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SUMMARY

ARCHITECTURE CODE

THIS CODE IS DESIGNED TO PROTECT ALL OWNERS' INTERESTS IN ACHIEVING AN APPROPRIATE STANDARD OF DESIGN AT WEITIBAY TO PROTECT ALL OWNERS' INVESTMENT, AND REGULATING MUTUAL INTERESTS OF OWNERS SUCH AS PROTECTION OF VIEWS AND PRESERVATION OF PRIVACY. THE CODE GOVERNS THE DESIGN OF HOUSES TO BE BUILT AT WEITIBAY AND THE LANDSCAPING OF LOTS. A CONSENT UNDER THIS CODE MUST BE OBTAINED PRIOR TO LODGING HOUSE PLANS WITH AUCKLAND COUNCIL AND PRIOR TO ANY LANDSCAPING OF A LOT. ALTERATIONS OF HOUSE AND LANDSCAPING SIMILARLY REQUIRE SUCH A CONSENT.

PLANS MUST MEET THE REQUIREMENTS OF THE CODE IN ALL MATERIAL RESPECTS.

IF A BUILDING'S ARCHITECTURAL ELEMENTS EXPRESS THE NATURAL LAWS OF LOAD BEARING INHERENT IN THE MATERIAL THEY ARE MADE OF, THE STYLE IS TRADITIONAL.

IF A BUILDING'S ARCHITECTURAL ELEMENTS PURPOSEFULLY RUN COUNTER TO NATURAL LAWS OF LOAD BEARING THROUGH THE APPLICATION OF TECHNOLOGY AND COMPOSITE MATERIALS, THE STYLE IS MODERN.

THIS ASSESSMENT ALLOWS ONE TO APPROACH ARCHITECTURE COMPREHENSIVELY, SEPARATING STYLES INTO AUTHENTIC EMULATIONS OF EACH, OR EVEN MELDING TWO STYLES TOGETHER TO CREATE A LIVING VERNACULAR. THE ARCHITECTURE OF THE HOMES AT WEITI OFFERS TWO DISTINCT STYLES THAT REFLECT PREDOMINANTLY A MODERN LANGUAGE, OR PREDOMINANTLY A TRADITIONAL LANGUAGE.

THE TWO SETS OF SAMPLE PLANS PROVIDED IN THIS CODE ARE SAMPLE PLANS ONLY, BUT THEY SET OUT THE KEY REQUIREMENTS FOR WALLS, OPENINGS, ROOFS, ATTACHMENTS, BULK AND LOCATION, AND LANDSCAPING. THOSE ELEMENTS OF THE CODE APPLY TO ALL HOUSES AND LOTS EVEN THOUGH (FOR INSTANCE) A FLOOR PLAN MAY BE VERY DIFFERENT FROM THE SAMPLE HOUSE PLANS.

ALL BUILDINGS MUST MEET THE HEIGHT, BUILDING PLATFORM AND BULK AND LOCATION REQUIREMENTS SET OUT IN THE CONTRACTS AND THE PLANS FORMING PART OF THIS CODE.

PART 1: BUILDING SECTIONS

THE ARCHITECTURE CODE FOR THE HOMES AT WEITI PRESENTS THESE TWO STYLES WITH NOTATIONS. A FAÇADE FOR EACH STYLE IS PROVIDED SHOWING:

WALLS - SIDING OPENINGS - WINDOWS, DOORS ROOFS - EAVES, VERANDAHS, ENTRY CANOPY ATTACHMENTS - CHIMNEYS, BALUSTRADES, SHUTTERS, PORCHES, BALCONIES

THE FOLLOWING SUMMARY EXPLAINS HOW THE MODERN AND TRADITIONAL ARE RESOLVED BY THE CONSTRUCTION OF EACH.

WALLS:

SIDING - WEATHER BOARDS RUNNING VERTICALLY ARE MODERN. HORIZONTAL BOARDS ARE TRADITIONAL. THE EXCEPTION IS BOARD & BATTEN, WHICH RUNS VERTICALLY, BUT IS STILL TRADITIONAL. HERE THE WIDTH OF THE VERTICAL "BOARD" DETERMINES WHICH STYLE IS BEING USED. BOARDS THAT ARE MORE WIDE THAN NARROW ARE NOT TRADITIONAL. VERTICAL BOARD AND BATTEN ARE PERMITTED ON THE TRADITIONAL HOMES IF THE DIMENSIONS DO NOT EXCEED 23 CM TO 24 CM WITH THE BATTEN AT 9CM CENTERED ON THE SEAM. TYPICALLY THE BATTEN WILL OVERLAP EACH BOARD BY 2CM.

TRADITIONAL WALLS MAY HAVE TWO DIFFERENT MATERIALS, BUT THE HEAVIER MATERIAL MUST BE ON THE BOTTOM, I.E.: MASONRY, AND THE LIGHTER ON TOP, METAL, WOOD ETC. MODERN WALLS CAN BE ONE MATERIAL (METAL, STONE, PANELS).

OPENINGS:

WINDOWS THAT ARE VERTICAL IN PROPORTION ARE ENTIRELY TRADITIONAL, BUT CAN BE USED IN MODERN HOMES IF THEY ARE FLUSH WITH THE OUTER WALL. THIS IS BECAUSE TRADITIONAL WINDOWS, IN ADDITION TO BEING VERTICAL IN PROPORTION ALSO ARE PUNCHED INTO THE FACADE WITH WALL SHOWING ALONG ALL FOUR SIDES. A HEADER AND LINTEL MUST ALSO BE PRESENT IN THE TRADITIONAL VERSION. IN THE TRADITIONAL HOUSE, DOORS HAVE THE SAME PROPORTIONS AS WINDOWS AND THE SAME CONSTRUCTION, I.E.: PUNCHED INTO THE FAÇADE WITH HEADERS AND LINTELS. ALL TRADITIONAL DOORS SWING ON A HINGE, SO ALL DOORS WHETHER ACCESSING A PATIO, OR AN UPPER STORY BALCONY, NEED TO BE HINGED. MODERN DOORS CAN BE ON TRACKS AND BI-FOLD.

