HOMESTEAD BAY

BY HANLEY'S FARM

BUILDING AND LANDSCAPING DESIGN GUIDELINES

STAGE THREE / STANDARD SECTIONS / 2026

HOMESTEAD BAY
BY HANLEY'S FARM

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1.0 OVERVIEW

1.1 PURPOSE OF THE GUIDELINES

Homestead Bay is located within a spectacular natural setting.

The Homestead Bay Design Review process has been set up to achieve a built form that complements that setting and protects the investment you have made with a high standard of development and landscaping.

The Design Review process is intended to promote design cohesion and ensure homes and landscaping are completed in a timely fashion. It is not intended to be onerous or require all homes to be built to an expensive specification.

This guideline is intended to assist you in considering the design of your home and private garden and how this can contribute to and enhance the overall character of the development. By using these design guidelines you should be able to clearly understand what is expected for a home design to be approved.

These Design Guidelines may be amended from time to time at the developers discretion to reflect changes in design and building trends and amendments to legislation affecting building approvals.

1.2 SUBMISSION REQUIREMENTS FOR DEVELOPER APPROVAL

The siting and design of your home is required to be approved by the Homestead Bay Design Reviewer (HBDR) before obtaining building permits. It is mandatory that all plans and other relevant drawings are submitted to the HBDR for approval. To obtain approval, you must forward the application to: **hanleys@nzcad.co.nz.**

The Homestead Bay Application for Design Approval Form & Checklist must accompany the documentation listed on the form. Documents must be submitted in pdf format, with the subject of the email to include the section number and street name.

The submission must include all the items specified in the submission checklist found in the Appendices of these Guidelines.

The HBDR will assess all designs and either provide a notice of approval or specify how the submission conflicts with the Guidelines. Designs that substantially comply with the

Guidelines may be given a notice of approval with conditions requiring the rectification of minor deviations. Furthermore, the HBDR may make suggestions intended to improve the design.

The HBDR will use its best endeavours to assess proposals in the shortest possible time and is generally within 10 -15 business days of receipt of a fully completed and compliant application.

Application review times are significantly reduced where provided information is complete and accurate. Incomplete or sub-standard documents will be returned without review.

Site Survey level information must be included and demonstrate all transitions to neighbouring properties and roadways. If you do not yet own the site (i.e. the developer is still constructing) you may not have access to the site. In such instances, the "Functional Layout Plan" can be used. This plan is often included within the sale and purchase agreement and shows expected finished ground levels at corners of the site and sometimes at notable features such as batter slopes. If it is not included within the sale and purchase agreement please enquire with the real estate agent or design reviewer.

You must then obtain the approval of the building plans from the local Council or relevant Building Surveyor and/ or any other relevant authorities required by the authority approval process. It is the responsibility of the owner that the proposed building works comply with District Plan and Building Act requirements and any consent notices recorded on your title. Neither the Homestead Bay Design Reviewer nor the developer accepts responsibility for works that don't comply.

Please Note: The final decision of all aspects regarding the Design Guidelines, including rejection and approval of submissions is at the discretion of the HBDR. The HBDR also reserves the right to request further information should they deem it necessary. The HBDR is not liable for any refunds, credit or compensation for its decisions in granting or refusing a submission approval or any discrepancies that may arise from this work.

Secondary and/or subsequent submissions following approval of an initial submission will incur a service fee to the applicant/ purchaser.

Should you or your agent have any queries and need clarification on matters within these Design Guidelines, please contact **hanleys@nzcad.co.nz.**

2.0 SITING & ORIENTATION

2.1 BUILDING CONTROLS

You and/or your agent should be aware of relevant rules from the Queenstown Lakes District Plan. It is also important to be familiar with the conditions of the resource consent for this stage. As a general rule, if the district plan rules and consent conditions are inconsistent, the consent conditions prevail. The most relevant controls from the district plan and resource consent are summarised in section 8.0 of these guidelines. Please note, these design guidelines should not be relied upon to identify all relevant rules and conditions of consent that may apply. Council may check for compliance with these rules and conditions of consent when they process your building consent.

