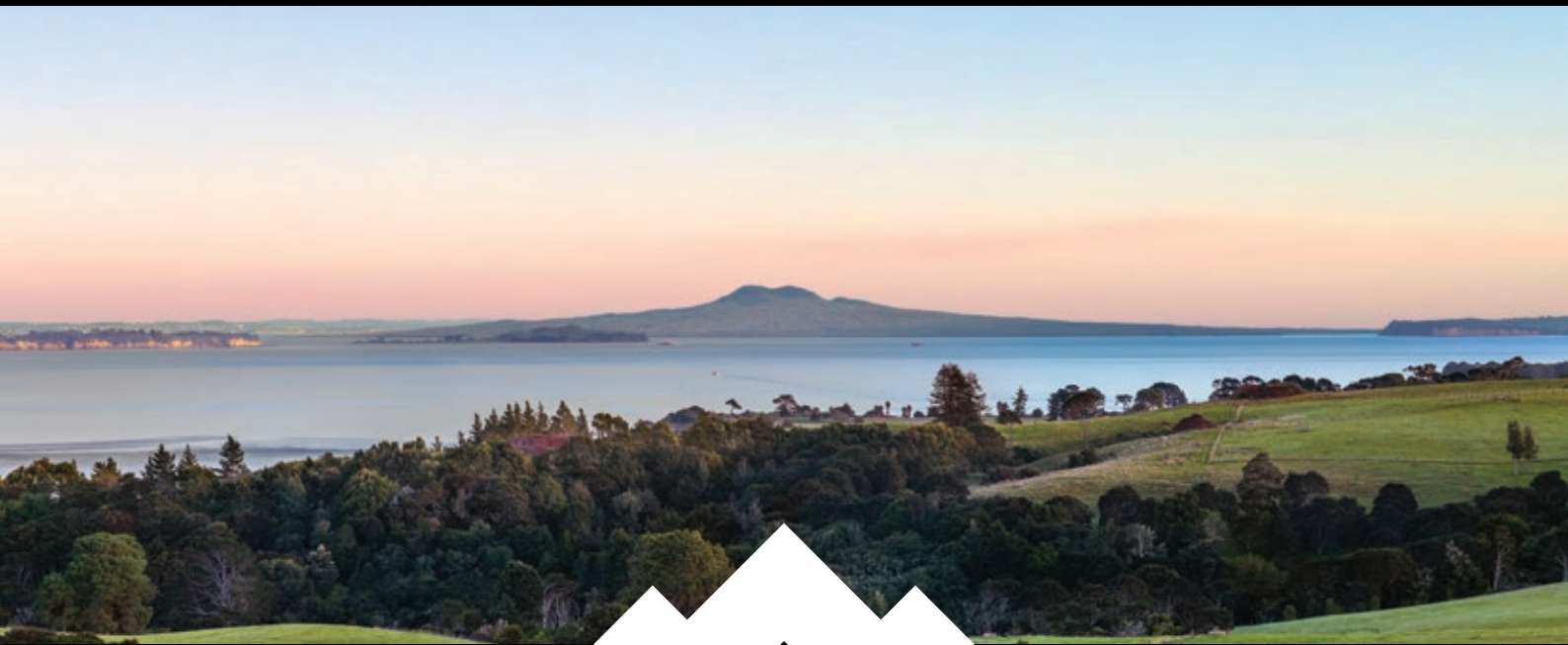


WAIKŌPUA

DESIGN GUIDELINES



ESCAPE THE EVERYDAY, EVERY DAY

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WAIKŌPUA

DESIGN

GUIDELINES



WAIKOPUA IS A DISTINCTIVE LOCATION

With views stretching from the Auckland Sky Tower, in New Zealand's biggest city, across the Hauraki Gulf to the Pohutukawa Coast and onto Maraetai, one of the country's earliest European settlements, this location offers a rich array of lifestyle choices. Waikopua is an example of a sustainable approach to rural living, where only a small percentage of the total land area will be built upon. This unique environment, combining coastal splendour with rural pastures, offers an opportunity to develop an integrated design approach which will be the driving force in shaping your special community.

Upon completion Waikopua is expected to feature only 15 exclusive, residential homes surrounded by native bush, rolling pasture and personal space to accommodate your lifestyle preferences. It is a unique opportunity for property owners to be a part of the creation of a world class lifestyle development, through the creation of your new home. Waikopua will become a place filled with pride, built to delight you and your family.

