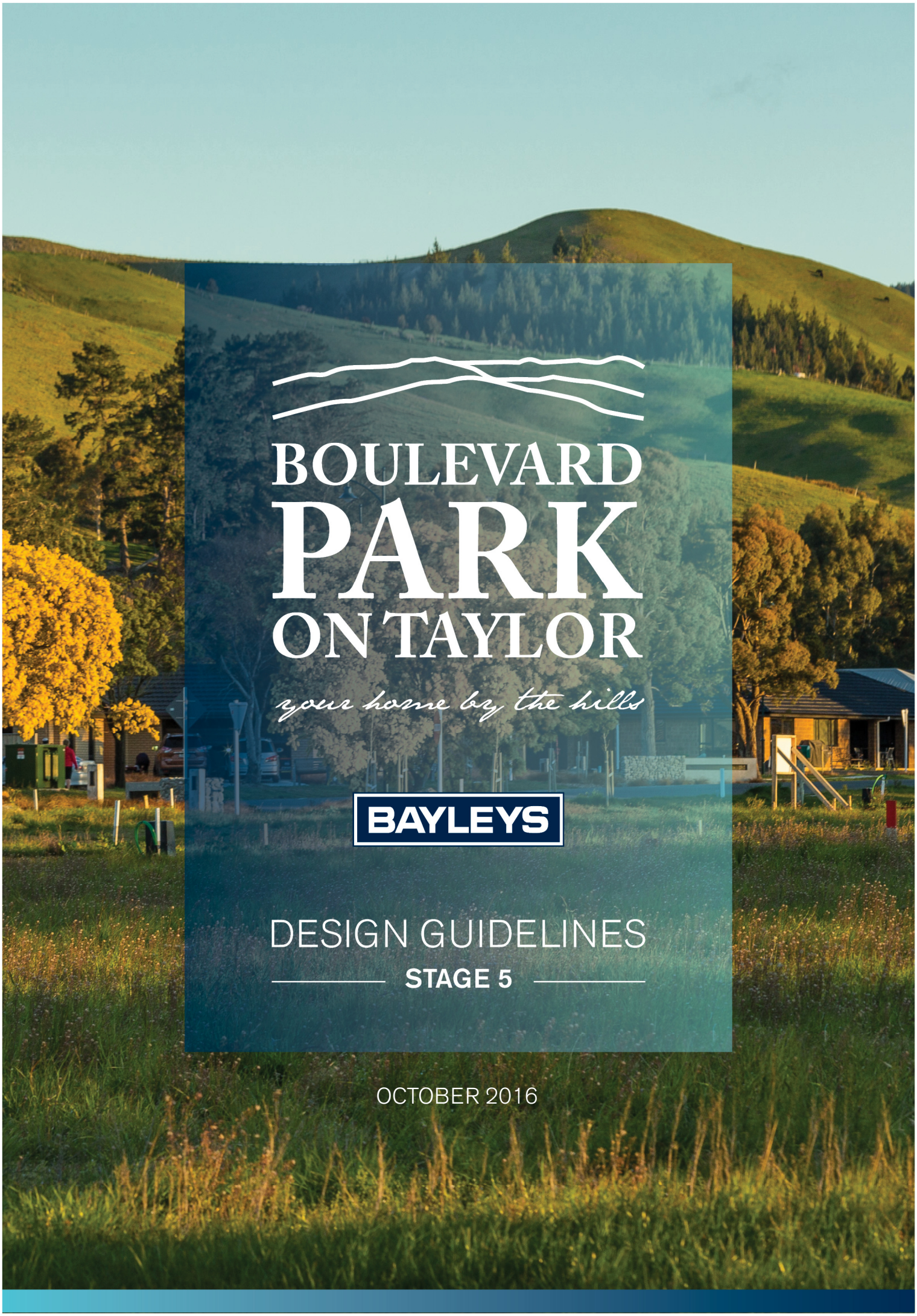


BOULEVARD PARK ON TAYLOR

your home by the hills

BAYLEYS

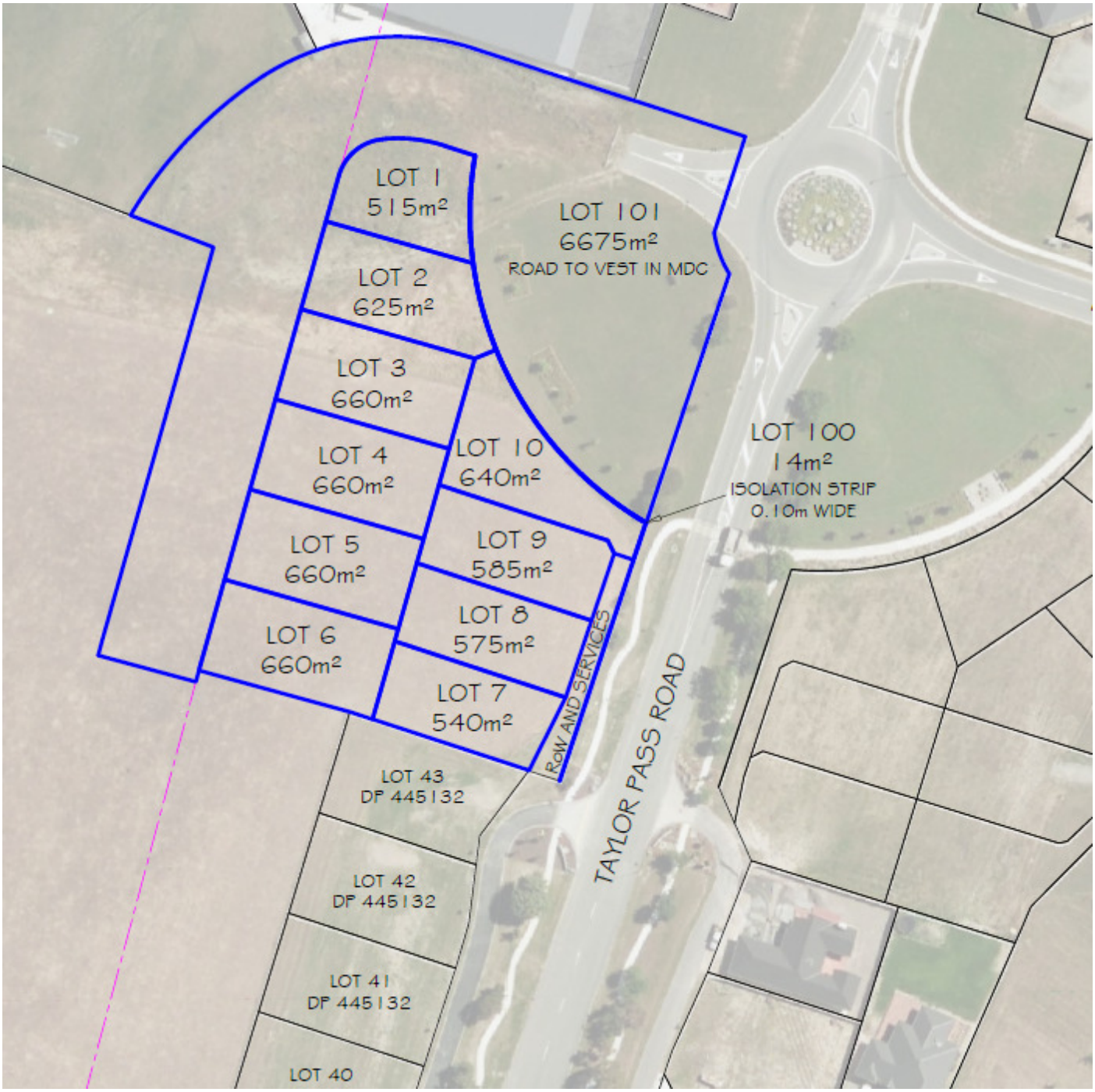
DESIGN GUIDELINES

STAGE 5

OCTOBER 2016

Stage 5 BPOT

A Subdivision of Boulevard Park on Taylor



BOULEVARD PARK ON TAYLOR

BAYLEYS

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Please note: The photographs used in this document are for illustration purposes only.

1.0 - Vision

The Boulevard Park on Taylor master concept plan focuses on the notion of the liveable community, a unique place created for residents that promotes healthy lifestyles, convenience and safety.

