

# LAKE'S EDGE, KAWARAU VILLAGE STAGES 1 & 2 DESIGN CONTROL GUIDELINES

## Lake's Edge Philosophy

The Lake's Edge, Kawarau Village landscape is deserving of protection, as is your investment in your Lake's Edge property. Therefore, you need confidence that your neighbours at Lake's Edge share the vision of a high quality residential development, while also protecting Lake's Edge's natural environment, views and prestige character.

Please note that Design Control Approval on the basis set out in these Guidelines is required prior to commencing any work for building construction, landscaping, fencing as well as future external additions or renovations (including colour changes) on any lot.

These approvals are required prior to obtaining local authority consent so please take a few minutes to read these Guidelines and ensure that your architect/home designer, landscape designer and builder are also familiar with them.

## Architectural Design Controls

A key objective of these Guidelines is to ensure a high quality built environment and to develop an appropriate and coordinated palette of materials in keeping with the Lake's Edge setting. In these Guidelines, "building" means any dwelling, structure or accessory unit erected on the Lot.

### **A. BUILDING DESIGN CONTROLS**

- (i) **Building Setbacks:** The building setbacks are shown in metres on the Property Information Plan (**see Appendix 1**).
- (ii) **Building Height** is limited to 6 metres from datum measurements assigned to lots 13, 14, 15, 16 & 17. All other lots have a 7.5m height restriction from specified datum. All datum levels are shown on the Property Information Plan.
- (iii) **Gross Floor Area** of the primary dwelling is to be a minimum of 180m<sup>2</sup>. This includes closed in and attached garages (but excludes verandas, patios and other buildings or structures).
- (iv) No more than **one residential dwelling** is permitted on each Lot aside from lots 10, 11 & 12, which are each permitted to have a maximum of **two residential dwellings** built.

(v) **All exterior wall claddings shall be:**

- Natural or painted timber but not plywood;
- "Lined" weatherboard;
- Smooth plaster over brick or masonry block or masonry filled 'polyblock' or similar;
- Stack bond concrete block;
- Concrete;
- Otago schist (use of schist is highly encouraged); or
- Steel or metal cladding including, by way of example, 'Eurotray', 'Alucobond', 'Corten' or similar.

***Reason for control: Wall cladding controls seek to provide a continuity of architectural finishes, ensuring a high quality of neighbourhood amenity***

(vi) **All roof cladding shall be:**

- Steel or zinc tray (minimum tray profile width of 200mm);
- Cedar shingles;
- Slate;
- Copper tray;
- Membrane linings or similar for flat roofs;

***Reason for Control: As above***

(vii) All **roofing details** (spouting, downpipes and flashings) are to match roof colour where visible.

(viii) All **metal chimney flues** and other roof penetrations should be enclosed or painted to make them less visually obtrusive.

## **B. TIMING OF CONSTRUCTION**

- (i) Once construction has started, the exterior of all buildings must be completed within 18 months of the date of commencement. Completion is deemed to include affixing all exterior cladding, completing all exterior painting and finishing.
- (ii) Landscaping must be completed within 12 months of the date of completion of the exterior of the primary dwelling.

## **C. OTHER STRUCTURES**

- (i) Owners are not to erect or place, or permit to be erected or placed on any Lot any caravan, mobile home, hut or other temporary accommodation (storage of mobile homes, caravans and boats acceptable once primary dwelling completed).

- (ii) Owners are not to erect, construct or place any pre-used or second-hand building or relocatable building on any Lot.
- (iii) Any accessory buildings and/or garden sheds must not be more than 3.5m in height or situated or constructed in the front of the primary dwelling and must also adhere to the building design and construction controls required for the primary dwelling (see above).
- (iv) A double garage (this can be incorporated into the primary dwelling) and at least one off-street carpark accessible for visitors must be provided.
- (v) Any non-approved structure is not allowed on a Lot outside any permitted construction period. This includes containers.

#### D.EXTERNAL ENVIRONMENT AND LANDSCAPE CONTROLS

- (i) **Fencing:** there is to be no fencing within 5m of any road, accessway or reserve boundaries (or 8m in respect of the lakefront reserve boundaries). Fencing is not to exceed 1.8m in height. Fencing must be in stone (local schist stacked horizontally), timber, steel or concrete block (plastered). All fencing other than stone shall be finished in dark colours (greys, browns, blacks, or natural steel) so as to be visually recessive.

*Reason for control: The setbacks encourage planting at road boundaries (see below) and seeks to create a continuous street amenity, integral to the quality of the streetscape. The colour control is to ensure that fencing is not visually prominent.*

Any fencing required within the 5 metre setback, for the purpose of containment, shall be limited to 1 metre in height and comprise traditional post and wire or post and netting fence only and shall be screened within planting to ensure that fencing is not visible from adjacent road, accessways or reserves.

- (ii) **Boundary Planting:** All road and accessway boundaries are to have a minimum of 2.5m depth of native shrub, flax and grass planting at spacings, which when mature, will form a consistent planted mass (aside from reasonable egress requirements to garaging and entry paths). Lots fronting the lakefront reserve are to have a minimum of 5m of such planting inside the lake boundary.

*Reason for control: This controls seeks to continue the high quality edge planting of the existing Kawarau Falls Station landscape and will create a contiguous and worthwhile amenity throughout the site.*

- (iii) **Planting on Lots:** No planting over 1.8m high shall be undertaken within 4m of any lot boundary. In regards to other tree planting, no trees shall be allowed to exceed the maximum height of any building on that Lot.