The character of Waikopua, for both architecture and landscape, has been shaped by the history of the land and a requirement for built form to be subservient to the wider landscape. This has contributed to a unique character, in keeping with the coastal, pastoral and bush setting – sophisticated homes reminiscent of the rural vernacular of the Pohutukawa Coast, nestled amongst a framework of indigenous bush, surrounded by an abundance of open green space with spectacular sea and city views

THE CHARACTER OF WAIKOPUA WILL BE SHAPED BY:

- Buildings with simple architectural form; drawing inspiration from rural buildings with a sophisticated contemporary edge, inspired by the rugged beauty of the volcanic islands in the Hauraki Gulf, the gnarled Pohutukawa and the peaceful sandy beaches. Your home will be complementary to the refined rural setting.
- World class views, with a unique combination of city scape and open grazed farmland with your own native bush.
- A natural palette of materials with recessive tones to maintain empathy with the landscape.
- A predominantly native plant palette derived from the surrounding environment and underlying ecology of the site.
- An abundance of open space, with informal definition of property boundaries fostering a sense of community while maintaining your individual space.

While there is a requirement for new homes to be built in a style consistent with this character, there is scope for property owners to express individuality on a home by home basis. Controls and guidance on building form, materiality and site placement enhances overall quality while enabling the potential for the unique combination of building elements and individual architectural expression. A defining factor at Waikopua continues to be the local and site specific environmental conditions. Your view is gold. The climate is temperate, with mild year-round temperatures, regular rain and prevailing salt-laden



breezes. This gives high regard to placement of glazing, outdoor courtyards, solar shading and screening.

PURPOSE OF THESE GUIDELINES

The Design Guidelines have been developed to preserve and enhance the value of your property while maintaining the opportunity for individuality. They are controlled by the Waikopua Residents & Owners Company (WROC) and are implemented through its Design Review Board (DRB). This review process is independent of Council consenting. It is the principle document for the development of Waikopua as a world class lifestyle enclave; supporting development in an integrated manner in keeping with the vision of 'treading lightly on the land' and with an absolute commitment to your unique views and landscape.

The Waikopua Design Review Board (DRB) has the responsibility of assessing whether a project complies with the Design Guidelines and the degree to which it maintains and enhances the Waikopua vision and overall amenity of the development. It assesses proposals against high level objectives and specific guidelines set out in this document. In a case where some guidelines are not being met, the DRB has the right to approve a proposal, provided the overarching objectives are met.

The DRB is made up of a group of professionals chosen for their expertise and understanding of the objectives and Waikopua vision. In most cases, if the objectives of these guidelines are met then the review process becomes part of the standard design process

that a client would normally undertake with their design consultants. In other instances, the DRB is required to work more extensively with property owners and their consultants to achieve a successful outcome that will meet the requirements of the guidelines.

The DRB's costs incurred in assessing projects is recoverable from the applicant.

AUCKLAND COUNCIL CONSENTING

In addition to approval by the Waikopua DRB, all proposals require standard AC building consents. While the information supplied for each may be similar, the assessment areas will differ. The Objectives and Controls highlighted in these guidelines will be assessed by both the DRB, and some may be required, by the AC as part of the building consent application. Each property at Waikopua has a number of controls indicated as part of the subdivision resource consent. These may include height restrictions, requirements to access from a side road, zone boundary or highway landscape protection lines and retention of existing planting. The WROC or AC can assist in providing details of whether any of these apply to your property. Any specific controls will be registered on your property's title.

OTHER RELEVANT DOCUMENTS

The Waikopua Design Guidelines are subservient to:

- Auckland Unitary Plan, the New Zealand Building Code and relevant existing Resource Consents.



1.0 SITE DESIGN



1.0 OBJECTIVES

- 1A. Maintain and enhance residential amenity and expansive views by ensuring sites are developed in a co-ordinated manner.
- 1B. Promote a balance between built form and open space.
- 1C. Ensure building sites are developed to integrate with the existing landscape (topography and vegetation) associated with the Waikopua community.

1.0 GUIDELINES:

1.1 LAYOUT

- 1.1.1 Buildings and site features shall be located to give consideration to environmental conditions, views and privacy to adjoining neighbours.
- 1.1.2 Site plans will be assessed against building placement, built form, boundary treatments, landscape treatment and large specimen trees or any other relevant items in conjunction with the context plan submitted as part of the DRB approval.

