

WIROA STATION

ARCHITECTURE CODE

and

DESIGN APPROVAL PROCESS

WIROA STATION ARCHITECTURE CODE

As per the operative District Plan applying at the time, the Wiroa Station subdivision consent RC2160044 – RMACOM created an approved building envelope for a house at each of the approved building platform locations. On the basis of the rules then operative, a controlled activity resource consent must be obtained for each individual house. When processing that controlled activity resource consent, the Council will review the design details against this Architecture Code. Please note – future landowners will be required to have regard to the relevant District Plan rules applying at the time of development.

GENERAL DESIGN GUIDELINES

- These design guidelines seek to promote the very highest standards of NZ Architecture and Landscape design
- Simple classical barn forms that sit calmly/ expectedly within the landscape
- Landscape design to be integrated with the built form.
- Projects are encouraged to create relaxed informal spaces using simple rectangular planning, with internal living spaces to address large outdoor living terraces.
- Building arrangements are to promote a sense of 'enclosure' or 'compound', where an outdoor terrace may be defined by the careful planning of various surrounding buildings.
- All Building arrangements are to respect the privacy of adjoining sites. Building configuration to incorporate Privacy Walls (where required) to serve the mutual interest of owners by maintaining the privacy to and from the private spaces.
- No extravagant forms, application of decorative, or pastiche finishes will be allowed.
- Buildings using pole/platform construction are not permitted.

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WALLS

Materials:

- Calm, non reflective, neutral tones in harmony with the landscape. All materials to be less than 30% reflectivity.
- All finishes being of Marine grade quality.
- **Primary Materials for all buildings to be:**
Cedar horizontal or vertical weatherboards
Finish: Resene 'Crowshead'
Resene 'Natural Silver'
Clear Oil
- **Secondary Materials for all buildings to be selected from:**
 - Basalt rock (finish 'Grey', Ferrous coloured rock will not be permitted.)
 - Copper spoutings, flashings, downpipes
 - Unpainted sand-cement render on masonry
 - Teak or Kwila posts (finish as for weatherboards)
 - Mild steel RHS/SHS posts
 - Zinc or copper horizontal tray cladding
 - Off shutter natural grey concrete
- Garage doors to be cedar.

Configuration:

- The configuration of the building(s) may maximise the view whilst maintaining privacy.
- The arrangement must identify the faces which will constitute the 'Privacy Walls'
- A minimum of 80% of the solid wall elements of the house are to be clad in the Primary Material.
- Emphasis on horizontal building forms. The building form is to appear in the medium to distant view as single story. Where a second storey is incorporated it should be located away from the ends of the building form, and sunk into the surround topography.
- Emphasis on horizontal articulation of cladding types
- Changes in materials to occur at points significant to building form and plan

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PRIVACY WALLS

Configuration:

- Privacy walls are to be incorporated to provide privacy to and from the dwelling. When planning the building, the Architecture Code requires where the 'back' or 'sides' are visible from another building platform, these 'back' or 'sides' will constitute the Privacy Walls.
- To be either a 'Landscape Wall' or a 'Solid Building Wall'
- As a 'Landscape Wall' they are to be solid for at least 2 m high from baseline. Can be partial retaining cuts into hillside. To be maximum height of 2.2m above natural ground level.
- As a 'Solid Building Wall' window openings are restricted to 5m² per wall, and minimum window cill height to be 2m above finished floor level (ie clerestory windows in a horizontal format located at the top of the wall).

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ATTACHMENTS

Materials:

- Spouting, Down pipes, Rainwater heads to be copper;
To be designed to match and suit the material used for roofing. Acceptable profiles are box section or half-round section.
- Chimneys:
One or maximum two oversized chimney elements are encouraged to 'ground' the light weight roof form. Materials as for walls.
- Skylights:
To be designed at same pitch as roof, and flashed in copper. To be carefully detailed
To be flush with the plane of the roof.
Powder coated aluminium to match roof colour.
Clear low reflectance glazing
- Decks:
Teak or Kwila (finish with either clear oil or left natural)
- Terraces:
Grey Granite paving (neutral tone and texture)
Concrete paving, natural grey.
Sandstone paving (neutral tone and texture)
- Sunscreens:
Aluminium blade/fins.
Finish: Anodised
- Cedar blades/fins.
Finish: See specification for Walls
- Balustrades:
Clear frameless toughened glass.
Tensioned stainless steel wire spaced vertically at 100mm crs max. in bead blasted stainless steel frames.
- Landscape walls:
Unpainted sand-cement render on masonry,
Selected hardwood timber 'Timbacrib' type retaining walls in simple refined configuration
(finish: see specification for Walls)
Dry-stack basalt rock, found locally (finish 'Grey')

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ATTACHMENTS (CONT'D)

Configuration:

- Sunscreens are to be horizontal, rectangular and to suit local weather conditions
- Decks and terraces are to be simple and rectilinear in shape where care shall be taken to ensure integration into the immediate topography.
All decks and terraces to sit as near to natural ground as possible and should not rise more than 2 m above at any point (and average not more than 1.25 m above if the length of deck or terrace is greater than 5 m).
- Swimming Pools - Below ground or incorporated into 'raised ground' outdoor terraces. Simple and rectilinear shape.
- Swimming pools or similar must be in a recessive colour where they are visible from beyond the site boundaries.
- External ground surfaces shall be formed with natural materials such as crushed metal, or paved with other materials such as concrete, exposed aggregate or seal, using oxide additives where necessary to reduce brightness and visibility in the landscape.

