THE LANDING

ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES

1. Control System

These guidelines propose the means by which specific house designs for the designated house sites at The Landing should be controlled to best protect the values of The Landing from locations within The Landing property, and from viewpoints external to the property.

Development of individual sites are subject to a comprehensive design assessment by a design review board considering architectural and landscape documents submitted by individual owners. The authority of the design review board is given authority by covenants on the sale and purchase agreement for each lot.

2. General Requirements

Each site development is based on detailed site analysis, submitted to the design review board and identifying the scale and extent of proposed development. All new building construction takes place within carefully defined building locations, selected to minimise effects on the natural, cultural, coastal and scenic environment. Where this cannot be achieved through careful building design and material selection mitigation measures are required to ensure that buildings do not dominate the natural landscape. These include the judicious addition of landscape planting.

The following guidelines have been developed to ensure that all buildings on the property share the same high standards of design and construction yet allow reasonable architectural freedom and individual expression. Owners are urged to consider the specific context of the proposed building and present proposals for review by the design review board at the earliest opportunity. These guidelines will also be incorporated into the proposed district plan assessment criteria.

3. Guidelines

Site Considerations

The impact of new buildings on The Landing will be minimised by having careful regard to surrounding topography, building location and access within the site, building form and materials used, and landscape planting. The following guidelines are illustrated with existing houses at The Landing.

General Development

Where there is existing native vegetation, and or mature trees, buildings should be located to avoid disturbance to vegetation and trees, and to maintain or enhance vegetation cover.

Sites are located as far as practicable to minimise the need for excavation for construction or to form vehicular circulation and manoeuvring space. Driveways should follow the natural contours of the land, and avoid sharp angles or long straight sections. Parking areas should be integrated with the overall design of the residence and landscaping, and vehicles in uncovered parking spaces should not be visible from the coastline.

Water tanks, if not placed underground, will be unobtrusive and designed to integrate with the overall design of the main structures. Septic tanks and other sewage treatment infrastructure will be placed underground. Any air-conditioning or heating units will be contained within or unobtrusively integrated with the main structures. Lighting should be selected and located to ensure that the source of light is not visible beyond the site boundaries.

Building Form

Various building styles are possible however the following general guidelines will assist in diminishing the impact of structures in the landscape.

- Building mass may be either tall where built up a slope, or wide where built across a slope but should not be both tall and wide. Building forms should be massed and arranged to have a clear relationship with the surrounding topography. Consideration should be given to breaking larger building masses into component forms in order to diminish the impact of building in the landscape.
- Roofs should be appropriate to the building form and generally respond to the surrounding topography.
- Building mass may be either tall where built up a slope, or wide where built across a slope but will not be both tall and wide. Large buildings should be broken up to allow trees to be planted within the building perimeter.
- Buildings on slopes will be 'grounded' in the site with solid foundation and basement enclosure to avoid sightlines to the underside of floors.

SK – 1
The house is reduced in bulk by breaking the form into two elements connected with a lowered section, the roof mimics the slope of the adjacent land and planting upslope ensures the house is viewed against a planted skyline.

Building within the land

The Landing has many folds, valleys and terraces and buildings should be sited to take advantage of these to settle buildings within the land rather than dominating it.

SK – 2

The house takes advantage of a locaiised terrace the side of a valley and uses a simple flat roof form to allow the surrounding landform and planting to dominate.

Building Location on Skyline

Buildings will be planned and sited to minimise their impact on the skyline. This can be achieved by locating buildings so as to appear below ridges when viewed from critical viewpoints. Buildings will not be located on headlands or hilltops unless significant planting exists. Where possible, buildings should be located below the tree canopy backdrop or against new planting to maintain the prominence of a treed skyline. Where buildings are located on or close to the top of ridgelines, or where building forms visibly protrude above ridgelines, planting of mature specimens undertaken prior to or during construction to provide planted elements above and alongside the building.

SK – 3

The house is located well below the crown of the hill to ensure that the house does not dominate the natural landform. Trees in the foreground are used to further embed the house in the wider landscape. The new trees that have been planted mimic the existing trees on the wider hillside.

