

House & Landscape Design Approval Process for Weiti Bay Owners

Introduction

Weiti Bay has been master planned and meticulously designed to create 150 large elevated residential house sites with sea and native bush views. The house sites are surrounded by 163 acres (66 hectares) of private common land, green open spaces, native bush, wetlands and landscaped planting. It is this beautiful natural environment which in turn requires all buildings, house designs and landscaping to be in keeping with their surroundings.

All houses within Weiti Bay require the following approvals:

1. **House design** approval from the Weiti Bay Design Control Committee;
2. **Landscape design** approval from the Weiti Bay Design Control Committee;
3. **Resource consent** approval from Auckland Council;
4. **Building consent** approval from Auckland Council

Prior to submitting plans to Auckland Council for resource and building consent all Weiti Bay owners are required to first obtain approval from the Design Control Committee (the "Design Committee") of the Weiti Bay Residents' Association (the "Residents' Association") and the Weiti Bay Residents Association Board (the "Board"). The Committee is responsible for ensuring house designs are compliant with the Weiti Bay Architecture Code (the "Code") and the Board is responsible to ensure all Committee processes have been followed accurately.

The Code is designed to preserve the overall quality of development and value for every owner by ensuring certain standards are met but also giving owners significant freedom to build the house of their dreams. The Code is designed to protect owners' views through height limits, stepping, pre-approved building sites, and envelopes. Please refer directly to the Code for all detail and design guidance.

The Approval is a two-stage process as follows:

Stage 1: Concept Design – House only

Stage 2: Developed Design – House and Landscape Design

The Design Committee is made up of two highly experienced independent professionals:

Architect:

Dan O'Connor
Director/Owner
OCO Architecture Limited
Email: dan@oco.co.nz
Phone: 021 528 446
Website: www.oco.co.nz
Approval fee: \$2,000 (including GST)

Landscape Architect:

Brett Maclennan
Director/Owner
Topia Garden Design Limited
Email: brett@topiagardendesign.co.nz
Phone: 027 7884 496
Website: www.topiagardendesign.co.nz
Approval fee: \$700 (including GST)

Every owner is required to pay a one-off \$2,000 fee to the Architect for the House design approval and a one off \$700 fee to the Landscape Architect for the Landscape design approval. The fee structure mirrors similar gated community and Residents' Association arrangements throughout New Zealand. The fee amount is considered to be in line with market standards and overall a small but fair price for the outcome achieved while ensuring that all designs have a certain level of quality and consistency to them. Reviews are undertaken respectfully with each owners' architect or building company in an efficient manner ensuring a transparent, timely and value added process for everyone.

Before commencing work on house designs a Preliminary Design Discussion is required to take place directly between Dan O'Connor from OCO Architecture and each owners' architect or building company (whomever is doing the house design). The format is a simple phone discussion to introduce and explain the how the approval works to ensure a smooth process and the best outcome is achieved for the owner with maximum efficiency.

The information required to be presented to the Design Committee is detailed in the following pages and is to be sent via email directly to housedesign@weitibay.co.nz at each of the two stages. All approval correspondence is centrally managed by that email address.

To summarise the above process:

- Step 1: Owners' architect / building company sends email to housedesign@weitibay.co.nz to request all the standard necessary information and plans required to commence the design approval process
- Owners' architect / building company contacts Dan O'Connor at dan@oco.co.nz or 021 528 446 to set up the Preliminary Design Discussion
- Step 2: Owners' architect / building company sends Stage 1 Concept Design to housedesign@weitibay.co.nz
- Owner pays House design approval fee direct to OCO Architecture Limited
- Design Committee provides feedback to owners' architect / building company. Amendments and discussion may be required before approval is granted
- Step 3: Owners' architect / building company sends Stage 2 Developed Design and Landscape Design to housedesign@weitibay.co.nz
- Owner pays Landscape approval fee direct to Topia Garden Design Limited
- Design Committee provides feedback to owners' architect / building company. Amendments and discussion may be required before approval is granted
- Design Committee sends the approval recommendation to the Board
- Step 3: Approval letter is sent to owner by the Board on behalf of the Residents' Association
- Resource and building consent lodged to Auckland Council
- Note once approval is granted by Auckland Council and building is ready to commence a pre-construction on-site meeting is required

1.0 Concept Design – House only

Refer to Weiti Bay Architecture Code for design requirements and guidance. The following outlines the expected information requirements for architecture at the Concept Design stage.

