



Design Guidelines 2022

Jones Road, Lake Hayes Estate, Queenstown
kawarauheights.co.nz

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Views, warmth, and luxury –
Kawarau Heights awaits you.





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Elevate your lifestyle and immerse yourself in Queenstown's stunning alpine environment at Kawarau Heights.

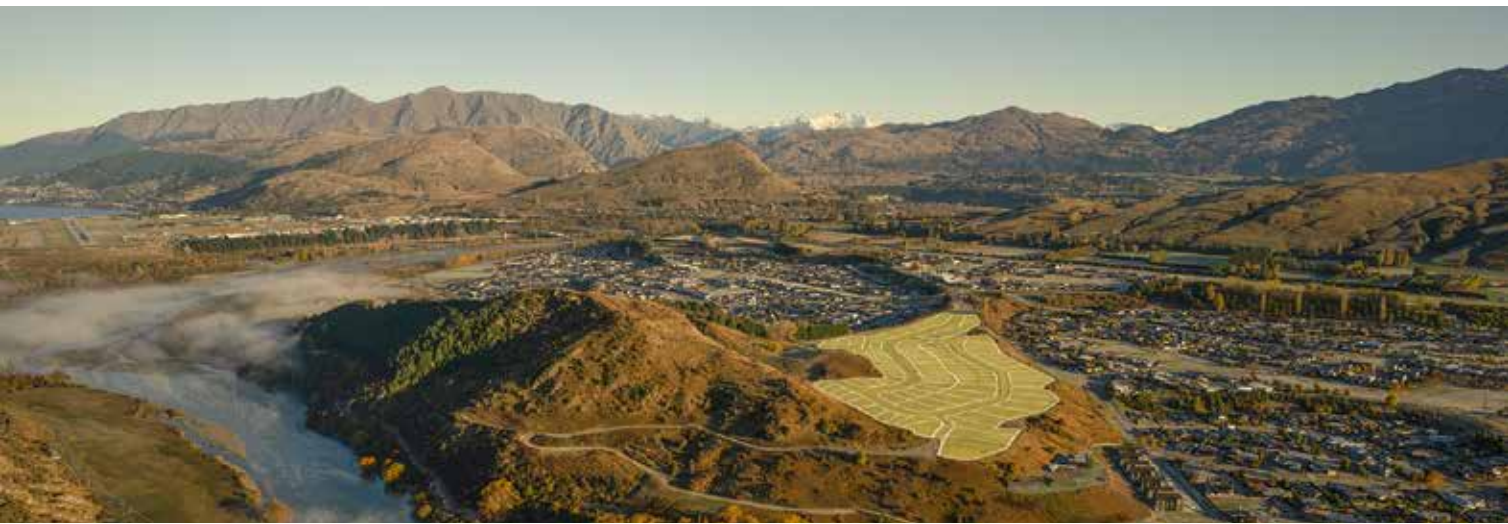
Situated on a naturally elevated north facing plateau with spectacular 360 degree views of all the iconic Queenstown mountains, every section is bathed in sunshine through the changing seasons.

With its central well connected position, secluded rural feel, better views and longer sunshine hours, this boutique enclave of just 100 sections is Queenstown's best-kept secret.

Kawarau Heights is a short walk away from Kawarau Park providing a medical centre, pharmacy, hospital, radiology, retail, cafes and convenience stores, and essential services right on your doorstep.

Residents have cycle and walkway access onto the 130 kilometre Queenstown Trail network and the Kawarau River running adjacent to Kawarau Heights.

No effort has been spared to create a desirable community with an emphasis on quality: these design and landscaping guidelines will ensure the development will be in harmony with the rural and natural alpine environment, and your investment will be protected.



Intro/ Site Context

Purpose of the Guidelines

By ensuring consistency in approach, high quality design, construction of houses and landscaping at Kawarau Heights. Residents will have confidence that neighbouring properties will be of equal or similar quality, preserving and enhancing the value of the Kawarau Heights development and value of your home.

The Design Guidelines are controlled by Queenstown Commercial, the Kawarau Heights Developer and are implemented through its Design Review Panel (DRP). This review process is independent of Queenstown Lakes District Council consenting.

These Design Guidelines are the principal document for the development of Kawarau Heights as a luxury high-quality boutique residential enclave and help to ensure this occurs in a coordinated manner and design objectives are maintained across all homes at Kawarau Heights.

The Kawarau Heights DRP has the responsibility of assessing whether a project complies with the Design Guidelines and the degree to which it enhances the amenity and streetscape. It assesses proposals against specific controls set out in this document and has the rights to approve a proposal if the objectives are met.

The DRP is made up of professionals chosen for their expertise and background in working with the developer on related projects including Kawarau Park and the Queenstown Country Club. The DRP's costs incurred in assessing projects is recoverable from the applicant.

Queenstown Lakes District Council Consenting

In addition to requiring approval by the Kawarau Heights DRP, all proposals require standard Queenstown Lakes District Council (QLDC) Building Consents and proposals with any areas of non-compliance with QLDC Planning Regulations may require Resource Consents. It is the applicant's responsibility to confirm additional consenting requirements under the QLDC District Plan.

Each section at Kawarau Heights may have controls set down as part of the original development consent. These may include height restrictions, requirements to access from a side road, zone boundary or landscape protection lines and retention of existing planting. QLDC can assist in providing details of whether any of these apply to your section and you will also find copies of the documents registered on your property's title.

The Kawarau Heights Design Guidelines are applied in conjunction with the QLDC District Plan and relevant resource consents. Applicants should seek the DRP's clarification where any interpretation is required.

Land covered by the Kawarau Heights Design Guidelines

These guidelines apply to development of all homes within the Site Layout map provided in the following section of these Design Guidelines.

The concept for Kawarau Heights is a comprehensive, master planned development providing a range of lot sizes and house typologies while achieving high suburban amenity values.

Key design objectives are:

- A high quality cohesive environment with variety of expression from different types of building forms with overarching design language that responds to the sites natural character;
- Predominately a single level development with some 2 storey building forms placed in locations that respond to change in levels across the site's topography;
- Mostly gable style homes with provisions that accommodate flat roofed and transition homes. within areas of the development allowing for modern contemporary style of architecture;
- Buildings that integrate with the existing topography of the land and surrounding area;
- A natural palette of materials with recessive tones to ensure the buildings are subservient to the landscape and surrounding alpine character;
- Buildings that are simple in architectural form with minimal roof overhangs;
- A strongly native plant palette derived from the surrounding environment;
- Sustainable design to reduce environmental impact with homes to be built to meet a minimum of 7 stars using the New Zealand Green Building Council's Homestar rating system.

Key Site Features

The key features of Kawarau Heights are shown on the site layout including:

- Central Kawarau Heights Boulevard – the central boulevard provides a connection linking to the existing Jones Avenue and the Kawarau Park precinct. The boulevard is designed in a simple circulation pattern with a clear road hierarchy.
- Landscape buffers and boundary treatment – the terrace edges and escarpments planted with a mixture of native planting naturally buffer the elevated plateau that Kawarau Heights is formed on from the surrounding areas and maintain rural character as viewed from the Kawarau river.
- Amenity and open space – The central Kawarau Heights Boulevard leads into the denser areas centrally located within the site, the open space of the big and small knolls behind the site directly connect it to the surrounding alpine environment, while walkways link to the adjoining rural area and river.
- Pedestrian and cycle network - Footpaths provide connections to all parts of the development and wider recreational access to 130 km of trail network.



