**KAWARAU HEIGHTS DESIGN GUIDELINES**

**PURPOSE**

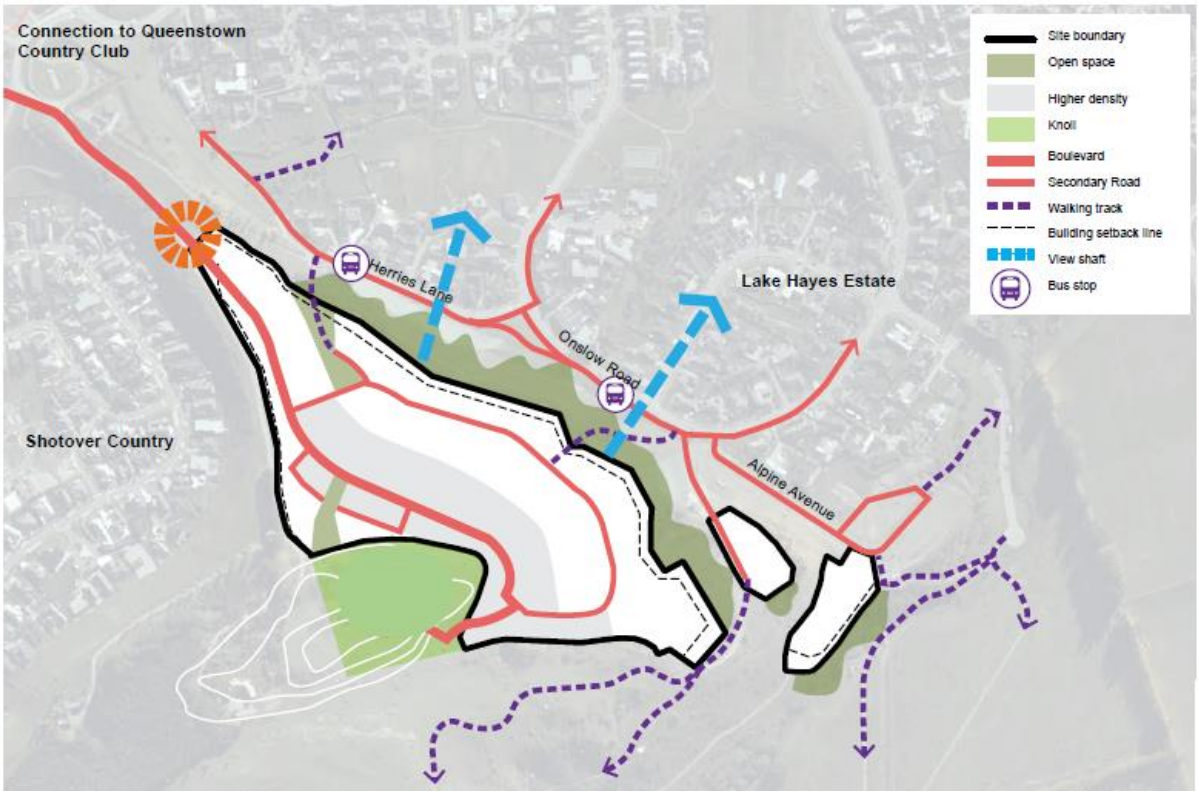
The purpose of these design guidelines is to provide guidance to assist in the assessment of subdivision and land use consents for development within Kawarau Heights.

**DESIGN OUTCOMES**

The concept for Kawarau Heights is a comprehensive, master planned development providing a range of densities and house typologies while achieving high suburban amenity values. Key design outcomes are:

- A high quality built environment with an overarching design language responsive to the natural character of the site and the wider context.
- A range of densities and lot sizes.
- Provision for single story pavilion style dwellings around the edges of the site, with provision for double story centrally within the site.
- Buildings that integrate with the existing topography of the land and surrounding area.
- A natural palette of materials with recessive tones to ensure the buildings are subservient to the landscape and surrounding alpine character.
- Buildings that are simple in architectural form.
- A strongly native plant palette derived from the surrounding environment.

**SITE LAYOUT**




The key components of the Kawarau Heights conceptual layout design include:

**Central boulevard** – providing connection linking to the existing Jones Road.

**Street network and design** - providing for simple and legible circulation pattern with a clear road hierarchy.

**Landscape buffers and boundary treatment** - The application of Building Restriction Areas will ensure that buildings are set back from the escarpments, terrace edges and the ONL. The terrace edges and escarpments will be planted with a mixture of native and amenity planting, while the escarpment areas will consist of mostly native planting. Together these areas will maintain a natural buffer to the developed areas, and assist in mitigating and softening views from neighbouring communities. These areas will also assist with maintaining a rural character as viewed from the river corridor.