1.1 Site Plan (1:200) showing (where relevant):

- North point
- Location of all proposed buildings in relation to boundaries and building platform
- Site contours
- Proposed finished floor levels
- Vehicle access, manoeuvring, parking areas and driveway gradients
- Location of outdoor living areas

1.2 Floor Plans (1:100/1:50) showing:

- North point
- Location of living areas
- Locations of doors and windows
- Overall dimensions of all buildings

1.3 Elevations (1:100/1:50) showing:

- Proposed finished floor levels
- Proposed building height
- Nominal finished floor level and Maximum building height for the Lot
- Recession planes
- Proposed materials and colours
- Location of doors and windows

1.4 Other points to note:

- Avoid minor changes in roof ridge lines and roof heights
- Ensure the proportion of gable vents is vertical
- Ensure windows are square or vertical proportions

2.0 Developed Design – House and Landscape Design

The following outlines the expected information requirements for architecture and landscape design:

1. **Architecture**

Refer to the Weiti Bay Architecture Code design requirements and guidance.

2.1.1 Site Plan (1:200) showing:

- North point
- Location of all proposed buildings in relation to boundaries and building platform
- Site contours
- Surveyed ground and proposed floor levels
- Vehicle access, manoeuvring, parking areas and driveway gradients
- Outdoor living areas

2.1.2 Floor Plans (1:100/1:50) showing:

- North point
- Location of living areas
- Location of outdoor living areas
- Doors and windows
- Overall dimensions of all buildings
- Roof plan, including materials and roof pitches

2.1.3 Elevations (1:100/1:50) showing:

- Existing and proposed ground lines
- Recession planes
- Finished floor levels
- Building height
- Nominal finished floor level and Maximum building height for the Lot
- Materials and colours for wall cladding
- Materials and colours for roofing or membranes
- RWH, down pipes and spouting
- Chimney heights, gable vents etc
- Doors and windows

2. Landscape Design

Refer to Section 5.0 Landscape Principles of the Weiti Bay Architecture Code for all landscape design requirements and guidance.

5.1 Level Changes

- Indicate level changes by contour plans (maximum 0.5m internal)
- Indicate all retaining walls and highlight those over 1.5m
- Depict retaining wall face materiality

5.2 Boundary Conditions

- Depict fence location, height and materiality
- Depict any fence step or slope (by elevation) and relationship to landform / contour
- Depict gates and their opening
- Depict location and style / materiality of letterboxes

5.3 Service Areas

- Depict service area / rubbish bins / clothesline / compost areas
- Water storage tanks

5.4 Planting

- Show areas steeper than 1 (vertical) in 2.5 (horizontal) and planting treatment / species
- Provide planting plan and schedule with size of plants at planting

5.5 Lighting

- Provide external lighting plan and lux levels / containment of light spill and control of glare

5.6 Ancillary Elements

- Depict all ancillary elements on plan to include details of garage / sheds, pergola / garden shelter and their materiality / colour
- Depict swimming pool and/or spa pool (if any)
- Depict wastewater disposal (if any)
- Depict TV aerials / antenna / satellite dishes and their size (diameter)
- Signage location and size