ROOFS:

EXPOSED RAFTERS AND EAVE OVERHANGS ARE TRADITIONAL. NO EAVES AND CANTILEVERED ROOFS WITH NO EXPOSED TRUSSES, RAFTERS, PERLINS ARE A MODERN APPLICATION.

WITH THIS PRINCIPLE IN MIND ELEMENTS SUCH AS VERANDAHS CAN BE GIVEN A MODERN OR A TRADITIONAL STYLE. THE TRADITIONAL VERSION WOULD INVOLVE REVEALING THE UNDERLYING STRUCTURE THAT SUPPORTS THE ROOF. DOING SO MEANS THE ENTIRE VERANDAH MUST BE "STRUCTURALLY" BUILT, I.E.: CARRYING BEAMS FROM POST TO WALL ALONG ITS LENGTH TO GIVE VALIDITY TO THE EXPOSED PORTION OF THE STRUCTURE. THE MODERN VERSION CAN HAVE OPERABLE AND FIXED OPENINGS. ENTRY CANOPIES IN TRADITIONAL BUILDINGS WOULD HAVE PITCHED ROOF CAPS.

ATTACHMENTS:

TRADITIONAL CHIMNEYS WOULD NOT HAVE BOXED OUT FRAMES AT THEIR TOP. BALUSTRADES THAT ARE TRADITIONAL WOULD HAVE TO EXPRESS THEIR CONSTRUCTION DIFFERENTLY THAN MODERN BALUSTRADES. METAL PICKETS, FOR EXAMPLE, WITH THE CROSS BEAM AT THE TOP WOULD ALSO NEED A BEAM AT THE BOTTOM TO SHOW THAT THE PICKETS ARE TIED TO THE OVERALL BALUSTRADE, NOT MERELY SUNK INTO THE CONCRETE BALCONY OR STAIR. IT SHOULD LOOK LIKE YOU COULD PICK UP THE ENTIRE PIECE AND IT WOULD HOLD TOGETHER. FOR MODERN HOMES GLASS IS A GREAT MATERIAL TO USE AS A SUBSTITUTE TO PICKETS.

LIKE DOORS, SHUTTERS HAVE TO BE ON HINGES TO BE TRADITIONAL AND ARE BEST EXPRESSED WHEN THEY ARE SYMMETRICAL ON EITHER SIDE OF AN OPENING TO MAINTAIN THE PROPORTIONS WHEN OPENED. SINGLE PANEL AND/OR ASYMMETRICAL SHUTTERS ARE MODERN. SHUTTERS ON WINDOWS AND DOORS THAT ARE SHIELDED BY DEEP EAVES AND/OR VERANDAHS ARE NOT NECESSARY, AS THE REASON FOR SHUTTERS IS TO PROTECT FROM THE ELEMENTS, WHICH DEEP EAVES AND VERANDAHS SERVE TO DO.

PORCHES AND BALCONIES ARE SIMILAR TO EAVES, IN THAT THE UNDERSIDES BECOME TRADITIONAL WHEN THE SUPPORTING BEAMS AND TRUSSES ARE EXPOSED. CANTILEVERED PORCHES AND BALCONIES ARE MODERN.

PART 2: ELEVATIONS & RENDERINGS

EACH STYLE IS ILLUSTRATED BY A FRONT ELEVATION AND COLOURED RENDERING SHOWING THE APPLICATION OF THE ELEMENTS PROVIDED BY THE BUILDING SECTIONS. THE TWO STYLES ARE COLOURED USING THE SAME TONES. THE DISTINGUISHING CHARACTERISTIC BETWEEN MODERN AND TRADITIONAL HOMES IS THE ENTRY. FOR TRADITIONAL HOMES THE ENTRY IS TYPICALLY CENTERED ON THE MAIN FAÇADE AND ACCESSES INTO AN INTERIOR ROOM ON CENTER. IN MODERN HOMES, ENTRY POINTS DO NOT HAVE TO ACCESS ON CENTER TO A MAIN FAÇADE AND WORK BEST WHEN THEY ACCESS THE SPACES BETWEEN ROOMS IN THE INTERIOR.

PART 3: FLOOR PLANS

THE FLOOR PLANS FOR EACH SAMPLE HOUSE ARE IDENTICAL. THE ONLY DIFFERENCE BETWEEN THE MODERN AND TRADITIONAL OPTIONS ARE DISCUSSED IN PART 2 AND CONCERN THE ENTRY SEQUENCE.

PART 4: MODULES

THE SAMPLE HOMES AT WEITI ARE DESIGNED USING A MODULAR FORMAT IN ORDER TO SYSTEMATIZE THEIR CONSTRUCTION. THE MAIN LIVING AND PARKING MODULES ARE BASED ON A GM WIDE DIMENSION THAT COMES IN VARIOUS LENGTHS. THESE ARE CONNECTED USING 2.4M MODULES FOR STAIRS AND CLOAK ROOMS. IF DIFFERENT DIMENSIONS ARE USED THE DESIGN SHOULD ACHEIVE SIMILAR PROPORTIONS.

