

WOOLBRAE

DESIGN
GUIDELINES

STAGE ONE

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WOOLBRAE / DESIGN GUIDELINES

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Note: These Design Guidelines must be read in conjunction with the Queenstown Lakes District Plan, Resource Consent RM250735 (and associated consents), and any site specific consent notices.

INTRODUCTION

VISION

Woolbrae is a thoughtfully designed community just 10 minutes from Queenstown Airport, offering 271 modern homes across 14.5 hectares. With sweeping views of the Remarkables and Kelvin Heights, it blends Queenstown's natural beauty with smart urban living. In a region facing a housing shortage, Woolbrae brings home ownership within reach—offering privacy, connection, and quality of life.

PURPOSE

The purpose of these guidelines is to control the built quality of all houses to help create quality design outcomes within the development. These guidelines have been developed to both preserve and enhance the value of your property by ensuring a high level of design quality is considered, implemented, and maintained across the whole development.

Well-designed homes, streets, and open spaces create liveable neighbourhoods that are valued by the people living within them and prospective buyers.

PROCESS

In order to deliver on the vision, a series of site-specific design controls have been developed. These guidelines are to be read in conjunction with the Queenstown Lakes District Plan (District Plan) rules. If there is any inconsistency between these guidelines and District Plan rules, please inform the design review panel (DRP). District Plan rules take precedence over the guidelines.

These design guidelines and the design review process are independent of any council-required consents or processes. The design review process is led by the developer, and final developed design approval must be obtained from the DRP prior to lodgement of building consent. You can find the DRP process at the end of this document. Discretion may occasionally be applied by the developer in special circumstances where a design is unable to fully comply with these design guidelines. However, this will apply only to specific circumstances where site constraints make it unreasonable to meet the design guidelines and is unlikely to occur often.

A periodic review of these guidelines may take place to ensure they are kept current and continue to serve the design intent.



SITE DESIGN

Good site design is very important to ensure homes are appropriately distanced from each other, garages and front doors are easily accessed, good solar access is achieved and that the required level of site coverage and permeable areas are delivered. This section contains a number of explanations and diagrams that set out the required setbacks, site coverage, heights, and orientation of homes on lots. This section is to be read in conjunction with the Queenstown Lakes District Plan, the Resource Consent RM250735 (and associated consents), and any site-specific consent notices. Generally, where the District Plan and consent conditions differ, the consent conditions will take precedence. Note: DRP approval cannot be issued for any non-complying siting without an approved resource consent.

LOT TYPES AND SIZES

There are a variety of lot types and sizes at Woolbrae, each serves a key purpose and has an important role to play in maintaining the character of the development:

- **Standard lots** comprise the vast majority of lots and play an important role in shaping the consistency and character of the streetscape through their engagement with the street frontage.
- **Corner lots** hold a prominent position along two street frontages and are therefore considered high-profile lots. It is expected that corner lots engage with both street frontages to contribute to creating a safe, attractive, and cohesive development.
- **Reserve lots** border a reserve area. Therefore, these lots play an important role in aiding in the safety and amenity of reserve areas. As such, dwellings shall be designed to engage with both their respective road frontage and the reserve area by providing visual permeability and safety through passive surveillance.

Lot sizes and widths are set out in the consented development master plan. There is a variety of lot sizes and orientations, and we encourage full use of the lot.

NUMBER OF DWELLINGS

No more than one residential building may be built on a site.

SITE COVERAGE AND PERMEABILITY

The maximum allowable site coverage is 60%, as per the District Plan and resource consent. The rules for site coverage, permeability and setbacks are as per the Queenstown Lakes District Plan and relevant Resource Consent as further outlined in this document.

