

Building Design Elements

Part 3

Contents	Page
3.1 Building Design Vision	3-2
3.2 Natural Context and Responsiveness to Natural Character - Building Design	3-2
3.3 Building Orientation and Active Street Frontages - Residential Areas	3-4
3.4 Roof Form	3-5
3.5 External Appearance - Cladding Materials and Colours	3-6
3.6 Signage	3-6
3.7 Energy Efficiency	3-7
3.8 Secondary Units	3-8
3.9 Planting	3-9
3.10 Treatment of Rain Water Tanks	3-12
3.11 Fencing	3-12
3.12 Outdoor Paving and Retaining Walls	3-14
3.13 Outside Lighting Within Private Allotments	3-14
3.14 Activity Area 1A	3-14
3.15 Activity Area 1B	3-16
3.16 Activity Area 2	3-17
3.17 Activity Area 3	3-18
3.18 Activity Area 4	3-19
3.19 Activity Area 5	3-20
3.20 Design Review Board Process	3-22
3.21 Requirements	
3.22 Design Review Process	3-22
3.23 Progress and Changes	3-24
3.24 How does this review process relate to the resource consent and building permit requirements?	3-24
Schedule 1: Planting List	3-26
Schedule 2: Roofing Materials	3-29
Schedule 3: Cladding Materials and Colours	3-30
Schedule 3A: Mt Cardrona Station Exterior Colour	3-37
Schedule 4: Fencing Materials and Colours - General	3-38
Schedule 5: External Paving and Retaining Walls	3-39
Schedule 6: Activity Area 2 Design Providing for Primary and Secondary Units	3-40

Mount Cardrona Station

Design Guidelines

Building Design Elements

Part 3

3-2

3.1 Building Design Vision

Mt Cardrona Station

Mount Cardrona Station will be developed in accordance with a strong vision represented by the following design guidelines and accompanying images.

The design guidelines assist in giving architects and designers' guidance towards fulfilling the Mount Cardrona Station vision.

The design guidelines are prescriptive to some extent but also intend to allow flexibility for individual interpretation. Creative and imaginative responses are encouraged.

The vision is based on the landscape of the Cardrona Valley, historic architectural precedents and the unique nature of the development in its contemporary context.

The development is located at relatively high altitude, surrounded by mountain ranges. The landscape is typical to South Island high country. Mountain tussock over undulating hillsides prevail. Trees are not natural to this environment. Rocks and mountain tarns feature naturally.

The built form is envisaged to take the historical precedents of the earliest shelters of simple miners' cottages, and the later, simple farm houses and utility buildings as reference.

The insertion of modern elements aims to deny the 'faux' and leave the buildings to be designed as contemporary but traditionally based.

The built form should therefore be contemporary but responsive and referenced to historic precedents.

It is therefore intended that the built form of Mount Cardrona Station will be unashamedly contemporary but acknowledging and referencing its historical precedents and the unique nature of the Cardrona Valley.

3.2 Natural Context and Responsiveness to Natural Character - Building Design

Aim

Buildings respond to the character of the site and its surrounds and their design respects and relates to the natural contours of the landscape.

Guidelines

- o Each building is designed to conform to the natural topography, rather than altering the natural topography to accommodate the building through significant earthworks and landscaping;
- o Buildings should provide visual interest through variation and articulation;
- o Variation in built form can be introduced by breaking larger buildings into a collection of smaller elements or cluster of building forms;
- o Recess glazing and avoid curtain glass walls;
- o Design buildings in response to the extreme climatic conditions of heat and cold.

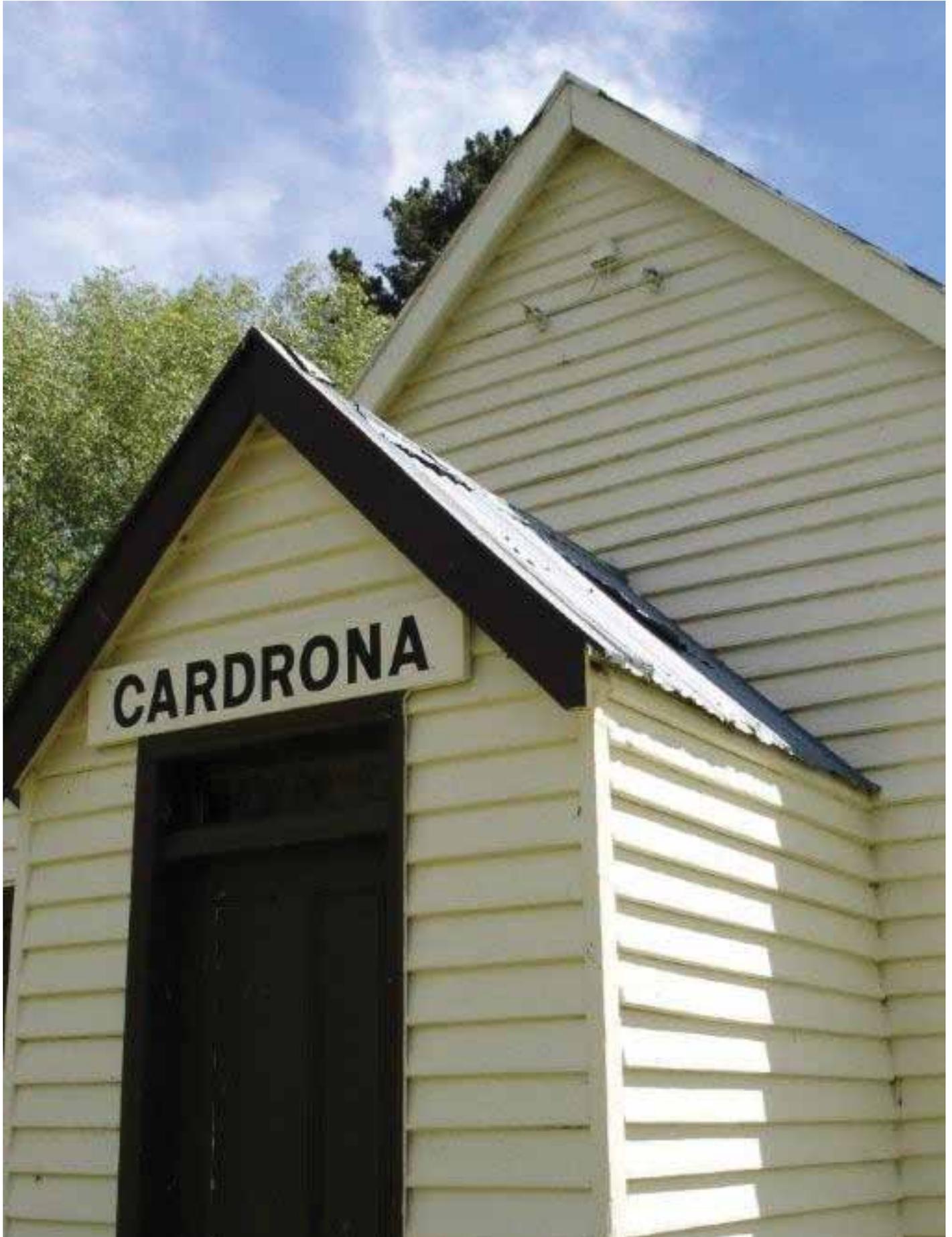
Controls

Please note that where building design does not meet the standards within Section 12-21 of the District Plan, resource consent will be required.

* Please refer to schedules for permitted materials.

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Mount Cardrona Station

Design Guidelines

Building Design Elements

Part 3

3-4

3.3 Building Orientation and Active Street Frontages - Residential Areas

Aim

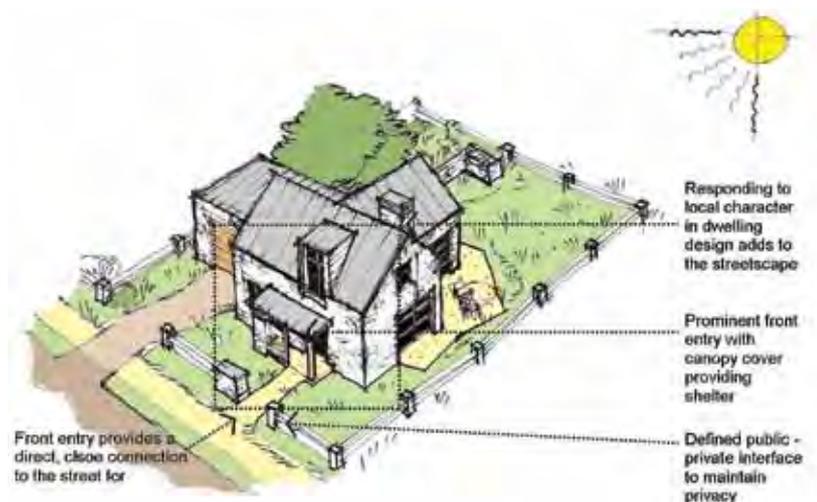
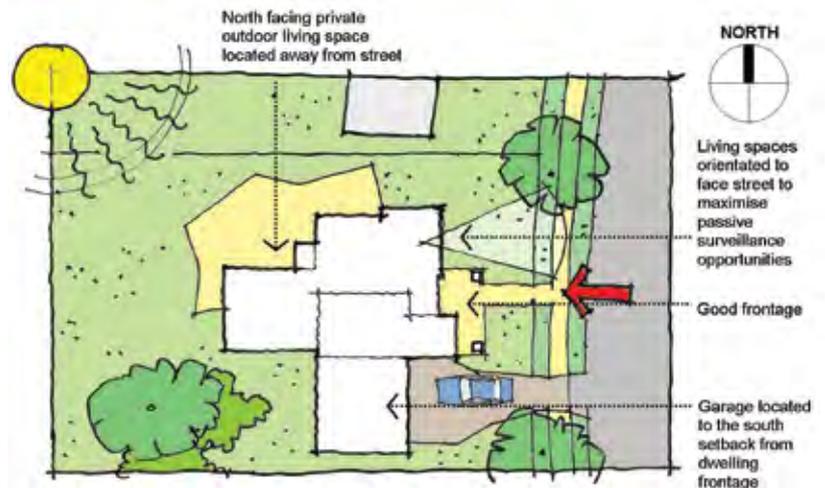
To orientate buildings to maximize solar gain, and encourage buildings to front public spaces while providing adequate on-site privacy.

Guidelines

- Orientate living areas in buildings north/north east/north west.
- Design all (primary) dwellings so that they have a liveable room (i.e. living room, dining room or kitchen) fronting directly (at ground level) onto the adjacent public street / open space or visitor arrival court / farmyard court.
- Design all (primary) dwellings so that garage doors are set back from the front façade.
- Design secondary units so that the livable space (i.e. dining room, kitchen or living room) fronts outdoor living space.
- Glazing should predominately face north, northeast or northwest. Windows on south and west facades should be small in size.
- If site orientation or views dictate high levels of west or south facing glazing the following measures should be taken:
 - Excessive glazing to the south: Window insulation (e.g., thermally lined curtains or shutters) must be provided.
 - Excessive glazing to the west: Shading from low sun in the form of shutters, planting or pergolas must be provided.
 - Double glazing shall be used.