PART 5: GENERAL - VIEWS, BULK AND LOCATION, PRIVACY, REGISTERED ARCHITECTS

THE ARCHITECTURE CODE IS DESIGNED TO ENSURE ALL HOUSES TAKE MAXIMUM ADVANTAGE OF THE SEA VIEWS AVAILABLE FROM EACH SITE WITHOUT UNECESSARILY COMPROMISING THE VIEWS FROM ADJACENT PROPERTIES. LOT AND HOUSE SITE LOCATIONS AND HEIGHT LIMITS AND BULK AND LOCATION REQUIREMENTS HAVE BEEN DESIGNED TO PROVIDE MAXIMUM VIEWS TO ALL SITES. WHILE NOT COMPLETELY FIXED, WHEN SEEKING TO DEPART FROM ANY OF THOSE REQUIREMENTS, PROTECTION OF NEIGHBOURS' VIEWS MUST BE CONSIDERED. HOUSES MUST COMPLY WITH THE HEIGHT LIMITED APPLYING TO EACH LOT, FROM TIME TO TIME THE CURRENT LIMITS BEING SET OUT IN PLAN 1.

WHERE POSSIBLE, HOUSES SHOULD BE DESIGNED TO FACE EAST (OR THE SEA) FOR VIEWS, WITH LIVING ROOMS AND OUTDOOR AREAS OPEN TO THE NORTH FOR SUN AND WARMTH. PRIVACY WALLS OR PRIVACY ARRANGEMENTS (SUCH AS OPAQUE GLAZING OR WINDOWS ABOVE HEAD HEIGHT) SHOULD BE INCLUDED ON THE SOUTH FACING WALL OF EACH HOUSE TO PRESERVE MUTUAL INTERESTS IN PRIVACY.

ALL HOUSES MUST BE DESIGNED BY A REGISTERED ARCHITECT AND ALL LANDSCAPING MUST BE DESIGNED BY OR APPROVED BY A REGISTERED LANDSCAPE ARCHITECT (WHICH MAY INCLUDE THE DESIGN COMMITTEE SUPERVISING THIS CODE). ALL NEW BUILDINGS, EXTERNAL ALTERATIONS AND LANDSCAPING MUST BE SUBMITTED FOR APPROVAL TO THE DESIGN COMMITTEE PRIOR TO LODGING OF APPLICATIONS FOR RESOURCE MANAGEMENT ACT CONSENT AND BUILDING CONSENT. COMMENCEMENT OF WORKS AND ALL WORK MUST ONLY BE CARRIED OUT IN ACCORDANCE WITH AN APPROVAL FROM THE DESIGN COMMITTEE. LANDSCAPE DESIGN SHOULD BE DEVELOPED IN ACCORDANCE WITH THE LANDSCAPE PRINCIPLES SET OUT AT SECTION 5.01.

ALL HOMES AND ALL LANDSCAPING MUST COMPLY WITH APPLICABLE ZONING AND CONSENT REQUIREMENTS.





ROOF PITCH: TWO STORY HOUSE 33.3% SINGLE STORY 30.0° - 33°.0 NOT LESS THAN 60% OF TOTAL ROOF AREA TO BE GABLE FORM WITHOUT SPECIFIC CONSENT (HIP ROOFS STRONGLY DISCOURAGED AND MUST BE NOT VISIBLE FROM

MEMBRANE ROOF. NO MORE THAN 40% OF TOTAL

ALUMINIUM WINDOW JOINERY TO BE FLUSH WITH

EXPOSED 'FLITCHED' STAINLESS STEEL AT TOP AND

2. QUARTER ROUND SPOUTING

3. UN-SWAGED BOX SPOUTING

PLASTERED FINISH OVER LIGHTWEIGHT CONCRETE

TAILORED SOLID STONE VENEER. IF STONE VENEER IS USED, STONE MUST COMPRISE A MINIMUM OF 20% OF TOTAL CLADDING AREA.



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2.1



PRE-FINISHED TRAY ROOFING RIDGE CAP TO FINISH 200mm MIN FROM END OF EAVE.

BLADE EAVES AT PURLIN THICKNESS, WRAP

APPROVED CONTEMPORARYHOUSE CLADDING.

EXPOSE FLUE CAP ABOVE CHIMNEY ENCLOSURE.

FORM CHIMNEY ENCLOSURE UP TO BASE OF FLUE CAP. CHIMNEY ENCLOSURE TO BE A MINIMM OF GOOXGOOMM IN FOOTPRINT AND BE AT LEAST 1.2m IN HEIGHT MAX HEIGHT



CHIMNEY OPTION I OPEN STEEL FRAME

EXPOSE FLUE CAP ABOVE CHIMNEY ENCLOSURE.

FORM CHIMNEY ENCLOSURE UP TO BASE OF FLUE CAP. CHIMNEY ENCLOSURE TO BE A MINIMM OF GOOXGOOmm IN FOOTPRINT AND BE AT LEAST 1.2m IN HEIGHT ABOVE ROOF ...



CHIMNEY OPTION 2 PERFORATED ALUMINIUM SCREEN IN STEEL FRAME

EXPOSE FLUE CAP ABOVE CHIMNEY ENCLOSURE.

FORM CHIMNEY ENCLOSURE UP TO BASE OF FLUE CAP. CHIMNEY ENCLOSURE TO-BE A MINIMM OF GOOXGOOmm IN FOOTPRINT AND BE AT LEAST 1.2m IN HEIGHT



CHIMNEY OPTION 3 ALUMINIUM LOUVERS IN STEEL FRAME

MAXIMUM FOOTPRINTS OF CHIMINEYS TO BE







Fixed or operable louvres with Either Timber or Aluminium to be Recessed into verandah 40-45MM To be built of Approved Joinery Material/ Method.

BEAMS FRAMING LOUVRES TO MATCH STYLE OF POSTS AND BEAMS SUPPORTING VERANDAH.

OPEN TIMBER PERGOLA TO BE RECESSED INTO VERANDAH.



