

DESIGN AT PAEWHENUA

There is a growing awareness of the importance and value of good design. Well-designed commercial buildings earn greater returns for their investors; well-designed residential homes attract a premium on the real estate market and, for example, in Britain communities with design guidelines are attracting a significant premium at resale.

At Paewhenua, we're committed to ensuring the community will be an attractive, iconic and valuable place. We want to preserve the open space of the island, protect residents' privacy and encourage owners to build houses that reflect their taste and lifestyle.

This is a qualitative rather than quantitative process. A design committee made up of consultants from the development will ensure building is to a high quality. (Moreover, they're available for consultation as you design, and have already done so with good results). They won't tell you what your house should look like. Rather, there are broad principles to follow and beyond that, it just needs to be a good design that doesn't detract from the appeal of the development. Each house will be considered on its own merits.

Elsewhere in New Zealand, ironically, more arduous and prescriptive design guidelines have failed, ruining natural environments and disappointing owners.

At the beginning of the project, we asked renowned architect Richard Priest from HilleryPriest Architects to design a prototype house. Now Paewhenua Estates is building it, in the middle of the vineyard. (These plans are available to purchasers of the development.) The house is drawn from the best, low-key facets of vernacular Kiwi architecture, with weatherboards, cutaway porches, sheltered courtyards and a pitched roof. At the same time, it's a thoroughly modern and good-looking home.

Paewhenua is a special place, worth preserving for you and your children. In time it will be both an attractive and valuable community.

Broadly, houses in the development should:

- Be appropriate to a rural landscape
- Have rooflines that complement the site's topography
- Be horizontal in appearance rather than vertical
- Use landscaping to soften the effect of the house
- Use high quality materials
- Use natural materials wherever possible
- Use natural or recessive colours (Auckland City's Environment or Resene's Heritage colour palettes are a good guide.)

If you have any specific queries, the design committee is available on design@paewhenua.co.nz. Email us your query and we'll reply pronto!

DESIGN GUIDELINES — THE SPECIFICS

The Resource Consents for the development establish certain parameters.

Height Limit

A five metre height limit applies to all dwellings.

Distance to Water

Dwellings should be no closer than 40 metres from Mean High Water Springs.

Landscaping

Dwellings must have a site landscape plan drawn up by a qualified landscape architect. The plan should propose the use of natives to screen the building and reduce its impact on the landscape. This plan needs to accompany your application for building consent. Planting has to be implemented in the first planting season following completion of the exterior of the dwelling.

Accessory Buildings

Any accessory building should be located in near vicinity of the dwelling to which it relates.

Drainage

Your building consent application will also include a TP 58 Report detailing on-site wastewater management. This is required to be at least 30 metres from Mean High Water Springs.

Design Criteria

Any dwelling should be designed in accordance with the design criteria specified in the development's Resource Consent Application — appended below. When you apply for your building consent application, you will need to include a report from a registered architect certifying compliance with the criteria.

SPECIFIC DESIGN CRITERIA

These are drawn from the Resource Consent application and is what the council expects houses in the development to follow.

Hill & Ridge sites.

(House sites 3-10 & 12)

Form - Given the position of the building platform on a slope, building designs which integrate built form into the inclined topography are desirable to retain rural character in that location. Methods may include the use of stepped structures in which architectural forms follow the configuration of the land. There is a merging in form of the building into the landscape. Cutting buildings into hillsides is one method of mitigating building bulk.

Designing curved roof-lines that follow enframing hill shapes is another method of adopting seamless architecture, sensitive to site topography. Traditional gable roof forms also complement hill terrain. Use of receding colours, and selective mitigation plantings to establish a natural vegetative backdrop to dwellings and accessory buildings will effect a fusion of landscape and architecture. Horizontal rather than vertical built form should be the dominant element in a high-ridge landform. The horizontal form will be accentuated by recessed walls, verandahs and roof overhang.

Scale - Single level buildings or terraced structures are most suitable in hill-ridge terrain localities. The effect is to tie the built form to the land. A maximum of one and a half stories in height, with any upper rooms occupying roof space, would mitigate effects of building height. The scale of development is therefore in proportion with the land-form in which it is situated. Maximum height is five metres.

Construction materials and colour - Vegetation colours range from shades of yellow green in the pasture grasses to dark green with remnant specimen trees and emergent revegetation of steep slopes in native species. Construction materials and colours that are consistent with the respective backdrop should be selected. Adopting this approach will recede structures sensitively into the landscape. Roof colours are limited to charcoal/dark green or natural materials weathering to a patina or matt finish.

Open

House sites 11, 13-19, 21, 23, 24 (and existing house site 1).

Form

Given the open position of the building platform, building designs which integrate built form into the open landscape are desirable to retain a rural character at this location. Methods may include the use of low rooflines, earth berms, receding colours, and selective mitigation plantings to establish a natural vegetative backdrop to dwellings and outbuildings. In open sites, plantings are to provide pattern, colour and texture and to complement form. The natural coastline and ridge-lines describe the element of form. Horizontal built form should be the dominant element in an open landform.

Scale

Single level dwellings and outbuildings, or terraced two-level structures are most suitable in open terrain localities. The effect is to tie the built form to the land. The scale of

development is therefore in proportion with the landform in which it is situated. Maximum height is 5 metres.

Construction materials and colour

Vegetation colours range from shades of yellow green in the pasture grasses to dark green with remnant specimen trees and emergent revegetation of steep slopes in native species. Construction materials and colours that are consistent with the respective backdrop should be selected. Roof colours are limited to charcoal/dark green or natural materials weathering to a patina or matt finish. In this area the Heritage Colour Palette from Resene may be appropriate because buildings are distant from the coastal edge and in a more spacious setting with the vineyard backdrop.

Edge

House Sites 20, 22, 25, 26 (and existing house site 2)

Form

Given the open and exposed position of the building platform, building designs which integrate built form into the landscape are desirable to retain a rural character at this location. Methods may include the use of gable roof-lines, receding colours and selective mitigation plantings to establish a natural vegetative backdrop to dwellings and accessory buildings. In exposed edge sites, plantings around and above can frame the building. The natural coastline and ridgelines describe the element of form. Horizontal built form should be the dominant element in an exposed edge landform.

Scale

Single level, gable roofed dwellings and outbuilding structures are most suitable in exposed edge localities. The effect is to tie the built form to the land. The scale of development is therefore in proportion with the landform in which it is situated. Maximum height is 5 metres.

Construction materials and colour

Vegetation colours range from shades of yellow/green in the pasture grasses to dark green with remnant specimen trees and emergent revegetation of steep slopes in native species. Construction materials and colours should be consistent with the respective backdrop and will recede structures sensitively into the landscape. Roof colours are limited to charcoal/dark green or natural materials weathering to a patina or matt finish.