To Herries Lane
/ Onslow Road

To Alpine Avenue
/ Onslow Road

To Kawarau River
& Twin Rivers Trail

*Boundary lines are indicative only





1.Design Overlays

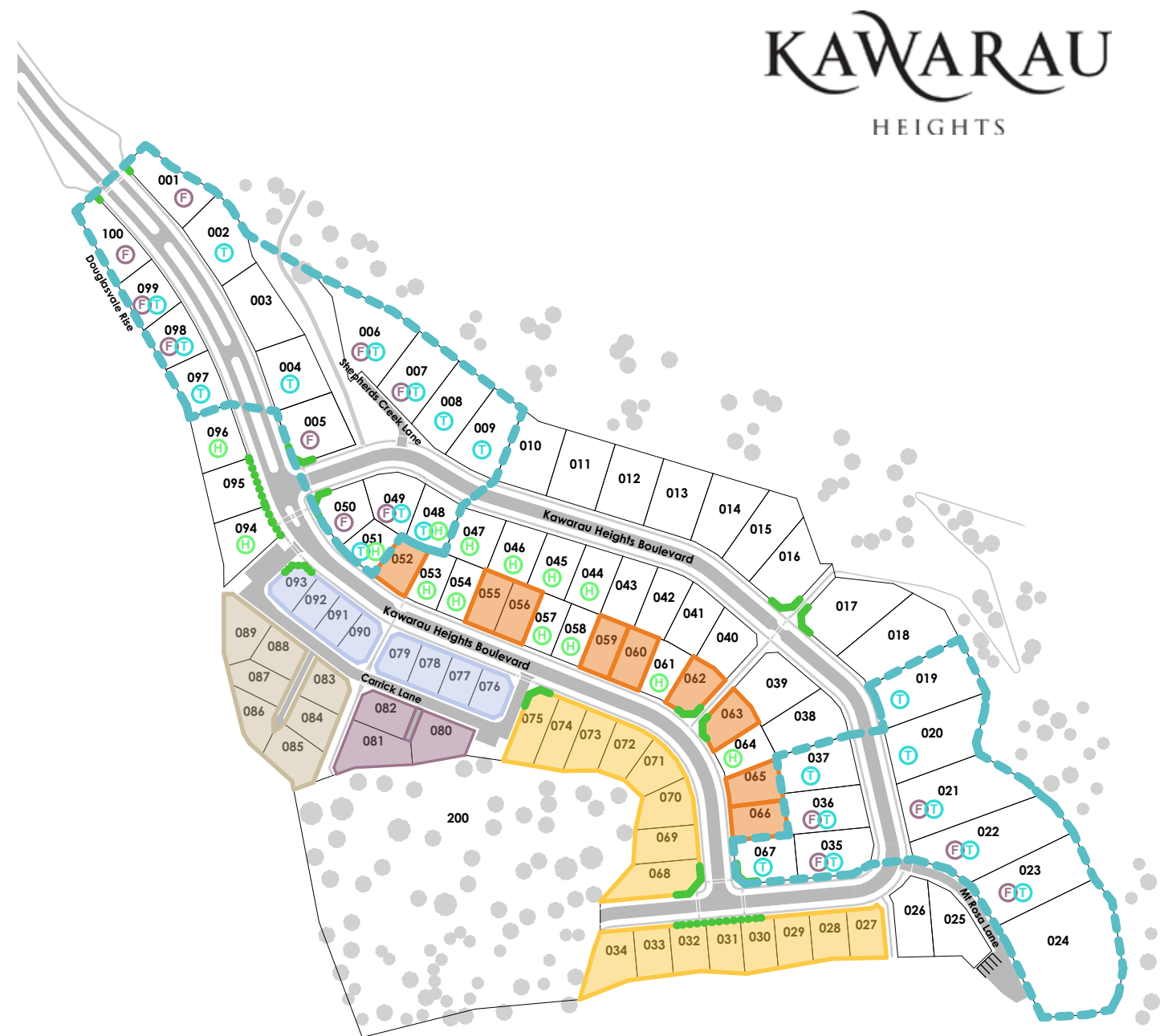
The purpose of the design overlays is to show areas within the development where specific design controls relating to the built form of the houses are required.

By giving direction through these specific design controls we are able to ensure Kwarau Height's will have its own recognisable character, enhance the quality of each individual home, ensure that there is sufficient privacy, provide legibility of the access network, while also highlighting and protecting the natural landscape features of the site.

Unique aspects of the Kwarau Heights identity include:

- Allowing 100% flat roofed homes on fourteen lots across two areas of the development and encouraging contemporary architecture for all homes within this flat roofed neighbourhoods;
- Locating "transition homes" (up to 50% flat roof + gable) on lots adjoining flat roofed homes to establish a cohesive connection between modern and traditional gable homes;
- Placing "1.5 storey" homes centrally within the site so that visual openness and variety of setback is maintained across the complete development;
- Prescription of materials and finishes on home frontages which are on prominent lot boundaries (i.e. key street intersections or walkway entrance).

The map shows each of these design overlays with the following sections provided to step through each individual overlay and associated specific controls.



Neighbourhood Types

- A - 1 storey, Flat/transition roofs allowed, contemporary architecture encouraged
- B - 1.5 storey house
- C - 2 storey zone around knoll & natural schist wall
- D - Smaller 2 storey duplex house
- E - 1 storey, prescribed material & finishes palette
- F - 1 storey, prescribed material & finishes palette
- All other areas - 1 storey house

Building Types

- ⓕ Flat roofs (up to 100%)
- Ⓢ Transition house (flat up to 50% + gable)
- ⓕⓈ Either flat or transition house
- Ⓢ Max 50% site coverage allowed
- ⓈⓈ Transition with option of 50% site coverage
- Gable with flat roofs allowed for garages, pop outs, porches, linkages - all other houses

Key Junctions

- Activated corner, prescribed material/finish
- Prescribed material/finishes to street frontage

1. Design Overlays



1.1. Neighbourhood Types

Homes have been grouped into neighbourhood types to achieve consistent design language between adjoining homes and their immediate surrounds, a linkage with natural landscape features (knolls / hillside and terraces etc), visual openness and space, and a variety of setbacks specially where there is higher density within the development.

General Notes (covering all Neighbourhood's):

- Multi level homes are only permitted in Neighbourhood's B, C, and D. Otherwise only single level homes are permitted in all other areas;
- The DRP may accept mezzanine floors or ancillary spaces (e.g. home workspace, children's play area, storage etc) in overspill areas of gable roofed homes such as above garages at their discretion. It is not intended that these spaces become primary living areas. A second floor within the maximum height is allowed provided that any ridge does not encroach the recession plane. The maximum ridge line height for single level homes is 6 metres;
- Zero lot boundary /smaller duplex homes are only permitted in Neighbourhood D;
- To ensure quality outcome for the development the developer (Queenstown Commercial Limited) will prescribe the design of the Neighbourhood D.

Neighbourhood B - "1.5 storey" home:

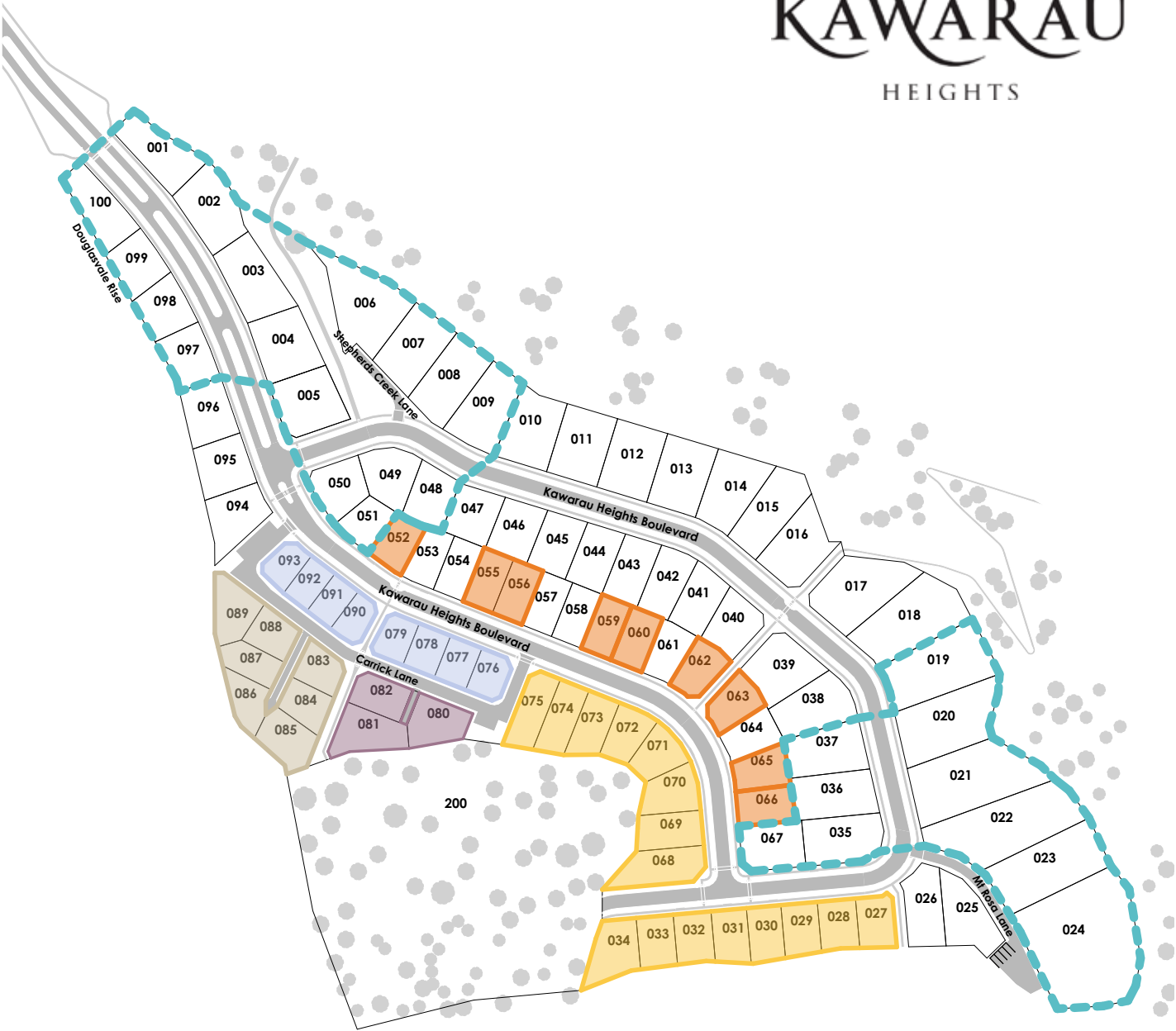
- 1.5 storey homes are required on all sections within Neighbourhood B as shown on the map;
- Site coverage must not exceed 40%;
- Ground level setbacks are 5.5m from front boundary and 2.5m from side boundaries;
- Upper level set back from read boundary is 12m;
- Max eaves height is 4.8m, max ridge height is 7.5m;
- Gable roofs above upper floors are mandatory;
- The developer has created concept design for the 1.5 storey home as shown.

