

HUKA FALLS RISE DESIGN STANDARDS

November 2021 Version 8

**HUKA FALLS
— RISE —**
Huka Falls Road, Taupo



Huka Falls Resort

Residents Association



Welcome:

The purpose of this document is to provide guidance for building at Huka Falls Rise Subdivision which promotes:

- A well-planned and designed residential community.
- Diversity of building configurations to provide private quiet living spaces and reflect building excellence.
- Architecturally designed houses providing unique interior spaces and private gardens with a coherent streetscape.

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Appendix 2: Built Form Controls for all Residential Lots (77 & 78)



Contact Details: Huka Falls Resort Residents Association Design Board

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1. Design Board

House plans are required to be approved by the Design Board. The Design Board is made up of Residents Association members and specialist consultants i.e: architects and colour consultants. The role of the Design Board is to ensure housing designs and plantings provide consistency of standards and harmony of housing within the existing development. **Plans need to be submitted to the Design Board on or before the 15th of the month for consideration at their monthly meeting. Plans submitted after this date will be considered at the next meeting.** Approval or feedback on changes required will be given on or before the 1st of the following month.

House plans must include site plan, floor plan, elevations and 3D digital colour image of the house showing proposed colour scheme. Fencing and landscaping plans must also be provided at this time.

All building designs submitted, must adhere to the Built Form Controls (Appendices 1&2)

2. House Types

House types that are favoured are:

- a smaller footprint
- One storey homes with small enclosed gardens and courtyards. Two storey homes will be considered for some sites. Two storey designs must incorporate a combination of single level and two storey areas. Consideration for a two storey dwelling will be given to sites 12, 13, 18 to 24 and sites 65 to 78.
- Street access via the front boundary and garage access via the rear boundary lane.
- Drive in garages and access for lots that front a lane.
- A building orientation and design that considers the sun orientation and protects you and your neighbours' privacy.

3. Street Facades /Orientation.

Front wall elevations of any house design must comprise a minimum of two materials and colours, excluding garage doors, unless a character type design is presented (i.e. a character type home will have additional features such as contrasting joinery, shutters, louvres, and/or pergolas) or a rendered (plaster) finish cladding is used.

No street facade wall may be more than 7m in length without a break in the wall of 1m.

Street frontages must have an attractive window arrangement; large areas of blank wall will not be approved.

Designs should consider sun orientation and wind patterns to allow sun penetration in to internal living areas, shield outdoor areas including balconies from wind and overheating through the use of eaves, awnings, pergolas, shutters and trees. House designs that overlook or overshadow neighbours' homes or private spaces will not be approved by the Design Board.

4. Roof Design and Gutters

Distinctive roof designs are to be encouraged for their visual interest. Steeper pitched roofs are favoured to maximise weather-proofing. The pitch of main roof areas permitted is a minimum of 15 degrees and maximum of 30 degrees. Large singular roof forms that dominate the house from the street, and plain gables larger than 6m², are not permitted.

Roof projections such as dormers may not exceed 2m in height above the plane of the roof and must be kept within the overall 8m height restrictions. Chimneys and flues shall be compatible in height and material with the building structure. Mono pitched roofs will be considered on a case by case basis, in consultation with the Design Board. Mono pitched roof designs must have a minimum of three planes, a balance in the vertical proportions of windows, and two types of cladding to all external elevations. Soffits may have a maximum overhang of 600mm into yard setbacks.

5. Garaging and Driveways

The maximum grade of driveways is 15 degrees with appropriate transition curves and maximum width of 6 metres for a double driveway, tapered to 5 metres at the road boundary. Exposed aggregate and colours that blend in with the subdivision are encouraged. Coloured oxide concrete, stamped concrete, spray on patterns or paved surfaces are discouraged. Extensively paved areas for long term external storage will not be approved.

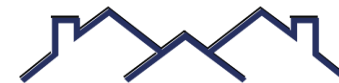
Gobi blocks are discouraged in these areas to facilitate storm water runoff. Cobblestones or exposed aggregate surfaces are favoured.

Double garaging (ie: provision for two vehicles within the garage) is required for ALL properties.

6. Parking.

The location of driveways and car parking should address the conditions of your site, without dominating the appearance of your home. In some areas the locations of driveways have been fixed due to special access needs, solar orientation, avoidance of significant trees and servicing. It is strongly recommended that the provision of space for the parking of additional private vehicles is provided for within the property boundaries, due to the very limited availability of on street parking through the development. These are to be accessed from the rear access lane of the site in most circumstances. Access from the main road is permissible for Lots 12 to 24, 64,65, 77 to 103. Vehicles are not allowed to be parked on roadside berms or in access lanes.

