



WYUNA
P R E S E R V E

DESIGN GUIDELINE

March 2009

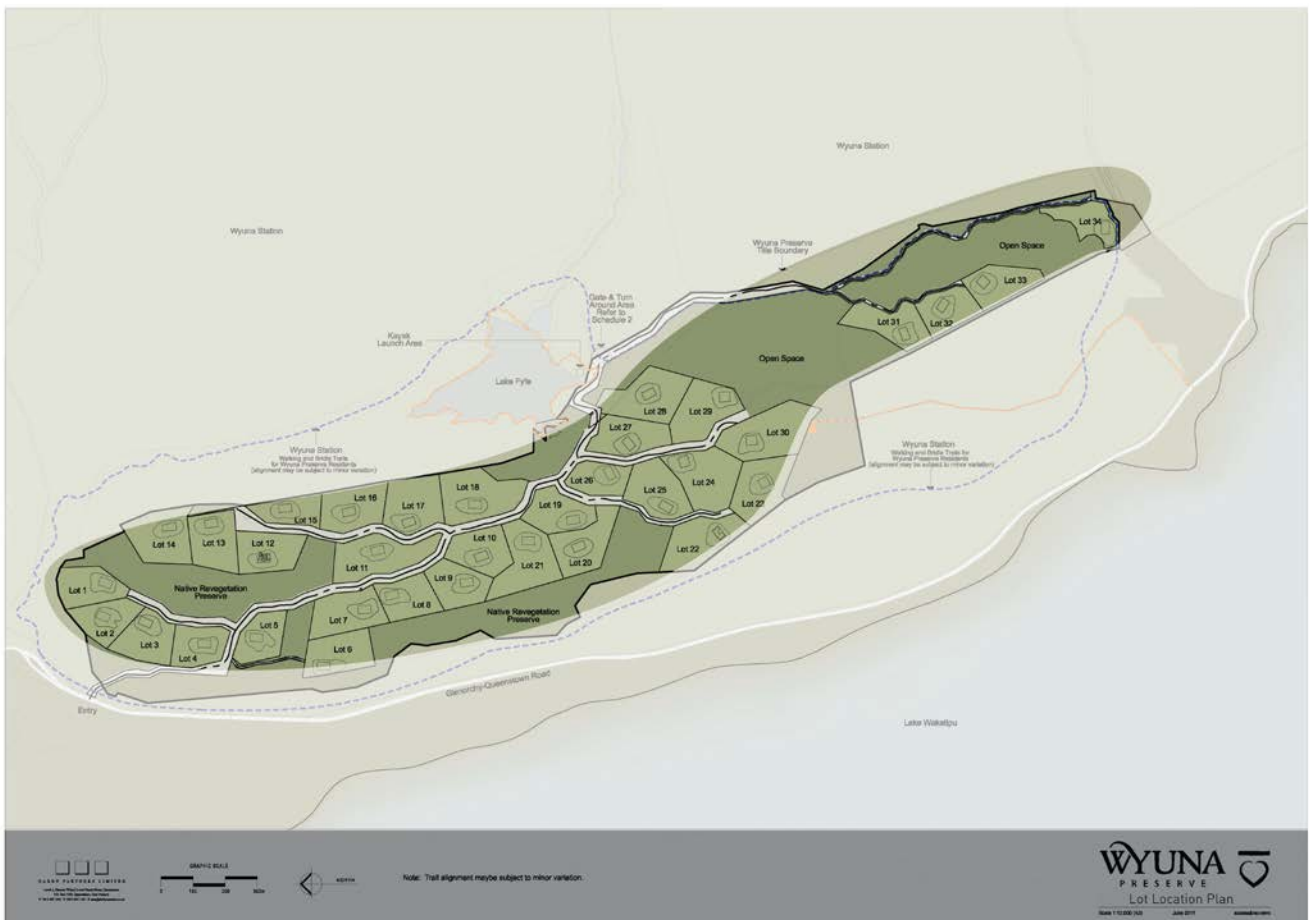
1.0 INTRODUCTION

These Design Guidelines have been developed for the Wyuna Preserve in accordance with the Wyuna Station Rural Lifestyle Subdivision Design Controls and shall be deemed to be inclusive as part of these Design Guidelines.