Entrances should:

- Provide as direct a physical (pedestrian) and visual connection as possible between the street and the main entry;
- Be located close to the street and be visible from the street, so that they are easier to find and safer to use;
- Convey a sense of welcome;
- Add to the visual character of the building;
- Be well lit at night;
- Where buildings accommodate a range of uses, entrances to residential units should be clearly identified from the street;
- The entrance to the secondary unit should be separate to the entrance to the primary residence.



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3.4 Roof Form

Aim

To incorporate roof forms that respond to the surrounding built environment and the wider context, and recognise roof form design as an integral component of the overall building design.

Guidelines

- The roof design should relate to the size and scale of the building, building elevations and building form.
- Roof design should enhance the skyline and blend with the natural environment.
- Roof pitches should complement the building style of the principal structure and have a design and scale that is complementary to surrounding buildings.
- Roof forms of traditional buildings in the area should be used as design cues for suitable roof forms; there shall be no butterfly roofs, and traditional gables will be used.
- Where dormer windows are used they should be of a traditional design
- Ensure that roof top structures including antennae, lift structures etc. are integrated with the roof form and are not visible from the street.
- Incorporate sustainable environmental practices such as solar panels within the roof design.
- Lean to structures are appropriate, and should be of the same material as the principal roof, with a minimum pitch of 15°.
- Flat roofs that provide linkage between buildings are appropriate where they sit below the gutter line of the principal roof and do not exceed more than 20% of the total roof area.
- The principal roof structure should have a minimum roof pitch of between 30° and 45°.

Controls

Please refer to Schedule 2 for a list of permitted roof materials and colours.



Mount Cardrona Station

Design Guidelines

Building Design Elements

Part 3

3-6

3.5 External Appearance - Cladding Materials and Colours

Aim

Materials and colours are used that reflect the natural character of the Cardrona Valley, and contribute to the creation of an overall character and sense of place for the Village.

Guidelines

- Use natural materials and recessive colours that reflect the surrounding rural character of the Valley.
- Use historic buildings within the area as a design cue for appropriate use of materials and colour.
- Consider the colours and materials that have been used on surrounding buildings, and choose colours and materials that may complement them.

Controls

Please refer to Schedule 3 for a list of permitted cladding materials and colours.

3.6 Signage

Aim

Signage complements the built form and is of a consistent design throughout the Zone.

Guidelines

Signage is provided that:

- Is legible but discrete;
- Uses natural materials;
- Is incorporated into the design of the buildings and associated landscaping;
- Does not dominate the building design, but instead complements it.

Particularly in Activity Area 1, signage should be framed in hard wood or steel, and hung from the top by steel or timber bracket at 90 degrees to the building facade.



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3.7 Energy Efficiency

Aim

Buildings throughout the Zone adopt design techniques to achieve energy efficiency, thereby reducing long term economic and environmental costs.

Guidelines

Building Design:

- o Minimise energy requirements by:
 - o Designing buildings to maximise solar gain;
 - o Using high levels of insulation and double glazing.

Energy Systems:

- o Renewable electricity generation systems such as solar should be installed at the time of construction.
- o Use efficient and sustainable heating systems such as pellet burners, gas burners, heat pumps and low emission wood burners.
- o Where a woodburner or pellet burner is used, wetbacks and heat transfer systems should be installed.

Appliances:

- o Choose energy efficient appliances.
- o Encourage the use of electricity meters so that residents know how much power they are drawing at any one time.

Greywater irrigation

- o Consider installing a system that enables the recycling of greywater for irrigation purposes.

Please note that in addition to these Design Guidelines each landowner will receive an MCS Owners Sustainability Guide. This provides further detail on achieving sustainable building design.

Controls

- o All buildings shall have double glazing throughout.
- o Potable water shall not be used for irrigation.
- o A water meter shall be provided for every household.
- o High levels of insulation are required.



Mount Cardrona Station

Design Guidelines

Building Design Elements

Part 3

3-8

3.8 Secondary Units

Aim

Secondary units are provided throughout the site and provide accommodation for either:

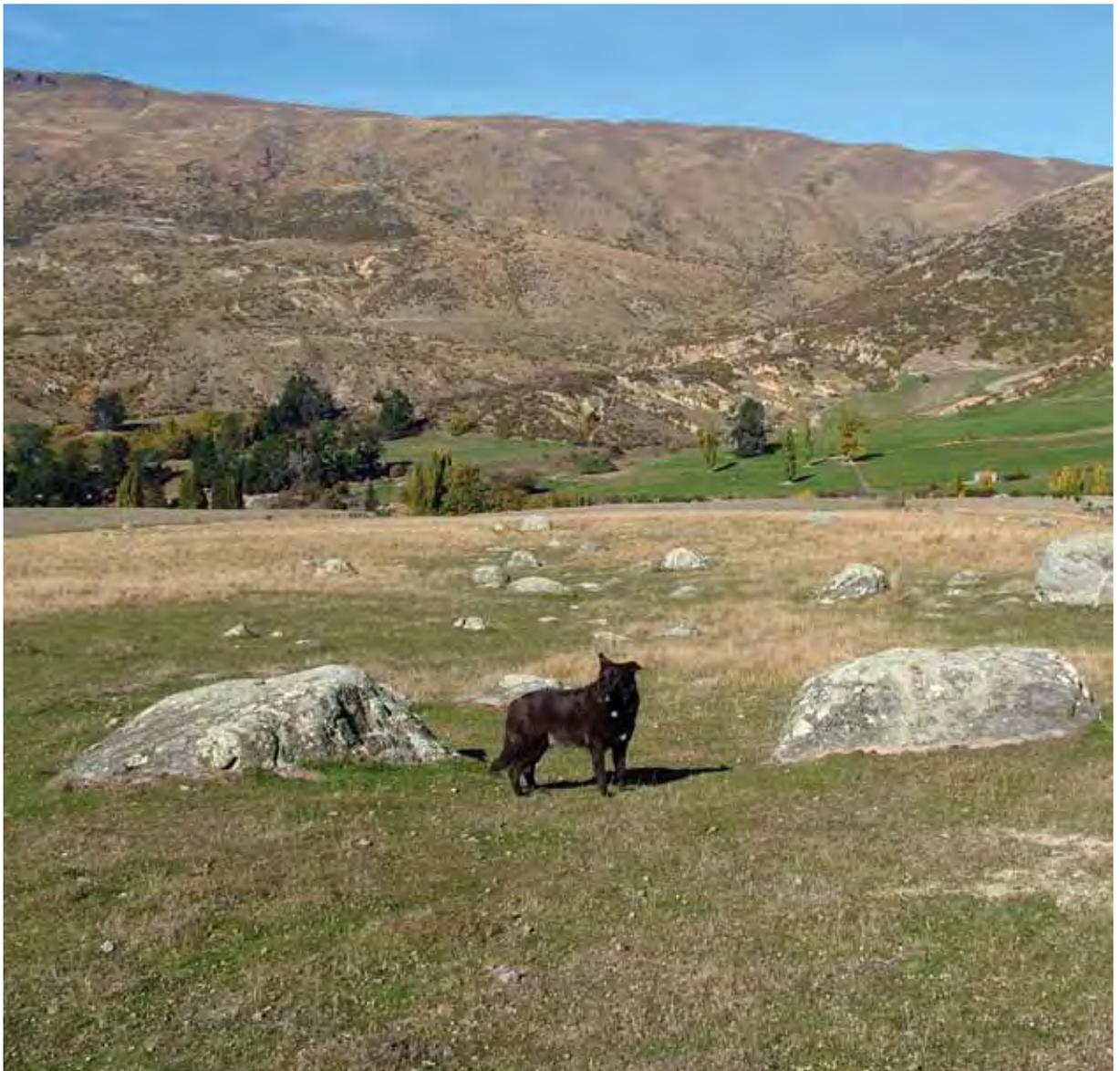
- o Owner-occupiers prior to building the primary dwelling, or
- o Long term rental tenants.

Guidelines

- o Design the secondary unit and the residential unit at the same time to ensure that all site and zone standards will be achieved.
- o Locate the secondary unit and its outdoor living space so that it gains good solar access and privacy.
- o Where possible provide a separate access to the secondary unit.
- o The design of the secondary unit should be complementary to the design of the residential unit.
- o Where attached to the residential unit, use different roof pitches to provide linkage.
- o Break up the mass of the building forms by using different roof shapes and different materials.

Controls

Please refer to section 12-21 of the District Plan for District Plan Rules.



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Landscaping Within Private Allotments

The following section provides guidance on landscaping within private allotments. This provides guidance on planting, fencing, external paving and outside lighting.

3.9 Planting

Aim

A consistent approach to landscaping is adopted, and species are planted that reflect the alpine character of the surrounding environment and are appropriate for the climatic conditions.

Guidelines

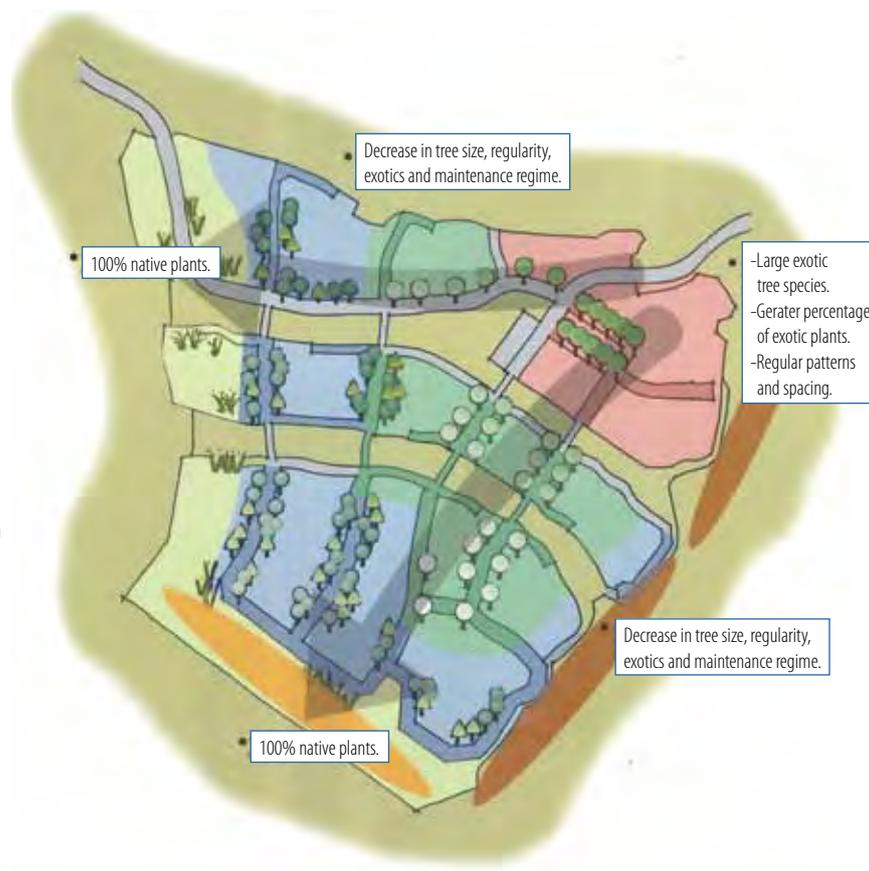
- Where appropriate use planting to provide privacy and shelter from prevailing wind.
- Planting should reflect the climate, and should need minimal irrigation.
- Adopt a planting plan that reflects the climate and rural character.
- Where possible locate denser and larger scale planting on the southern side of the section, and smaller vegetation to the north.
- Avoid locating planting where it shades footpaths, the outdoor living space or north facing windows of neighboring dwellings.

