessed against built form, boundary treatments, existing contours, large specimen trees or any other relevant items submitted as part of the DRB approval.

1.2 SITE COVERAGE

1.2.1 For all developments, minimum house size for each lot shall be no less than 200m² inc internal access garaging, but excluding overhangs, patios and decks.

1.3 EARTHWORKS AND RETAINING

1.3.1 Built form and landscaping shall be designed to minimise steep batter slopes. Any batter slopes are to be no greater than a 1v:2h slope. All slopes and mounding shall appear natural and where possible seamlessly connect into existing landform/ contour. All earthworks and mounding shall avoid conical tops and straight lineal ridgelines. Where sites are sloping, built form is to work with the contour and existing landform, stepping buildings to align with surrounding topography. Built form should not rely on bulk earthworks to rectify the imposition of flat buildings on a sloping site;

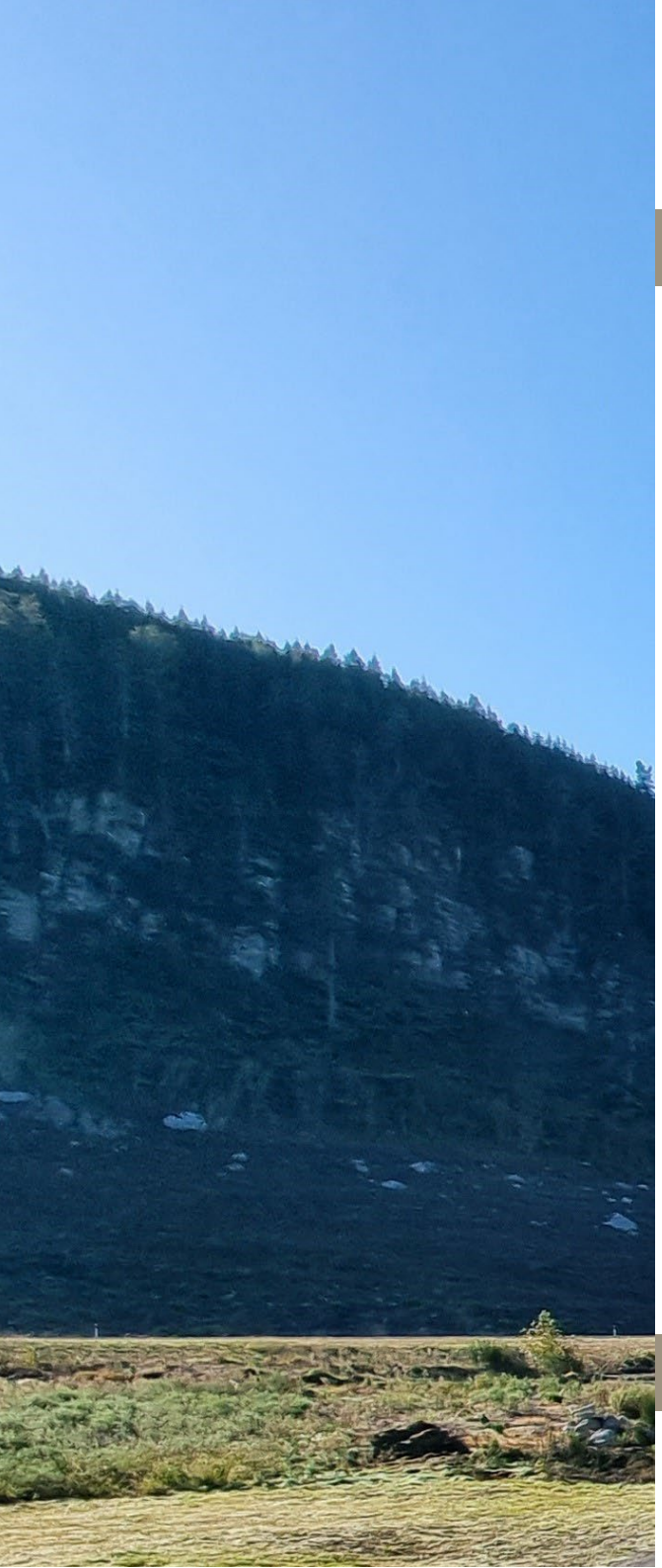
1.3.2 Terraced walls are preferred over single, large retaining walls;

1.3.3 The use of retaining walls visible from outside of the lot shall be avoided where possible, the preferred material for retaining walls, when visible from the public realm is natural stone, timber painted in recessive colours and planted to achieve full cover; or materials consistent with architectural wall materials can be utilized at the discretion of the DRB;

1.3.4 Tops of walls shall be graded to match topography, rather than stepped;

1.3.5 Vertical posts for retaining walls are preferred to be buried at the rear of the wall, rather than visible to the front;

1.3.6 Steep batter slopes are to appear consistent with existing landform and shall be planted as per the landscape guidelines (refer Section 2.1 for planting densities on steep slopes).



OBJECTIVES

2.A To build on the framework of established landscaping and maintain consistency of species and aesthetics between public and private space;

2.B To form visual landscape continuity throughout the development whilst allowing individuality on a home-by-home basis;

2.C To adopt an ecological approach to planting, through Eco-sourcing of plant stock;

2.D To minimise the prominence of vehicles throughout the neighbourhood and maintain pedestrian priority to public spaces;

2.E To preserve neighbourhood amenity by ensuring that site utilities, wastewater tanks or exterior service areas are not readily visible from neighbouring properties and public spaces;

2.F To protect night time ambience of the rural environment by ensuring that light intensity and pollution is kept to a minimum, whilst maintaining safety in the community.

