

Bella Vista Residents' Association Inc.

Schedule 1 - Revised Design Guidelines and Standards

1. Definitions

Original Term	Simplified Meaning
Design Guidelines and Standards	These guidelines and/or standards.
Development	The entire development area, known as Bella Vista.
Existing Ground Level	The ground level of the land after subdivision work is finished.
Land	All land identified as NA124A/477.
Lots	All individual properties within the Land.
Member	A current member of the Society.
Member's Development Plan	The architectural, colour, and landscape plans for a Lot's proposed development, submitted for approval.
Private Way	The private road, Lot 41 on DP 351196.
Rules	The current rules of the Society.
Society	The Bella Vista Resident's Association Incorporated.

2. Approvals Required

Members must submit a **Member's Development Plan** to the Design Control Committee for approval, including:

- **Architectural Plans & Elevations:** Showing siting, ground contours, boundaries, proposed floor levels, yard requirements, orientation (north, sun, views), design, materials, and colour.
- **Landscaping Plan:** Detailing driveways, paths, planting, and external amenities (e.g., pools, pergolas, retaining walls, fences) in relation to the house.
- **Full Landscape Details:** For covenanted bush, riparian margins, streetscape, walkway, and bridges.
- **Energy System Details:** Location and screening details for any **solar, wind, or other new energy generation and storage systems**.

3. Prohibited Materials & Methods

Prohibited Building Materials (Without prior written consent):

- Uncoated fibre cement.

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- PVC/plastic wall claddings.
- Imitation woodgrain materials with stone chips.
- Pressed metal roofing.
- Unfinished concrete (in-situ or precast) and concrete block.
- Manufactured replica brick/stone cladding.
- Aluminium composite panels.
- Exposed plywood or ply products.
- Sheet metal wall claddings.
- Untreated, unpainted framing timbers.
- Any mirror (reflective) glass.
- Second hand materials.

Prohibited Structures (Without prior written consent):

- Any water storage tank unless completely enclosed within or under an approved structure.
- Any basement unless its exterior walls are clad similarly to the main dwelling.
- Any pole house dwelling (with or without decking) that has unenclosed framing beneath it.

Items Not Visible from the Private Way (or any road/access lot):

The following must be screened or placed so they are not visible from any road or access lot, including the Private Way, except where prior written approval has been granted by the Design Control Committee (DCC). Please note that the DCC may, at its discretion, require a review by external architects to assess such exceptions; in these instances, any additional costs incurred for professional consultation shall be borne by the applicant.

- Roof-mounted solar panels or other new energy generation systems.
- External components of new energy storage systems (e.g., batteries).
- Unscreened rubbish and laundry drying areas.
- Exposed air conditioning units.
- Exposed gas/electric hot water units.
- Sanitary plumbing exterior surfaces mounted.
- Satellite dishes.
- Compost bins or incinerators.
- Caravans, huts, or sheds (except temporary worker sheds during construction).
- Exposed foundations or unpainted retaining walls.

Commented [HY1]: The current solar panel rule stated here prevents any property located alongside a road with a north-facing roof from installing solar panels. Because these homes are visible from the road, they are automatically excluded, because solar panels can only function effectively on the north-facing roof. This creates an inequitable outcome and should be reconsidered to allow practical and sustainable solar installation options.

Commented [AB2R1]: Revised - Issue addressed

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- Add-on conservatory-type structures.
- Window/planter boxes.
- Retractable roller awnings.

Commented [HY3]: The current rule prevents any conservatory-type add-on structure from being installed if it is visible from the road. For properties like ours, which are exposed on all but one side, this effectively means we can never add a structure of this type, regardless of how well-designed or appropriate it may be. The rule appears to assume that all homes are screened by neighbouring properties, but that is not the case for a few. A more balanced approach would be to limit the restriction to the part of the house directly facing the road, rather than applying it to every visible side of the home.

