

# SCHEDULE 1

## Bella Vista Residents' Association Incorporated Design Standards — 2026 Revision

### Introduction

Bella Vista is bounded on the south and east by the canal and domain. It is a vital element in completing a major open space network — the Canal Walkway. The theme of the masterplan is spacious and carefully designed housing set in a native planted landscape. The southern and eastern edge is framed by covenanted bush areas.

These Design Standards do not replace the District Plan provisions. Satisfying these Standards does not remove the need to apply for Council consents. Where these Standards may conflict with the Council's District Plan, the more stringent of the two controls shall apply.

The Standards provide a framework for Members to prepare a submission for approval by the Design Control Committee (DCC) in accordance with the Rules, and for Members to ensure continued compliance with those Rules.

### 1. Definitions

In these Standards, the following terms have the meanings set out below:

Term	Meaning
<b>Design Standards</b>	These design guidelines and standards.
<b>Development</b>	The entire development area, known as Bella Vista.
<b>Existing Ground Level</b>	The ground level of the land after subdivision site works are complete.
<b>Land</b>	All land identified as NA124A/477.
<b>Lots</b>	All individual properties within the Land.
<b>Member</b>	A current member of the Society.
<b>Member's Development Plan</b>	The architectural, colour, and landscape plans for a Lot's proposed development, prepared and submitted for DCC approval.
<b>Palisade Wall</b>	The structural retaining walls designed to prevent land slips, erosion, and subsidence, installed behind Lots 1–9 and 35–40.
<b>Private Way</b>	The private road comprising Lot 41 on DP 351196.
<b>Rules</b>	The current rules of the Society.
<b>Society</b>	The Bella Vista Residents' Association Incorporated.

### 2. Approvals Required

A Member seeking approval from the Design Control Committee (DCC) must submit a Member's Development Plan. The Design Control Committee's prior written approval must be obtained before commencing any development. The Development Plan must include:

- **Architectural Plans & Elevations::** showing siting with existing ground contours, boundaries, proposed floor levels, yard requirements, orientation to the north, sun and views, design character and form, materials, and colours.
- **Landscaping Plan::** detailing the design and location of driveways, paths, planting, and external amenities (e.g., pools, spas, pergolas, shade structures, raised lawns, retaining walls, and fences) in relation to the proposed dwelling.

- **Full Landscape Details::** for any covenanted bush areas, riparian margins, streetscape, walkways, 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

#### 3(a) Prohibited Building Materials

No Member shall construct any structure on any Lot using the following materials without the prior written consent of the DCC:

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

#### 3(b) Prohibited Structures

No Member shall construct or permit the following on any Lot without the prior written consent of the DCC:

- Any water storage tank, unless fully enclosed within or under a DCC-approved structure.
- Any basement, unless its exterior walls are clad in materials similar to and consistent with the main dwelling.
- Any pole house dwelling (with or without protruding decking) that has unenclosed framing beneath the structure.

#### 3(c) Items Not Visible from Roads or Access Lots

The following must be screened or positioned so they are not visible from any road or access lot, including the Private Way. Prior written approval from the DCC is required for any exceptions. The DCC may, at its discretion, require review by external architects to assess such exceptions; any additional costs for professional consultation shall be borne by the applicant.

- Roof-mounted solar panels or other energy generation systems.
- External components of energy storage systems (e.g., batteries).
- Unscreened rubbish and laundry drying areas.
- Exposed air conditioning units.
- Exposed gas or electric hot water units.
- Exterior-mounted sanitary plumbing.
- Satellite dishes.
- Compost bins or incinerators.
- Caravans, motorhomes, huts, or sheds of any kind (except temporary workers' sheds during construction of the dwelling).
- Exposed foundations or unpainted retaining walls.
- Add-on conservatory-type structures.
- Window or planter boxes.
- Retractable roller awnings.

