The Hideaway

DESIGN GUIDELINES: UPDATED JULY 2026

Rangitahi

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Introduction

The Hideaway at Rangitahi offers a rare chance to create a private retreat surrounded by expansive landscapes. With section sizes from 808m² to 6,260m², this stage is perfect for those seeking space to grow—whether for gardens, outdoor living, or simply more room to breathe. Combining Rangitahi's community spirit with high design standards, The Hideaway provides a lifestyle which is *"a little bit country"* with close connections to Raglan.

This release prioritises privacy, larger lot sizes, and a strong connection to nature. These carefully crafted guidelines ensure homes complement the natural and built environment whilst allowing for personal expression. With thoughtful urban design and a commitment to quality, The Hideaway is a foundation for peaceful, intentional living.

We have created these Design Guidelines to help deliver our vision for the peninsula. The guidelines for Rangitahi must be read in conjunction with the provisions of the Waikato District Council District Plan. Compliance with these Design Guidelines and gaining design approval from the Rangitahi Design Review Panel prior to commencing construction is mandatory, as outlined in your property covenants. All aspects of your design, including house and landscape designs, must be adequately detailed and submitted long before you plan on applying for building consent and commencing construction of your home.

OUR VISION

To create a peaceful enclave within the larger Rangitahi Peninsula, celebrating the balance between private retreat and community connection. The Hideaway is a place where you can build a home for yourself and future generations, with great respect for the land, its natural features and its serene environment. The vision for The Hideaway reflects Rangitahi's commitment to thoughtful living—integrating the beauty of nature with architectural excellence to create a space that feels both personal and timeless.

OUR OBJECTIVE

The Hideaway aims to attract those who value space, privacy and a strong connection to nature. This stage provides a range of living opportunities tailored to those seeking larger sections and a more secluded lifestyle, while still enjoying the community spirit and coastal charm of Raglan.

By ensuring high-quality design in homes, streets and open spaces, The Hideaway will enhance the overall value of the Rangitahi Peninsula. Larger lot sizes and varied housing typologies offer flexibility and choice, catering to diverse needs whilst maintaining the overarching vision of sustainability and quality.

OUR STRATEGY

To deliver on the vision for Rangitahi, Rangitahi Limited will:

- Encourage diversity in section sizes and house designs that reflect the larger, more private lots of The Hideaway while maintaining a cohesive aesthetic.
- Provide excellent public spaces, streets and reserves for the community. These investments will improve the value of the whole peninsula and all of the properties on it.
- Review and approve architecture and landscape designs to ensure there is a range of good quality, well-designed contemporary homes for a variety of people and families, (i.e. not all the same market or community sector).
- Ensure homes integrate seamlessly with the natural surroundings, preserving the tranquillity and rural charm of the area.
- Oversee the house and landscape implementation to ensure homes are delivered in alignment with the approved designs.

THE GUIDELINE PURPOSE

The design guidelines for The Hideaway serve to uphold the vision and quality standards of this unique stage within Rangitahi.

By ensuring that a consistent, high quality approach is taken to the design and construction of houses and landscaping at Rangitahi, the guidelines provide homeowners, builders and architects with clear framework for creating homes that harmonise with the landscape and the community. Residents will have confidence that neighbouring properties will be of equal or similar quality, elevating the quality and value of the entire peninsula, as well as the houses within.

House and garden designs will be assessed in a holistic manner and on a case by case basis. Aspects such as location, profile, context, variety and alignment with the broader vision of The Hideaway will be factored into the assessment process. Previously approved designs elsewhere in Rangitahi do not automatically set a precedent for The Hideaway, reflecting its unique character and purpose.

Here are some of the key points that Rangitahi will be addressing through the design review panel process across residential and mixed-use development.

1. Responds to Context
   Is the building form and scale appropriate for the location?
   Does the building function appropriately for its position within The Hideaway?
   Does the house design reflect The Hideaway's country character?

2. Responds to Site
   Does the building complement the slope and work with it?
   Is retaining minimised?
   Does the building provide and create spaces that are functional and usable for outdoor living - both public and private?
   Are the vehicle and access impacts minimised?

3. Impacts on Neighbours
   Has the design carefully considered and minimised the impact on neighbours in terms of privacy, noise, and overshadowing? How does it ensure that these factors are kept to a minimum?

4. Responds to/fronts the Public Realm
   Do living areas open up to the street and any adjoining open spaces?
   Does the building feature elements that encourage sociability such as porches and/or verandas?
   Is the front yard a functional/usable part of the house design?
   Is an active relationship to the public realm maintained when a rear boundary adjoins an open space?

5. Street scape Facade
   Does the building contribute positively to the overall aesthetic of The Hideaway and its surrounding streets? How does it complement the existing visual character of the neighbourhood?

6. Landscape Elements and Building Materials
   Are the materials in line with those seen in other homes in the area, reflecting the coastal style of Raglan, as well as the country theme of The Hideaway?
   Do these elements contribute positively to the overall neighbourhood cohesion and identity?