2.0 SITE DESIGN CONTROLS

These controls refer to the following Rural Lifestyle Zone areas (*Refer Figure 1*). All allotments referred to in these design guidelines are highlighted below in green.

Figure 1: Rural Lifestyle Zone



2.1 High Country Allotments

2.1A Site Development Principles and Definitions

Design Principles:

- Ensure all development is appropriately sited and controlled with respect to buildings, infrastructure and landscape;
- Create a built environment that integrates with the surrounding natural environment;
- Avoid development that is visually intrusive and inappropriate within the natural environment;
- Establishment of prescriptive Design Guidelines in order to achieve all the above.

'Homesites' and 'Openspace' Concept (*Refer Appendix 1 and 2*)

'Homesite': A land area between 3000m² – 4000m² designated within each allotment, where development and modification is permitted. The 'Homesite' is site specific to each allotment and forms part of the covenants on the title. Each 'Homesite' is located to ensure that building and landscape modifications are appropriately sited with respect to localised landform, vegetation patterns and visibility from the surrounding area. All built forms must be located entirely within the 'Homesite' area, with the exception of the access driveway, underground services and wastewater disposal systems.

'Openspace': The remaining area within the allotment is protected by an 'Openspace' covenant, for the retention and enhancement of existing grasslands; wetlands and native vegetation. Assessment matters recommended for this area include a minimum requirement for 'Openspace' areas to be reinstated with local native shrubland, wetland or grassland plant species.

2.1B Architectural Controls

1. Objectives

- To achieve an architectural language specific to the Wyuna Preserve that responds to the natural character of the site;
- Establishment of a prescriptive materials palette that is responsive to the natural character of the environment;
- Ensure that architecture is responsive yet subservient to the surrounding environment.

2. Controls

Height

- **The maximum height of any building is 5.5m above a nominated datum located within each building platform.**
- **A recession plane of 35 degrees shall be measured from 3.5m above the nominated datum, along the north and west boundary of building platforms 01-30.**
- **A recession plane of 35 degrees shall be measured from 3.5m above the nominated datum, along the south and east boundary of building platforms 31-34.**
- **Residential buildings are restricted to single storey except for a basement garage or utility rooms. The basement garage or utility room must not be visible from Lake Wakatipu or the Glenorchy-Queenstown Road.**
- Approved datum heights shall be nominated prior to lodging the Survey Plan for the RMA Section 223 approval from the council.

Wall Materials

- All exterior walls are to be clad in;
 - **natural Wyuna stone**; or
 - **cedar timber**; or
 - any combination of the above materials; or
 - other materials as approved by the DRB.

Glazing

- **Exceed no more than 50% on any elevation visible from Lake Wakatipu or the Glenorchy-Queenstown Road, unless**
 - **anti-reflective glazing is used**; or
 - **eaves of that elevation are extended outwards 1.2m**; or
 - **glazing is covered by external louvers that prevent direct solar radiation from reflecting off the glazing.**
- **Glazing to be recessed a minimum of 150mm for all walls.**
- **Mirror tinting shall not be permitted.**

Roof Pitch and Materials

- **The roof pitch range is between 25–35 degrees**;
- A maximum of 25% of building footprint to have a flat roof with a waterproof membrane system in dark grey to black tones;
- The balance of the building footprint is restricted to;
 - **red cedar shakes or cedar shingles**; or
 - natural dark grey **slate tiles** or other colours as approved by the DRB; or
 - **oxidated dark zinc or galvanized iron finished in dark grey or charcoal tones**; or
 - other materials as approved by the DRB.

Setbacks

- The 'Homesite' is already defined within the title; no other internal boundary setbacks are required.