Commented [AB4R3]: Revised - Issue addressed

4. Rules for Bulk and Location

- **Density:** Only one single dwelling may be built on any Lot.
- **Further Subdivision:** No Lot may be subdivided further.
- **Maximum Building Height:** Generally, no structure may exceed 9m in height. Lots 14 to 25 have a stricter maximum height of 8m. Height is calculated per the Proposed District Plan 2000.
- **Height in Relation to Boundary:** Structures must comply with the District Plan's 3m + 45° height-to-boundary restriction. * Near Palisade Walls (Lots 1-3): The 3m + 45° control is taken from the top centre of the Palisade Wall. No decks may cantilever over the Palisade Yard and Wall. i.e. the structural retaining walls designed to prevent land slips, erosion and subsidence installed behind Lots 1-9 & 35-40.
 - Near Palisade Walls (Lots 4-9 & 35-40): The 45° height control line is applied from a point 5m into the Non-building Zone, measured horizontally from the top center of the Palisade Wall.
- **Bulk in Relation to Boundary:** Any part of a structure over 3.5m high must be contained within a single 150° angle formed by two lines that intersect on the boundary, each making a 15° angle with the boundary (District Plan rule).
- **Site Coverage:** Maximum site coverage cannot exceed 35% of the net site area
- **Yards:** All yards must be a minimum of 3m wide from all boundaries, except where Palisade Walls exist i.e. the structural retaining walls designed to prevent land slips, erosion and subsidence installed behind Lots 1-9 & 35-40.
 - Palisade Wall Yards (Lots 1-9 & 35-40): A minimum 1.5m yard is required, measured from the top centre of the Palisade Wall into the Lot.
 - Cantilevered Decks (Lots 4-9 & 35-40): An unenclosed deck may cantilever a maximum of 3m over the 1.5m Palisade Wall Yard and the Wall but must not contact the Wall or the ground over the full 3m cantilever. These decks must comply with all other bulk controls.
- **Excavation and Fill:** There are rules regarding excavation and fill in relation to boundary yards.

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5. Architectural Design Guidelines

Bella Vista Philosophy

- Designs should be unique and visually integrated, following land contours and taking advantage of views and sun.
- Each Lot must have an individual theme with consistent detailing, balanced proportions, scale, colour, and materials.
- "Production housing" and associated detailing are inappropriate.

Colour

- Exterior colours must be from the current Resene "Whites & Neutrals" range or equivalent.
- Roofing colour must have a reflectance below RV 70%.
- Natural stone facings on bases, walls, fences, and chimneys must be integrated and visually softened with landscape planting.

Commented [HY5]: This should be updated to state the current White and Neutrals range, not the 2004 one! By simply using wording like 'the current range' this statement won't get out dated every year.

Commented [AB6R5]: Revised

Building Form and Layout

- The main roof must be pitched between 22.5° and 35°.
- Where appropriate, eaves must overhang at least 450 mm from the exterior cladding surface.
- A maximum of 20% of the roof area may be flat.
- Acceptable roofing materials include slate, aged clay tiles, timber, or bitumen shingles.
- Exterior walls should look strong (e.g., deep reveals of 100-200mm for plaster, 100-150mm wide facings for weatherboards).
- Design must avoid living areas/balconies/windows overlooking neighbours' spaces and reducing privacy/sunlight. Screens and/or landscaping can be used to manage privacy.

Carparking

- Parking on the Private Way is discouraged; adequate parking must be provided on the Lot.
- Concealment of vehicles (including trucks and boats) on the Lot is encouraged.
- A minimum of 2 covered, concealed carpark and one visitor carpark must be provided on each Lot.
- Driveways should be designed to avoid reverse manoeuvring onto the road for safety.
- No parking is allowed in the Planting Amenity Yard except in designated spaces.

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6. Landscape Guidelines - Residential

Footpaths

- An exposed aggregate concrete pedestrian footpath will be installed along the Private Way.
- Driveway installation requires cleanly cutting and carefully removing the footpath section. Damaged footpath must be replaced back to the nearest contraction joint.

Commented [HY7]: This doesn't exist for sections of the private way..... Particularly at the northern loop of the subdivision

Commented [AB8R7]: The Private Way is ONLY that section of road running from the bridge to the junction adjacent to #1, from junction to #10 and junction to #15 All other roading is defined as "Access Way"

Vehicle Crossings / Driveways

- Each Lot is allowed one access driveway through the common amenity planting strip at the southernmost corner.
- The first 1.5 meters of the driveway must use exposed aggregate concrete matching the footpath. The remainder can be selected by the Member.
- The Member must reinstate the amenity planting strip according to Bella Vista planting plans. Alternative driveways may be considered.

Services

- Service boxes (power, telecom) must be located in the amenity planting strip, 1 meter from the back of the planting.
- The Member must reinstate planting where services are installed.
- All service boxes/plinths must be painted Resene 'Scrub' 12 B 27.

Letter Boxes

- Must be constructed beside the driveway at the edge of the amenity planting yard.
- Must be faced with materials and finishes consistent with the dwelling's architectural style and include a bollard light shining downwards onto the driveway.

Commented [HY9]: How many houses actually have this (both the style of box and a light)?