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WEITI - CONTEMPORARY MATERIAL SPECIFICATION LIST

(SIMILAR PRODUCT MAY BE USED SUBJECT TO APPROVAL OF SAMPLE)

Timber	Treated Radiata Pine	n/a
		ny u
		Western Red Cedar - Clear
	Herman Pacific Vertical Cedar	Finish or Selected Stain
Vertical Weatherboards	Cladding System	finish.
Bagged Brick	Treatment/sample to be approved	ТВА
Roard & Batten	12mm H3 1 Bandsawn Cedartech	Clear Finish or Selected
	Plywood with H3.2 Timber Battens.	Stain finish.
Rendered solid concrete		
Plaster	Rockcote Integra LWC Panels	Selected Resene X200 Pain
		Sawnstone Finish, (Natural
		or Kiin Fired Finish). Light
Stone	Hinuera Stone - Sawnstone Cladding	Coloured Wortar.
		Bagged Mortar Finish with
	Schist Veneer	Light Pointing to Mortar.
Pitched	Calder Stewart Eurotray	Metallic Gun Metal
	Corrugated iron	
	Heritage Trav	
	Elat tray standing seam roof	
	(sample to be approved)	
	Wooden shingles	
Flat (Max 40%)	Ardex Butynol Boofing or Enviroclad	1 5mm Dove Grev
no motoriolo required by Co	unail to be inert meterial	1.5mm Dove Grey
pe materials required by Co		
Colorsteel	80mm round	Metallic Gun Metal
		Copper (With Brass Standoff
Copper	80mm round	Brackets)
pe materials required by Co	uncil to be inert material	
Colorsteel	80mm Half Round	Metallic Gun Metal
	80mm Half Round	Copper (With Brass Brackets
ipe materials required by Co	uncil to be inert material	
		Resene Protective coatings
Steel	Steel PFC Beams (toes out)	Steelwork
Timber	Cedar	Oil Finish
		Altair Silver Anodised or
		Matt Black Anodised
Aluminium	INSOL Aroura Louvres	Altair Silver Anadised or
Aluminium	APL Residential of Metro Series	Matt Black Anodised of
Timber	Cedar	
		Altair Silver Anadised or
Louwres	Breezeway 102mm blades	Matt Black Anodised
LOUVIES	Breezeway 102min blades	Watt Black Allouiseu
Louvros	Programay Coder blades	Oil Einich
Windows	Eloat Glass	
Internal	Safety Glass	Clear
Shower partitions	Safety Glass	Clear
Exterior	Proprietory Safety Glass	Colour Transparent Vinyl
		Selected Resene Paint Finish
		To Steel Flats. Stainless
	Steel Flats with Stainless Steel	Steel Woven Wire Rope &
Exterior	Woven Wire Rope	Fixings.
Glazed Solid Timber	Cedar/Safety Glass - clear Colour Transparent Vir	
1	1	1
Sectional	Selected Timber	Selected oil finish
	Bagged Brick Board & Batten Rendered solid concrete Plaster Plaster Stone Pitched Flat (Max 40%) pe materials required by Co Colorsteel Copper pe materials required by Co Colorsteel internal Steel Timber Aluminium Aluminium Timber Louvres Windows Internal Shower partitions Exterior Classed Solid Timber	Bagged Brick Treatment/sample to be approved Board & Batten 12mm H3.1 Bandsawn Cedartech Plywood with H3.2 Timber Battens. Rendered solid concrete Plaster Rockcote Integra LWC Panels with Resene X200 Render Finish Stone Hinuera Stone - Sawnstone Cladding Stone Calder Stewart Eurotray Pitched Calder Stewart Eurotray Corrugated iron Heritage Tray Flat tray standing seam roof (sample to be approved) Wooden shingles Flat (Max 40%) Ardex Butynol Roofing or Enviroclad pe materials required by Council to be inert material Colorsteel Somm round 80mm round pe materials required by Council to be inert material Colorsteel Steel Steel PFC Beams (toes out) Timber Cedar Aluminium INSOL 'Aroura' Louvres Aluminium APL Residential or Metro Series Aluminium Steel PFC Beams (toes out) Timber Cedar Louvres Breezeway 102mm blades Louvres Breezeway 102mm blades Louvres Breezeway Cedar blades Windows Float Glass





WEST ELEVATION CONTEMPORARY STYLE





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+ MAP



CONTEMPORARY STYLE I



CONTEMPORARY STYLE I



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2.7





CONTEMPORARY STYLE 2



CONTEMPORARY STYLE 2



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PERMITTED.

BALCONIES AND VERANDAHS MAYHAVE A MEMBRANE ROOF. NOMORETHAN 20% OF TOTAL ROOF AREA MAY BE MEMBRANE ROOFS. NOPLUMBING STACKS TO PENETRATE ROOF. ALL VENTS TO BE COLOURED TO MATCH SELECTED

33.3% SINGLE STORY 30.0°-33.0° NOT LESS THAN 60% OFTOTAL ROOF AREA GABLE FORM WITHOUTS PECIFIC CONSENT(HIP ROOFS STRONGLY DISCOURAGED AND MUST BENOT VISIBLE FROM ROADS).

TRAY ROOFING WITH ZINC, COPPER, OR COLORSTEEL FINISH WITH APPROVED COLOUR.TRADITIONAL

EXTEND ROOFING TO CREATE VERANDAH. EXPOSED RAFTERS AND LARGE OVERHANGS ARE ENCOURAGED. UP TO 40% OF TOTAL ROOF AREA PERMITTED TO BE FLAT OR MONOPITCH (MEMBRANE ROOF)

BESPOKE SPOUTING & DOWNPIPES TO BE COLORSTEEL, COPPER, OR ZINC

ALL WINDOW OPENINGS TO BE FRAMED WITH MIN 200mm TIMBER FACING FRAME WITH RETURN TO



2. QUARTER ROUND SPOUTING

3. UN-SWAGED BOX SPOUTING

EXTEND GUTTER BEYOND EAVE BY DISTANCE EQUAL TO

LINTEL ABOVE OPENINGS. TO BE RECESSED 15mm FROM

PLASTERED FINISH OVER LIGHTWEIGHT CONCRETE CLADDING.