PROPOSALS MUST MEET ALL OBJECTIVES

CONTROLS

2.1 PLANTING

2.1.1 In order that landscape areas become quickly established it is recommended that planting is undertaken during autumn;

2.1.2 75% of all shrubs and trees shall be native and shall be suitable for the site conditions. Guidance for appropriate species selection can be found within the Paradise Point Plant List. (Note: percentage is based on planted numbers for each;

refer Paradise Point Plant List Section 2.9;

2.1.3 Planting should flow through from adjacent reserve areas, streetscapes or neighbouring sites;

Exotic planting within the vicinity of the house & yard

2.1.4 Exotic or formal planting should be confined to the immediate context of the house or areas that are not visible from surrounding areas;

2.1.5 Staking to be visually recessive - natural or dark stained timber;

2.1.6 For planting on steep slopes numbers are to be calculated for the actual surface area of the land, not the plan area. This is to ensure that steep slopes will have sufficient density to form a dense weed- free swathe over time;

2.1.7 It is the property owner's responsibility to replace dead plant / shrubs / trees each planting season. The DRB reserve the right to review landscaping planting every 2 years to ensure approved landscaping establishes as intended by their approval;

2.1.8 Additional planting after a new development is complete is permitted without further reference to the DRB where the plants are:

- from the recommended plant list (refer section 2.9); or
- intended for consumption; or
- will not be visible from a public space;

AND

- for a hedge is to be maintained at less than 1.8m in height; or
- for a tree is less than 4m in height at maturity;

2.2 DRIVEWAYS & PARKING

2.2.1 Preferred driveway materials are exposed aggregate concrete with at least a half dose black oxide;

2.2.2 Asphalt is acceptable when located in areas not readily visible from main spine roads;

2.2.3 Other materials can be approved at the discretion of the DRB;

2.2.4 Gravel driveways are not permitted;

2.2.5 Crossings can be relocated to another location at the discretion of the DRB and are to match the redundant crossing in terms of materiality, roadside drainage and services, these costs are at the property owner's expense. The DRB may require the removal of the redundant crossing and re-landscaping the road reserve which must be undertaken as part of the project at the cost of the homeowner. Newly created crossings are to be consistent with the standard crossing constructed to a maximum width of 4m;

2.2.6 Driveways accessing main spine roads shall provide an on-site area for vehicle turning, to avoid cars reversing directly onto road;

2.2.7 House numbers to be the Paradise Point standard design approved by the DRB. Numbers may be installed on the house, a gate or fence post at the boundary or on a standalone macrocarpa post, or otherwise as approved by the DRB.

2.3 SITE UTILITIES, WASTEWATER TANKS & EXTERIOR SERVICE AREAS

2.3.1 Exterior service areas are to be screened by way of a:

- 1.8m high semi-permeable screen of material consistent with that of the house; or
- 1.8m high dark stained horizontal timber slat fence;
- Where screening fences are around services areas a hedge is required to the outside of the screening fence. Gaps between the slats are to be specified and built at no greater than 10mm;
- Hedge planting shall be at sufficient spacing consisting of a minimum 1.0m high plants at time of planting to form a visually impermeable screen.

2.3.2 Wastewater systems shall be designed to meet secondary treatment standards or better and tanks should be located within 20m from a hard stand area and be easily accessible by foot. The above ground portion of buried tanks (vents and access) should be within a planted area;

Site utilities and service area screened with material to match cladding

2.3.3 Stormwater detention systems shall be:

- Completely buried; or
- Open swales that are integrated into the landscaping plan.

2.3.4 Water tanks shall be:

- Fully buried where possible; or
- If not possible the above ground portion of buried tanks must be no more than 500mm out of the ground;
- Any above ground portion inc vents and access shall be painted a recessive colour and screened with hedge planting.

2.3.5 Meter boxes and heat pump/air-conditioning units should be painted in a recessive colour in line with the wall cladding or they need to be screened.

Note: Exterior service areas includes clothes lines, rubbish & recycling bins, meter boxes, heat pump/ air conditioning units, composting areas, weed piles, firewood storage, LPG or diesel tanks or any other item at the discretion of the DRB and PPROA.

2.3.6 All properties are required to have their own off grid solar power generation:

- With a minimum 10kw solar array;
- Panels shall have a black frame, black background and use black hardware;
- Be mounted flat to the roof without the use of struts or supports to lift/angle the panels;
- Roof plane design should be considered to maximise sun angles if possible; or
- Utilise oversizing of PV systems to achieve sufficient solar gain;
- Panel layout should be of square or rectangular form and avoid staggering panels;
- Inverters and batteries should not be mounted externally on the house;
- Back up generators are discouraged and if installed must be of a silenced type and used for emergency use only.

Solar panels with black background and black frames, setout in a uniform manner and mounted flat to the roof.

2.4 BOUNDARY TREATMENT, FENCING & GATES

2.4.1 Types of boundary treatments. Boundary treatments within Paradise Point are to be:

Fences which shall be:

- Black stained horizontal square timber post and 3 rails to 1.2m max height; and/or

Hedges:

- Hedges are to be maintained at 1.8m maximum height;
- Where a fence is being proposed for the enclosure of pets, this fence line is to be setback (no less then 750mm) from any boundary and be screened by a hedge or shrub planting that will eventually grow over and cover the fence;
- Pool, pet or child proof fencing must be internal to the property and all fencing shall comply with any applicable local authority and safety standards and integrate with the house and landscape design & screening to neighbouring property.

2.5 GARDEN FEATURES

2.5.1 Water features that form part of any landscape design require DRB approval as well as needing to comply with SWDC regulations. While the DRB may give approval for their inclusion as a landscaping item this is not approval for the physical building (& operating) of the water feature;

2.5.2 All outdoor sculptures and art pieces that are made from materials and colours that are not in keeping with the Design Guidelines in regard to materiality and colour (see Section 3) and are to be located in visible locations (from neighbouring properties, reserves, and streets) or are over 3m tall shall require DRB approval;

2.6 MOUNDING OR LANDFORMS

2.6.1 Mounding is not promoted, and owners are encouraged to utilise planting to create screening or shelter;

2.6.2 Any contouring is required to blend with existing topography to mimic natural landforms;

2.6.3 Mounding;

- Any batter slopes are to be no greater than a 1v:2h slope. All slopes and mounding shall appear natural and where possible seamlessly connect into existing landform / contour. All earthworks and mounding shall avoid conical tops and straight lineal ridgelines;

2.6.4 Mounding transition to flat ground;

- Earthworks and mounding is required to transition into the existing landform seamlessly and appear gradual. Where possible planting shall be used to blur the transition between the proposed mounding and existing ground and therefore make the edge less noticeable. Running grass along the bottom of the proposed mounding / earthworks is not a desirable outcome.