7. Sustainability and Resilience
   Does the building:
   - Incorporate low impact design solutions?
   - Provide alternative energy generation or storage such as solar panels?
   - Reduce storm water or utilise rainwater harvesting?



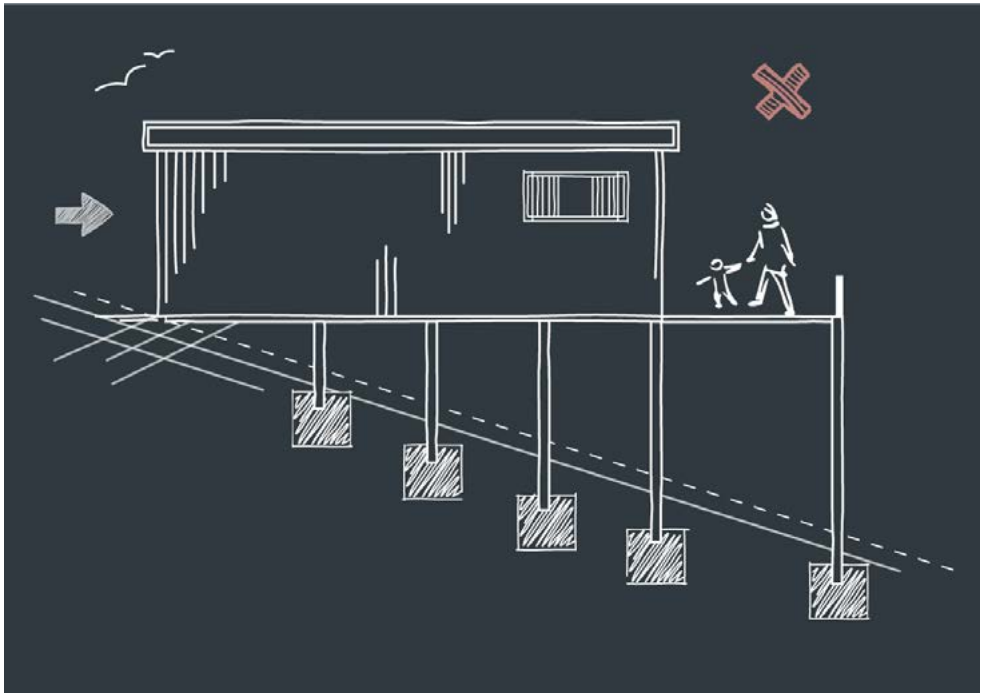


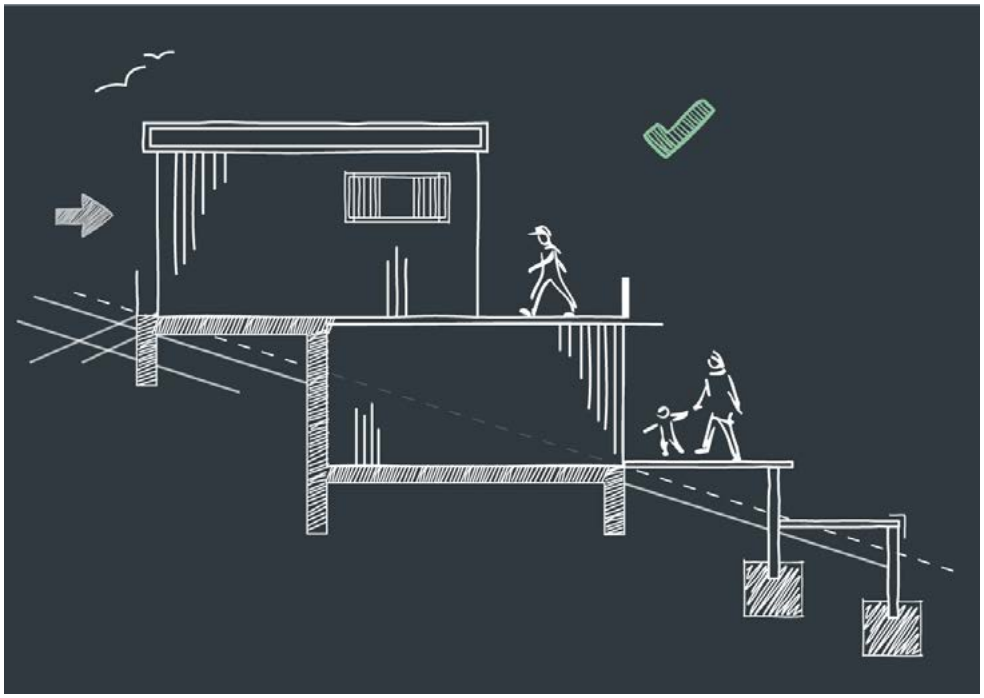





Country style

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Site Design

OBJECTIVE

To ensure The Hideaway reflects a harmonious balance between the architectural and landscape elements of its expansive, private lots, creating a neighbourhood that values both residential amenity and its connection to the natural environment.

