WINTON

NORTHLAKE

wanaka

DESIGN CONTROL GUIDELINES
NORTHLAKE HOME LOTS

NORTHLAKE PHILOSOPHY

The stunning landscape of Northlake is deserving of protection, as is your investment in your Northlake property. Therefore, you need confidence that your neighbours in Northlake share the vision of a high-quality residential development, while also protecting Northlake's natural environment and views.

Northlake Homes (types A – J) are to be built according to the Approved Building Plans applicable to the relevant Northlake Home Lot (as specified in the Appendix).

A key objective of these Guidelines is to ensure a high-quality built environment and to limit development to an appropriate and coordinated palette of materials in keeping with the Northlake setting.

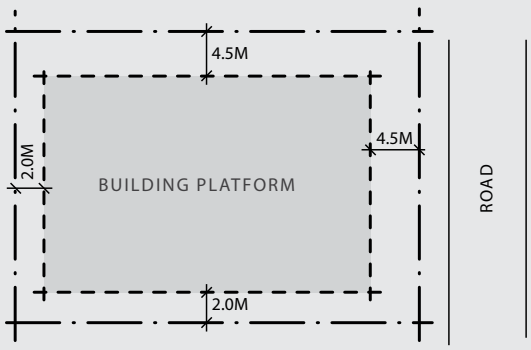
These Design Controls shall be administered by Northlake Investments Limited ("NIL") or such person appointed by NIL.

BUILDING CONSTRUCTION

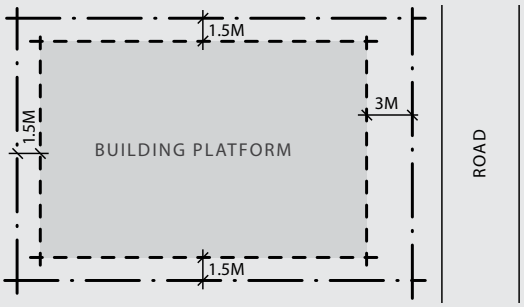
- An Owner must select one of the Northlake Homes that has been allocated to their Lot (see Appendix) and then build as per the approved building plans for that house (the "Approved Building Plans").
- The Approved Building Plans for each of the Northlake Homes are available at https://winton.nz/our-projects/northlake/nl-house-information/
- An Owner may amend or vary the internal layout of the Approved Building Plans but cannot change the external materials or external appearance of the Northlake Home in any way.

SETBACKS

- Buildings on lots located in Activity Area B4 and C2 are not to be constructed within the following setback areas:
  - Road and access lot boundary(s) - 4.5 metres.
  - Internal boundaries – one setback of 4.5 metres and all remaining setbacks to be 2 metres.
- Buildings on lots located in Activity Area D1 are not to be constructed within the following setback areas:
  - Road and access lot boundary(s) – 3.0 metres.
  - Internal boundaries - 1.5 metres.