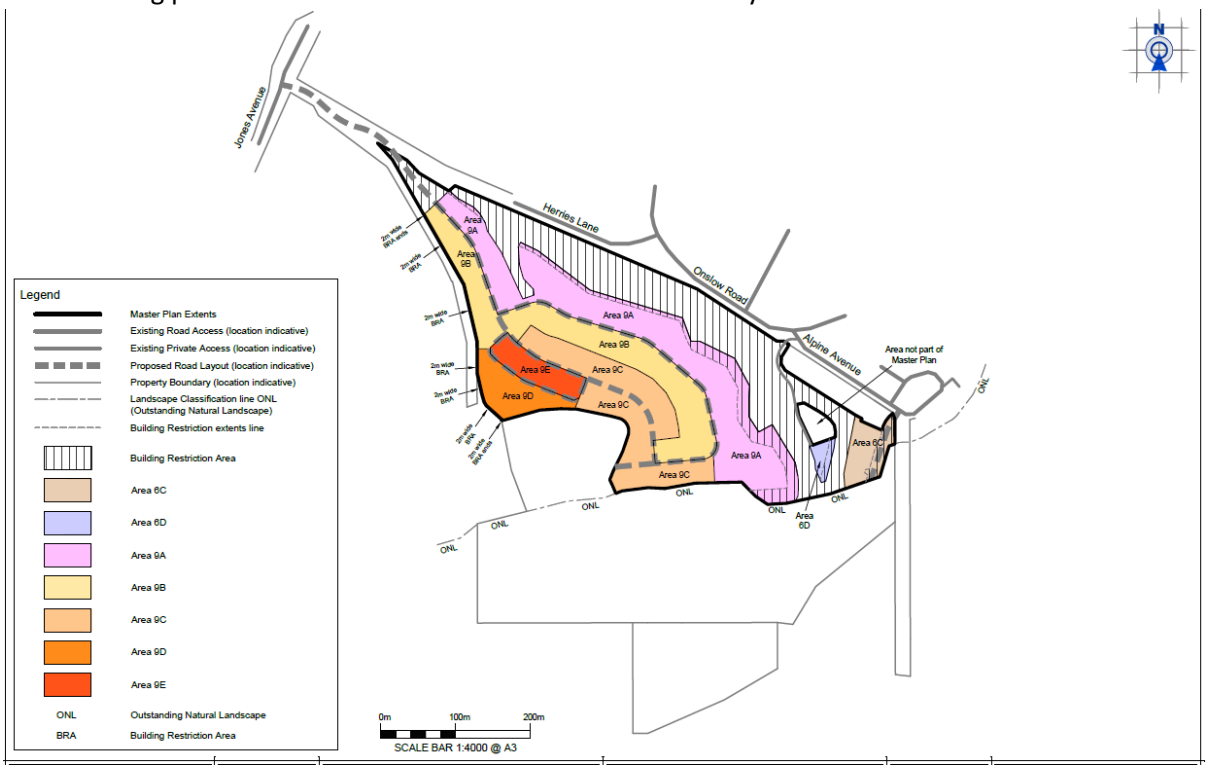
**Amenity and open space -** The central boulevard is a key feature of the development and connecting device to the QCC medical precinct, retirement village and adjoining neighbourhoods. The boulevard leads to denser housing located centrally within the site, the open space on the knoll and walkways to the adjoining rural area. The open space area in the northern part of the development provides a key connection via a walkway to Lakes Hayes Estate. A greenway provides a direct pedestrian and cycle connection from the boulevard to the knoll and adds character to a cluster of denser housing.

**Pedestrian and cycle network -** Footpaths will provide connections to all parts of the development. Walkways are also proposed at the bottom of the terraces and will connect with the Lake Hayes and Shotover Country developments and the wider recreational pathways along the river corridor.

**Planting –** amenity tree and shrub planting throughout the development, with naturalistic planting around the edges.

**LOCATION OF ACTIVITY AREAS**

The following plan illustrates the location of each of the activity areas.