Controls

Please refer to Schedule 1 for the list of plant species permitted within each Activity Area.

Planting Plan

- Large deciduous trees in street and private allotments. Trees in street at regular spacings. Exotic and native plants in streets and allotments. Greater percentage of exotics.
- Native hedges, large to medium sized deciduous trees in streets and allotments. Maximum 2 species of trees at regular spacings in streets. Exotic and native plants in allotments.
- Small to medium native and exotic deciduous and evergreen trees in streets. Maximum of 4 species in natural groupings. Native and exotic plants in allotments. Greater percentage of natives.
- No street trees. Only native ground cover where necessary. Native trees, shrubs and ground covers in private allotments.
- Natural pastural grass (not irrigated), native grasses and grey shrubland.
- Mitigation planting.



Mount Cardrona Station

Design Guidelines

Building Design Elements

Activity Area 2 Landscaping

Part 3

3-10



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Activity Area 3 Landscaping



Activity Area 4 Landscaping



3.10 Treatment of Rain Water Tanks

Aim

Water tanks are located, designed and screened so that they do not detract from landscape design.

Guidelines

- o Where possible locate water tanks underground, or within the main building, for instance, under a lean-to or under decking;
- o Screen water tanks using natural materials and planting;
- o Water tanks should be coated in natural colours.

3.11 Fencing

Aim

Fencing is of a design, form and scale that:

- o Maintains a consistent theme throughout the Zone.
- o Maintains privacy between private properties while avoiding solid visual barriers between the public and private realm.
- o Reflects the surrounding rural character and historic values of the Valley.

Guidelines

- o Fencing should reflect the surrounding rural character.
- o Avoid high, impermeable fences on the boundary of public spaces.
- o Use natural materials.
- o Fences should become more permeable towards the periphery of the Zone, for example, use stone walls and hedges within Activity Areas 1 and 2, changing to post and rail and post and wire within Activity Areas 3 and 4.

Controls

Please refer to Schedule 3 for a list of permitted fencing materials and Section 12-21 of the District for rules on height of fences.



Fencing

Square post and rail fence



Dry stacked Schist wall with soldier course



Round post and rail fence



Stacked Schist wall mortar fixed to concrete wall



Post and rail fence with wires



Hedge up to 1.8m high .
Suitable species :

- olearia* sp.
- chaenomeles speciosa*
- berberis* sp
- pyranthus* sp
- coprosma propinqua*
- coprosma virescens*
- coprosma lucida*



Building Design Elements

Part 3

3-14

3.12 Outdoor Paving and Retaining Walls

Aim

The design of outdoor living spaces, and the use of retaining walls, is addressed consistently throughout the Zone.

Guidelines

- o Retaining walls should be designed so that they do not block views to the surrounding landscape, and do not dominate public spaces;
- o Retaining walls can be used instead of fences to provide a demarcation between private and public land. Fences should not be erected on top of retaining walls;
- o Retaining walls should comprise stacked stone, and should provide a historic character, and their design should complement nearby buildings and landscaping;
- o Outdoor living spaces and the materials used should complement the design theme of Mount Cardrona Station, using natural materials.

Controls

Please refer to Schedule 6 for a list of permitted materials.

3.13 Outside Lighting Within Private Allotments

Aim

Low level lighting that ensures that views of the night sky is maintained, achieves energy efficiency and provides private amenity.

Guidelines

- o Use lighting to identify pedestrian entrances;
- o Use low level down lighting;
- o Use energy efficient lighting;
- o Avoid unnecessary use of outdoor lighting, and direct any lighting away from neighboring properties.

Specific Guidance for Each Activity Area

The following section of these guidelines provides specific guidance on the key elements of each Activity Area. Please note that this section is to be read in conjunction with the general guidance provided in previous sections, and where necessary provides additional detail applicable to each Activity Area.

3.14 Activity Area 1A

Explanation

Activity Area 1 – Village Centre

Activity Area 1 is located at the entrance to the Village, and is where the greatest scale and intensity of development is provided. Activity Area 1A will become the Village focal point, and provides a range of activities, including residential, worker accommodation, visitor accommodation and supporting commercial. Buildings and activities should front the Village Green, and are provided with views of Mount Cardrona to the northwest.

Aim

To achieve key design elements that contribute to the creation of a vibrant heart that functions as a village hub.

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Guidelines

Building Design

Adopt building design that provides:

- Symmetry;
- Vertical and horizontal emphasis;
- Unified design elements;
- Articulation of large buildings to reduce bulk;
- Definition of key corners and vistas;
- Use of natural materials;
- Frontage onto public space containing the Village Green;
- Use of verandas to provide pedestrian cover, and provide horizontal emphasis;
- Varying roof heights and varying building forms and sizes to create visual interest.

Signage

- Signage should reflect a consistent theme, and be integrated into the building design.
- Use small signs that clearly articulate information.
- Use natural, rustic materials.
- Use sign boards for multiple tenancies, not individual signs.

Controls

Please refer to section 12-21 of the District Plan for District Plan Rules.

Village Centre



Mount Cardrona Station

Design Guidelines

Building Design Elements

Part 3

3-16

3.15 Activity Area 1B

Explanation

Activity Area 1B provides larger scale visitor accommodation activities and is located on the periphery of Activity Area 1A.

Aim

To achieve design and layout of visitor accommodation, residential and commercial activities so that they contribute positively to the Village.

Guidelines

Building Design

- o Use natural materials.
- o Use detail to break up the mass of buildings.

Controls

Please refer to section 12-21 of the District Plan for District Plan Rules.



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3.16 Activity Area 2

Explanation

Activity Area 2 – Living Area A

Activity Area 2 provides for visitor accommodation and residential development. The section sizes and density provisions reflects its proximity to the Village Centre, and its relationship to the open space areas, which provides for clear viewshafts from individual allotments and assists in retaining high amenity values.

Activity Area 2A is largely located within the Village Precinct and provides a compact living environment that fronts public open space. Activity Area 2B is located further from the Village Centre, and has a slightly lower density than Area 2A.

Aim

To provide high density living that achieves amenity values for both residents and visitors.

Guidelines

- o Provide outdoor living space that is solar oriented, and provides on-site privacy;
- o Where possible use rear access lanes for parking/garaging;
- o Design buildings so that living areas front open space;
- o Where possible provide secondary units.

Controls

Please refer to section 12-21 of the District Plan for District Plan Rules.



Building Design Elements

Part 3

3-18

3.17 Activity Area 3

Explanation

Activity Area 3 – Living Area B

Activity Area 3 provides for residential development. It is located on the periphery of Area 2, and therefore is further from the Village Centre. Visitor accommodation is a discretionary activity within this area, reflecting the need to encourage permanent residents.

Activity Area 3A is located on the eastern and southern boundaries of the Zone. In order to reduce visibility from surrounding areas the height of buildings within this area are restricted, and buildings must be set back from the edge of the Zone.

Activity Area 3B is an educational and community precinct, providing for the potential demand for educational or community facilities. The associated rules ensure that this land is set aside for educational and/or community purposes for 15 years from the notification of the Plan Change creating the Zone. If, after 15 years, there is no proven demand for educational facilities or community activities on all or part of the site, the land reverts to Activity Area 3A, providing for residential housing.

Aim

To provide medium density living that achieves high amenity values for both residents and visitors.

Guidelines

- o Design secondary units at the same time and to be consistent with the main dwelling.
- o Optimise solar gain by locating living spaces and outdoor living areas on the northern aspect of the building.
- o Design so that living areas front public spaces.
- o Locate garages so that they do not dominate the street.

Controls

Please refer to section 12-21 of the District Plan for District Plan Rules.



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3.18 Activity Area 4

Explanation

Activity Area 4 – Living Area C

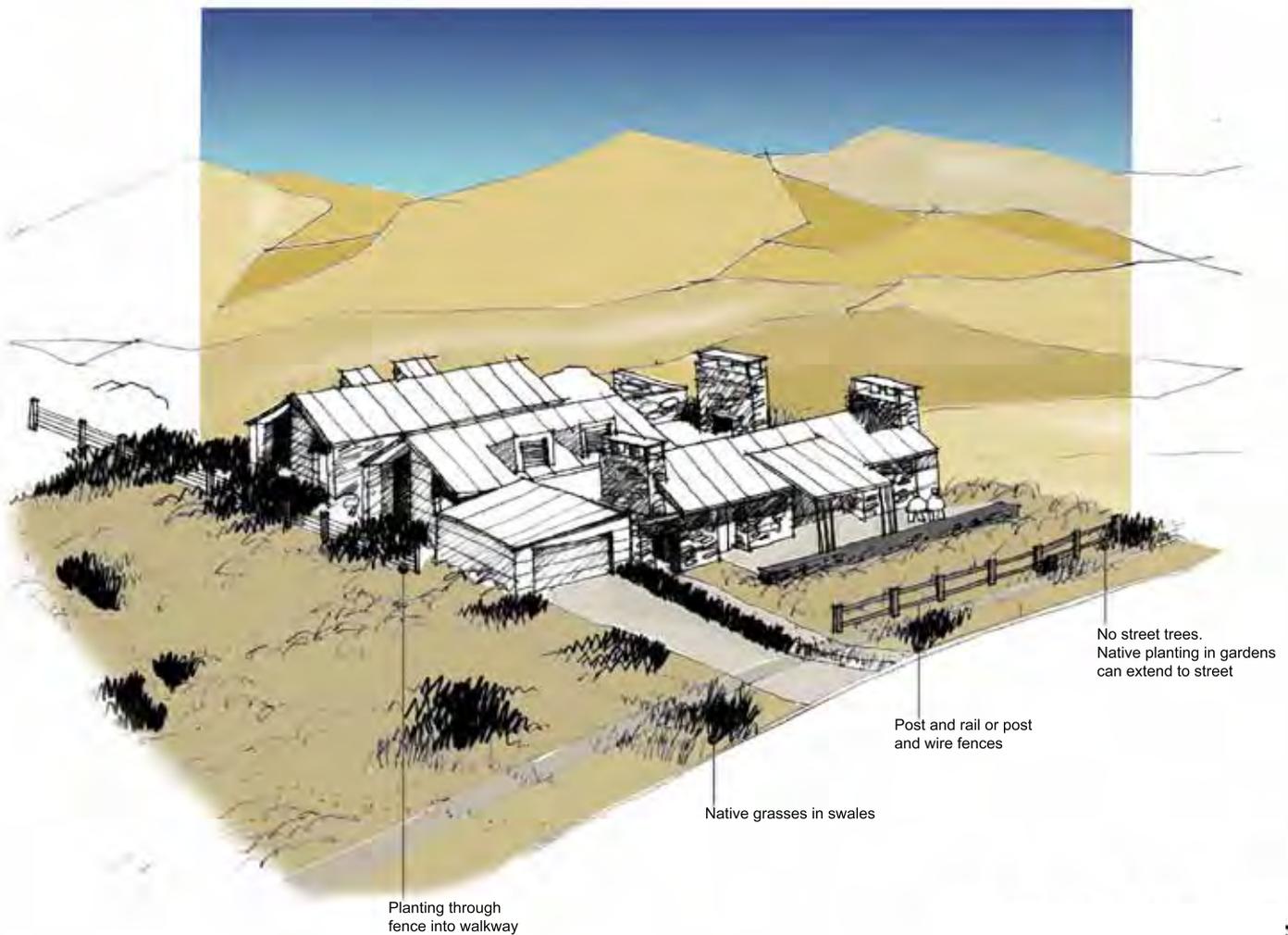
Activity Area 4 is located at the upper boundary of the Zone, and provides a buffer between the higher density areas of the Village and the surrounding open space areas. It requires larger sections, low building coverage and limits buildings to 5.5m in height. These controls reflect the location of the Area and its relationship to the surrounding open space.

