Peninsula Hill
WHERE THE SUN LIVES

Stage 2

Peninsula Hill Residential Design Guidelines

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1. Introduction

1.01 Purpose and Structure of the Design Guidelines

The following is a guiding document which seeks to protect and enhance the value of your property by ensuring a cohesive, high-quality residential development that complements the natural setting.

These design guidelines supplement the covenants and district plan rules which apply to each land parcel by providing guidance to the expectations of the Design Review Board (DRB). These design guidelines apply independently to building and planning consents required for building work. Whether a design complies with the design guidelines is at the discretion of the DRB.

1.02 Location Plan

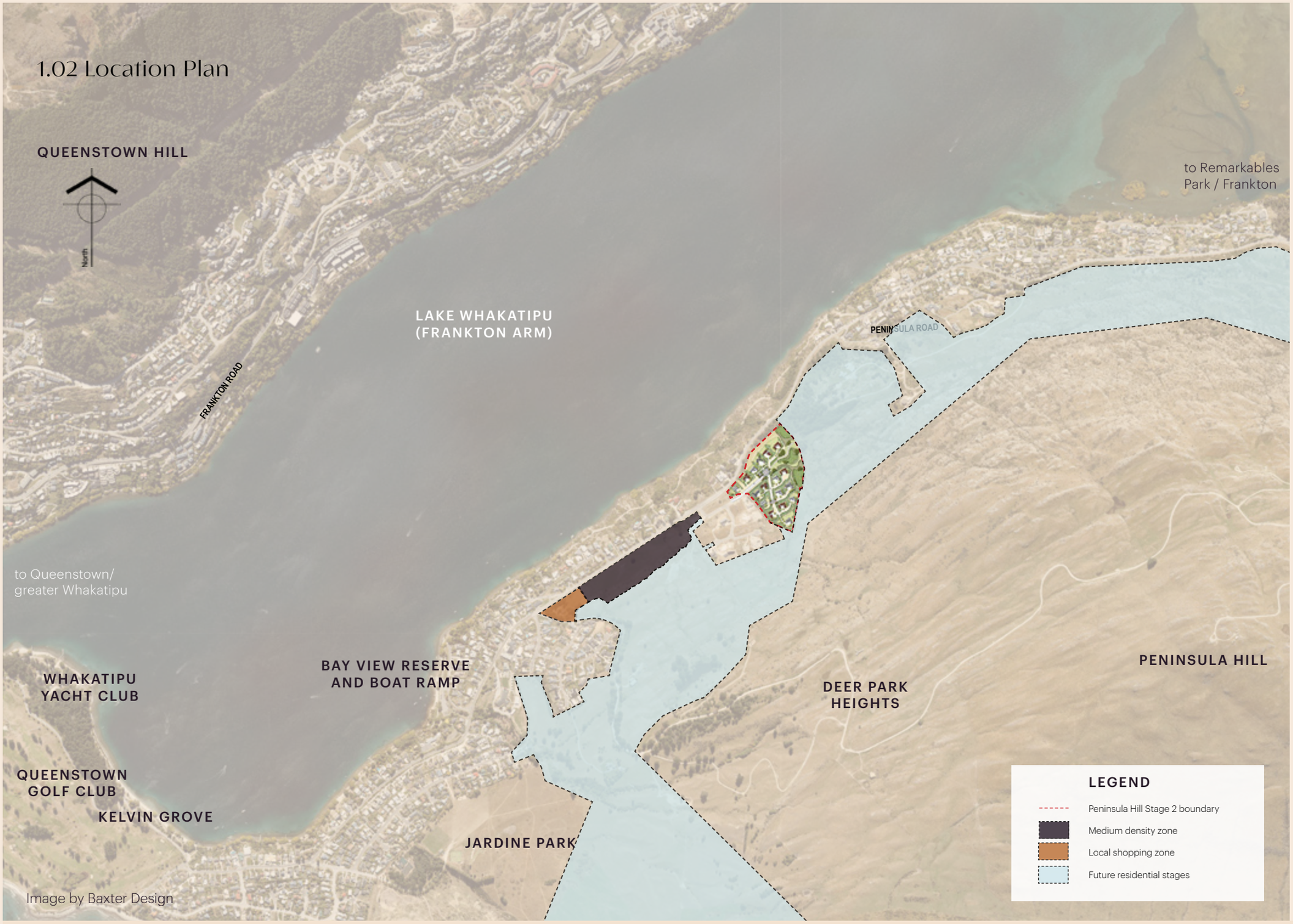
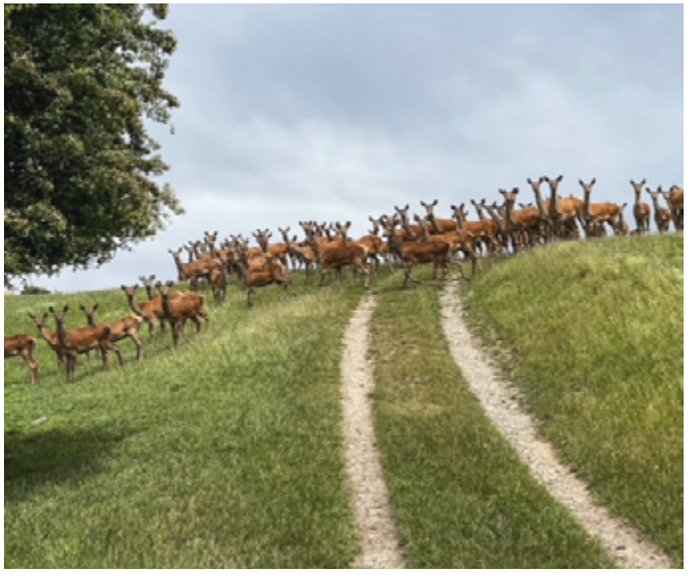


Image by Baxter Design

1.03 Existing Context and Character

Peninsula Hill is a breathtaking site with an inherently strong character. It sets a dramatic, alpine-lakeside scene, with a rugged and rural quality. The design of the development is to be sympathetic to this striking natural landscape, whilst drawing inspiration from the hardy, semi-rural context, and breathtaking lake-side setting.



1.04 The Vision for Peninsula Hill

Create a cohesive built form that is sensitive to its visual position across Lake Whakatipu, while still allowing for individual expression.