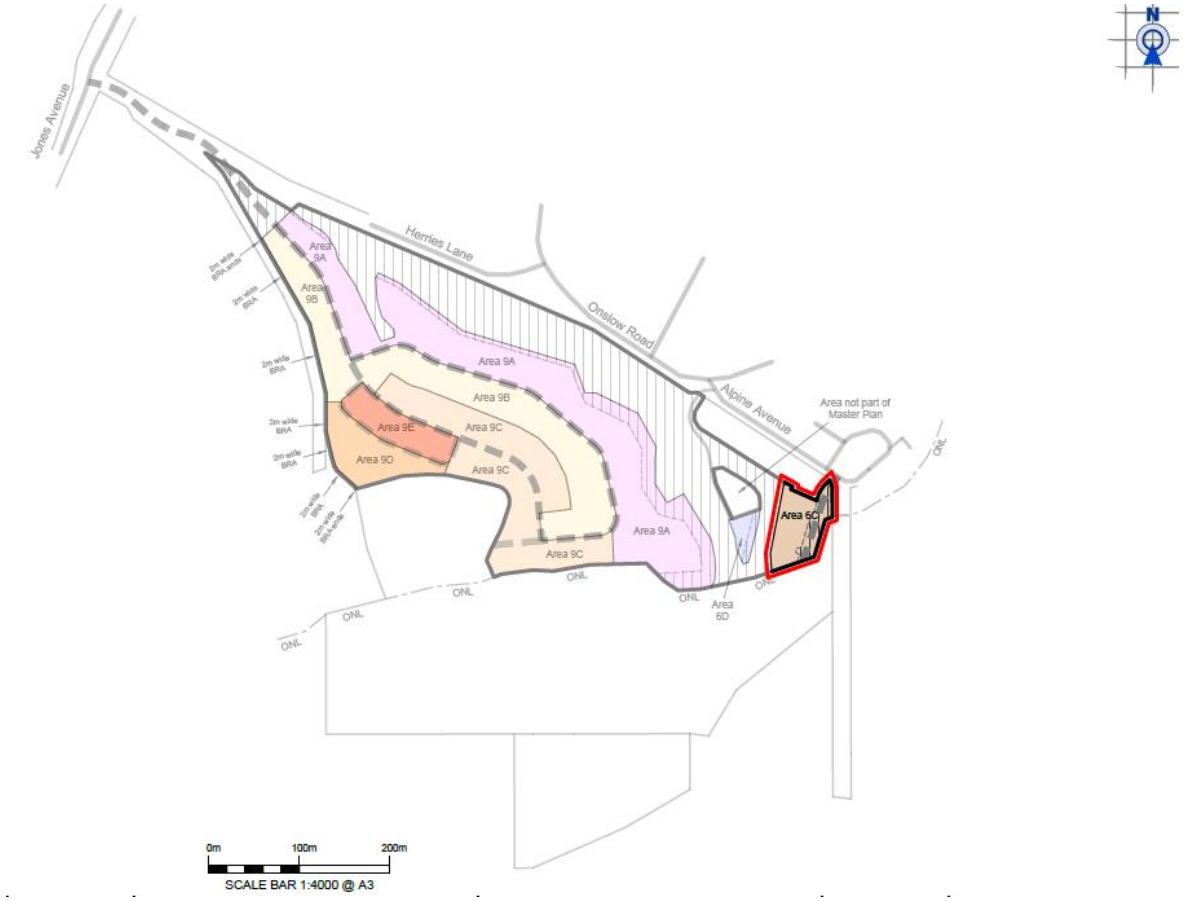
**GENERAL GUIDELINES FOR KAWARAU HEIGHTS**

The following guidelines apply to Kawarau Heights generally:

| DESIGN CONTROLS ACROSS THE DEVELOPMENT | |
|---|---|
| **GENERAL** | |
| **Colours** | • All building material and landscape features (Including fencing) are to be of dark recessive tones only and have an LRV in the range of 5% to 35%. |
| **Building materials** | • Roofing to include slate, timber shingles or light weight metal roofing (including corrugated roofing or equivalent imitation materials).<br>• Cladding to include stacked schist stone materials, painted weatherboards, recessive metal cladding, stained or natural wood and solid plaster on no more than 60% of the facade. Materials shall relate to the form of the building. Use of arbitrary materials to façades is to be avoided. Use of unpainted brick to be avoided. |
| **ARCHITECTURE** | |
| **Buildings** | • Cladding materials shall relate to the form of the building with arbitrary use of materials to façades to be avoided. Painted brick, stone, cedar or similar stained weatherboard, plaster no more than 60%, tray metal cladding no more than 60%.<br>• Where possible, front doors shall be visible from the street and garages subservient to the main part of the dwelling. |
| **Roof form** | • Simple mono-pitch or gable roofs are preferred, with no stacked roofs, hips and valley forms. Specific roof forms and pitches are specified for each area. |
| **Lighting** | • All exterior lighting shall be fixed and no higher than 1.8m above finished ground level, filtered and pointed downwards and screened so as to reduce lux spill. |
| **Windows** | • All windows shall be of low reflective glass. |
| **LANDSCAPE** | |
| **Landscape – general** | • Materials used for landscape features such as decks, pergolas, screening, fireplaces or retaining walls shall be complementary to the architectural materials to ensure continuity of design. |
| **Boundary Lot Fencing** | • No fencing (front or side) between the house and road boundary. Fencing between houses permitted.<br>• Fencing that borders the ONL, terrace edges or that are within the building restriction areas (if any) shall be post and rail fencing only.<br>• All other fencing shall have a maximum height of 1.5m. |
| **Internal Lot Fencing** | • Internal lot fencing shall include high quality materials in recessive colours including stone, timber, concrete, glass, post and rail and transparent steel fencing (pool fencing). |
| **Planting** | • Any planting within lots that is visible from the ONL shall be native planting so as to ensure that the values of the adjacent Rural Zone ONL are protected. |

**GUIDELINES FOR SPECIFIC AREAS**

**AREA 6C: ONSLOW ROAD WEST**



## HOUSE TYPOLOGY

Key features:

- Single pavilion style house
- Large sized garden with views
- House size varies from 120m² to 180m²
- Lot size varies from 380m² to 540m²

