



# Te Tuhi Estate

Whakaroa Road  
Taupō

Conditions of Consent,  
Covenants and  
Design Guidelines

**Te Tuhi Estate Ltd**

August 2023

## Preface

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Te Tuhi Estate is a new residential community located within an Outstanding Landscape Area on the northern edge of Lake Taupō. A landscape and ecological design approach has been adopted which follows the “design with nature” philosophy to create a unique development which respects, restores and sustainably manages its sensitive landscape and visual amenity values. It measures approximately 344 ha and is anticipated to accommodate 112 building sites as well as an equestrian centre and a lodge complex.

The site has a single land owner/developer and this provides an opportunity to comprehensively consider and control all aspects of its built and natural environment with the intention of delivering a cohesive high quality rural residential environment that responds to its location and landscape character.

The development proposal has been driven by a strong vision for a rural residential environment with a clear identity derived from its unique and sensitive natural landscape, and character and amenity based on location, high quality architecture and landscaping. To ensure development mitigates the potential effects of development on landscape character and visual amenity, this document includes Conditions of Consent covering mitigation planting, the number, position, scale and materiality of buildings and lighting to ensure an overall positive net effect on the natural landscape. Development of the Te Tuhi Equestrian Centre and the Te Tuhi Lodge is consistent with the overall project objectives and required outcomes.

Dwellings on identified building sites must comply with the Te Tuhi Precinct Plan requirements, as set out in the Taupo District Council resource consent.



### Te Tuhi Estate Limited

#### Contact:

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This document should be read in conjunction with the Te Tuhi Precinct Plan



Overall Development Illustration





# Subdivision Scheme Plan



### House Site Category

Lot Number	Lot Number	Lot Number
1	44	87
2	45	88
3	46	89
4	47	90
5	48	91
6	49	92
7	50	93
8	51	94
9	52	95
10	53	96
11	54	97
12	55	98
13	56	99
14	57	100
15	58	101
16	59	102
17	60	103
18	61	104
19	62	105
20	63	106
21	64	107
22	65	108
23	66	109
24	67	110
25	68	111
26	69	112
27	70	
28	71	
29	72	
30	73	
31	74	
32	75	
33	76	
34	77	
35	78	
36	79	
37	80	
38	81	
39	82	
40	83	
41	84	
42	85	
43	86	



# 01 Building Requirements

Instead of consenting individual site plans on each allotment, land use consent is sought for future dwellings provided that they comply with the Building Requirements included in this document that are imposed via consent conditions. Compliance with the controls will be assessed by Taupo District Council at building consent stage.

As part of both the design process and preparation of the Landscape and Visual Assessment, the visibility of all building sites has been categorised into one of three different visibility categories, red, orange or green.

Dwellings in the “red” category have the potential to be more readily noticed due to their elevated location and increased levels of exposure, and therefore require more control to reduce their potential effect on visual amenity.

Correspondingly, building sites that are classified as “green” can generally not be seen from outside the site and therefore fewer constraints need to be placed upon their future development. The “orange” category mitigation requirements sit in between.

GREEN SITES	
<b>Location of Buildings</b>	All buildings must be within building platforms identified on the Subdivision Scheme Plan
<b>Maximum Building Footprint</b>	Maximum 450m <sup>2</sup> Maximum for any one building – 250m <sup>2</sup>
<b>No. of Residential Units/Minor Residential Units</b>	1/0
<b>Maximum Height of All Buildings</b>	8m
<b>Maximum Artificial Light</b>	8 lumens m <sup>-2</sup> at the boundary Upward light ratio of less than 3% Must have a warm colour temperature of less than 3000 Kelvin
<b>Light Reflective Value</b>	Roofs: 5 - 13% Exterior walls: 5 - 23% Exterior trim: 5 - 46% Fences: 5 – 23% Glazing must be low-reflectivity glass i.e a light transfer of 95% or greater