Aim

To provide low density living where buildings are sited to retain the character and form of the landscape.

Guidelines

- o Use building designs that do not dominate the landscape.
- o Use recessive materials and colours.
- o Designs using innovative ideas such as turf roofs are encouraged.



Mount Cardrona Station

Design Guidelines

Building Design Elements

Part 3

3-20

3.19 Activity Area 5

Explanation

Activity Area 5 – Woolshed and Homestead Sites

Activity Area 5 provides for limited commercial and recreational development at the woolshed and homestead sites. The woolshed site (Area 5A) is visible from the Cardrona Valley Road, and is therefore considered the visual reference for the Village. Rules for this Area ensure that any future buildings are at a similar scale and character to the existing woolshed. Consequently, building heights are restricted to 6m.

The homestead site (Area 5B) is located within the Homestead Valley, and is located on the site that had previously contained the historic Cardrona Station homestead. Provisions for this area reflect its use for horse trekking and other commercial recreation operations, and anticipate small scale residential activities that are ancillary to the commercial recreation or farming activities.

Aim

To provide for small scale commercial and recreational activities within buildings that provide a rustic/rural character, reflecting the historical and rural character of the Cardrona Valley.

Guidelines

- o At the woolshed site buildings should compliment the design and scale of the woolshed and be rural in character, using recessive materials and colours.
- o Buildings at the homestead site should be rural in character, and should not dominate the landscape.



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5A: Woolshed



5B: Homestead



Mount Cardrona Station

Design Guidelines

Building Design Elements

Part 3

3-22

3.20 Design Review Board Process

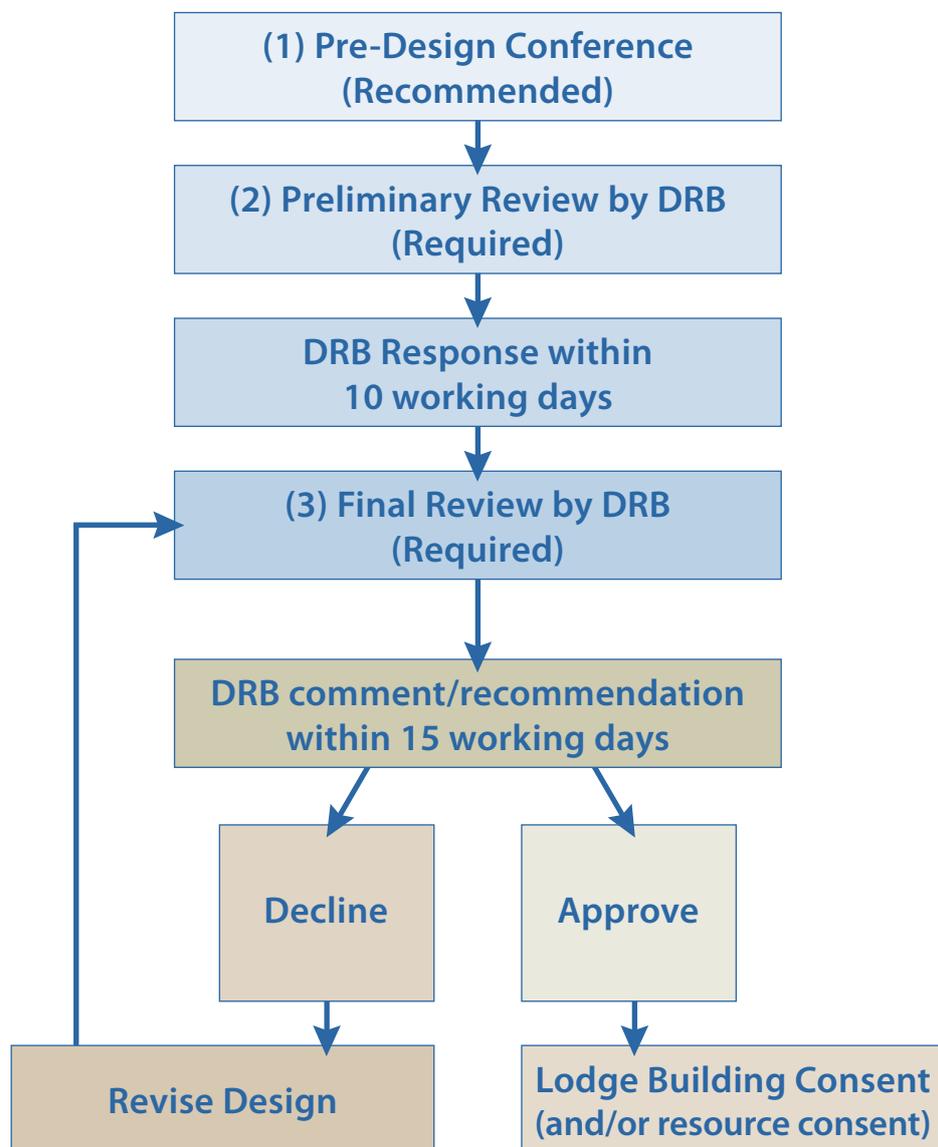
This section outlines the Design Review process for buildings.

3.21 Requirements

The approval of the Design Review Board (DRB) is required prior to building consents and, if required, resource consents.

3.22 Design Review Process

The Design Review Process takes place in three steps:



3.22.1 Pre-Design Conference (recommended)

Prior to the preparation of any drawings or designs for formal DRB review it is recommended that the owner (and/or owners consultants) meet with the DRB for a pre-design conference. This provides an opportunity to discuss the characteristics of the site, the vision for the Zone and the purpose of the guidelines. It also provides an opportunity to explain the Design Review Process, and its relationship to the resource consent process.

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3.22.2 Preliminary Review

This meeting provides an opportunity to present design ideas and sketches to the DRB and gain feedback prior to more detailed designs being undertaken. This process helps to avoid unnecessary costs by enabling feedback prior to significant and costly work being undertaken on an inappropriate design.

Information Requirements:

- o Location and size of lot
- o Sketch plan/conceptual design
- o List of materials considered
- o Conceptual landscape design

3.22.3 Final Review

Once preliminary approval is gained, more detailed design work can be undertaken. Information submitted to the Design Review Board at this stage should clearly demonstrate the response to the aims and guidelines set out in the Guidelines. The detail of information submitted should correspond with the scale and complexity of the proposal. Generally, the following information should be provided:

- o All plans should be to a suitable and clearly identified scale and should clearly identify a north point.
- o A 'site context analysis plan', showing the site in relation to surrounding features including surrounding streets and open spaces, surrounding subdivision pattern, adjoining site development (both constructed and consented).
- o A site plan showing all potential building footprints, boundary treatment, location of driveways, outdoor terraces, decks and proposed planting and water storage tanks.
- o Building information including:
 - o Floor plans, cross sections (including gradients of abutting properties), elevations (including roof plan or 'fifth elevation');
 - o Details of external colours and materials;
 - o Roof pitch;
 - o Window treatment;
 - o Details of any rooftop equipment: including antennae, satellite dishes, chimneys, and exterior lighting;
 - o Details of insulation, heating sources and sustainable initiatives proposed such as the use of solar energy, in accordance with the Owners Sustainability Guide;
 - o Details of signage (if relevant);
 - o Perspective drawing showing building form and setting.
- o Details of landscape treatment including:
 - o Fencing, walls, boundary planting;
 - o Design and screening of water storage tanks;
 - o Paved surface treatments;
 - o Plant list including species, size at planting and size at maturity for strategic planting.

Once the DRB has received this information, a meeting will be scheduled with the owner and/or consultants to review the application. The DRB will review the material and provide comment, and then discuss the application with the owner/consultants.

Following this meeting the DRB will provide an approval or recommendations for refinement in writing. If refinement is necessary a second meeting may be required before approval can be given.

3.23 Progress and Changes

Following approval, any changes to the approved design must be presented to the DRB and approved prior to making those changes.

The DRB will check progress of the building and associated landscaping to ensure that it complies with the approved plans.

If changes have been made that have not been approved, the DRB will issue a Notice to Comply, and will require the owner to either gain approval or resolve the discrepancies.

3.24 How does this review process relate to the resource consent and building permit requirements?

The District Plan rules have been designed to provide the basic parameters (e.g. setbacks, heights, outdoor living space) for any building design, and it is recognised that in some instances non-compliance with these rules may occur. In addition, in some instances the activity associated with the building may require resource consent, for example, visitor accommodation activities.

While the DRB may assist in determining whether the design complies with the District Plan rules, it is the owner's responsibility to determine whether resource consent is required, and if it is, to prepare and lodge any resource consent applications.

To this end, it is recommended that when preparing conceptual drawings (prior to preliminary Design Review), the owner and/or consultants check that the proposed design meets the District Plan Rules.

Where it is found that resource consent is required, it is recommended that DRB approval is gained prior to lodging resource consent.

This is because:

- o The DRB may be able to assist in amending the design so that it complies with the District Plan rules.
- o If changes are required as a result of conditions placed on resource consent, approval can be gained from the DRB for the amended design.
- o If the resource consent were approved first, the landowner could waste significant time and money on a design that is considered inappropriate by the DRB, and would therefore be subject to a variation to the consent at a later stage. Varying a resource consent would likely be more difficult than gaining DRB approval.

