

Building and Landscape Design Guidelines for Terrace Downs High Country Resort

1. Background

- 1.1. Properties at Terrace Downs High Country Resort are subject to a Memorandum of Encumbrance registered against their record of title ("**Encumbrance**"). The Encumbrance is given by the property owner (the "**Grantor**") in favour of the Terrace Downs High Country Resort (as defined in the Encumbrance) owner which is currently PHC Terrace Downs Resort Limited ("**PHC**"). Under the Encumbrance property owners covenant to build in accordance with Building Design Guidelines published by PHC as grantee under the Encumbrance (the "**Grantee**").
- 1.2. Under the Encumbrance building works must be approved by an architect nominated by PHC as Grantee and "to a standard generally required by the Grantee".
- 1.3. This document is the Building Design Guidelines referred to in the Encumbrance and sets out the standard required by the grantee for buildings and sets out the range of building exterior cladding and roofing material and colours approved by the Grantee's architectural design committee referred to as the Terrace Downs Design Committee ("**TDDC**")
- 1.4. Before purchasing a section and/or commencing building a property at Terrace Downs High Country Resort you should fully understand the obligations arising under the Encumbrance and where necessary take independent legal advice.

2. Introduction

- 2.1. Every home and house built at Terrace Downs High Country Resort is subject to these building and landscaping guidelines. This is to ensure that the development of the Terrace Downs High Country Resort is of high quality and in harmony with the unique and magnificent environment of the Canterbury High Country.
- 2.2. The guidelines should be read in conjunction with the Encumbrance and with the requirements of the Selwyn District Council's bylaws and rules regarding Terrace Downs High Country Resort.
- 2.3. The Canterbury High Country is a beautiful and iconic landscape of mountains, rivers and lakes. It demands a careful and considerate approach to any building design. The guidelines are there to protect the character of this landscape.
- 2.4. The design guidelines also take into account the extreme weather conditions at Terrace Downs High Country Resort such as low temperatures, snow and ice in the winter, dry and hot in the summer and during spring and autumn strong Norwest winds. For instance, high roof pitches are a requirement.
- 2.5. Consideration of the existing house designs, chalet designs the clubhouse and the villas should be given so that a house design is sympathetic and complimentary to the existing Terrace Downs High Country Resort theme. One design feature that sets Terrace Downs High Country Resort apart from other similar developments is the use of Rakaia River stone. It is the one details that really ties it all together and should be incorporated into any build be it as a chimney cover, an entire wall or just an entrance post.

3. Objective

- 3.1. The guidelines are established to
- a) Protect and enhance the landscape of the Canterbury High Country.
 - b) Maintain design consistency and high-quality standards.
 - c) Accommodate the local climate with practical design features.
 - d) Uphold property values and the community's integrity.

4. Scope

- 4.1. These guidelines apply to all new builds, renovations and landscaping projects within Terrace Downs High Country Resort. PHC as Grantee under the Encumbrance and its nominated independent architect, referred to in these guidelines as the Terrace Downs Design Committee ("**TDDC**"), is responsible for reviewing and approving all submissions made pursuant to these guidelines as anticipated by the Encumbrance.
- 4.2. These new guidelines apply from 1 March 2025 and replace all previous design, building and landscaping guidelines that have been in force prior to this date. There is no obligation on any current property owners to retrospectively comply with these guidelines except to the extent that building or landscaping work was undertaken without the Grantee's consent.
- 4.3. All house designs must be submitted to the TDDC for approval. It is recommended that sketch drawings be submitted before committing too heavily on full architectural designs. The TDDC will ensure that the whole approval process is as easy and straightforward as possible. It will also work hard to be flexible and as reasonable as possible and approve in certain circumstances building materials other than listed in these guidelines.

5. Plan Submission and Design Approval

- 5.1. The TDDC are determined to ensure that all buildings at Terrace Downs High Country Resort comply with the architectural theme and that the buildings enhance the resort and empathise with the surroundings. The architectural theme is outlined in the resource consent issued by the Selwyn District Council.
- 5.2. All house designs must be submitted to the TDDC for approval.
- 5.3. The TDDC is available to assist with the design process, providing guidance and ensuring that each home reflects the high standards and values of the Terrace Downs High Country Resort community.
- 5.4. While the guidelines specify preferred materials, designs and other requirements, the TDDC reserves the discretion to approve building materials and designs that are similar in specification and consistent with the overall aesthetic goals of the resort, allowing for a degree of flexibility where appropriate. Please read the design and building process rules below.

6. Design and Building Process

Buying a section

- 6.1. Before committing yourself to buying a section or existing property you should be familiar with the Encumbrance, covenants, rules and regulations which cover the building or

alteration of a house at Terrace Downs High Country Resort. Only purchase a section once you are confident of being able and willing to meet the requirements and obligations.