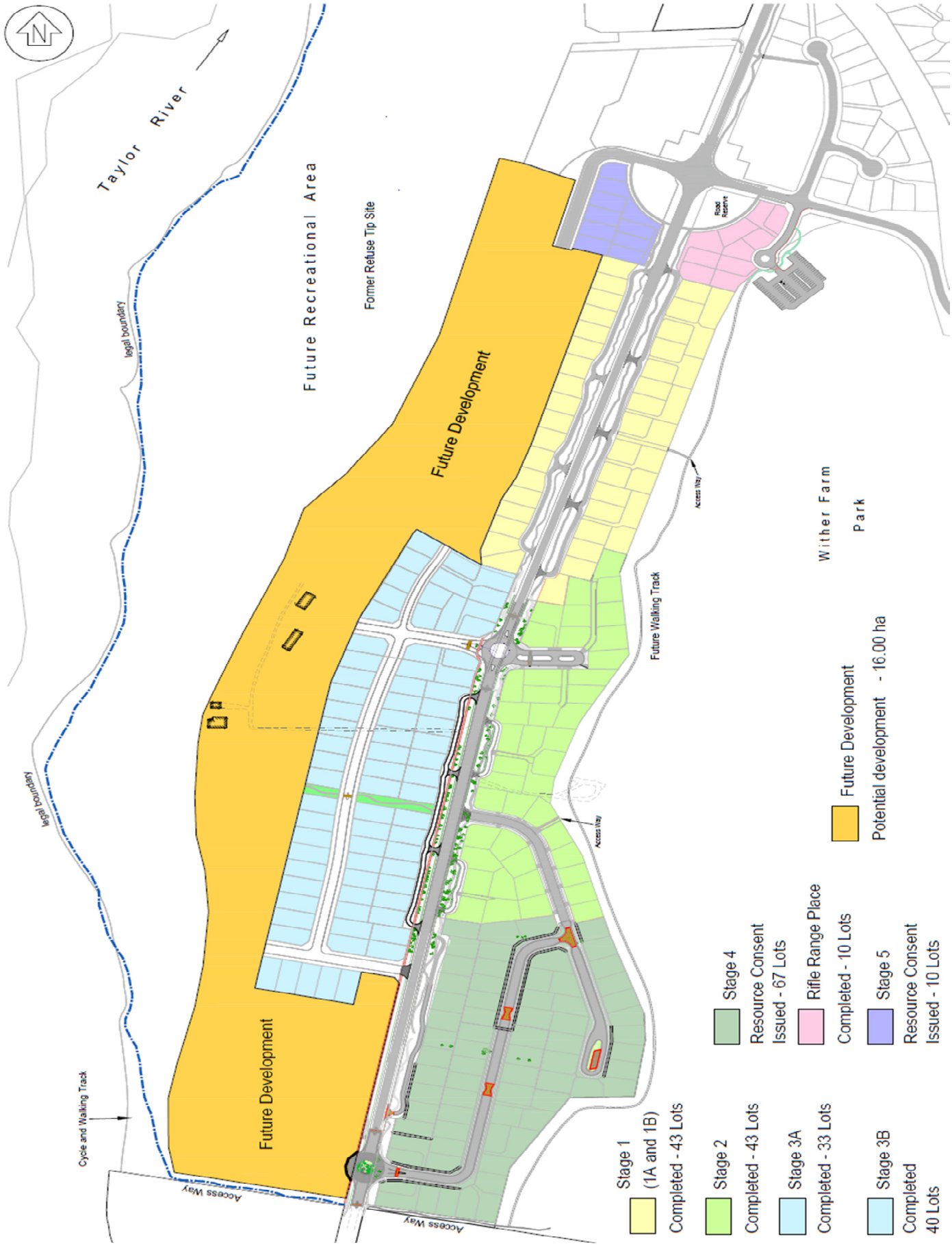
This lifestyle is planned to be complimented by the following features.

- Close proximity of the Wither Hills Farm Park
- Taylor River Reserve
- Fibre Optic for broadband internet
- Walking tracks
- Mountain biking

A distinctive neighbourhood identity will be created, responding to both the unique environment and surroundings. This identity is visualised through the built form and landscaping in both the public domain and the private domain.

These guidelines have been written in order to protect your investment and maintain quality within the development.

2.0 - BPOT Concept Plan



3.0 - Purpose of the Design Guidelines

The Guidelines will create a cohesive community through principles and controls, which produce a consistent image while maintaining opportunities for diversity and variety within each part of the community.

APL Properties Limited reserve the right to revise the contents of this document.

Those areas of the document high-lighted in grey will form legally binding covenants.

The Key objectives of the Design Guidelines are as follows.

- To assist purchasers, designers and builders in providing housing which takes optimum advantage of the local setting, climate and outdoor lifestyle.
- To produce a streetscape which maximizes the amenity and attractiveness of the public domain, including streets and parks.
- To distinguish particular places and frontages where a defined treatment should be incorporated such as along main entry routes.
- Set objectives, principles and controls to achieve the above.
- Allow for the improvement and development of the overall design and product.

Note: alternative options may be acceptable if their objectives can be justified.

It should be noted that meeting these Design Guidelines and securing an endorsement from APL properties Ltd does not constitute an approval by Marlborough District Council and shall not prejudice any of their considerations.

Applicants should ensure that their plans meet all of the Council's requirements and that sufficient documentation is provided to allow the Council to properly consider each application.

The following items must be submitted in full for review and approval by APL Properties Ltd prior to lodging an application for building consent approval:

Application forms and checklists

Site plan (1:200) including:

- Dimensions and areas of proposed building structures,
- Setbacks to all boundaries and private open space dimensions,
- Original and proposed finished ground levels, including changes in level,
- Allotment boundaries, dimensions, areas and north point,
- Driveways, parking areas, all hardstand surfaces (including paving and pools),
- Details of proposed retaining walls.

Floor plans, roof plan and elevations (1:100) including:

- Internal layout including rooms, balconies, verandas, decks, windows, openings and dimensions,
- Shadow diagrams,
- Elevations from four sides, indicating proposed building height,
- Roof form and pitch, and a cross-section.

Materials and colour schedule including:

- Building materials proposed to be used for external walls, roofing, pathways, driveways, fencing, retaining walls; and
- Colour schedule for external walls, roofing, pathways, driveways and fencing.