Neighbourhood C - "2 storey" zone:

- Two storey homes are permitted within this area as shown on the map;
- Site coverage must not exceed 40%;
- Max eaves height 6.3m, max ridge height is 8.0m;
- Gable roofs above upper floors are mandatory;

Neighbourhood D – duplex / semi-detached houses

- To assure quality it is anticipated the developer will complete the full design for these duplex homes following similar parameters as set out for the 1.5 storey homes.



Neighbourhood Types

- A - 1 storey, Flat/transition roofs allowed, contemporary architecture encouraged
- B - 1.5 storey house
- C - 2 storey zone around knoll & natural schist wall
- D - Smaller 2 storey duplex house
- E - 1 storey, prescribed material & finishes palette
- F - 1 storey, prescribed material & finishes palette
- All other areas - 1 storey house

1. Design Overlays

1.2. Building Form Types

The following building types are required on sections as shown on the map to facilitate a cohesive transition in change of building forms between flat and gable roofed homes across the development.

General Notes:

- The main building form for homes not specifically identified with a required building type on the map provided is gable roofed home only with flat roofs allowed for garages, as linkages between the gable forms, pop-outs, porches, and any canopy. Otherwise the building form required on the section is as identified by the map provided.
- Minimum allowed stud heights for all built forms in Kawarau Heights is 2.7m from AFF in livings spaces and 2.4m elsewhere.
- Max window sill height to street elevations is 1m AFF (except on garages building forms where driveways front the street);
- The avoidance of blank building facades, garages and high level windows are strongly encouraged

F – Flat roof lots:

- Flat roofs are required for main building forms;
- Min. 60% of overall roof area (measured in plan) to be flat or low pitched roof;
- Horizontal/level parapets are required.

T – Transition lots:

- Minimum 30% of total roof area (measured in plan) to be flat or low pitch with horizontal (level) parapets;
- Minimum 30% of total roof area (measured in plan) to be gable roof.
- Where a Transition lot is neighbouring a Flat roofed lot, the recommended placement of the flat roofed area on the Transition lot home should be next to the flat lot.

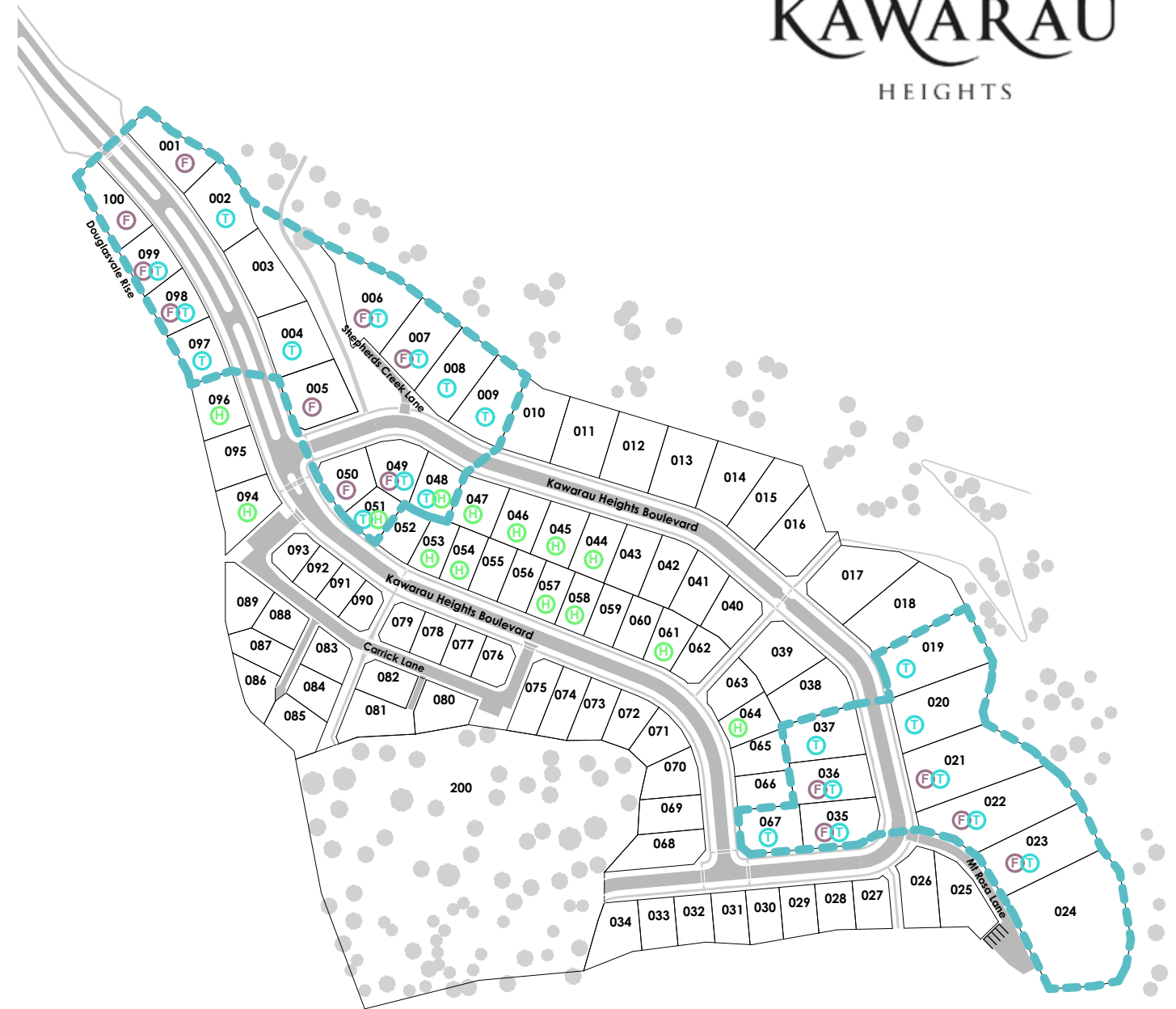
H – Increased coverage lots:

- 0% maximum site coverage is permitted (subject to RC) for single level houses;
- Minimum setbacks remain as per QLDC requirements.

Single pitch / Skillion roof restrictions:

- Monopitch roofs above main building forms are allowed in the contemporary / flat roof zone of Neighbourhood A;
- For gable roof lots, monopitch is restricted to the secondary / lean-to forms only;
- Please refer to section 3.4.2 and 3.4.3 for further guidance.

KAWARAU
HEIGHTS



Building Types

- F Flat roofs (up to 100%)
- T Transition house (flat up to 50% + gable)
- F T Either flat or transition house
- H Max 50% site coverage allowed
- T H Transition with option of 50% site coverage
- Gable with flat roofs allowed for garages, pop outs, porches, linkages - all other houses

1.3. Key Junction Points

Materials and finishes palette have been prescribed for homes at key junction points (e.g. road intersections and walkway points) to ensure there is consistent appearance.

- 1 – Kawarau Heights Entry
- 2 - Kawarau Heights Boulevard ‘fork’
- 3 – Entry into Alpine Avenue / Onslow Trail
- 4 - Double Rock Lane junction
- 5 – Internal accessway entry
- 6 - ‘2 storey’ schist rock wall neighbour entry

In addition to these key junctions roofing material and timber cladding stains have also been prescribed for all homes (not just key junctions points) across the development for the same reason.

General Notes:

- All pitched roofs - compulsory materials
 - Colour - Ironsand (with matching gutters);
 - Tray type A - Alpine tray SS675; or
 - Tray type B – Dimond DD400 tray.
- All flat roofs – finished in a darker colour so consistent with pitched roofs when visible from the mountains above.
- Timber cladding stains - compulsory stain to be used on all timber cladding with choice of:
 - Light - Dryden Platinum or Wood-X Mainsail
 - Medium - Dryden Dusk or Dryden Elm
 - Dark - Dryden Midnight or Wood-X Foundry
- Dominant materials means over 50% of the surface area;
- Any departure from prescribed materials at the sole discretion of the DRP.

1 – Kawarau Heights Entry Walls

- Lots 1 and 100 – compulsory materials to both street elevations:
 - Dominant material - vertical timber cladding (shiplap or board & batten);
 - White rendered finish on external build forms e.g. fire place;
 - Use of schist at the discretion of the DRP.

2 - Kawarau Heights Boulevard ‘fork’

- Lots 5 and 50 - compulsory materials to both street elevations:
 - Dominant material - vertical timber cladding (shiplap or board & batten);

- Schist (bagged or rendered) as secondary material to front elevation and publicly visible external outdoor areas.
- Lots 95 and 94 – compulsory materials to both street elevations:
 - Dominant material – vertical timber cladding;
 - Use of schist in any publicly visible external outdoor areas / fireplace;
 - Use of any other material (e.g. metal tray on the garage) is at the sole discretion of DBP.