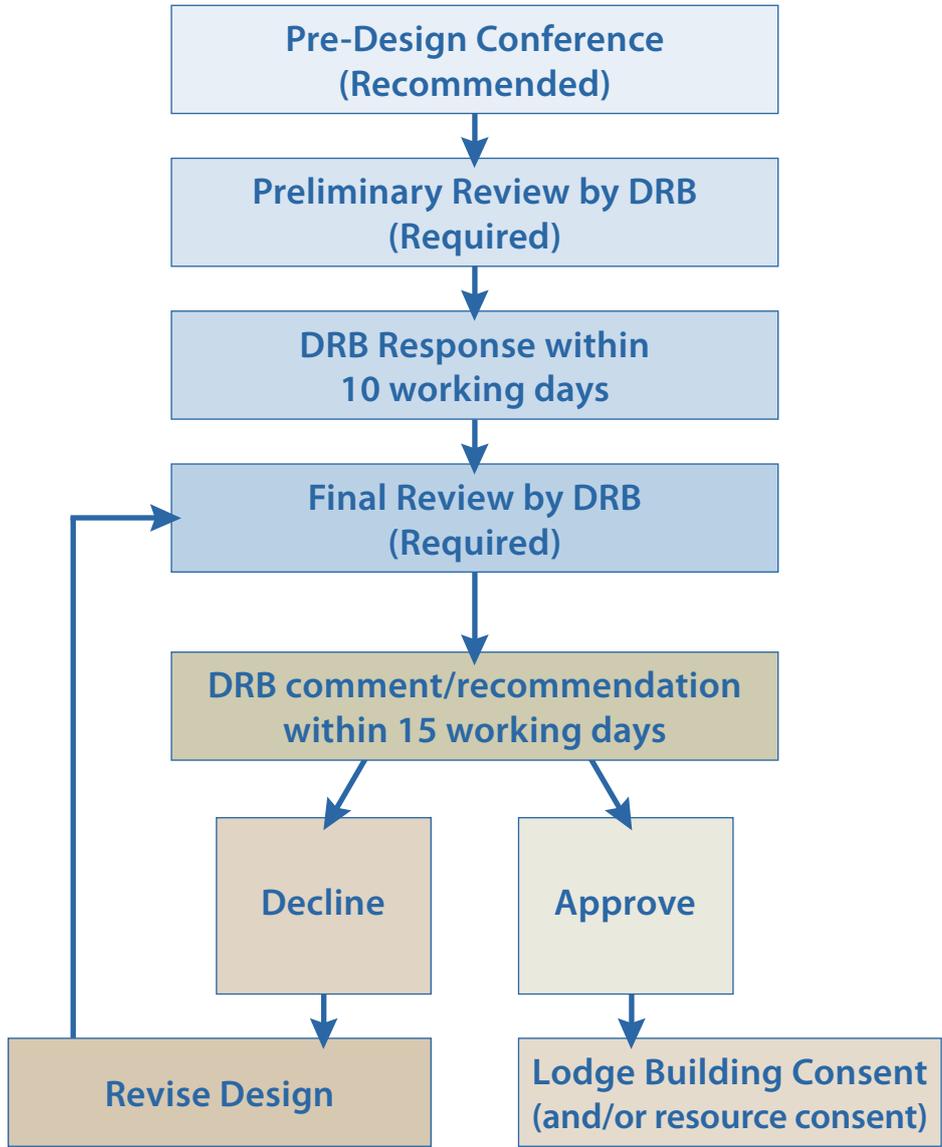
Once any necessary resource consents and the DRB approval is obtained, the owner will have to apply for a Building Consent. Once again this is a separate process to the DRB, and is the responsibility of the owner. It is noted that each certificate of title will contain a consent notice requiring that prior to Building Consent each building must have the approval of the DRB.

The diagram on the following page illustrates the process for building approval.

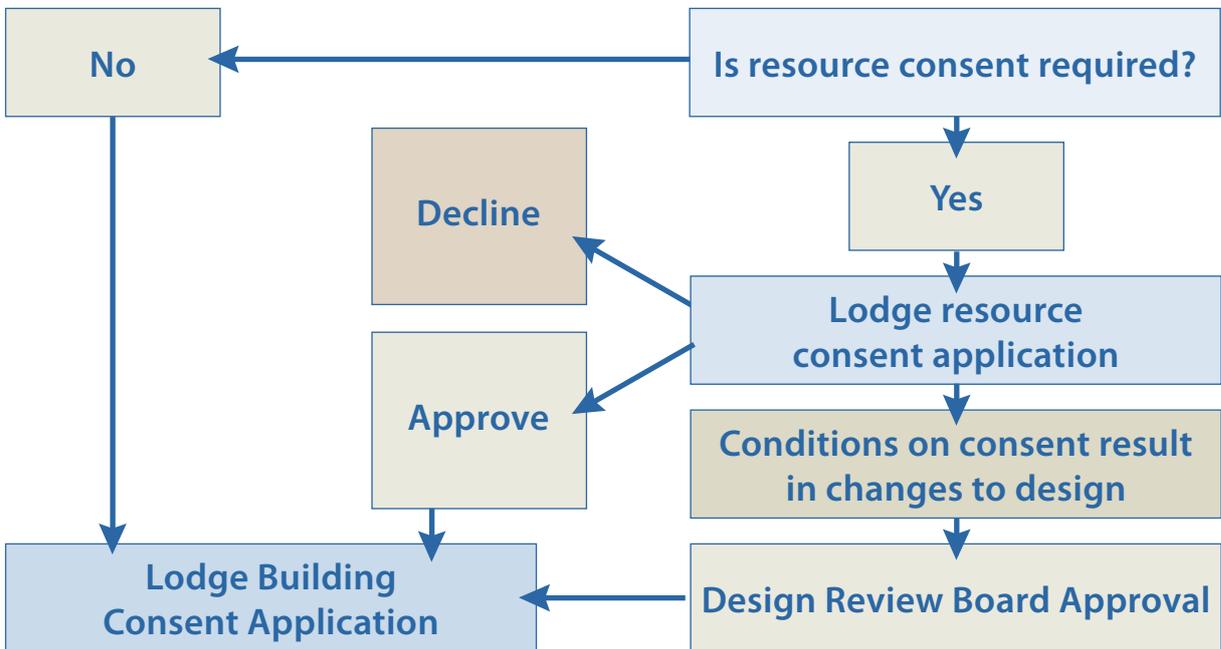




Design Review Process



Resource Consent Process



Mount Cardrona Station

Design Guidelines

Building Design Elements

Part 3

3-26

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Schedule 1: Planting List

Mount Cardrona Station: Plant Species for Activity Areas

"Y" indicates species can be planted, * indicates street tree, # indicates wetland/stream planting.

Species	Common name	Approx height	Area 1a & 1b	Area 2a & 2b	Area 3 & 3a	Area 4	Area 5a	Area 5b	Area 6	Area 6a (& Area 6 surrounded by 2a&1b& 6a)	Area 7	Area 7 Homestead Valley North face	Area 7 Cardrona Valley Escarpment
Trees													
Acer cappadocium rubrum	maple	15m	Y	Y	Y*								
Acer davidii "George Forest"	maple	medium sized tree	Y	Y	Y*								
Acer griseum	paperbark maple	10-12m	Y	Y	Y*								
Acer platanoides	Norway maple	15-20m	Y	Y									
Alnus incana "aurea"*	golden alder		Y*	Y*	Y*		Y	Y					
Alnus cordata*	Italian alder		Y*	Y*	Y*		Y	Y					
Alnus glutinosa*	Alder		Y*	Y*	Y*		Y	Y					
Betula utilis "jaquemontii"*	Himalayan birch	10-15m	Y*	Y*	Y*		Y	Y					
Carpinus betulus	European hornbeam	15-20m	Y	Y*	Y		Y	Y					
Carpinus cordata	Sawa hornbeam	10-15m	Y	Y			Y	Y					
Castanea sativa*	Sweet chestnut	12-15m	Y*	Y*					Y	Y			
Cornus alba 'kesselringii'	dogwood	1.5m	Y	Y			Y	Y					
Cornus capitata	Himalayan dogwood	9m	Y	Y	Y		Y	Y					
Cornus florida	Flowering dogwood	9m	Y	Y	Y		Y	Y					
Fraxinus angustifolia*	narrow-leaved ash	20m	Y*	Y*									
Fraxinus angustifolia "Raywood"*	claret ash	15-20m	Y*	Y*									
Fraxinus ornus*	ash	12-15m	Y*	Y*									
Fraxinus velutina*	desert ash	9m	Y*	Y*	Y								
Gleditsia tricanthos var. inermis*	Honey locust	20m		Y*									
Griselinia littoralis	broadleaf	10									Y		
Koelreuteria paniculata	golden rain tree	12-15m		Y	Y								
Nothofagus solandri var cliffortioides*	mountain beech	15m		Y*	Y*		Y	Y			Y		
Nothofagus menziesii*	silver beech	15m		Y*	Y*		Y	Y			Y		
Pittosporum tenuifolium	kohuhu	10									Y	Y	Y
Plagianthus regius*	manatu	12m		Y*	Y*	Y*	Y	Y					Y
Podocarpus hallii	Hall's totara	10m			Y						Y		
Populus nigra var italica	lombardy poplar	15-20m						Y					
Prumnopitys taxifolius	matai	15									Y	Y	Y
Prunus sargentii	cherry	10m	Y	Y*			Y	Y					
Prunus species	orchard species	6m						Y					
Quercus afares*	Algerian oak	15m	Y*	Y*			Y	Y		Y			
Quercus canaryensis x robur*	canary oak	15m	Y*	Y*			Y	Y		Y			
Quercus ceris*	Turkey oak	20m	Y*				Y	Y		Y			
Quercus coccinea*	scarlet oak	15m	Y*	Y*			Y	Y		Y			
Quercus ellipsoids*	pin oak	15m	Y*	Y*			Y	Y		Y			
Quercus ilex*	holly oak	15m	Y*	Y*			Y	Y		Y			
Quercus rubra*	red oak	20m	Y*				Y	Y		Y			
Sequoiadendron giganteum	Wellingtonia	30m						Y					
Sophora microphylla	kowhai	8m	Y		Y*						Y	Y	Y
Tilia cordata varieties*	lime	20m	Y*				Y	Y					
Tilia platyphyllos*	large leaved lime	20m	Y*				Y	Y		Y			
Ulnus parvifolia*	elm	15-20m	Y*	Y*			Y	Y		Y			
Ulnus procera Luis van Houtte*	golden elm	15-20m	Y*	Y*			Y	Y		Y			

NOTE: asterix* denotes street trees



Mount Cardrona Station: Plant Species for Activity Areas

"Y" indicates species can be planted, * indicates street tree, # indicates wetland/stream planting.