There is discretion available to the HBDR to occasionally approve designs that do not fully comply with the guidelines, however this will not often occur. Where discretion is applied this may or may not require further resource consent and is the responsibility of the owner to satisfy in such case.

2.2 CONTROLS ON ALL SECTIONS

- The following are standard controls that apply to all sites:
- Only one residential unit may be built per section .
  Note: A residential flat may be constructed on the section in addition to the main dwelling, provided that all Council requirements are complied with
- Residential Flats in addition to the main dwelling shall be contained under the same building where site size is less than 800 square meters. Exceptions to the rule will be rarely granted, but may include circumstances such as where having multiple buildings assists with managing steep slopes. In such scenarios, it would normally be expected that flat is at least attached to a garage.
- Residential Flats may be constructed as separate structures to the main building where site size is in excess of 800 square Meters.
- Sections may not be further subdivided.
- **All building works must comply with the required setbacks and recession planes as specified by the district plan and consent notice conditions. Refer to section 8.0 for further information.**

2.3 STREET SETBACKS

Buildings are to be setback a minimum of 4.0m and maximum of 6.0m from the road boundary. Larger setbacks may be permitted at the discretion of the HBDR.

Garages must be setback a minimum of 5.0m from the road boundary and must be setback at least 0.5m behind the front wall of the dwelling.

For corner sections, buildings must be setback at least 3.0m from the splay boundary and at least 1.5m from the remaining road boundary.

Refer to the consent notices on your title for information on encroachments into setbacks that are acceptable.

Please note: the splay boundary is deemed to be the road boundary with the smallest dimension which intersects with both remaining road boundaries.

2.4 CORNER SECTIONS

Corner sections (as opposed to conventional sections) are sections with more than one street boundary or which have a reserve boundary. They have a significant impact on neighbourhood character, and therefore, considerable attention is required to ensure that a desirable outcome is achieved.

It is important that corner section homes are articulated and address their prominent position in the streetscape while contributing to the creation of an attractive, safe living environment. They form a gateway to adjoining streets, therefore it is essential that the dwelling addresses both street frontages with articulation of the built form including varying materials, window and door openings. In addition, to the above points, the following applies to the siting on corner sections.

It is expected that homes have one or more articulated corner feature that will 'turn the corner.' One or more of the following building elements is to be incorporated into the design as a corner feature;

- Windows
- A return veranda or balcony
- An articulated step back or setback of wall and / or roof structures, including eaves
- A change of building materials that assist in softening the mass of the building

Blank, unarticulated walls to the secondary façade (being the wall parallel to the secondary boundary) will not be permitted. Any length of façade greater than 8 m should have windows or door openings and variation in materials is strongly encouraged. Facades longer that 16m should incorporate a step in plan or similar variation in the building wall.

Dwellings facing the secondary boundary will be assessed on merit by the HBDR.

3.0 ARCHITECTURAL CHARACTER MANDATORY STANDARDS

3.1 GENERAL

Dwelling designs must be of a contemporary nature. Architecture which seeks to mimic historical styles not associated with the District will not be permitted. The HBDR reserves the right to determine if a design meets this requirement.

The building façade facing the street is of particular importance to the character of the subdivision. All dwellings must have a veranda, portico, porch or other similar entrance feature surrounding the front entrance and must be sympathetic to the overall dwelling design.

The main pedestrian entry (front door) or access way to the main pedestrian entry must be visible from the primary street frontage. Where the main pedestrian entry is not located on the front elevation, sufficient landscaping including the provision of a pergola or similar structure will be required in order to highlight the location of the entry.

3.2 ROOFS

Simple gable roofs are preferable. Mono-pitch and hip and valley roof forms will be assessed on a case-by-case basis. The HBDR will assess:

- design quality
- integration with surrounding buildings and landscape.
- The extent to which roof hips are visible from the street (they will be more likely to be acceptable away from the main façade facing the street)

Roof pitches for primary dwellings should be between 20° and 40°. Flat roofs (i.e. 4 degrees or less) will be acceptable for accessory buildings, or as linking or Lean-to structures of the primary dwelling.