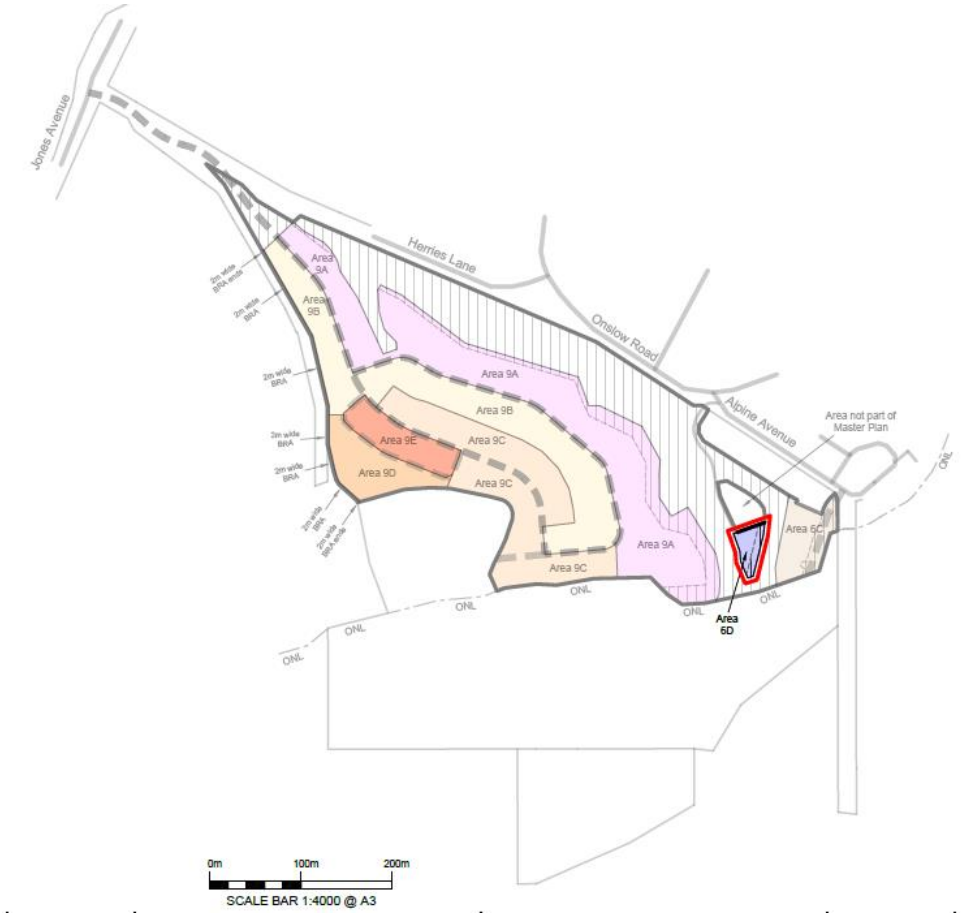
**KEY SITE CHARACTERISTICS**

- Highly sensitive site directly adjoining the ONL (refer Policies 27.3.x.3 and 27.3.x.4 and Matter of control 27.7.x.1.b).
- Visible from Lake Hayes Estate and from Kawarau Reserve / Twin Rivers Cycleway.
- Natural terrain
- Access off Alpine Lane.
- Abuts existing two storied housing.

**DESIGN PRINCIPLES**

- Planted mounding to screen development from the ONL at the southern edge. Ecological / native approach to shrub planting to blur property boundaries and substantial trees (native mix) along ONL line to assist with assimilating built forms into the natural environment.
- Lots to be developed sensitively to respond to the adjacent ONL and Kawarau River corridor. Careful placement of small / low scale buildings to integrate with topography and the natural environment. Any earthworks to be undertaken in a naturalistic form.
- Architecture to blend with the character of adjacent developments.
- Any planting that is visible from the ONL shall be native planting so as to ensure that the values of the adjacent Rural Zone ONL are protected.
- Mounding to be constructed at a minimum height of 1m above the finished ground level of dwellings and 3m wide centred on the ONL.
- Simple mono-pitch or gable roofs are preferred, with no stacked roofs, hips and valley forms. Roof pitch shall be below 30 degrees.