Preliminary Design

- 6.2. You should enter into preliminary discussions with the TDDC and supply a general outline and sketch plans to be discussed at such a meeting. Contact person for the TDDC is the secretary of the Terrace Downs Owners Society at Thompson Wentworth: 03 357 13 40. At this time and before you submit final drawing a fee of \$2500.00 is payable to the secretary of the TD Owners Society. The fee covers all expenses of the TDDC. Additional fees might be required if the design process takes longer or becomes more complicated than anticipated.

Design Submission

- 6.3. After these discussions you will commission full architectural drawings and submit them to the TDDC for comment and approval. Changes or adjustments might be required. At the same time, you must also submit a landscape plan or drawing. of your garden design including everything not part of the house like (but not limited to) sheds, fireplaces, barbeques and pools.

Design Approval

- 6.4. Once your design is accepted and meets all requirements you are able to apply to the Selwyn District Council for a building consent and/or resource consent. Bear in mind that you also have to comply with the Council specific rules and by-laws which are part of the resource consent for the Terrace Downs High Country Resort.

Building

- 6.5. Construction or any other works may not commence prior to receiving consent in writing from the TDDC. If during the building process you make a change to your approved plan that affects any design element covered by these guidelines you must first submit these changes to the TDDC and may not make any such change prior to receiving written approval to do so.

Moving in

- 6.6. You are able to move in once the Selwyn District Council issues a Certificate of Compliance. (according to the Building Act 1991)

7 House Design and Construction Guidelines

General Requirements

- 7.1 All developments must adhere to the following building requirements and are to comply with the current Selwyn District Council District Plan according to the resource consent for Terrace Downs High Country Resort.

Dwelling

- 7.2 A single residential dwelling may only be erected on the property.
- 7.3 Homes are to be built on site. No kitset, pre-built, transportable or relocatable house, caravan, shed, garage or container may be erected or deposited for permanent or temporary use.
- 7.4 No builder's waste or rubbish may be allowed to accumulate during construction. A rubbish bin with a closing lid must be provided.

Floor Area

7.5 The minimum floor area for an individual home shall be 130 m², excluding garaging.

Setbacks

7.6 Side boundaries: Minimum 2 metres, including garage.

7.7 Road boundary: Minimum 5 metres, including garage.

7.8 Golf course boundary: Minimum 4 metres, including garage.

7.9 All building plans and elevations submitted must comply with the Selwyn District Council building envelope requirements.

House design

7.10 Developments should be single or double storey or split-level.

7.11 Due to the gentle rolling nature of the landscape in the area it is not envisaged that a three-storey development will be appropriate. However, house designs will be assessed individually and it may be satisfactory to extend to three levels on some sites.

Garage Design

7.12 Double garaging is required for all residences, with minimum internal dimensions of 5.6 m wide by 5.5 metres long.

7.13 The garage should be an integral part of the house design and connected with internal access to the main house.

7.14 Garage roof pitch shall be the same as the house to maintain architectural consistency.

Amenity Design

7.15 Screened areas must be provided for clothes drying and rubbish storage. Such areas must not be visible from the access road, neighbouring property or the golf course.

Time Frames

7.16 The construction of a residence must be completed within fifteen months of breaking ground.

7.17 Landscaping must be completed within six months of completion of residence. If not completed, Terrace Downs High Country Resort reserves the right to complete landscaping and charge all costs incurred to the property owner.

8 Exterior Design Guidelines

Exterior Wall Cladding:

8.1 Exterior wall cladding shall be one of the following or a combination of the following approved materials:

a) Stone

This shall be local Rakaia River stone or other types of stone from the Canterbury High Country area, or an imitation concrete stone substitute as approved by TDDC. It cannot be schist, brick or concrete block. As mentioned above a part of the house should be clad in Rakaia River stone.

b) Board and Batten

This shall be cedar left natural to silver off or other suitable timbers as approved by TDDC such as rough sawn pine battens over plywood that are stained/oiled or painted in natural acceptable colours. Refer to colour guidelines.

c) Vertical Weatherboard

This shall be cedar left natural to silver off or other suitable timbers as approved by TDDC such as rough sawn pine battens over plywood that are stained/oiled or painted in natural acceptable colours. The boards should have a minimum width of 100mm with gaps of 10mm so as to create shadow lines. No grooved panel products are allowed. Refer to colour guidelines.

d) Horizontal Weatherboard

This shall be cedar left natural to silver off or other suitable timbers as approved by TDDC that are stained in natural colours. Refer to colour guidelines.

e) Plaster

This shall be painted with acceptable colours from the colour guidelines. Plaster finish is to be submitted to TDDC for approval. If plaster is being used, it should be in combination with one of the other materials as above. No more than twenty percent of the house exterior may be plaster.