BUILDING SITING AND SETBACK

For all lots, the following setbacks apply:

- **Front Yard:** at least 3m.
- **Side Yard:** 1m with the allowance that a garage can be constructed on the boundary provided there are no openings in the garage on the boundary.
- **Garage:** at least 5.5m. This setback must be set back or aligned with the front face of the dwelling.
- **Entrance Door:** Must be clearly seen from the front face of the dwelling.
- **Outdoor Living:** A 5m diameter circle, which is easily accessible from a dining or living room, is to be accommodated on site for private outdoor living.
- **Street Frontage:** All dwellings must have a habitable room that forms the front face of the dwelling. From this room there must be at least one window that overlooks the street network. Any window on the primary street façade must look over the street network and must have a maximum sill height of 1.1 metres (or lower) above the finished floor level.

UNIQUE LOT CONDITIONS

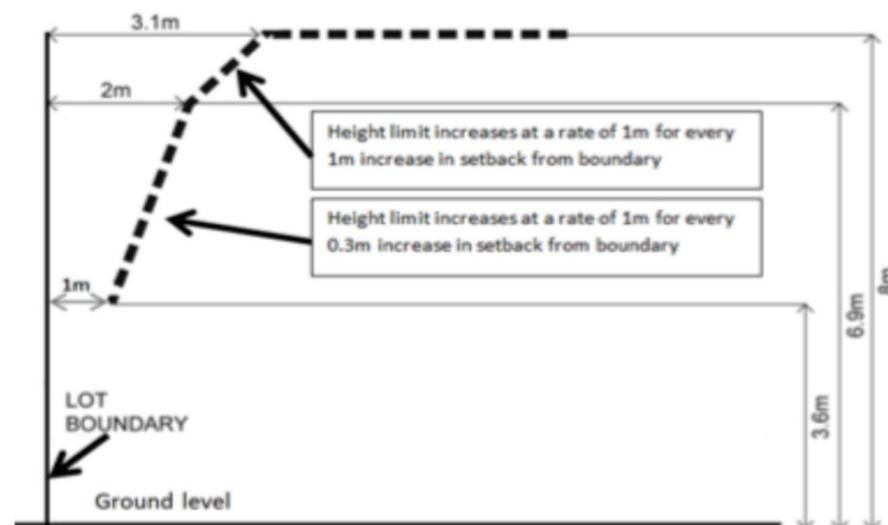
For corner lots, the following amends the standard lot setbacks: On corner sites, one road setback shall be at least 3 metres. Other required road setbacks may be reduced to 1.5m where the road boundaries do not provide vehicular access. For corner sites, at least 50% of the window areas on the secondary road boundary façade shall adopt a maximum sill height of 1.1 metres (or lower) above the finished floor level.

For lots adjoining Woolshed Road, the following amends the standard lot setbacks: For lots with a frontage to Woolshed Road, the setback from this road boundary may be reduced to 1.5m.

SITE DESIGN

HEIGHT

- **Max height:** 8m.
- **Height in relation to boundary:** the overall height of a building must not exceed the following limitations when measured from property boundaries (aside from road boundaries).



DRIVEWAYS AND CARPARKING

Driveway locations are fixed and have been designed in line with services and solar orientation. Deviations from these are at the discretion of the developer and will also require a separate connection to the council services application to be submitted, with clear justification of why the alternate location is required. A minimum of two off-street carparks are to be provided for every home. This carparking can be inclusive of garage parking.

SERVICE AREAS

Service areas facilitate the use of outdoor heating units, gas systems/bottles, rubbish bin storage, and clotheslines (as appropriate).

They must be:

- Out of sight and screened from the street
- Of a usable size and in a position where bins can be wheeled to the street easily.
- Clotheslines are to be included in this area if practical, or in another location that is not visible/screened from the street.
- Screening must be co-ordinated with the fencing plan