3 - To Alpine Avenue / Onslow walkway entry

- Lots 16 and 17:
 - Use of bagged schist on house elements facing the walkway is encouraged;
 - Blank walls or high-level windows not permitted close to the corners and along walkway, unless screened by vegetation;
 - Min. setback from the side boundary to the walkway is 4m.

4 - Double Rock Lane junction

- Lots 68 and 67 - compulsory materials to both street elevations:
 - Dominant material – vertical timber cladding;
 - Secondary material - schist (bagged or rendered), visible from the street corner;
 - Use of schist in any publicly visible external outdoor areas / fireplace;
 - Blank walls or high-level windows not permitted close to the street.
- Lots 30 to 32
 - Dominant material – vertical timber cladding;
 - Secondary material – schist and/or textured render finish (white or off-white) up to 30% of the street frontage.

5 - Internal walkway entry

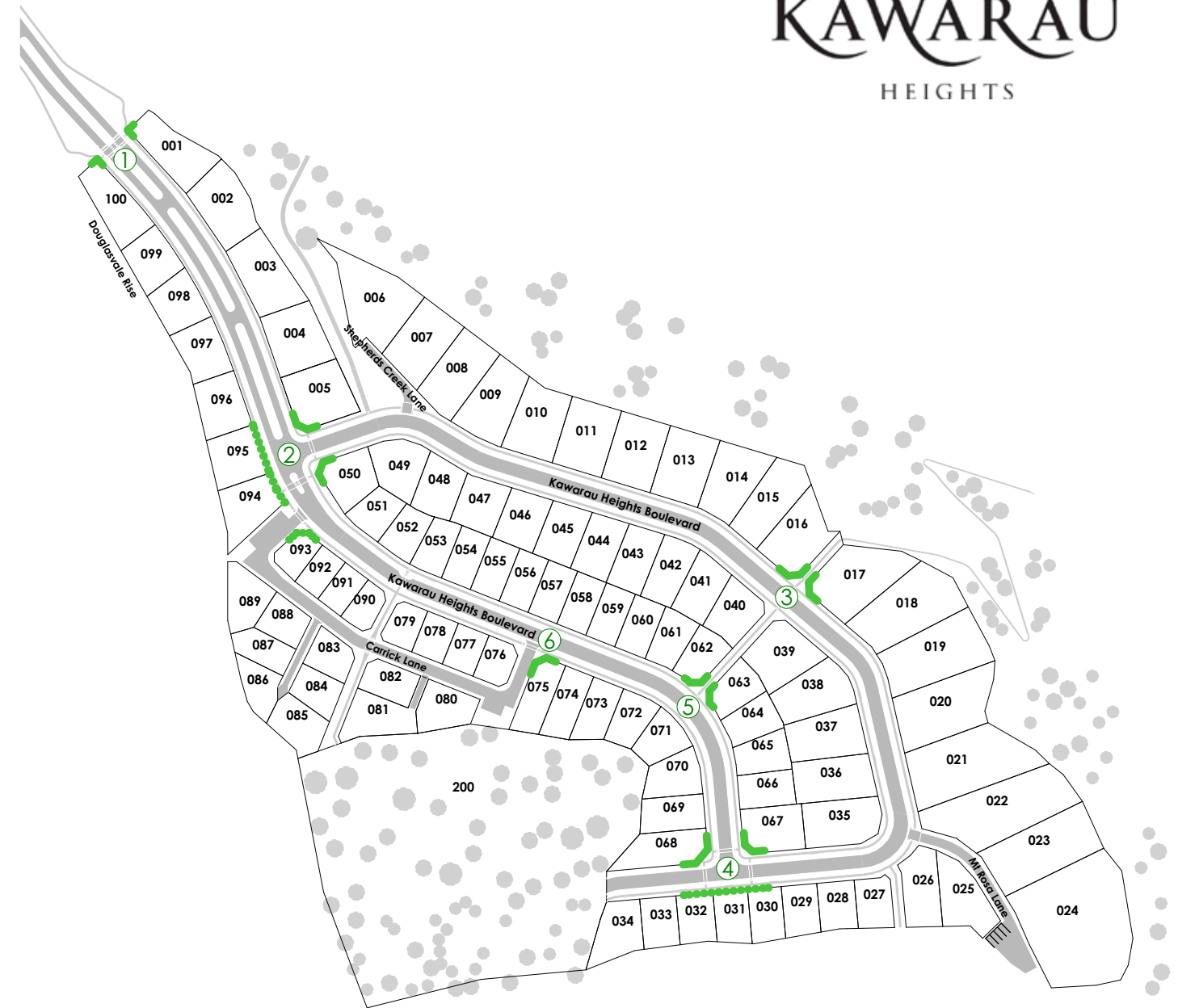
- Lots 62 and 63:
 - Use of bagged schist on house elements facing the walkway is encouraged;
 - Blank walls or high-level windows not permitted close to the corners and along walkway, unless screened by vegetation;

6 - ‘2 storey’ schist rock wall zone entry

- Lot 75- compulsory materials to both street elevations:
 - Dominant material – timber cladding (shiplap or board & batten);
 - Blank walls or high-level windows not permitted close to the street;
 - Blank walls or high-level windows not permitted close to the street.

Further release of these Design Guidelines may refine more specific design controls to achieve consistent design language in choice of building topologies and materials.

KAWARAU HEIGHTS



Key Junctions

- Activated corner, prescribed material/finish
- Prescribed material/finishes to street frontage





2.Site Design

The following section sets out design controls related to all homes across the development beyond those previously described for each individual Design Overlay.

2.1. Building Layout

- 2.1.1. Buildings and site features shall be located to give consideration to environmental conditions, views and privacy to adjoining neighbours without limiting any building envelope;
- 2.1.2. Site plans will be assessed against built form, existing contours, large specimen trees or any other relevant items in conjunction with the context plan submitted as part of the DRP approval.

2.2. Site Coverage

- 2.2.1. For single dwelling developments, maximum site coverage for each lot, excluding lots 1 to 24, shall be no greater than 300m² or 40% of the net site area, whichever is lesser; Site coverage for lot 1 to 24 should be within 35% of the net site area.
- 2.2.2. Eaves (less than 600mm) shall not be counted as part of the site coverage;
- 2.2.3. Greater site coverage on the north facing front row lots 1 to 24 may be allowed at the discretion of the DRP.

2.3. Setbacks

- 2.3.1. 4.5m setback on road frontages, one yard setback of 3.5m to be provided, and all other setbacks from the remaining boundaries to be 2m. The DRP will consider how the proposed design has maintained visual openness, space, and a variety of setback from road frontage between neighboring homes. Specific focus will be on those homes which are on corner sites and straight stretches of roads;
- 2.3.2. Chimneys of a width no more than 1.2m which are parallel to the boundary may protrude into the setbacks by up to 1m;
- 2.3.3. Accessory buildings including garages are permitted within the yard setbacks.

2.4. Ability to Skew

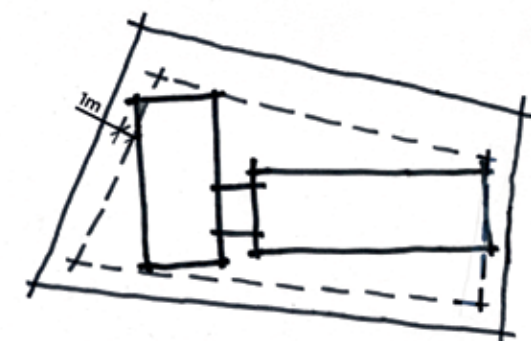
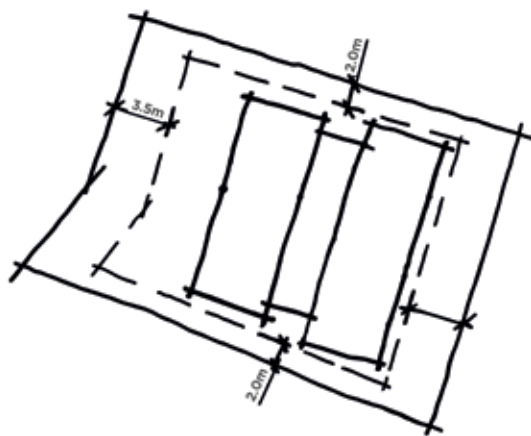
- 2.4.1. Buildings can be skewed up to 1m beyond the 3.5 and 4.5m setbacks line to improve siting where:
 - Encroachment is on a maximum of two sides; and
 - The revised siting does not compromise the privacy and sunlight for an adjoining site to any greater extent than that which would otherwise apply;
 - Walls outside the setback lines do not include any windows or glazed doors.

2.5. Zero Yard Provisions (Neighbourhood Type D)

- 2.5.1. Zero yards apply to habitable rooms beyond those allowed for garages and accessory buildings;
- 2.5.2. The maximum length of the adjoining wall shall be 7.5m and height and profile of the wall shall be identical for each property;
- 2.5.3. Construction of the adjoining wall shall consist of a minimum of 200mm thick fully filled and reinforced concrete block or alternative solid construction with approved exterior cladding where exposed (including walls intended to be temporarily exposed);
- 2.5.4. Each side of the boundary and walls beyond the 7.5m shall continue beyond the building footprint to a minimum height of 1.8m to ensure that external privacy is maintained on each site.