ORANGE SITES	
<b>Location of Buildings</b>	All buildings must be within building platforms identified on the Subdivision Scheme Plan
<b>Maximum Building Footprint</b>	Maximum 400m <sup>2</sup> Maximum for any one building – 250m <sup>2</sup>
<b>No. of Residential Units/Minor Residential Units</b>	1/0
<b>Maximum Height of All Buildings</b>	5m
<b>Maximum Artificial Light</b>	8 lumens m <sup>-2</sup> at the boundary Upward light ratio of less than 3% Must have a warm colour temperature of less than 3000 Kelvin
<b>Light Reflective Value</b>	Roofs: 5 - 13% Exterior walls: 5 - 23% Exterior trim: 5 - 46% Fences: 5 – 23% Glazing must be low-reflectivity glass i.e a light transfer of 95% or greater

RED SITES	
<b>Location of Buildings</b>	All buildings must be within building platforms identified on the Subdivision Scheme Plan
<b>Maximum Building Footprint</b>	Maximum 350m <sup>2</sup> Maximum for any one building – 250m <sup>2</sup>
<b>No. of Residential Units/Minor Residential Units</b>	1/0
<b>Maximum Height of All Buildings</b>	5m
<b>Maximum Artificial Light</b>	8 lumens m <sup>-2</sup> at the boundary Upward light ratio of less than 3% Must have a warm colour temperature of less than 3000 Kelvin
<b>Light Reflective Value</b>	Roofs: 5 - 13% Exterior walls: 5 - 23% Exterior trim: 5 - 46% Fences: 5 – 23% Glazing must be low-reflectivity glass i.e a light transfer of 95% or greater