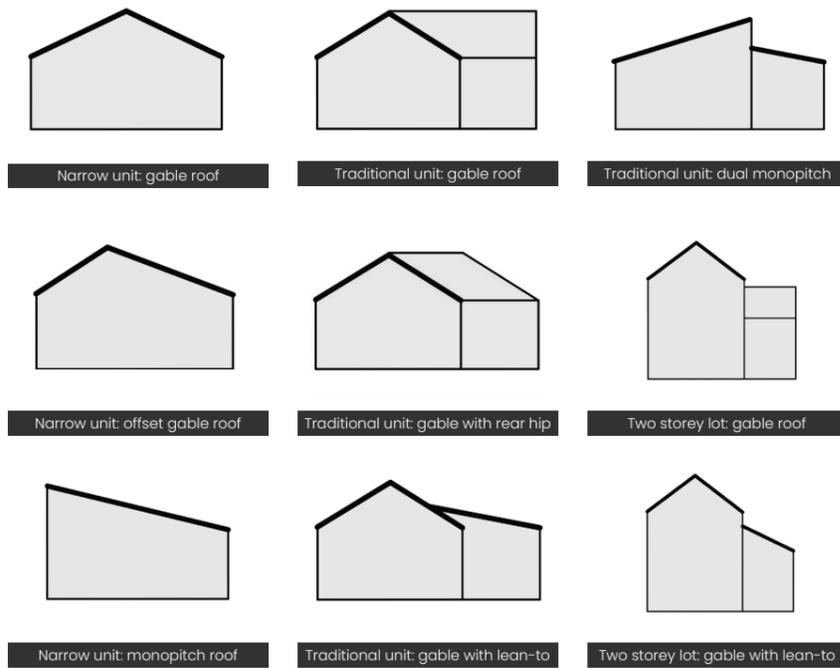
TV AERIALS & SATELLITE DISHES

TV aerials and satellite dishes are to be installed to the rear of the roof as far from the street and as out of sight as practicable.

OUTBUILDINGS AND OTHER STRUCTURES

The design of any outbuildings should complement the house. No sheds or other outbuildings are permitted in front of the house on the street frontage, nor should they be visible from the street.

ARCHITECTURE



The master plan has been designed to cater for a variety of house types that are different shapes, sizes, and configurations. These have a mixture of 2/3/4 bedrooms, single/double garages, single/dual access, and living rooms facing the rear/front.

HOUSE TYPES

The range of types will provide for a diverse community by offering different levels of affordability and by providing a choice of housing that will be suited to different solar orientations and preferred living arrangements.

- All three- and four-bedroom units have the opportunity to provide passive surveillance to the streetscape by having habitable rooms form the front edge of each dwelling and by ensuring these rooms have windows that allow occupants to look out to the street.
- Entrance doors are all clearly visible from the street.
- All units will be detached, with some being zero-lotted for site efficiency.

Floor plans, materiality, and exterior colours for Stage 1 have been allocated to lots in order to ensure a comprehensive streetscape while providing variety to homeowners.

ROOF FORM

All houses are envisioned to present a strong roof form to the street. This includes monopitch and gable roofscapes. Roof forms that are purely hipped in design are not planned for this development.



ARCHITECTURE

MATERIALITY

The material palette for the Woolshed Road Masterplan is intended to support the long-established character of Queenstown, where the colours are recessive in order to put emphasis on the surrounding environment. Dwellings are expected to have contrasting colour and material palettes. Exterior claddings for Stage 1 have been selected in accordance with the following colour palettes and in line with the Resource Consent.

CLADDING OPTIONS

Material	Colour	Colour Swatch
Brick	V-block, Dart Cream	
	V-block, Dart Crawford	
	V-block, Dart, Natural	
Weatherboard Linea, Linea Oblique, Stria	Dulux Rawene LRV 7	
	Dulux Castlecliff LRV 11	
	Dulux Franz Josef LRV 30	
	Dulux Franz Josef Double LRV 24	
	Dulux Whakarewarewa LRV 29	
	Dulux Midhurst Double LRV 31	
	Dulux Maraetai LRV 23	
Weatherboard Ezpanel	Dulux Whakarewarewa LRV 29	
	Dulux Franz Josef LRV 30	
	Dulux Midhurst Double LRV 31	
Weatherboard Plaster	Dulux Opononi	

CLADDING OPTIONS

Material	Colour	Colour Swatch
Band Sawn Cedar	Wood x - Damper	
	Wood x - Pioneer	
	Wood x - Boulder Grey	
	Wood x - Flint	
	Wood x - Haast	
	Resene Woodsman Iroko	
	Resene Woodsman Crowshead	
	Resene Woodsman Bleached Riverstone	
Metal Cladding 5 Rib, Custom Orb, Alpine	Resene Woodsman Natural	
	Flaxpod	
	Tidal Drift	