**AREA 6D- ONSLOW ROAD MID TERRACE**



## HOUSE TYPOLOGY KEY FEATURES

- Single pavilion style house
- Large sized garden with views

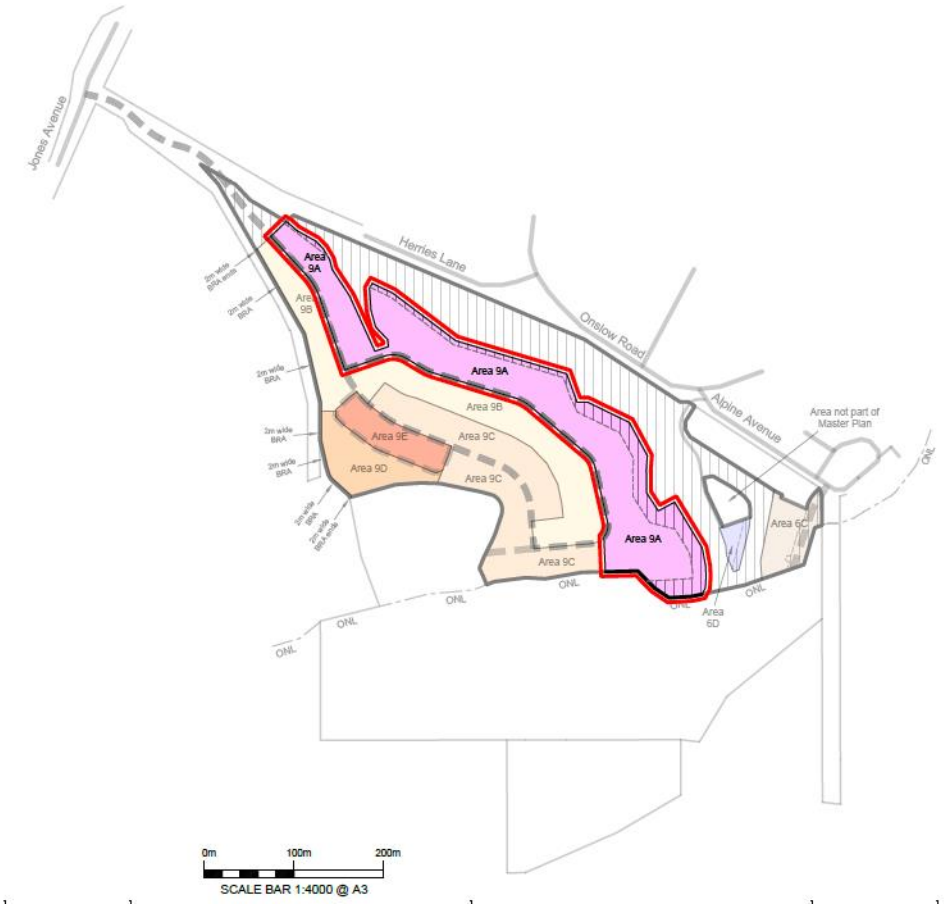
**KEY SITE CHARACTERISTICS**

- Adjacent to natural terrace edge.
- Visible from Lake Hayes Estate and from Kawarau Reserve / Twin Rivers Cycleway.
- Abuts gully
- Access off Onslow Road.
- Highly sensitive site to the ONL (refer Policies 27.3.x.3 and 27.3.x.4 and Matter of control 27.7.x.1.b).

**DESIGN PRINCIPLES**

- Opportunity for a single lot in this area. Lot to be developed sensitively to respond to the nearby ONL and Kawarau River corridor. Careful placement of a low scale building to integrate with topography and the natural environment. Any earthworks to be undertaken in a naturalistic form.
- Soft terrace edge and escarpment landscape treatment, comprising indigenous trees and indigenous shrubs for visual mitigation. Ecological/ native approach to shrub planting to blur property boundaries and substantial trees (native mix) along terrace edge to assist with assimilating built forms into the natural environment.
- Simple mono-pitch or gable roofs are preferred, with no stacked roofs, hips and valley forms. Roof pitch shall be below 30 degrees.

## AREA 9A – NORTHERN TERRACE



## HOUSE TYPOLOGY KEY FEATURES

Key features:

- Single and double pavilion style houses
- Large gardens with views
- House sizes from 200m² to 310m²
- Lot size varies from 700m² to 1650m²