Activity Area B4 & C2

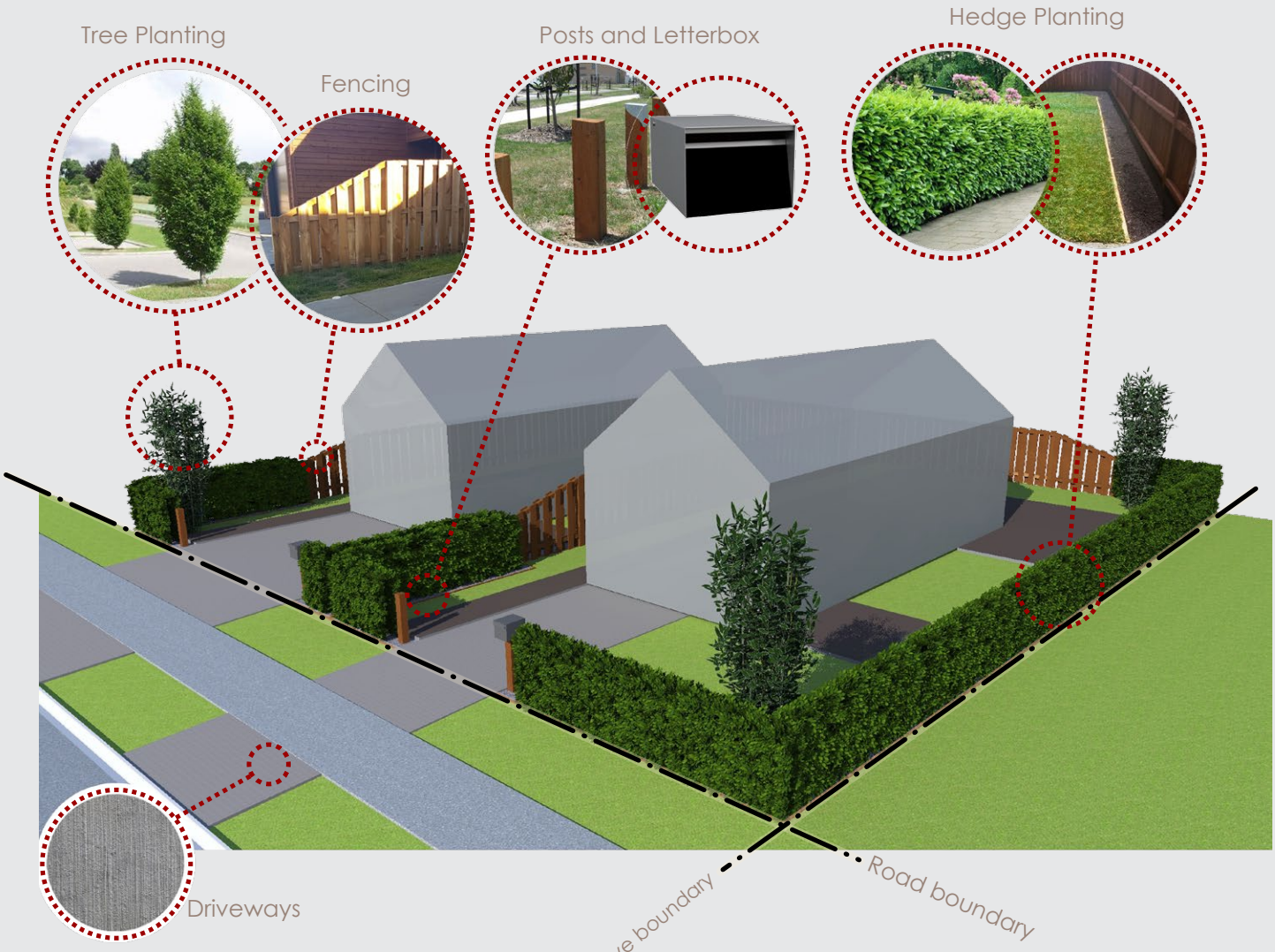


Activity Area D1

LANDSCAPE CONTROLS

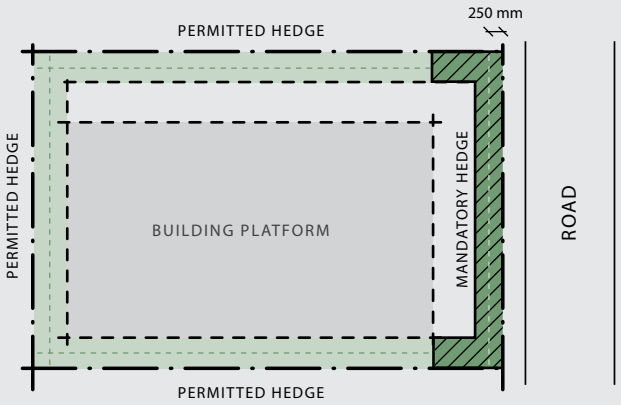
The Landscaping to your Lot frontage will help preserve the neighborhood amenity of the high-quality Northlake development. The objectives of the below controls are to create a green landscaped frontage to each Lot and protect the quality of views, streetscapes and reserves.

All design review applications must include a landscaping plan which adheres to the landscaping controls set out in these guidelines. All landscaping must be constructed strictly in accordance with the approved plan(s).



BOUNDARY HEDGE PLANTING

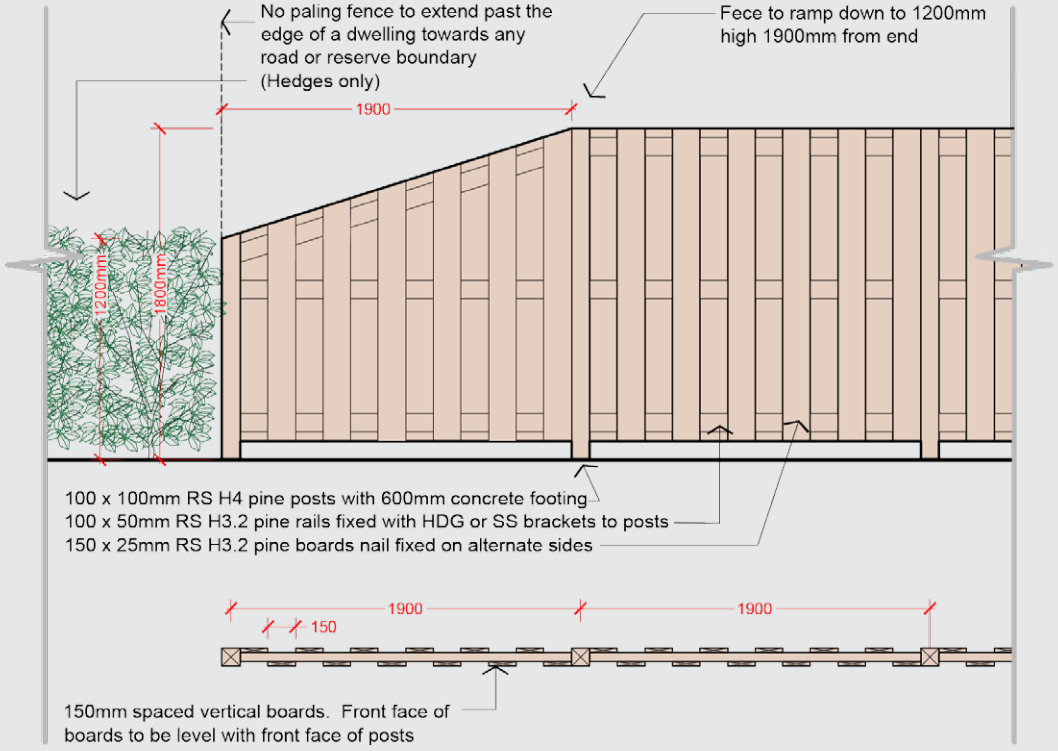
- All common boundaries with a road, access Lot, reserve or residential Lot where paling fence is not permitted must be planted with a hedge. The stem of the hedge plant is to be offset 250mm inside your Lot boundary.
- Hedge plants are to be a minimum of 1000mm high at the time of planting and a maximum of 600mm apart (stem to stem).
- Hedging is to be clipped and maintained to a height of 1200 – 1800mm and max width of 1000mm.
- Hedge species are to be *Griselinia littoralis* or *Prunus lustanica.*



Boundary Hedge Planting

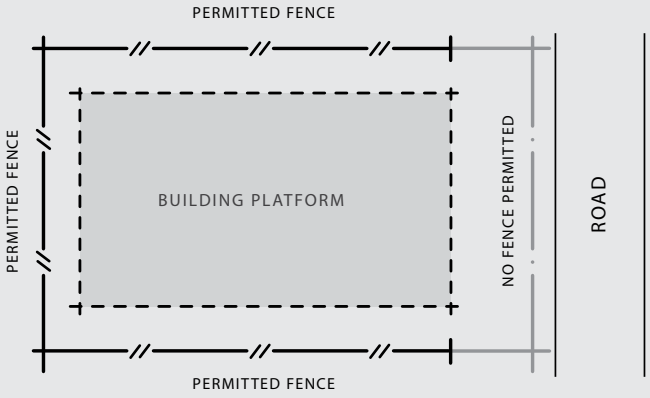
FENCING

- Paling fencing to a finished height of 1800mm above existing ground level (at time of title) is to be erected on each common boundary to a residential Lot. The fence is not to extend past the façade of the dwelling towards any road, access Lot or reserve. Fencing is to be as per the detail below.