ROOF CLADDING

Material	Colour	Colour Swatch
Metal Roofing Longrun, 5-Rib	Flaxpod	
	Slate	
	Ebony	

JOINERY

Material	Colour	Colour Swatch
Joinery	Flaxpod	
	Appliance White	
	Warm White Pearl	
	Charcoal	
	Titania	
	Sandstone Grey	
	Ironsand	
	Black	



LANDSCAPING

Landscape and garden design plays an integral part in the presentation of a house to the street and the usability of outdoor areas. Lot landscaping complements the streetscape to create a unified and attractive neighbourhood. Every submission to the DRP is to include a landscape concept plan for the street frontage, including the fencing design and heights for the entire lot. Corner sites will need to include both street frontages.

DRIVEWAYS

All driveways are to be constructed of a hard-wearing surface material fit for purpose. All concrete driveways are to have an exposed aggregate finish (or other non-slip finish to be approved at the DRP's discretion). At grade parking is to be limited to the front of the garage door only and additional parking pads in front of the main house will not be permitted.

LETTERBOXES AND HOUSE NUMBERS

Letterboxes or house numbers should be designed as part of the front yard landscaping and complement the house design. Letterboxes/house numbers shall be presented on a structure that is placed at the street boundary and is made of materials similar to those of the individual house construction. Structures made from unrelated materials will not be permitted.

FENCING

Fences are to contribute positively to the streetscape amenity and compliment the house design. To avoid the need for interpretation, the allowable fence heights and types are illustrated on the Fencing Plan and fencing and retaining design, included in this document. The figure below outlines typical fencing typologies for different lot types. The house footprints shown are indicative, and the intent behind the fence heights will need to be applied to your site design in accordance with the Fencing Plan.