Roof Design

8.2 Roof designs must incorporate the following.

a) Roof pitches

These should be between 37.5 – 45 degrees generally although small areas of flat roof are acceptable where appropriate and approved, like over dormer windows and verandas.

b) Eaves

Eave overhangs should be a minimum of 600 mm.

c) Snow straps

Snow straps are recommended and should be spaced at a maximum of 600 mm.

d) Roof Cladding

Because of the weather conditions of the area corrugated coloursteel is the preferred roofing type. However, standing seam tray profile roofing (such as Eurotray) is also acceptable. Slate or shingles are an option. However, this type of roofing may not be suited to the environment due to high winds and snow. Slate roofing may only be a dark grey colour.

Exterior Openings

8.3 Exterior Openings must incorporate the following.

a) Exterior doors and windows

- i. Exterior doors and windows may be either all timber or all aluminium or an aluminium and timber composite
- ii. Front doors or sidelights should be timber in timber or aluminium frame.
- iii. The colour of the aluminium frame is to be an acceptable colour approved by TDDC. Refer to colour guidelines.

iv. All windows are to be double-glazed and are to meet the requirements of NZBC H1.

b) Garage Doors

Garage doors should be clad in marine ply with cedar battens and be the same colour as the house cladding or they could be coloursteel in trimline profile or vertical cedar (refer to colour guidelines)

9 Colour Guidelines

9.1 Colours of the various wall claddings, roof and aluminium joinery should be within a range of colours as suggested below and attached as an appendix to the document. These colours are derived from the local landscape including the green of the surrounding grass and bush, the greys of the mountains and river stone, the blues of the sky and river and the colours of the surrounding tussock. The colours should be rich and earthy and sit comfortably within the environment. Proposed colour schemes for each house will be assessed by TDDC prior to approval. The colours below should be used, however, or a colour that is from the same range and is substantially the same colour taking into account the intent of this clause 9.1 may also be used if approved by the TDDC. Black or colours that are strongly blue or strongly green are not allowed. Approved paint colours are below.

9.2

a) Timber Paint

Colours shall be one of the following from the Resene range or similar product. - Half Copyrite: G82-011-091, Akaroa: Y79-026-082, Eagle: G75-021-093, Linen: G80-020-097, Double Ash: G72-016-092, Bison Hide: Y75-022-083, Triple Stonehenge: BR50-014-072

b) Timber Stain

Colours shall be one of the following from the Resene range or similar product. - Smokey Ash: WW22, Aotea: WO007, Natural: WD026, Hanmer: WO019, Nutmeg: WW16, Kaimanawa: WO018, Bark: WW0810, Te Poutini: WO008, Treehouse: WD037, Fiordland: WO003

c) Timber Joinery

Colours shall be one of the following from the Resene range or similar product. - Half Copyrite: G82-011-091, Akaroa: Y79-026-082, Eagle: G75-021-093, Linen: G80-020-097, Double Ash: G72-016-092, Bison Hide: Y75-022-083, Triple Stonehenge: BR50-014-072, Treehouse: WD037

d) Aluminium Joinery

Colours shall be one of the following from the Coloursteel range or similar product. The acceptable colours are Iron Sand, Karaka and Grey Friars.

e) Roof Colours

Colours shall be one of the following from the Coloursteel range or similar product. The acceptable colours are Iron Sand, Karaka and Grey Friars.

10 Landscape Design Guidelines

Planting

10.1 Plantings and landscape are regarded by Terrace Downs High Country Resort as key element in the overall coordination of the resort character and appearance. The design of landscape works must comply with the guidelines in this document. To assist with the development of the plan, the landscape architect should be aware that a landscape plan is to be forwarded to the TDDC for approval. This may be part of the site plan or a separate document but must be approved by the TDDC prior to commencement of work.

10.2 Preferred Plant Species are as follows.

Aristolis serratum	makamoto – wineberry
Astelia fragrans	kahaha - bush flax
Carpodetus serratus	putaputawata - marble leaf
Coprosma lucida	karamu
Coprosma propinqua	
Coprosma robusta	karamu
Cordyline australis	ti kouka - cabbage tree
Elaeocarpus dentatus	hinau
Griselinia littoralis	papauma - broad leaf,
Hebe Salicifolia	koromiko
Kunzea ericoides	kanuka
Lophomyrtus obcordate	rohuta
Melicytus ramiflorus	mahoe – whiteywood
Myrsine australis	mapou or matipo
Nothofagus solandri	black beech
Olearia avicenniifolia	akeake
Olearia paniculate	golden akeake
Pittosporum eugenioides	tarata - lemonwood
Pittosporum tenuifolium	kohuhu
Podocarpus totara	totara
Prumnopitys ferruginea	mira
Pumnopitys taxiflora	matai
Pseudopanax anomalus	
Pseudopanax arboreus	whauwhaupaku - five finger
Pseudopanax colensoi,	orihou
Pseudopanax carssifolium	lancewood
Sophora micrphylla	kowhai