1.05 Overarching Objectives for the Design of Peninsula Hill

Create a neighbourhood that complements and connects to the stunning and untamed alpine character of the natural setting, while complementing the existing residential context

Enhance the relaxed and rugged semi-rural character by crafting contemporary architecture and spaces which are inspired by the rural vernacular

Set the buildings comfortably within the natural topography to give a sense of naturally belonging

Use informal boundaries between properties to promote a collective sense of community, within an open, uncluttered landscape

Celebrate the inherent qualities of the site

Earthy

Natural

Raw

Rugged

Alpine

Un-Manicured

Semi-Rural

Sun-Soaked

Contemporary Design

2. Sustainability

2.01 Overview

Sustainable initiatives are to be encouraged at every step of the design and build process. There is an expectation that each proposal addresses as many of the below recommendations as possible. The Design Review Board will take into account your proposal's sustainability measures during the review process.

The Section 2.03 lists some of the possible opportunities and recommendations. Additional innovative solutions to create meaningful change are strongly encouraged.

2.02 Wider neighbourhood initiatives

What is anticipated to happen in the wider neighbourhood development:

Public transport bus services are envisaged on Peninsula Road

Enhanced connections to ferry to Queenstown

Detention ponds to treat and improve stormwater quality, before the water goes to the lake

Native planting in common areas, parks and roads

Cycle connections to existing lake cycle trails including end of trip facilities in the village precinct

Rock recycling for use as fill and to form the sub base to roads

Centralised collection locations for recycling and rubbish bins per house

Potential to provide carbon sequestration on site and adjoining site

Use of locally sourced materials and resources during construction

Best practice environmental management during construction (silt, dust, noise)

2.03 What you can do on your site

Allow for electric car charging for your household

Include solar shading to north and west facing glazing in the architectural design to help create a comfortable indoor temperature and reduce the need for mechanical thermal control, this is strongly recommended

Install solar panels to make the most of Peninsula Hills' exposure to sunshine as a renewable energy source and to help future-proof, this is strongly recommended

Ensure that mechanical thermal control, for example, heat pumps, are efficient systems

Consider how washing can be dried in bad weather, other than using a clothes dryer, to minimise excess electricity use and dampness indoors

Make use of small power lights and motion sensor lighting to minimise unnecessary electricity use

Include rainwater harvesting with discrete and integrated storage tanks to reduce reliance on water mains, this is strongly recommended

Consider the water use of appliances, including the use of low-flow fittings and appliances

Follow low embodied carbon construction processes, this is strongly recommended

Minimise waste during construction through re-use of materials and other technologies

Do not use on-site gas tanks

Design access to the house to be accessible with level thresholds, this is strongly recommended as a technique to future-proof your home for changing needs

Ensure a minimum amount of native planting on site, following the plant list

Maximise native planting selections suitable to the location and its harsh, often dry, environment

Minimise the need for dependence on irrigation systems for planting and use drip irrigation systems when needed

Retain on-site existing natural features

Consider sustainability during material selection by ensuring ethical and responsible sourcing of materials.

For example:

- The use of and promotion of local materials (local quarries, local materials and local industries) and natural materials is strongly recommended
- Prioritising the use of low embodied carbon materials and healthy materials is strongly recommended
- Timber should be sourced sustainably from accredited sources
- The use of concrete is to be minimised due to its high carbon footprint
- Limit the use of steel due to its high carbon footprint, where necessary to use steel, utilise low carbon options such as steel with high recycled content
- Minimise use of aluminium, if used, look to utilise low carbon options such as aluminium that incorporates recycled material, and/or is made using low carbon renewable energy sources
- Explore recycled/re-used materials

3. Neighbourhood Controls Plans

3.01 Neighbourhood Controls

Individual neighbourhoods have specific characteristics and specific provisions may apply for neighbourhoods.

To ensure a coordinated and appropriate development approach, which is mindful of neighbours, the following documents and plans will apply in relation to each lot, alongside these Design Guidelines:

1) Development controls contained in instruments registered over the title of the lot;

2) Any plans attached to these Design Guidelines which are specific to the neighbourhood the lot is contained in, for example:

    - Neighbourhood Controls Plans that provide for permitted building platforms, constructed building platforms, height restrictions, compulsory native planting areas and height restrictions for planting and landscaping structures.

3) The building and site shall be arranged mindful of; environmental conditions, existing site features, views, and overlooking adjacent neighbours.

4. On-lot Landscape & Building Placement

4.01 Overview

Peninsula Hill regards the planting and landscape within lots as key elements in maintaining a high standard of value and amenity within the Peninsula Hill development.

4.02 Objectives

1) To achieve a cohesive and contiguous landscape pattern to the development, avoiding a fragmented outcome.

2) To ensure that all landscape works meet a high standard appropriate to the surrounding environment and neighbourhood.

3) To ensure that residents' views and sunlight towards the north are substantially protected and maintained

4) To help understand the layout of the controls referred to below, please refer to the appendix for the relevant Neighbourhood Controls Plan

4.03 Summary of Landscape Controls

Each lot will have 3 areas of controlled landscape treatment, with controls applicable to each area. These are summarised below:

The Building Platform

1) A Permitted Building Platform is located on every lot, as shown on the relevant Neighbourhood Controls Plan (refer section 4.04 for more details). The Neighbourhood Controls Plans also establish the maximum building height allowed for each lot, within the Permitted Building Platform. These building platforms and building heights have been carefully placed to ensure that views from every dwelling, generally to the north, are retained and maximised.

The Compulsory Native Planting Areas:

2) These areas are described on the **Neighbourhood Controls Plans**. Generally, the required native planting will extend around the north, west and east of the Permitted Building Platform areas for each lot. The principal purpose of this planting is to establish a framework of natives both within the neighbourhood and between lots, which creates continuous indigenous landscape corridors and provides a high standard of amenity and privacy. The lot owner will be required to undertake native planting within these areas at a minimum (native planting may extend outside those areas). A planting list of native species is supplied in section 4.14.

Restricted Planting and Landscape Structures Height (1.2m):

3) In order to protect outward views from dwellings on each lot, and to ensure that planting and landscaping structures within each lot does not impede views as it matures, the Neighborhood Controls Plan for each neighbourhood illustrates areas where planting and landscape structure heights are restricted to no more than 1.2m above ground level as at the date title issues for the lot. These areas have specific height limits for planting while still allowing for a wide selection of planting from a specified list of trees and shrubs, contained in section 4.14.

4.04 Building platforms

Constructed Building Platform

1) The developer will form the area within the Constructed Building Platform on the lot (shown on the Neighbourhood Controls Plan), to create a flat building platform, suitable for the erection of buildings. The lot owner acknowledges that the foundations for any building on the lot may require specific engineering design by a geotechnical and structural engineer. The lot owner is responsible for:

   a. any excavation and/or earthworks outside of the Constructed Building Platform or required for the Purchaser's design for the buildings and structures to be constructed on the lot;

   b. ensuring that a structural engineer, with input from a geotechnical engineer, designs the foundations for any building on the lot, if required.