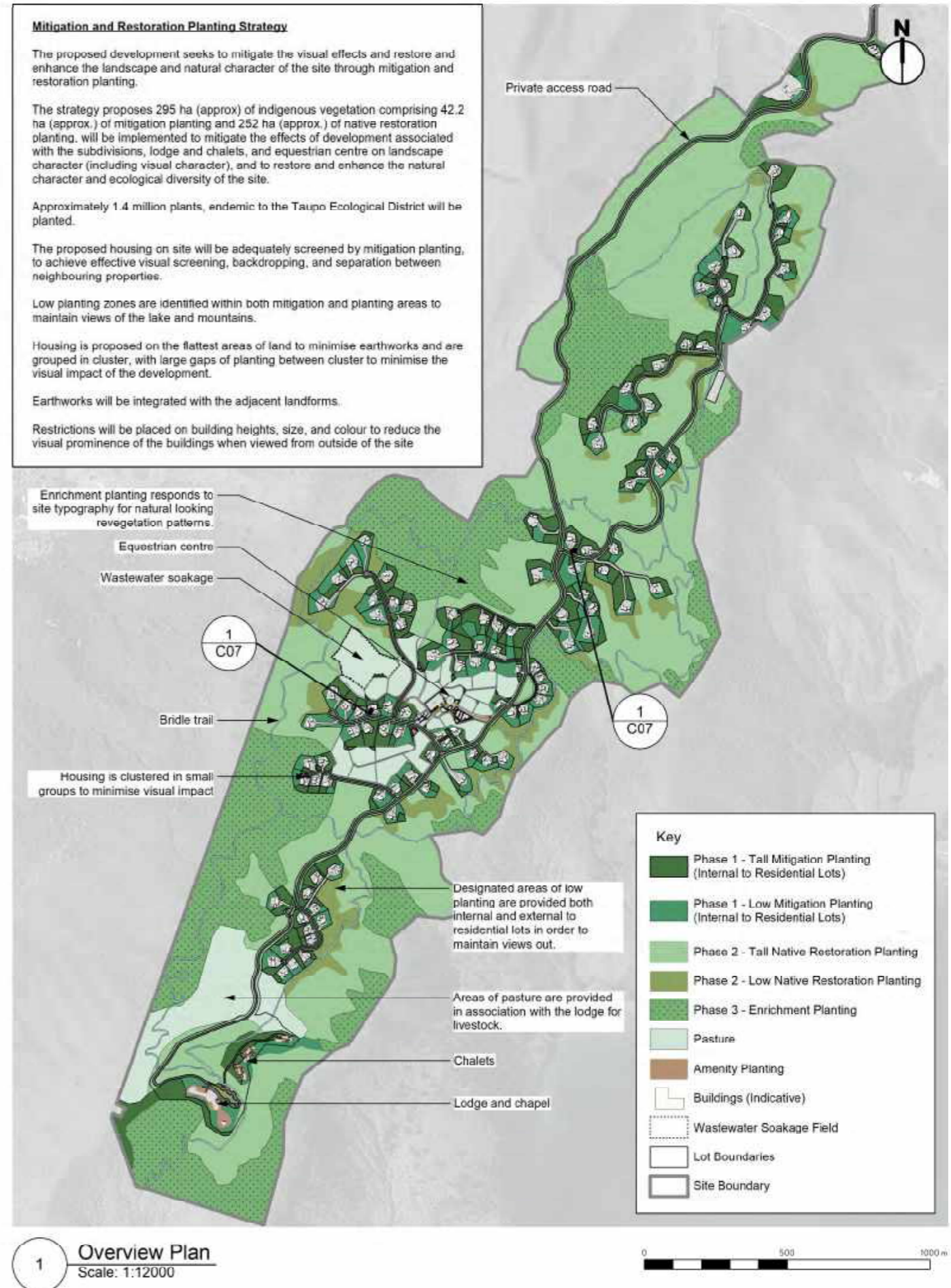
# 02 Planting Requirements

As part of the site development package, a detailed mitigation planting plan has been produced for each lot, identifying where screen and backdrop planting will be required to be established.

As a Condition of Consent, the detailed mitigation planting plan has been submitted to, and approved by Council prior to lodgement of any building consent on any respective allotment.

Mitigation planting within each lot will be a requirement of the sale and purchase agreement and managed through consent notice on the certificate of title.

Mitigation planting will be established as part of land development/subdivision and its ongoing maintenance will be the responsibility of the individual lot owner (managed as a Covenant on each title).





## 03 Covenants

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The Covenants are restrictions imposed by Te Tuhi Estate Limited to ensure a high quality development in the long term.

1. The Purchaser acknowledges that the Lot is part of the Te Tuhi Estate Development which is intended to be established as a high quality and well-designed subdivision. In accordance with this intention, Te Tuhi Estate Limited will exercise supervision and control in relation to the nature and type of construction permitted in the development and the standard of surroundings being maintained.
2. In any circumstances where Te Tuhi Estate Limited's approval is required in respect of any covenant, then any approval shall be at Te Tuhi Estate's sole discretion and in no circumstance shall Te Tuhi Estate Limited be required to give any reason for its decision.
3. Any written approval provided by Te Tuhi Estate Limited is for dwelling design standard control purposes only and implies no warranty as to the product, design, quality or suitability of the Buildings, Ancillary Buildings, Garages and/or Landscaping on the Lot in any manner whatsoever.
4. Sections may not be further subdivided.
5. Relocated, transportable or prefabricated homes are not permitted unless approved by Te Tuhi Estate Limited as part of an agreed construction period.
6. No motorhomes, trailers, buses, caravans, or boats are permitted unless housed in garages.
7. Rainwater tanks must be located underground or screened from public view.
8. The owner of each lot will be responsible for the maintenance of all mitigation planting on the lot in perpetuity and in line with the Planting Mitigation Plan, including managing the height of low planting to maintain viewshafts of the owner or adjacent owners.
9. Each lot will be subject to an access easement in favour of Te Tuhi Estate Limited to enable the maintenance and management of the mitigation planting within each covenanted planting area at the expense of the lot owner.
10. Maintenance of planting and view shafts across balance bush lots will be the responsibility of Te Tuhi Estate Limited.
11. No domestic cats are permitted.