The Rangitahi development team believes thoughtful design is the foundation for creating a home that integrates seamlessly with the land. Our aim is to preserve and celebrate the unique rural-coastal setting of The Hideaway while fostering a community that honours this special place.

DESIGNING FOR THE CONTOUR

The larger lots of The Hideaway offer opportunities for spacious homes, yet the natural contours of the land should remain a defining characteristic. Homes must follow the topography rather than forcing flatness.

Designs should step gracefully with the slope, utilising varied levels to create interest and functionality. Rooflines should be designed sympathetically to the surrounding environment, following the contour of the land while respecting neighbouring properties and protecting their views.

Landscape designs must respond to the topography and be considered as an integrated part of the house and site design. Multiple small level changes and the use of battered slopes are required to prevent the use of large retaining walls and the requirement for these walls to be fenced for safety. The creation of flat sites through the use of perimeter retaining walls of a height greater than 1m will generally not be considered unless hidden behind the home and not visible from the street or adjoining properties.

The landscape design must not be an afterthought but rather considered early on in the design process and designed in conjunction with the house design to appropriately deal with level changes across steeper sites.



Designing for the contour

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LOTS

The Hideaway features generously sized lots, providing ample space for creative designs that embrace privacy and tranquillity. The Subdivision Scheme Plan ensures that these sections are thoughtfully arranged to celebrate variety within the wider Rangitahi Peninsula.

SITE COVERAGE

Responding to slope and using it effectively is particularly important in maintaining good solar access and delivering quality private living spaces.

We encourage a minimum floor area of 160m^2 in The Hideaway to ensure the land is used to its full potential. There is a 40% maximum lot coverage.

Building pads have been formed for most lots and while it is encouraged that homes and sheds are located on these, alternative locations may be considered at the DRP's discretion and on the basis of the home and shed working with the specific lot's topography.

BUILDING ORIENTATION AND HEIGHT

Slope and aspect have a large influence on solar access. A sunny north facing outdoor living space is great in winter, but it is often east and west outdoor spaces that are most useful throughout the year.

A variety of massing and height is characteristic of a typical village-scape. The main design goal at Rangitahi with regard to heights is to create a varied roof-scape with differentiation based on function and location. Heights are generally based on the number of levels to encourage generous floor-ceiling heights. Single-story homes are preferred wherever possible in The Hideaway stage, to promote following the contours of the land.

The Waikato District Council as has established a maximum rolling plain height limit of 7.5m. The daylight admission is 2.5m above the boundary then a 45 degree angle in. Height restrictions apply to lot 371, 372, 373, 374 and 375.

FRONT YARD

The minimum setback of houses from a road boundary is 3m, with the garage at 5m. Homes in The Hideaway with street frontage should contribute to a cohesive and welcoming streetscape. A front yard is encouraged to promote a staggered building line along the street, whilst ensuring a consistent but varied streetscape that fosters a welcoming environment.

SIDE YARD

It is the combination of side yards on either side of a boundary line that creates the openness or gaps between houses. The District Plan's set back standard from side to rear boundaries is 1.5m. On the north side of the lots, a greater set back from boundaries may be sensible to enable sun into open space on the north side of the property.

In order to create the right conditions for the development of a high quality residential area, it is important to control key aspects of the peninsula. This is called setting the building blocks. The following section outlines the key building blocks to be controlled at Rangitahi.

CAR PARKING

Parking pads should be seamlessly integrated into the overall landscape design. Home designers and owners are encouraged to consider the number of off-street carparks needed based on the number of bedrooms in the house.

DRIVEWAYS

Positioning should minimise visual impact and allow for seamless integration with landscaping. A carefully considered layout and choice of materials contribute to an attractive, functional, and environmentally conscious streetscape. The first 15m of driveways must be concreted, as well as areas around garages.

Design for quality

SETTING THE BUILDING BLOCKS

- Create a mixture of section sizes and widths that require a variety of built outcomes.
- Create street definition by controlling setbacks, height and specific street environments.
- Control key aspects of the design that impact on the community feel of the development (e.g. corners, street ends, entrances and key sites).
- Deliver an excellent street-scape and green spaces that inspire a community feel and participation.

MATERIALS

Quality materials will be used in the construction of all facets of the houses, fences, walls and landscape features to ensure durability and functionality. We encourage the use of sustainable and Eco-friendly building materials wherever possible. Some materials may lower the quality of the peninsula. Rangitahi discourage the use of these, including but not limited to:

- Fibre cement board.
- Reflective glass.
- Bitumen coated soft board.
- Monolithic cladding systems. Plaster is only acceptable on concrete and masonry.
- Tiled roofs.
- Unstained or unpainted rough sawn timber fencing.
- Polystyrene foundation raft systems.

CLADDING SETS THE TONE

Cladding sets the tone for your house as well as protecting it from the elements. We've rounded up the top options to consider before you dive in. Choosing exterior cladding is a key decision that will influence how you feel about your home for years to come and how well it withstands the elements.

