

# Ohau Sands Design Guide



O H A U S A N D S

WHERE THE FOREST MEETS THE SEA

This Design Guide has been developed for use for individual lots in conjunction with the overall Management Plan and framework for Muhunua Forest Park. The Wood Family have held the Ohau Sands site since 1978, taking a progressive approach to land use and enhancement of the existing natural amenity. Looking beyond its partial use as a commercial forest, notable ecologies such as Ohine Lagoon and shore line environment have been protected with environmental restoration continuing.

To that effect individual developments will be considered within the context of the overall philosophy and vision for Ohau Sands.

To ensure each development meets these aims of Ohau Sands, a Design review panel ('DRP') has been established to assess all architecture and landscape plans prior to submission to Horowhenua Council. The process for this is set out at the back of this guide.

Key aspects that will be considered as part of the Design Guide

- The design of a dwelling/ buildings and landscaping in harmony with the natural landscape of Ohau Sands
- A design that is responsive and responsible to climatic and environmental conditions with passive and active systems that have a high level of efficiency with energy and water
- Materials that respond to the environmental context of the site and embody principles of sustainability
- Finishes and facades that are a suitable response to the immediate landscape



## Architecture

Owners are to select from the following list of approved partners, who are all familiar with the Ohau Sands vision.

- **Lovell & O'Connell Architects**

[www.loca.co.nz](http://www.loca.co.nz)

Contact: Tim Lovell

[tim@loca.co.nz](mailto:tim@loca.co.nz) 027 416-4816

- **Gil-plans Architecture**

[www.gilplans.co.nz](http://www.gilplans.co.nz)

Contact: Ben Gilpin

[gilplans@gmail.com](mailto:gilplans@gmail.com) 021 285-4454

- **First Light Studio**

[info@firstlightstudio.co.nz](mailto:info@firstlightstudio.co.nz)

04 385 3789

- **McKenzie Higham Architects**

[info@mha.nz](mailto:info@mha.nz)

04 384 8192

Provided however that owners may use a different architect with the prior approval of the DRP, provided any such alternative architect must be registered with the New Zealand Registered Architects Board. It is noted for completeness that Gill-plans Architecture are not registered architects as at the date of this guide, however they may nonetheless be used as expressly set out above.

## Planting

### Richard Laurenson, Up2iT Ltd

The Forestry, Foreshore and Landscape management is detailed in the Management Plan. The Management Plan document outlines the means to achieve the objectives and details the programs and methods to ensure they are implemented.

The landscaping has been managed by Richard Laurenson, Up2iT Ltd, refer to the Ohau Sands website, <https://www.ohausands.co.nz/information-menu/covenants-information-menu-2/info-consultants-richard>.

Richard can provide the planting plans and establishment systems for the native plantings associated with each of the house sites.

<https://www.ohausands.co.nz/sections-menu-top-line/sections-for-sale-menu-button/section-one-submenu-sections>

The planting on sections one and three, highlight the potential of what can be achieved on any of the sites which will increase the biodiversity and birdsong in the district.

## SUSTAINABILITY

### Energy Efficiency

Ohau Sands does not have a reticulated water supply and water efficiency should be an integral part of usage system. Each home in Ohau Sands is required to have a rainwater attenuation water tank with a minimum capacity of 50,000 litres.

Where practical, consideration should be given to sourcing environmentally sound materials, FSC certificated timbers and low impact construction methods.

## SITE PLANNING

### General Provisions

- A) Within each title a dwelling site has been selected allowing for a 40m x 40m building area and resulting curtilage area. The dwelling sites have been carefully selected to ensure buildings sit comfortably within their sites, and work with rather than dominate the landscape. The natural features of each site need to be carefully considered in order to achieve the Ohau Sands vision.
- B) To avoid potential damage to a dwelling, each owner shall ensure that there is at least 25m of fall zone from the extent of each dwelling site to the nearest production forestry- this shall be known as the 'Curtilage Area' and shall be a maximum area of 0.81ha on each of allotment 1-15;
- C) Dwelling houses shall only be located within the Building Area forming part of the Curtilage for that lot;

- D) To avoid issues associated with potential ponding of surface water, each owner shall ensure that a dwelling within the Management Plan Area is at least 3.5m above Mean Sea Level (MSL Wellington);
- E) To provide appropriate foundations for a dwelling, each owner shall ensure they obtain advice from a Chartered Professional Engineer before applying for a building consent.
- F) Apart for temporary safety fences that may be required for forest harvesting activities, and existing perimeter fencing around the Management Plan Area, there shall be no fencing outside the curtilage area; fencing adjoining houses is clarified under Landscape Design.
- G) All improvements, structures and other amenity features/ landscaping found in a normal residential environment may be constructed, placed or occupy the Curtilage Area.
- H) On dwelling sites that slope, buildings should step down to avoid disturbing the natural topography of the site
- I) Concepts of touching the site 'lightly' are encouraged to minimise the excavation/fill required. For large cut faces, vegetation or other controls should be used to manage and soften their impact.