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ROOFING

Materials:

- Pitched roofs shall be Western Red Cedar Shingles, or Copper, Zinc or Coloursteel Eurotray.
- Membrane roofing (Flat roof only)
Finish: Grey or black butyl rubber.
 'Nuraply' type dark grey chip membrane roofing

Configuration:

- A single main elongated roof form is encouraged.
Note: This will encourage the notion that a simple yet strong, sheltering roof form is encompassing the potentially more complex planning of accommodation and spaces below.
- A maximum of 4 separate pitched roof forms are permitted.
- If more than one roof is used, then they are all to have the same pitch and proportion as viewed in cross section.
- Pitch roofs to be gables.
- Gable roofs to have symmetrical gable ends, roof pitch to be in the range 20-30°, overhangs of 600 mm minimum, but larger overhangs are encouraged.
- Main roof must be pitched and flat roof portions are to be a maximum of 30 percent of the total roof area.
- All components of pitched roofs to be of the same material and all accessories to be copper clad (ie spouting, downpipes, rain water heads, vents, cowls, flues etc).
- Pitched roof(s) must be higher than, and visually dominant to flat roofs.
- Hip and mono-pitch roofs are not permitted. Parapets are not permitted.

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OPENINGS

Materials:

- Windows to be steel, timber or anodised aluminium
Finish: Timber, oiled or painted charcoal
Charcoal powder coat or painted steel
- All glazing to be clear and un-tinted.
- All finishes being of Marine grade quality.

Configuration:

- Openings to be grouped together to read as a single element wherever possible, and attention paid to the resulting pattern of solid and void, and proportional aesthetic.
- Large windows and glazed doors should be 2m high minimum and ideally full height, and as wide as practicable. Large 'commercial suite' sliding doors are encouraged. Bi-folding and pivoting doors are acceptable, though not mixed with sliding doors on any length of wall.
- In predominantly glazed walls, materials from the Secondary Material list can be used to substitute openings, but must be articulated to read with the opening in the pattern of solid and void.
- Windows on predominantly solid walls can be arranged horizontally or vertically but should be consistent for all windows in that wall. If arranged vertically they should be full or near full height. If arranged horizontally they should have a minimum length to height ratio of 3:1.

LANDSCAPING

- All landscaping to be approved prior to planting or site preparation. Landscape plans to be prepared by qualified landscape architects and submitted with house plans.
- Landscape design to be integrated with the built form.
- Landscape plans to be consistent with the '*Detailed house site design plans*' included as Appendix D to the '*Landscape performance specification*' prepared by Boffa Miskell Limited dated September 2008 (details on files for RC2080672).

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DESIGN APPROVAL

- Before commencing any building or development, or obtaining any applicable resource management or building consents, the design of the proposed building or structure and the planting and landscaping and site development plan must be submitted to the Design Committee for written approval;
- The objective of the design approval process is to protect the interests of all owners in the overall quality of development and in achieving a degree of design integrity that is sympathetic to the landscape and the character of the property as a whole.

Design Committee

- The Design Committee will comprise:
 - an architect appointed by North Bay Holdings Limited or, at the option of North Bay Holdings, its successor in title to Lot 14; and
 - a representative of North Bay Holdings Limited or, at the option of North Bay Holdings, its successor in title to Lot 14.

Approval process

- These guidelines supplement the design requirements of the Far North District Plan. The approval of the Design Committee is required before application is made to the Far North District Council for a Resource Consent or a Building Consent. The process shall be as follows:
 - **Pre-design Conference:** Owner and architect review their ideas with the Design Committee before commencing design;
 - **Plan Submission:** Submission of conceptual plans to the Design Committee including site planning, planting and landscape concepts.

The Plan Submission is to include the following:

- Design Statement - a written description of the proposal, specifically outlining how the proposal is in keeping with the Wiroa Station Architectural Code
- Site Plan, Floor Plans, Elevations and indicative cross sections in each direction
- Perspectives - fully rendered to a high quality

Review by Design Committee

The Plan Submission will be reviewed by the Design Committee within 21 days of receipt of a completed submission.

Further review or Appeal

In the event of non-approval, the owner may either work with the Design Committee further to obtain approval or lodge an appeal to an arbitrator. The arbitrator shall be appointed by the Design Committee in consultation with the owner.

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DESIGN APPROVAL (CONT'D)

The arbitrator shall make a decision based on submissions from the owner and the Design Committee.

Building permit: The owner or owner's builder then applies for and acquires a resource consent and a building consent from the Far North District Council;

Certificate: Prior to pouring foundations, footings or floor slabs, the owner submits a certificate to the Design Committee from the owner's engineer or architect confirming that the location and form of the building is as approved by the Design Committee;

Construction: Construction shall be completed in accordance with the plans approved by the Design Committee (as varied by agreement or arbitration);

Final Inspection: A final inspection is carried out by the Design Committee on completion of construction. The Design Committee may require that any departures from the approved plans be remedied at the owner's cost.