2.1C Landscape Controls

1. Objectives

- To covenant the 'Openspace' as an area for native revegetation and/or regeneration;
- To encourage the planting of predominantly indigenous vegetation within the 'Homesite', and allow flexibility for planting of non-indigenous plant species;
- Ensure that the natural character of the landscape is enhanced;

2. Controls

Roading - Private Access Roads

- Maximum 3.5m wide carriageways with passing bays;
- 4.0m wide grass swales, 2.0m on either side where possible;
- 1.5m grass paths where possible;
- Roading material to be precoated (or 2 coat) chipseal with edge restraint;
- No sections of road to be built with a gradient exceeding 1:6;
- Pavement thresholds may be included and will be constructed of Wyuna Stone.

Earthworks – Grading and Drainage

- No cut batter to exceed 1:2;
- No cut to fill is to occur outside the 'Homesite', except for driveway access through 'Openspace' to the 'Homesite'.
- Any cut to fill slope outside the 'Homesite' is to be revegetated with indigenous vegetation to blend in with the surrounding vegetation;
- Wherever possible, natural slopes are preferred over retaining structures;
- Soft engineering drainage principles such as swales are preferred;
- Natural drainage course are to be protected and existing drainage patterns maintained;
- New drainage courses are to be designed to function and appear as natural drainage systems.

Exterior Lighting

- Only low level bollard lighting will be used on roading to the extent required for safety, signage and at intersections.
- Private lighting is only permitted in the 'Homesite' area if:
 - the light source is incandescent, halogen or other white light; and
 - it is low intensity; and
 - **it is not visible from the Glenorchy-Queenstown Road.**

Planting – 'Homesite'

- **A minimum of 50% of new planting within the 'Homesite' area shall be indigenous plant species** (excluding lawn), and a maximum of 30% of new planting shall be exotic plant species;
- **No exotic vegetation is permitted except for:**
 - (i) Grass species if local and characteristic of the area; and
 - (ii) **Other vegetation if it:**
 - **grows to less than 1.5m in height at maturity;** and
 - is within 10 metres of the main building footprint; and
 - is naturally a non invasive species; or
 - is intended for human consumption.
- **Remainder of the lot is to be retained in open grassland or regenerating native shrubland.**

- The DRB reserves the right to amend this list or decline ANY species considered contradictory to the character of the Wyuna environment.

Planting – ‘Openspace’

- A minimum of 20% or 3000m² of the ‘Openspace’ area of every title, whichever is the greater, is to be revegetated with indigenous planting prior to any construction on the ‘Homesite’;
- If a title has existing native vegetation coverage equal to or greater than the prescribed minimums, then a similar sized area shall be revegetated by the landowner, in an approved location in the Native Revegetation Preserve;
- The approved plant list for revegetation of ‘Openspace’ areas is attached as Appendix 3.

Wetlands

- No landscaping or earthworks are permitted within 7 metres of any wetland areas identified in the Master Development Plan.

Fences/Walls

- All entry structures are limited to a height not to exceed 1.2m;
- **Lot entry structures constructed from Wyuna Stone are only permitted where they are not visible from Lake Wakatipu or Glenorchy-Queenstown Road.**
- All walls within the ‘Homesite’ area are to be constructed of Wyuna Stone and should not exceed 2.0m in height;
- **Fences or walls are not permitted outside of the ‘Homesite’** (refer Appendix 2) or along the property boundary **except for:**
 - **retaining walls associated with driveways or roads and constructed of local Wyuna Stone; or**
 - post and rail fencing; or
 - **1.2m high ‘post and wire’ fencing** for stock management purposes.

2.2 Preserve Open Space

2.2A Site Development Principles and Definitions

Design Principles:

- To encourage indigenous plant revegetation and/or regeneration.
- Landscape management of invasive, noxious or pest plant species.