7. Fencing and Retaining Walls



Fencing and retaining walls are an integral part as they provide privacy and enclosure, delineate between public and private spaces and control level differences. Fence construction, detail and colour should be consistent with surrounding houses to unify the streetscape. Aluminum/steel vertical uprights are required for fencing on all boundaries. Pool type fencing is preferred. Boundary fencing is required to be finished in a black or almost black colour. Wire mesh and PVC fabrics are not permitted.

Front and Rear Fencing: Front and rear boundary fences and any boundary fencing fronting onto a street may not exceed more than 1.5m in height. The fence shall be constructed in materials that match surrounding properties. To maintain an open front edge to each lot, continuous

fencing or exterior walls along entire front boundaries is not permitted. Fencing is not permitted on boundaries opposite access lane driveways, or along access lanes.

Side Fencing: Side fencing must be a minimum of 2m behind the front corner of the property. Side fencing on corner blocks must be consistent with materials, detail and finish of the house. Maximum height of side fencing and any screening trellis is 1.8 metres.

Gates: Gates are permitted only as a component of the overall fence or wall and should use materials and be a style that relate to the overall design.

Retaining walls: Retaining walls, including capping, which are visible from the street are to be built in approved stone or timber material which conforms to the subdivision. Retaining walls should be painted or stained in a dark colour. Retaining walls up to 500mm maximum height may be constructed within boundary setbacks.

8. External Lighting

Exterior lighting is permitted for safety reasons only and should be kept to a minimum. Maximum of 8 lux (lumens per square metre) at the boundary are to be used for all exterior lighting applications. Sodium lighting is not permitted at any time, apart from temporary holiday decorations. Coloured lighting may be allowed at the discretion of the Design Board.

9. Letterboxes, Storage Sheds and Ancillary Structures

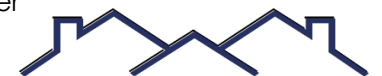
Letterboxes for all new properties must be situated on the main road frontage as close to the property boundary as is practical, in accordance with NZ Post guidelines. There is to be a maximum of one letterbox per property. Sheds, other outbuildings and external fixtures (such as clotheslines, air conditioners, antennae and rainwater tanks) should be screened appropriately and located so as not to detract from the appearance of your home. Storage sheds should have a maximum floor area of 6m² and a maximum height of 2m from the finished floor level. Any structure is permissible but must be screened from the street or access lane so that it is not easily visible. Gas bottles are not allowed, as reticulated gas mains are in place throughout the development.

10. Materials and Colour Palette

To maintain quality throughout Taupo Heights Development a mix of exterior cladding materials such as shadow clad and modern timber panelling in conjunction with solid construction such as solid plastered brick or block is promoted. Fibre cement sheeting is not permitted as a wall cladding. Street facades, excluding roller doors and garages, require a minimum of two different wall colours unless a rendered (plaster) finish construction has been used as the sole cladding, or a character type design has been presented with a key contrasting colour. Colour accents or other materials will be based on their individual merit and ability to achieve diversity and interest in the built form. Builders are required to provide the Design Board with a schedule of external finish materials and colours for approval. A computer generated 3 D digital colour image of the house elevations is required, demonstrating as closely as possible the intended colour scheme.

a) Solid Wall Construction

Walls may be constructed either in solid materials such as concrete block and/or frame construction or cavity timber wall construction using modern painted or treated timber cladding. All blockwork or brickwork must be of a light neutral tone and finished with mortar in a colour that is as close to the block/brick as possible.



10. Materials and Colour Palette (continued)

Timber elements, stonework and cladding are to be in neutral tones or painted in line with the recommended palette. A base colour of a neutral light tone complemented with a stronger accent of highlighted colour on ancillary or projecting structures is encouraged. Smaller areas of metal cladding, (low reflectivity colour steel finish) custom orb, mini orb, natural or man-made stone, may be used as a feature on exterior cladding.

b) Verandas, Outbuildings and Structures

The use of feature architectural dwelling details, elements and colour accents to add character, variety and comfort in complementary materials are encouraged. When a light base is used on walls, a stronger accent colour that relates to the overall palette, can be used on elements such as screens, awnings, columns, handrails etc.

c) Roofs and Gutters

Traditional roof forms with steep main pitches and wide overhangs in non-reflective colours are preferred. Approved materials and colours are matt pre-finished coloured metal, metal roof sheeting, galvanised roof sheeting and gutters in natural and earthy hues. Clay roof tiles will not be accepted. Colours are to be approved by the Design Board.