Permitted Building Platforms

2) The Permitted Building Platform, shown on the Neighbourhood Controls Plan, is the area within which buildings and structures, must be located within.

3) All decking should be within the Permitted Building Platform. Any decking that is outside the Permitted Building Platform should be at or just above ground level and is subject to DRB approval.

4) Landscaping and retaining walls are permitted to be outside of the Permitted Building Platform, subject to DRB approval.

4) Given the nature of the landform, retaining walls may be required. If required, retaining walls must be set back a minimum of 2.5m from any property boundary, unless otherwise approved by the DRB. Retaining walls are to be stone or timber.

Excavation

Should the lot owner wish to excavate below the Reduced Level for the completed Constructed Building Platform for the purpose of basement or other use, that excavation shall be contained within the building floor plan and shall be accessed from within the dwelling only by way of stair or other means.

4.05 Fencing, Gates and Landscape Walls

Objective: to maintain consistent amenity within the neighbourhood

Fencing: For consistency, all lot boundary fencing required for containment shall be in traditional farm post and wire fencing with rabbit proof mesh, tanalised posts and waratah battens.

By restricting boundary fencing to post and wire only, a consistent rural amenity will be achieved. If other fencing such as paling fencing etc were allowed then the 'rural residential' character and value of lots would be potentially compromised.

Entry Gates: If required at entrances, gates are permitted and shall be constructed in timber only and shall not exceed 1m in height. It is preferred that the adjacent posts are 50mm higher than the gate.

Entry wall features: If required, entry wall features to frame gates are permitted and shall be in locally sourced schist, horizontally laid or steel (mild steel left to weather) and shall not exceed 1m in height, to match entry gate heights.

Courtyard Walls: If required, courtyard walls to provide privacy and/or shelter are permitted. All courtyard walls shall be located within the Permitted Building Platform, shall not exceed 2 metres in height, and shall comply with the materiality set out in section 7. Materiality.

4.06 Access Driveways and Parking

Vehicle crossings to each lot have been formed by the developer within the Indicative Future Driveways shown on the Neighbourhood Controls Plan.

Indicative Future Driveways are provided for on the Neighbourhood Controls Plan, with the locations of the driveways designed to enable practical access to each lot and Permitted Building Platform.

The location of vehicle crossings and driveways can be amended from those indicated on the Neighbourhood Controls Plan, subject to the DRB's approval and any requirements of Queenstown Lakes District Council.All vehicle crossings must be formed using natural exposed aggregate with round pebbles and natural concrete colour.

Visitor parking and parking forecourts must be contained within the lot.

A minimum of 2 car garaging is to be provided on every lot.

Paving within vehicle courtyards shall be restricted to asphalt or exposed aggregate concrete only.

4.07 Paving and Drainage

A wide range of paving materials within the Permitted Building Platform (excluding parking forecourts) is acceptable such as granites, exposed aggregate concrete, pavers and sandstones. Aside from natural sandstone and exposed aggregate, all paving materials shall be in mid to dark grey tones.

Stormwater in landscape areas shall be contained within each property rather than into neighbours' sites and diverted to stormwater mains. The use of subsoil drains is encouraged.

4.08 Sculptures and Garden Art

Sculptures and garden art subject to approval of the DRB and must be below 2m in height and shall avoid being in highly reflective or bright primary colours.

Lot owners should avoid locating sculptures or garden art in locations that are highly visible from adjacent lot owners.

4.09 Swimming Pools, Spa Pools and Hot Tubs

Swimming pools, spa pools and hot tubs, including pool plant, are permitted and should be located within the Permitted Building Platform. Any portion of swimming pools, spa pools and hot tubs (including pool plant) not within the Permitted Building Platform are subject to DRB approval.

All pools, hot tubs and spas shall comply with the Fencing of Swimming Pools Act.

4.10 Exterior Lighting

To minimise night sky intrusion, exterior lighting is permitted but shall only be in the form of downlighting to avoid unnecessary glare.

Up-lighting for the purpose of accentuating trees, walls or other landscape features is not permitted.

All fixed exterior lighting shall be directed away from neighbouring properties.

4.11 Site Utilities and Exterior Service areas

Refer to section 8. Site Utilities and Ancillary Items.

4.12 Street Numbers and Mailboxes

Street numbers shall be in white on a black or dark grey coloured powder coated 250 x 250 steel plate and fixed in location clearly visible from the street.

Mailboxes are not required at each lot and shall be provided by Peninsula Hill at collective locations.

4.13 Landscape Planting

All applications for the DRB must include a landscape plan. The purpose of the landscape planting guidelines is to ensure that the neighbourhoods of Peninsula Hill have a high degree of consistent landscape amenity, with a contiguous pattern of native planting through the neighbourhoods, whilst allowing for individual planting creativity to be undertaken within lots.

- Compulsory Native Planting area shown on the Neighbourhood Controls Plan that explains where native planting must be planted and maintained within each lot.
- Restricted Planting/Landscape Structures Height shown on the Neighbourhood Controls Plan that explains height restrictions as they relate to plants (and landscaping structures) in the hatched areas.
- All other planting and landscaping structures must not exceed the Maximum Height (being the maximum height for buildings, planting and landscaping structures) for the lot, detailed on the Neighbourhood Controls Plan.
- Recommended Plant List: this list sets out the choices for native planting available to lot owners, to be undertaken within those areas described above.

Native Planting (NZ Indigenous Plants)

Lot owners are required to undertake native planting in the Compulsory Native Planting Areas described on the Neighbourhood Controls Plan relevant to the lot. The purpose of the required planting is to achieve a contiguous framework of native planting around lots and street edges to enhance the amenity of the neighbourhood.

The following guidelines apply in order to achieve the appropriate quantity and pattern of planting required:

- All planting shall be undertaken at a maximum of 1.5m centres for Medium Shrubs and Tall Shrubs + Trees Low Shrubs and a maximum of 1m centres for Low Shrubs + Grasses.
- All planting shall be selected from the recommended plant list.
- The plant mix (refer recommended plant list) shall consist of 40% Low shrubs + Grasses, 50% Medium shrubs and 10% Tall shrubs and Trees.
- All native planting shall be planted in a healthy topsoil / compost to a minimum depth of 200mm to ensure plant health and shall be irrigated until established.

Amenity Planting

Lot owners have flexibility to undertake their own planting with their lots, outside of Compulsory Native Planting Areas described above.

For all those areas outside the Compulsory Native Planting Areas the following guidelines apply:

- Each lot owner should be aware of the restrictions in planting heights (refer to the Planting and Structures Height on the Neighbourhood Controls Plan). These controls are designed to ensure that the outlook and views of each lot owner are substantially maintained and protected. These heights refer to the height of any planting at maturity.
- Up to 40m2 of vegetable and herb gardens are permitted within each lot.
- No gold coloured or variegated shrubs are permitted.
- Lawn areas are encouraged (in those areas that are not within the Compulsory Native Planting Areas).

