



# Beaches

MATARANGI

## BEACHES MATARANGI DESIGN CONTROL GUIDELINES

### Beaches Matarangi Philosophy

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

Please note that Design Control Approval on the basis set out in these Guidelines is required prior to commencing any work for building construction, landscaping, and fencing as well as future external additions or renovations (including colour changes) on any lot.

These approvals are required prior to obtaining local authority consent, so please take a few minutes to read these Guidelines and ensure that your architect/home designer, landscape designer and builder are also familiar with them.



## “A HIGH QUALITY BUILT ENVIRONMENT”

### ARCHITECTURAL DESIGN CONTROLS

A key objective of these Guidelines is to ensure a high quality built environment and to develop an appropriate and coordinated palette of materials in keeping with the Beaches Matarangi setting. In these Guidelines, "building" means any dwelling, structure or accessory unit erected on the Lot.

### BUILDING CONSTRUCTION CONTROLS

- **No buildings within 5m of road, golf course or reserve boundaries.**
- **Building height** is limited to 7.5m (as measured from lowest floor level to the highest roof point directly above that level).

- **Gross floor area of the primary dwelling is to be at least 85m<sup>2</sup>:** This excludes any closed in and attached garages, basement, veranda, patio, unattached carport and or other buildings and structures.
- **Acceptable roof pitches:**
  - Mono-pitch (at the minimum recommended manufacturers pitch for shedding water suited to roofing material).
  - If pitched (other than mono-pitched), the primary roof pitch must be not less than 20°.
  - Convex roof design (to be approved at the discretion of BDL).
- All **exterior wall claddings** shall be:
  - Natural or painted timber
  - "Linea" weatherboard (or similar cement product at the discretion of BDL)
  - "Palliside" weatherboard
  - Smooth plaster over brick, masonry block or cement panels
  - Concrete block or brick as an architectural feature, not a primary finish (at the discretion of BDL)
  - Factory coated traditional corrugated iron
- All **roof cladding** shall be:
  - Steel or zinc tray (minimum tray profile width of 200mm)
  - Cedar shingles
  - Factory coated traditional corrugated iron
  - Concrete tile
  - Copper tray (treated)
- All **roofing details** (spouting, downpipes and flashings) are to match the roof colour but in any event are subject to the colour and reflectivity controls in the following guideline.
- All **exterior wall and roof claddings, window and door joinery and other** external architectural features shall be in the range of green, brown, , grey and black only and shall have a maximum reflectivity of 36% (save that sheet metal roofing and chimney colours shall have a maximum reflectivity of 25%).
- The design of the buildings shall be in line with the vision for Beaches Matarangi of a high quality residential development.
- All buildings and fences must be constructed in a good and workmanlike fashion.
- Notwithstanding anything to the contrary contained in these Guidelines (including the fact that a proposed design otherwise complies with these Guidelines), BDL reserves the overall right (at its absolute discretion) to disapprove any application under these Guidelines for any particular Lot which, in BDL's professional opinion, does not comply with and otherwise reflect Matarangi's natural environment and coastal character; does not meet BDL's Beaches Matarangi philosophy; and / or does not meet the overall vision of Beaches Matarangi development intended by BDL.

### TIMING OF CONSTRUCTION

Once construction has started, the exterior of all **buildings must be completed within 12 months** of the date of commencement. Completion is deemed to include affixing all exterior cladding and completing all exterior painting.



Landscaping must be completed within 12 months following the date of completion of the exterior of the primary dwelling.

## OTHER STRUCTURES (DURING INITIAL PERIOD)

- A utility structure may only be erected during the Initial Period (which is 3 years from the date of issue of the individual certificate of title of the Lot). After the Initial Period, such utility structure must be removed.
- The utility structure must be painted in a recessive colour in the range of green, brown, grey and black and shall have a maximum reflectivity of 36%.
- If a utility structure is placed on a lot then landscaping obligations under these design controls are to apply from the date the utility is installed, including planting the road boundary.

## OTHER STRUCTURES (AFTER INITIAL PERIOD)

- Not to erect or place, or permit to be erected or placed on any Lot any caravan, mobile home, hut, other building or temporary accommodation (storage of mobile homes, caravans

and boats is acceptable once the primary dwelling is completed). Permanent placement of caravans for additional accommodation is not acceptable.

- Not to erect, construct or place any pre-used or second-hand building on any Lot.
- Any accessory buildings, carports and/or garden sheds must not be more than 5m in height and must also adhere to the building design and construction controls required for the primary dwelling (see above).
- Any non-approved structure is not allowed on a Lot outside any permitted construction period. This includes containers.

## BOUNDARY PLANTING AND FENCING

- **Boundary Planting:** Lot owners shall undertake and maintain a medium to high density of planting to a minimum width of 1m on all frontages adjoining roads and walkways with;
  - either *Corokia x virgata* (either Gentes Green or Emerald & Jade), *Griselinia* or *Coprosma repens* as a front hedge and shall then

populate the remaining strip to the required density with the shrubs predominantly from the following list:

- Hopbush (*Dodonea Viscosa*)
- Mingimingi (*Muehlenbeckia Astonii*)
- Bottle brush (*Callistemo*)
- Grevillia (*Grevillea*)
- California Lilac (*Ceanothu*)
- **Golf Course Planting:** Maximum height of any planting within 5m of a golf course or reserve boundary is 1.2m. Only plants in the shrubs list above are to be used within the 5m setback area.
- A maximum width of 4.5m is allowed for a driveway through the road boundary planting.
- All planting shall be maintained in a neat and tidy manner.
- **Fencing:** Fencing is not required but if fencing is constructed ;
  - Any fencing within 5m of the golf course boundary or within 5m of a road boundary shall be traditional post and rail only.
  - Any other fencing can be traditional post and rail or solid timber fencing of either vertical palings or horizontal batons,



with a space of no more than 15mm.