2.7 EXTERIOR LIGHTING

2.7.1 Light sources are to be incandescent, LED, or other white light;

2.7.2 Floodlighting is not permitted;

2.7.3 The use of hoods, louvers and other attachments designed to direct light and minimize light pollution are required for any exterior lighting;

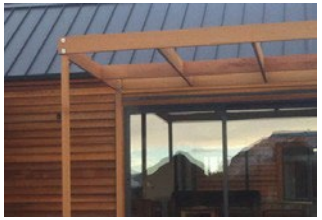
2.7.4 Low intensity, low level indirect light sources are to be used for all exterior lighting applications.

2.8 MATERIALS GENERAL

2.8.1 Materials used for landscape features such as decks, pergolas, timber slat screens, fireplaces or retaining walls are to complement architectural materials where possible to form continuity between landscape and architecture;

2.8.2 A wide range of materials can be utlilised for pavement materials, as a general rule naturally sourced materials are preferred. Landscape plans will be assessed on a case-by-case basis by the DRB.

✓ Complimentary



✓ Complimentary

× Contrasting

2.9 Paradise Point Plant List

2.9.1 Street Trees and Berm Planting (Road Reserve)

Botanical Name	Common Name
Astelia chathamica	Chatham Island Astelia
Carex secta	Purei, Pukio
Coprosma Hawera	Low growing coprosma
Hebe sp	Hebe
Hoheria angustifolia	Hungere/ Narrow-leaved Lacebark
Muehlenbeckia sp	Small leaved pohuehue
Phormium sp	Dwarf Flax
Poa cita	Silver tussock
Sophora tetraptera	Large-leaved kowhai
Alectryon excelsus	Titoki
Astelia chathamica	Chatham Island Astelia
Carex secta	Purei, Pukio
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Poa cita	Silver tussock
Sophora tetraptera	Large-leaved kowhai
Alectryon excelsus	Titoki

2.9.3 Grasses

Botanical Name	Common Name
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
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

2.9.2 Revegetation & Enhancement Planting (Steep Slopes & Reserve Areas)

Botanical Name	Common Name	Botanical Name	Common Name
Alectryon excelsus	Titoki	Leptospermum scoparium	Manuka
Aristotelia serrata	Wineberry/makomako	Melicytus alpinus	Porcupine shrub
Brachyglottis repanda	Rangiora	Myrsine divaricate	Weeping mapou
Coprosma robusta	Glossy karamu	Olearia arborescens	Southern Tree Daisy
Cordyline australis	Ti kouka/cabbage tree	Olearia avicenniifolia	Tree Daisy
Cyathea medullaris	Mamaku, Black ponga, Black tree fern	Olearia bullata	
Dacrydium cupressinum	Rimu	Olearia cymbifolia	
Fuchsia excorticata	Kotukutuku, Tree fuchsia	Olearia fragrantissima	
Griselinia littoralis	Kapuka, NZ broadleaf	Olearia hectori	
Hebe stricta	Koromiko	Olearia lineata	Tree Daisy
Knightia excelsa	Rewarewa	Olearia nummulariafolia	Tree Daisy
Kunzea robusta	Kanuka	Olearia odorata	Tree Daisy
Leptospermum scoparium	Manuka	Ozothamnus sp.	Cottonwood
Myrsine australis	Red Mapou	Pimelea aridula	NZ daphne
Phormium tenax	Harakeke/ NZ Flax	Pseudopanax colensoi var. ter- natus	Mountain three finger
Phyllocladus trichromanoides	Tanekaha, Celery Pine	Prumnopitys taxifolia	Matai, Black pine
Podocarpus totara	Totara	Pseudopanax arboreus	Whauwhaupaku, five finger

OBJECTIVES

3.A To create a high-quality built environment with an overarching design language that is responsive to the natural character of the site and respectful of the vision for Paradise Point;

3.B To apply sustainable design principles at a site design and architectural level;

3.C To maintain a limited palette of materials, colours and external finishes that have durability, honesty, and integrity;

3.D To promote the use of natural or 'raw' materials and colours that relate to the surrounding landscape;

3.E To reduce the dominance of applied finishes;

3.F To encourage rural character through simplifying collective built form; by limiting complex architectural form and roof pitches, and ensuring that roof penetrations (other than chimneys) are positioned to reduce their visual dominance;

3.G To create a continuity of roof-scape by limiting the range of materials with low reflectivity and recessive hues;

3.H To enable a visual richness of elevations by ensuring that details are designed to punctuate and add depth whilst minimising reflectivity.

PROPOSALS MUST MEET ALL OBJECTIVES

CONTROLS

3.1 BUILT FORM

3.1.1 For dwelling developments, the maximum continuous building length of any built form shall not exceed 16m. Any built form beyond this length shall have a minimum recess of 1.5m in height and no more than 4m in length and include both the facade and roof & eave line before the building can return to the same line of the 16 metre direction;

3.1.2 Garages are encouraged to have the vehicle doors face away from the main spine roads and the lake;

3.1.3 Garage doors shall be clad in:

- matching material to the garage form; or
- Colour steel in a flat panel design with a smooth finish, and have a colour in accordance with 3.9

Note: the maximum length of building is considered as the maximum length of the main dwelling form only. Garages remain as a separate component separated by a linking structure. Any linking structure shall be of a scale and proportion to ensure that the primary structures are clearly defined.

3.1.4 The maximum width of a gable is 6m for 2 story buildings, 8m for single story;

3.1.5 Gable ends to each site are limited to a maximum of 8, including outbuildings.

3.2 ROOF FORM

3.2.1 Simple gable roofed pavilions are preferred.

3.3 GABLE ROOF FORMS

3.3.1 Roof pitch (excluding standalone garages) shall be between 20 and 45 degrees;

Gable grooved pavilions with a fine grain of built form.

3.3.2 Single pitched roofs which are secondary to the principal gable form (for example lean-to roof or linking structure) shall be a maximum of 16 degrees, subservient to the principal gable form and to a maximum depth of half the gable width;

3.3.3 Flat to flattish roofs (max pitch of 3°) associated with the main residential form shall have a maximum coverage of 30% of the total roofing area (excluding standalone garages). Flat roofed areas are seen primarily as linking structures or adjuncts to the dominant form. Flat linking roofs are required to be membrane;

3.3.4 Roofs are to be simple without stacked roofs, hips and valleys or similarly complex forms.

Lean-to roof subservient to the principal gable form.