3.1- Approval Process continued

Step 1 Purchaser Reviews the Design Guidelines, Council and other Statutory Plans e.g. covenants

Step 2 Purchasers discuss design Guidelines with Architect/ Draftsman

Step 3 1 copy of plans and colour scheme submitted to APL for approval of compliance with Covenants, prior to lodgement for Building Consent

Step 4 Plans stamped by APL "as approved to covenants only" with copy retained and put on file

Step 5 Approved (stamped) Plans lodged by Purchaser with Council for Building Consent

3.2 - Statutory Requirements

It's the duty of the owner to ensure that all the required building consent and other statutory requirements are met and/or obtained before the construction of the building begins.

APL Properties Limited accepts no responsibility for failure of an owner to obtain the correct documentation.

4.0 - Planning Design Principles

4.1 - Relationship to Council Codes

While these Design Guidelines incorporate a description of the controls from the Council's District Plan, applicants should consult with the Council's District Plan, other applicable controls and make their own independent enquiries directly with Council's officers for any further information.

The purchaser should ensure that all construction plans conform with the Marlborough District Council's Wairau Awatere Resource Management Plan and the proposed Marlborough Environment Plan with regard to site coverage, setbacks and building envelope.

4.2 - Open Space

Principles

Open space within a new development is to recognize the open space areas of surrounding allotments. Where possible these areas should adjoin to create a more continuous setting and provide greater opportunity for large plantings and recreational use.

Private open space should be a logical extension of the dwelling and suitable for use for relaxation, dining, entertainment, recreation or children's play. Ideally, it should be directly accessible from the living areas of the dwelling and have good solar access.

4.2 - Open Space continued

Covenants

- Private open space is to be a minimum of 35m² consisting of one or more separate areas with a maximum grade of 5%. (Covenant)
- All fences, and screen walls located on the northern side of private open space are to be a maximum of 1.8m high to avoid excessive overshadowing in winter. (Covenant)
- No Fence shall be erected within 2m of the road boundary. (Covenant)

4.3 - Solar Access

Principles

Dwellings should be designed to ensure adequate direct and indirect sunlight to living areas (both indoor and outdoor).

Dwellings are to have windows that are appropriately sized and shaded to reduce summer heat load and permit entry of winter sun.

Buildings are not to reduce the sunlight available to the windows of living areas that face north in existing adjacent dwellings to less than the above specification.

Care is to be taken in roof design to minimize the extent of shadow cast. In general, high gable ends facing adjoining properties should be avoided.

Courtyards and alfresco areas are encouraged to have roofing that is of temporary nature, refer 5.5.

Guidelines

- The windows of living areas that face north to be positioned so as to receive not less than three hours of sunlight. Dwellings are to have windows that are appropriately sized and shaded to reduce summer heat load and permit entry of winter sun.
- Sunlight to the principal area of ground-level private open space of adjacent properties is not to be reduced to less than two hours. Where existing overshadowing by buildings and fences is greater than this, the sunlight is not to be reduced by more than 20%.

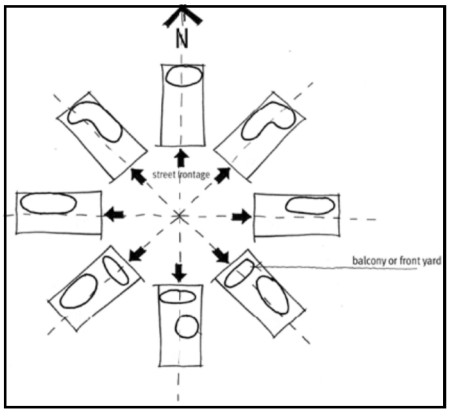


Figure: Siting of dwelling for solar access.

4.4 - Environmentally Sustainable Design

Principles

Ensure all house designs are designed and constructed to be appealing for a long period of time, plus, withstand local environmental conditions for a long period of time.

Maximize solar access to living areas and private open spaces.

Where possible, provide thermal mass internally to capture the winter sun's energy during the day, and radiate warmth during the cold winter nights.

Guidelines

- Appropriate external operable shading devices for all west facing windows are to be provided where deemed necessary to achieve maximum shading in summer and minimum shading in winter.
- Maximize cross flow ventilation in all dwelling design.
- Energy efficient lighting to be used in all common areas.
- Outdoor clothes lines and drying area to be provided.

4.5 - Privacy

Principles

Ensure acoustic and visual privacy is maximized. Provide private open space adjacent to living areas.

Provide terraced, deck and paved living areas, both external and internal, that capture views and vistas afforded by particular sites, whilst ensuring privacy from neighbours and the public is maximized.

Guidelines

- New house designs to provide a clear 'living' zone (internal and external) to at least one side, refer Figure below.