## 4. Rules for Bulk and Location

Note: Items (b), (c), (d), and (e) below are in accordance with the underlying Operative District Plan — Gulf Harbour Module Special 18 (Gulf Harbour) Zone District Plan 2000. Items (a), (f), (g), and (h) are specific to Bella Vista.

**(a) Density:** Only one single dwelling may be erected on any Lot.

**(b) Further Subdivision:** No Lot may be further subdivided as that term is defined in the Resource Management Act 1991.

**(c) Maximum Building Height:** No structure may exceed 9m in height. For Lots 14 to 25 (both inclusive) the stricter maximum of 8m applies. Height is calculated in accordance with the Proposed District Plan 2000.

**(d) Height in Relation to Boundary [Figure 1]:** No structure may breach a height-to-boundary restriction of 3m + 45° as prescribed in the Proposed District Plan 2000.

- For 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.
- For Lots 4–9 and Lots 35–40: The 45° height control line is applied from a point 5m into the Non-building Zone, measured horizontally at right angles (90°) from the top centre of the Palisade Wall. Note that underlying side yard controls still apply.

**(e) Height Control from Palisade Walls:** (See Figure 1)

*Palisade Walls are the structural retaining walls designed to prevent land slips, erosion, and subsidence, installed behind Lots 1–9 and 35–40. As the height of a Palisade Wall varies, specific engineering design of building foundations will be required. Proposed building foundations sited above a 45° line placed at the base of the retaining height of the Palisade Wall require specific engineering design. Drainage services in close proximity to a Palisade Wall and proposed building foundations will also require specific foundation design.*

**(f) Bulk in Relation to Boundary:** Any part of any proposed structure greater than 3.5m in height above the ground level of the site boundary adjacent to the building must be confined within the arms of a single 150° angle formed by two lines intersecting at a common point on the site boundary, each forming an angle of 15° with that boundary, as prescribed in the Proposed District Plan 2000.

**(g) Site Coverage:** The site coverage of any Lot may not exceed 35% of net site area, as prescribed in the Proposed District Plan 2000.

**(h) Yards:** All yards must be a minimum of 3m wide from all boundaries, except where Palisade Walls exist.

- Palisade Wall Yards (Lots 1–9 and Lots 35–40): A minimum 1.5m yard is required, measured from the top centre of the relevant Palisade Wall into the Lot.
- Cantilevered Decks (Lots 4–9 and 35–40): An unenclosed deck structure may cantilever a maximum of 3m from the dwelling over the 1.5m Palisade Wall Yard and the Palisade Wall, provided that it does not contact the Wall or the ground over the full 3m cantilever. These cantilevered deck structures must comply with all other bulk and location controls.

**(i) Excavation within yards [Figure 2]:** Rules regarding excavation in relation to boundary yards apply (except within the Amenity Planting Strip/Yard).

**(j) Fill in relation to boundary yards [Figure 3]:** Rules regarding fill in relation to boundary yards apply (except within the Amenity Planting Strip/Yard).

## 5. Architectural Design Guidelines

### 5(a) Bella Vista Philosophy

- The DCC expects unique, elegant designs that visually integrate with and follow the natural land contours, taking advantage of views and sun.
- Each Lot is to be designed to an individual theme expressed in consistent detailing, balanced proportions and scale, and appropriate colour and materials of the chosen architectural style.
- "Production housing" and associated detailing will be considered inappropriate.

### 5(b) Colour

- All exterior colours must be derived from the current Resene 'Whites & Neutrals' range or equivalent.
- All roofing colour must have a reflectance below RV 70%.
- Natural stone facings on building bases, retaining walls, fences, and chimneys must be integrated with and visually softened by landscape planting. (See Section 6 — Landscape Guidelines.)