3.4 SINGLE PITCH ROOF FORMS

3.4.1 Roof pitch shall be less than 16 degrees;

3.4.2 The design needs to consider the ability for solar panels to be mounted flat to the roof;

3.4.3 A single pitch roof design shall be considered for a single form. Any design with more than one form as a single pitch roof will be to the DRB's discretion;

3.4.4 The maximum width of a single roof pitch form shall be 6m;

3.4.5 Eaves will not be considered for single pitch designs.

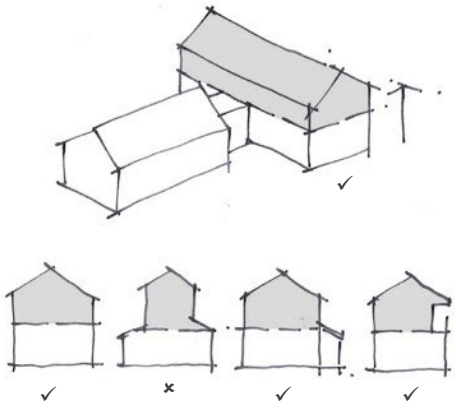
3.5 BUILDING HEIGHT

3.5.1 Building height is limited to a maximum of 6m (height measured from ground level at the point measure).

3.6 UPPER FLOORS

3.6.1 The upper floor of the principle residential form shall derive its footprint from the lower plan (this does not apply to split level forms);

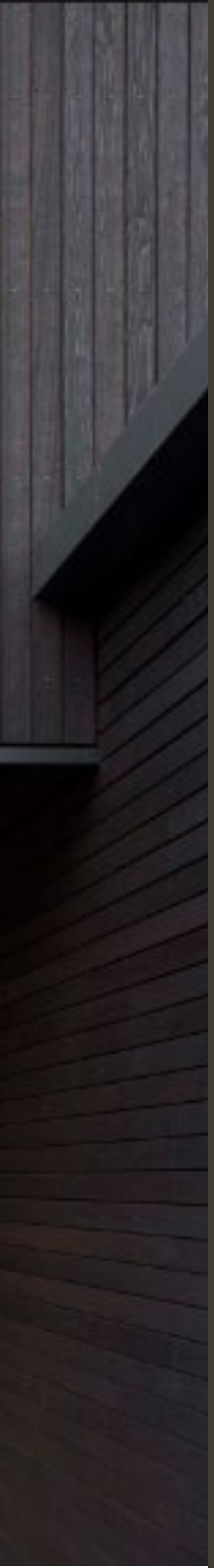
3.6.2 Upper floor verandas or decks are to be formed out of the primary form of the building (including roofline), rather than attached to the side of the building.



3.7 BALUSTRADES

3.7.1 Lightweight steel railings coloured black are preferred for safety from falls. Glass can be used if in a recessive location to minimise net reflectivity;

3.7.2 Any glass balustrades are to be a maximum continuous length of 6m.



3.8 EXTERNAL WALL MATERIALS

3.8.1 Exterior wall cladding shall be either:

- Natural timber (oiled or stained)
- Painted timber or panel (subject to 3.9)
- Colour steel (subject to 3.9)
- Natural stone and/or brick
- Weathering steel
- Concrete tilt panels to an approved finish
- In-situ concrete walls to an approved finish
- Copper sheet cladding or approved metal finishes
- Cement plaster finish over brick, masonry or AAC block to read as a secondary element and which does not exceed total wall surfaces by 30%, or as a whole pavilion subordinate to another pavilion

3.8.2 Cladding materials shall relate to the form of the building. A single material per pavilion or built form is preferred over complex or arbitrary use of material to facades;

3.8.3 Where aluminium joinery is used, a dark colour is preferred (subject to 3.9);

3.8.4 The width of the barge needs to be consistent with the width of the wing- walls where wing-walls are being utilised;

3.8.5 Material changes are preferred to occur on an internal corner only;

3.8.6 Material use by pavilion or form shall be considered for a reduction in the visual mass of large buildings, to create a finer grain of collective built form;

3.8.7 Where a small amount of stone is desired, the use of stone in the landscape is preferred over a token or minor use of stone on a building façade;

3.8.8 All materials used in the construction of any building must be of a new condition unless approved by the DRB, approval will only be given where the DRB feels the use of old/recycled materials would enhance the architecture, e.g recycled canterbury bricks;

3.8.8 Any visible foundations are to be painted black or to match the wall cladding;

3.8.9 Any painted soffits are to be painted in a recessive colour.

✓ Material change to internal corner, Barge and wing wall widths consistent

✓ Material relating to form

× Material not relating to form

3.9 EXTERIOR COLOUR & APPLIED FINISHES

3.9.1 Colours are to relate to the surrounding environment;

3.9.2 Paint colours are to be recessive with a maximum LRV of 30%;

3.9.4 Bright coloured external doors are not acceptable;

3.9.3 Paint is to be a low sheen or matt finish;

3.9.5 Stain colours shall be of a natural hue or dark charcoal, browns or greys rather than with a coloured hue. Redwood type stains are not acceptable;

3.9.6 Trim colours shall be;

- Chosen to match the abutting cladding colour; or
- Be of a darker tone in order to recede into the collective built form.

Exterior Colours and Reflectivity: Recessive colours that integrate with the colours and tones found in the surrounding landscape should be used on all exterior surfaces. Colours that are visually dominant or have a high contrast value should be avoided.

Note: Examples of stains to be used are to be provided to the DRB on the material to which they are to be applied. The range of browns that will be approved by the DRB exclude the orange and red tones.

Suitable colours include:

- A careful selection of natural colours, in neutral tones, e.g greys, browns and charcoals;

- Colours tones from the BS 5252 range (or equivalent) identified in figure 3 below, subject to the following LRV's.