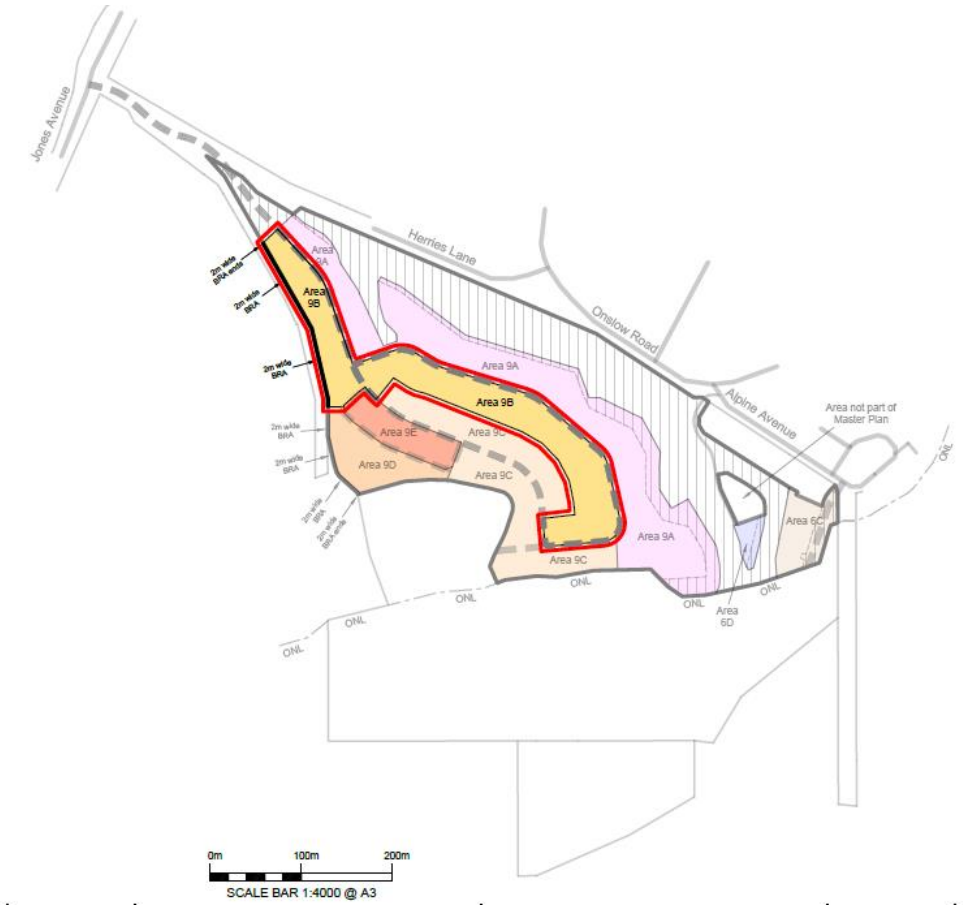
**KEY SITE CHARACTERISTICS**

- Adjacent to natural terrace edge.
- Abuts ONL at southern extent (refer Policies 27.3.x.3 and 27.3.x.4 and Matter of control 27.7.x.1.b).
- Visible from Lake Hayes Estate and from Kawarau Reserve / Twin Rivers Cycleway.
- Abuts gully
- Access off perimeter road.
- Forms part of northern entrance gateway.

**DESIGN PRINCIPLES**

- Generous landscape permeability between buildings.
- Lots to be developed sensitively to respond to the terrace edge / ONL. Careful placement of buildings to integrate with topography and the natural environment. Any earthworks to be undertaken in a naturalistic form.
- Soft terrace edge and escarpment landscape treatment, comprising a mix of exotic/ indigenous trees and indigenous shrubs for visual mitigation. Ecological/ native approach to shrub planting to blur property boundaries and substantial trees (exotic and native mix) along terrace edge to assist with assimilating built forms into the natural environment.
- Any planting that is visible from the ONL shall be native planting so as to ensure that the values of the adjacent Rural Zone ONL are protected.
- Simple mono-pitch or gable roofs are preferred, with no stacked roofs, hips and valley forms. Roof pitch shall be between 30 and 45 degrees and below 30 degrees for dwellings adjacent to the ONL line.

**AREA 9B- MID BLOCK AND WESTERN TERRACE**



## HOUSE TYPOLOGY

Key features:

- Single pavilion style houses
- Medium sized gardens
- House size from 180m² to 300m²
- Lot size varies from 460m² to 830m²

**KEY SITE CHARACTERISTICS**

- Partly adjacent to terrace edge overlooking Shotover Country, or mid-block location.
- Lots adjacent to terrace visible from parts of Shotover Country (refer Policy 27.3.x.4).
- Abuts perimeter road.
- Forms part of northern entrance gateway.

**DESIGN PRINCIPLES**

- Generous landscape permeability between buildings.
- Lots to be developed sensitively to respond to the terrace edge with building placement to integrate with topography and the natural environment. Any earthworks to be undertaken in a naturalistic form.
- Soft terrace edge landscape treatment to terrace edge lots, comprising a mix of exotic/ indigenous trees and indigenous shrubs for visual mitigation. Ecological / native approach to shrub planting to blur property boundaries and substantial trees (exotic and native mix) along terrace edge to assist with assimilating built forms into the natural environment.
- Simple gable roofs are preferred, with no stacked roofs, hips and valley forms. Roof pitch shall be between 30 and 45 degrees.

**AREA 9C- BOULEVARD AND SECTIONS ABUTTING THE ONL**

## HOUSE TYPOLOGY KEY FEATURES

Key features:

- Double-storey pavilion style house
- Medium sized garden
- House size from 180m² to 300m²
- Lot size from 340-590m²

**KEY SITE CHARACTERISTICS**

- Southmost lots adjacent to ONL and Knoll.
- Abutting area with topographical variation.
- Fronting perimeter road.
- Central lots located where there is limited wider visibility from outside site.
- Potential to absorb denser development.

**DESIGN PRINCIPLES**

- Increased building height is anticipated and can be absorbed due to the central positioning of Area 9C and its location adjacent to the hillside, which provides a backdrop to the built form.
- Landscape provision between buildings.
- Lots to be developed sensitively to respond to the location, with building placement to integrate with topography and the natural environment. Any earthworks to be undertaken in a naturalistic form.
- Simple gable roofs are preferred, with no stacked roofs, hips and valley forms. Roof pitch shall be between 30 and 45 degrees.

**AREA 9D ADJACENT TO KNOLL AND WESTERN TERRACE**

## HOUSE TYPOLOGY KEY FEATURES

Key features:

- Small, single storey houses
- Small gardens
- House size varies from 120m² to 180m²
- Lot size varies from 370m² to 560m²

**KEY SITE CHARACTERISTICS**

- Adjacent to terrace edge overlooking Shotover Country.
- Adjacent to the natural steep slope of the Knoll.
- Partly visible from Shotover Country (refer Policy 27.3.x.4).

