

TERRACE DOWNS - DESIGNER'S COMPLIANCE FORM

LOT #	
DP	
Submitter	
Designer	
Date	

DESIGN INTENT

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 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.

	DESCRIBE COMPLIANCE	COMPLIANCE (TICK YES)	DESIGNER COMMENTS ON NON COMPLIANCE
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HOUSE DESIGN & CONSTRUCTION GUIDELINES CONFORMANCE

DWELLING			
7.2	Single unit	<input type="checkbox"/>	
7.3	Site	<input type="checkbox"/>	
7.4	Waste	<input type="checkbox"/>	

FLOOR AREA

7.5	Size	<input type="checkbox"/>	
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SETBACKS

7.6	Side Boundaries	<input type="checkbox"/>	
7.7	Road Boundary	<input type="checkbox"/>	
7.8	Golf Course Boundary	<input type="checkbox"/>	

HOUSE DESIGN

7.1		<input type="checkbox"/>	
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GARAGE DESIGN

7.12	Double Garage	<input type="checkbox"/>	
7.13	Internal Access	<input type="checkbox"/>	
7.14	Roof Pitch	<input type="checkbox"/>	

AMENITY DESIGN

7.15	Screened Areas	<input type="checkbox"/>	
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TIME FRAMES

7.16	Programme	<input type="checkbox"/>	
7.17	Landscape	<input type="checkbox"/>	

EXTERIOR WALL CLADDING

8.1 a)	Stone	<input type="checkbox"/>	
8.1 b)	Board & Batten	<input type="checkbox"/>	
8.1 c)	Vertical Weatherboard	<input type="checkbox"/>	
8.1 d)	Horizontal Weatherboard	<input type="checkbox"/>	
8.1 e)	Plaster		

ROOF DESIGN

8.2 a)	Roof pitches	<input type="checkbox"/>	
8.2 b)	Eaves	<input type="checkbox"/>	
8.2 c)	Snow straps	<input type="checkbox"/>	

8.2 d)	Roof Cladding		<input type="checkbox"/>	
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EXTERIOR OPENINGS

8.3 a)	Exterior doors & windows		<input type="checkbox"/>	
	i.		<input type="checkbox"/>	
	ii.		<input type="checkbox"/>	
	iii.		<input type="checkbox"/>	
8.3 b)	Garage Doors		<input type="checkbox"/>	

COLOUR GUIDELINES CONFORMANCE

COLOURS

9.2 a)	Timber Paint		<input type="checkbox"/>	
9.2 b)	Timber Stain		<input type="checkbox"/>	
9.2 c)	Timber Joinery		<input type="checkbox"/>	
9.2 d)	Aluminium Joinery		<input type="checkbox"/>	
9.2 e)	Roof Colours		<input type="checkbox"/>	

LANDSCAPING GUIDELINES GENERAL CONFORMANCE

PREFERRED TREE SPECIES

10.2	Species		<input type="checkbox"/>	
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PREFERRED HEDGE SPECIES

10.3	Species		<input type="checkbox"/>	
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PERGOLAS

10.4	Pergola		<input type="checkbox"/>	
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FENCING & LANDSCAPE WALLS

10.5			<input type="checkbox"/>	
10.6			<input type="checkbox"/>	
10.7			<input type="checkbox"/>	
10.8			<input type="checkbox"/>	
10.9			<input type="checkbox"/>	
10.10			<input type="checkbox"/>	
10.11			<input type="checkbox"/>	
10.12			<input type="checkbox"/>	
10.13			<input type="checkbox"/>	
10.14			<input type="checkbox"/>	

PAVING AND DRAINAGE

10.15			<input type="checkbox"/>	
10.16			<input type="checkbox"/>	

EXTERNAL LIGHTING

10.17			<input type="checkbox"/>	
10.18			<input type="checkbox"/>	

EXTERNAL STRUCTURES, POOLS, OUTDOOR FIRES

10.19			<input type="checkbox"/>	
10.20			<input type="checkbox"/>	

LAWN & GARDEN CARE

10.21			<input type="checkbox"/>	
10.22			<input type="checkbox"/>	

For Office Use Only: Design committees architect's recommendation