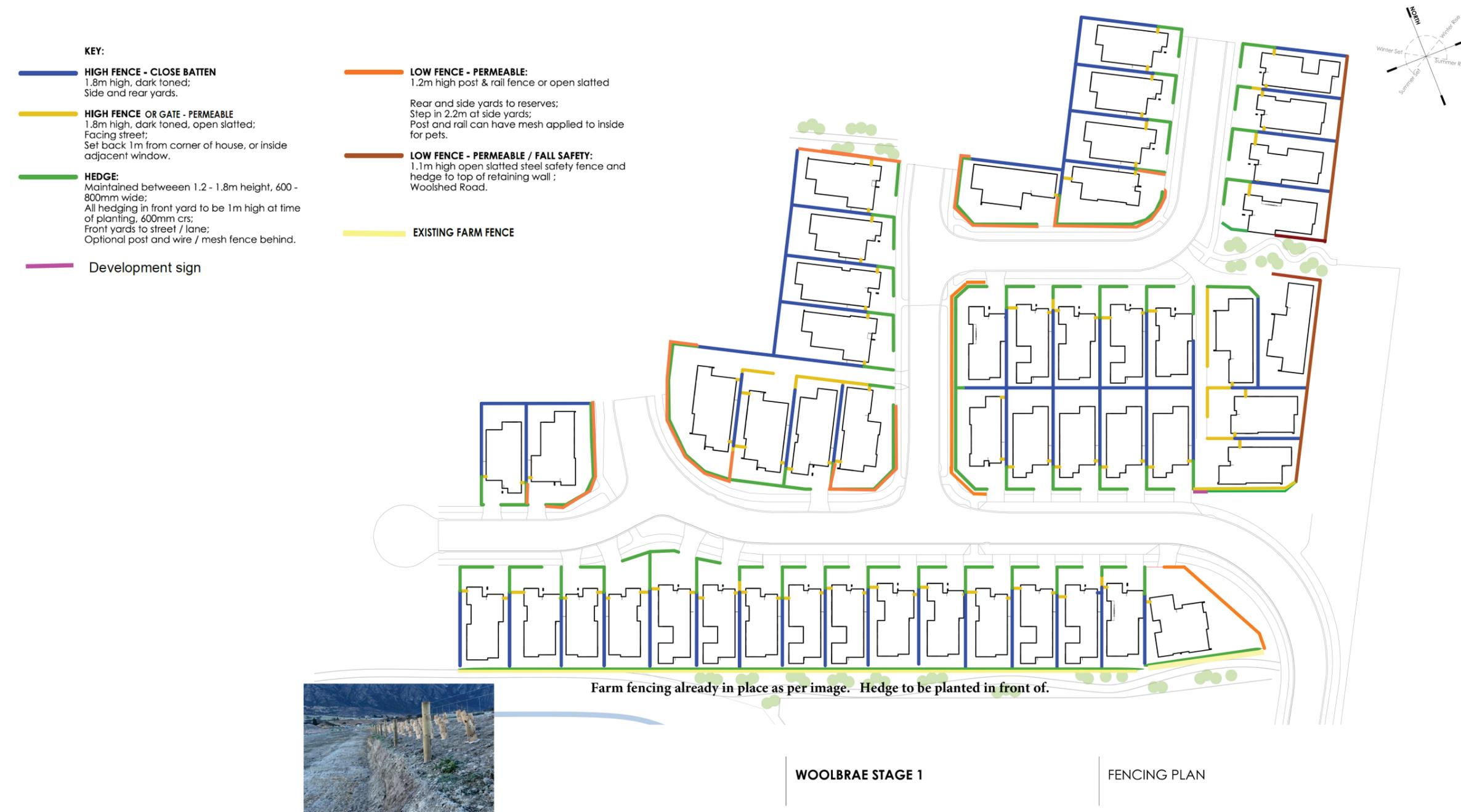


- KEY:**
- HIGH FENCE - CLOSE BATTEN:** 1.8m high, dark toned; Side and rear yards.
 - HIGH FENCE OR GATE - PERMEABLE:** 1.8m high, dark toned, open slatted; Facing street; Set back 1m from corner of house, or inside adjacent window.
 - HEDGE:** Maintained between 1.2 - 1.8m height, 600 - 800mm wide; A: hedging in front yard to be 1m high at time of planting; 400mm c/s; Front yards to street / lane; Optional post and wire / mesh fence behind.
 - LOW FENCE - PERMEABLE:** 1.2m high post & rail fence or open slatted; Rear and side yards to reserves; Step in 2.2m at side yards; Post and rail can have mesh applied to inside for pets.
 - LOW FENCE - PERMEABLE / FALL SAFETY:** 1.1m high open slatted steel safety fence and hedge to top of retaining wall; Wooshed Road.

LANDSCAPING

FENCING PLAN

Refer to the below fencing plan and corresponding required or approved fencing options. (Housing typologies are indicative only, and fencing is to be adapted to the actual design proposal to be administered by the Design Review Panel.)



LANDSCAPING

FENCING AND RETAINING DESIGN

Refer to the below fencing and retaining typologies in conjunction with the above fencing plan, outlining options available for use on your lot.

HIGH FENCE (1.8M HEIGHT)

Close Batton



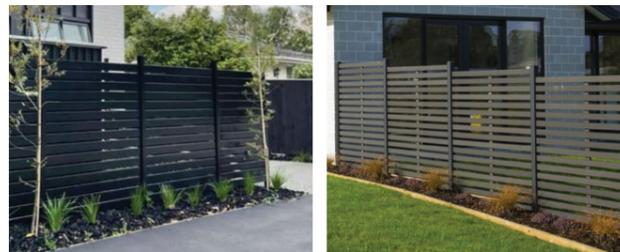
Urban Group StabiFence Solid, Boundaryline Sleekwall Solid or similar. Visible sides from the street to be approved colour.



Permeable



Urban Group StabiSlat, Boundaryline Sleekwall Slat, or similar permeable fencing. Visible sides from the street to be approved colour.



RETAINING

Where retaining is visible from the street, walls are to be constructed of Charcoal Viblock MSE wall or similar.