Lot #	No	Street Name	Lot #	No	Street Name
Lot 1	2	Taha Puke Road	Lot 84		Not yet subdivided
Lot 2	4	Taha Puke Road	Lot 85	50	Taha Puke Road
Lot 3	6	Taha Puke Road	Lot 86	52	Taha Puke Road
Lot 4	8	Taha Puke Road	Lot 87	54	Taha Puke Road
Lot 5	10	Taha Puke Road	Lot 88	56	Taha Puke Road
Lot 6	12	Taha Puke Road	Lot 89	60	Taha Puke Road
Lot 7	14	Taha Puke Road	Lot 90	62	Taha Puke Road
Lot 8	16	Taha Puke Road	Lot 91	64	Taha Puke Road
Lot 9	18	Taha Puke Road	Lot 92		Not yet subdivided
Lot 10	20	Taha Puke Road	Lot 93		Not yet subdivided
Lot 11	22	Taha Puke Road	Lot 94		Not yet subdivided
Lot 12	24	Taha Puke Road	Lot 95		Not yet subdivided
Lot 13	26	Taha Puke Road	Lot 96		Not yet subdivided
Lot 16	7	Huruhuru Road	Lot 98	13	Te Rata Road
Lot 17	13	Huruhuru Road	Lot 97	11	Te Rata Road
Lot 18	15	Huruhuru Road	Lot 98	9	Te Rata Road
Lot 19	17	Huruhuru Road	Lot 99	7	Te Rata Road
Lot 20	19	Huruhuru Road	Lot 100	5	Te Rata Road
Lot 21	21	Huruhuru Road	Lot 101	12	Te Rata Road
Lot 22	23	Huruhuru Road	Lot 102	10	Te Rata Road
Lot 23	25	Huruhuru Road	Lot 103	8	Te Rata Road
Lot 24	27	Huruhuru Road	Lot 104	7	Te Rata Road
Lot 25	29	Huruhuru Road	Lot 105	3	Te Rata Road
Lot 26	35	Huruhuru Road	Lot 106	1	Konei Place
Lot 27	39	Huruhuru Road	Lot 107	3	Konei Place
Lot 28	45	Huruhuru Road	Lot 108	5	Konei Place
Lot 29	47	Huruhuru Road	Lot 109	7	Konei Place
Lot 30	31	Huruhuru Road	Lot 110	9	Konei Place
Lot 31	33	Huruhuru Road	Lot 111	8	Konei Place
Lot 32	41	Huruhuru Road	Lot 112	6	Konei Place
Lot 33	43	Huruhuru Road	Lot 113	4	Konei Place
Lot 34	4	Ahumoana Road	Lot 114	2	Konei Place
Lot 35	6	Ahumoana Road	Lot 115	128	Ahumoana Road
Lot 36	8	Ahumoana Road	Lot 117	126	Ahumoana Road
Lot 37	10	Ahumoana Road	Lot 118	124	Ahumoana Road
Lot 38	12	Ahumoana Road	Lot 119	122	Ahumoana Road
Lot 39	14	Ahumoana Road	Lot 120	120	Ahumoana Road
Lot 40	16	Ahumoana Road	Lot 121	118	Ahumoana Road
Lot 41	18	Ahumoana Road	Lot 122	116	Ahumoana Road
Lot 42	20	Ahumoana Road	Lot 123	114	Ahumoana Road
Lot 43	19	Rongoa Road	Lot 124	110	Ahumoana Road
Lot 44	17	Rongoa Road	Lot 125	108	Ahumoana Road
Lot 45	15	Rongoa Road	Lot 126	106	Ahumoana Road
Lot 46	13	Rongoa Road	Lot 127	104	Ahumoana Road
Lot 47	11	Rongoa Road	Lot 128	102	Ahumoana Road
Lot 48	9	Rongoa Road	Lot 129	100	Ahumoana Road
Lot 49	7	Rongoa Road	Lot 130	98	Ahumoana Road
Lot 50	5	Rongoa Road	Lot 131	96	Ahumoana Road
Lot 51	3	Rongoa Road	Lot 132	94	Ahumoana Road
Lot 52	1	Rongoa Road	Lot 133	92	Ahumoana Road
Lot 53	20	Huruhuru Road	Lot 134	90	Ahumoana Road
Lot 54	22	Huruhuru Road	Lot 135	88	Ahumoana Road
Lot 55	24	Huruhuru Road	Lot 136	86	Ahumoana Road
Lot 56	26	Huruhuru Road	Lot 137	84	Ahumoana Road
Lot 57	28	Huruhuru Road	Lot 138	82	Ahumoana Road
Lot 58	30	Huruhuru Road	Lot 139	80	Ahumoana Road
Lot 59	32	Huruhuru Road	Lot 140	78	Ahumoana Road
Lot 60	34	Huruhuru Road	Lot 141	76	Ahumoana Road
Lot 61	36	Huruhuru Road	Lot 142	74	Ahumoana Road
Lot 62	38	Huruhuru Road	Lot 143	72	Ahumoana Road
Lot 63	40	Huruhuru Road	Lot 144	70	Ahumoana Road
Lot 64	42	Huruhuru Road	Lot 145	68	Ahumoana Road
Lot 65	44	Huruhuru Road	Lot 146	66	Ahumoana Road
Lot 66	46	Huruhuru Road	Lot 147	64	Ahumoana Road
Lot 67	48	Huruhuru Road	Lot 148	62	Ahumoana Road
Lot 68	50	Huruhuru Road	Lot 149	60	Ahumoana Road
Lot 69	52	Huruhuru Road	Lot 150	58	Ahumoana Road
Lot 70	54	Huruhuru Road			
Lot 71	56	Huruhuru Road			
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Lot 105	124	Huruhuru Road			
Lot 106	126	Huruhuru Road			
Lot 107	128	Huruhuru Road			
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Lot 109	132	Huruhuru Road			
Lot 110	134	Huruhuru Road			
Lot 111	136	Huruhuru Road			
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Important Notice / Disclaimer:

The Weiti Bay Design Control Committee is as follows:

House Design: OCO Architecture Limited

Landscape Design: Topia Garden Design Limited

The house and landscaping design review undertaken on behalf of the Weiti Bay Residents' Association Inc (WBRA) by OCO Architecture Limited and Topia Garden Design Limited are strictly limited to an assessment of the house design and landscape design (at Weiti Bay) to ensure it is compliant with the Weiti Bay Architecture Code. Neither the WBRA, OCO Architecture Limited or Topia Garden Design Limited accept any liability for the adequacy or completeness of or construction of the design, for the acceptability of the design for a Consent under the Resource Management Act or a Building Consent.

Accepted:

Signature: _____

Name: _____

Owner of Lot____DP_____, Identifier_____

Date: _____