

# THE SANCTUARY – MANGAWHAI

## BUILDING & LANDSCAPING GUIDELINES

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### CONTENTS

Introduction .....	1
Site Planning .....	2
Building Areas.....	2
Grouping of Buildings & Landscape Setting .....	2
Neighbours Privacy & Views .....	2
Road & Boundary Setbacks .....	3
Building Coverage.....	3
Driveways & Parking Areas.....	3
Phased Development.....	4
Temporary Buildings & Storage Facilities.....	4
Environmental Considerations .....	5
Earthworks.....	5
Drainage .....	5
Water Storage Tanks .....	5
Wastewater Treatment & Disposal Utility Services .....	5
Electricity & Telecommunications Facilities.....	5

Building Design & Appearance .....	6
Form & Massing.....	6
Height .....	6
Roofs & Related Structures .....	7
Doors & Windows.....	7
Exterior Materials & Colours.....	8
Lighting & Signage .....	8
Fencing & Landscaping .....	9
Roadside Treatment.....	9
Internal Fences .....	9
Hedges & Shelter Belts .....	10
Landscaping Within the 'Homestead Site ' .....	10
Specimen Tree Planting .....	10
Orcharding & Tree Crops .....	11
Control of Livestock.....	11
Design Approval Process.....	12
Design Committee.....	12
Plan Preparation & Approval .....	12
Terms Used .....	14

## **INTRODUCTION**

The Sanctuary at Mangawhai will be a special place. Careful consideration has already been given to the design of the subdivision, including the creation of lakes and the protection and enhancement of extensive bush, stream and wetland corridors.

Buildings and other facilities in the Sanctuary are expected to be planned and designed in harmony with the surrounding environment. A Design Committee will review all building and site development plans, including earthworks, fencing and landscaping. These guidelines are intended to help the owners and the Committee with the design and approval process in accordance with a Council consent condition.

Owners and their advisers are encouraged to read these guidelines. It is only through careful site planning and design that the natural features and other attractions of the Sanctuary will be maintained and protected for future generations.

## **SITE PLANNING**

### **Building Areas**

Building areas are defined on all properties in accordance with a Council consent condition. Their sizes vary according to the different nature of the properties, including access, bush setting, ground conditions, and relationship to the lakes.

Many properties contain bush, stream and wetland areas protected by conservation covenants. No buildings or structures are to be placed within covenanted areas.

Areas planted or landscaped as part of the subdivision are protected by consent notices. They are also not to be affected by buildings or structures.

### **Grouping of Buildings & Landscape Setting**

Buildings are to be grouped and located on one discrete part of the building area- known as the 'homestead site'. This is so accessory buildings are not scattered over properties and affect the 'open' rural nature of the estate.

Buildings are best set into the landscape and framed by landform and vegetation. Where possible the homestead site should be related to a bush, hillside or lake setting and any specimen trees on the property.

Some of the properties contain small groups of totara's and other specimen trees and shrubs that are not formally protected. They contribute to the rural character of the estate and are expected to be retained and, if possible, incorporated into the layout of the homestead site.

### **Neighbours Privacy & Views**

Each 'homestead site' is expected to be developed in a manner that protects the privacy and amenities of adjacent properties. Views from, into and past the site from others are to be taken into account. Consideration is to be given to views of the lakes, stands of bush and the adjacent Brynderwyn Hills from adjacent properties.

## **Road & Boundary Setbacks**

Buildings are to be setback at least 10m from Cove Rd as required under the district plan. This same setback is expected on internal roads, except where ground or other conditions limit building options.

For other boundaries buildings are generally to be sited at least 3m away in accordance with the district plan. However setback distances of 5-6m or more may be required in some circumstances to protect the privacy of existing or proposed dwellings.

Buildings containing 'farm' and other equipment are to be well separated from neighbouring dwellings located. The district plan requires any buildings containing livestock be at least 50m from dwellings on other properties.

## **Building Coverage**

There are no district plan controls on building coverage. Large buildings, especially on some of the smaller properties, have the potential to affect the estates rural character.

The building coverage is to relate to the size, shape and intended use of the property. Generally, the building 'footprint' on properties of less than 1ha is not expected to be more than 600m<sup>2</sup>. For the larger properties, some of which are over 4ha, building 'footprints' of up to 1000m<sup>2</sup> are likely.

## **Driveways & Parking Areas**

Driveways are to effectively serve the building area and be designed so cut and fill earthworks are minimised. They are expected to be paved, ideally with hot mix (to match the roads) or exposed aggregate concrete to a maximum width of 3m.