Light Reflectance Value (LRV) restrictions:
(1) Roof colours with an LRV between 5 - 13%
(2) Wall colours with an LRV between 5 - 23%.
(3) Trim colours with an LRV between 5 - 23%

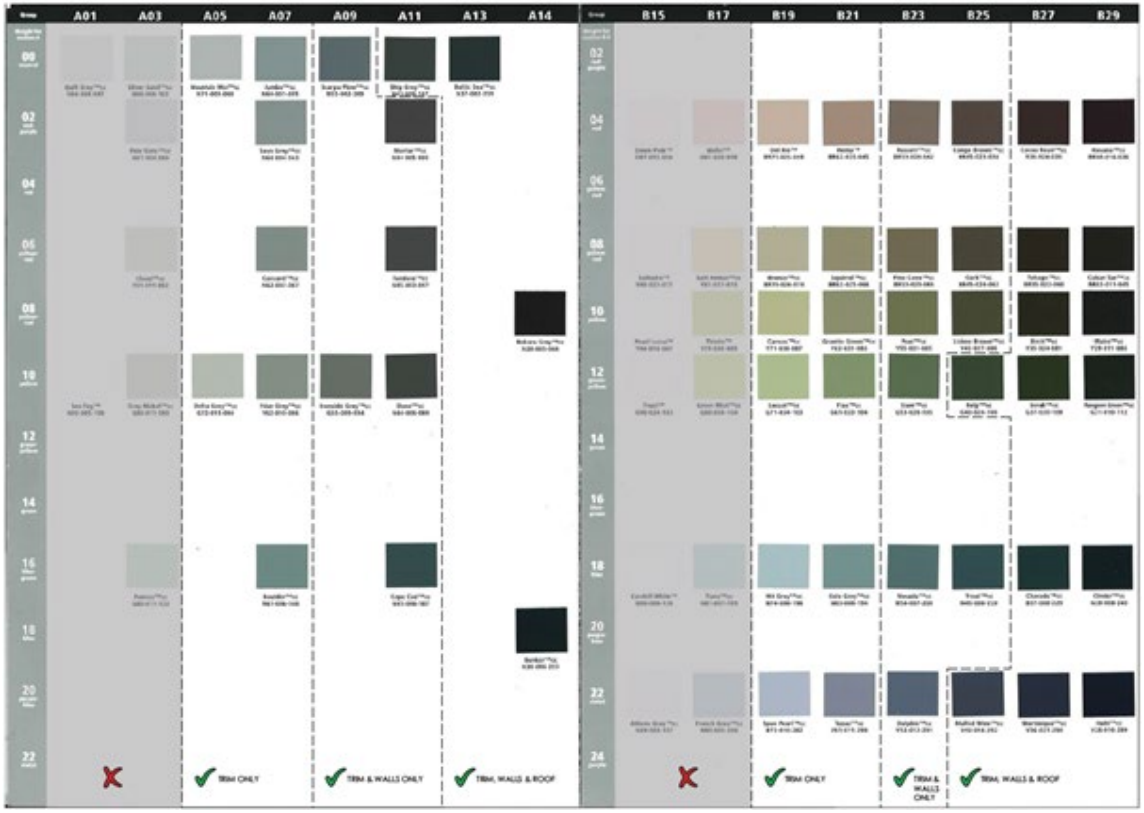
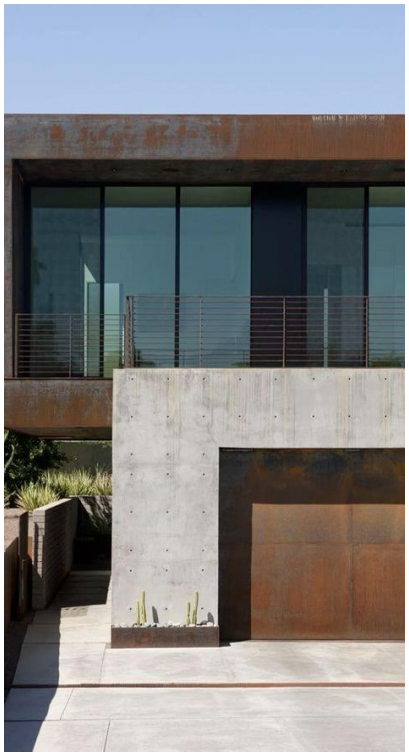


Figure 3




© GARY TODD ARCHITECTURE

3.10 ROOFING MATERIAL

3.10.1 Roof cladding shall be either:

- Red cedar shakes or cedar shingles
- Copper tray (may require treatment).
- Black zinc tray
- Corten steel
- Metal roofing with a standing seam steel tray profile to meet the following criteria:
- A tray profile upstand width of between 200 to 500mm, measured seam to seam or similar as approved by the DRB. The profile is sharp and creates shadow and texture; and
- A reflectivity value of 13% or less and ideally have a G10 or similar matt finish; and
- Dark recessive colours in the range of greys or charcoals.
- Membrane roofing systems only for flat roofs in dark grey to black tones;
- Overflashings from ridge line to any penetrations (i.e. skylights) are not permitted.

Note: Preferred Metal and Membrane Roof Materials are included in the Background and Explanatory Notes.

3.11 ROOF DETAILS

3.11.1 Soffits (where used) shall be finished with a recessive colour. It is encouraged to have soffits that rake with the pitch of the roof;

3.11.2 All roofing details i.e. gutters, downpipes and flashings shall be of material and colour to complement the roof or wall materials. No PVC material shall be used.

3.12 ROOF PENETRATIONS

3.12.1 Roof penetrations, including aerials or dishes to be discretely located or screened from public view and of a colour to match the roof;

3.12.2 Chimneys are permitted to exceed the maximum height of buildings by 1.5m provided they do not exceed 1.2m width.

3.13 FIREPLACES

3.13.1 Any indoor woodburner/fire place installation shall be of a ULEB (Ultra Low Emission Burner) type.

3.13.2 Flues associated with any fireplace:

- Shall be enclosed within a chimney enclosure; or
- Where less than 1m of flue is penetrating the roof it may be left exposed and painted to match the roof.

3.14 SHEDS & ACCESSORY BUILDINGS

3.14.1 Accessory buildings including garages or sheds are to be clad in a continuation of the main form cladding, and in a harmonious style.

3.14.2 Garages should be subservient to the principal residential form;

3.14.3 Garden sheds, glass/tunnel houses and similar structures are permitted without further reference to the DRB where they are located in rear yards and not clearly visible from road areas or adjoining reserve land; are screened from boundaries, and:

For a shed:

- are no more than 5 sqm in size and 2 metres in height;
- are clad in metal or other materials, finished to match the house;
- all metals are painted in matt recessive colours in a range of dark browns, blacks, greys and with reflectivity of no more than 20%; or

For a glass or tunnel house:

- are no more than 5 sqm in size and 2 metres in height;
- all metal trims are finished in recessive colours.