4.14 Recommended Plant List

Low Shrubs and Grasses

Species	Common Name
Astelia Fragrans	Bush Lily
Astelia Nervosa	
Carex Secta	Pukio
Carmichaelia Petriei	NZ Broom
Chionchloa Conspicua	Bush Tussock
Chionchloa Rigida	Narrow-Leaved Snow Tussock
Festuca Novae Zealandiae	Hard Tussock
Hebe Cupressoides	
Hebe Odora	
Juncus Gregiflorus	NZ Soft Rush
Phormium Cookianum	Mountain Flax
Phormium Tenax	Harakeke / Swamp Flax
Poa Cita	Silver Tussock
Schoenus Pauciflorus	Bog Rush

Medium Shrubs

Species	Common Name
Aristotelia Fruticosa	Mountain Wineberry
Coprosma Lucida	Shining Leaf Coprosma
Coprosma Propinqua	Mingimingi
Coprosma Rugosa	
Corokia Cotoneaster	Korokia
Cortaderia Richardii	Toetoe
Discaria Toumatou	Matagouri
Fuchsia Excorticata	Kotukutku / Tree Fuchsia
Griselinia Littoralis	Kapuka / Broadleaf
Hebe Salicifolia	Willow-Leaved Hebe
Melicytus Alpinus	Porcupine Shrub
Melicytus Lanceolatus	Mahoe Wao
Metrosideros Umbellata	Southern Rata
Myrsine Divaricata	Weeping Mapou
Olearia Avicennifolia	
Olearia Lineata	
Olearia Odorata	
Ozothamnus Sp.	Cottonwood
Pennantia Corymbose	Kaikomako
Pittosporum Eugenioides	Tarata / Lemonwood
Pseudopanax crassifolius	Lancewood

Tall Shrubs and Trees

Species	Common Name
Aristotelia Serrata	Wineberry
Carpodetus Serratus	Putaputaweta / Marbleleaf
Cordyline Australis	Ti Kouka / Cabbage Tree
Hoheria Lyallii	Mountain Ribbonwood
Myrsine Australis	Red Matipo
N. Solandri Var. Cliffortioides	Mountain Beech
Pittosporum Tenuifolium	Kohuhu
Podocarpus Hallii	Hall's Totara
Sophora Microphylla	Kowhai
Juncus Gregiflorus	Nz Soft Rush
Phormium Cookianum	Mountain Flax
Phormium Tenax	Harakeke / Swamp Flax
Poa Cita	Silver Tussock
Schoenus Pauciflorus	Bog Rush

5. Architectural Form

5.01 Overview

This section refers to the overall form of the building and is intended to encourage strong, simple forms that sit comfortably in the landscape.

5.02 Objectives

1) Encourage strong and simple architectural forms

2) Create contemporary architecture which draws inspiration from the site and from rural forms

3) Maximise views to the lake and surrounding mountains, while ensuring the privacy of each home

4) Ensure a visually high-quality community of houses with discrete servicing and garages

5) Encourage individuality and a diversity in architectural form throughout the neighbourhood

6) Promote a clear and legible hierarchy of building forms, consisting of a primary building form with clear secondary and tertiary elements

5.03 Connection to the Landscape

The architectural form must take care to respond to the landscape by making the most of the site opportunities and aspect. When arranging the building, designers are to consider all opportunities for lake and mountain views while creating sheltered living spaces within the architectural form.

Built forms should be appropriately situated within the existing topography of the hill face rather than protruding out from or over the landform.

The design must manage the impact of its visually prominent location from central Queenstown across the Lake and demonstrate awareness of its visual impact within the landscape.

5.04 Building Height

The maximum height of any building is to follow the relevant Neighbourhood Controls Plan to ensure that lake views are protected for all properties. Heights are based off mean sea level and applied as a consistent datum across the lot, so do not vary with the ground plane.

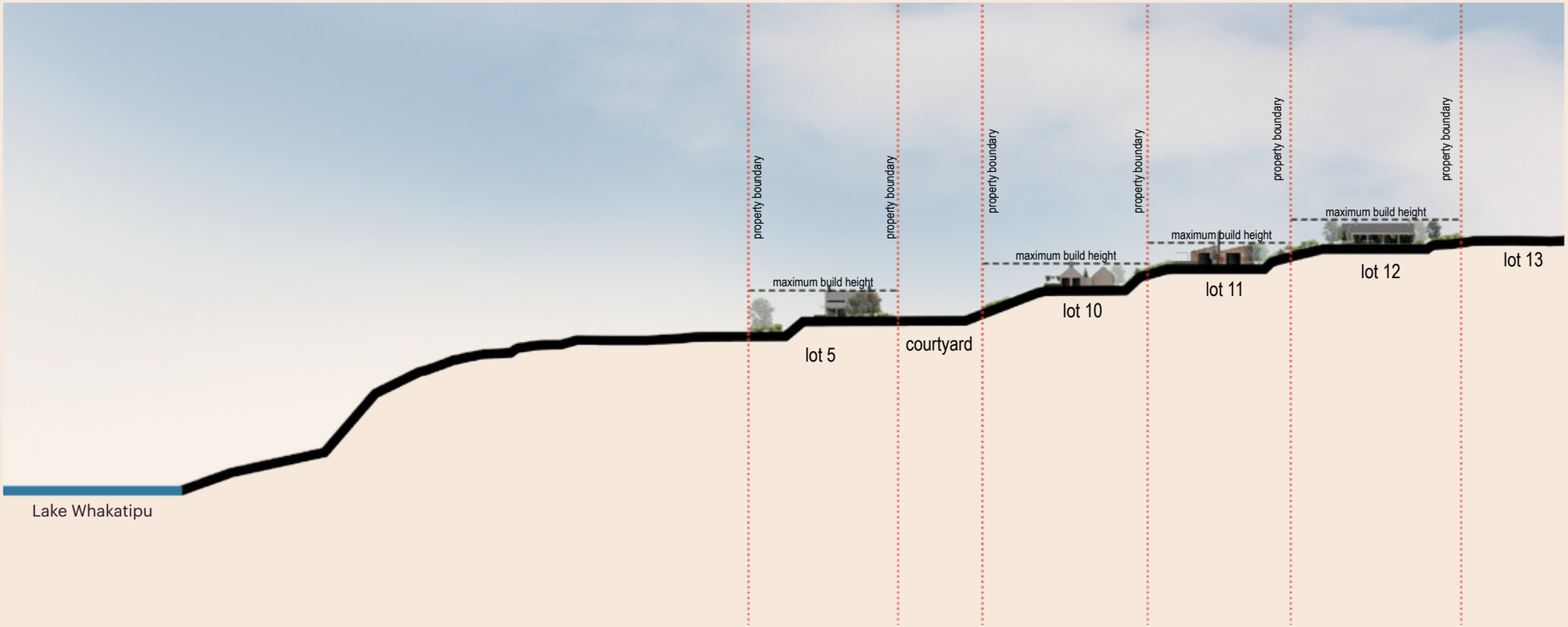


Image by Baxter Design

5.05 Roof Form

1) Compose roof forms which contribute to the creation of strong and considered architectural forms which have presence in an expansive landscape.