Provision is to be made for garaging of at least two vehicles on all properties. Outdoor vehicle parking areas are expected to be kept as small as possible. They should be paved or incorporate 'gobiblock' or 'grass cell' permeable materials.

## **Phased Development**

Building in phases is permitted provided it is in the context of a site development plan approved by the Design Committee. Once construction has started the exterior of the building is expected to be completed within 12 months.

## **Temporary Buildings & Storage Facilities**

Temporary buildings and storage structures are not expected to be established, except during a confined building period. No shipping containers or the like are to be placed on properties, except with the specific approval of the Design Committee.

## **ENVIRONMENTAL CONSIDERATIONS**

### **Earthworks**

Earthworks on hillside and other visually prominent areas are to be minimised. All earthworks are to be designed to ensure cut and fill faces can effectively regrassed or revegetated.

### **Drainage**

Driveway, parking and other paved areas are to be designed to so that all runoff is directed into disposal facilities within the property, unless specific approval is obtained from the Design Committee. Roof water collection and drainage systems are also expected to be designed on the same basis.

### **Water Storage Tanks**

Water storage tanks and pumps are generally to be located within or close to homestead site. Consideration is to be given to underground storage wherever possible. Screening of above ground structures from neighbouring dwellings and roadside viewing points is also encouraged.

### **Wastewater Treatment & Disposal Utility Services**

Wastewater disposal systems on properties not served by the communal scheme are to be sited well away from the lakes, streams and wetlands. Appropriate separation distances are also expected from neighbouring dwellings.

All individual property based wastewater systems are to approved by the Design Committee. They are to be systems nominated by Innoflow Technologies Ltd, suppliers of the communal scheme, unless the Design Committee expressly authorises an alternative system. This arrangement is intended to ensure cost effective effective monitoring and maintenance of waste disposal systems across all properties.

Low flow plumbing fixtures and other water conservation measures are encouraged.

### **Electricity & Telecommunications Facilities**

All electricity and telecommunication facilities are to be placed underground, except approval to do otherwise is obtained from the Design Committee.

## **BUILDING DESIGN & APPEARANCE**

### **Form & Massing**

Buildings are expected to be of New Zealand rural vernacular nature. Exotic or unusual forms such as A frames, domes and towers will not be approved by the Design Committee. Kitset, prefabricated and relocated buildings are also generally not permitted.

The contour of the land and its setting is to be considered when siting and designing buildings. Any large multi storey building is to incorporate significant one storey elements and/or low eavelines to reduce its apparent bulk or scale. Building scale can also be reduced by breaking larger buildings into several smaller 'blocks' or 'wings'.

Buildings designs that link indoor and outdoor spaces through courtyards, decks, loggias and pergolas are encouraged.

### **Height**

The district plan provides for buildings of up to 10m, on the properties. This means three storey buildings may be possible. Any buildings of this nature are expected to be the principal residence and not in visually prominent locations. Sheds and other accessory buildings of this height are unlikely to be approved.

Buildings of more than 8m are expected on the less visually prominent properties, where bush, planted hillside and other features are able to reduce their impact on the landscape.

Low level buildings are preferred on the relatively flat properties around the lakes.

## **Roofs & Related Structures**

Roof forms are expected to relate to each properties landscape setting. Simple hip, shed (monopitch), gable and dormer roof forms are favoured. Roof forms that demand attention and conflict with their setting will not be approved. On flat to gently undulating properties roofs with relatively low pitches (less than 25<sup>o</sup>) are preferred.

Chimneys and other roof projections are to be related to the roofline and overall form of the building.

Large satellite dishes and antennae are not permitted. Small facilities (less than 1m in circumference) of a recessive nature may be approved in some settings.

Solar energy collectors and other similar rooftop facilities are to be integrated into the roof design and kept as unobtrusive as possible.

## **Doors & Windows**

'Farm' and other utility buildings, including garages, are to be sited and designed to have doors and other openings that do not face nearby roads or neighbouring dwellings.

Heavily reflective or tinted glass is generally not permitted. Large areas of glass are also discouraged. Any significant areas are to be shaded by projecting roof overhangs, balconies and other forms of sun-shade to minimise reflection onto neighbouring properties.