**DESIGN PRINCIPLES**

- Sensitive edge treatment to terrace edge and Knoll with building placement to integrate with topography and the natural environment. Any earthworks to be undertaken in a sensitive and naturalistic form.
- Lower building heights due to greater visibility from within Shotover Country, and compact development form internally due to lot sizes and shape of Area 9D.
- Design to integrate with Area 9E as part of a wider comprehensive denser development node. Connection greenway linking the Boulevard to the Knoll.
- Shared internal laneway for access with Areas 9E. Accessway to have high visual amenity.
- Simple gable roofs are preferred, with no stacked roofs, hips and valley forms. Roof pitch shall be between 30 and 45 degrees.

**AREA 9E- BOULEVARD**

## HOUSE TYPOLOGY KEY FEATURES

Key features:

- Two storey housing (boulevard)
- Single pavilion houses with front doors facing the street, and garages on laneway joined to neighbouring property.
- Courtyard garden along street frontage
- House sizes from 130m² to 180m²
- Lot size of approximately 300-340m²
- Minimum Lot depth 20m

**KEY SITE CHARACTERISTICS**

- Internal location away from sensitive edges.
- Abuts boulevard
- Limited wider visibility
- Potential to absorb denser development.

**DESIGN PRINCIPLES**

- Potential for increased building height (up to two stories) given limited wider visibility.
- Design to integrate with Area 9D as part of a wider comprehensive smaller lot development node and shared internal laneway for access with Areas 9D. Accessway to have high visual amenity.
- Strong built frontage relationship with boulevard, and boulevard gateway to be achieved by increased height and coverage.
- Simple gable roofs are preferred, with no stacked roofs, hips and valley forms. Roof pitch shall be between 30 and 45 degrees.

**PLANT LIST**

## 4.15 Plant List

### Rural Boundary Trees

| Botanical Name | Common Name |
|---|---|
| *Aesculus hippocastanum* | Horse Chestnut |
| *Fagus sylvatica* | English Beech |
| *Fraxinus excelsior* | Ash |
| *Juglans regia* | Common walnut |
| *Liquidamber styraciflua* | Liquidamber |
| *Platanus orientalis* | Oriental Plane |
| *Quercus cerris* | Turkey Oak |
| *Quercus dentata* | Japanese Oak |
| *Quercus palustris* | Pin Oak |
| *Quercus robur* | English Oak |
| *Quercus rubra 'Maxima'* | Red Oak |
| *Tilia cordata* | Small-leaved Lime |
| *Tilia x europaea* | European Lime |
| *Tilia tomentosa 'Obicularis'* | Silver Lime |
| *Ulmus parvifolia* | Chinese Elm |
| *Ulmus procera* | Green English Elm |

### Orchard Trees

| Botanical Name | Common Name |
|---|---|
| Magnolia 'Little Gem' | Evergreen Magnolia |
| Prunus avium 'pendula' | Flowering Plum |
| *Prunus 'Awanui'* | Sweet Cherry |
| *Prunus 'Thunder Cloud'* | Flowering Cherry |
| *Malus x domestica* | Apple |
| *Prunus armeniaca* | Apricot |
| *Prunus avium* | Cherry |
| *Pyrus communis* | Pear |
| *Prunus domestica* | Plum |

### Avenue Trees

| Botanical Name | Common Name |
|---|---|
| *Carpinus betulinus 'Fastigiata'* | Upright Hornbeam |
| Magnolia 'Little Gem' | Evergreen Magnolia' |
| Prunus avium 'pendula' | Flowering Cherry |
| *Prunus 'Awanui'* | Flowering Plum |
| *Prunus 'Thunder Cloud'* | Sweet Cherry |

### Amenity Trees

| Botanical Name | Common Name |
|---|---|
| *Acer davidii* | Snakebark Maple |
| *Acer rubrum* | Maple |
| *Acer saccharinum* | Maple |
| *Acer spp. weeping* | Maple |
| *Amelanchier canadensis* | Service Berry |
| *Betula utilis Jacquemontii* | Himalayan Birch |
| *Cedrus deodara* | Deodar cedar |
| *Cercis canadensis* | Forest pansy |
| *Cornus 'Eddies 'White Wonder'* | Dogwood |
| *Gleditsia 'Ruby Lace'* | Honey locust |
| *Liquidamber styraciflua* | Liquidamber |
| *Magnolia "Little Gem'* | Evergreen Magnolia |
| *Magnolia stellata* | Star Magnolia |
| *Malus Golden Hornet* | Crabapple |
| *Malus trilobata* | Lebonese Wild Apple |
| *Parrotia persica* | Persian Ironwood |
| *Prunus avium 'pendula'* | Sweet Cherry |
| *Prunus 'Awanui'* | Flowering Cherry |
| *Prunus 'Kanzan'* | Flowering Cherry |
| *Prunus nigra* | Canada Plum |
| *Prunus 'Thunder Cloud'* | Flowering Plum |
| *Prunus Shimidsu Sakura* | Flowering Cherry |
| *Prunus Shirotae* | Flowering Cherry |
| *Prunus subhirtella* | Flowering Cherry |
| *Prunus spp. weeping* | Flowering Cherry |
| *Prunus Ukon* | Flowering Cherry |
| *Prunus yedeonsis 'Awanui'* | Flowering Cherry |
| *Robinia pseudoacacia* | Robinia |
| *Thuja occidentalis 'Smaragd'* | Thuja |