TAILORED SOLID STONE VENEER. IF STONE VENEER IS USED,

DEEP REVEALS TO OPENINGS IN MASONRY & PLASTERED





BALUSTRADE OPTION 2 TIMBER BALUSTRADE WITH STEEL BALUSTERS

WITH NO EAVE AT GABLE END. EAVES ARE PERMITTED BUT MUST A MINIMUM OF GOOmm

VERTICAL TIMBER BATTENS ON CEDAR FACED PLYWOOD CLADDING WITH STAIN FINISH AND

CHIMNEY ENCLOSURES ARE TO BE OF APPROVED TRADITIONAL HOUSE

EXPOSE FLUE CAP ABOVE CHIMNEY ENCLOSURE.

FROM CHIMNEY ENCLOSURE UP TO BASE OF FLUE CAP. CHIMNEY ENCLOSURE TO BE A MINIMUM OF 600 x 600mm IN FOOTPRINT AND BE

CHIMNEY FOOTPRINT TO BE APPROVED ON A CASE BY CASE BASIS



CHIMNEY OPTION I EXPOSED FLUE CAP.



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3.2



ROOFING OPTION I

PERGOLA WITH TRAY OR PROFILED METAL ROOFING

OPEN TIMBER PERGOLA TO BE RECESSED INTO



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3.3

WEITI - TRADITIONAL MATERIAL SPECIFICATION LIST

(SIMILAR PRODUCT MAY BE USED SUBJECT TO APPROVAL OF SAMPLE)

LOT 29 & 59			
	Туре	Product	Finish Colour
Exterior wall framing	Timber	Treated Radiata Pine	n/a
Exterior Wall Finish	Horizontal Weatherboards	Herman Pacific Horizontal Cedar Cladding System	Western Red Cedar - Clear Finish or Selected Stain finish.
	Board & Batten	12mm H3.1 Bandsawn Cedartech Plywood with H3.2 Timber Battens.	Clear Finish or Selected Stain Finish.
	Plaster	Rockcote Integra LWC Panels with Resene X200 Render Finish	Selected Resene X200 Paint Over Smooth Sand Texture.
	Cedar Shingles	H3 Western Red Cedar	Western Red Cedar - Clear Finish or Selected Stain finish.
	Stone Veneer	Hinuera Stone - Sawnstone Cladding	Sawnstone Finish, (Natural or Kiln Fired Finish). Light Coloured Mortar.
		Schist Veneer	Light coloured stones. Bagged Mortar Finish with Light Pointing to Mortar.
Roof	Pitched	Calder Stewart Eurotray	Metallic Gun Metal
	Pitched	Slate Tiled Roofing	Natural Slate
	Pitched	Cedar Shingle Roofing	Clear Finish or Oil finish.
	Pitched	Corrugated Iron Roofing	Approved Paint or Pre- finished colour.
All roof/gutter/downpi	pe materials required by Coun	cil to be inert material	
Down pipes	Colorsteel	80mm round	Metallic Gun Metal
	Copper	80mm round	Copper (With Brass Standoff Brackets)
All roof/gutter/downpi	pe materials required by Cour	ncil to be inert material	
Gutter	Colorsteel	Summ Half Round	Metallic Gun Metal
	Copper	80mm Half Round	Brackets)
All roof/gutter/downpi	pe materials required by Cour	ncil to be inert material	,
Exterior Lintels	Timber	Treated Radiata Pine	Selected Paint Finish
Exterior Shutters	Timber	Cedar	Oil Finish or Selected Stain Finish
Windows	Aluminium	APL Residential or Metro Series Aluminium Windows & Doors	Altair Silver Anodised or Matt Black Anodised or WhitePowderCoated
	Timber	Cedar	Oil Finish
Glazing	Louvres	Breezeway 102mm blades Proprietary safety glass	Altair Silver Anodised or Matt Black Anodised or White Powder Coated
	Louwroc	Broozoway Cadar blad	Oil Einich
	Windows	Float Glass	Clear
	Internal	Safety Glass	Clear
	Shower partitions	Safety Glass	Clear
			Selected Paint Finish, Clear Finish or Selected Stain
Balustrades	Exterior	Treated Radiata Pine	Finish.
Entrance Door	Glazed Solid Timber	Cedar/Safety Glass - clear Colour Transparent Vinyl	
Garage Door	Sectional	Selected Timber or Selected oil finish selected coloursteel	





WEST ELEVATION CONTEMPORARY STYLE



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TRADITIONAL STYLE I



TRADITIONAL STYLE I







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TRADITIONAL STYLE 2



TRADITIONAL STYLE 2









SITE PLAN LOT 29

FLOOR PLAN LOT 29 1:100 @ A3





SITE PLAN LOT 59





MODULE 3 - 1 X BEDROOM



MODULE 5 - UTILITY

CONNECT 2 MODULE 4 - 2 X BEDROOMS - STAIR





MODULES FLOOR PLANS 1:100 @ A3



5.1: LEVEL CHANGES

LEVEL CHANGES WITHIN LOTS SHOULD GENERALLY BE FACILITATED BY THE DWELLING OR ASSOCIATED ARCHITECTURAL STRUCTURES NOT VISIBLE FROM THE STREET FRONTAGE OR PUBLIC AREAS. SIGNIFICANT CHANGES IN LEVEL (OVER 1.5M) BETWEEN LOTS ARE PREFERABLY TO BE LOCATED ALONG THE LOT BOUNDARIES FURTHEST FROM THE SEA IN A CO-ORDINATED MANNER ACROSS A BLOCK. WHERE SPACE ALLOWS THIS SHOULD BE IN THE FORM OF A BATTERED SLOPE SIMPLY PLANTED. ALL SLOPES STEEPER THAN 20 DEGREES SHALL BE PLANTED WITH LOCAL NATIVE SPECIES.