# 04 Design Guidelines

**Te Tuhi Estate Limited (the Developer) is committed to achieving high quality residential outcomes and amenity appropriate to the location and landscape. While the Consent Conditions and Subdivision and Development Mitigation Strategy ensures a development that is visually integrated with its natural landscape, the Design Guidelines provide planners, designers, other professionals and future landowners and residents with a clear definition of the intended design quality and character of the development. The design guidelines apply to all lots and recognise that development will happen over a long period of time, and consistency and flexibility are both required.**

**The purpose of guidelines for the development of dwellings and associated landscaping is to:**

- **Provide a clear and consistent framework to guide development and decision making for individual land owners**
- **Ensure a high minimum standard for development which ensures overall quality and protects value**
- **Ensure architecture respects the natural landscape setting through carefully considered building form and material**
- **Ensure a consistent “look and feel” whilst allowing variety and visual interest**
- **Provide all stakeholders with clear design direction and ensure a high design quality is achieved for all sites**

This document is non-statutory and sits outside the Taupō District Plan. While Taupō District Council will confirm adherence to the relevant Development Requirements (imposed via consent conditions) at the time of Building Consent, consistency with these guidelines will be determined by the Design Review Panel of Te Tuhi Estates Limited.

The design guidelines are divided into five categories as follows:

- A Site and Building Layout
- B Building Form
- C Building Materials
- D Landscaping
- E Fencing
- F Sustainability

## Approval Process

Prior to commencement of construction of your new home and submitting plans to Taupō District Council for Building Consent approval, you are required to submit detailed architectural and landscape plans to the Te Tuhi Estate Ltd nominee for approval. The submitter will incur a processing fee.

It is recommended that a draft/preliminary document is submitted for review, to enable the reviewer to provide a written response approving, suggesting changes or rejecting the conceptual proposal prior to detailed/final design by the owner.

The approval pack is to contain the following information:

1. Full contact details of purchaser and builder
2. Identification of each lot
3. Building plans, which should include:
  - Site plan (location of building on lot and within identified building platform)
  - Floor plan(s)
  - All elevations specifying the exterior building cladding materials
4. Exterior materials, colours and finishes, including:
  - External walls
  - Roof
5. Landscape plan
  - Proposed access from road/access lot
  - On lot parking
  - Location, height and finish of any fences
  - Location, species and grade of planting
  - Location and finish of driveways and paths
  - Location and size of the outdoor patio
  - Location of washing line, sheds and water tanks



## A Building Layout

Each site has an identified building platform within which all buildings must be located. These guidelines therefore address how each dwelling is orientated within the identified platform.

### Intention:

- Buildings contribute to the amenity of the street and cluster within which they are located
- Buildings respond positively to site and climatic factors and surrounding development

### Guidelines:

- Where possible, take into consideration neighbouring buildings/building platforms with respect to privacy and solar access
- Respond to the views of the surrounding landscape while recognising views from adjacent building platforms (where applicable)
- Locate buildings and access arrangements to minimise necessary earthworks
- Locate ancillary buildings away from the main dwelling such that they read as separate building forms
- Locate ancillary buildings such that they do not dominate the view to and from the street
- Provide windows, doors and balconies on facades that are visible from the road/accessway or any publicly accessible space; blank or monotonous facades facing the road/accessway should be avoided
- Provide logical, legible and sheltered entrances that are visible from the road/accessway; use roof form or other architectural components/features to assist in identifying the entry to the dwelling
- Avoid car parking areas and garage doors that are dominant when viewed from the streets
- Avoid locating (or screen) plant and building services equipment (e.g. water tanks, garden sheds, airconditioning units, satellite dishes) where they would be visible from the street or primary indoor and outdoor living areas
- Avoid locating (or screen) service yards (washing lines, rubbish bins) where they would be visible from the street or primary indoor or outdoor living areas

### Indicative Lot Layouts



## B Building Form

### Intention:

- Buildings which appear to be subservient to the surrounding landscape, are visually integrated with the natural landscape so as not to be visually prominent
- a variety of building forms