1.2 SITE COVERAGE

- 1.2.1 Maximum site coverage for each lot shall be no greater than 600 square metres coverage as per Council area controls.

1.3 SETBACKS

- 1.3.1 As the building platform is an already defined area within the title, no other internal boundary set backs are required.

1.4 EARTHWORKS AND RETAINING

- 1.4.1 Sites shall be designed to minimise earthworks and the requirement for steep batter slopes.
- 1.4.2 Terraced retaining structures are preferred over single, large retaining walls.
- 1.4.3 The preferred material for retaining walls, when visible from the private road, is dark stained hardwood or stone. Other materials consistent with architectural wall materials can be utilised at the discretion of the DRB.
- 1.4.4 Steep batter slopes, if required, are to appear consistent with existing landform, and shall be planted as per the landscape guidelines (refer section 2.1 for planting).
- 1.4.5 Retaining walls shall be at a maximum of 1.2m. Where level changes dictate, a stepped retaining wall can be used, providing a minimum width landscape strip is included between the two for mitigation planting. Maximum height of each retaining wall "step" is 1.2m.

2.0 LANDSCAPE



2.0 OBJECTIVES:

- 2A. To build on the framework of established landscaping, both planting and hardscape, while maintaining consistency between common and private space.
- 2B. To form continuity within the rural amenity and character while allowing individuality on a home by home basis.
- 2C. To encourage an ecological approach to planting, based on local bush and coastal flora.
- 2D. To blur the demarcation between legal property boundaries and promote community connectivity by creating open property boundaries while allowing for privacy and shelter.
- 2E. To minimise the prominence of vehicles throughout the neighbourhood and maintain pedestrian priority to shared spaces.
- 2F. To preserve the rural amenity and character by ensuring that site utilities, wastewater tanks, or exterior service areas are not readily visible from neighbouring properties and public spaces.
- 2G. To protect night time ambience of the rural environment by ensuring that light intensity and pollution is kept to a minimum, whilst maintaining safety in the community.
- Curtilage² area of the dwelling - 6m in height
- Beyond curtilage areas - 4m (excludes cabbage trees)
- Maximum of exotic fruit trees per lot permitted is 2 (must comply with height control above).
- 2.1.3 Exotic or formal planting on individual private lots should be confined to the immediate context of the house or areas that are less visible from surrounding areas.
- 2.1.4 Staking to be visually recessive, using natural or dark stained timber.
- 2.1.5 For planting on steep slopes, numbers are to be calculated for the actual surface area of the land, not the plan area. This is to ensure that steep slopes will have sufficient density to form a dense weed-free swathe over time.
- 2.1.6 Additional planting after a new development is complete is permitted without further reference to the DRB where the plants are:
 - from the recommended plant list, or
 - intended for consumption, or
 - will not be visible from a public space,
 - at least 50% open grassland (beyond existing) vegetation and areas of re-vegetation is maintained.

2.0 GUIDELINES:

2.1 PLANTING

- 2.1.1 75% of shrubs shall be from the Waikopua plant list and 75% of trees shall be from the Waikopua plant list (Note: percentage is based on planted numbers for each). [Look at page 18-21 Waikopua Plant list section.](#)
- 2.1.2 Planting should flow through from adjacent areas of native planting or residential sites to provide a sense of continuity throughout the site. Except for exempt areas¹, any trees or shrubs planted on private lots shall not exceed the following height:

AND

- a hedge is to be maintained at less than 1.8m in height.

2.2 DRIVEWAYS & PARKING

- 2.2.1 Preferred driveway materials are exposed aggregate concrete, grey concrete, grass pavers or chip-seal.
- 2.2.2 Asphalt is acceptable when located in areas not readily visible from main spine roads.
- 2.2.3 Other materials can be approved at the discretion of the DRB.
- 2.2.4 House numbers to be the Waikopua standard design approved by the DRB.
- 2.2.5 Stormwater management of driveways: rock lined, grassed or planted swales and rain gardens



shall be preferred over kerb and channel. Where kerb and channel is unavoidable (to meet council engineering standards), materials shall comprise natural stone, dark/earth toned pavers or be coloured to be visually recessive.