LOW FENCE (1.2M HEIGHT)

Open Slatted



Aluminium vertical fencing. Similar to Boundaryline Axis or Urban Group Paladin Powdercoated to an approved colour.



Post and Rail



2-rail macrocarpa post (150mm x 150mm) + rail (50mm x 150mm) fence with 30° mitre to top. Fencing is to be predominantly used on corner sites where fall restraint is not required.



PRE-APPROVED COLOURS

Material	Colour	Colour Swatch
Timber Stains (Resene Woodsman)	Charred Black	
	Riverstone	
	Smokey Ash	
	Tiru	
Timber Stains (Abodo)	Walnut	
	Graphite	
	Ebony	
	Sioo:x	

Material	Colour	Colour Swatch
Powdercoats (Dulux Charisma)	Black Ace	
	Flaxpod	
	Snowstone	
	Tidal Drift	
Stone (Firth Sedona)	Ash	
	Charcoal	

LANDSCAPING

PLANTING

The plant palette features species with a naturally tidy growth habit that require minimal maintenance to remain attractive. Selected for their form, tonal variety, and texture, these plants are well-suited to the dry heat, cold winters, and occasional snowfall characteristic of Central Otago. They are also appropriate for smaller gardens and reflect the visual character of the region's alpine valley landscapes

TREES



Amalanchier canadensis



Zelkova serrata



Pyrus calleryana 'Aristocrat'



Crataegus 'Paul's Scarlet'



Hoheria lyallii / *angustifolia*



Sophora microphylla

SHRUBS



Hebe odora - 1m crs
Hebe rakiensis - 1m crs
Hebe 'Emerald Green' - 0.5m crs



Hebe 'Red Edge' - 0.5m crs



Hebe cupressoides 'Mount Cook' - 1m crs



Chionochloa rigida - 1m crs



Carex testacea - 0.5m crs
Carex virgata - 1m crs
Carex buchani 'Bannockburn Green' - 0.4m crs



Lomandra tanika - 0.6m crs



Westringea fruticosa - 0.5m crs
Westringea 'Blue Gem' - 0.9m crs



Pachystegia insignis - 0.8m



Libertia grandiflora - 0.5m crs



Phormium 'Emerald Gem' - 0.7m crs



Festuca glauca - 0.35m crs



Viburnum davidii - 1.2m crs

GROUND COVERS



Podocarpus nivalis - 0.7m crs



Pimelia prostrata - 0.7m crs



Echinacea 'White Swan' - 0.35 crs



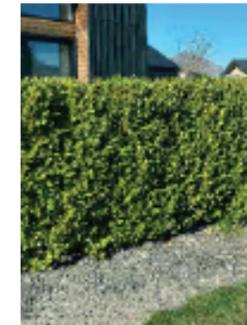
Nepeta 'Six Hills Giant' - 0.7m crs



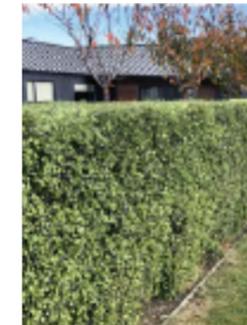
Gaura 'Sparkle White' - 0.7m crs

PERENNIALS

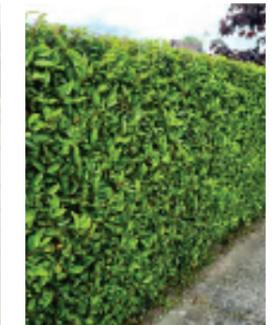
HEDGES



Griselinia littoralis - 0.6m crs



Pittosporum tenuifolium - 0.6m crs



Prunus lusitanica - 0.6m crs

PLANTING (FRONT YARD)

Each front yard is to include a minimum of 1 specimen tree of a minimum height of 1.5m at the time of planting. Lot boundaries are to be defined with planting, including the street frontage. Small areas of lawn are discouraged (ready lawn is allowed), and planting is to be used in these areas, such as between the front door path and the driveway. All front fencing is to have some planting in front of it at a minimum width of 500mm. All front yard planting, other than specimen trees, must be a maximum of 1.2m in height at maturity and maintained at this height.