Paling Fence Detail

- No paling fencing is permitted on any road, access Lot or reserve boundary.
- post and wire fencing to 1m high is permitted where paling fencing is not. This fencing must be constructed on the dwelling side of a boundary hedge.
- Fencing shall be of a high level of workmanship, straight between points, and free of obvious humps and hollows. Fences are to be natural timber, or stained black or dark brown.



Permitted Fencing

TREE PLANTING

- All Lot owners are to plant at least one tree within 2m of each road or reserve boundary. This is to be selected from the following species: Oak, Elm, Birch, Maple, Plane, Beech, Walnut, Ash, Cherry, prunus, Magnolia, Camellia or Alder.
- Trees are to be >2.5m in height at the time of planting.
- No trees over 4m are allowed within 2m of a neighboring residential lot.

MACROCARPA POSTS AND LETTERBOX

- Two Macrocarpa posts are to be added to each side of your driveway in line with the boundary, one of which is to hold the letterbox.
- Posts are to be 150mm square and 1m in height from driveway level.
- Posts are to be < 250mm from the driveway edge.
- The letterbox is to have a maximum dimension of 400Wx400Dx400H
- The letterbox is to be black, natural timber or steel in finish and must be built for purpose.

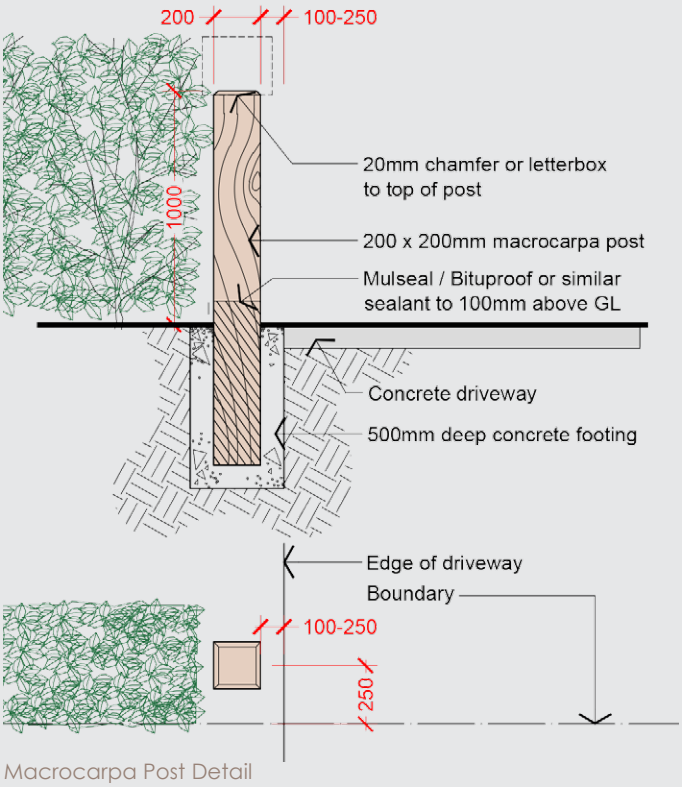
DRIVEWAY

- Owners are responsible for constructing their own driveway to connect with the relevant road / access lot.
- All driveways shall have a brushed or exposed aggregate concrete finish, no tints are permitted.
- Driveways shall be evenly flowing between points and have no obvious humps or hollows.
- No driveway shall have a width greater than 6m or less than 3m where it meets the carriageway of the road or access Lot.

GENERAL LANDSCAPE CONTOLS

- Garden sheds or other structures over 1.2m in height are only permitted with prior written approval NIL or their successor.
- Pergolas, shade structures, carports and outdoor fires are to have an LRV of less than 36% or be constructed of natural timber, steel or stone. Transparent plastics are not permitted.
- Rubbish bins, washing lines, heat pump compressors and other utilities shall be screened with planting or a timber screen from roads, access Lots and reserves.
- All landscape lighting shall be downlighting with a hidden light source.
- No gates or obstructions across driveways are permitted.

Griselinia Littoralis Hedge



Macrocarpa Post Detail

Typical Northlake Shade Structure and Fireplace

MAINTENANCE AND RULES

- Paint, stain and other finishes on buildings and fences shall be maintained and reapplied as weathering affects color strength over time.
- If any tree planting or boundary hedge planting required in these guidelines is to become sick or to die, it is to be replaced within one month. Replacements to make good defects shall be true to the heights and species specified.
- Boundary Hedges are to be neatly clipped and maintained to the height and width specified.
- No car, boat or motorbike or other vehicle shall be parked overhanging a footpath these shall be contained entirely within residential Lots or 'on street' parking spaces.
- Before, during and after construction, no vehicle shall be parked or driven on a grassed area such as road verges. This includes any vehicles associated with your builder or any subcontractors.
- Laydown areas for building materials and other associated materials are to be located within your private Lot.
- Lots are to remain free of litter. This includes, but is not limited to, items such as plastic bags, rubble, dead vegetation material, rubbish which has migrated to the Lot in the wind, or larger items requiring removal by machine.
- Grass and weeds on vacant Lots shall not be allowed to exceed 100mm in height. Following construction, no weeds over 100mm in height within any residential Lot shall be visible from any road access Lot or reserve.
- In accordance with clause 8.3 of the Restrictive Covenant attached to every itle, NIL may seek to recover any costs directly or indirectly attributable to breeches of the design controls. You may also be liable for any legal costs incurred by Northlake in further enforcement action should breeched continue.