Species	Common name	Approx height	Area 1a & 1b	Area 2a & 2b	Area 3 & 3a	Area 4	Area 5a	Area 5b	Area 6	Area 6a (& Area 6 surrounded by 2a&1b&6a)	Area 7	Area 7 Homestead Valley North face	Area 7 Cardrona Valley Escarpment
Grasses/Small Shrubs													
Aciphylla aurea	golden speargrass	1m	Y	Y	Y	Y	Y	Y			Y		
Aristotelia serrata	wineberry,	10m									Y	Y	Y
Aristotelia fruticosa	mountain wineberry	2m									Y	Y	Y
Astelia nervosa	alpine lily	1m			Y	Y	Y	Y	Y		Y	Y	
Astelia fragrans	bush lily	1.5m			Y	Y	Y	Y	Y		Y		Y
Berberis sp.		1.5m					Y	Y					
#Carex secta	niggerhead	1.5m									Y	Y	Y
#Carex buchananii		0.5m											Y
Carmichaelia petriei	native broom	2.5m	Y								Y	Y	
Carmichaelia kirkii	scrambling broom	1 to 2m									Y		
Carpodetus serratus	putaputaweta	10m									Y	Y	Y
Centranthus ruber	Red valerian	0.5m	Y	Y			Y	Y					
Chaenomeles speciosa		3.0m											
#Chionochloa conspicua	bush tussock	2m							Y		Y		Y
Chionochloa rigida	snow tussock	1.5m	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Cistus sp.	Rock rose	1.5m	Y	Y			Y	Y					
Coprosma acerosa	low growing coprosma	0.5m				Y					Y		
Coprosma intertexta		3m				Y			Y		Y		
Coprosma linarifolia		5m									Y		Y
Coprosma lucida	karamu	4m							Y		Y	Y	Y
#Coprosma propinqua	mingimingi	3m				Y			Y		Y	Y	Y
Coprosma rhamnoides		1.5m				Y			Y		Y	Y	
#Coprosma rugosa		3m				Y			Y		Y	Y	Y
#Coprosma tayloriae		2.5m				Y					Y	Y	Y
Coprosma virescens		3m				Y			Y		Y	Y	
Cordylina australis	cabbage tree, ti	6m									Y		Y
Corokia cotoneaster	korokia	2.5m				Y					Y	Y	Y
#Cortaderia richardii	toitoi	2m	Y	Y	Y		Y	Y	Y		Y	Y	Y
Daphne mezereum		0.75m	Y	Y			Y	Y					
Dracophyllum longifolium	inaka	2.5m				Y					Y	Y	
Discaria toumatou	matagouri	3m				Y			Y		Y	Y	
Euonymus alatus	Winged spindle tree	1.5m	Y	Y			Y	Y					
Festuca novae-zelandiae	hard tussock	0.5m	Y	Y	Y	Y	Y	Y	Y		Y		
Forsythia ap.		1.5m	Y	Y			Y	Y					
#Halocarpus bidwillii	bog pine	3m									Y		Y
Hamamelis sp.	Witch hazel	3.0m	Y	Y			Y	Y					
Hebe cupressoides		2m			Y	Y	Y	Y			Y	Y	
Hebe odora		1m			Y	Y	Y	Y			Y	Y	
#Hebe salicifolia	koromiko	2.5m			Y	Y	Y	Y			Y	Y	Y
Hoheria glabrata	mountain ribbonwood	5m			Y	Y	Y	Y			Y	Y	Y
Kunzea ericoides	kanuka	7m									Y	Y	
Lavandula sp.	lavender	0.5m	Y	Y			Y	Y					

Mount Cardrona Station

Design Guidelines

Building Design Elements

Part 3

3-28

2011

Mount Cardrona Station: Plant Species for Activity Areas

"Y" indicates species can be planted, * indicates street tree, # indicates wetland/stream planting.

Species	Common name	Approx height	Area 1a & 1b	Area 2a & 2b	Area 3 & 3a	Area 4	Area 5a	Area 5b	Area 6	Area 6a (& Area 6 surrounded by 2a&1b&6a)	Area 7	Area 7 Homestead Valley North face	Area 7 Cardrona Valley Escarpment
Grasses/Small Shrubs													
Leptospermum scoparium	manuka	5m									Y	Y	Y
Melicytus lanceolatus	narrow-leaved mahoe	5m				Y					Y		
Melicytus alpinus	porcupine shrub	1m				Y			Y		Y	Y	
Myrsine australis	mapou, red matipo	8m									Y	Y	Y
Muehlenbeckia complexa	Muehlenbeckia complexa	2m			Y	Y			Y		Y		
Myrsine divaricata	weeping mapou	3m				Y					Y	Y	Y
Olearia aborescens	tree daisy	6m									Y		Y
Olearia avicenniaefolia	tree daisy	6m									Y	Y	
#Olearia bullata		4m									Y	Y	Y
Olearia cymbifolia/nummularifolia		2m				Y	Y	Y			Y	Y	
Olearia fragrantissima	scented tree daisy	8m									Y	Y	Y
Olearia hectorii	rare tree daisy	6m									Y	Y	Y
#Olearia lineata		6m									Y	Y	Y
Olearia odorata		3m				Y					Y	Y	Y
Ozothamnus vauvilliersii	cottonwood	2m	Y	Y	Y		Y	Y			Y	Y	Y
Phormium cookianum	mountain flax	1.5m	Y	Y	Y	Y	Y	Y	Y		Y		Y
#Phormium tenax	swamp flax	3m	Y	Y	Y		Y	Y	Y		Y	Y	Y
Poa cita	silver tussock	0.6m	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Poa colensoi	blue tussock	0.3m	Y	Y	Y	Y	Y	Y	Y		Y		
Pseudopanax colensoi var. ternatum	three finger, orihou	5m	Y	Y	Y	Y*	Y	Y	Y		Y	Y	Y
Pseudopanax crassifolius	lancewood, horoeka	6m	Y	Y	Y	Y*	Y	Y			Y	Y	Y
Phyllocladus alpinus	mountain toatoa	5m				Y					Y	Y	
Pyracanthus sp.		2.5m	Y	Y			Y	Y					
Ribes sp	currants/gooseberries	2.5m	Y	Y									
Rosa species (old fashioned shrub in particular)	roses	2m	Y	Y			Y	Y					
Rosmarinus officinalis	rosemary	1.0m	Y	Y			Y	Y					
Thymus sp.	thyme	0.3m	Y	Y			Y	Y					
Viburnum sp.		1.5-3.0m	Y	Y			Y	Y					
<i>NOTE: hatch # indicates swamp/water edge species</i>													
Climbers													
Humulus lupulus 'Aureus'		6.0m	Y	Y									
Rosa species		8.0m	Y	Y									
Parthenocissus tricuspidata	Boston ivy	20.0m	Y	Y									
Lonicera japonica 'Halliana'	honeysuckle	10.0m	Y	Y									
Lonicera x americana	honeysuckle	7.0m	Y	Y									
Wisteria sinensis	Chinese wisteria	30.0m	Y	Y									
Vitis coignetiae	Crimson glory vine	15.0m	Y	Y									





Schedule 2: Roofing Materials

1.0 Roofing

1.1 Metal

1.1.1 Materials

Steel
Copper

1.1.2 Profile

Wide trough profile, min 200mm to rib centres.
76mm corrugated profile.

1.1.3 Finish

Paint and powdercoat, matt or semi-gloss only.
Weathered steel [corten only].
Copper – natural.

1.1.4 Colour

Limited to a reduced palette specifically for roofs. All paint colours specified, powdercoats included, must be from Aalto Colour Mt Cardrona Colour Palette denoted *Suitable for Roof.

1.2 Slate

1.2.1 Material

Natural South Island stone

1.2.2 Profile

Unrestricted

1.2.3 Finish

Natural

1.2.4 Colour

Natural

1.3 Shingles

1.3.1 Material

Cedar

1.3.2 Profile

Sawn only

1.3.3 Finish

Natural

1.3.4 Colour

Natural

1.4 Turf

1.4.1 Material

Natural

1.4.2 Profile

Natural

1.4.3 Finish

Natural

1.4.4 Colour

Natural

2.0 Spouting

The following specifications apply to all gutters, cappings, flashings, downpipes, rain heads, scuppers, braces and fixing elements.

2.1.1 Material

Steel
Copper

2.1.2 Profile

Round

2.1.3 Finish

Paint and powdercoat, matt or semi-gloss only.
Weathered [corten].

2.1.4 Colour

All paint colours specified, powdercoats included, must be from Aalto Colour Mt Cardrona Colour Palette.
Copper, natural patina.

Building Design Elements

Part 3

3-30

2011

3.0 Chimneys

- 3.1 **Material**
Materials as per NZBC fire safety regulations.
Stainless steel flues permitted.
See 1.0 External Cladding.
- 3.2 **Profile**
Unrestricted
See 1.0 External Cladding.
- 3.3 **Finish**
See 1.0 External Cladding.
- 3.4 **Colour**
See 1.0 External Cladding.

4.0 Roof Windows and Skylights

- 4.1 **Material**
Glass or polycarbonate.
Joinery – timber or aluminium.
- 4.2 **Profile**
Rectangular only.
- 4.3 **Finish**
Clear or frosted only.
- 4.4 **Colour**
Glass to be clear or tinted to greyscale Mt Cardrona Colour Palette only.

Schedule 3: Cladding Materials and Colours

1.0 Weatherboard

- 1.1 **Material**
Timber, natural or finger jointed.
All non-timber alternatives are not permitted.
- 1.2 **Profile**
Horizontal profiles may be Bevelback or Scallop Rustic.
Vertical profiles may be Shiplap only.
External corners may be mitered or boxed.
- 1.3 **Finish**
Smooth or band-sawn.
Paint or stain, matt or semi-gloss only.
- 1.4 **Colour**
All paint colours specified must be from Aalto Colour Mt Cardrona Colour Palette.
All stains specified, must be from Mt Cardrona Colour Palette.



MT CARDRONA
STATION



2.0 Board and Batten

2.1 Material

Timber, natural or finger jointed, plywood sheet.
All non-timber alternatives are not permitted.

2.2 Profile

Profile and spacing dimensions are not restricted.
Battens may have horizontal or vertical orientation.
Shiplap finished plywood must be fixed with grooves running to the vertical.

2.3 Finish

Smooth or band-sawn.
Paint or stain, matt or semi-gloss only.

2.4 Colour

All paint colours specified from Aalto Colour Mt Cardrona Colour Palette.
All stains specified from Mt Cardrona Colour Palette.

3.0 Metal

3.1 Steel

3.1.1 Profile

Flat sheet steel or 76mm corrugated profile only.
May be fixed to horizontal or vertical or as combination.

3.1.2 Finish

Paint and powdercoat, matt or semi-gloss only.
Weathered – corten or similar.

3.1.3 Colour

All paint colours specified, powdercoats included, from Aalto Colour Mt Cardrona Colour Palette.

3.2 Copper

3.2.1 Profile

Unrestricted

3.2.2 Finish

Clear protective coating only.

3.2.3 Colour

Natural finish
Pre-weathered

3.3 Other

All other metals are not permitted to be used as external cladding materials.

Building Design Elements

Part 3

3-32

2011

4.0 Stone

- 4.1 **Material**
South Island sourced natural stone i.e. shist.
Reconstituted alternatives to similar appearance.
- 4.2 **Profile**
Natural
- 4.3 **Finish**
All sealants clear non-yellowing, matt finish.
- 4.4 **Colour**
Natural or to match South Island sourced stone.

5.0 Concrete

5.1 Insitu or Precast Concrete

- 5.1.1 **Material**
Natural
Exposed aggregate to be locally sourced natural stone or to similar appearance.
- 5.1.2 **Profile**
Unrestricted
- 5.1.3 **Finish**
All sealants clear non-yellowing, matt or semi-gloss finish.
- 5.1.4 **Colour**
Natural
Pigments, stains and oxidising additives to greyscale Mt Cardrona Colour Palette only.