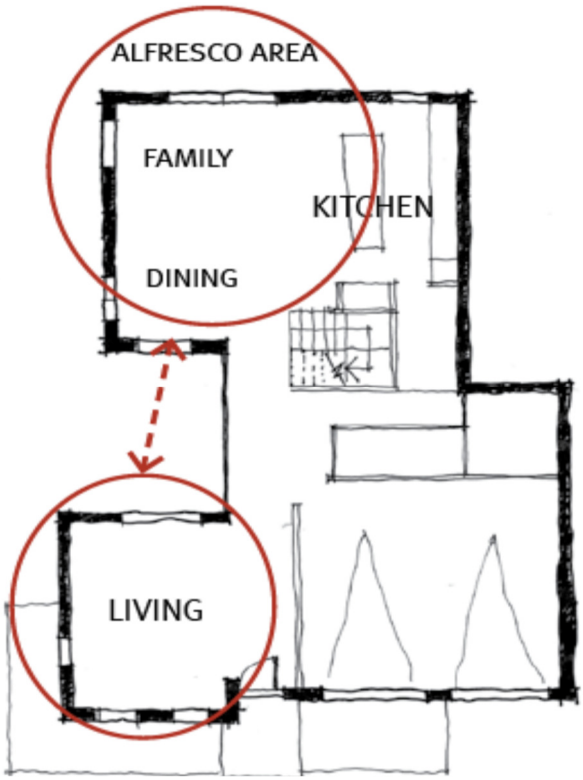


Figure: Indicative floor plan with dedicated separate living areas.

4.6 - Out Buildings and Structures

Principles

Design all out buildings and other structures to maintain visual character integral to the main house form and design.

Out buildings include (but are not limited to) garden sheds, external swimming pool pumps enclosures, fire wood enclosures.

Other structures include (but are not limited to) clothes lines.

Covenants

- Out buildings and other structures not to be sited in front yards, or be largely visible from public open spaces. (Covenant)
- Gardens sheds and other enclosures to compliment the appearance of the house and be similar in design, appearance, external materials and colours. (Covenant)
- If these items are visible from public open spaces, they must be predominantly screened from view.
- Enclosures are encouraged to be included within the main house or garage building envelope.

4.7 - Services

Principles

All services not to be visually dominant.

Rubbish bins to be stored out of view of the public domain

Guidelines

- Services include (but are not limited to) air conditioners (both heating and cooling), solar hot water services, photovoltaic panels, television antennae, satellite dishes, security system boxes, gas and water meters, etc.
- Roof, wall and window mounted air conditioning units visible from the street or public open spaces will not be permitted.
- House designs should accommodate the installation of air conditioning units and other services, without them being visually dominant.
- Provide either suitable vegetation to compliment the landscape character or small discrete enclosures for services.
- All rubbish bins to be stored to the rear of each property or in a location not visible from the street. Small discrete enclosures of sympathetic character to the house may be used where location within rear of the site is not feasible.
- Storm water gutters and down pipes can be located on external walls.

4.8 - Garage, Driveway and Car parking

Principles

Ensure cars and garages do not dominate each street and the overall landscape.

Guidelines

- Parking onsite provides minimum of two (2) off-street resident car spaces, and one (1) off -street visitor car space.
- The maximum width of street-facing garage or carport openings are to be 6m in respect of each dwelling, or 50% of the building frontage, whichever is least. (Covenant)
- Triple garages facing directly to the street frontage is not permitted. (Covenant)
- Garages from separate houses are not encouraged to be located side by side (see figure below).
- For maximum solar orientation to living spaces, garages are to be located on the Southern and Western end of the lot depending on lot orientation (see figure below).

Figure: Garage in the streetscape

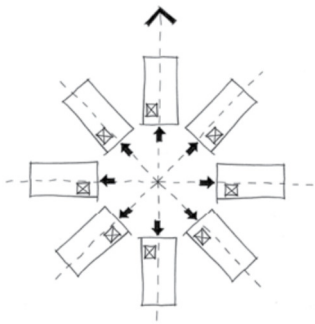


Figure: Garage orientation

5.0 - Built from Design Principles

5.1 - Style Elements

Primary Design Elements

- Modest overall scale
- Simple built form layout
- Sited within the landscape
- Addressing the street
- Simple & minimal roof design
- Pitched gable or hipped roof

Secondary Design Elements

- Verandah articulation
- Porches, awnings & solar control elements
- Timber & metal screening elements
- Eaves overhangs

Tertiary Design Elements

- Timber articulation to gable ends
- Timber or weatherboard wall cladding
- Timber or metal balustrades
- Timber or metal screens

BOULEVARD PARK ON TAYLOR

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APL

5.2 - External Wall Materials

A mixture of materials (lightweight and masonry), colour and finish is encouraged for each dwelling.

- Refer to section 5.8 for colour palette.