FIGURE 1: ARCHITECTURE THAT WORKS WITH THE SLOPE

WHERE ADDITIONAL RETAINING IS REQUIRED TO PROVIDE ACCESS OR ADEQUATE USABLE OUTDOOR LIVING SPACE THE INDIVIDUAL HEIGHT OF EACH RETAINING STRUCTURE SHOULD NOT EXCEED 1.5M IN HEIGHT WITHOUT AN INTERMEDIATE PLANTED TERRACE.

LOCALISED RETAINING STRUCTURES SHOULD BE SIMPLE IN FORM WITH POLES OR OTHER STRUCTURAL ELEMENTS CONCEALED TO THE EARTH (OR RETAINED) SIDE OF THE STRUCTURE. CONCRETE OR STONE (LOCALLY RELEVANT TO CONTEXT) WITH APPROPRIATE LEVELS OF TEXTURE AND ARTICULATION ARE ENCOURAGED. WHERE TIMBER FACED WALLS ARE PROPOSED THEY MUST BE ROBUSTLY TREATED, DETAILED AND CONSTRUCTED TO AGE CONSISTENTLY WITH THE ARCHITECTURE OF THE BUILDING. MATERIALS AND CONSTRUCTION METHODS USED FOR RETAINING WALLS SHOULD BE IN KEEPING WITH THE MATERIALS OF THE BUILDING WITH WHICH IT IS ASSOCIATED AND BE TO THE SAME QUALITY STANDARDS.

THE FOLLOWING RETAINING STRUCTURES SHALL NOT GENERALLY BE PERMITTED;

- EXPOSED POLE TIMBER RETAINING WALLS
- KEYSTONE OR PRECAST CONCRETE BLOCK WALLS
- GABION WALLS

5.2: BOUNDARY CONDITIONS

PLACEMENT OF ARCHITECTURAL ELEMENTS, THE BUILDING LAYOUT AND THE DESIGN OF THE LANDSCAPE SHOULD STRIVE TO MINIMISE THE NEED FOR STRUCTURES ALONG LOT BOUNDARIES EITHER FOR THE PURPOSE OF RETAINING OR PRIVACY. AS A LOW DENSITY URBAN ENVIRONMENT THE LANDSCAPE OF INDIVIDUAL LOTS ALONG PUBLIC FRONTAGES SHOULD BE INTEGRATED AND SHOULD SEEK TO AVOID LEFT OVER SPACE OR SPACE SPLIT BY UNNECESSARY PLANTING OR FENCES.

A FENCE OR LOW WALL MUST BE DESIGNED TO RELATE TO THE MATERIALS AND ARCHITECTURE OF THE BUILDING WITH WHICH IT IS ASSOCIATED AND MUST BE TO A LIKE QUALITY. ASSOCIATED PLANTING SHOULD BE SPECIFIED TO ENSURE VISUALLY PERMEABILITY CAN BE MAINTAINED ACROSS THE BOUNDARY TO THE MAIN ENTRANCE. WHERE REQUIRED FOR PRIVACY ALONGSIDE AND REAR BOUNDARIES PLANTING IS ENCOURAGED AHEAD OF FENCES ALTHOUGH SOME FORM OF PERMEABLE FENCING MAYBE INCORPORATED BEHIND OR WITHIN PLANTING. WHERE PROPOSED, FENCING SHOULD BE I.2 METRES HIGH. FRONT FENCES SHOULD BE DESIGNED TO FOLLOW THE CONTOUR. RATHER THAN BE STEPPED.

FENCES TO REAR BOUNDARIES SHALL NOT GENERALLY BE REQUIRED WHERE A SLOPE OR LEVEL CHANGE DEFINES THE BOUNDARY. FENCES SHOULD NOT OCCUR AT THE TOP OF RETAINING STRUCTURES OR SLOPES, NOR SHOULD THEY RUN MID SLOPE SO THAT THEY VISUALLY DOMINATE THE SLOPE.

THE FOLLOWING FENCE TYPES SHALL NOT BE PERMITTED;

- TIMBER TRELLIS
- SHEET PANELS (I.E. FIBRE CEMENT, STEEL OR BOARD)

GATES MAYBE INCORPORATED INTO FENCES OR WALLS FOR PEDESTRIAN PATHS OR DRIVEWAYS BUT SHOULD BE IN KEEPING WITH THE SCALE OF THE FENCE OR WALL WITH WHICH IT IS ASSOCIATED. GATES SHOULD OPEN INWARDS ON TO THE LOT.

WHERE DRIVEWAYS ARE CREATED ON A PUBLIC STREET FRONTAGE THEY MUST BE NO WIDER THAN THE GARAGE DOOR/S. THE MATERIAL SHOULD MATCH THAT OF THE FOOTPATHS WITHIN THE STREET.

OFFSTREET PARKING FOR 2 GUEST CARS REQUIRED (WHICH MAY BE PART OF DRIVEWAY).

LETTER BOXES SHOULD BE INTEGRATED WITH THE FRONT WALL OR BOUNDARY FENCE AND BE CLEARLY VISIBLE. FREESTANDING LETTERBOXES SHALL NOT GENERALLY BE PERMITTED.

ALL DRIVEWAYS MUST BE CONSTRUCTED IN SUCH A MANNER THAT:

- ANY OPENINGS TO THE KERB AND CHANNELS OR EDGES OF ROADS; AND
- THAT PART OF THE DRIVEWAY ADJACENT TO THE ROAD EDGE;

MLLMAINTAIN THE WATER FLOW PATHS CREATED BY THE ROAD EDGE SYSTEM AND AVOID CREATING A FLOW PATH FOR WATER INTO THE LOT OR ADJACENT LOTS.