Some acceptable forms:

- Roof forms are simple, this includes flat, mono-pitch or gable roofs
- A combination of either mono-pitch or gable roofs with flat roofed connecting elements
- Other roof forms may be considered which can demonstrate a clear and visually considered form

Some unacceptable forms:

- Roofs with hips are not permitted.

Gable Roofs

2) Gable roofs are to have a minimum pitch of 30°.

3) Gable roofs which have protruding eaves are to have a minimum overhang depth of 800mm and must demonstrate a considered contribution to the overall architecture.

Mono-pitch Roofs

4) Mono-pitch roofs must take care to address the slope of the hill when choosing the direction of their slope.

5) Mono-pitch roofs are to be a minimum pitch of 20°.

Flat Roofs

6) Flat roofs may be used as additional elements or as the primary architectural form.

7) Flat mono-pitch roofs are encouraged as secondary connecting forms when gable roofs are used for the primary building forms.

8) Flat roofed verandahs and similar projecting forms are encouraged.

9) The view of flat roofs from above is to be considered, including a tidy execution of the waterproofing membrane.

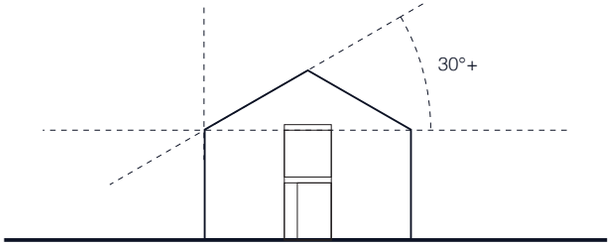
Roof Eaves and Overhangs

10) The preference is for gable and mono-pitch roofs to have clipped eaves. Care must be taken to manage overheating due to solar gain. This can be achieved through the placement and size of glazing and architectural shading devices, such as; pergolas, louvres, fins, eyebrows and recesses.

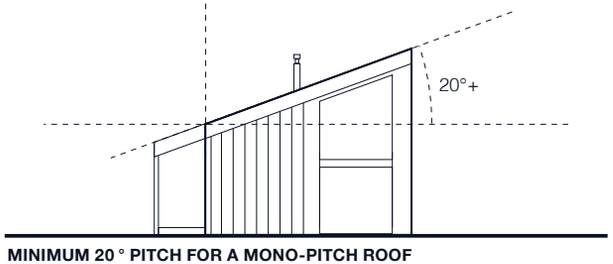
11) In the case of gable and mono-pitch roofs with protruding eaves, overhangs are encouraged to have an overhang depth that will provide appropriate solar shading and must demonstrate a considered contribution to the overall architecture. Overhangs are encouraged to be no less than 800mm deep.

12) Eaves and overhangs for flat roofs are strongly encouraged and are to have an overhang depth that will provide appropriate solar shading. Overhangs are encouraged to be no less than 800mm deep.

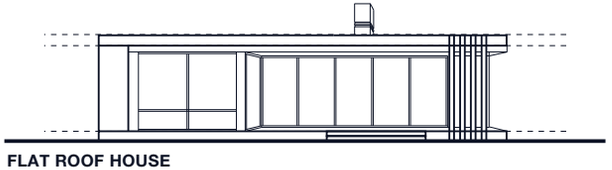
- An example of good practice for overhang depths and shading can be found at level.org.nz/passive-design/shading/external-shading



MINIMUM 30° PITCH FOR A GABLE ROOF



MINIMUM 20 ° PITCH FOR A MONO-PITCH ROOF



FLAT ROOF HOUSE

5.06 Walls and Screens

1) Screens are useful layering and filtering devices and can contribute to shading spaces from the sun and providing privacy.

2) Projecting wing walls can contribute to a considered architectural composition and are useful devices for shading and privacy.

3) Any non-structural walls or screens must be cohesive with the materiality and language of the rest of the design.

5.07 General Façade Articulation

1) Some tertiary elements, such as chimneys, dormer windows, and building recesses, may be used to break up the building form in a considered and contemporary manner.

5.08 Secondary Forms and Lean-to Forms

1) Connections between primary and secondary forms, including lean-tos, are to be considered and visually legible.

5.09 Verandahs, Porches, Pergolas, Balconies and Decks

1) Verandahs, porches and pergolas are strongly encouraged to provide shading and shelter and to create outdoor living spaces.

2) Balconies on upper floors, are to be recessed within the main building form.

5.10 Garages and Ancillary Buildings

1) Ancillary buildings such as sheds, standalone garages and glass houses are to be integrated and cohesive with the rest of the architectural design.

2) Utility sheds are to be subservient to the primary building forms and located discretely from public view points.

Images by Studio Pacific

6. Architectural Elements & Details

6.01 Overview

This section describes how building details and elements should be articulated. It is intended to ensure that any details and features are well considered contributions to the overall architecture.

6.02 Objectives

1) Encourage a tidy and high-quality approach to articulating the architectural form and features.

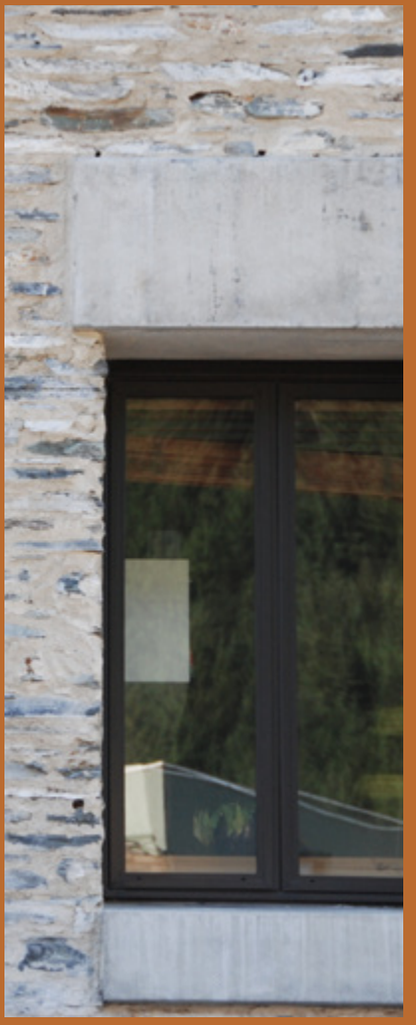
2) Ensure façade details are in-keeping with the overall architectural style and are designed with care given to their visual impact.