### Guidelines:

- Seek to visually integrate buildings with natural landform through stepping/terracing where possible as opposed to earthworks and retaining structures
- adopt a consistent approach to all building forms within each site
- Use design techniques including modulation of massing and articulation of façades to visually diminish the overall building bulk and create shadow lines
- Avoid over-decorated facades and instead use fewer, but stronger, architectural elements
- Adopt a profile that is congruent with the natural contour of the land
- Design roofs to contribute to variation in building massing and form, with the profile of the roofline against the sky having interest and variety; gabled or mono-pitched roof forms are preferred, hipped roofs should be avoided
- Integrate roofs into the landscape and consider the use of a sheltering roof form with deep overhangs of at least 1.0m
- Use building form to enhance legibility of primary entry to the dwelling
- To reduce the risk of reflective glare, recess large areas of glazing under wide eaves and divide with walls, pergolas and the like



Dwelling which reduce overall appearance of bulk by using interconnected forms





Dwelling forms which work with and reflect the natural topography



The above images indicate development which is consistent with the intentions of these guidelines



## C Building Materials

### Intention:

- Colours and materials which reduce the visual prominence of buildings in the landscape
- A consistent and complementary palette of materials that promotes the overall identity of the development
- Ancillary buildings and structures which visually complement the primary dwellings

### Guidelines:

- Use a simple materiality of 'raw' finishes e.g. timber, metal, stone, concrete and glass
- Ensure painted timber, blockwork or other materials contribute to receding the building into the landscape
- Use subdued darker natural colours for cladding and materials that reflect and/or complement the surrounding landscape of native bush
- Avoid extensive use of materials that are dominant in the urban environment such as brick and tile and plastered finishes
- Use building materials for ancillary buildings that are similar or compatible to the primary building
- Avoid the use of reflective surfaces/materials and large expanses of highly reflective glass or smooth surfaces
- Integrate exposed basement walls or cantilevers into the facade design by extending the materials right to the ground or using planting as screening
- Match the quality of ancillary buildings such as garages and boat storage to that of the main building on the site
- Carefully integrate chimneys, aerials, satellite dishes, solar panels and other utilities with the overall building



The above images indicate development which is consistent with the intentions of these guidelines



## D Landscaping

Mitigation planting is managed through separate conditions of consent, covenants and easements. This section applies to landscaping within the identified building platform.

### Intention:

- The relationship between buildings and natural landscape appears well-integrated and seamless, when perceived both internally and from outside the development

### Guidelines:

- *species list to follow*
- Avoid exposed retaining walls greater than 1.5m in height, but where necessary, screen with planting
- Use materials for retaining walls that are consistent with or complement those of the dwelling
- Construct driveways with natural materials such as gravel, chip seal, pavers and exposed aggregate concrete
- Utilise gates, fences and screens which are complementary to those of the dwelling





## E Boundary Fencing

### Intention:

- A limited range of fencing which contributes to overall amenity and rural character of the development

### Guidelines:

- For road boundaries, all fences must be post and rail at 1.2m high, or stained black (with optional mesh infill for animal containment where necessary)
- For other boundary fencing use either:
  - post and rail with either natural finish or stained dark (with optional mesh infill for animal containment where necessary)
  - post and batten
  - post and wire to define boundaries where unseen from public locations
- limit height to 1.2m or 1.5m if needed to manage horses





## F Sustainability

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### Intention:

- Consider adopting sustainable building practices
- Minimised carbon footprints

### Guidelines:

- Select low carbon materials
- Prioritise locally sourced and manufactured building materials
- Utilise low waste construction methods
- Provide charging points for electric vehicles
- Minimize energy use through building layout and orientation, optimise sunlight access and opportunity for natural ventilation
- Improve the quality and reduce the quantity of stormwater runoff by using materials with reduced/no contaminants, minimising impervious surfaces, providing filtration and attenuation around car parking and other large impervious surfaces, using roof gardens, and providing soakage/ground water recharge.
- Promote water conservation through water efficient appliances and fittings, capturing rainwater for re-use and using plant and tree species that do not require regular irrigation