2.3 SITE UTILITIES, WASTEWATER TANKS & EXTERIOR SERVICE AREAS

2.3.1 Exterior service areas are to be screened by way of:

- 1.8m high semi-permeable screen of material consistent with that of the house, or
- 1.8m high dark stained timber slat fence, or
- hedge consisting of 1.6m high plants at time of planting and at a sufficient spacing to form a visually impermeable screen.

2.3.2 Wastewater tanks are to be located within easy access for service and accessible by foot. The above ground portion of buried tanks screen (vents and access) should be within a planted area.

2.3.3 Meter boxes and heat pump or air conditioning units may be covered with a black or other approved coloured cover and located in an unobtrusive position.

Note: Exterior service areas includes clothes lines, rubbish & recycling bins, meter boxes, heat pump /air conditioning units, composting areas, weed piles, timber stacks or any other item at the discretion of the DRB and WROC. Flagpoles are not permitted.

2.4 BOUNDARY TREATMENT, FENCING & GATES

2.4.1 Entire boundaries defined by fences, walls or hedges are discouraged as they conflict with the Landscape Objectives. Where fencing is required, it shall be located within areas of planting.

2.4.2 Fences shall be: pine, macrocarpa, or hardwood post and wire, mesh or rail at 1.1m height enhanced by planting and if necessary stained or oiled but not painted.

2.4.3 The establishment of gates within the estate is discouraged and if required, are to be consistent with the Waikopua gate style and in timber rail or steel rail.

2.4.4 Any hedges on the boundary are to be maintained at 1.8m maximum height.

2.4.5 Swimming pool, pet and or child proof fencing must be internal to the property and all fencing shall comply with any applicable local authority and safety standards and integrate with the house and landscape design.

2.5 MOUNDING OR LANDFORMS

2.5.1 Any essential contouring is required to blend with existing topography to mimic natural landforms.

2.6 EXTERIOR LIGHTING

2.6.1 Low intensity, indirect light sources are to be used for all exterior lighting applications.

2.6.2 The use of hoods, louvers and other attachments designed to direct light and minimize light pollution are required for any exterior lighting.

2.6.3 Light sources are to be incandescent, LED, or other white light not sodium vapour or other light.

2.6.4 Floodlighting or accent lighting is not permitted.

2.7 GENERAL MATERIALS

2.7.1 Materials used for landscape features such as decks, pergolas, timber slat screens, stone fireplaces or retaining walls are to complement architectural materials, to form continuity between landscape and architecture.

2.7.2 A wide range of materials can be utilised for pavement materials, as a general rule naturally sourced materials are preferred. Landscape plans will be assessed on a case by case basis by the DRB.

¹ Areas to east of building platforms along Accessway 1 (excluding Lot 9) or to the south of building platforms along Accessway 2

² Within 5m of a dwelling



3.0

ARCHITECTURAL



3.0 OBJECTIVES:

- 3A. To create a high quality built environment with an overarching design language that is responsive to the natural character of the site and respectful of the original vision for Waikopua – to create a high quality built environment with a unique sense of place, character and views.
- 3B. To apply environmentally sustainable design (ESD) principles at a site design and architectural level.
- 3C. To maintain a limited palette of materials, colours and external finishes that have durability, honesty and integrity.
- 3D. To promote the use of natural or 'raw' materials and colours that relate to the rural and coastal setting.
- 3E. To reduce the dominance of painted finishes;
- 3F. To simplify collective built form by limiting complex architectural form and roof pitches, and ensuring that roof penetrations (other than chimneys) are positioned to reduce their visual dominance.
- 3G. To create a continuity of roof-scape by limiting the range of materials with low reflectivity and recessive hues.
- 3H. To allow view shafts whilst ensuring residential privacy by considering placement of windows in relation to neighbours.
- 3I. To reduce the dominance of garages on the private roadway.



3.0 GUIDELINES:

3.1 BUILDING HEIGHT

- 3.1.1** Building height is limited to a maximum of 6m for 60% of the building footprint and 7m for 40% of the building footprint as stipulated by the Resource Consent for the development.