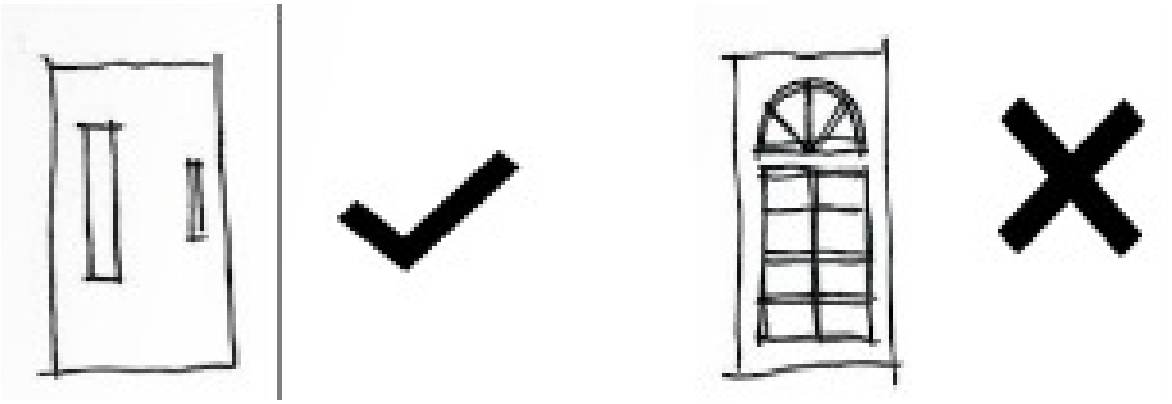
Acceptable wall materials (but not limited to):

- Masonry in a rendered and painted textured finish
- Masonry in a bagged and painted finish
- Plywood stained or with a low reflected painted finish
- Weatherboard stained or with a low reflective painted finish
- Solid Plaster
- Solid or stone veneer
- Bricks where colours muted or and matching colour palette (Covenant)

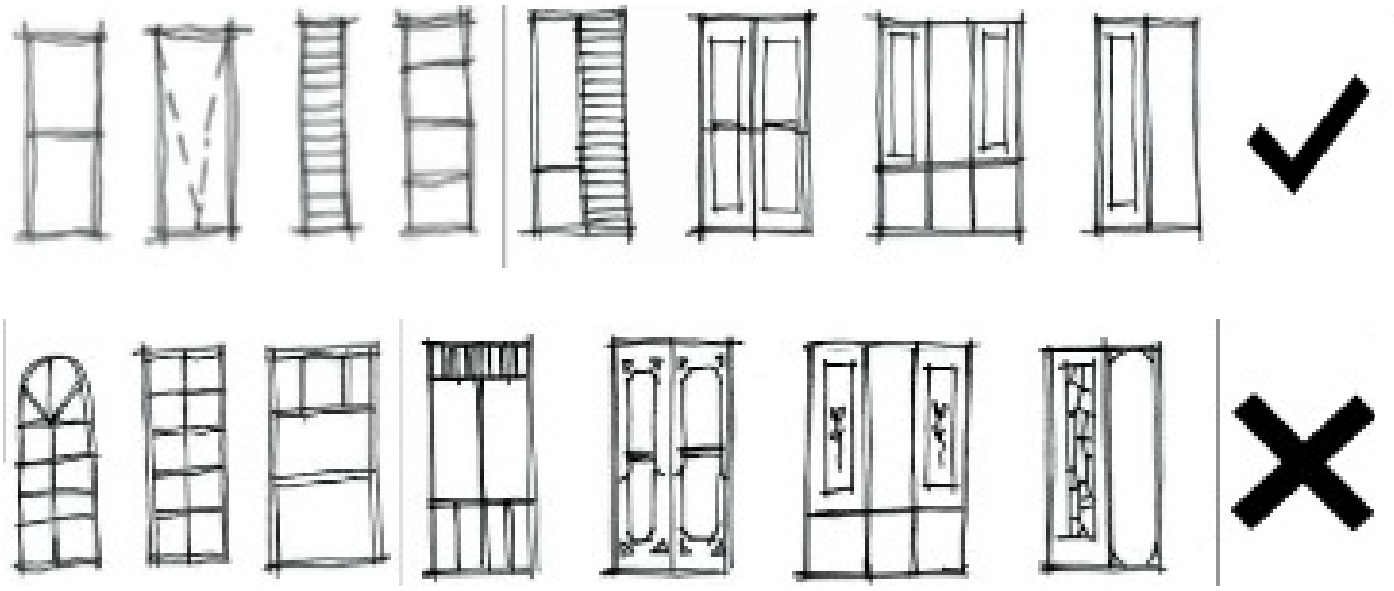
External Wall Materials

5.3 - External Glazing

- Front facade windows are to be profiled vertically rather than horizontally (Covenant)
- Window and door frames to be simple and modern.
- Decorative historical window and door frame style is not permissible.