Cladding style, colour and texture are just the beginning; you'll also need to consider factors such as insulation performance, sustainability and durability. Cladding is to reflect the coastal style and "bach" aesthetic that Raglan is known for. "Brick and Tile" or suburban looking homes are not permitted.

If cladding cost is an issue, then a smaller home with quality materials should be considered. Quality materials we believe reflect the right look and feel for Raglan include but not limited to are;

- Metal - Steel, Iron or Aluminum (roofing and cladding)
- Timber (weather boards, board and batten, Shiplap, etc).
- Grey masonry (architectural styles) i.e. block work.
- Plaster on concrete or masonry. From smooth to highly textured or patterned, these often mix well with other types of cladding as a feature.
- Precast or In situ concrete (architectural style homes only)
- Brick (architectural style homes only and assessed on a case by case basis avoiding a "Brick and Tile" suburban look).

See the ArchiPro website for more cladding ideas and inspiration available in New Zealand.



Cladding inspiration

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Architecture

OBJECTIVE

To create a community of houses that respect, connect and collaborate with the environment. To not only maintain the integrity and value of the development as a whole but for each individual's property.

A variety of architectural styles are anticipated and encouraged, however an appropriate use of building forms and materials is necessary to ensure that a cohesive and appropriate 'Raglan' rural-coastal style is achieved throughout the development. Typical Waikato "brick and tile" homes will not be approved.

SUSTAINABILITY

Solar panels are encouraged and must be considered at the early design stages and integrated into the overall architectural response. If you wish to retrofit solar panels to your home please consult with the DRP before you do so.

Ensure building sites are tidy by clearing rubbish and recycling throughout the building process.



GARAGE DOORS

To reduce the dominance of garages on the street-scape garage doors should occupy a maximum of 50% of the width of the front elevation of the house and be a minimum of 5m from the lots boundary to ensure space for a car to park within the lot, without crossing over the foot path.

HOUSE ORIENTATION

Houses in The Hideaway are encouraged to create an attractive, welcoming presence with thoughtful design. Features like pathways, landscaping, pergolas or covered entrances can enhance the connection to the street. Incorporating design elements that foster openness and avoid blank walls helps embrace the surrounding beauty.

ROOF FORM

Roof forms should be designed to emphasise the vertical dimensions – either gables or mono-pitched that face the street. No hip roofs will be approved unless they are very low pitch and integrated into a high quality design and are not dominant. The roof form over the living part of the house should be more dominant than the roof form over the garage, through increasing or stepped height. The residential roof form should be the primary roof form and should include the pedestrian entrance. The roof form over the garage should generally be secondary and less prominent.

Your roof design should be considerate of how it may affect the views from properties above you. For example, a steep gable roof which would clearly block your neighbours view of the harbour should be replaced by a lower roof design. This will ensure that you, and your neighbours get the best views that the Peninsula can offer.

VARIETY

Variation is required through form, roof line, massing, materials, colour and detail. Repetition of building types en mass should be avoided. In multi-unit dwellings the facades of individual units should be clearly defined.

OUTDOOR LIVING AREAS

Outdoor living areas must be designed on each lot. The outdoor living space must be a minimum area of 80m^2 and large enough to accommodate a circle with a minimum diameter of 6m. The outdoor living area must be accessed directly from a living area inside the house and face north of east or west. It is encouraged that these outdoor spaces are covered, in part if not all - to create functional sheltered spaces.

PRIVACY

Slated fences or permeable hedging up to 1.8m high can be used to create privacy in the back yard. Where privacy fencing is necessitated in the front yard, it should be designed to complement the design of the house. Fences can step up higher than 1.2m only if the yard is north-facing and the fence is designed to complement the design and materials of the house. All privacy fences will have a minimum visual permeability of 25% and should be no greater then 50% of the width of the yard. Suitable options include black painted post-and-rail fencing along roads or reserves and standard seven-wire post-and-batten farm fences paired with landscaping.

SOLAR ACCESS FROM THE NORTH

Houses should be placed and designed to ensure solar access to the north side of each lot and the house. No blank or windowless walls should face north.

COLOUR

Careful consideration of how a homes colour compliments its designs and contributes to the wider streetscape environment is required. Modern colour palettes which reflect the coastal aesthetic are encouraged. Roofing details i.e. flashings, spouting, downpipes etc. are to match either the cladding or roof colour or be sympathetic to the overall proposed colour scheme.

ENTRANCE

The pedestrian entrance to each house should be emphasised, though given the nature of the lots, it does not need to be directly connected to the Street. Consider its emphasis through the use of architectural massing, roof form, colour, increased architectural detail and quality around the pedestrian entrance. An architectural structure can be placed over the front pedestrian entranceway to give emphasis to the front door and its relationship to the street. The DRP may approve variations to this rule if the architectural merit of the overall home warrants a relaxation.

WINDOWS

The size, shape, proportion and arrangement of windows should contribute positively to the contemporary form of the house. External features can be used to provide shade over windows, such as louvers.

VERANDAS AND BALCONIES

Verandas and balconies should be integrated into the architectural design of your home.