3.2 GARAGES, ON-SITE PARKING & ACCESSORY BUILDINGS

- 3.2.1** All homes to have a minimum 2 car garage
Note: Waikopua guidelines require that all vehicles, trailers or boats that are to be kept at the property be parked in a garage or be well screened from views outside of the property.
- 3.2.2** Garages are to be keeping in the style, design intent and the quality of the main dwelling.
- 3.2.3** Garages can be located within the primary built structure provided all other requirements for garages are met.
- 3.2.4** Garden sheds, glass or tunnel houses and similar structures are permitted without further reference to the DRB where they are not clearly visible from road areas or adjoining reserve land, are screened from boundaries and;
For a shed:

- are no more than 9sqm in size and 2.4m in height,
- are clad in metal or other materials, finished to match or complement the house,
- all metals are painted in matt recessive colours in a range of dark browns, blacks, greys and with reflectivity of no more than 20% or;
For a glass or tunnel house:
- are no more than 9sqm in size and 2.4 m in height,
- all metal trims are finished in recessive colours.

3.3 WINDOWS, GLAZING & DOORS

- 3.3.1** Where windows face the high-level views of the wider landscape, the views from those windows should not compromise the privacy of an adjoining neighbour by 'overlooking'.
- 3.3.2** All glazing to be non-reflective.

3.4 EXTERNAL WALL MATERIALS

- 3.4.1** A natural palette of materials with recessive tones, maintaining empathy with the landscape is promoted. Painted weatherboards are discouraged. Exterior wall cladding shall be either:
- Cedar, Redwood or similar approved timber,



board and batten or weatherboard or,

- Tanalised plywood sheet with 50 x 25 battens at maximum of 300mm centres, if finished in a dark matt recessive colour or (Note: this option may require more maintenance by way of periodical re-staining)
- Concrete tilt panels to an approved finish or,
- In-situ concrete walls to an approved finish or,
- Concrete or rammed earth walls or;
- Copper or other sheet metal cladding or approved metal finishes or,
- Cement plaster finish over brick, masonry or polystyrene block or,
- A combination of two of the above.

3.4.2 Cladding materials shall relate to the form of the building. A single material per pavilion or built form is preferred over complex or arbitrary use of material.

3.5 EXTERIOR COLOUR & APPLIED FINISHES

3.5.1 Colours are to relate to the surrounding natural environment.

3.5.2 Paint colours are to be recessive and walls shall have a LRV of no more than 40%.

3.5.3 Paint is to be generally a matte finish.

3.5.4 Stain and wood oil colours shall be of a natural

hue or black, rather than with a coloured hue.

3.5.5 Where walls are not black, roofing shall be darker in colour than exterior walls.

3.6 ROOFING MATERIAL

3.6.1 Roof cladding shall be either:

- Copper tray or,
- Black zinc tray or,
- Corten steel or,
- Metal roofing with a standing seam steel tray profile,
- Dark recessive colours in the range of browns, greys, greens and blacks and have a colour which has a reflectivity value of no more than 20% LRV,
- Membrane roofing systems for flat roofs in dark grey to black tones.

3.7 ROOF DETAILS

3.7.1 All roofing details i.e. gutters, downpipes and flashings shall be of material and colour to complement the roof or wall materials.

3.8 ROOF PENETRATIONS

3.8.1 Roof penetrations, including aerials or satellite dishes to be discretely located or screened from public view and of a colour to match the roof or wall.

4.0

IMPLEMENTATION AND PHASING



4.1 PHASING OF PROJECTS

- 4.1.1** Projects may be phased where appropriate. Owners can have all phases of the project approved in their initial DRB approval or can treat future phases as alterations to an existing dwelling. Stages must be clearly demonstrated on the plans. The first phase shall meet the requirements of the guidelines.
- 4.1.2** The DRB encourages owners who wish to phase their landscape plans to review the planting that can be added without future reference to the DRB.

4.2 IMPLEMENTATION STANDARDS

- 4.2.1** All landscaping projects are to be completed to a standard expected of a professional landscaper including appropriate use of mulch, top soil, fertilizer and quality of plants with appropriate maintenance schedules in place.

4.3 DRAWINGS & CHANGES TO PLANS

- 4.3.1** The final drawings submitted to DRB shall match drawings submitted for construction and building consent. Alterations require the approval of the DRB.
- 4.3.2** Alterations to plans, except as specified below, are required to be re-submitted to the DRB for approval.