2.6. Earthworks and Retaining

- 2.6.1. No earthwork modification to the landform height as purchased is allowed;
- 2.6.2. Terraced walls are preferred over single, large retaining walls;
- 2.6.3. The preferred material for retaining walls, when visible from the public realm is dry stack or locally sourced schist cladding. Other materials consistent with architectural wall materials can be utilized at the discretion of the DRP;
- 2.6.4. Tops of walls shall be graded to match topography, rather than stepped;
- 2.6.5. Vertical posts for retaining walls are to be buried at the rear of the wall, rather than visible to the front;
- 2.6.6. Where fall heights of >1m in height are proposed adjacent to a reserve these are to be fenced at the homeowners expense, compliant to both local authority and DRP requirements (NZBC compliant). Any fencing requirements >1m in height will be approved at discretion of the DRP and it is expected this rule will only be applicable to lot 3 as no other lots within Kawareau Heights are affected by fall heights;
- 2.6.7. Steep batter slopes are to appear consistent with existing landform, and shall be planted as per the landscape guidelines (refer Section 2.1 for planting densities on steep slopes).







3.Landscape

3.1. Planting

- 3.1.1. In order that landscape areas become quickly established it is recommended that planting is undertaken during autumn;
- 3.1.2. Landscaped shrubs and tree areas should be a minimum 10% of the net lot area with the recommended planted covering area being 15% to 20%.
- 3.1.3. 75% of all shrubs and trees in the landscaped areas should be native, natural, suitable and fitting for the surrounding alpine environment. Guidance for appropriate species selection can be found within the Kawarau Heights Plant List. (Note: 75% of native/ natural plants being based on total number planted);
- 3.1.4. Good consideration in selection of appropriate size and density of plants chosen should be made in context of the once it is fully established in the future;
- 3.1.5. Planting should flow through from adjacent reserve areas, streetscapes or residential sites;
- 3.1.6. Exotic or formal planting should be confined to the immediate context of the house or areas that are not visible from surrounding areas;
- 3.1.7. It is the property owners responsibility to replace dead plants / shrubs / trees each planting season. The DRP reserve the right to review landscaping / planting every 2 years to ensure approved landscaping establishes as intended by their approval;
- 3.1.8. Additional planting after a new development is complete is permitted without further reference to the DRP where the plants are:
 - from the recommended plant list (refer section 2.9); or
 - intended for consumption; or
 - will not be visible from a public space;and
 - for a hedge is to be maintained at less than 1.8m in height; or
 - for a tree is less than 4m in height at maturity;
- 3.1.9. Any bare earth around planting is required to be mulched;
- 3.1.10. Locally sourced gravel mulch is only acceptable in a small percentage area and when internal to the site.

3.2. Driveways & Parking

- 3.2.1. All driveways are to be finished in exposed aggregate concrete matching the adjoining footpaths;
- 3.2.2. Newly created crossings (between road and property boundary) are to be consistent with the residential vehicle crossing in accordance with Drawing B5-18 of the QLDC Subdivision & Land Development Code of Practice.

- 3.2.3. All homes will have consistent house numbers provided by the developer, (at the applicants cost) placed at boundary or for larger lots 2m within the boundary, provided it is clearly visible for the road and not behind fencing or hedging.

3.3. Site Utilities, Tanks & Exterior Service Areas

- 3.3.1. Exterior service areas are to be screened by way of a:
 - 1.8m high semi-permeable screen of material consistent with that of the house; or
 - 1.8m high dark stained horizontal timber slat fence; or
 - where screening fences are around services areas a hedge is required to the outside of the screening fence. Gaps between the slats are to be specified and built at no greater than 10mm;
 - hedge planting shall be at sufficient spacing consisting of 1.5m high plants at time of planting to form a visually impermeable screen;
- 3.3.2. Meter boxes and heat pump/air-conditioning units to be painted in a recessive colour in line with the wall cladding and any air conditioning units as well as above ground tanks need to be screened and where possible placed in a location where it is not publicly visible e.g. DRP would not approve an above ground water tank placed in view of the road.

Note: Exterior service areas includes clothes lines, rubbish & recycling bins, meter boxes, heat pump / air conditioning units, composting areas, weed piles, firewood storage or any other item at the discretion of the DRP.

3.4. Boundary Treatment, Fencing & Gates

- 3.4.1. Boundary treatments within Kawarau Heights are to be as specified within the Land Covenants;
- 3.4.2. Fences are only approved for swimming pools, and the enclosure of children under the age of 7 years old or pet as per the Land Covenants;
- 3.4.3. Where fencing is proposed for children and pets, the fence is to be internal to the property only, setback (no less than 750mm) from any boundary, have a maximum height of 1.5m, be of good quality material, and be screened by hedge or shrub planting that will eventually grow and cover the fence to soften the visual impact of the fence from public spaces;
- 3.4.4. All fencing shall comply with any applicable local authority and safety standards and integrate with the house and landscape design & screening to neighbouring property.
- 3.4.5. Hedges are to be maintained at a 1.8m maximum height.



3. Landscape

3.5. Garden Features

- 3.5.1. Water features that form part of any landscape design require DRP approval as well as needing to comply with QLDC and ORC regulations. While the DRP may give approval for their inclusion as a landscaping item this is not approval for the physical building (& operating) of the water feature;
- 3.5.2. Spa pools - for any platform created separate to the main building works then DRP approval is required;
- 3.5.3. All outdoor sculptures and art pieces that are visible to public spaces are subject to approval at digression of the DRP.
- 3.5.4. Curtilage items such as trampolines should be identified at the application stage and earthworks / planting designed to soften and screen them.

3.6. Mounding or Landforms

- 3.6.1. Mounding is not promoted and owners are encouraged to utilise planting to create screening or shelter;
- 3.6.2. Any contouring is required to blend with existing topography to mimic natural landforms;
- 3.6.3. Mounding;
 - Any batter slopes are to be no greater than a 1:2 slope. All slopes and mounding shall appear natural and where possible seamlessly connect into existing landform / contour. All earthworks and mounding shall avoid conical tops and straight lineal ridgeline;
- 3.6.4. Mounding transition to flat ground:
 - Earthworks and mounding is required to transition into the existing landform seamlessly, and appear gradual. Where possible planting shall be used to blur the transition between the proposed mounding and existing ground and therefore make the edge less noticeable. Running grass along the bottom of the proposed mounding / earthworks is not a desirable outcome.

3.7. Exterior Lighting

- 3.7.1. Low intensity, low level indirect light sources are to be used for all exterior lighting applications;
- 3.7.2. The use of hoods, louvers and other attachments designed to direct light down and minimize light pollution are required for any exterior lighting;
- 3.7.3. Light sources are to be LED only;
- 3.7.4. Floodlighting or accent lighting is not permitted;
- 3.7.5. All lighting shall comply with any applicable local authority requirements and safety standards and integrate with the house and landscape design;
- 3.7.6. All lighting shall be fixed and no higher than 1.8m above finished ground level.

3.8. Materials General

- 3.8.1. Materials used for landscape features such as decks, pergolas, timber slat screens, stone fireplaces or retaining walls are to complement architectural materials where possible to form continuity between landscape and architecture;
- 3.8.2. A wide range of materials can be utilised for pavement materials, as a general rule naturally sourced materials are preferred. Landscape plans will be assessed on a case by case basis by the DRP.
- 3.8.3. Only concrete that is exposed will be accepted for use in any areas around a home. It is preferred that any entry paths visible in public areas adjacent to driveways should be finished in natural stone.



3.9. Kawarau Heights
Plant List

Rural Boundary Trees

Botanical Name	Common Name
Aesculus hippocastanum	Horse Chestnut
Fagus sylvatica	English Beech
Fraxinus excelsior	Ash
Juglans regia	Common Walnut
Liquidamber styraciflua	Liquidamber
Platanus orientalis	Oriental Plane
Quercus cerris	Turkey Oak
Quercus dentata	Japanese Oak
Quercus palustris	Pin Oak
Quercus robur	English Oak
Quercus rubra ‘Maxima’	Red Oak
Tilia cordata	Small-leaved Lime
Tilia x europaea	European Lime
Tilia tomentosa ‘Obicularis’	Silver Lime
Ulmus parvifolia	Chinese Elm
Ulmus procera	Green English Elm

Orchard Trees

Magnolia ‘Little Gem’	Evergreen Magnolia
Prunus avium ‘pendula’	Flowering Plum
Prunus ‘Awanui’	Sweet Cherry
Prunus ‘Thunder Cloud’	Flowering Cherry
Malus x domestica	Apple
Prunus armeniaca	Apricot
Prunus avium	Cherry
Pyrus communis	Pear
Prunus domestica	Plum

Avenue Trees

Carpinus betulus ‘Fastigiata’	Upright Hornbeam
Magnolia ‘Little Gem’	Evergreen Magnolia
Prunus avium ‘pendula’	Flowering Cherry
Prunus ‘Awanui’	Flowering Plum
Prunus ‘Thunder Cloud’	Sweet Cherry