5.3: SERVICE AREAS

SERVICE AREAS TO ACCOMMODATE RUBBISH AND RECYCLING BINS SHOULD BE INTEGRATED WITH THE DWELLING OR GARAGE DESIGN. IT IS ENCOURAGED THAT APPROPRIATE SPACE TO SHELTER AND STORE ITEMS SUCH AS WHEELIE BINS ARE INTEGRATED INTO THE ARCHITECTURAL LAYOUT.

STORAGE OF BINS AND GARDEN WASTE SHOULD BE LOCATED SO THAT THEY ARE NOT VISUALLY OBTRUSIVE AND AWAY FROM PUBLIC VIEW WHERE THEY ARE AFFORDED SHELTER FROM RAIN.

EXTERNAL SERVICE AREAS ACCOMMODATING CLOTHESLINES AND/OR BINS SHOULD BE LOCATED SO AS NOT TO COMPROMISE OUTDOOR LIVING SPACE WHILST NOT BEING VISUALLY OBTRUSIVE AND AWAY FROM PUBLIC VIEW. ALL WATER STORAGE TANKS AND ASSOCIATED INFRASTRUCTURE SHALL BE PLACED BELOW GROUND OR WITHIN PLANTING OR OTHER SCREENING DEVICES SO THEY ARE NOT VISIBLE FROM SURROUNDING STREETS AND OPEN SPACE AREAS.

5.4: PLANTING

ALL SLOPES STEEPER THAN I : 2.5 SHALL BE PERMANENTLY VEGETATED WITH LOCAL NATIVE PLANT SPECIES WITHIN PROPERTIES BOTH NATIVE AND EXOTIC TREE AND SHRUB SPECIES ARE PERMITTED APART FROM INVASIVE SPECIES (E.G. AGAPANTHUS/PHOENIX PALMS) OR TREES THAT ARE NOT SUITABLE FOR RESIDENTIAL LOCATIONS (E.G. PINES/ MACROCARPA/POPLAR). PLANTING SHALL UTILISE ONLY SPECIES HAVING A MAXIMUM HEIGHT WHICH WILL NOT BLOCK SEA VIEWS FROM THE RELEVANT LOT OR OTHER NEIGHBOURINGLOTS.

5.5: LIGHTING

EXTERIOR LIGHTING SHOULD BE OF A DESIGN AND LUX LEVEL THAT ENHANCES WAY FINDING AND ACCESS BUT DOES NOT CREATE PROMINENTLY LIT AREAS ON A SITE AT NIGHT.

5.6: ANCILLARY BUILDINGS AND PERIPHERAL ELEMENTS

ANCILLARY BUILDINGS INCLUDE THOSE BUILT ELEMENTS THAT DO NOT FORM AN INTEGRAL OR CONTIGUOUS PART OF THE MAIN DWELLING SUCH AS A SHED, STORE, GARDEN SHELTER OR GARAGE WHERE NOT CONNECTED TO THE DWELLING. WHERE POSSIBLE IT IS ENCOURAGED THAT THESE ELEMENTS ARE INCORPORATED INTO THE FORM AND STRUCTURE OF THE MAIN DWELLING. IN CASES WHERE THIS IS NOT PRACTICAL OR FUNCTIONAL THESE STRUCTURES SHOULD BE DESIGNED AND CONSTRUCTED TO COMPLIMENT THE MAIN DWELLING IN TERMS OF THEIR FORM, STYLE, DETAIL AND ARCHITECTURAL CHARACTER.

OFF THE SHELF, PREFABRICATED STRUCTURES (I.E. GALVANISED SHEDS, PRESSED STEEL CLAD GARAGES) INCONSISTENT WITH THEARCHITECTURAL CHARACTER SHALL NOT GENERALLY BE PERMITTED.

WASTE WATER, PLUMBINGAND DRAINAGE PIPE WORK AND OTHER SERVICES DUCTINGSHOULD GENERALLY BE CONCEALED IF POTENTIALLY VISIBLE FROM OUTSIDE THE PROPERTY. WHERE VISIBLE, DOWNPIPES SHOULD BE AS UNOBTRUSIVE AS POSSIBLE AND BE ALIGNED TO HAVE MINIMAL BENDS. DISTINCTIVE PIPE WORK OR UNPAINTED UPVC SHALL NOT GENERALLY BEPERMITTED UNLESS COHESIVE WTH THE COLOURSCHEME AND ARCHITECTURAL CHARACTEROFTHE DWELLING. ANY WATERTANK AND ASSOCIATEDPIPEWORK SHOULD BEWITHINTHE RESIDENTIAL STRUCTURE OR PLACED UNDERGROUND.

TELEVISION AND RADIOANTENNA ARE GENERALLY NOT PERMITTED. SATELLITE DISHES GREATER THAN ONEMETER IN DIAMETER ARE NOT GENERALLYPERMITTED AND SHOULD NOT BE LOCATED WHERE THEY AREVISIBLE FROM THE STREET. THEY SHOULD BE MOUNTED IN SUCH A WAY THAT THEYDONOT DETRACT FROM THE BUILDING FORM AND ARCHITECTURAL CHARACTER. HEAT PUMPS, POOL PUMPS AND OTHER MECHANICAL PLANT SHOULD BE CONCEALED AWAY FROM STREET VIEW. SUITABLE PROTECTION AND SCREENING SHOULD BE PROVIDEDTO MINIMISE NOISE NUISANCE.

SIGNAGE OF A COMMERCIALOR ADVERTORIAL NATURE ARE NOT PERMITTED. SIGNS ANNOUNCING THE HOUSE NUMBER OR NAME SHALL BE NO MORE THAN 0.25 SQUARE METERS AND CONSISTENT WITHTHE ARCHITECTURE.

5.7: COMPLETION

ALL HARD LANDSCAPING AND PLANTING SHALL BE COMPLETED PRIOR TO COMPLETION OF EACH HOUSE.



LANDSCAPE

PRINCIPLES











Resene Colours – Weiti Project

Colours of external house materials to be within palette range outlined below. (Note: Different product may be used providing colour matches precisely).