- 4.3.3** Minor alterations or additions can be made outside of DRB approval if from the following list:
- Additional planting as described in Planting 2.1.
 - Change of driveway materials to exposed aggregate or grey concrete.
 - Removal of exterior lighting.
 - Change to stain colours to natural.
 - Change of metal roof tray to one of the preferred metal roof trays.
- Increase strength of paint colour (e.g. change from Quarter to Half, Double to Triple of the approved colour).
- Replacement of up to 100% of shrubs which are not on the Waikopua plant list and up to 10% of shrubs which are, subject to the replacement plants being of similar number, size at planting and maturity and all the replacement plants being from the Waikopua plant list.
 - Replacement of up to 50% of trees which are not on the Waikopua plant list and up to 10% (or one if there are less than 10) of trees which are, subject to the replacement trees being of similar number, size at planting and maturity and all the replacement trees being from the Waikopua plant list.

5.0

ADDITIONAL INFORMATION



5.1 DESIGN FEE

5.1.1 A Design Application Fee of \$3000.00 (incl GST) is to be paid at the time of submitting the Design Application. This fee goes towards the cost of professional services for a Registered Architect and Landscape Architect to provide expert advice in the assessment of the application. Funds not utilised from the fee during the application process will be refunded.

5.2 CONSTRUCTION BOND

5.2.1 It is a requirement of all property owners to pay a refundable Construction Bond of \$10000.00 (incl GST) to cover costs of any damage to common areas, landscaping and neighbouring property as a result of building construction. The Bond must be paid prior to any ground works, trenching or construction commencing onsite. The Bond will be refunded once building and landscaping are completed and the common area is checked for any damage.

6.0

DESIGN REVIEW BOARD (DRB)



The Waikopua Design Review Board has the responsibility of assessing whether a proposed project complies with the Design Guidelines and the degree to which it enhances the landscape amenity of Waikopua, particularly from shared spaces and neighbouring properties.

THE MEMBERS OF THE DRB ARE:

- Developer Representative
- Registered Architect
- Landscape Architect
- WROC Representative
- Administrator (non-voting)

WAIKOPUA DESIGN REVIEW BOARD

DESIGN REVIEW BOARD (DRB)

The Waikopua Design Review Board has the responsibility of assessing whether a proposed project complies with the Design Guidelines and the degree to which it enhances the rural amenity and character of Waikopua, particularly from common spaces and neighbouring properties. The members of the DRB are: Developer Representative, a New Zealand Registered Architect, a New Zealand Registered Landscape Architect, WROC Representative and an Administrator (non-voting).

OVERVIEW OF DRB & CONSENT PROCESS

The DRB process and requirements are set out in the Design Guidelines. The following is a summary of the process. All steps are mandatory unless specifically noted.

The DRB will consider applications prepared by a Registered Architect with landscape components prepared by a Landscape Architect.

RE-DESIGN SITE VISIT

Owners and their design team visit the site to ascertain its setting, exposure to the elements and the context of the immediate neighbouring properties.

DRB DEPOSIT

Before the first meeting with DRB, owners need to pay their DRB deposit. See notes on deposits and charges later in this section.

PRELIMINARY DESIGN MEETING

Once the preliminary design is completed, owners should book a preliminary meeting with the DRB. The DRB recommends that this be held at an early stage of design development to get feedback on how the preliminary design meets the guidelines, to address how personal objectives can be achieved within the design guidelines where that might not be straight forward and to discuss proposed site design. Owners may elect to have additional preliminary meetings should they wish. The level of detail presented at the preliminary meeting is up to the owner and the design team, but the DRB recommends the focus in the early stages be on the Site Design Components, and Building and Roof Form.

STAKING

At any stage in the approval process, the DRB may request that a homeowner stake out any proposed design including location of any major landscaping features.

DRB REVIEW

Once the design is complete, owners submit their applications for review by the DRB. All must use the current application form and include all information and plans noted on that form. Incomplete or illegible



applications will not be considered. Once submitted, the plans will be circulated to DRB reviewers for consideration at the next available DRB meeting. The DRB will either approve the plans or issue advice noting the objectives of the Design Guidelines that have not been met. The DRB may also provide guidance on changes or may make recommendations on a way forward to achieve the objectives.

DRB APPROVAL

Once the DRB approves the plans, they will issue a written approval letter.

AUCKLAND COUNCIL BUILDING CONSENT

Once DRB approval is issued, the owners can apply to AC for a Building Consent.