Total of all flat roof area of the primary dwelling shall not exceed 40%. This does not include detached accessory buildings.

All metal chimney flues and other roof penetrations should be enclosed or painted to reduce visibility (colour and reflectivity as per above Guidelines).

Steel roofing is encouraged, however roof tiles in a flat profile may also be permitted.

3.3 BUILDING MATERIALS & COLOUR PALETTE

- External windows and doors other than those utilised in an entrance, W.C. or bathrooms are not to contain reflective,
- frosted, coloured or patterned film on glass unless approved by the HBDR.
- Buildings are encouraged to use a variety of external materials. The following maximum proportions apply for the external wall materials (excludes joinery, glazing, garage door and roof):
- Un-rendered concrete blockwork limited to 30% (and no more than 30% of any elevation);
- Un-rendered brick limited to 15% (and no more than 15% of any elevation);
- Painted plaster style materials limited to 70%
- Steel (including Colorsteel®) limited to 60%
- ·Weatherboards and similar cladding materials (such as timber and board and batten) limited to 70% per material;
- At least 2 different materials are required to the front façade
- Variations to the above may be considered at the discretion of the HBDR.
- To achieve design cohesion and minimise effects on the landscape, buildings are expected to be of predominantly recessive colours and relate to the surrounding environment (although some limited use of brighter colours may be acceptable). At a minimum the following standards are to be achieved:
- Roof colours shall have an LRV of 20% or less and are to be in the range of browns, greys and black
- At least 70% of the total painted or galvanised external surface of buildings (excluding joinery, glazing, the garage door and roof,) will have a reflectance value of 35% or less



Acceptable double gable roof

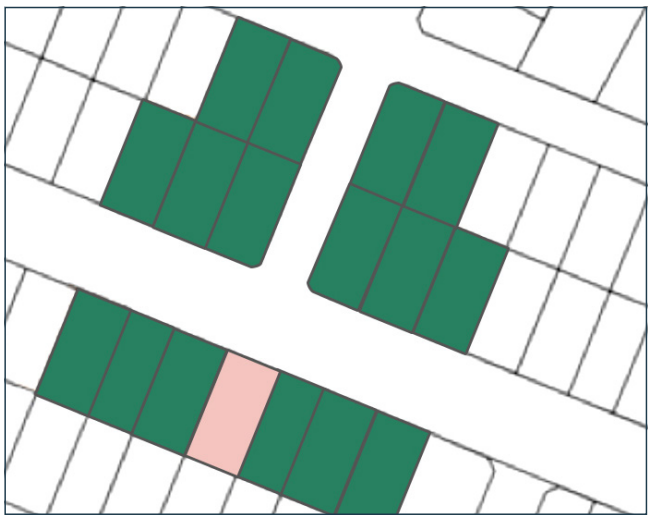


Acceptable gable & hipped roof



Unacceptable gable & hipped roof

3.0 ARCHITECTURAL CHARACTER MANDATORY STANDARDS CONT.



Section layout demonstrating identical façade rule.

Pink section denotes a façade that has already been approved by the HBDR.

You cannot have a similar or identical façade to the pink section if you are building on an green section.

3.4 IDENTICAL FAÇADE ASSESSMENT

2 dwellings of the same or overly similar front facade design shall not be built within 3 sections of the subject property, this would include sections either side, opposite your section and around corners. The final façade assessment decision will be at the discretion of the HBDR.

3.5 GARAGES & CARPORTS

Garages and carports be should be designed to minimise their visual impact to the streetscape and must comply with the following:

- At least a single garage or carport must be provided. Additional parking for residential flats must be considered as required
- External materials and colours should be chosen to integrate with and complement the primary dwelling. This includes particular attention to the garage door
- The garage door or carport opening must not exceed 40% of the width of the street frontage
- Garages and other accessory buildings can be located outside of the building envelope and can be built up to the side yard boundary (refer to specific controls registered on your title)
- Garages and carports facing the street boundary must be setback at least 0.5 m behind the front wall of the dwelling

Swing in garages, (where the garage door faces the side boundary) may be permitted at the discretion of the HBDR.