### 5(c) Building Form and Layout

- The dominant roof must be pitched between 22.5° and 35°, with a minimum eaves overhang of 450mm from the exterior cladding surface where appropriate.
- A maximum of 20% of the roof area may be flat.
- Acceptable roof materials are slate, aged clay tiles, timber, or bitumen shingles.
- Exterior walls must be strong in appearance. For example: a reveal depth of 100–200mm for exterior plaster finishes and stone; or a facing width of 100–150mm for exterior weatherboards.
- The design must avoid living areas, balconies, or windows overlooking neighbours' living spaces in a manner that reduces privacy and sunlight. This can be achieved through appropriate design and location of balconies and windows. Screens and/or landscaping may also be used to mitigate privacy loss.

### 5(d) Carparking

- Parking on the Private Way is discouraged. Adequate carparking must be provided on the Lot.
- Concealment of vehicles on the Lot is encouraged, including trucks, motorhomes, boats, and similar.
- A minimum of 2 covered, concealed carparks and 1 visitor carpark must be provided on each Lot.
- Driveways should be designed to avoid reverse manoeuvring onto the road for safety reasons.
- No carparking is permitted in the Planting Amenity Yard except in designated parking spaces.
- Parking of motorhomes, caravans, boats, or other trailers in designated parking spaces is not permitted.
- Long-term or sustained use of designated parking spaces by Members is not permitted.

## 6. Landscape Guidelines — Residential

### 6(a) Footpaths

An exposed aggregate concrete pedestrian footpath shall be installed along the side of the Private Way. When a driveway is installed to service a Lot, the footpath shall be cleanly cut with a masonry saw and the driveway area carefully removed. If the footpath edge is damaged during driveway construction, the Member shall repair it by removing the damaged concrete back to the first contraction joint and replacing the entire section to a standard consistent with the existing footpath.

### 6(b) Vehicle Crossings / Driveways

Each Lot is entitled to construct one access driveway through the common amenity planting strip located at the southernmost corner of each Lot abutting the road. The first 1.5 metres of the driveway must be constructed using exposed aggregate concrete to match the footpath. The Member may select the material for the remainder. The Member must reinstate the amenity planting strip in accordance with the Bella Vista planting plans. Alternative driveway solutions will be considered by the DCC.

### **6(c) Services**

All service boxes (e.g., power and telecommunications) must be located in the amenity planting strip, 1 metre from the back of the planting. Where services are installed, the Member must reinstate the amenity planting yard in accordance with the Bella Vista planting plans. All service boxes or plinths must be painted Resene 'Scrub' 12 B 27.

### **6(d) Letter Boxes**

Each Member shall construct a letter box beside the driveway of the Lot at the edge of the amenity planting yards. The letter box must be faced with materials and finishes consistent with the dwelling's architectural theme and detailing, and must include a bollard light that shines downwards onto the driveway.

### **6(e) Streetscape Lighting**

Lighting will be low-level rural lighting, consisting of uplighting of the entrance feature wall, roadway markers, and pedestrian bollard lighting along footpaths. These will be maintained by the Society at the cost of its Members.

### **6(f) Retaining Walls**

All retaining walls must be detailed consistently with the themed architecture of each Lot. Walls should be kept as low as possible, preferably stepped, with appropriate screen planting in front. Planting must be in accordance with the Bella Vista schedule of plants for retaining walls.

### **6(g) Amenity Planting Strip / Yard**

Each Lot that abuts an access road or the Private Way has a 1.5m wide yard area adjacent to the access way and/or Private Way, known as the "Amenity Planting Yard". (Lots 23, 24, 27, and 28 have an Amenity Yard of 2 metres wide.) This yard is installed by the owner/developer to the approved landscaping and planting plans, and thereafter maintained by the Society at the cost of the Members.

No Member shall:

- Build or place anything within the Amenity Planting Yard, including structures, fences, paths, and driveways.
- Plant any additional plants in the Amenity Planting Yard, unless replacing vegetation removed in accordance with these Standards.
- Cut, prune, spray, damage, remove, or trim any vegetation from the Amenity Planting Yard.
- Drive or ride any vehicle over the Amenity Planting Yard other than over a properly constructed vehicle crossing permitted in accordance with these Standards.
- Do anything to the Amenity Planting Yard that is inconsistent with its purpose and intent.