### Carpark Trees

| Botanical Name | Common Name |
|---|---|
| *Carpinus betulinus Fastigiata* | Upright Hornbeam |
| *Fraxinus excelsior* | Hanmer Ash |
| *Quercus cerris* | Turkey Oak |
| *Tilia cordata* | Small-leaved Lime |
| *Tilia x europaea* | Common Lime |

Rural Boundary Trees / Avenue Trees

Orchard Trees

Rural Shelterbelts

Evergreen Screen Planting

Carpark Trees

Amenity Trees

Terrace Native Trees

Fruit trees

Terrace native shrubs and grasses

*Hyarangea spp*

Poa cita, silver tussock

Corokia 'Frosted Chocolate'

Lavender

## Amenity Ground covers & Grasses

| Botanical Name | Common Name |
|---|---|
| *Agapanthus 'Peter Pan'* | Agapanthus |
| *Agapanthus 'Snowball'* | Agapanthus |
| *Agapanthus Tinkerbell* | Agapanthus |
| *Carex comas* | Carex |
| *Carex testacea* | Carex |
| *Chinochloa flavicons* | Dwarf toe toe |
| *Convolvulus mauritanicus* | Trailing Convolvulus |
| *Coprosma 'kirkii'* | Groundcover coprosma |
| *Coprosma 'red rocks'* | Red coprosma |
| *Lithodora spp* | Blue flowering ground cover |
| *Parahebe 'baby blue* | Parahebe, blue |
| *Parahebe 'snowcap'* | Parahebe white |
| *Pimelea prostrata* | Pinatoro |
| *Pachystegia rufa* | Marlborough Rock Daisy |
| *Phormium cookianum 'Emerald Green'* | Dwarf mountain flax |
| *Rosemary 'Lockwood de forest'* | Rosemary, groundcover |
| Rosemary prostrata | Rosemary, groundcover |
| *Euonymus microphylla 'emerald gem'* | Clipped shrub |

## Amenity Shrubs & Hedges

| Botanical Name | Common Name |
|---|---|
| *Aucuba Crotonoides* | Spotted laurel |
| *Azalea spp* | Azalea |
| *Camellia spp* | Camellia |
| *Choisya Ternata* | Mexican orange blossom |
| *Daphne bholua* | Daphne |
| *Erica carnea 'Springwood White'* | Erica/Heath |
| *Hebe aiosmifolia* | Hebe |
| *Hydrangea spp* | Hydrangea |
| *Ilex aquifolium 'Green Pillar'* | English Holly |
| *Lavendar* | Lavandula angustifolia |
| *Lemon meyer* | Eating lemon |
| *Magnolia stellata* | Star magnolia |
| *Michelia spp* | Michelia |
| *Nandina 'Gulfstream'* | Nandina |
| *Nandina 'Pygmea'* | Nandina |
| *Phormium cookianum* | Mountain flax |
| *Pieris formosa 'Wakehurst'* | Pieris |
| *Pieris - Temple Bells* | Pieris |
| *Pittosporum tenuifolium 'mountain green'* | Pittosporum |
| *Prunus lusitanica* | Portuguese Laurel |

## Amenity Shrubs & Hedges cont.

| Botanical Name | Common Name |
|---|---|
| *Buxus Micropylla* | Japanese Box |
| *Camellia 'Setsugekka'* | Hedge Camellia |
| *Corokia 'Frosted Chocolate'* | Corokia, bronze |
| *Corokia 'Geentys Green'* | Corokia, green |
| *Escallonia 'White Knight'* | Escallonia |
| *Griselinia littoralis* | Kapuka |
| *Loropetalum 'China Pink'* | Loropetalum |
| *Pittosporum 'Golfball'* | Pittosporum |

## Rural Shelterbelt

| Botanical Name | Common Name |
|---|---|
| *Cupressus Leylandii* | Leyland cypress (trimmed) |
| *Pittosporum tenufolim* | Kohuhu |

## Terrace Native Trees

| Botanical Name | Common Name |
|---|---|
| *Kunzea ericioides* | Kanuka |
| *Fuscospora cliffortioides* | Mountain beech |
| *Fuscospora fusca* | Red beech/ tawhai raunui |
| *Podocarpus hallii* | Hall's totara |
| *Hoheria Lyallii* | Lacebark/houhere |
| *Sophora microphylla* | Kōwhai |
| *Griselinia littoralis* | Broadleaf/Kapuka |
| *Pittosporum tenuifolium* | Kohuhu |

## Terrace Native Shrubs & Grasses

| Botanical Name | Common Name |
|---|---|
| *Coprosma propinqua* | Mingimingi |
| *Coprosma rhamnoides* | Coprosma |
| *Phormium cookianum* | Mountain flax/harakeke |
| *Poa cita* | Silver tussock |
| *Chionochloa rigida* | Narrow-leaved tussock |
| *Discaria toumatou* | Matagouri, wild Irishman |