Where possible additional car parks should be set back behind the façade of the dwelling. Parking in front of the façade whilst discouraged, can be approved on a case by case basis. In such instances dense planting such as hedges should be located so as to screen the visibility of parked cars.



(TOP) Example of a swing in garage (plan). Example of acceptable garage doors types.

3.6 SHEDS & ACCESSORY BUILDINGS

Sheds and other detached accessory buildings (excluding garages) shall not exceed 12m^2 in area and 3.5m in height. They should not be visible from the street.

3.7 DRIVEWAYS & PAVING

Driveways must:

- be fully constructed within 3 months of the issue of the code of compliance for the dwelling being issued
- not exceed 4.5 metres in width at the carriageway crossover and can taper to the maximum width of the garage door
- be offset from the side boundary by at least 0.4m in order to allow for landscaping
- line up with the driveway crossover (unless it is intended to relocate the driveway crossover)
- be constructed of the following:
  - Coloured concrete
  - Exposed aggregate concrete
  - Asphalt
  - Pavers or local stone

Only 1 driveway and crossover will be permitted per section. There shall be no gates across driveways.

3.8 OUTDOOR LIVING

Consideration shall be shown to outdoor living / seating arrangements for all living units (including ancillary residential flats) in keeping with the scale of the living unit.

4.0 FENCING

4.1 GENERAL

The fencing of your home and that of your neighbour is an important contribution to private and neighbourhood amenity. It plays an important role in the general definition of the streetscape and transition between public and private spaces.

Generally speaking, it is proposed that the rear yards of properties in Homestead Bay will be fully fenced to provide privacy and a sense of security between dwellings. Fencing will not be permitted along main street frontages and within the main front setback of the proposed dwelling.

All fencing is subject to the approval of the HBDR.

The owner is solely responsible for the maintenance and/or replacement of all fencing abutting their section. It is noted that several matters in relation to fencing are governed by the Fencing Act, which should be adhered to.

4.2 FRONT FENCING

No fencing shall be constructed along the front boundary or within the front yard.

4.3 CORNER FENCING

At least half of the length of fencing along the secondary boundaries on corner sites is expected to be either:

- limited to a height of 1.2m above original ground level or;
- at least 30% transparent (e.g. 30mm gaps between each fence paling)

4.4 SIDE & REAR FENCING

For side and rear boundaries, solid palings or panels to a finished height of 1.8 meter above original ground level shall be the standard form of fencing. Side boundary fencing should have a 1.0m setback behind the front wall of the dwelling as shown in the fencing diagram (section 4.6).

Fences between adjoining sections must be constructed from either capped timber palings or timber-look composite materials, with timber or timber-look exposed posts.

Note: fence posts and rails may be constructed from metal instead of timber if preferred for structural integrity.

Fencing finish must be either natural or stained timber, timber look or dark grey in colour with a matte finish.

Where the property at the boundary has been sold to another buyer, their agreement as to an alternative design would normally be expected and the HBDR may ask for evidence of this. For unsold sections the HBDR will consult and act on behalf of the developer.

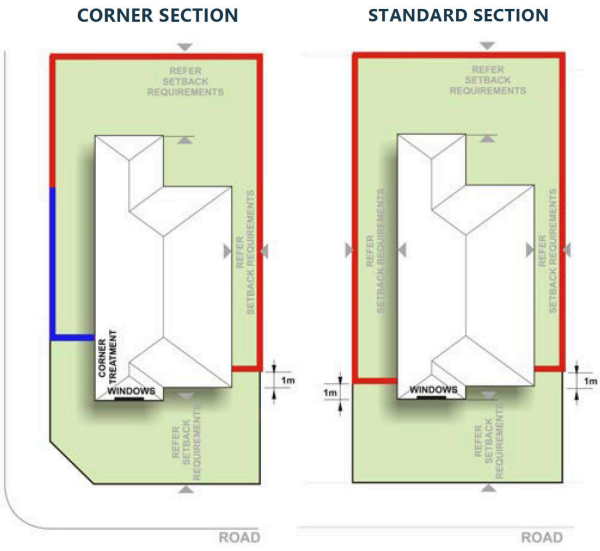
Fencing adjoining reserves is limited to 1.2m in height although higher fences will be considered on a case-by-case basis by HBDR. Post and wire and hedging arrangements may be acceptable subject to HBDR approval.