***Reason for control: The protection of sunlight and views.***

- (iv) **Tree Species Selection:** For the purpose of these controls 'trees' are defined as any planting that may exceed 3.5 metres in height. All trees (outside 4 metres of any lot boundary as described above) shall be selected from the following tree species *Sophora sp*, *Cordyline australis*, *Hoheria sp*, *Prunus sp*, *Pittosporum sp* and *Plagianthus regius*.

There are no controls on plantings under 3.5 metres in height aside from D(ii) above

***Reason for control: The protection of sunlight and views and a contiguous character of tree planting is deemed to be important in maintaining a high amenity value throughout the development.***

- (v) **Gates:** Entry gates shall not exceed 1.8m in height and shall be constructed of wood (stained dark brown) or steel, or a mix of both.

***Reason for controls: Ensures a contiguous high quality street amenity.***

- (vi) **Exterior Lighting:** All exterior landscape lighting shall be down lighting only. The light source shall not be more than 1.2 metres above ground level. Uplighting is only permitted within 1.5m of the house and only where it is screened by courtyard walls, or similar, from wider views. Excessive light spill onto adjoining lots is not acceptable.

## **E. ANCILLARY ATTACHMENTS TO DWELLINGS**

- (i) Satellite dishes are permitted given they are suitably screened from the road, accessways and neighbouring houses.
- (ii) Gas cylinders, washing lines and rubbish bins etc shall be suitably screened from the road, accessways and neighbouring houses. Screening structures must adhere to the relevant design controls outlined above.
- (ii) All other services and utilities (including any water storage tanks) shall be located below ground.

### **Approval Process**

An Owner shall not erect any building or structure (including any fence) on any Lot unless Lakes Edge Developments Limited ("LEDL") has issued a Design Control Approval prior to the commencement of construction.

These Guidelines are supplemental to the requirements of the Queenstown Lakes District Council ("QLDC"). An Owner must obtain a Design Control Approval from LEDL pursuant to these Guidelines before making an application to QLDC for a building consent.

LEDL shall be entitled to amend or add to these Guidelines from time to time.

### **Lakes Edge Developments Limited and Its Appointed Professionals**

These Design Control Guidelines shall be administered by LEDL. LEDL may appoint an Architect and/or a Landscape Architect to assist it in reviewing applications and issuing Design Control Approvals on its behalf.

LEDL may change the identity of the Architect and/or Landscape Architect at any time without notice.

When LEDL no longer own any Lots within Stages 1-5, then LEDL shall use reasonable endeavours to assign Design Control responsibility to a residents' association or similar (if one exists) or to a committee of Owners on a basis to be agreed. In any event, LEDL's Design Control responsibility shall cease on the date 5 years after the first Stage 1 title issues.

### **Design Control Process**

LEDL shall consider and evaluate all proposals in relation to new buildings, renovations (including change of exterior colour schemes or materials), landscaping schemes and fencing, whilst having regard to the proposed "look and feel" of Lake's Edge as a high quality residential development.

The Design Control process is summarised below:

#### ***1. Concept Plans Submitted***

An owner or their agent shall submit the Concept Plan Checklist (**see Appendix 2**), the relevant fees (see below) and the accompanying documentation (as per the Concept Plan Checklist) to LEDL.

LEDL will consider the submission and respond in writing within **21 days** of receipt of a fully complete submission, either inviting the Owner to submit a Final Design or suggesting amendments to the Concept Plan.

#### ***2. Final Design Submitted***

Final Designs shall be submitted with the Final Design Checklist (**see Appendix 3**) and copies of the documentation and plans listed on the Checklist.

LEDL will consider the submission and respond in writing within **30 days** of receipt of a fully completed submission.

This response may be a Design Control Approval, in which case the Owner can apply for the necessary QLDC consents on the basis of this Approval.

Alternatively, if LEDL does not approve the Final Design, then the Owner and / or their architect may work with LEDL to amend the Final Design so that a Design Control Approval can be issued. For the avoidance of doubt, this may require amendments to the submitted plans to ensure compliance with these Guidelines.

The Owner (or the builder) may only apply for and proceed with any resource or building Consent from QLDC after written Design Control Approval is obtained from LEDL.

The Owner shall contact LEDL when the house and landscaping are complete in order for LEDL to assess compliance with the Design Control Approval. The relevant Owner shall allow LEDL reasonable access for the purposes of carrying out an inspection.

### **Fees**

The fee for submitting a Concept Plan Submission to LEDL shall be \$500 + GST. This fee covers review and response on a single Concept Plan submission and subsequent Final Design submission in line with the Concept Plan. Where further submission(s) of Final Designs are required, then LEDL reserves the right to charge further fees in order to cover its costs. The relevant Owner will be notified of any additional costs should the need arise.

There are currently no additional fees for renovations, colour changes and landscaping alterations where a Design Control Approval has been granted.

Fees may be amended by LEDL at any time without notice, but in any event shall represent the reasonable cost to LEDL in connection with the Design Control Approval process.

### **Waiver**

LEDL may, if it sees fit and whilst having regard to the circumstances and the unique circumstances of each Lot:

- Alter or waive any of the processes set out in these Guidelines; and
- Waive or vary any of these Guidelines (provided it is satisfied that the end result is consistent with the overall vision for Lake's Edge and provided that such waiver or variation will not adversely affect adjoining Lots or the development as a whole in its reasonable opinion).

LEDL shall not be liable to any Owner or any other person for any loss, damage, claim or expenses (including where such loss, damage, claim or expense arises from the approval or non-approval of an application under these Guidelines, any failure to meet the timeframes stated in these Guidelines or performing any function under or in relation to these Guidelines).