- J) The positioning of vehicle tracks across each site should be undertaken in consultation with the DRP with the aim to minimise site run off and shared right of way impacts. Construction should reflect NZS 4404 – unsealed rural roading, modified to suit free draining soils.



## BUILDING DESIGN

Concepts of sustainability should be an integral part of each high quality architectural proposal with a thoughtful site-specific design solution.

- When designing a home for Ohau Sands the following should be considered (and where prescriptive, complied with):
- The position, shape and form of a building should respond to the site with a scale and context appropriate to the natural and historical character of Ohau Sands
- The maximum height of any building on Lots 1-15 shall be 9.0m above finished ground level
- Where possible, avoid architectural or foundation design that involves largescale earthworks
- Passive solar design principles are encouraged for heating and cooling, including basic building orientation, material use and natural cross ventilation.
- Avoid the use of large sections of continuous building façade that may be visible to other sites
- Given Ohau Sand's isolated location in relation to normal sub division amenities, Energy and water efficiency systems should be integral parts of the design.



## MATERIAL SELECTION

Suggested exterior materials and finishes include:

- Timber cladding including Cedar & other sustainable materials
- Fibre Cement Boards
- Natural or manufactured stone
- Concrete or concrete block
- Metal Cladding
- Low reflective glazing only
- Other naturally sourced materials may be considered such as rammed earth or clay brick/adobe



## ROOFS

- Metal roofing – long-run with non-reflective finish
- Timber shakes (shingle roofs)
- Should be visually simple forms with low to medium pitch appropriate to surrounding landforms
- Orientated to complement solar panels & rainwater run-off where appropriate
- Elements such as Aerials, solar panels, etc should be visually discrete

Materials may be recycled where aesthetically appropriate, refer to the DRP



#### EXTERIOR COLOUR PALETTE

This should consist of non-reflective Earth tone colours and those appropriate to the immediate natural environment

#### ACCESSORY BUILDINGS AND STRUCTURES

- Separate garages or other outbuildings should be complimentary in design and construction with primary dwelling on site.
- Clothes lines or letterboxes will be designed and placed in a similarly appropriate way
- Water tanks should be located/ screen so as not to be visible from shared tracks or neighbouring houses and may be buried.

#### LANDSCAPE DESIGN

An integral part of an overall site proposal, Landscape design and driveway design should complement the approaches to building design. They should embody sustainable principals that respond to the existing Ohau Sands dune landscape and protect, strengthen and enhance native/ natural amenity.





Integrated Control Elements give effect to many of the environmental objectives sought within The Management Plan including:

- Protection of the coastal, wetlands and forest environments;
- Enhancement planting and landscaping;
- Identification of zones for building on, reservations and other control areas;
- Maintenance of an open space network and the protection of this landscape amenity;

Control Areas are clearly shown on survey plans attached to each title, whilst noting it does not include the curtilage area of each allotment, which each owner has the freedom of utilising.

## PLANTING

Historically a mix of farmland and native scrub, The Wood family first established the plantation forests of Ohau Sands in 1984. Whilst the forest remains a characteristic part of the development they have continually enhanced and increased native planting of the coastal areas and Ohine Lagoon wetland reserve.

As laid out in the Management plan, as plantation trees are progressively harvested a strategy of specific native plantings for each of the reserve zones of the Ohau Sands landscape has been detailed. As part of their own sites landscape design, site owners are encouraged to select plant specimens that are aligned with those in the Management Plan.

Note that pest species of plants have been identified in the *Rural Living in Kapiti – Horowhenua Guide*, Pine & Macrocarpa should also not be planted outside the Commercial Forest. The guide also outlines planting scenarios such as linear tree rows to be avoided at Ohau Sands, which have aesthetic and unforeseen environmental impacts.

## MATERIALS

To avoid issues of stormwater runoff, the most appropriate response should include permeable paving, loose metal, or as per existing forestry tracks (refer to the Management Plan)

Materials used for landscaping should be responsibly and sustainably sourced, complementing building finishes with a subdued colour palette.

### Hard Landscaping

Design elements such as steps, pathways etc should be designed to complement the proposed dwelling design, and be well integrated into the existing site contexts

### Fences

Fences should be created for containment of pets only and built in a manner that is visually discrete from neighbouring properties. The intention is for visually recessive fencing and where fencing is required, it is not to exceed 1.2 metres in height. No fences shall be placed outside of curtilage areas unless the dwelling is permitted to be sited closer to site boundary. Fences may be supplemented by planting. Guidance should be sought from the DRP around visual impact assessment for any proposed fence. Where clearly visible from other properties, there should be a reasonable degree of permeability (such as using staggered slat screening) in the fence construction to ensure that it does not present as a continuous block of material from a distance.