Downlighting

Outdoor area

APPROVAL PROCESS

- Owners or their agent shall submit the Approved Building Plan Submission Form (located at the end of this document) and all relevant information required to NIL
- NIL will consider the submission and respond in writing within 20 working days of receipt of a fully complete submission, either providing the Owner/Agent with Design Control Approval or suggesting amendments to the submission.
- If the response is a Design Control Approval, the Owner/Agent can apply for the necessary QLDC consents.
- Alternatively, if NIL does not provide a Design Control Approval, then the Owner/Agent may work with NIL to amend the submission so that a Design Control Approval can be issued.
- The Owner (or agent) may only apply for and proceed with any building consent from QLDC after written Design Control Approval is obtained from NIL.
- Owners shall not undertake any construction on any Lot unless NIL has issued a Design Control Approval for that Lot and such construction must comply with the Design Control Approval issued by NIL.

Note: The construction of a dwelling or landscaping that does not fully comply with the Approved Building Plans will need to be rectified at the Owner(s) expense.

DESIGN APPROVAL FEE

- The fee for submitting an Approved Building Plan Submission Form to NIL shall be $575 Inc GST.
- This fee covers the issue of a single Approval.
- Where further submission(s) of plans are requested, then NIL reserves the right to charge further fees in order to cover its costs.

CONSTRUCTION BOND

- A refundable construction bond of $2500 (No GST) is required to be paid before design approval can be issued by NIL.
- The bond will be held by NIL and will become repayable when:
    - All building and landscaping works are fully complete as per the approved plans.
    - Any damage to surrounding areas (public or private) that have occurred through building activities have been fully repaired or reinstated to the satisfaction of NIL. *This includes the repair of any grass verge that adjoins your Lot.*
- The Owner shall contact NIL when they have obtained the necessary QLDC Code of Compliance Certificates for the Northlake Home. The Owner shall then allow NIL reasonable access to inspect the building and landscaping works against the approved plans.
- If the Owner has not complied with the Design Control Approval and/or there has been damage caused to surrounding areas, public or private, NIL may utilise the bond in remedying such non-compliance or damage. Any additional costs may also be recovered from the Owner.

TIMING OF CONSTRUCTION

- Once construction has commenced, the exterior of all buildings must be completed within 12 months of the date of commencement.
- Landscaping and fencing must be completed within three months of the date of completion of the exterior of the dwelling.
- No Non-approved buildings or structures are permitted on any Lot outside of the permitted construction period.

GENERAL INFORMATION

NIL AND ITS APPOINTED PROFESSIONALS

- When Northlake Investments Limited or its assignees no longer own any Lots within Northlake, then NIL shall use reasonable endeavors to assign responsibility of the Guidelines to a resident's association or similar (if one exists) or to a committee of Owners on a basis to be agreed. In any event, NIL's responsibility shall cease on the date 15 years after the first title in Northlake was issued.

WAIVER

- NIL may, if it sees fit and whilst having regard to the unique circumstances of each Northlake Lot:
    - Alter or waive any of the processes set out in these Guidelines; and/or
    - Waive or vary any of these Guidelines (provided it is satisfied that the result is consistent with the overall vision for its development at Northlake in its sole discretion).
- NIL shall not be liable to any Owner or any other person for any loss, damage, claim or expenses (including where such loss, damage, claim or expense arises from the approval or non-approval of an application under these Guidelines, any failure to meet the timeframes stated in these Guidelines or performing any function under or in relation to these Guidelines).
- NIL shall be entitled to amend or add to these Guidelines from time to time without notice.
- Fees may be amended by NIL at any time without notice, but in any event shall represent the reasonable cost to NIL in connection with the Design Control Approval process.