They should be designed to:

- Provide articulated house frontage
- Maintain privacy
- Provide visual surveillance
- Create a connection between internal and external living spaces

OUTBUILDINGS AND STRUCTURES

The design of outbuildings and structures should complement the design of the main house and be out of site from adjoining properties.

TV AERIALS AND MASTS

TV aerials and masts should not be attached to the front elevation or front roof edge of houses. Aerials and masts should be set back, while still being sited and oriented to be functional.

GARDEN SHEDS

"Off the Shelf" garden sheds are not permitted at Rangitahi. Storage space for garden implements must be integrated into the house or garage envelope and be considered as part of the overall landscape design. Freestanding garden sheds may be approved at the Design Review Panels discretion if they are bespoke, compliment the house in terms of their location, design and colour and are a net positive for the overall design proposal. A maximum of three buildings are permitted on each lot.

















Architectural ideas

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Landscape Design

Landscape design creates character, frames views and helps establish a new community. Landscaping creates an enjoyable living environment for all. A holistic approach should be taken to the design of each lot for homes to 'blend' with the natural environment. From concept design, outdoor living spaces should be considered just as important as indoor living spaces.

All landscaping work undertaken should be of a very high quality and appearance and be completed before your home is occupied.

As per the Landscape Concept Plan on page 24 of this document, the areas on each lot marked in blue will be planted prior to titles being issued.

SPECIMEN TREES

Each front yard shall have at least one large specimen tree planted as part of the overall design and implementation of the front yard plans. (See plant size guide over the page for more details). Native tree species reflecting the unique Raglan coastal environment are encouraged.

When planting a tree, consideration should be given to the mature size of the tree, and to the use of root barriers when planting in close proximity to houses, concrete or services. Trees should be positioned between side boundaries and as close as possible to the front boundary. Trees should not be planted in a hedge.



FRONT YARD PLANTING DESIGN

Planting shall be undertaken in the front yard of each lot. The design for each front yard shall be implemented and maintained by the lot owner at the time of construction of the house and completed prior to the occupation of the house. Native species reflecting the unique Raglan rural-coastal environment are encouraged.

Planting should be selected for optimum growing conditions and not require a lot of maintenance to become established or for it to thrive in the long term. Planting should define front boundaries, reinforce entrances, frame views from the house onto the street, provide privacy and separation between each lot, allow solar access to windows and living areas and be used to deal with steep land which is impractical to mow easily.

All front yard planting, other than specimen trees, must be 1.2m maximum in overall height at maturity or maintained as a 1.2m high hedge to maintain outlook to the street.

BACK YARD PLANTING AND DESIGN

It is encouraged that fruit trees are planted in each back yard. A vege garden should be incorporated into the back yard design. Native species reflecting the unique Raglan coastal environment are encouraged. Steep slopes are encouraged to be fully planted to reduce ongoing maintenance issues with the mowing of grassed areas on steep slopes.

Boundary planting (including hedges) should be neatly clipped and maintained to a height similar to that of permitted fencing on that particular boundary.

FENCES AND RETAINING WALLS

Fences and low walls should be designed to contribute positively to street-scape amenity and complement the design and materials of the house. Fencing on a reserve boundary or bordering Rangitahi owned land must be no more than 1.2m in height and include a gate. Fence heights are based on existing ground level at the time of subdivision.

All fences must be painted or stained on both sides at the time of construction unless they use high quality dressed timbers such as macrocarpa or eucalyptus. We encourage the use of rocks walls, as well as black painted post and rail or high-end dressed timber fencing.

Extented boundaries throughout The Hideaway may use wire farm fences with planting in front. Retaining walls are to be timber unless an alternative material is specifically approved by the DRP i.e. concrete block or other modular paver system.

Materials that are not permitted for fencing are –

- Unstained or unpainted rough sawn pine
- Sheet panels (e.g. fiber cement) and acrylic spray finish
- Colour steel and corrugated iron

Fences should be designed to follow the natural slope of the land, with designs assessed on a case-by-case basis. Retaining walls must be screened with planting and stepped. Level changes across the site must be integrated into the house and landscape design. Designers should use small incremental level changes utilising sloping ground, planted batters and small retaining structures to reduce the prominence of level changes.

CORNER LOTS

The front yard landscape design should continue around the corner for at least one third of the total side elevation. There should be at least one tree planted on each outward facing yard on corner lots and areas visible from public spaces where possible.

ENTRANCE PATHS AND DRIVEWAYS

Entrance paths and driveways should be high quality hard surface materials, i.e. permeable paving, exposed aggregate, or 8% oxide (minimum) concrete - broom, exposed aggregate or burnished. Hard-surfaces should not cover more than 50% of the front yard design, and should be softened with timber elements and planted areas where possible. Screening of parked cars should be designed using planting or fencing.

EXTERIOR LIGHTING

Exterior lighting should be carefully designed with regard to placement, intensity, timing, duration and colour. All light fittings should be integrated into the architecture or landscape. Louvers, hoods and other attachments designed to direct light and minimise light pollution are required for any exterior lighting.