d) Windows and Doors

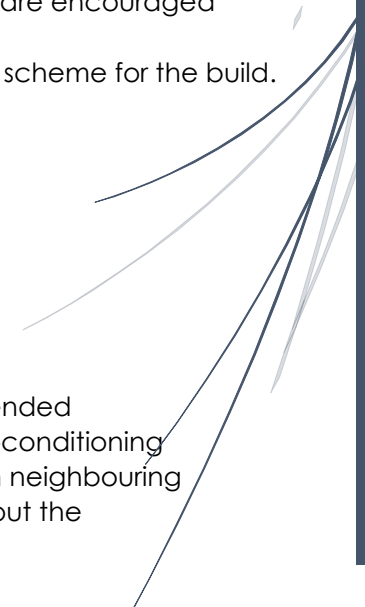
Windows that front streets should generally have greater vertical proportions with complementary framing elements. Verticality of windows should be emphasised by colours that contrast with the wall colours. Cedar or timber louvres are encouraged for the front windows and should complement the structural wall finish and colour. Colour selection for garage doors and main entrance doors must be submitted for approval with the overall colour scheme for the build.

e) Outdoor Hardscape

Outdoor hard surfaces need to complement the house design. Concrete and permeable paving finishes are encouraged using colours in a range of light to mid toned colours.

f) Landscaping

A landscaping and fencing plan must be submitted for approval at the same time as the house plans, showing intended plantings on the site. Consideration needs to be made in regards to the screening of ancillary structures such as air-conditioning units, clotheslines and sheds, using greenery or trellis as screening. Landscaping must also complement plantings on neighbouring sites, and existing development; hedging and screens must also be in keeping with those already in place throughout the development. Landscaping must be completed **four** months after building completion.



Appendix 1: Built Form Controls for all Residential Lots: 11 to 16, 18 to 76,

	Detail	Minimum	Maximum
1	Dwelling Building setback (front street)	2.5m	6.0m
2	Dwelling Building setback (rear lane)	1.5m	6.0m
3	Height	4.5m single level	8.0m two storey
4	Side yards	1.5m	8.0m
5	Garage Building Setback (Road)	3.0m	4.0m
6	Garage Building Setback (Rear Lane)	1.5m	3m
7	Dwelling Building Setback (other boundaries)	1.5m	8m
8	Wall length before articulation	NA	7m
9	Maximum Height to Boundary	NA	*see right
10	Boundary Fence Height – Road & side boundary up to 2m from corner	0.9m	1.5m
11	Boundary Fence Height – other boundaries	0.9m	1.8m
12	Side fence	0.9m high	1.8m high
13	Building coverage		50%
14	Maximum Plot Ratio		100%
15	Maximum Total Coverage		75%

*2.5m height at the north boundary with 55° recession plane. 2.5m height at the east boundary with a 45° recession plane. 2.5m height at the south or west boundary with a 35° recession plane, except for common wall boundaries.

Appendix 2: Built Form Controls for all Residential Lots 77 & 78

	Detail	Minimum	Maximum
1	Dwelling Building setback (front street)	2.5m	NA
2	Dwelling Building setback (rear boundary)	10.0m	NA
3	Dwelling Building setback (Side yards)	1.5m	NA
4	Building Height	4.5m single level	8.0m two storey
5	Garage Building Setback (front street)	3.0m	NA
6	Dwelling and/or Garage setback (common wall boundaries)	0m	0m
7	Maximum Wall length before articulation	NA	7m
8	Maximum Height to Boundary (road, rear, and common wall boundaries)	NA	NA
9	Maximum Height to Boundary	NA	*see right
10	Boundary Fence Height – Road & side boundary up to 2m from corner	0.9m	1.5m
11	Boundary Fence Height – other boundaries	0.9m	1.8m
12	Side fence	0.9m high	1.8m high
13	Maximum Building coverage	NA	50%
14	Maximum Plot Ratio	NA	100%
15	Maximum Total Coverage	NA	75%

*2.5m height at the north boundary with 55° recession plane. 2.5m height at the east boundary with a 45° recession plane. 2.5m height at the south or west boundary with a 35° recession plane, except for common wall boundaries.



Huka Falls Rise is a quality residential development of 102 homes in Huka Falls Road, Taupo.

At the entrance to Huka Falls Rise is an historic church which formed part of a historic village. The Resort to the North-East of the subdivision houses Body Corp Villas with a combination of permanent residents and accommodation along with a management centre including conference facilities.

This development features landscaped walkways with a pocket park, seating and a pergola area enjoyed by all residents. At the north end of the development a second recreational park is under development.

The Huka Falls Resort Residents Association ensures landscaping is maintained to a high standard and the homes meet the design guidelines expected of this development.



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