A continuity of roofscape: limited materials with low reflectivity & recessive hues

4.1 PHASING OF PROJECTS

4.1.1 Projects may be phased where appropriate. Owners are to have all phases of the project approved in their initial DRB approval or otherwise can treat future phases as alterations to an existing dwelling. Stages must be clearly demonstrated on the plans. The first phase shall meet all the requirements of the guidelines;

4.1.2 The DRB encourages owners who wish to phase their landscape plans to review the planting that can be added without future reference to the DRB;

4.1.3 No building materials, site sheds or containers are to be left on site at completion of initial stage.

4.2 IMPLEMENTATION STANDARDS

4.2.1 All landscaping projects are to be completed to a standard expected of a professional landscaper including appropriate use of mulch, topsoil, fertiliser and quality of plants.

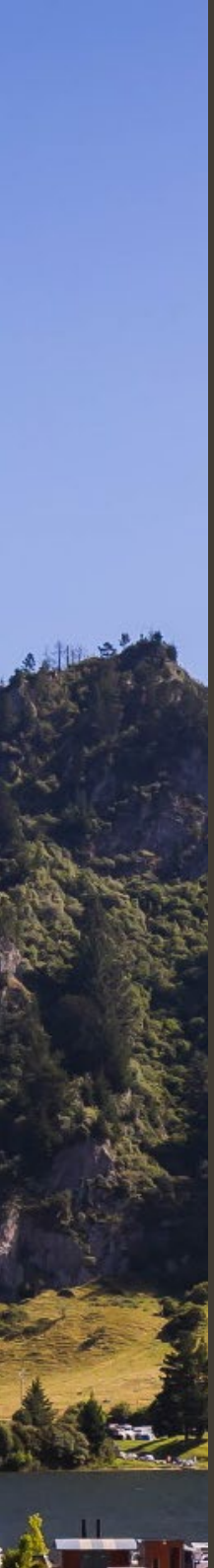
4.3 DRAWINGS & CHANGES TO PLANS

4.3.1 Working drawings need to reflect all detail approved as part of the DRB concept. Any departure from the approved detail will require approval of the DRB;

4.3.2 Alterations to plans, except as specified below, are required to be re-submitted to the DRB for approval;

4.3.3 Minor alterations or additions can be made outside of DRB approval if from the following list:

- Additional planting as described in Planting 2.1;
- Change of driveway materials to exposed aggregate concrete with at least a half dose black oxide;
- Change of retaining wall materials to natural stone;
- Change of wall cladding from plywood to cedar board and batten subject to 100% of plywood being replaced;
- Removal of exterior lighting;
- Change of stain colour to natural (no stain), excluding plywood board and batten;
- Change of metal roof tray to one of the preferred metal roof trays noted in the Background section;
- Increase strength of paint colour (e.g. change from Quarter to Half, Double to Triple of the approved colour);
- Replacement of up to 100% of shrubs which are not on the Paradise Point plant list and up to 10% of shrubs which are, subject to the replacement plants being of similar number, size at planting and maturity and all the replacement plants being from the Paradise Point plant list;
- Replacement of up to 50% of trees which are not on the Paradise Point plant list and up to 10% (or one if there are less than 10) of trees which are, subject to the replacement trees being of similar number, size at planting and maturity and all the replacement trees being from the Paradise Point plant list



DESIGN REVIEW BOARD (DRB)

The DRB has the responsibility of assessing whether a proposed project meets the objectives of the Design Guidelines and the degree to which it achieves the vision of Paradise Point, particularly from public spaces and neighbouring properties.

The members of the DRB are:

- Developer Representative
- Registered Architect
- Landscape Architect
- Planning Consultant
- PPROA Representative
- Administrator (non-voting)

OVERVIEW OF DRB & CONSENT PROCESS

The DRB process and requirements are set out below. All steps are mandatory unless specifically noted.

ARCHITECTS AND APPROVED DESIGNERS

The DRB will consider applications prepared by a Registered Architect with landscape components prepared by a Landscape Architect. The DRB will also consider applications that are prepared by architectural and landscape designers who have been granted approval by the DRB prior to making a DRB application relating to any property.

Note: See later in this section on becoming a Paradise Point Approved Designer

SITE VISIT

Before commencing the design, owners and their design team must visit the site to ascertain it's setting, exposure to the elements and the context of the immediate neighbouring properties. Subsequent site visits may be combined with the Preliminary Design Meeting.

DRB DEPOSIT

Before the first meeting with the DRB lot owners need to pay their DRB deposit (or bond). See notes on deposits, bonds & charges later in this section.

PRELIMINARY DESIGN MEETING

All projects require a preliminary meeting between two or more members of the DRB, owners and their designers. This is held at an early stage of design development to get feedback on how the preliminary design meets the guidelines, to address how personal objectives can be achieved within the design guidelines where that might not be straight forward and to discuss proposed site design. Owners may request additional preliminary meetings. The first preliminary meeting is normally held on site. The quantity and detail of information presented at a preliminary meeting is up to the design team but a site response layout and indicative building forms in a 3D sketch are considered a minimum for DRB members to give worthy feedback to property owners and design teams.

STAKING

At any stage in the approval process, the DRB may request that a homeowner stake out any proposed design including location of any major landscaping features to demonstrate effect on neighbouring property and amenity.

DRB REVIEW

Once the design is complete, owners submit their applications for review by the DRB. All must use the current application form and include all information and plans noted on that form. Incomplete or illegible applications will not be considered. Once submitted the plans will be circulated to DRB reviewers for consideration at the next available DRB meeting. The DRB will either approve the plans or issue advice noting the objectives of the Design Guidelines that have not been met. The DRB may also provide guidance or recommendations on what changes could be made to the plans to achieve the objectives. For minor changes and adjustments, the application may not require a further formal DRB review.

DRB APPROVAL

Once the DRB approves the plans, they will issue a written approval letter with a final set of plans stamped approved. These plans are required for SWDC consents.