Amenity Trees

Botanical Name	Common Name
Acer davidii	Snakebark Maple
Acer rubrum	Maple
Acer saccharinum	Maple
Acer spp, weeping	Maple
Amelanchier canadensis	Service Berry
Betula utilis Jacquemontii	Himalayan Birch
Cedrus deodara	Deodar cedar
Cercis canadensis	Forest pansy
Cornus ‘Eddies’ ‘White Wonder’	Dogwood
Gleditsia ‘Ruby Lace’	Honey Locust
Liquidambar styraciflua	Liquidamber
Magnolia ‘Little Gem’	Evergreen Magnolia
Magnolia stellata	Star Magnolia
Malus Golden Hornet	Crabapple
Malus trilobata	Lebonese Wild Apple
Parrotia persica	Persian Ironwood
Prunus avium ‘pendula’	Sweet Cherry
Prunus ‘Awanui’	Flowering Cherry
Prunus ‘Kanzan’	Flowering Cherry
Prunus nigra	Canada Plum
Prunus ‘Thunder Cloud’	Flowering Plum
Prunus Shimidsu Sakura	Flowering Cherry
Prunus Shirotae	Flowering Cherry
Prunus subhirtella	Flowering Cherry
Prunus spp, weeping	Flowering Cherry
Prunus Ukon	Flowering Cherry
Prunus yedeonsis ‘Awanui’	Flowering Cherry
Robinia pseudoacacia	Robinia
Thuja occidentalis ‘Smaragd’	Thuja

Avenue Trees

Carpinus betulus ‘Fastigiata’	Upright Hornbeam
Fraxinus excelsior	Hanmer Ash
Quercus cerris	Turkey Oak
Tilia cordata	Small-leaved lime
Tilia x europaea	Common Lime



3.9. Kawarau Heights
Plant List

Amenity Ground cover & Grasses

Botanical Name	Common Name
Agapanthus 'Peter Pan'	Agapanthus
Agapanthus 'Snowball'	Agapanthus
Agapanthus Tinkerbell	Agapanthus
Carex comas	Carex
Carex testacea	Carex
Chionochloa flavicans	Dwarf toe toe
Convolvulus mauritanicus	Trailing Convolvulus
Coprosma 'kirkii'	Groundcover coprosma
Coprosma 'red rocks'	Red coprosma
Lithodora spp	Blue flowering ground cover
Parahebe 'baby blue'	Parahebe, blue
Parahebe 'snowcap'	Parahebe white
Pimela prostrata	Pinatoro
Pachystegia rufa	Marlborough Rock Daisy
Phormium cookianum 'Emerald Green'	Dwarf mountain flax
Rosemary 'Lockwood de forest'	Rosemary, groundcover
Rosemary prostrata	Rosemary, groundcover
Euonymus microphylla 'emerald green'	Clipped shrub

Terrace Native Trees

Kunzea ericoides	Kanuka
Fuscopora cliffortioides	Mountain beech
Fuscopora fusca	Red beech/tawhai raunui
Podocarpus halli	Hall's totara
Hoheria Lyallii	Lacebark/houhere
Sophora microphylla	Kōwhai
Griselinia littoralis	Broadleaf/Kapuka
Pittosporum tenuofolium	Kohuhu

Terrace Native Shrubs & Grasses

Coprosma propinqua	Mingimingi
Coprosma rhamnoides	Coprosma
Phormium cookianum	Mountain flax/harakeke
Poa cita	Sliver tussock
Chionochloa rigida	Narrow-leaved tussock
Discardia toumatou	Matagouri, wild irishman

Amenity Shrubs & Hedges

Botanical Name	Common Name
Aucuba Crotonoides	Spotted laurel
Azalea spp	Azalea
Camellia spp	Camellia
Choisya Ternata	Mexican orange blossom
Dpahne bhoula	Daphne
Erica carnea 'Springwood White'	Erica/Heath
Hebe diosmifolia	Hebe
Hydrangea spp	Hydrangea
Ilex aquiform 'Green pillar'	English Holly
Lavendula angustifolia	Lavendar
Lemon meyer	eating lemon
Magnolia stellata	Star Magnolia
Michelia spp	Michelia
Nandina 'Gulfstream'	Nandina
Nandina 'Pygmea'	Nandina
Phormium cookianum	Mountain flax
Pieris formosa 'Wakehurst'	Pieris
Pieris - Temple Bells	Pieris
Pittosporum tenuifolium 'mountain green'	Pittosporum
Prunus lusitanica	Portugese Laurel
Buxus Microphylla	Japanese Box
Camellia 'Setsugekka'	Hedge Camellia
Corokia 'Frosted Chocolate'	Corokia, bronze
Corokia 'Geentys Green'	Corokia, green
Escallonia 'White Knight'	Escallonia
Griselinia littoralis	Kapuka
Loropetalum 'China Pink'	Loropetalum
Pittosporum 'Golfball'	Pittosporum

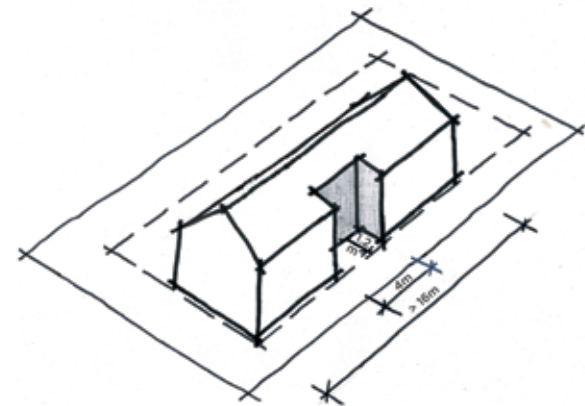
Rural Shelterbelt

Cupressus Leylandii	Leyland cypress
Pittosporum tenuifolium	Kohuhu





4. Architectural



4.1. Built Form

- 4.1.1. For single dwelling developments, the maximum continuous building length along the shorter boundary setbacks, ie. the 2m setbacks shall not exceed 16m. Any setbacks beyond this length shall have a minimum recess of 1.2m in depth and no more than 4m in length and include both the facade and roof & eave line before the building can return to the same line of the 16 metre direction.

For comprehensive (multi dwelling) developments no unbroken building shall exceed 16m. Breaks in building length shall be a minimum of 1.8m in depth and 4m in width for the full height of the wall and shall include a discontinuous eave line and roof line at the break;

Note: the maximum length of building is considered as the maximum length of the main dwelling form only. Garages remain as a separate component separated by a linking structure. Any linking structure shall be of a scale and proportion to ensure that the primary structures are clearly defined.

- 4.1.2. The maximum width of a gable is 6m for 2 story building, 8m for a single story;
- 4.1.3. With the exception of Lots 6 to 24, Gable ends to each site are limited to a maximum of 6, including outbuildings. The maximum number of Gable ends on Lots 6 to 24 will be at the discretion of the DRP.

4.2. Roof Form

- 4.2.1. Simple gable roofed pavilions are preferred.
- 4.2.2. All applications for both gable and single pitch / flat roof forms need to include an assessment of the design in context with the neighbouring sites relative to scale and proportion, and consideration for privacy between properties;

4.3. Gable Roof Forms

- 4.3.1. Roof pitch (excluding standalone garages) shall be between 20 and 45 degrees;
- 4.3.2. Single pitched roofs which are secondary to the principal gable form (for example lean-to roof) shall be between 11 - 16 degrees (excluding linking and interconnections structure roofs. refer 3.3.3), subservient to the principal gable form and to a maximum depth of half the gable width.

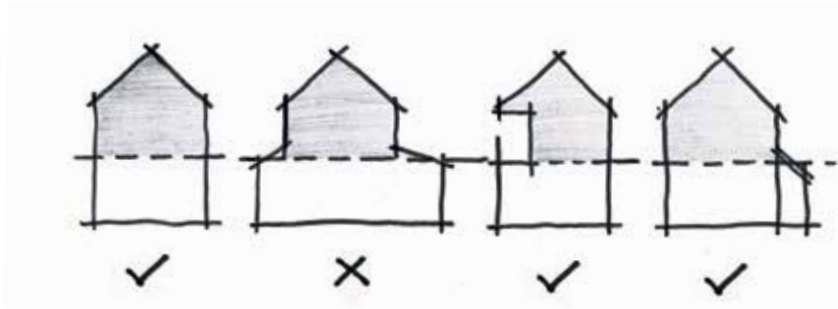
- 4.3.3. With the exception of Neighbourhood A, flat to flattish roofs (max pitch of 3°) associated with the main residential form shall have a maximum coverage of 30% of the total roofing area (excluding standalone garages). Flat roofed areas are seen primarily as linking structures or adjuncts to the dominant form. Flat linking roofs that are visible are required to be membrane;
- 4.3.4. Roofs are to be simple without stacked roofs and hips or similarly complex forms. Valleys may be accepted at the discretion of the DRP;
- 4.3.5. Split ridges may be considered, noting the half gable shall be no longer than 20% of the overall ridge length. This shall apply to 1 ridge per house, no longer than 16 metres.