## **Exterior Materials & Colours**

A limited range of exterior materials are expected to be used on buildings on the same property. Board timber, concrete, plaster and dark stone finishes are preferred. Brick, corrugated iron, compressed board, plywood and other exterior products may be appropriate in some settings. Light coloured stone and other materials/finishes that 'stand out' are discouraged.

All exterior walls and roofs are to be generally finished in neutral or dark colours that suit the landscape setting. Generally they should have a reflectivity value of less than 40% as illustrated within the Resene BS5282 colour range. This restriction does not apply to window joinery or doors.

Large areas of primary colour paint finishes will generally not be permitted. Primary colours may be used in discrete areas, especially if not exposed to neighbouring dwellings or roads.

## **Lighting & Signage**

Ground and exterior building lighting is to be of a discrete and subdued nature. All fixtures are to have covers or reflectors to direct light to the ground and avoid glare and light spill.

Signs are generally not permitted.

## FENCING & LANDSCAPING

### Roadside Treatment

The entire Cove Rd boundaries of the subdivision are landscaped and required to be maintained as such by a consent condition. The internal boundary is fenced and expected to be maintained by the adjacent owners.

The internal road boundaries are generally not fenced or planted. Roadside avenue trees are in place, along with some discrete plantings adjacent to intersections. Fences or planted hedges may be established along road boundaries.

Roadside fences are not expected to exceed 1.8 metres in height. They are able to be constructed out of stone, timber, or plaster, with the latter painted or stained in recessive colours. The design of the roadside fence on a property is to be related in height and form to those already in the immediate area.

All fences along road boundaries are to be 'softened' by planting'. This planting is expected to extend over at least 50% of the total length of the fence. The following species are recommended:

- *Coprosma 'Yvonne'*, *Coprosma repens*, *Gordonia species*, *Griselinia littoralis*, *Griselinia lucida*, *Michelia figo*, *Phormium tenax*, *Pseudopanax lessonii*, *Schefflera 'Pitman's Pride'*, all at 1m centres.
- *Corynocarpus laevigatus* & *Leptospermum 'Coppersheen'* at 1.5m centres

Any roadside hedge is to be planted at least 1.5 metres from the boundary to allow for growth. It should be pruned for shape twice yearly (this does not necessarily mean box like), and not allowed to grow any taller than 2.5 metres.

### Internal Fences

Fences along other property boundaries are expected to be of a post and wire or post and rail nature. Corrugated iron, timber panel and other solid type fences are not permitted along or close to internal property boundaries.

Solid panel fences for privacy, screening and wind protection are permitted close to the building area. Material use is to be compatible with the exterior building materials. They are to be integrated into with the landscaping around the building area.

## **Hedges & Shelter Belts**

The planting of long linear hedges and shelter belts along boundaries should be avoided. If significant hedging or other linear planting is required for privacy or shelter then it should be designed to 'fit' the landscape context. This is likely to involve considering 'breaks' or mixes in form and plant types and softening by additional plant clusters.

## **Landscaping Within the 'Homestead Site'**

Formal plantings, which may include exotic species, are expected within the homestead site. They should be of a predominately native or naturalistic nature around the perimeter, especially where they border or come close existing native stands or plantings.

The planting immediately around the buildings should be a mix of groundcover, grasses, shrubs and trees. Species should be selected that are suitable for the predominantly clay soils and in some places exposed nature of the sites. The size of the plantings used should be a mix a small and large grade plants. The specimen trees used should contain at least five large grade trees, pb150 or larger.

The plantings outside of the 'homestead site' should have a predominantly native theme, especially in areas that are adjacent to existing native bush, wetlands or streams. Where possible new plantings should link into existing areas of bush, wetlands, stream corridors or specimen totara trees.

The use of invasive or noxious exotic plants on the lots is not allowed. Thought is to be given to selecting plant species that pose no future threat to the native bush areas.

Accessory buildings, such as garages and sheds are to be located in positions where they can be softened and tied into the landscape through the use of large growing specimen trees, or a cluster of amenity shrubs and trees.

No plantings should unduly shade or impede on views from other homestead sites and commonly owned areas.

All landscaping is expected to be completed within one planting season after commencement of construction of any buildings. Regular maintenance is also expected, including replacement of diseased or dead specimens.

## **Specimen Tree Planting**

The planting of exotic and native specimen trees on properties is encouraged. However consideration of their location, form and growth rate is required. Large trees that attain a height of 6m or more are not to be placed in positions where they detract from the amenities of neighbouring properties, the lakes and roads.