LETTERBOXES

Freestanding letterboxes should compliment the house design using similar forms and materials. Off the shelf letterboxes which do not complement the house design will not be approved.

Elements of the colour, form, texture or materials should complement the house design. Letterboxes should not be made from unrelated materials, they should be considered in the design and the implementation of the front yard landscape plan.

SERVICE AREAS

Service areas should be readily accessible from each house, with an area of 20m^2 and a minimum dimension of 3m where possible. The ideal location for a service area is next to the garage within the side yard, usually on the south side of the lot.

Service areas (containing rubbish and recycling bins, clotheslines, garden storage, right-of-way, gas systems and bottles) within side yards or at the rear of the lot and must be screened from view from the street, public open spaces and neighbouring properties. The outdoor tap location should be included in the landscaping plan.

MAINTENANCE

Well-maintained gardens are essential to preserving the beauty and harmony of the neighbourhood. Homeowners are encouraged to keep outdoor spaces tidy, with regular lawn care, pruning and weed management. Thoughtful design and choosing native or low-maintenance plants suited to Raglan's coastal climate ensures long-term sustainability and complements the natural surroundings.

The expectation is that all landscaping—whether front yards, driveways, or shared boundaries—remains well-kept to promote a cohesive and attractive streetscape.

PETS / LIVESTOCK

To protect the delicate native birdlife and natural ecosystem, Rangitahi has strict guidelines regarding pets and animals.

Cats and predatory pets, whether domesticated or not, are not permitted. Livestock is also prohibited to maintain the harmony of the environment. Homeowners may have up to two dogs, provided they are well-managed and do not disrupt the community or wildlife.

Plant size guide

Sizes and description are relative to what is typically available from nurseries in the Waikato region. To ensure planing has the best possible start top soil in plant beds is to be a minimum depth of 300mm and for lawns a minimum depth of 100mm. Mulch in plant beds is to be bark or wood chip kept to a minimum depth of 50mm.

PB3/4 or .5ltrs - Small ground cover, e.g. mondo

PB2 or PB3 or 1 - 1.5ltrs - Ground cover + grasses (30 -60cm approx)

PB5 or 2.5ltrs - Small shrubs, e.g. Flaxes and ferns (mature under 1m)

PB8 or 5 liters - Large shrubs, small - medium trees (mature over 1m)

PB12 or 10ltrs - Large trees (not specimen trees) minimum 1m

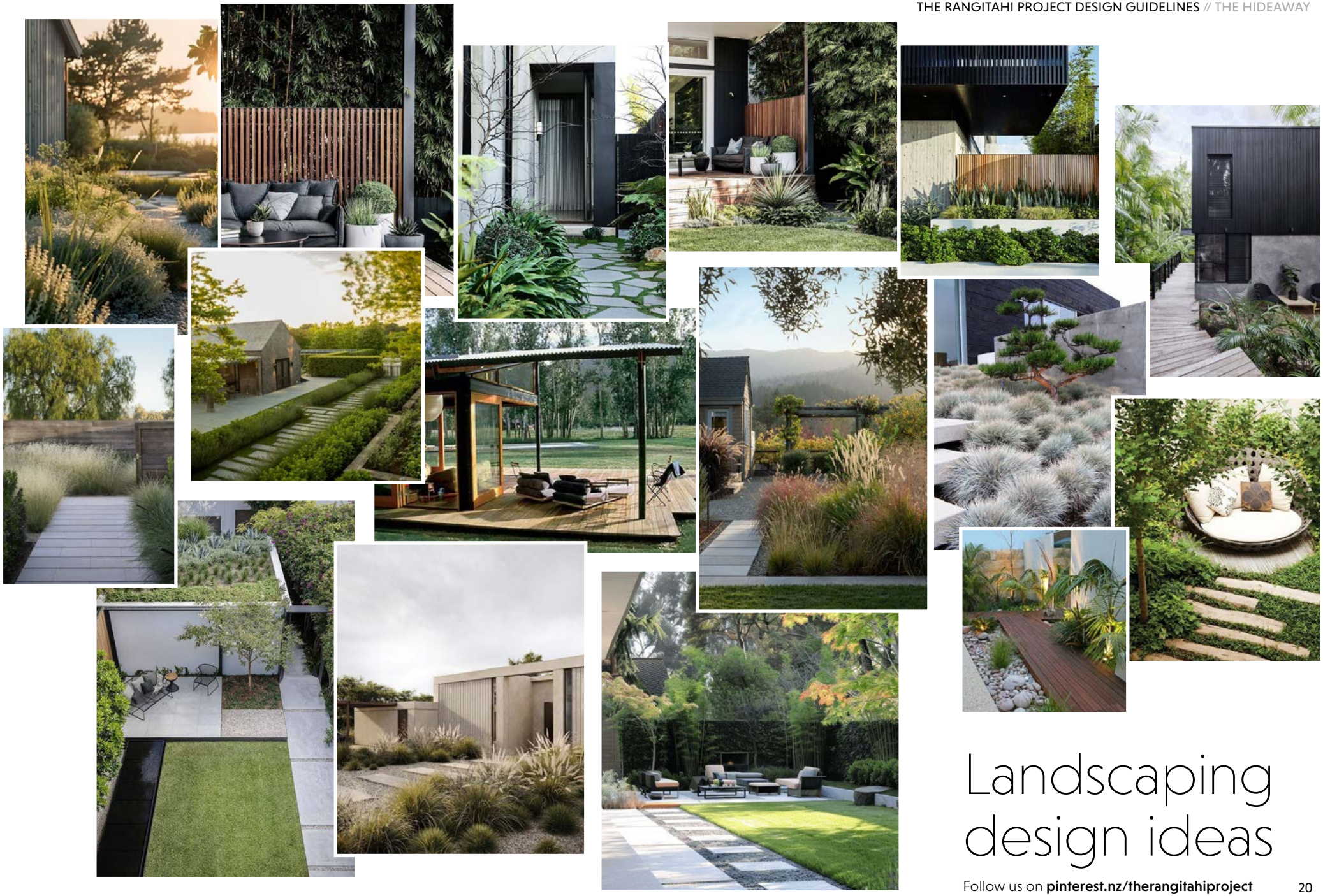
PB18 or 10 liters - Fruit trees - minimum 1m