### EXTERNAL LIGHTING

For external lighting the principals “dark sky” lighting are encouraged at Ohau Sands, this includes ensuring low glare bollard/ reflected downlighting is used, while particular consideration of how exterior lighting may impact on neighbours should be assessed.

## **BUILDING YOUR HOME AT OHAU SANDS**

Construction of a house at Ohau Sands, takes place within the context of an evolving community and consideration of both your neighbours and the overall objectives of the development should be managed.

- A) A dwelling should be constructed and finished within 12 months of commencement of excavation for foundations; and
- B) Ancillary work including landscaping, should be completed and finished within 18 months of commencement of excavation of foundations
- C) A Caravan/ hut/ tent/ shed or similar structure may be placed on the site only if required for use in construction of a dwelling and shall be removed on completion of the Dwelling
- D) The owners shall not erect a Dwelling other than a new Dwelling on a Lot, and will not permit or allow the transportation and delivery onto a Lot of any pre-built, transportable or relocatable Dwelling that has previously been lived in
- E) The Owners will promptly replace, restore, reinstate and repair at the cost of the Owners all damage that may arise or be caused to the landscaping, planting or other structures in the Management Plan Area and arising from the construction of the Dwelling or driveway or landscaping of a lot and will ensure that due and adequate allowance is made for current and future drainage of all excess stormwater so there is no discharge of stormwater from a Lot
- F) The Owners will not permit or allow any building waste material or rubbish to accumulate on any Lot or allow any building, structures or fencing to become dilapidated or fall into disrepair.
- G) As well as detailing the construction timeline and build proposals to the DRP, in the context of a small community you are encouraged to engage with your immediate neighbours and outline your plans with them.

## **BUILDERS RESPONSIBILITIES & SITE MANAGEMENT**

- Builders work hours should be limited to Mon – Fri 7am – 6pm, Sat 8am – 12.30pm only & outside of public holidays
- Disturbed areas of the site should be protected from wind and water erosion during and after the construction period.
- The Ohau Sands Residents Association Incorporated ('Resident's Association') (in the case of Lot 17) and/or the relevant lot owner (in the case of the other allotments) must be immediately notified of any damage caused outside of property boundaries. Damage caused during construction to services or infrastructure, trees or regenerating vegetation within Lot 17 may be repaired by the Resident's Association and charged to the owner.
- Builders are to provide appropriate self-contained toilet facilities (portaloo etc) on site
- Animals are not permitted on site during construction
- Any work vehicles or materials should be situated onsite only

## DESIGN PROPOSAL

This design document has been structured as to guide Owners and Designers towards a quality outcome ensuring each site evolves in a positive manner and assist in achieving the overall vision for the Ohau Sand Development.

The following approach should be taken;

### 1. Pre-design discussion

Site owners and their design team are encouraged to informally meet with the Design review panel to ensure initial proposal ideas are aligned

### 2. Initial Proposal

Preliminary plans (3 sets) should be submitted for review, and approval secured by the DRP. See below for appropriate schedule. A site owner shall not lodge an application for a resource consent (where required) without the approval of the DRP to the preliminary plans.

### 3. Final Proposal

A final review of completed architectural and landscape documentation by the DRP is required prior to Building Consent submission. An assessment will be made within 15 days, and written approval must be provided by the DRP before Building Consent is lodged. The DRP may propose changes to the scheme which can then be resubmitted for review.

### 4. Completion

At time of completion of the house and landscaping, the site owner shall not make an application to Council for the Code Compliance Certificate until the DRP has confirmed in writing that it is satisfied that the site development complies with the approved design plans and specifications and the provisions of this design guide.

### 5. Costs

The site owner shall be responsible for paying the reasonable costs incurred by the DRP when undertaking its role under this design guide and the land covenants, including any professional and/or legal fees incurred (including without limitation the charges of any architect or other professional person appointed to the DRP).

## Initial Checklist

- ☐ Site plan at appropriate scale/ North arrow/ boundaries and topographic contours
- ☐ Building plans 1:100 with floor levels, door and window positions
- ☐ Roof plan 1:100 indicating type/ falls/ fixtures
- ☐ Exterior elevations w/ cladding materials confirmed
- ☐ Building/Site sections indicating larger site context
- ☐ Building sections to show heights roof form, relationship to the ground, landscape walls, etc
- ☐ Retaining walls and cut/ fill on site
- ☐ Initial landscaping proposals
- ☐ Location of other infrastructure such as solar panels and water tanks
- ☐ Proposal for environmental design controls

### **Final Submission Checklist**

- ☐ The full architectural documentation that will be submitted for Building Consent, including all drawings and specifications.
- ☐ Landscape drawings - Final landscape drawings for construction, including materials, finishes and details.