4.5 HEDGES

All fence types can, subject to HBDR approval, be substituted by hedges. Owners will be expected to maintain hedges and limit their height to 1.8 m for side and rear boundaries. Any hedges within the front yard shall be limited to a height of 1.2m, including corner sections.

4.6 FENCING DIAGRAM

Corner and standard section fencing plan can be adopted by the owner by signing and attaching this page with the submission checklist as an endorsement that the fencing will be carried out as per the Homestead Bay fencing requirements.



1.8m capped vertical timber palings with exposed posts.

Indicates 30% transparent fencing or 1.0m height limit area.



5.0 GENERAL DWELLING INFORMATION

5.1 SCREENING

To avoid detracting from the visual quality or the character of the streetscape unsightly items and equipment should be screened from the street and public view.

Ground mounted equipment such as heating and cooling units, hot water services and unsightly items etc. shall be screened from public view and shall not be visible from the street.

5.2 PLUMBING

All external plumbing including spa pumps/motors are to be concealed from public view. Downpipes and gutters are exempt from this requirement.

No exposed plumbing waste piping is permitted.

Gutters and downpipe treatment must compliment the house colour.

5.3 TV ANTENNAE & SATELLITE DISHES

TV antennae and other antennae are to be located in a manner which minimises visual impact from public viewing. They are encouraged to be contained within the roof space. Where antennae are to be externally mounted they are to be located at the rear of the property and below the roof line.

Satellite dishes (1 metre diameter maximum) are to be located at the rear of the property; below the roofline. Their proposed location should be shown on a plan for HBDR approval. CB radio antennae will not be permitted.

5.4 BIN STORAGE

Bins must be stored out of public view, preferably along the side elevation behind the boundary fencing and side gate (allowing for concealment and a practical ease of access). Where located within the front yard, appropriate screening must be demonstrated (i.e. suitable enclosure and landscaping). Relevant details/elevations of screening elements must be included on the plans.

5.5 CSECTIONHES LINES & DRYING AREAS

Csectionhes lines and drying areas shall be located so that they are not visible to public viewing, including from reserves

5.6 CAMPERVANS

Trucks or commercial vehicles (exceeding 3.0 tones), recreational vehicles and caravans shall be screened from public view when parked or stored.

5.7 TIMING OF WORKS

Construction of all dwellings must be completed within twelve

(12) months of work commencing. Front yard landscaping (and side yard landscaping for secondary boundaries on corner sections) is to be completed within three (3) months of the completion of the dwelling. Incomplete building works must not be left for more than three months without work being carried out.

5.8 WINDOW FURNISHINGS

Internal windows furnishings which can be viewed by the public must be fitted within three (3) months of occupancy. Sheets, blankets, or similar materials for which window furnishing is not their primary use, will not be permitted.

5.9 MAINTENANCE OF SECTIONS

The Purchaser shall not allow any rubbish including site excavations and building materials to accumulate on a section (unless the rubbish is neatly stored in a suitably sized industrial bin or skip) or allow excessive growth of grass or weeds upon the section.

The Purchaser shall not place any rubbish including site excavations and building materials on adjoining land or in any waterway. The Vendor or its Agent may enter upon and have access over a section at any time without creating any liability for trespass or otherwise to remove rubbish, maintain, slash or mow a section and the Purchaser agrees to meet the Vendor's reasonable costs of doing so.

6.0 LANDSCAPING

6.1 FRONT LANDSCAPING

Investment in quality landscaping adds significant value to any community. In Homestead Bay the nature and quality of landscaping is seen as essential to creating an attractive and integrated streetscape which softens the appearance of buildings, creates a coherent theme for the neighborhood and compliments the spectacular natural surrounds.

Planting needs to be dense enough to make an attractive contribution to the streetscape. With carefully located planting such as hedging you can maximise the sense of privacy in your front yard. But planting should not be at a density or height that entirely obscures the views of buildings from the street.