'Preserve Open Space' Concept (*Refer Appendix 1*)

'Preserve Open Space': Areas of land throughout the development specifically designated for native revegetation and/or regeneration. The 'Preserve Open Space' is located to ensure significant natural areas of the site are protected for the recreational benefit and enjoyment of Wyuna residents. No construction works are permitted inside the 'Preserve Open Space' with the exception of private driveway access to a 'Homesite' which must be appropriately sited with respect to landform, existing vegetation patterns and visibility from the surrounding area.

2.2B Landscape Controls and Management

1. Objectives

- All 'Preserve Open Space' areas are to be managed in accordance with the Landscape Management Plan;
- Farming of certain areas is encouraged by Wyuna Station and will be undertaken for landscape management purposes.

2. Controls

- Post and wire fencing is permitted in the 'Preserve Open Space' as a landscape management tool for stock control purposes;
- **All noxious weeds, i.e. Spanish heath, gorse, broom** and any exotic invasive tree species, i.e. larch and sycamore **are to be removed.**
- Controls specified in 2.1C covering Rooding, Earthworks and Exterior Lighting also apply to the 'Preserve Open Space'.

APPENDIX 2: Typical Lot Layout



APPENDIX 3: Approved Native Plant Species List

RECOMMENDED PLANT SPECIES

Species	Common name	Habitat	Rushland	Matagouri Shrubland	Manuka Shrubland	Forest	Rush Tussock Sedge	Shrub	Small Tree	Tree
<i>Carex coriacea</i>	Rautahi	Edge and moist	✓				✓			
<i>Carex secta</i>	Purei	Edge	✓				✓			
<i>Carex virgata</i>		Edge	✓	✓			✓			
<i>Carpodetus serratus</i>	Marble leaf	All			✓				✓	
<i>Chionochloa rubra</i>	Red tussock	Moist ground	✓				✓			
<i>Coprosma propinqua</i>	Mikimiki	All	✓	✓	✓			✓		
<i>Coprosma rugosa</i>		Dry and moist ground	✓					✓		
<i>Cordyline australis</i>	Cabbage tree	All		✓	✓					✓
<i>Coriaria sarmentosa</i>	Tutu	Dry and moist ground	✓					✓		
<i>Cortaderia richardii</i>	Toetoe	Dry and moist ground	✓				✓			
<i>Dacrycarpus dacrydioides</i>	Kahikatea	Moist, fertile, recent		✓						✓
<i>Discaria toumatou</i>	Matagouri	Well-drained ground	✓					✓		
<i>Fuschsia excorticata</i>	Fuchsia	Moist sheltered sites		✓					✓	
<i>Griselinia littoralis</i>	Broadleaf	All		✓	✓	✓				✓
<i>Hebe salicifolia</i>	Koromiko	Moist sheltered sites		✓				✓		
<i>Juncus gregiflorus</i>		Edge and moist	✓				✓			
<i>Juncus pallidus</i>		Edge	✓				✓			
<i>Leptospermum scoparium</i>	Manuka	Moist ground	✓			✓		✓		
<i>Melictyus ramiflorus</i>	Mahoe	All		✓	✓	✓			✓	
<i>Metrosideros umbellata</i>	Rata	Bluffs and outcrops		✓						✓
<i>Myrsine australis</i>	Mapou	Moist sheltered sites		✓					✓	
<i>Nothofagus fusca</i>	Red beech	All		✓	✓	✓				✓
<i>Nothofagus solandri var. cliffortioides</i>	Mountain beech	All		✓	✓	✓				✓
<i>Phormium tenax</i>	Mountain flax	Moist ground	✓				✓			
<i>Pittosporum tenuifolium</i>	Kohuhu	All		✓	✓	✓			✓	
<i>Pumnpityx taxifolia</i>	Matai	Moist, fertile, recent		✓						✓
<i>Pseudopanax colensoi</i>	Three finger	All		✓	✓	✓				✓
<i>Pseudopanax ferox</i>	Fierce lancewood	All		✓					✓	
<i>Sophora microphylla</i>	Kowhai	Bluffs and outcrops		✓						✓