CONSTRUCTION & IMPLEMENTATION

After Building Consent is issued, earthworks and construction can begin. Owners must complete building and landscaping within the construction timeframes noted in the covenants registered on the property's title.

CHANGES TO YOUR PLANS AFTER APPROVAL

Property owners who wish to make any changes to their DRB approved plans, need to get those updates approved and they should submit the changes (including updated plans if appropriate) to the DRB for assessment.

POST PROJECT INSPECTION

After the development, including after all landscaping is complete, owners should send the WROC a copy

of their Code Compliance Certificate and book a final inspection with the DRB. This will also cover a WROC inspection to confirm that all signage and construction materials have been removed and any damage to WROC or neighbouring property has been repaired. Once both the DRB and WROC are satisfied on these matters, they will issue the owner with a notice to this effect and refund any remaining balance of both DRB deposit.

TYPICAL COSTS

The DRB process is at the cost of the homeowner and is charged out based on actual costs of the review process. Before the first DRB review, owners need to pay a deposit of \$3,000 (or a greater amount if requested by the DRB) per design. Costs incurred as part of the DRB process will be deducted from this deposit.

If charges are higher than the deposit paid, the overrun will be charged out monthly and an additional deposit will be required to be paid if a sufficient credit balance to cover potential post completion review is not held by the DRB.

After the post completion review, when the completed project matches the approved plans, any balance of the deposit still held by the DRB will be released.

The DRB process typically costs less than \$3,000 where the design complies with the guidelines and other relevant documents, the application is by approved designers, is complete when submitted, there are no (or minimal) changes requested during the project and the design is implemented in accordance with the DRB approval issued.

WAIKŌPUA

PLANTING LIST FOR PRIVATE LOTS

EXOTIC SPECIES

MEDIUM SIZED SHRUBS

Agave attenuata	Fox Tail Agave
Aloe spinosissima	Spider Aloe
Cycas revoluta	Sago Palm
Echium fastuosum	Pride of Medeira
Feijoa sellowiana ^	Feijoa
Ficus 'Tuffy' ^	Hedge Fig
Leucodendron spp	Hedge Fig
Plumbago auriculata ^	Cape Plumbago
Raphiolepis 'Enchantress'	Indian Hawthorn
Strelitzia reginae	Bird of Paradise

SHRUBS AND CLIMBERS

Bougainvillea spp#	Bougainvillia
Bromeliad spp	Bromeliad
Choisya ternata	Mexican Orange Blossum
Clivia spp	Lily
Convolvulus cneorum	Silver bush
Dianella spp	Dianella
Dietes bicolour	Wild Iris
Echeveria elegans	Mexican Snowball
Euphorbia spp	Spurge
Ligularia reniformis	Tractor Seat Ligularia
Liriope spp	Lily Turf
Lithodora 'Grace Ward'	Lithodora
Lomandra spp	Lomandra
Ophiopogon spp	Mondo grass
Osteospermum spp	Cape Daisy
Philodendron 'Xanadu'	Miniature Philodendron
Rosmarinus spp ^	Uprigh and Trailing Rosemary
Santolina chamaecyparisis	Lavander Cotton
Scenecio serpens	Blue Chaulk Sticks
Schizocentron elegans	Spanish Shawl
Trachelospermum jasminoides#	Star Jasmine
Westringea spp	Grey Box

NOTES * includes cultivars ^ suitable for hedging # climbing plant
Tall native specimen trees may only be planted to the east of building platforms along Accessway 1 (excludes Lot 9) and to the south of building platform along Accessway 2.

NZ NATIVE PLANTS

TALL SPECIMEN TREES (EXEMPT AREAS ONLY - REFER TO NOTES)

<i>Agathis australis</i>	kauri
<i>Corynocarpus laevigatus</i>	karaka
<i>Dysoxylum spectabile</i>	kohekohe
<i>Metrosideros excelsa</i>	pohutukawa
<i>Podocarpus totara</i>	totara