4.4. Single Pitch Roof Forms

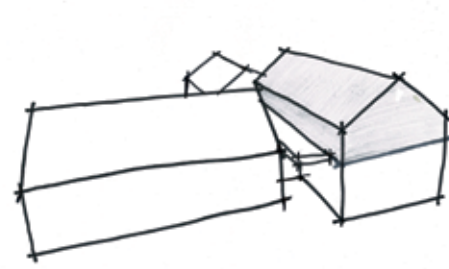
- 4.4.1. Any designs for single pitch roofs shall undergo a more rigorous design assessment by the DRP. The design needs to include reference material to show design relevance to the region;
- 4.4.2. Single pitch roofs over the main building forms are permitted in Neighbourhood A only, up to a maximum of 60% of overall roof area.
- 4.4.3. Elsewhere, single pitch roofs are restricted to secondary building forms only.
- 4.4.4. A single pitch roof design shall be considered for a single form. Any design with more than one form as a single pitch roof will be to the DRP's discretion. Precedent imagery of local rural built forms must be provided in support of the design direction adopted;
- 4.4.5. The maximum width of a single roof pitch forms shall be at the discretion of the DRP and will consider how well balanced the proportions (length x width) relate to the site and surrounding homes.
- 4.4.6. Single pitch roof shall be a maximum of 16-degrees and be directly related to the proportions of the intended built form;
- 4.4.7. Eaves will not be considered for single pitch designs other than large overhangs for indoor outdoor living areas.

4.5. Building Height

- 4.5.1. Building height ridge lines are limited to a maximum of 6m (District Plan Zone Standard, height measured from ground level), except for Neighbourhoods and sites that are allocated a specified building height within these Design Guidelines;



3.6 Upper floor



3.6 Upper floor multi

4. Architectural

4.6. Upper Floors

- 4.6.1. The upper floor of the principle residential form shall derive its footprint from the lower plan;
- 4.6.2. Upper floor verandahs and decks are not encouraged and will only be considered by the DRP in exceptional cases where the form is minimal and recessive, so it is blending in with the facade, and only in a discrete location.
- 4.6.3. For single dwelling developments, upper floors may be a maximum of 60% of the main building footprint;
- 4.6.4. The principle living space of all residential buildings must be on the ground floor and relate to the outdoor living space.

4.7. Balustrades

- 4.7.1. Lightweight steel railings coloured black are preferred for safety from falls. Glass can be used if in a recessive location to minimise net reflectivity;
- 4.7.2. Any glass balustrades are to be a maximum continuous length of 6m and recessed back into the building form by a minimum of 300mm;
- 4.7.3. Glass balustrading to the street frontage shall be limited. Upstands will be required to glass balustrades on a street frontage to maintain privacy for the homes occupants. It is preferred for upstands to match cladding;
- 4.7.4. The principle living space of all residential buildings must relate to the landscape.



4.8. Façade Articulation

- 4.8.1. Windows shall have a logical relationship within facades, with a consistent proportion and arrangement between each window;
- 4.8.2. The percentage of window to wall permitted in each elevation shall not exceed the following:
 - North Elevation 80%
 - West Elevation 50%
 - East Elevation 30%
 - South Elevation 20%

Note: where southern glazing percentage is exceeded the applicant will need to be aware of possible thermal deficiencies that may arise and where the western elevation glazing is exceeded the applicant will need to be aware of potential thermal build up issues

- 4.8.3. Where increased glazing is incorporated, any internal window treatments will need recessive coloured backing;
- 4.8.4. Where windows face the high level views of the greater landscape the views from those windows should not compromise the privacy of an adjoining neighbour by 'overlooking';
- 4.8.5. Windows and doors should be recessed from the façade, avoiding the flat elevation look of aluminium joinery, to a minimum depth of 40mm;
- 4.8.6. Facing boards to face fixed joinery are acceptable to a minimum width of 125mm when used to create a minimum recess under 3.8.5, note the 40mm minimum depth is required for doors and windows;
- 4.8.7. Where aluminium joinery is used, a dark colour is preferred;
- 4.8.8. Projecting wing-wall dimensions shall be a minimum of depth 600mm and a minimum width of 240mm and singular fascia material; any material or colour change to occur to internal corners only.
- 4.8.9. The width of the barge needs to be consistent with the width of the wingwalls where wing-walls are being utilised.



4. Architectural

4.9. External Wall Materials

- 4.9.1. Exterior wall cladding shall be either:
- Horizontal Cedar and thermally modified (including Thermowood, Accoya, and Abodo) weatherboard, or similar approved; or
 - Vertical Cedar and thermally modified (including Thermowood, Accoya, and Abodo) weatherboard, or similar approved
 - Board and batten; or similar approved
 - Locally sourced schist stone stacked horizontally; or
 - Bagged schist with between 20 to 70% plaster; or
 - Concrete tilt panels to an approved finish; or
 - In-situ concrete walls to an approved finish; or
 - Rammed earth walls; or
 - Copper sheet cladding or approved metal finishes to read as subservient in both quantity and colour (cannot be black) and be no more than 60% of the total exterior surface wall area;
 - Cement plaster finish over brick, masonry or polystyrene block or AAC panel to read as a secondary element and which does not exceed total wall surfaces by 30%, or as a whole pavilion subordinate to another pavilion; or
 - A combination of two of the above;
 - Use of plaster finish is at sole discretion of the DRP. The DRP will only consider surface areas greater than 30% of the total exterior surface wall area where the plaster is subservient to the main facade and mimics concrete tilt-panels walls. The DRP will consider how this fits within the surrounding buildings.
- 4.9.2. Cladding materials shall relate to the form of the building. A single material per pavilion or built form is preferred over complex or arbitrary use of material to facades;
- 4.9.3. Material changes are to occur on an internal corner only;
- 4.9.4. Material use by pavilion or form shall be considered for a reduction in the visual mass of large buildings, to create a finer grain of collective built form;
- 4.9.5. Token or minor use of stone on a building façade is not recommend;
- 4.9.6. Any visible foundations are to be plastered and painted black or to match the wall cladding;
- 4.9.7. Any painted soffits are to be painted in a recessive colour.

4.10. Exterior Colour & Applied Finishes

- 4.10.1. Colours are to relate to surrounding environment;
- 4.10.2. Paint colours are to be recessive with LRV in range of 5% to a maximum of 30%;
- 4.10.3. Paint is to be a matt finish;
- 4.10.4. Dark recessive tones are preferred.
- 4.10.5. Bright coloured doors are generally not acceptable and will only be considered on a case by case basis, with a major determinant being whether it is discrete. No bright coloured doors will be approved if visible from any public realm or directly in the line of sight with a neighbours outdoor living area;
- 4.10.6. Timber cladding stains have been prescribed for all homes across the development to ensure consistent appearance.
- Stain options:
- Light - Dryden Platinum or Wood-X Mainsail
 - Medium - Dryden Dusk or Dryden Elm
 - Dark - Dryden Midnight or Wood-X Foundry

4.11. Roofing Material

- 4.11.1. Roof cladding shall be:
- Colour - Ironsand (with matching gutters)
 - Tray type A - Alpine tray SS675; or
 - Tray type B - Dimond DD400 tray.
- Note: Overflashings from ridge line to any penetrations (i.e. skylights) are not permitted.
- 4.11.2. All flat roofs - finished in a darker colour so consistent with pitched roofs when visible from the mountains above.

4.12 Roof Details

- 4.12.1. All roofing details i.e. gutters, downpipes and flashings shall be of material and colour to complement the roof or wall materials. No PVC material shall be used;
- 4.12.2. Soffits shall be timber ideally, with flat soffits to be finished with a recessive colour. It is encouraged to have soffits that rake with the pitch of the roof and are of a minimum width of 300mm.



4. Architectural

4.13. Roof Penetrations

- 4.13.1. Roof penetrations, including aerials or dishes to be discretely located or screened from public view and of a colour to match the roof;
- 4.13.2. Chimneys are permitted to exceed the maximum height of buildings by 1.5m provided they do not exceed 1.2m width.

4.14. Garages, On-Site Parking & Accessory Buildings

- 4.14.1. All homes are required to have a minimum two car garage.
Note: Kawarau Height Land Covenants require that there is no permanent parking of vehicles, trailers or boats on street frontage or driveways.
- 4.14.2. Garage arrangements for Lots 76 to 79 and 90 to 93 will be at the full discretion of the DRP. The DRP will be looking to provide double garage within the design and in any situation where a double garage cannot be provided, the design will need to include a second screened carpark.
- 4.14.3. For main spine roads it is preferred that garage doors are perpendicular to rather than directly facing the street;
- 4.14.4. Garage doors should match the main building facade so they do not otherwise stand out.
- 4.14.5. Vehicles are to exit all sites forward facing;
Note: Applicants will exit the site forward facing. If forward facing cannot be achieved, then the applicant will need to demonstrate what is possible and safety precautions that can be taken especially where vehicle crossings are bisected by a footpath.
- 4.14.6. Use of materials on accessory including garages must follow previous guidelines;
- 4.14.7. Garages should be subservient to the principle residential form;
- 4.14.8. Maximum garage height of a standalone garage or accessory building is to be 3.5 metres and not exceed 7.5m in length when parallel to the boundary. If a garage is to be located within a metre of the boundary then the maximum garage height is to be 3 metres;
- 4.14.9. Standalone Garage or Accessory buildings to be linked with at least a roof structure so they are visually connected with the principle dwelling.
- 4.14.10. Garages can be located within the primary built structure as long as all other requirements for garages are met;

- 4.14.11. Garden sheds, glass/tunnel houses and similar structures are permitted without further reference to the DRP where they are located in rear yards and not clearly visible from road areas or adjoining reserve land, are screened from boundaries, and:

For a shed:

- are no more than 5 sqm in size and 2 metres in height;
- are clad in metal or other materials, finished to match the house;
- all metals are painted in matt recessive colours in a range of dark browns, blacks, greys and with reflectivity of no more than 20%; or

For a glass or tunnel house:

- are no more than 5 sqm in size and 2 metres in height;
- all metal trims are finished in recessive colours.