You are encouraged to invest in the quality landscaping of your own front and rear yard. However, you are only required to provide a plan for landscaping proposed in the front yard (and on a corner section side gardens along a secondary boundary).

Landscaping of your front garden (and on a corner section side gardens along a secondary boundary) must be completed within 3 months of receiving your Certificate of Compliance.

Regular inspections will be undertaken to ensure that landscaping has been completed within the required time. Should your landscaping not be completed within the specified time, action may be taken to have this requirement met at the owners cost. Extensions of time will only be considered in exceptional circumstances.

Drought and frost tolerant landscape designs are highly encouraged. This includes the use of native plants.

Planting density shall be appropriate to achieve a closed canopy within a five year period following occupancy and landscape establishment.

Deceased or Dying plant specimens shall be replaced prior to the following growing season. It is advised that Irrigation or maintenance care is reviewed prior to replacement.

6.2 MINIMUM STANDARDS

A planting plan shall be submitted for the parts of the site between the road boundary and the building (approximately the front 6.5m of a regular section, with additional visible areas along a secondary boundary of a corner site).

The planting plan should show the layout of lawn, garden beds and where key trees and shrubs will be planted.

All plants in these parts of the site should be from the list laid out in Section 7.3 (You are not however restricted in the planting for the other more private portions of your section). Your plan should be annotated confirming you will comply with the species list in Section 7.3.

A garden bed which is at least 400mm wide must be provided between the driveway and the closest side boundary.

6.3 BENCHING & RETAINING WALLS

Generally, retaining walls, beyond those installed at the of subdivision by the developer, are not encouraged due to the visual dominance they can create. Instead, the use of split level dwellings and sloping gardens with battered slopes are encouraged. It is nevertheless accepted that on some sloping sites they will be necessary to make efficient use of sites. All retaining walls should be identified on the plans with accompanying details (including any safety handrails) to allow review by the HBDR. This is a key reason why accurate site level information needs to submitted with your application. You should also consider building regulations and the need for specialist engineering advice.

Retaining walls should not exceed 1m in street frontage or if facing public spaces such as reserves. Only in rare situations, where necessity is demonstrated, will retaining between the house and the street of height that triggers the need for hand rails be approved. **Retaining walls greater than 0.4m shall be set back from street/ walkway/reserve boundaries 0.6m min. and have planting in front.**

It is important to consider the height of retaining on your boundaries and whether it may trigger the need for building or resource consent (consider the District Plan rules and any approvals at the time of resource consent for subdivision to understand what you are entitled to build without consent). Understanding whether your plans need consent early in your design process helps avoid surprise costs and opens up opportunities for cooperation with neighbours on better design outcomes.

Materials selected for the construction of the retaining walls are to be sympathetic to the overall design of the dwelling including:

- Natural stone
- Stained or painted smooth sawn sleepers
- Purpose-cut retaining timber
- Architectural block work with a bagged and painted, rendered finish, or stone clad that compliments both the garden and dwelling
- Coloured and textured concrete sleepers with galvanised support columns

Landscape elements such as shrubs and groundcover should be used to screen and reduce visual impact of cuts and retaining walls.

7.0 APPENDICES

7.1 DESIGN APPROVAL PROCESS

Standard Sections

- [ ] **STEP 1**
  Purchase section. Confirm requirements of the section.
- [ ] **STEP 2**
  Have your agent prepare the required documents & drawings for the Homestead Bay Design Reviewer (HBDR).
- [ ] **STEP 3**
  Review of the submission by the HBDR.
- [ ] **STEP 4**
  Approval/rejection or conditional approval by the HBDR.
- [ ] **STEP 5**
  Builder lodges for building permit.
- [ ] **STEP 6**
  Building permit issued.
- [ ] **STEP 7**
  Commence construction.

7.2 APPLICATION FORM & CHECKLIST

Section No:

Street Address:

Owners Name:

Mobile:

Home phone:

Business phone:

Email address:

Current Postal Address:

Agent Name:

Agent Mobile:

Agent Email address:

7.0 APPENDICES CONT.

7.2 APPLICATION FORM & CHECKLIST CONT.

Documentation required to be submitted for approval to Homestead Bay Design Reviewer.