SOUTH WAIKATO DISTRICT COUNCIL (SWDC) CONSENTING

Once DRB approval is issued the applicant can continue to progress with any other required South Waikato District Council (SWDC) consenting. It is the sole responsibility of the applicant to confirm any further consents required.

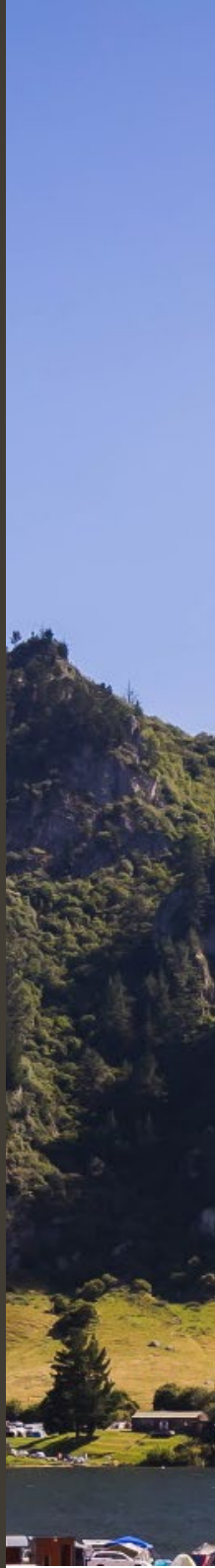
CONSTRUCTION & IMPLEMENTATION

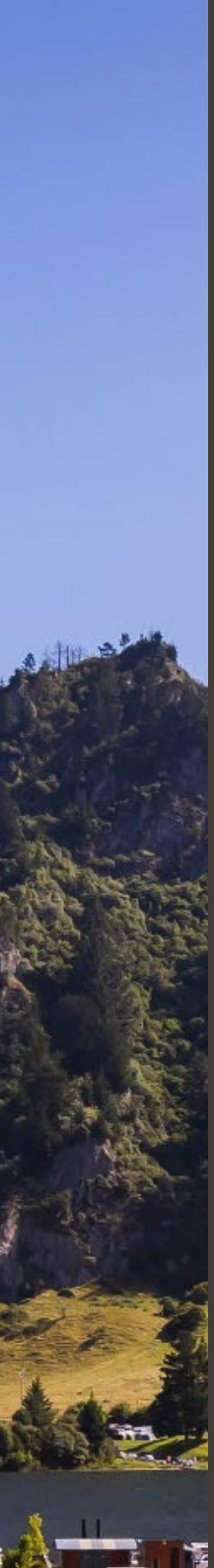
After Building Consent is issued and the building bond paid to the PPROA, earthworks and construction can begin. Owners must complete building and landscaping within the construction timeframes noted in the covenants registered on the property's title.

POST PROJECT INSPECTION

After the development, including all landscaping is complete, owners should send the PPROA a copy of their Code Compliance Certificate and book a final inspection with the DRB. This inspection will also cover a PPROA inspection to confirm that all signage and construction materials have been removed and any damage to PPROA or neighbouring property has been repaired. Once both the DRB and PPROA are satisfied on these matters, they will issue the owner with a notice to this effect and refund any remaining balances of both DRB Deposit and Building Bonds.

BACKGROUND AND EXPLANATORY NOTES





BACKGROUND AND EXPLANATORY NOTES

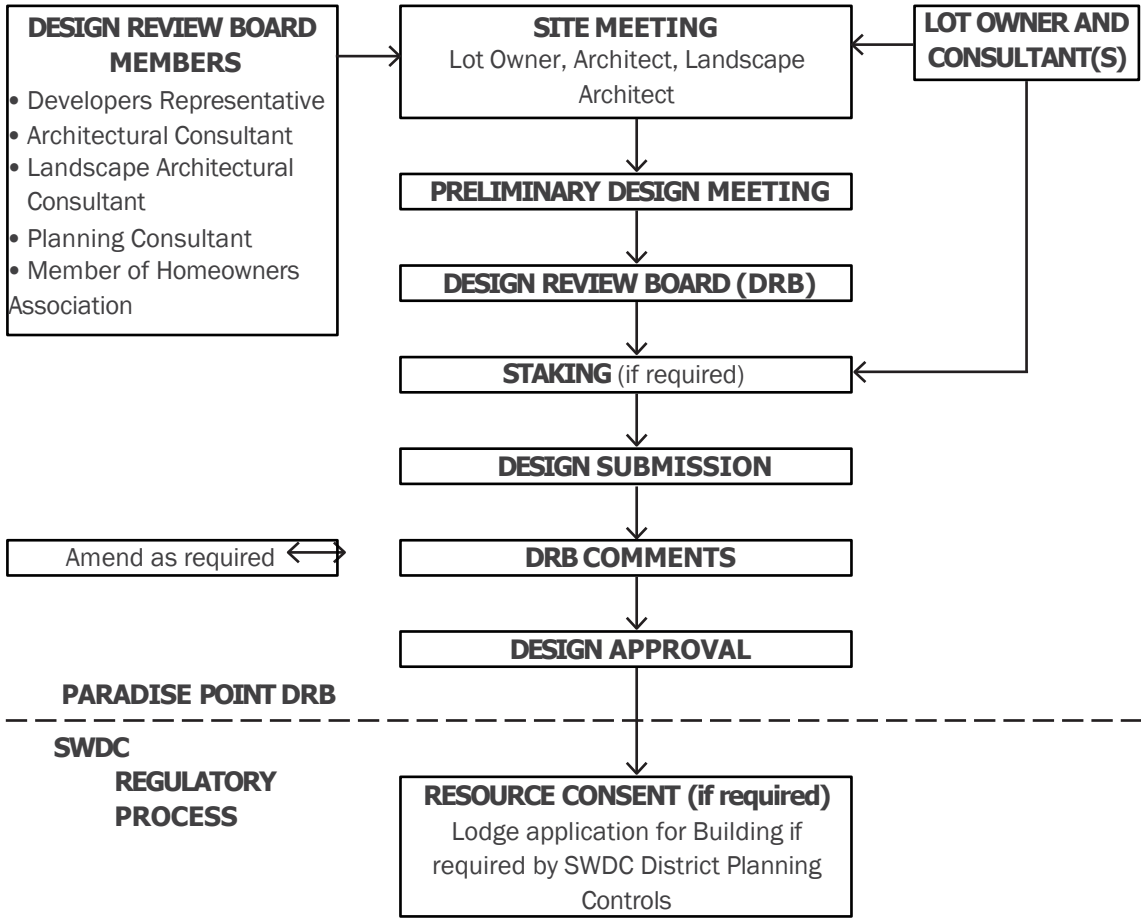
TYPICAL DRB COSTS

The DRB process is at the cost of the homeowner and is charged out based on actual costs of the review process. Before the first DRB review, owners need to pay a deposit of $2,000 (or a greater amount if requested by the DRB) per design. Costs incurred as part of the DRB process will be deducted from this deposit. If charges are higher than the deposit paid, the overrun will be charged out monthly and an additional deposit will be required to be paid if a sufficient credit balance to cover potential post completion review is not held by the DRB.