3) Ensure that details which relate to services are discrete, so as not to detract from the overall design and to keep the appearance of the neighbourhood tidy and uncluttered.

6.03 Front Doors

1) Front doors shall be clearly identified, but sheltered from the elements.

2) Front doors may be painted a bright colour.



6.04 Windows

1) Shading devices such as boxed or recessed windows are encouraged.

Overlooking

2) Windows must be placed taking care not to impinge on neighbours privacy through overlooking.

Bay Windows

3) Contemporary interpretations of local historical building elements such as bay windows are acceptable features.

6.05 Glazing

1) Shading devices such as boxed or recessed windows are encouraged.

2) Every design must balance the optimisation of the view with the thermal performance of the building.

3) Reflective glazing is not acceptable.

Overlooking

4) Glazing must be placed taking care not to impinge on neighbours privacy through overlooking.

6.06 Shading Devices

1) Retractable awnings, operable louvres and similar shading devices are encouraged to provide shading and shelter.

2) Materials and colours are to be in-keeping with the rest of the building structure and design that they are attached to.

6.07 Balustrades

1) The material choice and design of balustrades and railings are to visually contribute to the overall architecture.

2) Timber or metal railings are preferred.

3) Glass balustrades are to be minimised and unobtrusive, through techniques such as being set back from the facade.

6.08 Chimneys and Similar Structures

1) Chimneys and feature skylight structures are to be in- keeping with the overall material palette and are to be either; thoughtfully designed as an architectural feature, or to be kept discrete from outside views.

2) Chimneys and feature skylight structures are permitted to exceed the height limit for the lot by 1.5m, as long as their width or depth does not exceed 1.2m.

3) There is to be no more than 2 chimneys/feature skylights per dwelling.

6.09 Spouting, Downpipes and Gutters

1) Spouting, downpipes and gutters are to be in-keeping with the overall design, materials and colours by matching the adjacent roof or wall colour.

2) Spouting, downpipes and gutters are not to be PVC.

3) Downpipes are to be located away from openable windows and doors.

4) Care is to be taken to avoid stepping of downpipes where possible i.e. it is preferred that downpipes are continuous, straight line from the roof line to the ground.

7. Materiality

7.01 Overview

This section refers to the types of materials which are to be used within Peninsula Hill and certain considerations for material selection. The material palette is muted and recessive to complement the dramatic landscape and fit with the Central Otago style while allowing the opportunity for individual expression. The material palette has been developed to complement the simple contemporary building forms.

The use of locally sourced materials is encouraged to support local economies and use of sustainable construction methods.

7.02 Objectives

1) Ensure the use of high-quality, contextually appropriate materials with an awareness of the sites' visually prominent position.

2) Curate a material palette for the neighbourhood that complements the dramatic surrounding landscape and local Central Otago context, while allowing plenty of opportunity for individual expression.

3) Restrict material choices to natural finishes and muted, recessive colours and tones which are in keeping with the site's context and natural landscape.

4) Strongly encourage the use of local materials to create architecture and landscapes which are congruous with the Central Otago context, support local economies, and encourage sustainable construction methods.

5) Ensure a more sustainable use of materials, by promoting the use of material sources which are; local, renewable, have a low carbon footprint, and/or are low maintenance and by minimising the use of cement based products.

6) Ensure material selection that enhances the building form and contributes to the creation of strong, contemporary architectural design.

7.03 Key Considerations

1) Materiality to enhance the building form for a strong modern building appearance.

2) The emphasis is on the use of natural materials and finishes.

3) Pre-finished and pre-coated systems for metal (such as metal roofing) are permitted, however other painted surfaces are discouraged.

4) Up to two primary wall claddings (listed below 7.05) may be used for each house, other detail and roof materials can be in addition to this.

5) Some additional materials will be allowed for building details, as long as they are in keeping with the overall design.

6) Materials are to be of a low reflectivity to minimise glare.

7) Any paints and stains which are coloured are to be muted, recessive colours which fits with the natural environment.

Sustainability

8) Materials are to be locally sourced and/or from renewable sources where possible.

9) Low maintenance materials are preferred, especially in high-up and hard to reach locations

7.05 Material Palette

Acceptable wall cladding materials:

Timber (including timber technology such as thermally modified wood): is only to be stained muted, recessive colours i.e. in a grey, black, muted green or muted brown, or left to weather and to be either:

- Weatherboards, including the use of shiplap and tongue and groove profiles in either vertical or horizontal orientations
- Timber slat rainscreen

Metal claddings: preferred to be in a vertical orientation; in one of the following profile types:

- Corrugate
- LT7
- Tray systems with a standing seam and without additional machine crimping between seams, or similar
- Interlocking panels which create a negative detail between panels

and of one of the following finishes:

- Cor-ten weathering steel

- Copper left to weather
- Zinc which is pre-coated to minimise shine and reflectivity
- Mild steel or a similar appearance left to weather
- Blue steel or a similar appearance left to weather
- Galvanised steel, zinc-coated steel or a similar appearance, can be used as a secondary, less dominant cladding but must be left to weather and will preferably be pre-treated/weathered to minimise shine and reflectivity
- In a non-reflective finish, in a muted, neutral, recessive colour which fits with the natural environment

Locally sourced stone

Earth building techniques (rammed earth, mud brick etc.): to be constructed as per good practice:

- It is preferred that earth is left to its natural colouring
- Any oxides or colouring must be in the range of muted, recessive colours which reflect the surrounding natural environment

Acceptable Roof cladding materials:

Metal claddings: in one of the following profile types:

- Corrugate
- LT7
- Tray systems with a standing seam and without additional machine crimping between seams, or similar
- Interlocking panels which create a negative detail between panels

and of one of the following finishes:

- Cor-ten weathering steel
- Copper left to weather
- Zinc which is pre-coated to minimise shine and reflectivity
- Mild steel or a similar appearance left to weather
- Blue steel or a similar appearance left to weather
- Galvanised steel, zinc-coated steel or a similar appearance, can be used as a secondary, less dominant cladding but must be left to weather and will preferably be pre-treated/weathered to minimise shine and reflectivity
- In a non-reflective finish, in a muted, neutral, recessive colour which fits with the natural environment