10.3 Preferred Hedge Species is any all New Zealand Species

Pergolas

10.4 Pergolas off the house or on the site are a valuable means of integrating the house with the landscape.

Fencing and Landscape Walls

10.5 Fences may be used for screening for privacy in some areas. They cannot face the golf course.

10.6 The whole perimeter of the section cannot be fenced.

10.7 Solid fencing is to be broken up with planting or a different type of fencing.

10.8 Fence structures shall be subject to the same structure rules as applied to dwellings in regard to colour and materials.

10.9 It is envisaged that the front road yard might be more heavily fenced enclosing a courtyard and the rear yard left unfenced, with planting as a screen only.

10.10 Rocks from the local area or on the property itself may form part of the landscape design.

10.11 Maximum length of a fence in one run is 10 metres.

10.12 Minimum height shall be 1.8 metres above the existing ground level.

10.13 Minimum distance between retaining walls shall be 1 metre.

10.14 Maximum height of retaining walls shall be 1.2 metres in height.

Paving and Drainage

10.15 All draining from paving, roofing and any other hard surfaces shall be disposed of to ground (soak hole) or any other approved drainage

10.16 All paving and driveway surfaces shall be grey wacke materials – loose or solid or a natural-coloured concrete. Tar seal is not permitted.

External Lighting

10.17 All exterior lighting must be in the landscape plan and approved by TDDC.

10.18 Lights should not have an adverse effect on any neighbouring property or provide excessive light on the Terrace Downs High Country Resort as a whole.

External Structures, Pools, Outdoor Fires

10.19 All external structures for example (but not limited to). tool shed, outdoor fire garden shed, glass house etc must be submitted for approval to TDDC.

10.20 Pool designs must be approved by TDDC including spa pools.

Lawn and Garden Care

10.21 The lawn and garden must be cared for and maintained acceptable to TDDC.

10.22 If the lawn or garden is neglected, PHC reserves the right to enter the property to maintain the lawn and garden, and charge all costs incurred to the landowner.

11 General Guidelines and Construction Requirements

Review Process

11.1 All plans, specifications and landscaping designs, alterations or additions must be submitted to TDDC for review.

11.2 TDDC approval is required before starting any construction or significant landscaping changes.

11.3 The party carrying out building works responsible for ensuring that all building materials are: suited to the environment, fit for purpose, that appropriate construction systems are used in construction of the property, and for ensuring compliance with all applicable building laws, rules and regulations.

Future additions, alterations

11.4 Any future additions or alterations to the dwelling must be approved by TDDC prior to the commencement of works.

Contractor

11.5 All parties must sign a contractor's agreement prior to commencing construction and, as part of that agreement, contractors must hold public liability insurance to a minimum value of \$20 million.

11.6 All construction must be carried out by a current suitably qualified builder.

Occupation

- 11.7 Residences may not be occupied until a certificate of compliance with the Building Act 1991 is provided to the TDDC.

Construction

- 11.8 All buildings must be constructed in accordance with the current Building Act, Building Code and Selwyn District Rules and Regulations.
- 11.9 All buildings must be built in a good tradesman-like manner and to quality standards and specifications as approved by TDDC.
- 11.10 Construction of a residence must be continuous and completed within 15 months of breaking ground.
- 11.11 No builder's waste or rubbish may be allowed to accumulate on the property. A skip bin with a lid must be used.

Services

- 11.12 All services and utilities shall be placed underground. All aerials, satellite dishes and external telecommunications structures must be approved by TDDC. Gas connection is to be agreed with PHC.
- 11.13 Solar panels must be approved by TDDC. They will not be approved where the panels cause reflection that is visible from the road, golf course or any neighbouring property.

12 Boats and Trailers

- 12.1 If boats and domestic (home use) trailers are to be parked on your property they must be in a specific parking area and the boat or trailer must be either significantly shielded from the view of passers-by on the road and/or golf course area. The boat parking area must be consistent with the house and approved by the TDDC prior to use. Caravans and camper vans may not be parked and shipping or other containers may not be used.

13 Compliance

- 13.1 These building Design Guidelines protect the rights, interests and investment of all residents at Terrace Downs High Country Resort. You are respectfully requested to strictly adhere to the terms of them.

14 Subdivision

- 14.1 The Encumbrance provides that there may not be any subdivision without the written consent of the Grantee.