DESIGN REVIEW PANEL

This section sets out the process and stages of design review as well as the timeframes, costs and drawing/information requirements of your design submission.

It is the responsibility of the Build Partner to ensure designs meet compliance with the District Plan in respect of setbacks, heights, and daylighting. Of particular concern to the DRP is the front elevation and how the street frontage interaction works. This includes the front façade, materiality, colour palette, entranceway, and driveway.

PROCESS

No lot owner or build partner (purchaser) shall commence construction of any building prior to receiving written developed design approval from the DRP. The purchaser shall submit a complete house design proposal meeting the requirements set out below at an early stage of the design process.

The DRP encourages early engagement through the feasibility stage if you are unsure whether the house proposal will meet the standard set by these guidelines.

If you are confident that your design meets the guidelines, you may submit a complete concept design for review.

Each review will typically take up to 10 working days once a submission is filed with the DRP. The fee for submission is \$500 + GST which includes one concept, one developed design review, and post-completion inspection. This fee assumes the submission is to the required design standard and meets all the drawing and information requirements. Additional submissions may incur additional fees.

While the Build Partner should endeavour to design floor plans and elevations that comply with the guidelines set out in this document, approval will be at the design review panel's discretion and the panel may approve plans that do not entirely comply with the guidelines.

Submission Details:

Subject Line: Woolbrae, Build Partner Name, Lot #

Email: drp@classicdevelopments.co.nz

STAGE ONE - FEASIBILITY (OPTIONAL)

The feasibility stage is designed to test and clarify the DRP's position prior to completing a full drawing set. This is to save the purchaser time and money by giving the opportunity to submit simple sketches, incomplete drawing sets or other preliminary designs to the DRP for review. The DRP can only comment on what is submitted and this may mean that there are additional review points which surface at the concept and/or developed design review stage.

STATE TWO - CONCEPT

This stage is an opportunity to get the DRP's feedback on all aspects, including site design, architectural design and landscape design. An advice note either containing feedback or approval will be provided after the submission is received. If there are no issues with the design, then the DRP may offer final developed design approval on the basis of no additional changes being required.

This stage requires a full set of drawings as outlined below. All drawings provided are to be A3 pdf.

- **Design Approval Form (at the end of this document)**
- **Site Plan**
Include all setback dimensions, outdoor living area requirements, site coverage, permeability information and a north arrow.
- **Floorplan**
- **Elevations**
- **3D Rendered Images**
Include all setback dimensions, outdoor living area requirements, site coverage, permeability information and a north arrow.
- **Landscape Plan**
A landscape plan is required for the site, where the primary concern is the front yard and any areas visible from the street, such as side yards. A landscape plan will also need to be prepared for corner lots or any lot adjoining an open space or amenity. The landscape plan is to include all fencing details, gardens, planting, tree positions, hard surfaces letterbox position and design information, retaining structures and levels.
- **Materials, Colours and Finishes**
In addition to this information forming part of the 3D dwelling render, a schedule is also to be submitted separately, providing colour samples of materials and finishes.

- **List of all non-compliances**

It is the designer's responsibility to provide a list of all non-compliance issues with the design guidelines.

All plans MUST comply with local planning rules, consenting conditions, land covenants and consent notice.

STAGE THREE - DEVELOPED DESIGN (MAY NOT BE REQUIRED IF DRP APPROVAL IS GRANTED IN STAGE TWO)

This process requires that any issues raised in the concept design phase be addressed and that an updated drawing package be submitted. Once any outstanding issues have been resolved, the DRP will grant final approval, and you are ready to apply for the building consent with the Council.

All drawings and information provided are the same as in the concept stage. DRP feedback should have been implemented, and the designs should be able to be readily approved.

STAGE FOUR - POST COMPLETION INSPECTION

Once the house and landscaping are complete, the build partner must notify the DRP and submit photos for a final approval of compliance. This MUST occur prior to occupation.