5. Implementation Standards & Phasing

5.1. Phasing of Projects

- 5.1.1. Projects may be phased where appropriate, but approval of phased projects is at the discretion of the DRP. Owners are to have all phases of the project approved in their initial DRP approval. Stages must be clearly demonstrated on the plans and each phase shall meet all the requirements of the guidelines;
- 5.1.2. The DRP encourages owners who wish to phase their landscape plans to review the planting that can be added without future reference to the DRP;
- 5.1.3. No building materials, site sheds or containers are to be left on site at completion of initial stage.

5.2. Implementation Standards

- 5.2.1. All landscaping projects are to be completed to a standard expected of a professional landscaper including appropriate use of mulch, top soil, fertilizer and quality of plants.

5.3. Drawings & Changes

- 5.3.1. Working drawings need to reflect all detail approved as part of the DRP concept. Any departure from the approved detail will require approval of the DRP;
- 5.3.2. Alterations to plans, except as specified below, are required to be re-submitted to the DRP for approval;
- 5.3.3. Minor alterations or additions can be made outside of DRP approval if from the following list:
 - Additional planting as described in Planting;
 - Change of retaining walls materials to stacked schist stone;
 - Removal of exterior lighting;
 - Change of metal roof tray to one of the preferred metal roof trays noted in the Background section (excludes Solar Rib);
 - Increase strength of paint colour (e.g. change from Quarter to Half, Double to Triple of the approved colour);
 - Replacement of up to 100% of shrubs which are not on the Kawareau Heights plant list and up to 10% of shrubs which are, subject to the

replacement plants being of similar number, size at planting and maturity and all the replacement plants being from the Kawareau Heights plant list;

- Replacement of up to 50% of trees which are not on the Kawareau Heights plant list and up to 10% (or one if there are less than 10) of trees which are, subject to the replacement trees being of similar number, size at planting and maturity and all the replacement trees being from the Kawareau Heights plant list;





6. Background and Explanatory Notes

The Kowarau Heights DRP is set up under the Kowarau Heights Land Covenant controls.

The DRP has the responsibility of assessing whether a proposed project meets the objectives of the Design Guidelines and the degree to which it enhances the amenity and streetscape of Kowarau Heights, particularly from public spaces and neighbouring properties.

The members of the Kowarau Heights DRP are:

- Developer Representative
- Registered Architect
- Licensed Architectural Designer
- Landscape Designer
- Administrator (administration rather than design review role)

The DRP process are summarized below. All steps are mandatory unless specifically noted.

6.1. Architects and Approved Designers

The DRP will consider applications prepared by a Registered Architect with landscape components prepared by a Landscape Architect. The DRP will also consider applications that are prepared by architectural and landscape designers who have been granted approval by the DRP prior to making a DRP application relating to any property.

Note: see later in this section on becoming a Kowarau Heights Approved Designer

6.2. Site Visit

Before commencing the design, owners and their design team must visit the site to ascertain it's setting, exposure to the elements and the context of the immediate neighbouring properties. Subsequent site visits may be combined with the Preliminary Design Meeting.

6.3. DRP Deposit

Before the first meeting with the DRP, lot owners need to pay their DRP deposit (or bond). See notes on deposits, bonds & charges later in this section.

6.4. Preliminary Design Meeting

All projects require a preliminary meeting between two or more members of the DRP, owners and their designers. This is held at an early stage of design development to get feedback on how the preliminary design meets the guidelines, to address how personal objectives can be achieved within the design guidelines where that might not be straight forward and to discuss proposed site design. Owners may request additional preliminary meetings.

The quantity and detail of information presented at a preliminary meeting is up to the design team but a site response layout and indicative building forms in a 3D sketch are considered a minimum for DRP members to give worthy feedback to property owners and design teams.

6.5. Staking (if required)

At any stage in the approval process, the DRP may request that a homeowner stake out any proposed design including location of any major landscaping features to demonstrate effect on neighbouring property and amenity.

6.6. Submission & DRP Review

Once the design is complete, owners submit their applications for review by the DRP. All must use the current application form and include all information and plans noted on that form. Incomplete or illegible applications will not be considered. Once submitted the plans will be circulated to DRP reviewers for consideration at the next available DRP meeting. All forms, meeting schedules and last submission dates are on the Kowarau Heights website. The DRP will either approve the plans or issue advice noting the objectives of the Design Guidelines that have not been met. The DRP may also provide guidance or recommendations on what changes could be made to the plans to achieve the objectives. For minor changes and adjustments, the application may not require a further formal DRP review.

6.7. DRP Approval

Once the DRP approves the plans, they will issue a written approval letter with a final set of plans stamped approved.

6.8. Queenstown Lakes District Council (QLDC) Consenting

Once DRB approval is issued the applicant can continue to progress with any other required Queenstown Lakes District Council (QLDC) consenting. It is the sole responsibility of the applicant to confirm any further consents required.



6. Background and Explanatory

6.9. Construction and Implementation

After Building Consent is issued and the building bond paid, earthworks and construction can begin. Owners must complete building and landscaping within the construction timeframes noted in the covenants registered on the property's title.

6.10. Post Project Inspection

After the development, including all landscaping is complete, owners should send a copy of their Code Compliance Certificate and book a final inspection with the DRP. This inspection will confirm that all signage and construction materials have been removed and any damage to neighbouring properties or Kwarau Heights has been repaired. Once both DRP is satisfied on these matters, they will issue the owner with a notice to this effect and refund any balances of deposit.

6.11. Typical DRP Costs

The DRP process is at the cost of the homeowner and is charged out based on actual costs of the review process. Before the first DRP review, owners need to pay a deposit of \$2,500 (or a greater amount if requested by the DRP) per design. Costs incurred as part of the DRP process will be deducted from this deposit. If charges are higher than the deposit paid, the overrun will be charged out monthly and an additional deposit will be required to be paid if a sufficient credit balance to cover potential post completion review is not held by the DRP.

After the post completion review, when the completed project matches the approved plans, any balance of the deposit still held by the DRP will be released.

The DRP process typically costs less than \$2,500 where the design meets the objectives and complies with other relevant documents, the application is by approved designers, is complete when submitted, there are no (or minimal) changes requested during the project and the design is implemented in accordance with the DRP approval issued.

6.12. Becoming an Approved Designer

Where owners wish to use designers who are not yet approved, the DRP requires that the designer apply to be accepted to submit a DRP application. The designer is responsible for all costs associated with this review and will need to pay a deposit to cover the DRP's costs prior to any such application being considered.

To be considered as an approved designer in either building or landscape, designers need to demonstrate:

The standard of their overall design expertise is at levels generally expected of

those with a tertiary degree level architectural qualification and considerable design experience; and

- That they understand the objectives of the relevant Design Guidelines and have the skills to implement these.

As a first step, designers should submit a portfolio of work plus details of qualifications and experience so the DRP can assess whether the design experience and qualifications requirements are likely to be met. The designer should then submit a preliminary design for a development at Kwarau Heights to demonstrate their understanding of the Design Guidelines.

Approved designers are for either building or landscaping (not both). Usually the approval will be for single dwelling developments in residential neighbourhoods, i.e. will exclude multi-dwelling lots.

DRP reserves the right to revoke 'approved' status of any approved designer at their sole discretion.

6.13. Construction Signage and Building Guidelines

The Kwarau Heights Building Covenants permit minimum signage and stipulate requirements during the construction period. These must be followed at all times.

6.14. Homestar - New Zealand Green Building Council

Launched in 2010, Homestar has been developed by experts, industry, and government as an independent ratings tool to assess a home's performance and environmental impact.

A 10 Homestar rating recognises world leading standards for design, construction and efficiency in operation. A 6 Homestar rating recognises a home that has been built above the current standards set by the New Zealand building code.

Homes at Kwarau Heights must achieve a minimum 7 Homestar rating. While formal Homestar certification is not mandated, it is expected that designers will complete an assessment using the Homestar checklist to demonstrate that their design application achieves a minimum 7 Homestar rating. These assessments are to be submitted as part of design applications for review by the DRP.

Owners can then choose if they wish to formally obtain Homestar certification for an additional cost of around \$2,500 at their discretion.

Where applicants cannot properly demonstrate that their design will achieve a Homestar 7 rating the DRP may request formal Homestar certification.

Additional information on Homestar is available on the following links:

<https://www.nzgbc.org.nz/homestar>



Contact: kawarauheights@queenstowncommercial.co.nz