PB40 or 25ltrs - Specimen trees (approx 1.5m) - this is the minimum size for specimen trees in the front yard planting design, but it does vary a little depending on what tree you choose. Talk to local nurseries to find out what's readily available at this size.

PB 95 or 45ltrs - Large specimen trees (approx 2m)

PB 150 or 60ltrs - Large specimen trees





Landscaping design ideas

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Design Review Panel

INTRODUCTION

The Rangitahi Design Guidelines control the architectural and development quality, including landscape design, for all lots. The advice and ideas that you receive as a result of the design review process are really valuable in developing each lot design holistically.

The design review process is the process by which the designs for each lot shall be received, reviewed, and approved. The Design Review Panel (DRP) can approve or not approve any aspects of the proposal at their discretion. The DRP will receive designs in three stages:

Stage 1 – Concept Design (prior to Building Consent Application)
Stage 2 – Developed Design (prior to Building Consent Application)
Stage 3 – Developed Compliance (following completion)

It is expected that all owners will engage the services of competent design professionals (i.e. architects or architectural designers and landscape architects or professional garden designers) to design their homes and gardens. You may only apply for and proceed with any building consent application with the Waikato District Council after written Developed Design Approval is obtained from the DRP.

Submissions are to be sent to designreview@rangitahi.co.nz. Files are to be sent as one PDF document. The application form and submission checklist must be completed and included within the submission document.

Each stage requires written approval from the DRP. The DRP will provide an advice note giving approval or identifying any issues that need to be addressed prior to a resubmission for approval.

There is a cost involved for landowners of $1350+GST. This cost covers a maximum of three design review submissions (one for each of the three stages outlined above). This fee must be paid before the design review process commences and each review is estimated to take 10 working days once a submission is filed. If your section is purchased before titles are issued, the $1350+GST will be added to your settlement amount and paid at settlement. If purchased after titles are issued, an invoice will be sent for payment before the design review process begins.

Where further review(s) or input is required to gain approval for each stage of the process, you may incur additional charges in order to cover the DRP's costs.

Any changes to architecture or landscaping after approval is received must be resubmitted and approved before construction begins. If a change is made during construction, this must be submitted and approved by the DRP before construction continues. Additional costs for this approval from the DRP will be payable by the owner.

The construction of a dwelling (including landscaping) that does not fully comply with the Design Review Approval will need to be rectified at the Owner's expense.

The Design Review Panel will identify if any of the following types of issues exist –

FUNDAMENTAL – The application has design issues fundamental to its approval. Approval is not given and the issues need to be addressed and the applicant re-apply for approval of the design at the same design stage.

SIGNIFICANT – The Design Review Panel believes the design has significant issues and these need to be addressed at the next stage of the Design Review Panel process.

OTHER ISSUES – The Design Review Panel provides comment on ways the design can be improved. The design is approved but the applicant is encouraged to take the panel's comments on board.

DRAWING AND INFORMATION REQUIREMENTS

All plans and drawings provided for each stage should be legible and to scale, with a north arrow, and the following lot information:

- Lot / DP number;
- Street name;
- Applicant name and contact details including, postal address, phone number and email address.

Application form

Please include this application form and the submission checklist with your plans and send to designreview@rangitahi.co.nz. Incomplete submissions or submission which do not meet the requirements on page 22 will be returned.

Please circle one: -Concept Design -Developed Design -Design Compliance

Full names of Landowners: type here

Lot Number: type here

Street Address: type here

Email contact: type here

Architect or Designer: type here

Landscape Designer: type here

Builder: type here

Who is managing the design review process?