Resene Sea Fog





Resene Delta Grey

B

Resene Dune



Resene Friar Grey



Resene Ironside Grey

WeitiBay - Maximum Building height and RL

Lot	Nominal Finished	Max Building height above	Lot	Nominal Finished	Max Building height above	Lot
Number	Floor Level RL	Finished Floor Level	Number	Floor Level RL	Finished Floor Level	LUL
						Number
Lot 1	14.0	9.0	Lot 53	33.0	9.0	Lot 104
Lot 2	20.0	9.0	Lot 54	34.0	9.0	Lot 105
Lot 3	24.0	9.0	Lot 55	34.0	9.0	Lot 106
Lot 4	27.0	9.0	Lot 56	31.0	9.0	Lot 107
Lot 5	29.0	9.0	Lot 57	30.0	9.0	Lot 108
Lot 6	29.0	9.0	Lot 58	30.0	9.0	Lot 109
Lot 7	30.0	9.0	Lot 59	30.0	9.0	Lot 110
Lot 8	34.0	9.0	Lot 60	56.0	9.0	Lot 111
Lot 9	37.0	9.0	Lot 61	53.0	4.5	Lot 112
Lot 10	38.0	9.0	Lot 62	52.0	4.5	Lot 113
Lot 11	40.0	9.0	Lot 63	57.0	4.5	Lot 114
Lot 12	44.0	9.0	Lot 64	60.0	4.5	Lot 115
Lot 13	50.0	9.0	Lot 65	61.0	4.5	Lot 117
Lot 16	48.0	9.0	Lot 66	59.0	4.5	Lot 118
Lot 17	28.0	9.0	Lot 67	57.0	4.5	Lot 119
Lot 18	25.0	9.0	Lot 68	52.0	4.5	Lot 119
Lot 19	23.0	9.0	Lot 69	58.0	4.5	LOT 120
Lot 20	16.0	4.5	Lot 70	56.0	4.5	
Lot 21	18.0	4.5	Lot 71	52.0	4.5	LOL 150 (G)
Lot 22	23.0	4.5	Lot 73	53.0	4.5	LOT 122
Lot 23	24.0	4.5	Lot 74	51.0	4.5	Lot 123
Lot 24	25.0	4.5	Lot 75	59.0	9.0	Lot 124
Lot 25	25.0	4.5	Lot 76	62.0	9.0	Lot 125
Lot 26	25.0	4.5	Lot 77	64.0	9.0	Lot 126
Lot 27	24.0	4.5	Lot 78	65.0	9.0	Lot 127
Lot 28	23.0	4.5	Lot 79	66.0	9.0	Lot 128
Lot 29	22.0	9.0	Lot 80	67.0	9.0	Lot 129
Lot 30	17.0	4.5	Lot 81	68.0	9.0	Lot 130
Lot 31	16.0	4.5	Lot 82	70.0	9.0	Lot 131
Lot 32	16.0	4.5	Lot 83	72.0	9.0	Lot 132
Lot 33	16.0	4.5	Lot 84	83.5	9.0	Lot 133
Lot 34	9.0	9.0	Lot 85	70.5	9.0	Lot 134
Lot 35	8.0	9.0	Lot 86	73.5	9.0	Lot 135
Lot 36	8.0	9.0	Lot 87	76.0	9.0	Lot 136
Lot 37	8.0	9.0	Lot 88	77.0	9.0	Lot 137
Lot 38	8.0	9.0	Lot 89	83.0	4 5	Lot 154 (C)
Lot 39	8.0	9.0	Lot 90	87.0	4.5	Lot 153 (A)
Lot 40	8.0	9.0	Lot 91	88 5	4.5	Lot 155 (D)
Lot 40	8.0	9.0	Lot 92	97 E	4.5	Lot 138
Lot 41	0.0	9.0	Lot 92	07.5	9.0	Lot 139
Lot 42	8.0	9.0	Lot 93	91.0	5.0	Lot 140
Lot 43	40.0	9.0	Lot 94	94.5	9.0	Lot 141
Lot 44	41.0	9.0	Lot 95	90.5	4.5	Lot 142
LOT 45	43.0	9.0		66.U	9.0	Lot 143
LOT 46	43.0	9.0	LOT 97	62.5	4.5	Lot 144
LOT 47	43.0	9.0	Lot 98	57.5	4.5	Lot 145
Lot 48	46.0	9.0	Lot 99	53.0	4.5	Lot 146
Lot 49	48.0	9.0	Lot 100	48.0	4.5	Lot 147
Lot 50	48.0	9.0	Lot 101	65.0	9.0	Lot 148
Lot 51	46.0	9.0	Lot 102	61.0	4.5	Lot 149
Lot 52	40.0	9.0	Lot 103	58.0	4.5	Lot 150

Floor Level RL	Finished Floor Level
42.0	4.5
41.5	4.5
62.0	9.0
58.0	4.5
54.0	4.5
49.0	4.5
44.0	4.5
48.0	4.5
52.0	4.5
57.0	4.5
62.0	9.0
57.0	9.0
52.0	4.5
58.5	9.0
58.5	9.0
54.0	4.5
55.0	4.5
53.0	4.5
58.0	9.0
57.0	9.0
54.0	9.0
48.5	9.0
45.5	9.0
42.0	4.5
37.0	9.0
33.0 28.0	9.0
20.0	9.0
28 5	9.0
29.0	9.0
19.5	9.0
21.0	9.0
12.0	9.0
12.0	4.5
16.0	9.0
25.0	9.0
32.0	9.0
22.0	4.5
27.0	4.5
32.5	4.5
36.2	4.5
33.5	6.0
26.0	6.0
25.0	6.0
31.5	6.0
35.0	6.0
40.5	4.5
45.0	4.5
49.5	4.5
55.0	4.5

Max Building height above

Nominal Finished