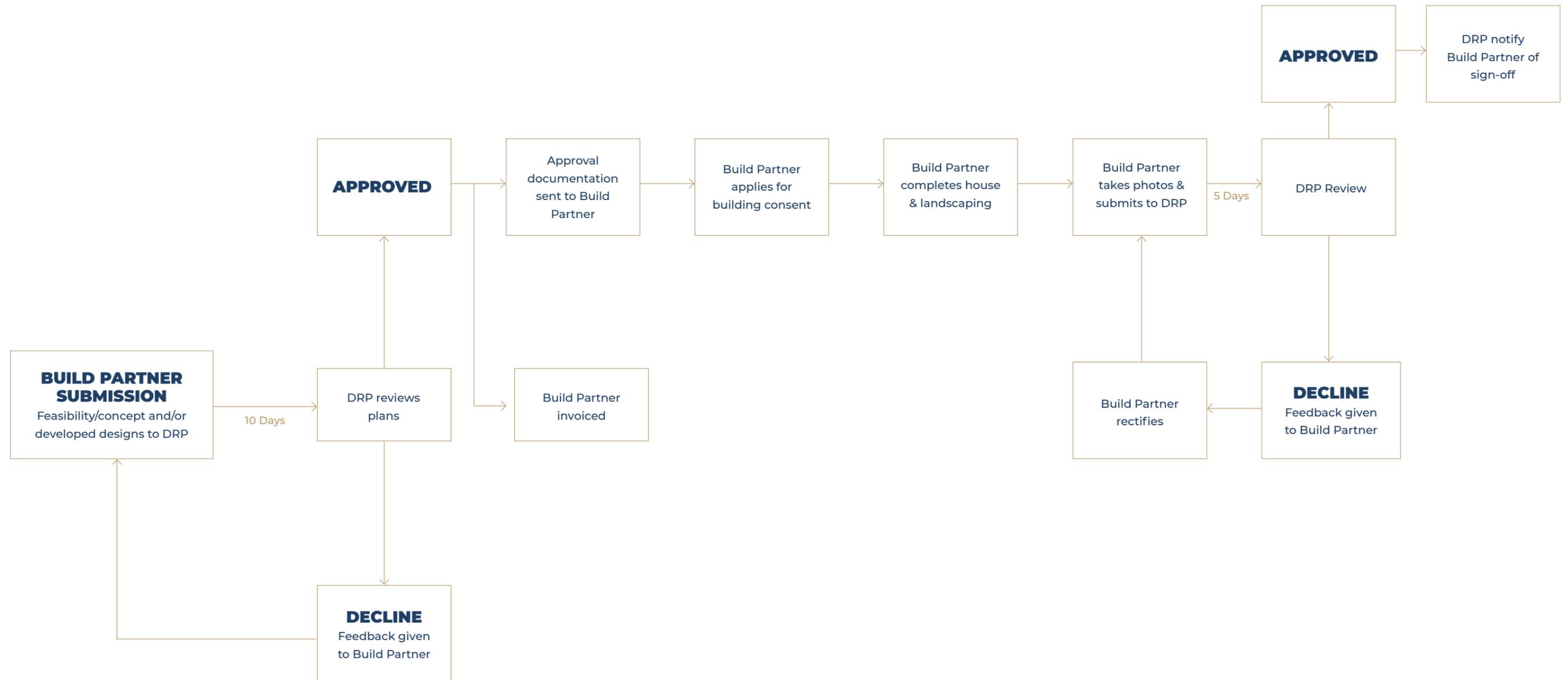
Photos submitted should show (but not be limited to):

- **Streetscape view (berm, front yard landscaping and front of house)**
- **Front yard landscaping and paths to the front door if not visible in the streetscape photo**
- **Side boundary landscaping, including fencing/gates and the house (all sides)**
- **Backyard fencing and landscaping**

Should it be necessary, an on-site inspection may be undertaken by the DRP, which could incur additional fees.

The construction of a house and/or landscaping that does not fully comply with the DRP approval, building plans or District Plan rules will need to be rectified at the build partner(s)/owner(s) expense.

DESIGN REVIEW PROCESS



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