Contact details: type here

Submission checklist

All drawings provided are to be A3 CAD plans, at an approved scale. The Design Review Panel is particularly interested in how the front elevation and street frontage works. Including the front facade, front door, entrance pathway, garage door, driveway and car parking. The design should accurately establish the finished floor levels of the house and garage slabs and resolve any level changes that front the street.

STAGE ONE CONCEPT DESIGN		STAGE TWO DEVELOPED DESIGN		STAGE THREE DESIGN COMPLIANCE	
LOCATION PLAN Showing your lot in relation to the precinct it is located in		LOCATION PLAN Showing your lot in relation to the precinct it is located in		LOCATION PLAN Showing your lot in relation to the precinct it is located in	
PRELIMINARY SITE PLAN With setbacks, contours, house and garage footprints, entrance path and driveway, living court and service area.		SITE PLAN With setbacks, contours, house and garage footprints, entrance path and driveway, living court and service area.		COMPLETED PHOTOGRAPHS OF EACH ELEVATION Jpeg full colour photographs of the completed Property. Including: • Front Facade from the street frontage - showing the house driveway, pathways, landscaping, and letterbox • Side Aspects - showing the house, fencing, landscaping, and any retaining structures • Rear of dwelling - showing the house, fencing, landscaping, and any retaining structures	
PRELIMINARY FLOOR PLANS		FLOOR PLANS			
PRELIMINARY ELEVATIONS		ELEVATIONS Materials and finishes to be labeled on all elevations			
PRELIMINARY LANDSCAPE PLAN A professional site plan, a plant palette indicating the style of garden, images representing materials and/or built structures. Please include fence design, decking, retaining heights, hard surface materials, plant types & sizes.		3D RENDERED IMAGES A3 full colour, high quality renders, based on a 3D computer generated model of the house and front yard landscape design including fencing.		LIST OF ANY NON-COMPLIANCE It is the owners responsibility to advise of any non-compliance issues and provide a short explanation for why. Noting that it is the correct procedure to seek prior approval for any changes.	
PRELIMINARY MATERIALS, COLOURS AND FINISHES SCHEDULE		LANDSCAPE PLAN A comprehensive landscaping plan including plant types and sizes, decking, Fence design and heights, retaining wall heights and hard surface materials.			
LIST OF ALL NON-COMPLIANCES It is the designer's responsibility to provide a list of all non-compliance issues with the Rules and Design Guidelines.		MATERIALS, COLOURS AND FINISHES SCHEDULE Materials, colours and finishes of all exterior finishes shall be nominated.			
		LIST OF ALL NON - COMPLIANCES It is the designer's responsibility to provide a list of all non-compliance issues with the Rules and Design Guidelines.			


File Ref: 1704_034_Rangitahi_Precinct_D6_Masterplan.indd
Legend
Precinct D6 Boundary
Indicative House Location
Indicative Driveway Alignment
Concrete Type 1
Concrete Type 2
Asphalt
Grass
Existing Native Planting
Locally Sourced and Grown Ecological Coastal Planting Mix - refer Below Proposed Species *
Kanuka*
Manuka*
Karo*
Haupara*
Kohuhu*
Karamu*
Ngaio*
Ake Ake*
Coprosma Rhamnoides*
Kowhai*
Matipo*
Totara*
Mahoe*
Karaka*
Taupata*
Mountain Flax*
* Planting to be in pb1 pots and planted at approximately 1-1.5m centres as per other reveg areas at Rangitahi using locally sourced and grown seedlings and species which were historically endemic to the Rangitahi Peninsula. Plant species selection to factor in views from building platforms with lower species selected where they would otherwsie block views or cause undue shading effects.
Notes
1. Northern gully part of previous Precinct C Resource Consent.
2. Public Walkway. Construction standard to be conifrmed with WDC as part of the engineering approval phase.
3. Privacy boundary planting (3m typical minimum width) & max height 1.2m boundary fence.
4. Walkway to connect to existing Rangitahi Coastal Walkway.
5. Existing Significant Natural Area (SNA) boundary.
6. Proposed stormwater swale and gravel access track.
EXISTING PRECINCT C
EXISTING PRECINCT D
FUTURE PRECINCT G
KUMARAHOU
URBAN PARK
TUNARAU STREET
URBAN PAR
ROW 1
ROW 2
ROW 3
WALKWAY
REREKAHU STREET
RANGITAHI ROAD
PAE KOTARE
12 1203m²
13 1230m²
14 1487m²
15 1515m²
16 1726m²
17 859m²
19 1432m²
19 2828m²
11 1904m²
10 4688m²
2 1977m²
1 1788m²
9 2288m²
8 4361m²
7 2787m²
3 4822m²
5 1545m²
4 6221m²
6 2915m²
20 5250m²
N
0
45m
1:1,500 @ A3
Contours shown at 0.5m intervals
FOR RESOURCE CONSENT
RANGITAHI PRECINCT D6 "THE HIDEAWAY"
Landscape Concept Plan
Job Number: 1704 Drawing Number: 034
| Date: 24 October 2024 | Revision: E |
Plan prepared for Rangithai Limited by Adapt Studio Limited