Front Door Articulation



Window Profile

BOULEVARD PARK ON TAYLOR

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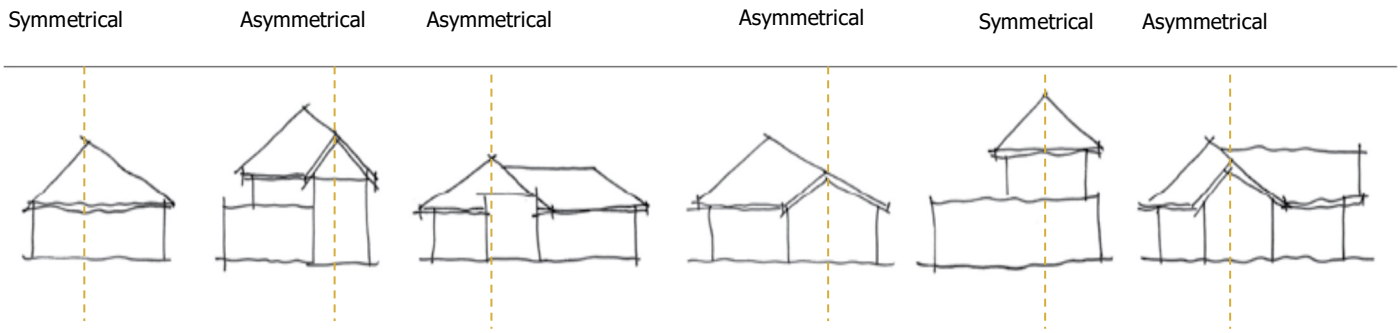
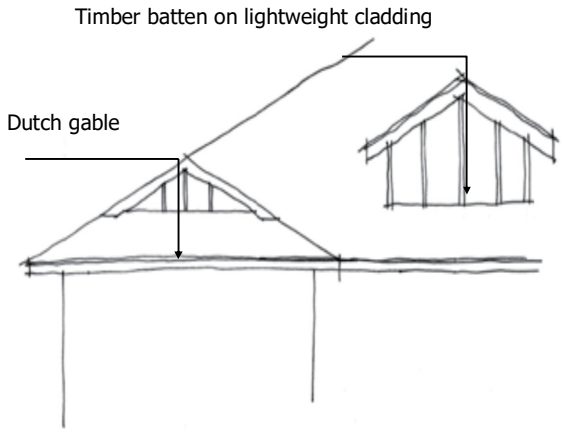
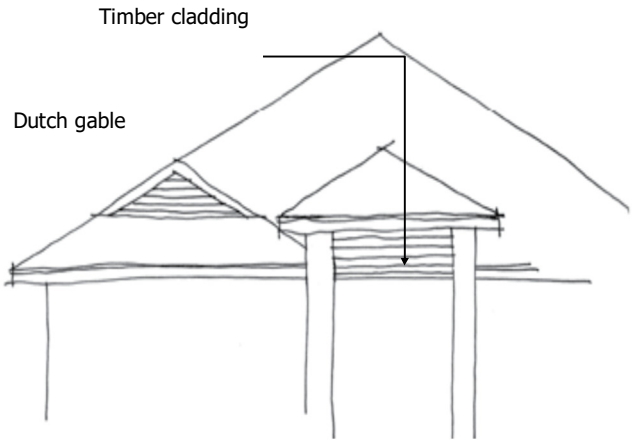
5.4 - Roof Design

Roof design is to be simple and minimal. It is to be symmetrical or asymmetrical.

- Gable ends are preferred as the secondary element where the primary roof is a pitched roof.
- Roof pitch to be min.25° (Covenant)
- Eaves to be min. 450mm, except where it can be demonstrated that additional block width is required for 150mm wide blocks, eves width to 0.3m. (Covenant)
- Simple articulation such as a timber feature to the gable ends are encouraged. Ornate gable end decorations are not permitted.
- Mono-pitch will not be considered.







5.5- Courtyard and Alfresco Areas

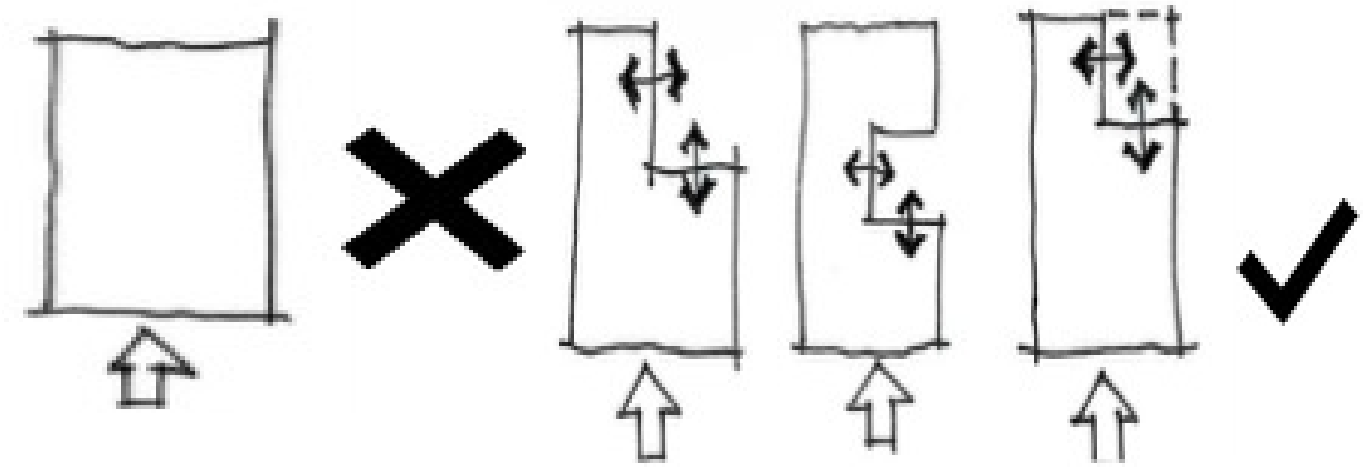
Courtyards and alfresco areas are encouraged to be planned around living areas, acting as private open space.