After the post completion review, when the completed project matches the approved plans, any balance of the deposit still held by the DRB will be released.

The DRB process typically costs less than $2,000 where the design meets the objectives and complies with other relevant documents, the application is by approved designers, is complete when submitted, there are no (or minimal) changes requested during the project and the design is implemented in accordance with the DRB approval issued.

DESIGN REVIEW PROCESS



BECOMING AN APPROVED DESIGNER

Where owners wish to use designers who are not yet approved, the DRB requires that the designer apply to be accepted to submit a DRB application. The designer is responsible for all costs associated with this review and will need to pay a deposit to the PPROA to cover the DRB's costs prior to any such application being considered.

To be considered as an approved designer in either building or landscape, designers need to demonstrate:

- The standard of their overall design expertise is at levels generally expected of those with a tertiary degree level architectural qualification and considerable design experience; and
- That they understand the objectives of the relevant Design Guidelines and have the skills to implement these.

As a first step, designers should submit a portfolio of work plus details of qualifications and experience so the DRB can assess whether the design experience and qualifications requirements are likely to be met. The designer should then submit a preliminary design for a development at Paradise Point and materials to demonstrate their understanding of the Design Guidelines.

Approved designers are for either building or landscaping (not both).

No designer will be 'approved' until 3 designs prepared by them have been successfully completed at Paradise Point and the DRB is satisfied that the completed developments meet the Design Guidelines and are of an acceptable quality.

DRB reserves the right to revoke 'approved' status of any approved designer at their sole discretion.

PREFERRED ROOF CLADDING OPTIONS

Preferred metal tray roofing:

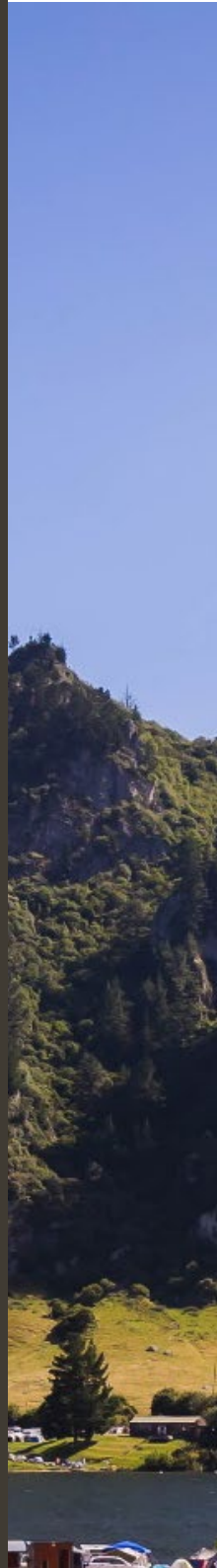
- Dimondek 400 (Dimond Roofing)
- Eurotray (Dimond Roofing)
- Heritage Tray (Dimond Roofing)
- Espan (Metalcraft)
- Euroline (Steel & Tube)
- Eurostyle (Roofing industries)
- Solar Rib. Acceptable where Photo-Voltaic Laminate (PVL) solar panels are included.

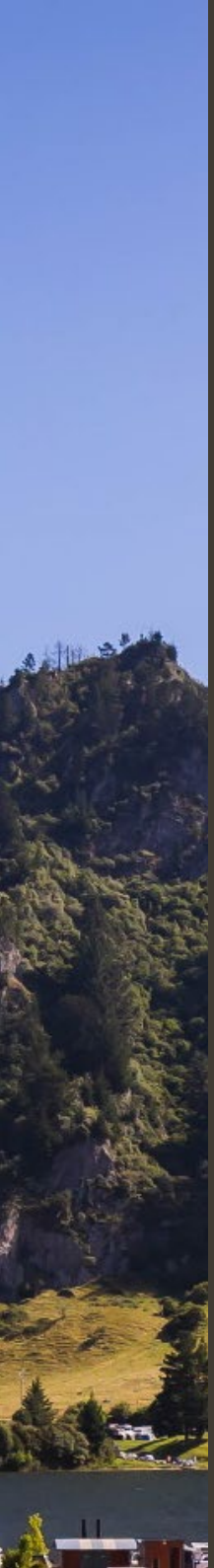
Note: This may be part of a staged project where the addition of the PVL solar panels is included in a later stage and all other solar power infrastructure is included in the first stage.

PREFERRED COLOURS FOR METAL ROOFING

- Ironsand
- Flaxpod
- Ebony
- Slate
- Grey Friars

Note: The DRB can use discretion to amend the list.





CONSTRUCTION SIGNAGE & BUILDING CONTAINERS

The PPROA permits a minimum of construction signage and building containers to be onsite during construction subject to the following conditions:

- All signs must comply with the Paradise Point guidelines and be approved by the PPROA;
- Construction signs may be erected once construction is ready to commence;
- One sign only per site is permitted at any one time (excluding any legally required safety signage);
- Building containers must be in a tidy condition and in dark, recessive colours without bright logos or signwriting;
- Building containers may be moved onto the site after the building bond is paid to the PPROA;
- The building container should be located in such a way that is considerate of neighbours and minimizes its dominance; the location of building containers needs be approved by the DRB or the PPROA before the container is moved onto the site.

ADDITIONAL INFORMATION

The Paradise Point website includes up to date information on designing and building your home at Paradise Point.

Useful information includes:

- DRB meeting & dates completed submissions must be received
- DRB applications & booking forms
- Details of DRB Deposit and Building Bonds