All documents must be in PDF format

No document set shall exceed 8mb

☐ **SITE PLAN**
(scale 1:200) indicating: date, reference number of drawing, north point, section size and boundary dimensions, building setbacks from all boundaries, site coverage, vehicle crossing, driveway layout, fencing, letterbox, decking, roof fixtures etc (as applicable), extent of earthworks including any proposed cut and fill, retaining walls and/or site batters.

Site plan must provide proposed Finished floor levels, site transitions to adjacent property, accessways reserves and roadways, identifying all retaining structures and the proposed height of such walls.

☐ **FLOOR PLAN/S**
(scale 1:100) indicating: date, reference number of drawing, north point, relevant dimensions (house width, length, room dimensions etc), floor area calculations, window and door locations/sizing, external fixtures, finished floor levels, heat pumps, gas bottles, air conditioning etc (as applicable).

☐ **ALL ELEVATIONS**
(scale 1:100) indicating: date, reference number of drawing, north point, all wall heights and external finishes including garage door type, roof pitch, eaves depth, air conditioning unit, solar units, water tanks and all external building such as garden sheds, pergolas, bbq's etc. Relevant cross sections showing height of walls on boundaries; cut and fill details, including retaining walls and driveways gradient where applicable should also be included.

All elevations must be provided with all applicable recession planes and height planes.

NOTE: Where all elevations indicate a ground slope of less than 6 degrees, rules applicable to flat sites apply (relevant information pertaining to this must be included on the plans).

☐ **FRONT LANDSCAPE PLAN**
(scale 1:100) indicating: date, reference number of drawing, north point, contours at 500mm intervals, proposed earth works, planting locations, landscaping strip alongside driveway, boundary fencing, water tank/s, retaining walls and materials including dimensions. Proposed driveways and paths materials and gradients, out buildings and pools if applicable. Decks, pergola's and other similar structure are to be included.

☐ **FENCE PLAN**
Details to be indicated on the landscaping and/or site plan Signed Fencing Diagram (see section 4.6), can also be inserted to the drawing set and considered as signed..

☐ **APPLICATION FORM & CHECKLIST**
Completed Design Approval Application Form and checklist.

☐ **COLOUR SCHEDULE**
Must complete the colour schedule document on the following page for checking by the HBDR.

Alternative schedule forms will not be accepted

The HBDR will endeavour to assess proposals in the shortest possible time generally within ten – fourteen working days of receipt of a compliant application, if all of the above documentation is provided. The Design Approval Form checklist forms a part of the design approval process and must be completed when submitting to the HBDR. Delays will occur if the checklist or required information is not provided or is not complete. It is the responsibility of the owner and the owner's agent (builder or designer) to ensure complete documentation; no responsibility will be accepted by the HBDR for incomplete submissions.

Applications cannot be assessed until all of the above information is available. No facsimile will be accepted. The HBDR also reserves the right to request further information.

Please submit the above documentation to:
hanleys@nzcad.co.nz.

7.0 APPENDICES CONT.

HOMESTEAD BAY – EXTERNAL COLOUR SELECTION

Address:	Builder:	Owner:

Item #:	Material/Finish:	Brand/Supplier:	Colour Name:	LRV:	Total % Used:
1.					
2.					
3.					
4.					

Roof:				
Item #:	Material/Finish:	Brand/Supplier:	Colour Name:	LRV:
5.				

Note: Different shading and/or hatching must be used for each material on the elevations

6.	Garage Door:	8.	Joinery:
7.	Driveway:	9.	Other:

Colour Samples:					
Item #:	Item #:	Item #:	Item #:	Item #:	Item #:

7.0 APPENDICES CONT.

7.3 LIST OF APPROVED PLANT SPECIES: HEDGES & SCREENING

BOTANICAL NAME	COMMON NAME	NATIVE
Shrubs:		
Aristotelia fruticosa	Mountain wineberry	
Carmichaelia petriei	NZ broom	
Coprosma crassifolia	NZ Coprosma	
Coprosma lucida	Shining Karamu	
Coprosma propinqua	Mingimingi	
Coprosma rugosa	Needle-leaved Mt Coprosma	
Corokia cotoneaster	Korokia	
Cyathodes juniperina	Mingimingi	
Discaria toumatou	Matagouri	
Dracophyllum longifolium	Inaka	
Dracophyllum uniflorum	Turpentine shrub	
Gaultheria antipoda	Tall snowberry	
Hebe cupressoides	Cypress Hebe	
Hebe odora		
Hebe rakaiensis		
Hebe salicifolia	South Island Koromiko	
Hebe subalpina		
Leptospermum scoparium	Manuka	
Melicytus alpinus	Porcupine shrub	
Myrsine divaricata	Weeping mapou	
Olearia arborescens	Southern Tree Daisy	
Olearia avicenniifolia	Tree Daisy	
Olearia bullata		
Olearia cymbifolia		
Olearia fragrantissima		
Olearia hectori		
Olearia lineata	Tree Daisy	
Olearia nummulariafolia	Tree Daisy	
Olearia odorata	Tree Daisy	
Ozothamnus sp.	Cottonwood	
Pimelea aridula	NZ daphne	
Pseudopanax colensoi var. ternatus	ºMountain three finger	
Grasses:		
Aciphylla aurea	Golden speargrass	
Aciphylla glaucescens	Blue speargrass	
Astelia fragrans	Bush lily	
Astelia nervosa	Mountain Astelia	
Carex coriacea	NZ swamp sedge	
Carex maorica	Carex	
Carex secta	Purei	
Chionochloa conspicua	Bush tussock	
Chionochloa rigida	Narrow-leaved snow tussock	
Chionochloa rubra	Red Tussock	
Cortaderia richardii	South Island Toeotoe	
Festuca novae zelandiae	Hard tussock	
Juncus distegus	Wiwi	
Juncus gregiflorus	NZ soft rush	
Juncus sarophorus	Wiwi	
Phormium cookianum	Mountain flax	
Phormium tenax	Harakeke/swamp flax	
Poa cita	Silver tussock	
Schefflera digitata	Seven finger	
Schoenus pauciflorus	Bog rush	
Typha orientalis	Raupo / bullrush	

7.0 APPENDICES CONT.

7.3 List of approved plant species: Hedges & Screening Cont.

BOTANICAL NAME	COMMON NAME		NATIVE
Small/Medium Structure Trees:			
Acer campestre	Field Maple	Deciduous	
Acer negundo	Box Elder	Deciduous	
Acer griseum	Paperbark Maple	Deciduous	
Acer palmatum	Japanese Maple	Deciduous	
Alnus spp	Alder	Deciduous	
Nyssa sylvatica	Tupelo	Deciduous	
Sophora microphylla	Kowhai	evergreen	yes
Pseudopanax crassifolius	Lancewood	evergreen	yes
Hoheria lyallii	Mountain lacebark	Deciduous	yes
Plagianthus regius subsp. regius	Lowland ribbonwood	Deciduous	yes
Cordyline australis	Cabbage Tree	evergreen	yes
Viburnum plicatum	Japanese snowball	Deciduous	
Malus (old varieties)	Crab Apple	Deciduous	
Pyrus calleryana	Ornamental Pear	Deciduous	
Sorbus aria 'Lutescens'	White Beam	Deciduous	
Sorbus aucuparia	Mountain Ash, Rowan	Deciduous	
Prunus spp	Plum, Peach, Apricot	Deciduous	
Malus domestica	Apple	Deciduous	
Sorbus hupehensis	Hubei rowan	Deciduous	
Amalanchier canadensis	Shadbush Serviceberry,	Deciduous	
Cydonia oblonga	Quince	Deciduous	
Cornus kousa	Kousa dogwood	Deciduous	
Cornus 'Eddies White Wonder'	Dogwood	Deciduous	
Morus alba	Mulberry	Deciduous	

8.0 BUILDING CONTROLS

For land use controls that are to be complied with, please refer to the land use conditions in the resource consent FTA-2506-1071. A link will be made available to this document on the Homestead Bay website.