LOW SHRUBS AND CLIMBERS

<i>Acaena inermis purpurea</i>	native bidibidi
<i>Apodasmia similis</i>	oioi
<i>Arthropodium cirratum</i>	rengarenga lily
<i>Asplenium bulbiferum</i>	hen and chicken Fern
<i>Astelia banksii</i>	shore astelia
<i>Blechnum novae zelandiae</i>	kiokio
<i>Carex secta</i>	purei
<i>Carex testacea</i>	orange sedge
<i>Coprosma 'Hawera'</i>	coprosma cultivar
<i>Coprosma kirkii</i>	coprosma cultivar
<i>Coprosma prostrata</i> 'Poor Knights'	Poor Knights coprosma
<i>Cordyline 'Red Fountain'</i>	cabbage tree cultivar
<i>Dianella nigra</i>	turutu
<i>Ficinia nodosa</i>	knobby clubrush
<i>Fuchsia procumbens</i>	creeping fuchsia
<i>Libertia varieties</i>	NZ Iris
<i>Muehlenbeckia axillaris</i>	pohuehue
<i>Phormium cookianum</i> *	wharariki
<i>Pimelea prostrata</i>	NZ daphne
<i>Tecomanthe speciosa</i> #	Poor Knights vine
<i>Xeronema callistemon</i>	Poor Knights lily

SMALL TREES/LARGE SHRUBS

<i>Coprosma lucida</i>	shining karamu
<i>Coprosma macrocarpa</i>	coastal karamu
<i>Coprosma robusta</i>	karamu
<i>Cordyline australis</i>	cabbage tree
<i>Griselinea littoralis</i> ^	kapuka
<i>Griselinia lucida</i>	akapuka
<i>Leptospermum scoparium</i>	manuka
<i>Melicope ternata</i>	wharangi
<i>Meryta sinclarii</i>	puka
<i>Pittosporum crassifolium</i> ^	karo
<i>Pouteria costata</i>	tawapou
<i>Pseudopanax crassifolius</i>	lancewood
<i>Pseudopanax lessonii</i> *	houpara
<i>Rhopalostylis sapida</i>	nikau palm
<i>Sophora microphylla</i>	small leafed kowhai

MEDIUM SIZED SHRUBS

<i>Autroderia splendens</i>	coastal toetoe
<i>Coprosma</i> 'Middlemore' ^	karamu cultivar
<i>Coprosma</i> 'Karo Red'	karamu cultivar
<i>Corokia</i> varieties ^	corokia
<i>Hebe</i> varieties	hebe
<i>Lophomyrtus</i> varieties	NZ Myrtle
<i>Macropiper melchior</i>	Poor Knights kawakawa
<i>Muehlenbeckia complexa</i>	pohuehue
<i>Phormium tenax</i> *	harakeke

NOTES * includes cultivars ^ suitable for hedging # climbing plant

Tall native specimen trees may only be planted to the east of building platforms along Accessway 1 (excludes Lot 9) and to the south of building platform along Accessway 2.

WAIKŌPUA

DESIGN APPLICATION FORM

OWNER AND PROPERTY DETAILS

Lot Number :

Name of Property Owner :

Postal Address :

Phone Numbers : H

M

Email Address :

OWNERS' REGISTERED ARCHITECT'S DETAILS

Name of Registered Architect :

Registration Number :

Phone Number :

Email Address :

Name of Registered Landscape Architect :

Registration Number :

Phone Number :

Email Address :

CHECK LIST OF INFORMATION REQUIRED TO COMPLETE THIS APPLICATION:

- Provision of a Design Statement
- Plans - PDF and scaled to A3 including spot heights, showing:
 - Conceptual building plans, elevations and section including site
 - Conceptual site plan showing position of building on platform - 3D
 - Overall cost estimate of build (indicative figure only)
 - Conceptual site plan showing landscaping within the building area and contour lines with measurements (overlaid on building platform and existing contours). Larger conceptual plan including neighbouring lots to show how the design sits against and blends with the adjoining landscape
- Colour photographic schedule of material palette
- List of external materials and colours to be used
- List of plant species, number of plants and height at maturity. Establishment size and time to maturity height.
- Accessory buildings, water tanks, structures, etc. with details
- \$3,000.00 (incl. GST) Design Application Fee (deposit into account: Waikopua Residents and Owners Co)

The submitted designs must comply with the Waikopua Design Guidelines and Building Controls as shown within the Waikopua Covenants and Constitution and Auckland Council's requirements. These guidelines are draft only (14/7/17), until confirmation of resource consent conditions.



AN ADVENTURE
OUTSIDE YOUR DOOR



WAIKŌPUA

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