5.2 Masonry Block

Applicable to solid masonry and masonry veneer walls.

- 5.2.1 **Material**
Concrete
- 5.2.2 **Profile**
For primary cladding material, dimensions are restricted to minimum 390w x 90h.
For accessory building elements, dimensions are unrestricted.
Bond is not restricted.
Fair face, honed and split face blocks.
Plaster finish, smooth or bagged. Rendered finishes are not permitted. Plaster finish must be consistent for all block work within the same building.
- 5.2.3 **Finish**
All sealants clear non-yellowing, matt or semi-gloss finish.
Paint, matt or semi-gloss only.
- 5.2.4 **Colour**
Natural
Pigments, stains and oxidising additives to greyscale Mt Cardrona Colour Palette only.
All paint colours specified must be from Aalto Colour Mt Cardrona Colour Palette.



QUEENSTOWN
LAKES DISTRICT
COUNCIL

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STATION



6.0 Brick

- 6.1 **Material**
 - Clay
 - Concrete
- 6.2 **Profile**
 - Smooth or bagged.
- 6.3 **Finish**
 - All brick walls must be plaster and paint finished.
 - Plaster finish must be smooth or bagged. Rendered finishes are not permitted.
 - Paint, matt or semi-gloss only.
- 6.4 **Colour**
 - All paint colours specified must be from Aalto Colour Mt Cardrona Colour Palette.

7.0 Adobe and Mudbrick

- 7.1 **Material**
 - South Island sourced earth only.
- 7.2 **Profile**
 - Smooth faced.
- 7.3 **Finish**
 - Natural
 - If plaster and paint finished, plaster finish must be smooth or bagged. Rendered finishes are not permitted.
 - Paint, matt or semi-gloss only.
- 7.4 **Colour**
 - Natural
 - All paint colours specified must be from Aalto Colour Mt Cardrona Colour Palette.

8.0 Glass

Also refer to section 9.0 Windows for joinery requirements.

- 8.1 **Material**
 - Glass – clear or opaque.
- 8.2 **Profile**
 - Except for where glazing meets roof line, all glazing must be rectangular and perpendicular to floor level.
- 8.3 **Finish**
 - Smooth, backpainted, patterned or textured.
 - Reflectivity must not exceed 20% of white light. Mirrored glass is not permitted.
- 8.4 **Colour**
 - Clear or tinted to greyscale Mt Cardrona Colour Palette only.

9.0 Windows

9.1 Trim

9.1.1 Light-weight Cladding Systems

[Timber, Metal]

All window heads, sill and jambs to be faced with profiles minimum 100mm wide.

9.1.2 Heavy-mass Cladding Systems

[Stone, Concrete, Masonry]

Windows recessed into external wall, to express recess.

9.2 Window Joinery

9.2.1 Timber

9.2.1.1 Material

Unrestricted

9.2.1.2 Profile

Except for where glazing meets roof line, all glazing must be rectangular and perpendicular to floor level.

9.2.1.3 Finish

Paint or stain, matt or semi-gloss only.

9.2.1.4 Colour

All paint colours specified, powdercoats included, from Aalto Colour Mt Cardrona Colour Palette.

All stains specified, from Mt Cardrona Colour Palette.

9.2.2 Aluminum

9.2.2.1 Profile

Except for where glazing meets roof line, all glazing must be rectangular and perpendicular to floor level.

9.2.2.2 Finish

Powdercoated

9.2.2.3 Colour

All paint colours specified, powdercoats included, from Aalto Colour Mt Cardrona Colour Palette.

9.2.3 Steel

9.2.3.1 Profile

Except for where glazing meets roof line, all glazing must be rectangular and perpendicular to floor level.

9.2.3.2 Finish

Paint or powdercoat, matt or semi-gloss only.
Weathered – corten or similar.

9.2.3.3 Colour

All paint colours specified, powdercoats included, from Aalto Colour Mt Cardrona Colour Palette.



9.3 Louvers and Shutters

May be operable or inoperable. Must not be used as primary cladding of building.

9.3.1 Materials

Timber

Glass – clear or opaque.

Aluminium

9.3.1 Profile

Blade is unrestricted.

9.3.2 Finish

Timber - smooth or band-sawn.

Paint or stain finishes - matt or semi-gloss only.

Aluminium – powdercoated only.

Glass - Smooth, backpainted, patterned or textured.

9.3.3 Colour

All paint colours specified, including powdercoats, must be from Aalto Colour Mt Cardrona Colour Palette.

All stains specified, from Mt Cardrona Colour Palette.

Glass to be clear or tinted to greyscale Mt Cardrona Colour Palette only.

10.0 Balustrades

10.1 Timber

10.1.1 Material

Unrestricted

10.1.2 Profile

Unrestricted

10.1.3 Finish

Smooth or band-sawn.

Paint or stain, matt or semi-gloss only.

10.1.4 Colour

All paint colours specified from Aalto Colour Mt Cardrona Colour Palette.

All stains specified from Mt Cardrona Colour Palette.

10.2 Metal

10.2.1 Material

Steel

Aluminium

10.2.2 Profile

Unrestricted

10.2.3 Finish

Paint and powdercoat, matt or semi-gloss only.

Weathered [corten].

10.2.4 Colour

All paint colours specified, powdercoats included, must be from Aalto Colour Mt Cardrona Colour Palette.

Weathered [corten] finish steel to desired degree of patina.

Stainless steel finish is not permitted.

Anodized finishes are not permitted.

Mount Cardrona Station

Design Guidelines

Building Design Elements

Part 3

3-36

2011

11.0 Doors

11.1 Trim

11.1.1 Light-weight Cladding Systems

[Timber, Metal]

Door surrounds to be faced with profiles minimum 100mm wide.

11.1.2 Heavy-mass Cladding Systems

[Stone, Concrete, Masonry]

Doors to be recessed into external wall, to express recess.

11.2 House Doors

11.2.1 Material

Timber

Glass

Steel

Copper

Zinc

11.2.2 Profile

Unrestricted

11.2.3 Finish

Timber - smooth or band-sawn.

Paint or stain finishes, matt or semi-gloss only.

Glass - clear, coloured or frosted.

Steel - galvanized, painted or weathered [corten].

Copper and zinc - weathered [corten].

11.2.4 Colour

All paint colours specified, powdercoats included, from Aalto Colour Mt Cardrona Colour Palette.

All stains specified from Mt Cardrona Colour Palette.

Glass to be clear or tinted to greyscale Mt Cardrona Colour Palette only.

11.3 Garage Doors

11.3.1 Material

Timber

Glass

Steel

Copper

Zinc

11.3.2 Profile

Unrestricted

Orientation of material as defined within 1.0 External Cladding.

11.3.3 Finish

Timber - smooth or band-sawn.

Paint or stain finish, matt or semi-gloss only.

Glass - clear, coloured or frosted.

Steel - galvanized, painted or weathered [corten].

Copper and zinc - weathered [corten].

11.3.4 Colour

All paint colours specified, powdercoats included, from Aalto Colour Mt Cardrona Colour Palette.

All stains specified from Mt Cardrona Colour Palette.

Glass to be clear or tinted to greyscale Mt Cardrona Colour Palette only.



MT CARDRONA
STATION



Schedule 3A: Mt Cardrona Station Exterior Colour

Bespoke colour palette by Aalto Colour for Mt Cardrona Station.

Main Colour, doors, windows, trim, detail.

MCS	01B	MCS	10B	MCS	19B
MCS	02B	MCS	11B	MCS	20B
MCS	03B	MCS	12B	MCS	21B
MCS	04B	MCS	13B	MCS	22B
MCS	05B	MCS	14B	MCS	23B
MCS	06B	MCS	15B	MCS	24B
MCS	07B	MCS	16B	MCS	25B
MCS	08B	MCS	17B	MCS	26B
MCS	09B	MCS	18B	MCS	27B

Windows, Trim, detail only. (To equal less than 15% of overall colour used).

MCS	1T
MCS	2T
MCS	3T
MCS	4T
MCS	5T
MCS	6T

Doors only. (To equal less than 5% of overall colour used).

MCS	1D
MCS	2D
MCS	3D
MCS	4D
MCS	5D
MCS	6D

Roof (Colour Steel), Windows

Ebony	Rivergum
Ironsand	Lichen
Grey Friars	Mist Green
Sandstone	Scoria
Stone	Pioneer Red
Gull Grey	Lignite
Karaka	Terracotta

Schedule 4: Fencing Materials and Colours - General

1.0 All fences and hedges to be:

Front fencing - 1000mm high x 400mm deep.

Other boundaries - 1800 mm high x 400mm deep.

Unless otherwise specified.

2.0 Timber

2.1 Material

Unrestricted.

2.2 Profile

Front fencing - Open post and rail, post and wire or combination of both. Rail to span between posts only.

Post: ex 150 x 150min

Rail: ex 150 x 50min

Other boundaries - closed post and rail. Rail to span between posts only. Vertical infill panel butted and finished flush to top and bottom rails.

Post: ex 150 x 150min

Rail: ex 150 x 50min

Infill: ex ?

2.3 Finish

Smooth or band-sawn.

Paint or stain, matt or semi-gloss only.

2.4 Colour

All paint colours specified, must be from Aalto Colour Mt Cardrona Colour Palette.

All stains specified, from Mt Cardrona Colour Palette.

2.0 Stone

2.1 Material

Locally sourced natural stone i.e. schist, Timaru bluestone.

Reconstituted alternatives to similar appearance. Exceptions are Oamaru stone.

2.2 Profile

Natural

2.3 Finish

Natural

2.4 Colour

Natural

3.0 Edges/Plant Material

3.1 Material

Locally appropriate native species.

3.2 Profile

Natural

3.3 Finish

Trimmed or natural.





Schedule 5: External Paving and Retaining Walls

1.0 External Paving

1.1 Material

Concrete

Exposed aggregate to be South Island sourced natural stone or to same likeness. All non-stone alternatives are not permitted.

1.2 Profile

No restriction

1.3 Finish

Natural

1.4 Colour

Natural

Pigments, stains and oxidising additives to greyscale Mt Cardrona Colour Palette only.

2.0 Retaining Walls

2.1 Material

Concrete

Stone and exposed aggregate must be South Island sourced natural stone or to same likeness. All non-stone alternatives are not permitted.

Timber

2.2 Profile

Crib walls are not permitted.

Straight faced concrete blocks only.

Plaster, smooth or bagged.

Timber, smooth or band-sawn.

Posts must be square and rails flat faced.

2.3 Finish

Natural

Plaster finish must be smooth or bagged. Rendered finishes are not permitted.

Paint, matt or semi-gloss only.

2.4 Colour

Natural

Pigments, stains and oxidising additives to greyscale Mt Cardrona Colour Palette only.