Timber shingles: only to be stained muted, recessive colours i.e. in a grey, black, muted green or muted brown, or left to weather

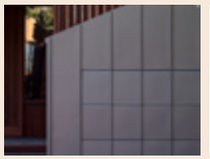
Membrane roofing: in a grey, including chip coated options, for flat roof areas only

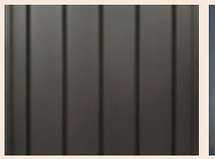
7.04 Indicative Material Palette

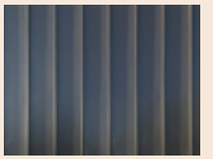

WEATHERED GALVANISED STEEL CORRUGATE


WEATHERED COPPER

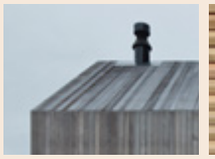

COR-TEN WEATHERING STEEL


ZINC

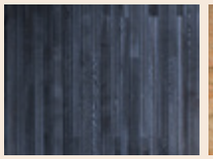

STANDING SEAM PROFILE METAL CLADDING


PROFILE METAL CLADDING


LT7


WEATHERED TIMBER


LIGHT STAINED TIMBER


DARK STAINED TIMBER


EARTH BUILDING


LOCAL SCHIST STONE WITH MORTAR


LOCAL SCHIST STONE WITH MORTAR


LOCAL SCHIST STONE WITH MORTAR


LOCAL SCHIST STONE WITHOUT MORTAR

Rammed Earth Image Sourced from Saichol/stock.adobe.com.
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8. Site Utilities & Ancillary Items

8.01 Overview

This section outlines the appropriate methods for managing site utilities and ancillary items for Peninsula Hill.

8.02 Objectives

- Minimise the nuisance and visual impact of site services and utilities to ensure a tidy neighbourhood appearance.

8.03 Includes, but is not limited to:

- Roof mounted elements such as satellite dishes, antennas, TV receivers and aerials
- Security devices i.e. alarms and cameras
- Air conditioning units, heat pumps and other heating systems or ventilators located outside
- Meter boxes for electricity and gas
- External hot water devices
- Water collections and storage tanks
- Power generators
- External gas bottles
- Rubbish and recycling bins and storage
- Firewood storage
- Weed piles
- Clothes lines
- Kennels
- Or any other similar item at the discretion of the design board

8.04 General Screening and Location

1) Service areas, storage areas, utilities and other ancillary items (as listed in 8.03) are to be located discretely from both the street and from neighbours

2) All exterior service and utility areas such as diesel tanks, storage areas, heat pumps, rubbish and recycling bin areas, kennels and clothes lines and shall be screened (from exterior views adjacent lots and roads) with screens. Screening shall not exceed 2m in height and shall comply with section 7. Materiality

8.05 Specific Item Considerations

Roof mounted elements such as satellite dishes, antennas, TV receivers and aerials
Roof mounted elements are to be located discretely or are to be screened from both the street and neighbours. Related wires and cabling should be hidden or buried. Underground systems are preferred.

Roof Penetrations
Over-flashings from the ridge line are not permitted. Care must be taken to ensure that penetrations through the external cladding do not compromise the thermal performance or weathertightness of the external envelope.

Solar Panels
Roof mounted solar panels are preferred.

Air conditioning units, heat pumps and other heating systems or ventilators located outside
Locate heat-pumps to meet best practice, especially taking care not to locate where noise will create a disturbance to any living areas within the site or neighbours.

An example of a good practice guide can be found through EECA.govt.nz.

Piping from the compressor or outdoor unit is to be hidden or screened appropriately, as with the rest of the unit. Care must be taken to ensure that penetrations through the external cladding do not compromise the thermal performance or weathertightness of the external envelope.

Generators
Generators must be located where nuisance from noise or fumes to neighbours or public spaces will not be an issue.

Windmills
Windmills are permitted so long as they are below the height limit and will not create a nuisance to neighbours through noise.

Water collection tanks
Ensure water collection tanks are integrated into the house design and are screened and/or buried so that they are out of sight from neighbours.

Rubbish and recycling bins and storage
Rubbish and recycling storage should be located where it is convenient and easy for bins to be moved to and from the property regularly to encourage residents to keep them in the appropriate location

Clothes lines
Locate mindfully of the impact on primary views from the house and ensure clothes lines are screened from neighbours.

Outdoor Fires and Pizza ovens
To be positioned to minimise any nuisance from smoke to neighbours.

Banners, flags etc.
Any banners, flags or similar are subject to approval when visible from public spaces or any neighbouring properties and are generally discouraged.

Flagpoles are to stay within the height limit.

Signs
Signage during construction should be minimised and permanent signs are not allowed.

9. Design Approval

9.01 Design Review Board

The Design Review Board (DRB) is Peninsula Hill DRB Limited. The DRB is responsible for assessing whether a submitted design for buildings, structures and landscaping within a lot is an appropriate and positive addition to Peninsula Hill. In assessing this the DRB will consider the objectives within these design guidelines and development covenants that apply to the lot.

Please contact **projectmanager@peninsulahill.co.nz** at the commencement of your property design process to confirm you are using the most current version of the Design Guidelines and property information.

9.02 Overview of the Design Approval Process

Concept Design Review (voluntary but recommended)
It is strongly recommended that the design is brought to the DRB to review at an early stage to ensure that the design will meet the broader intents of the design guidelines at a conceptual level. This allows amendments to be made, if required, before undertaking the full expense of a developed design. To make this assessment, the DRB will need to be provided with the following:

- An indicative site plan which illustrates the building location and orientation in relation to Permitted Building Platform, Planting and Landscaping Structures Height on the Neighbourhood Controls Plan and Compulsory Native Planting Areas, as set out on the relevant Neighbourhood Controls Plan.
- An indicative bulk and location plan
- A basic concept for the landscaping
- A plan which illustrates the basic building concept
- An indicative list of materials, colours and finishes

Developed Design Review and approval by the DRB (compulsory)
Before commencing any building or landscaping on the lot or applying for any consent from any authority in relation to these works on a lot, an owner must submit the design of any proposed buildings, structures and landscaping to be contained in the Lot to the DRB for its approval.

The design must include all the details and documents below:,

- A site plan which illustrates all building locations and orientation in relation to the Permitted Building Platforms, Planting and Landscaping Structures Height Control Areas and Compulsory Native Planting Areas, as given on the relevant Neighbourhood Controls Plan
- A bulk and location plan
- Floor plans
- Cross sections
- Set of elevations which shows materials and cladding choices
  - Landscape plan including;
  - Details/descriptions of boundary treatments, fencing, and materials
  - A plant list and plan of species and size at maturity
  - Any areas of non-compliance must be clearly annotated
- DRB may also request additional information as required.