Commented [AB10R9]: Not enough! This is something I have tried to ensure new builds now feature. With the removal of most high level street lights, the inclusion of bollard lighting becomes a significant requirement.

Streetscape Lighting

- Will be low level rural lighting. The Society maintains this lighting at the Members' cost.

Retaining Walls

- Must be detailed consistently with the Lot's themed architecture.
- Walls should be kept as low as possible, preferably stepped, with appropriate screen planting in front.

Amenity Planting Strip/Yard

- A 1.5m wide yard measured from the boundary adjacent to the access road/Private Way.
- It is installed by the owner/developer to the approved landscaping and planting plan(s) and thereafter maintained by the Society at the cost of the Members.
- No Member shall: Build, plant, remove, damage, drive over, or do anything inconsistent with its purpose within this yard.

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Hard Landscape

- Hard landscape (paving, walls, fencing) must use quality materials appropriate to the rural/coastal character and avoid distinctly urban materials and finishes. Work must be to a high standard.

Fencing

- **No fencing** is allowed within the Amenity Planting Yard.
- **Open plan landscaping** is encouraged.
- Fencing/screening should be limited to immediately around individual dwellings for privacy/shelter.
- Preferred materials: timber (unpainted or landscape colours), Brush, or similar. Metal fences (e.g., pool fencing) are only used where appropriate.
- No fence is allowed along the front or rear boundaries parallel to any access way (including the Private Way).
 - The front boundary may only have a fence/gate limited to half the length of the front yard boundary and situated no more than 2m in front of or behind the dwelling's face.
 - Any such fence must be screened with approved planting.
- Preferred maximum height is 1.250m.
- Fences exceeding 1.250m (max 1.8m) must be lightweight construction with powder-coated (dark colours) 10mm vertical bars at 100mm centres, supported on scaled posts and rails.
- Walls (including retaining walls): Walls must not extend for more than 50% of a boundary within any yard.

Planting

- Tree planting by a member must use species of appropriate scale, form, and colour, and must be appropriate for the Whangaparāoa environment.
- To prevent shading or blocking views, no tree or vegetation is allowed to exceed a maximum height of 4m without written approval from the DCC.
- **Prohibited Plants:** *Pinus* species and plants on the ARC "noxious plants" list.
- **Planting to Yards:**
 - No additional planting, removal, or modification of planting/ground levels in the Society-maintained Amenity Planting Yard.
 - For 3m yards, the planting height to boundary control is $1.5m + 45^\circ$.

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Planting Guidelines (Required Species)

Members shall use the following vegetation:

Area	Plant Species
Native Regenerative Planting	<i>Anthropodium matapouri</i> , <i>Carex secta</i> , <i>Carex testacea</i> , <i>Coprosma repens</i> , <i>Cordyline australis</i> , <i>Corokia</i> , <i>Ferns (tree and shrub)</i> , <i>Hebe speciosa</i> , <i>Hoheria populnea</i> , <i>Kunzea Ericoides</i> , <i>Leptospermum scoparium</i> , <i>Pittosporum eugenioides</i> , <i>Phormium cookianum</i> , <i>Phormium tenax</i> , <i>Podocarpus totara</i> , <i>Pseudopanax laetus</i> , <i>Pseudopanax lessonii</i> .
Water Marginal Planting	<i>Baumea</i> , <i>Carex secta</i> , <i>Juncus pallidus</i> , <i>Leptocyanus sericus (Glyceria)</i> , <i>Phormium tenax</i> , <i>Typha orientalis</i> .
Street Planting / Underplanting	Street Trees: <i>Metrosideros excelsus</i> (Pohutakawa) Street Underplanting: <i>Anthropodium Matapouri</i> , <i>Astelia chathamica 'Silver Spear'</i> , <i>Carex secta</i> , <i>Carex testacia</i> , <i>Coprosma repens picturata</i> , <i>Coprosma petriei</i> , <i>Libertia grandiflora</i> , <i>Phormium cookianum</i> , <i>Phormium cookianum lookeri 'Cream Delight'</i> .

7. Landscape Guidelines - Masterplan

Covenanted Native Bush Area

- Lots 3-9 and 40-35 contain a designated planted native bush area.
- The **Society is responsible for maintenance** of the bush areas at the Members' cost.
- **Rules for Bush Areas:**
 - The Lot owner must allow the Society (or its contractors) reasonable access for maintenance upon reasonable notice.
 - **No structure** (including fences) shall be built or maintained within any Bush Area without prior written consent from the DCC.
 - **No vehicle** (except mobility-impaired assistance vehicles) shall pass over or remain within any Bush Area without prior written consent from the DCC.