Mount Cardrona Station

Design Guidelines

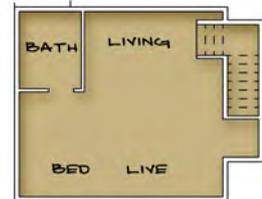
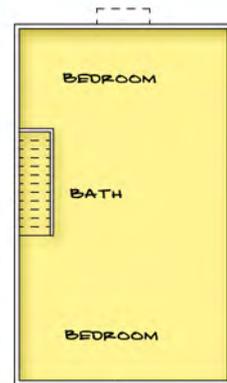
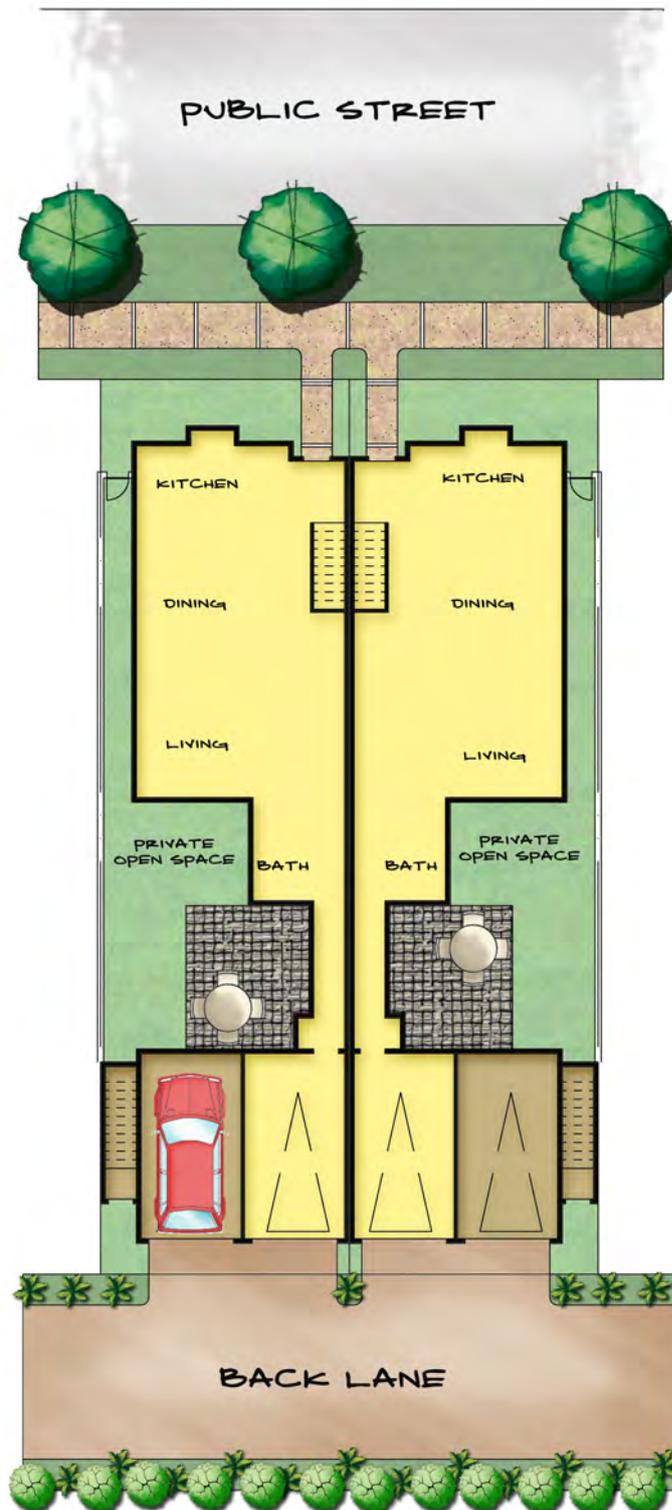
Building Design Elements

Schedule 6: Activity Area 2 Design Providing for Primary and Secondary Units

Part 3

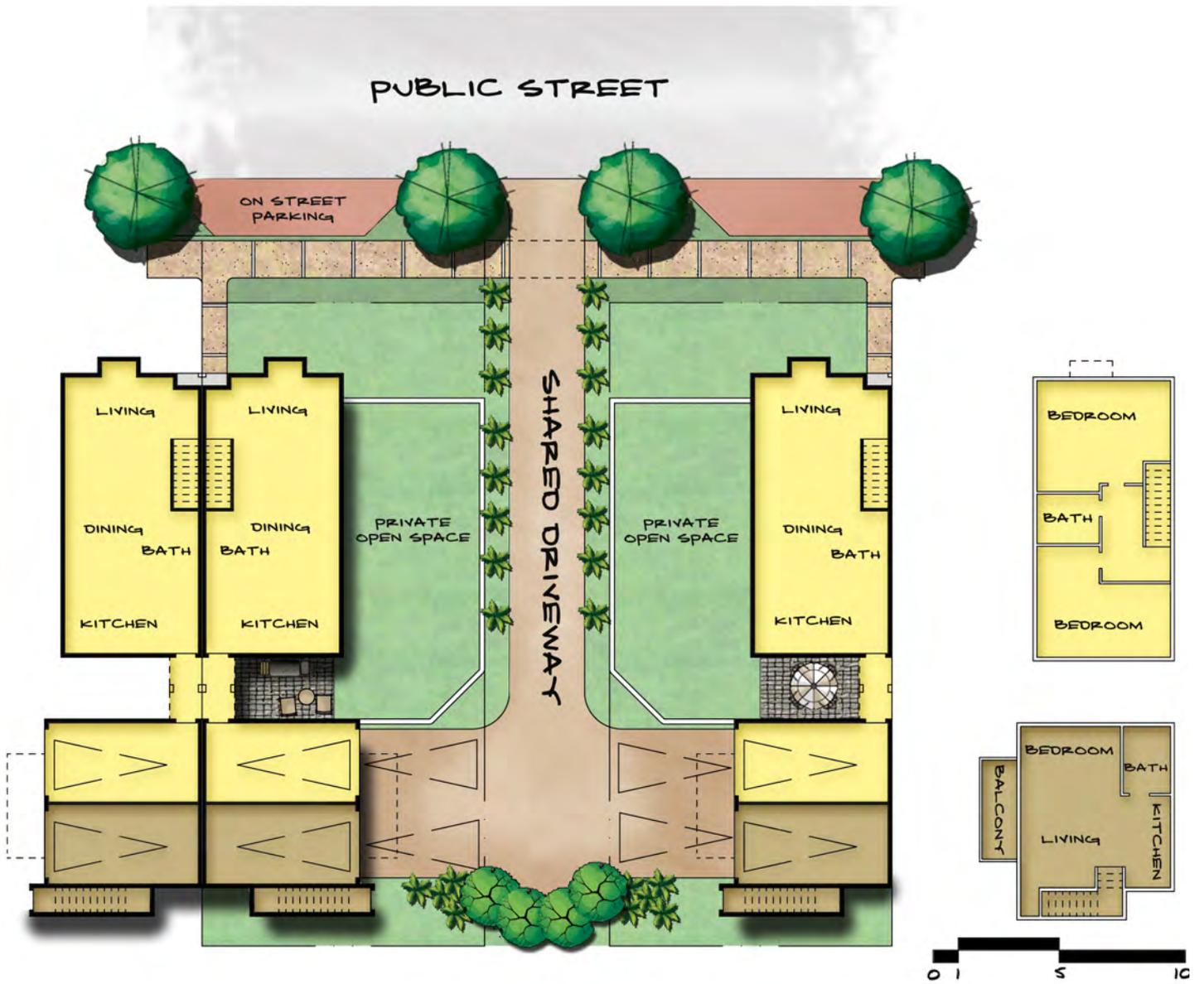
3-40

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SECONDARY UNIT ABOVE GARAGE





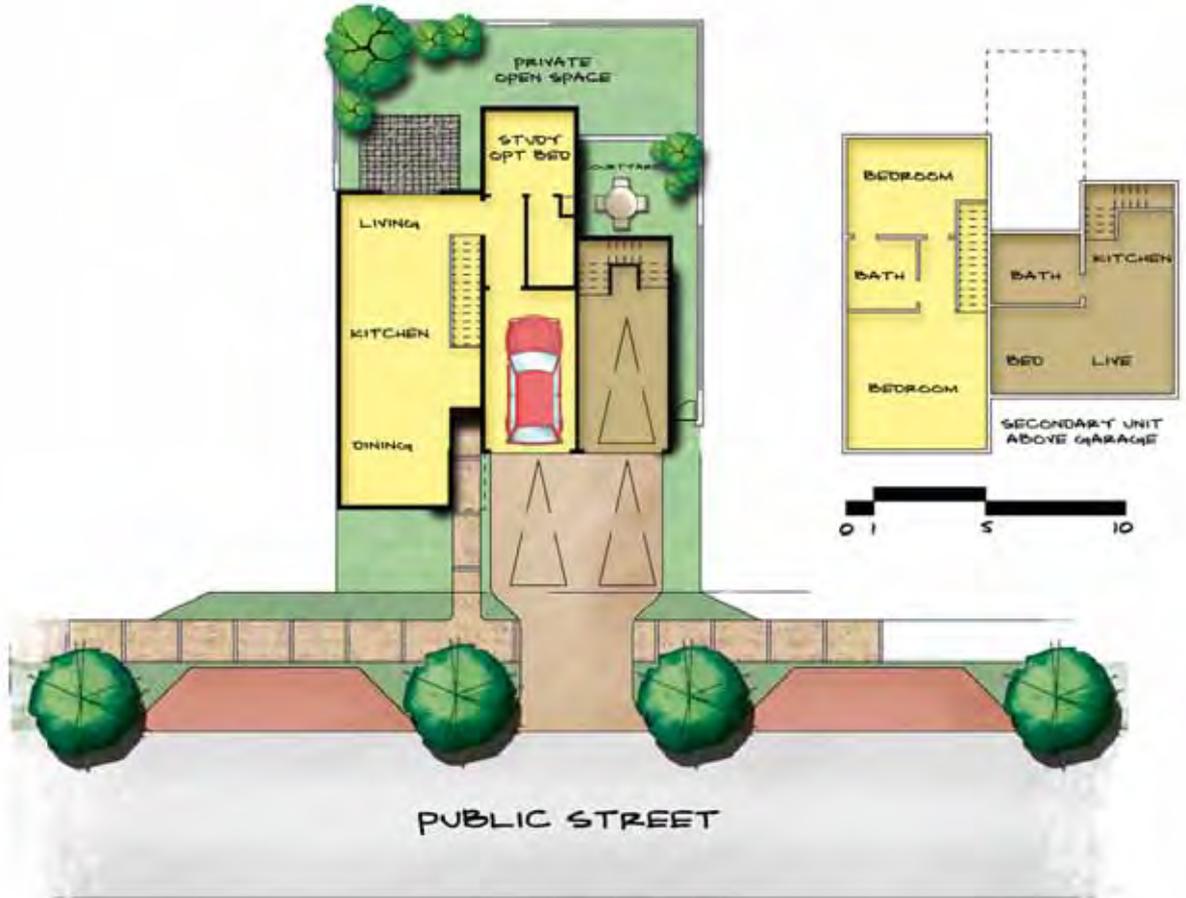
Mount Cardrona Station

Design Guidelines

Building Design Elements

Part 3

3-42



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MT CARDRONA
STATION