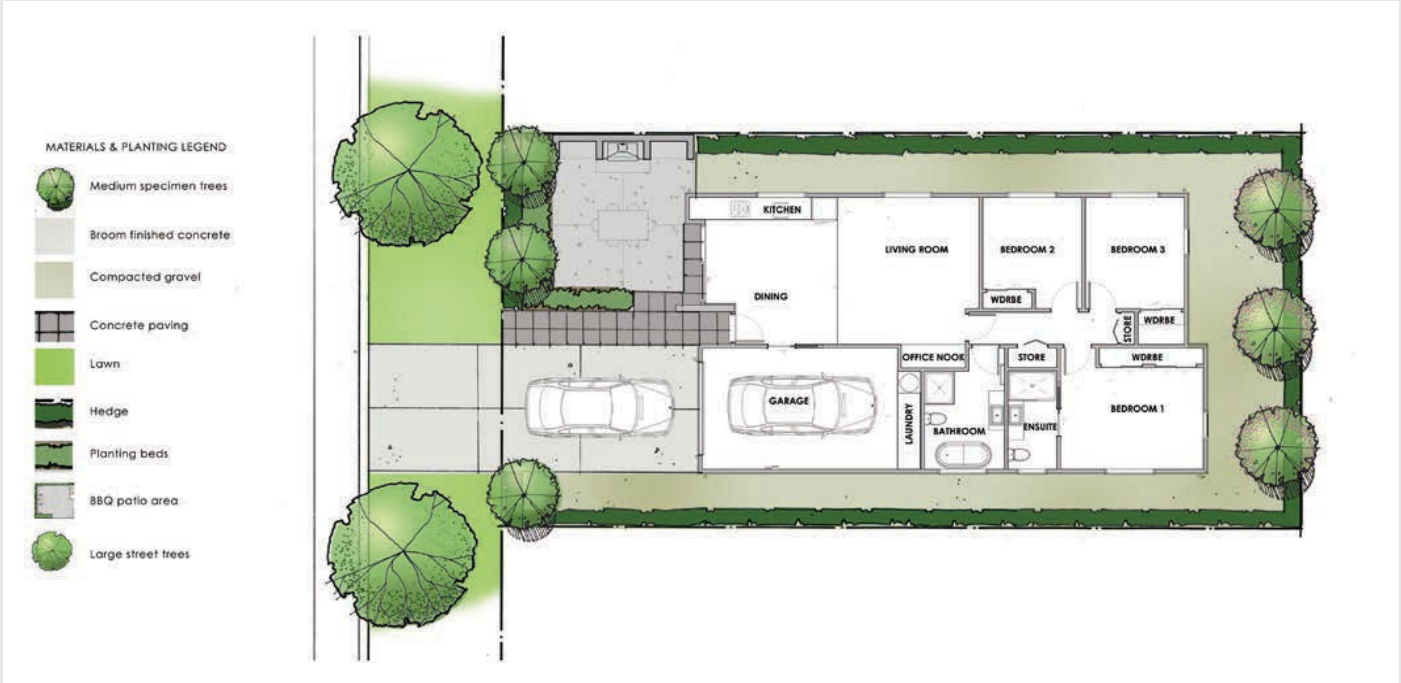
CONTACT DETAILS

Northlake Design Controls

Email: design@northlake.co.nz

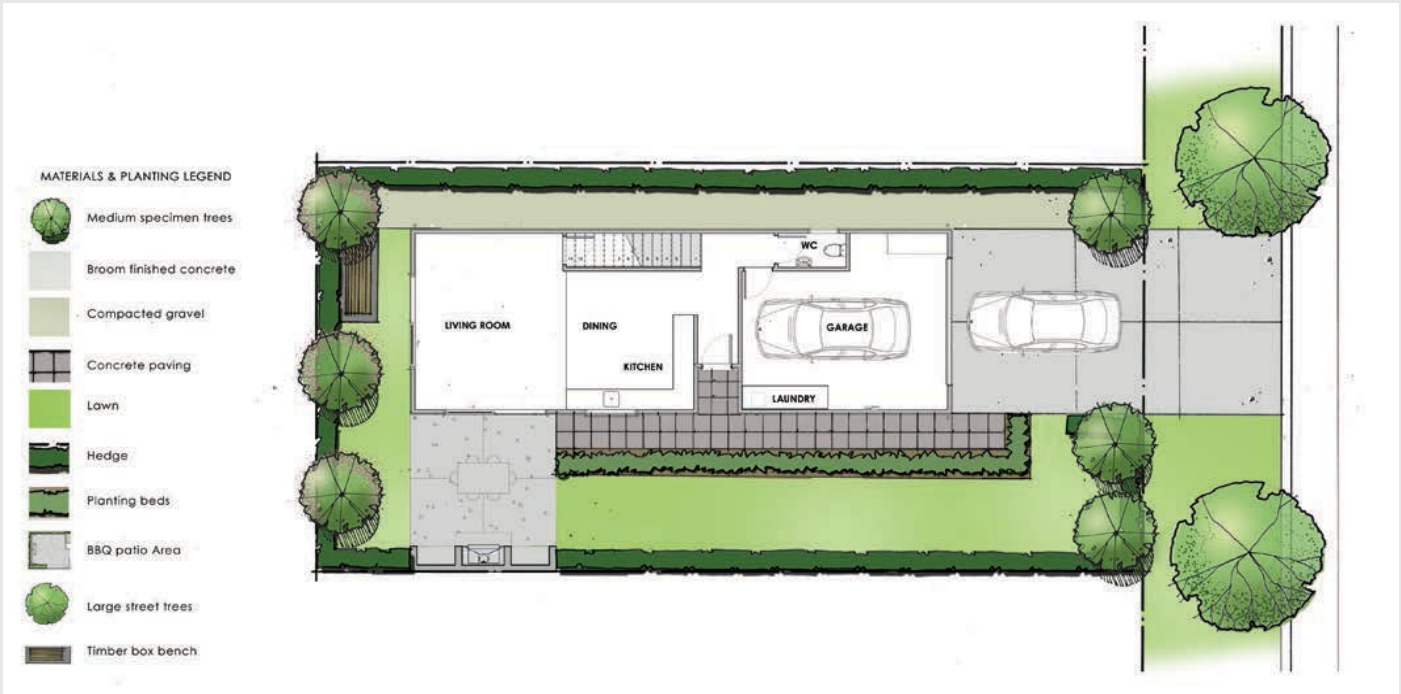
Postal: PO Box 818, Wanaka

Type A – Aspiring

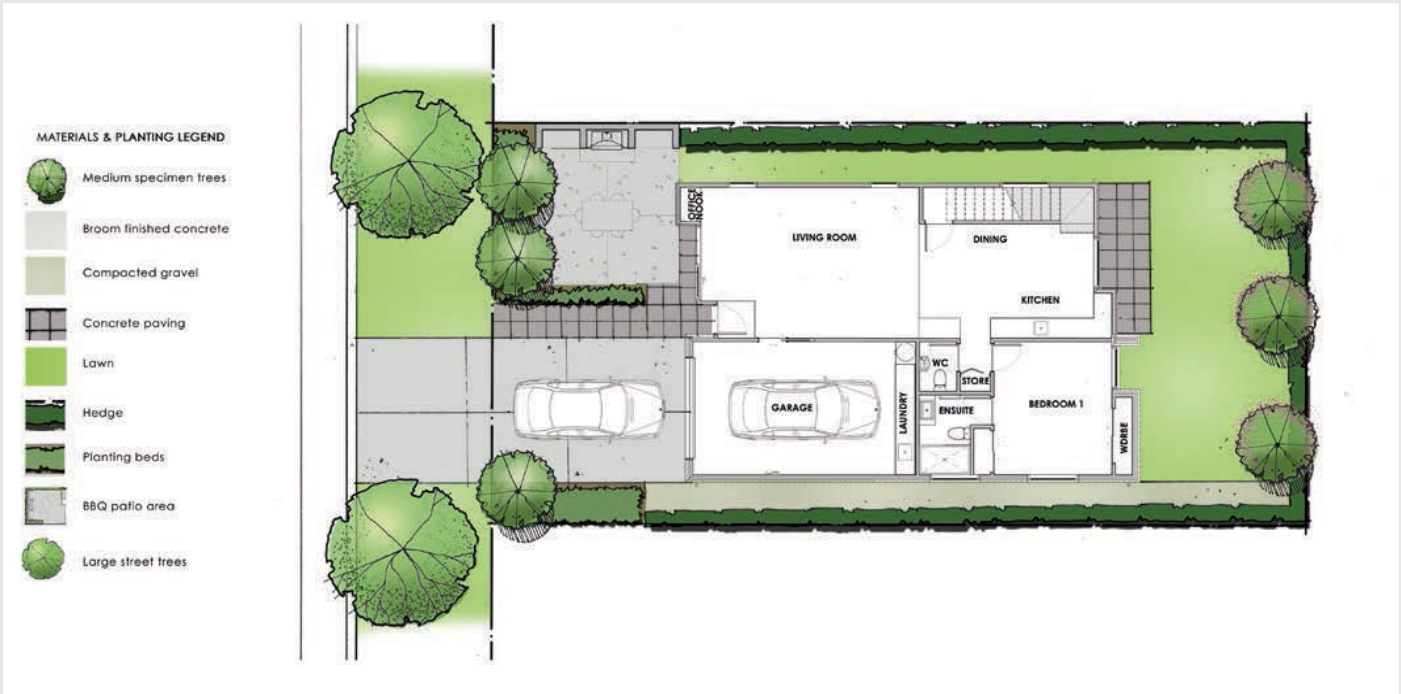


Type B – Birchwood