### **6(h) Hard Landscape**

Hard landscape such as paving, walls, and fencing must use quality materials appropriate to the rural/coastal character of the Development, avoiding distinctly urban materials and finishes. All hard landscape work must be to a high standard and installed by competent tradespeople.

### **6(i) Fencing**

No fencing is allowed within the Amenity Planting Yard. Open-plan landscaping is encouraged so that all yards are shared as a communal visual amenity. Fencing and screening must be limited to immediately around individual dwellings to provide additional privacy and shelter.

Preferred fencing materials include timber (unpainted or painted in colours appropriate to the landscape), brush fencing, or similar. Metal fences should only be used where appropriate, such as for pool fencing. Materials and dark colours must be complementary in appearance to the architectural theme of the dwelling.

No fence may be constructed along the front or rear boundaries of any Lot parallel (or approximately parallel) to any access way, including the Private Way. The front boundary of a Lot must not be fenced unless such fence is limited to a length (including any gates) of no more than half the length of the front yard boundary, and situated no more than two metres in front of or behind the relevant face of the dwelling. Any such fence must be screened with planting approved by the DCC.

The preferred maximum height of any fence is 1.250m. Animal enclosures requiring a greater height will be considered by the DCC as a discretionary matter. Any fence exceeding 1.250m (and in no case exceeding 1.8m) must be of lightweight construction with powder-coated (dark coloured) 10mm diameter vertical bars at 100mm centres, supported on appropriately scaled posts and horizontal rails.

### 6(j) Walls (Including Retaining Walls)

Landscape feature walls and retaining walls must be detailed consistently with the themed architecture of each Lot. Walls that are hidden by planting may be concrete rendered, plastered, and painted to match. No wall shall extend within any yard for more than 50% of such boundary, to ensure that boundaries do not appear fenced. (Refer clause 5(h), Figure 3.)

### 6(k) Planting

All tree planting by a Member must use species of appropriate scale, form, and colour, suited to the Whangaparāoa environmental conditions, to maintain an overall vegetated character that reinforces the identity of the Development. No tree or other vegetation shall be allowed to exceed a maximum height of 4m without the prior written consent of the DCC.

### 6(l) Prohibited Plants

No Member shall plant or permit on any Lot:

- Pinus species.
- Plants on the ARC “noxious plants” list.

### 6(m) Planting to Yards

- The Amenity Planting Yard is maintained by the Society. No additional planting, removal, or modification of planting and/or ground levels is permitted within any Amenity Planting Yard.
- For 3m yards: the planting height-to-boundary control is 1.5m + 45°.

### 6(n) Planting Guidelines (Required Species)

Members must use species from the vegetation schedule set out in the Planting Guidelines on the Association’s website. A summary of the approved species is set out in the table below:

Area	Plant Species
<b>Native Regenerative Planting</b>	<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> .
<b>Water Marginal Planting</b>	<i>Baumea</i> , <i>Carex secta</i> , <i>Juncus pallidus</i> , <i>Leptocyamus sericus (Glyceria)</i> , <i>Phormium tenax</i> , <i>Typha orientalis</i> .
<b>Street Trees</b>	<i>Metrosideros excelsus (Pohutakawa)</i> .
<b>Street Underplanting</b>	<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**

### 7(a) Covenanted Native Bush Areas

Lots 3–9 and 35–40 contain a designated planted native bush area. The Society is responsible for maintenance of these bush areas at the Members’ cost.

The following rules apply to all bush areas:

- The Lot owner must allow the Society (or its contractors) reasonable access for maintenance purposes upon reasonable notice.
- No structure (including fences, sheds, planting boxes etc.) shall be built or maintained within any bush area without the prior written consent of the DCC.

- No vehicle (except mobility-impaired assistance vehicles) shall pass over or remain within any bush area without the prior written consent of the DCC.