The DRB will schedule a meeting with the owner and/or consultants to discuss any changes or comments if need be. This will also be provided in writing. If changes are needed then a second meeting may be required to repeat this process, or if only small amendments are needed then approval may be awarded with conditions (i.e. that a material is swapped for another).

Once the DRB approves the design, an approval letter will be provided.

Considering non-compliance designs
The DRB may, at its discretion, approve a non-compliant design. It must be demonstrated how the design is able to meet the objectives of the design guidelines and how it aligns with the overall vision for Peninsula Hill, without adversely affecting any neighbouring lots or the neighbourhood as a whole. The DRB is open to considering materials, colours and textures which are not listed within these design guidelines, as new materials are continuously being developed. These must, however, meet the objectives as outlined in these design guidelines. It is important to note that the DRB is not obliged to consider a design which is non-compliant and may reject it without consideration.

Consent from other authorities
Following DRB approval, the applicant must obtain consent from other authorities (i.e. QLDC) as necessary. Lot owners are responsible for obtaining these consents and the DRB makes no representation whether other authorities will give consent to the design approved by the DRB.

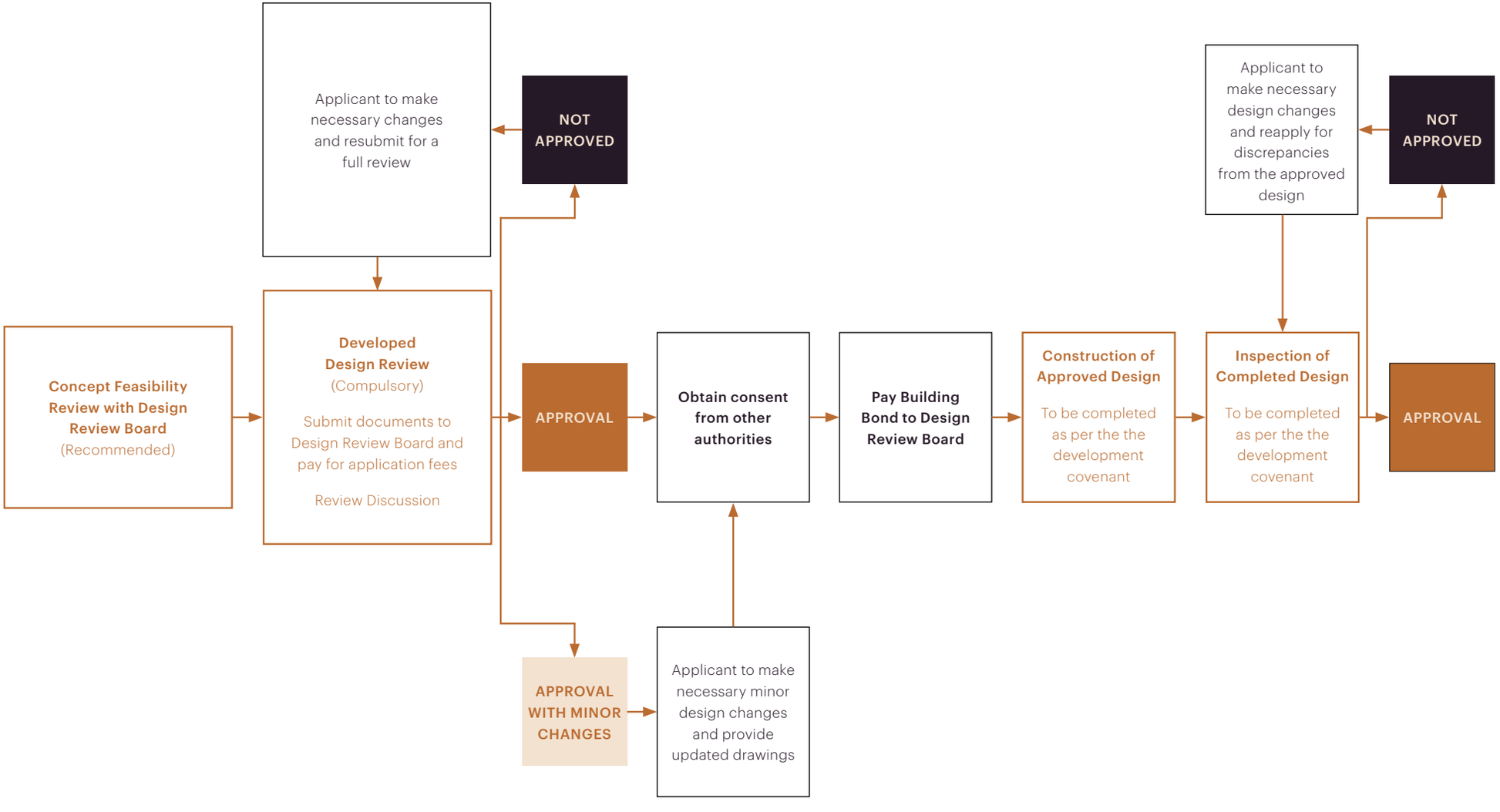
See section 9.04 Other Specifications and Guidelines for further detail.

Construction of Approved Design
After Building Bond has been paid and all other necessary consents (i.e. building consent) have been obtained, construction can begin in accordance with the development covenant.

Inspection of Completed Design
When construction is complete the lot owner must provide the DRB with a building siting certificate prepared by a registered surveyor detailing the height and location of the building on the lot.

If there are any unapproved changes or discrepancies from the approved drawing set, then a notice to comply will be issued, and the applicant must either apply for approval for these changes or resolve them to match the approved design.

9.03 Diagram Overview of the Design Approval Process



9.04 Other Specifications and Guidelines

Compliance with the development covenants and the objectives of these Design Guidelines is necessary. Designs are also required to gain council consents (i.e. comply with the district plan, and New Zealand Building Code and any other relevant regulations and legislation) separate to this process, but the DRB may highlight any potential issues they come across during their assessment. Lot owners are responsible for this and the DRB is not responsible for representing whether other consents are required or whether authorities will give consent.

Applicants should also consider and follow the QLDC residential design guidelines.

9.05 Design Approval Fees

Application fees and a building bond are payable as set out in the development covenant.

9.06 Alterations to Plans

The design must not vary from what has been approved by the DRB unless prior written approval has been obtained.

9.07 Phasing of Projects

Phasing of projects is acceptable but requires DRB approval based on:

- A clearly set out staging process and timeline.
- A process for managing how visual impact is mitigated for temporary works or areas which are to be developed at a later date.

9.08 Registered Architects

All buildings should be designed by a registered architect.

Peninsula Hill

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