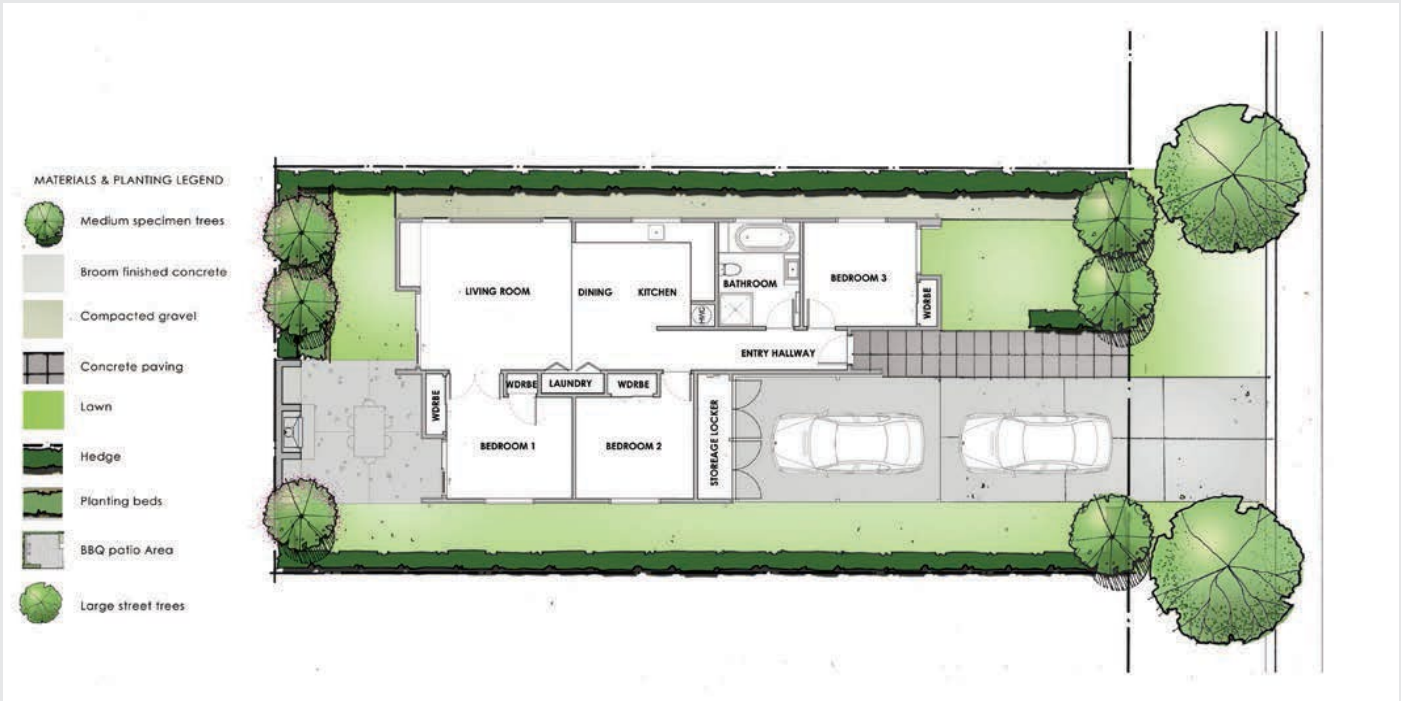
Type C – Creighton



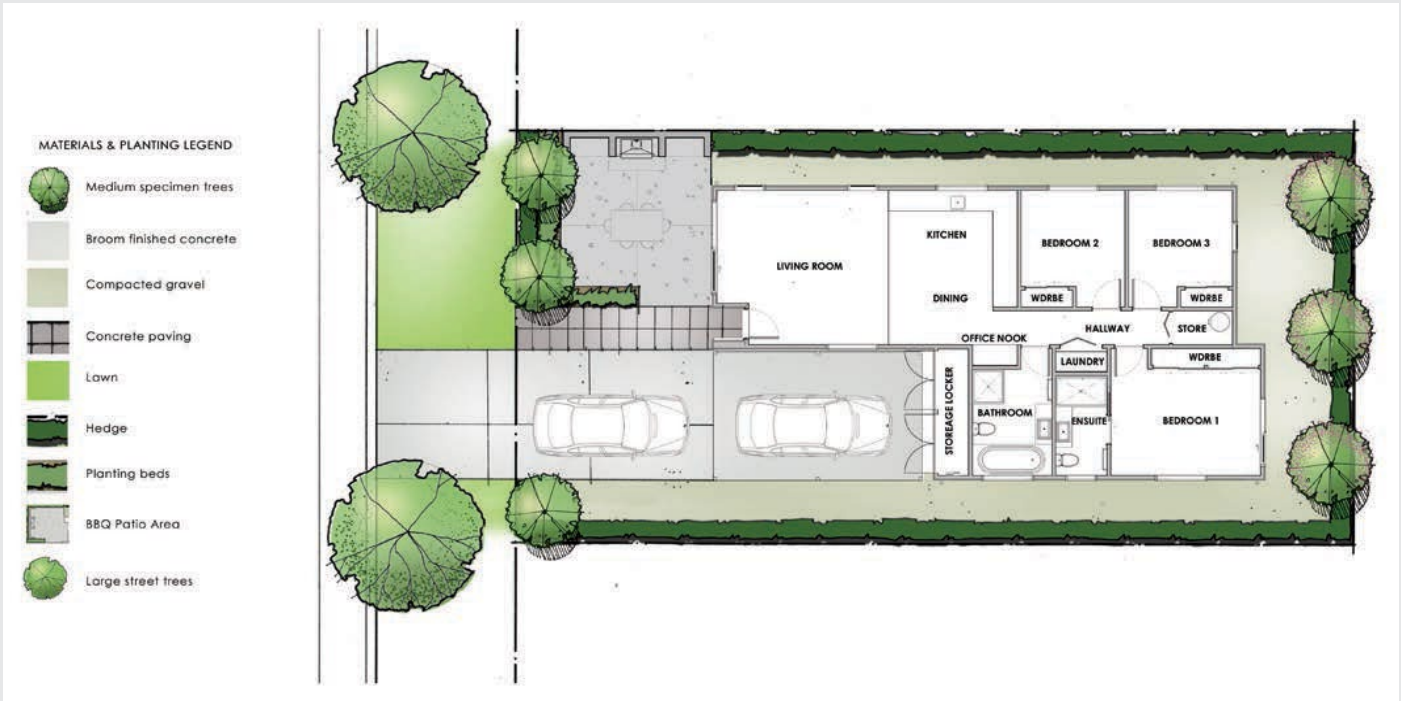
Type D – Domett



Type E – Earnslaw



Type F – Forrest

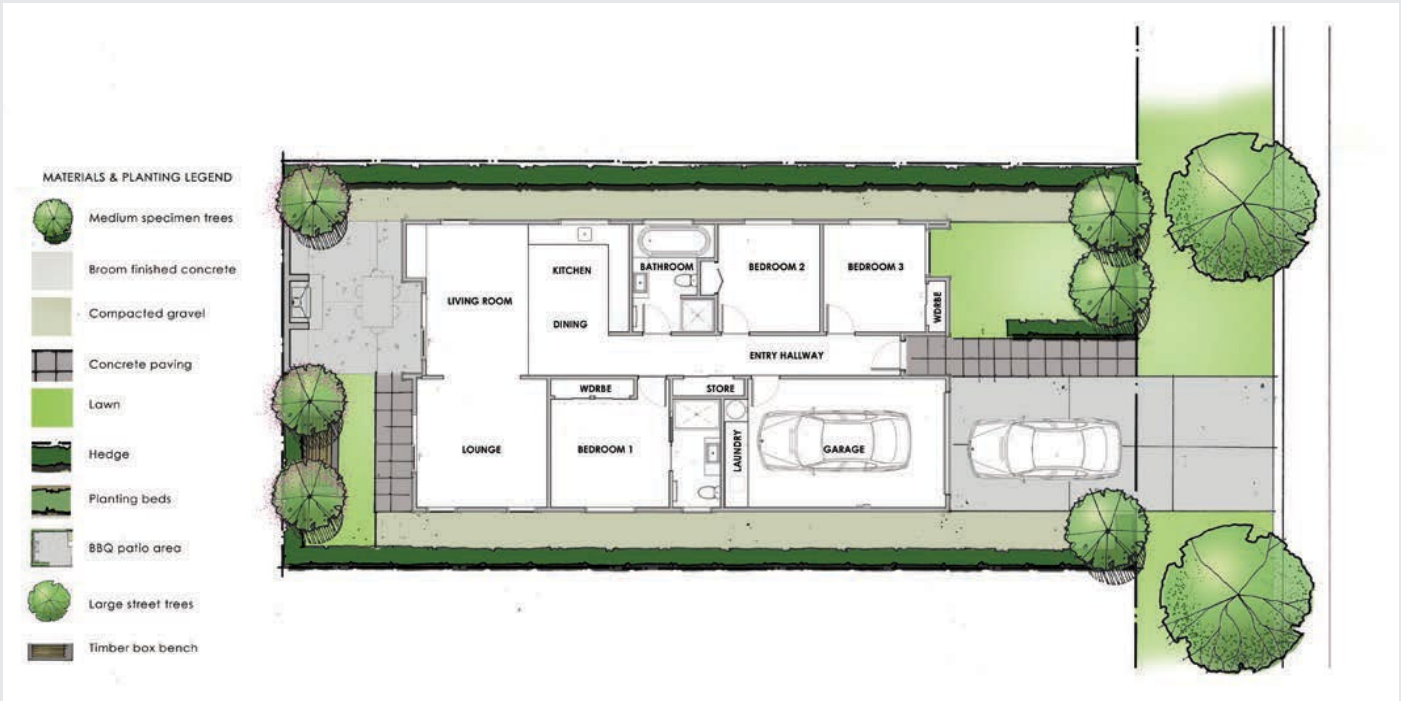


Type G – Glenfoyle

Type H – Hillend

Type I – Idaburn

Type J – James


MATERIALS & PLANTING LEGEND
Medium specimen trees
Broom finished concrete
Compacted gravel
Concrete paving
Lawn
Hedge
Planting beds
BBQ patio area
Large street trees
Timber box bench
LIVING ROOM
KITCHEN
DINING
BATHROOM
BEDROOM 2
BEDROOM 3
WDRBE
ENTRY HALLWAY
WDRBE
STORE
LOUNGE
BEDROOM 1
LAUNDRY
GARAGE