- **Fencing Heights:**
  - Golf Course and street frontage – maximum height 1.2m within 5m of the golf course or road boundary.
  - Other permitted fences – maximum height 1.8m.

## EXTERNAL ENVIRONMENT AND LANDSCAPE CONTROLS

- **Tree planting on Lot edges:** To maintain sunlight and views no tree planting over 2m high shall be undertaken within 2m of the boundary of a Lot (or trees that when mature will be over 2m high).
- **Tree Planting Heights:** No planting outside the 2m restriction area shall be allowed to exceed 7.5m in height. Lot owners may plant trees that exceed 7.5m at maturity however these trees must be located within 10m of the dwelling and as feature trees only.
- **Tree Species Selection:** Trees as described above shall be selected from the following tree species (and landscape cultivars of)
  - Cabbage Tree (*Cordyline Australis*)
  - Five Finger (*Pseudopanax australis*)
  - Lemonwood (*Pittosporum eugenioides*)
  - Pohutukawa (“Maori Princess” or other upright cultivar)
  - Kowhai (*Sophora Tetraptera*)
  - Olive Tree (*Olea Europaea* or other upright cultivar)
  - Silk Tree (*Albizia Julibrissin*)
  - Kowhai (*Sophora tetraptera*)
  - Jacaranda (*Jacaranda mimosifolia*)
  - Italian Alder (*Alnus cordata*)
  - Karaka (*Corynocarpus laevigatus*)

- Puriri (*Vitex lucens*)
- Mini Magnolia (*Magnolia grandiflora*)
- **Vehicle Crossing Surface:** All driveways are to be constructed from concrete, and are to continue from the sealed road edge for at least 1m into the Lot boundary.
- **Vehicle Crossings Construction:** to be constructed to take into account any swales along the roads. The level of the crossing is to allow for the free flowing of water across the crossing and along the swale. Culverts are unacceptable.
- **Paving:** Paving within courtyards and general landscape areas is not controlled and is at the discretion of the landowner.
- **Gas cylinders** shall be suitably screened from all roads, the golf course and neighbouring houses.
- All **services and utilities** (excluding any water storage tanks) shall be located below ground. Any water storage tanks which front roads must be suitably screened. No above ground water storage tanks may front the golf course.

## APPROVAL PROCESS

- These Design Control Guidelines shall be administered by Beaches Developments Ltd (“BDL”) or such other person appointed by BDL.
- An Owner shall not erect any building or structure (including any fence) on any Lot unless BDL has issued a Design Control Approval prior to the commencement of construction.
- These Guidelines are supplemental to the requirement of the Thames-Coromandel District Council (“TCDC”). An Owner must obtain a Design

Control Approval from BDL pursuant to these Guidelines before making an application to TCDC for a resource or building consent.

- BDL shall be entitled to amend or add to these Guidelines from time to time.

## APPOINTED PROFESSIONALS

- BDL may appoint an Architect and/or a Landscape Architect to assist it in reviewing applications and issuing Design Control Approvals on its behalf.
- BDL may change the identity of the Architect and/or Landscape Architect at any time without notice.
- When BDL or BDL’s assignees no longer own any Lots within the “Beaches Matarangi” development, then BDL shall use reasonable endeavors to assign Design Control responsibility to a residents association or similar (if one exists) or to a committee of Owners on a basis to be agreed. In any event, BDL’s Design Control responsibility shall cease on the date 10 years after its first Stage 1 title issues.



## SUBMIT FINAL DESIGN PLANS

Final Designs shall be submitted with the Final Design Checklist (as per Appendix 1) and copies of the documentation and plans listed on the Checklist.

BDL will consider the submission and respond in writing within 30 days of receipt of a fully completed submission.

This response may be a Design Control Approval, in which case the Owner can apply for the necessary TCDC consents on the basis of this Approval.

Alternatively, if BDL does not approve the Final Design, then the Owner and / or their architect may work with BDL to amend the Final Design so that a Design Control Approval can be issued. For the avoidance of doubt, this may require amendments to the submitted plans to ensure compliance with these Guidelines.

The Owner (or the builder) may only apply for and proceed with any resource or building Consent from TCDC after written Design Control Approval is obtained from BDL.

The Owner shall contact BDL when the house and landscaping are complete in order for BDL to assess compliance with

the Design Control Approval. The relevant Owner shall allow BDL reasonable access for the purposes of carrying out an inspection.

## FEES

The fee for submitting a Final Design Plan Submission to BDL shall be \$400 + GST. This fee covers review and response on a single Final Design submission.

The fee provides for 2 hours of work on the submission by the appointed architect. Where further review / submission(s) of Final Designs are required, then BDL reserves the right to charge further fees in order to cover its costs. The relevant Owner will be notified of any additional costs should the need arise.

It is highly recommended that Owners are compliant with these guidelines when making a submission in order to avoid further costs.

Fees for renovations, colour changes, landscaping alterations where a Design Control Approval has been granted – currently no charge.

Fees may be amended by BDL at any time without notice, but in any event shall represent the reasonable cost to BDL in

connection with the Design Control Approval process.

## WAIVER

BDL may, if it sees fit and whilst having regard to the circumstances and the unique circumstances of each Lot:

- Alter or waive any of the processes set out in these Guidelines; and
- Waive or vary any of these Guidelines (provided it is satisfied that the end result is consistent with the overall vision for its development at Matarangi in its sole discretion).

BDL 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).