## **Orcharding & Tree Crops**

Orchards can be planted providing their management (such as mowing ,and spraying) does not detract from the amenities of adjoining properties. Significant artificial shelter structures and tall growing shelter belt trees are generally not permitted.

Tree crops such as a coppice for fire wood are able to be established. However they are to be planted only in areas that will not block views or restrict sunlight to neighbouring properties. They also should not be planted in areas directly adjoining native stands of bush.

## **Control of Livestock**

The conservation covenants protecting the various bush, stream and wetland areas require stock be excluded from at all times. This is expected to be achieved through the erection and maintenance of either permanent post and wire or permanent electric fences. Temporary electric fences are only to be used for controlling stock grazing and movements within permanently fenced areas.

## **DESIGN APPROVAL PROCESS**

### **Design Committee**

The Design Committee established under the land covenants have the responsibility to consider all site development, building and landscaping plans in the Sanctuary Estate. It will have three members; one being representative of the developer, one being a registered architect appointed by the developer and one being a representative of the Association.

### **Plan Preparation & Approval**

The design approval process is illustrated in the following diagram. Before commissioning building or other plans the owner and/or designers are urged to arrange a meeting with the Design Committee to discuss initial site planning, building and landscaping ideas for the property.

The most important part of the approval process is determining the location and extent of the homestead site and how the rest of the property is to be developed. The site development plan is to show the homestead site, the general layout of buildings and other facilities within it, along with access, services, fencing and landscaping concepts. Any significant earthwork areas are also to be identified on this plan. It is to show all existing features, including any areas subject to conservation covenants and consent notices, along with the specimen trees. This plan can be submitted and approved prior to the more detailed building and specifications.

The building plans and specifications are expected to be very similar to those submitted to the Council for building consent purposes. Full working drawings, including on site drainage, are required. In addition information on exterior colours is to be provided.

The landscaping plan is to show the proposed driveway, along with all fences and plantings. It is to describe the materials to be used in the driveway and the form and height of the fences. The nature of any hedges, or orchards are to be shown, along with all amenity plantings.

Three sets of the site development, building and landscaping plans along with accompanying specifications ,are to be provided to the Design Committee. The Committee will review the plans and specifications within 15 working days of their receipt and advise of their approval or otherwise. Any design changes requested by the Committee will be reviewed by the Design Committee on the same timely basis.

Building consent is best sought from the Council once the plans and specifications have been reviewed by the Design Committee. However the two processes can be carried out in parallel, as they are completely independent of each other.

Following Council building consent approval and before any building related construction is undertaken a construction method statement is to be submitted to and approved by the Design Committee. This statement is to explain and/or illustrate access to the site, the location and form of any temporary buildings, material storage, parking, rubbish, security and washdown area facilities/arrangements. Information on the expected construction period, hours of work and use of any noisy equipment is also expected. Three copies of the statement are to be provided to the Design Committee.

In the event of any plan, specification or statement not being approved by the Design Committee an arbitrator shall be appointed to resolve matters. Any owner may also work on an informal basis with the Design Committee to resolve matters, prior to arbitration.

## Terms Used

“Association” means the Sanctuary Residents Association or other body charged with owning and administering communal facilities within the Sanctuary Estate.

“Building Area” means the notional building area shown on the approved survey plan for the property.

“Building Plan” means a plan or set of plans showing proposed building and /or drainage works

“Design Committee” means the Committee from time to time appointed by the Sanctuary Residents Association Incorporated to consider site development and building plans.

“Homestead Site” means the area of each property where buildings and other significant structures are confined to.

“Land Covenant” means the covenant attached to each saleable property in the Sanctuary Estate.

“Landscaping plan” means a plan showing proposed plantings, including any hedges and shelter belts, along with fences, retaining structures and the like.

“Owner“ means the owner of the property and his/her designate.

“Property” means the land or lot purchased and held by the owner.

“Reflectance Value” means the amount of light (and heat) materials and colours reflect and are indicative of their likely visibility in the landscape. The reflectance values of painted values are detailed in the Resene Paints British Standard BS 5252 colour range with black having a reflectance value of 0% and white having a reflectance value of 100%. The Resene colour range is based of BS 5252:1976 Framework for Colour Co-ordination for Building Purposes.

“Sanctuary Estate” means the land shown on the approved survey plan (include ref.)

“Site Development Plan” means a plan showing all existing features on a property, including any areas subject to covenants, consent notices or the like, along with a proposed homestead site, building, earthworks, driveway and parking areas, fences, landscaping and significant structures.