APPENDIX

NORTHLAKE HOME ALLOCATION
TO NORTHLAKE HOME LOTS

Lot	A	B	C	D	E	F	G	H	I	J
5	Yes			Yes		Yes				
6	Yes			Yes		Yes				
7	Yes			Yes		Yes				
8	Yes			Yes		Yes				
9	Yes			Yes		Yes				
10	Yes			Yes		Yes				
11	Yes			Yes		Yes				
15	Yes		Yes	Yes		Yes	Yes			
16	Yes		Yes	Yes		Yes	Yes			
17	Yes		Yes	Yes		Yes	Yes			
18	Yes		Yes	Yes		Yes	Yes			
19	Yes		Yes	Yes		Yes	Yes			
21	Yes		Yes	Yes		Yes	Yes			
22	Yes		Yes	Yes		Yes	Yes			
23	Yes		Yes	Yes		Yes	Yes			
24	Yes		Yes	Yes		Yes	Yes			
25	Yes			Yes		Yes				
26	Yes			Yes		Yes				
27	Yes			Yes		Yes				
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44										
45		Yes			Yes			Yes	Yes	Yes
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53										
54	Yes			Yes		Yes				
55	Yes			Yes		Yes				
56	Yes			Yes		Yes				

Lot	A	B	C	D	E	F	G	H	I	J
57	Yes			Yes		Yes				
58	Yes			Yes		Yes				
76			Yes				Yes	Yes	Yes	Yes
77			Yes				Yes	Yes	Yes	Yes
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251		Yes	Yes		Yes		Yes	Yes	Yes	Yes
252			Yes	Yes			Yes			

Lot	A	B	C	D	E	F	G	H	I	J
253	Yes		Yes	Yes		Yes	Yes			
254	Yes		Yes	Yes		Yes	Yes			
255		Yes			Yes			Yes	Yes	Yes
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301		Yes			Yes			Yes	Yes	Yes
302		Yes			Yes			Yes	Yes	Yes
303		Yes			Yes			Yes	Yes	Yes
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305	Yes			Yes		Yes				
306	Yes			Yes		Yes				
307	Yes		Yes	Yes		Yes	Yes			
308	Yes		Yes	Yes		Yes	Yes			
309	Yes		Yes	Yes		Yes	Yes			
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900	Yes		Yes	Yes		Yes	Yes			
911	Yes		Yes	Yes		Yes	Yes			
912	Yes		Yes	Yes		Yes	Yes			
914	Yes		Yes	Yes		Yes	Yes			
915	Yes		Yes	Yes		Yes	Yes			
916	Yes		Yes	Yes		Yes	Yes			

NORTHLAKE
wanaka

NORTHLAKE HOME LOTS
BUILDING PLAN SUBMISSION

OWNERS DETAILS

NAME OF OWNER:	
ADDRESS:	
PHONE (DAY):	MOBILE:
EMAIL:	

PROJECT LOCATION

STREET ADDRESS:	
LOT NUMBER:	CT NUMBER:

AGENTS DETAILS

NAME OF AGENT:	
COMPANY:	
ROLE (ARCHITECT/DESIGNER/BUILDER/OTHER):	
PHONE (BUSINESS):	MOBILE:
EMAIL:	

NORTHLAKE HOME HOUSE TYPE (e.g. Aspiring, Domett, James)

WHAT TO INCLUDE WITH THE SUBMISSION

Final Design Submission must be accompanied by the following:

- ☐ This completed application form
- ☐ Set of Plans which includes:
  - ☐ Landscape / Site Plan (pref. 1:100 scale)
    - The length and bearing of all boundaries, existing and proposed ground levels
    - Utilities locations – existing and proposed
    - Garages and any other accessory buildings, fences and walls, driveways, decks, patios and courtyards, swimming pools, greenhouses, playhouses and awnings
    - Location, height and style of fences
    - List of plants, including size, height at maturity and species
    - Location of lawn area, trees, plants, ground cover areas and shrubs
  - ☐ Building Plans (pref. 1:100 scale)
    - Building plans, elevations showing roof slopes and building sections showing finished floor levels, finished ground levels and building heights from survey datum with existing levels and contours clearly marked
    - Colours and materials clearly identified
    - Any rooftop equipment including antennae, satellite dishes, chimneys and exterior lighting
  - ☐ Specifications and samples and colours of roof and exterior wall materials and of any special features
  - ☐ Any other information that you think may be necessary

FEE & CONSTRUCTION BOND DETAILS

☐ **Processing Fee of $500 + GST ($575)**
To review and process the plan set with reference to the Northlake Design Control Guidelines. This fee covers the issuance of a single Design Control Approval

☐ **Construction Bond of $2500 (No GST)**
To provide for remedial or reinstatement works that may be needed as a result of the owner's construction activities on site (including the builder and any subcontractor working at the site or any adjacent area). The bond is payable to Northlake Developments Limited (NDL). The bond will be held by NDL and will become repayable when:

- the building work is fully complete as approved by NDL;
- NDL has confirmed in writing that the owner has fully complied with the with the Design Control Approval; and
- any damage to surrounding areas (public or private) that have occurred through building activities have been fully repaired or reinstated to the satisfaction of NDL.

In the event that the owner has not complied with the Design Control Approval and/or there has been damage caused to surrounding areas, NDL may utilise the bond in remedying such non-compliance or damage and any additional costs may also be recovered from the owner.

Both Processing Fee & Construction Bond to be paid by bank transfer to Northlake Developments Ltd

Account Number: 02-0108-0256788-000 (Bank of New Zealand)

ADDITIONAL POINTS

1. It is the owner's responsibility to ensure the building design complies with the Design Control Guidelines, the covenants on the Title and the Queenstown Lakes District Council District Plan.
2. Information to be forwarded to: Northlake Developments Limited
   design@northlake.co.nz

I/we confirm that the above information is correct and I/we agree to pay the Construction Bond as detailed above and all charges incurred in processing this application.

_____	_____	_____
OWNERS SIGNATURE	NAME	DATE
_____	_____	_____
OWNERS SIGNATURE	NAME	DATE