Use of landscape elements

Built landscape elements such as fences, walls and small ancillary structures can assist in diminishing the scale of the buildings and help to engender a picturesque quality to the development. Although the structures may not be physically connected, they should be consistent in their form and design to create an integrated whole.

Outdoor living areas will be designed to integrate with the overall design of the building and other structures on the site. The materials used for outdoor areas will be compatible with the materials used for the construction of the buildings on the site. The use of natural materials such as wood or stone, which enhance the natural landscape, are encouraged.

Outdoor lighting should be designed and located to ensure that the source of light is not visible beyond the site and should generally be low level illuminating the ground plane rather than high level.

Existing planting

Wherever possible building location will take advantage of existing established planting to break the straight lines of constructed elements. Placing buildings within trees, that is, with trees both in front and behind the building will be most successful at breaking up the linear forms. Where trees are planted, or moved, to modify building lines they will be located to create informal random groupings Rather than constructed rows or rectilinear blocks.

SK – 4
The house design has taken advantage of two well established pohutukawa trees to break up the rectilinear lines of the building when seen from afar.

Building Materials and Finishes

The visual effects of the building sites will be considerably lessened if materials chosen are self coloured and can be used without applying coloured finishes.

The Landing has evolved a ‘way of building’ using materials that are predominantly ‘natural’ including stone and naturally weathered timber. Where applied finishes are required such as for, roofing and window joinery, colour and surface treatment will be selected for their low reflectivity and with hue and tone derived from the colours and textures of The Landing’s flora and landscape.

▲ *Stone, tree within the house geometry, concealed lights and recessively coloured metal roofing*

◄ *Stone, raw concrete, dark stained and weathered timber*

◄ *Naturally weathered timber cladding*

▼ *Simple form, copper gutter, naturally weathered timber*

Consideration of Sites by type

Valley sites - Lots 1, 10,17,21, 22, 26

These sites are located in valleys with a large amount of hill slope behind the building sites. In each case building mass will seen against a hillside that is significantly larger in scale than any likely building. This will preclude the possibility for breaking the skyline and will allow planting to be used to break the angularity of structures.

Building forms used should be either low horizontal or narrow vertical following the slope on the valley side.

Vehicle circulation should be easily and unobtrusively dealt with given the easier contours of these sites but some tree planting should be located between the building and public viewpoint to break the angularity of construction.

Open hillside sites - Lots 2,3,4,5,7,8,11,14,15,16,18,27,28,29,30,34,35,36,40,41

These sites have buildings located in open pasture with some hillside behind. Buildings are unlikely to be viewed in silhouette from public viewpoints but will require careful handling of forms and materials to reduce their impact. Site access will require some excavation and car maneuvering will need to be carefully considered.

Buildings should be set into the hill as much as possible to limit their height above the downslope and subfloor voids below floor level should be avoided. Roofs, if pitched, should be close to the slope of surrounding landforms

Tree planting should be located between building and public vantage points to reduce the contrast between open pasture and built form and to provide a contrast with the angular lines of construction.

Near ridgetop sites - Lots 9,12,13,19,20,23,24,25,31,32,34,37,38,39

These sites require careful siting, design and landscape to minimise impact on the landscape, The sites are generally visible from public viewpoints and in some cases buildings will be seen against either distant hills or the sky.

Site planning should reduce excavation and retaining structures with use made of level changes where sites are steep. Access to the sites should be reduced as much as possible with planting to conceal the straight line geometry of road gradients and remediated with planting on cut faces. Buildings in these locations should be horizontal in form rather than vertical and with roof geometries that mimic surrounding landforms. Larger forms should be broken into assemblies of smaller blocks with tree planting within the perimeter of the building breaking the rooflines.

Materials should be non-reflective and large glazed areas should have roof overhangs or be orientated to avoid solar reflection.

Bush site - Lots 6,

This site is within established bush and provided care is taken to conserve trees and form and height reflect the general guidelines there will be little impact.

Quarry site - Lot33,

This site is within the existing quarry, buildings will be seen against a solid hillside backdrop and there is established planting in the foreground., public access is approximately I kilometre away. Provided the general guidelines are followed there will be little impact.