Connections between the internal and external living spaces are encouraged.

Courtyards and alfresco areas are encouraged to have direct linkages to internal living areas such as family rooms, living rooms, meal areas and bedrooms.

Courtyards and alfresco areas should consider privacy to and from adjoining allotments, for practical and statutory reasons.

Courtyards and alfresco areas are encouraged to have roofing that is of temporary nature, NOT fixed or solid.

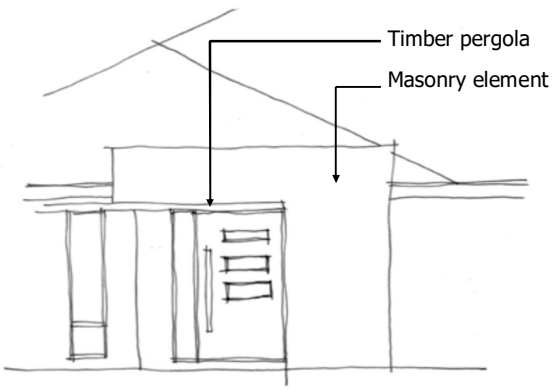


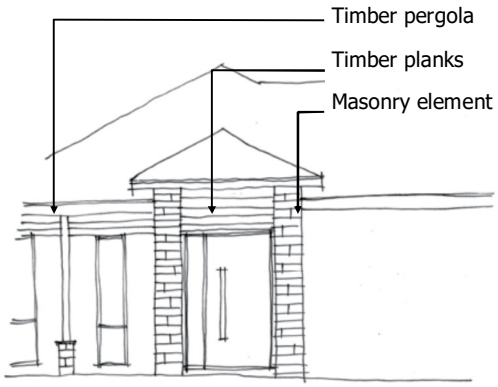
Courtyard + alfresco planning layout

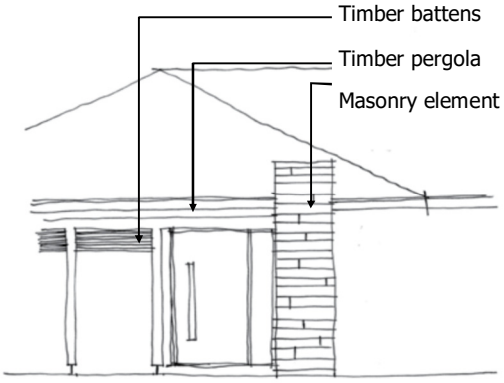
5.6 - Articulation

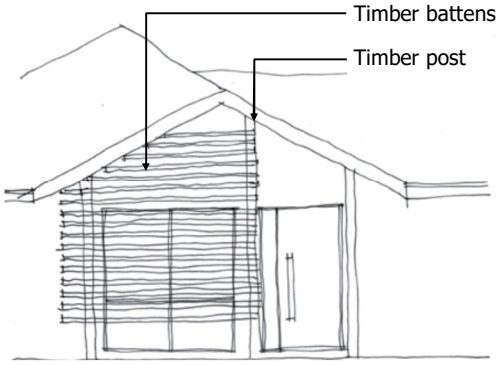
Articulated entry features are to be simple and contemporary.

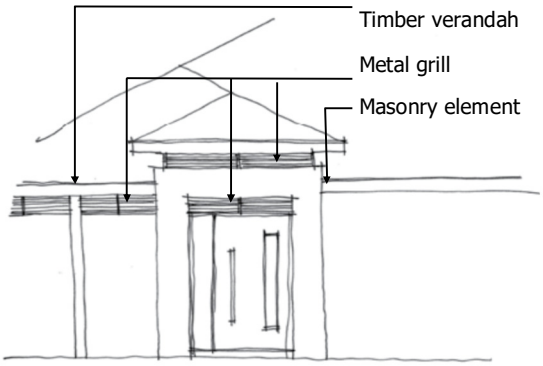
Timber or metal solar/privacy screening devices are encouraged as tertiary articulation elements.

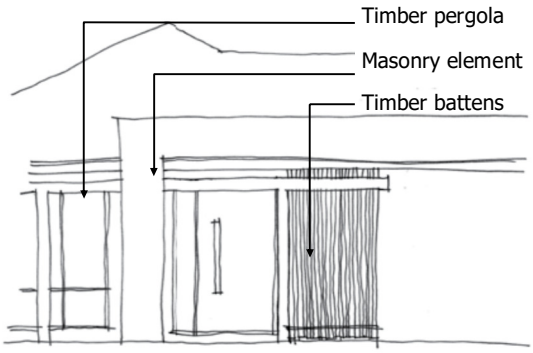








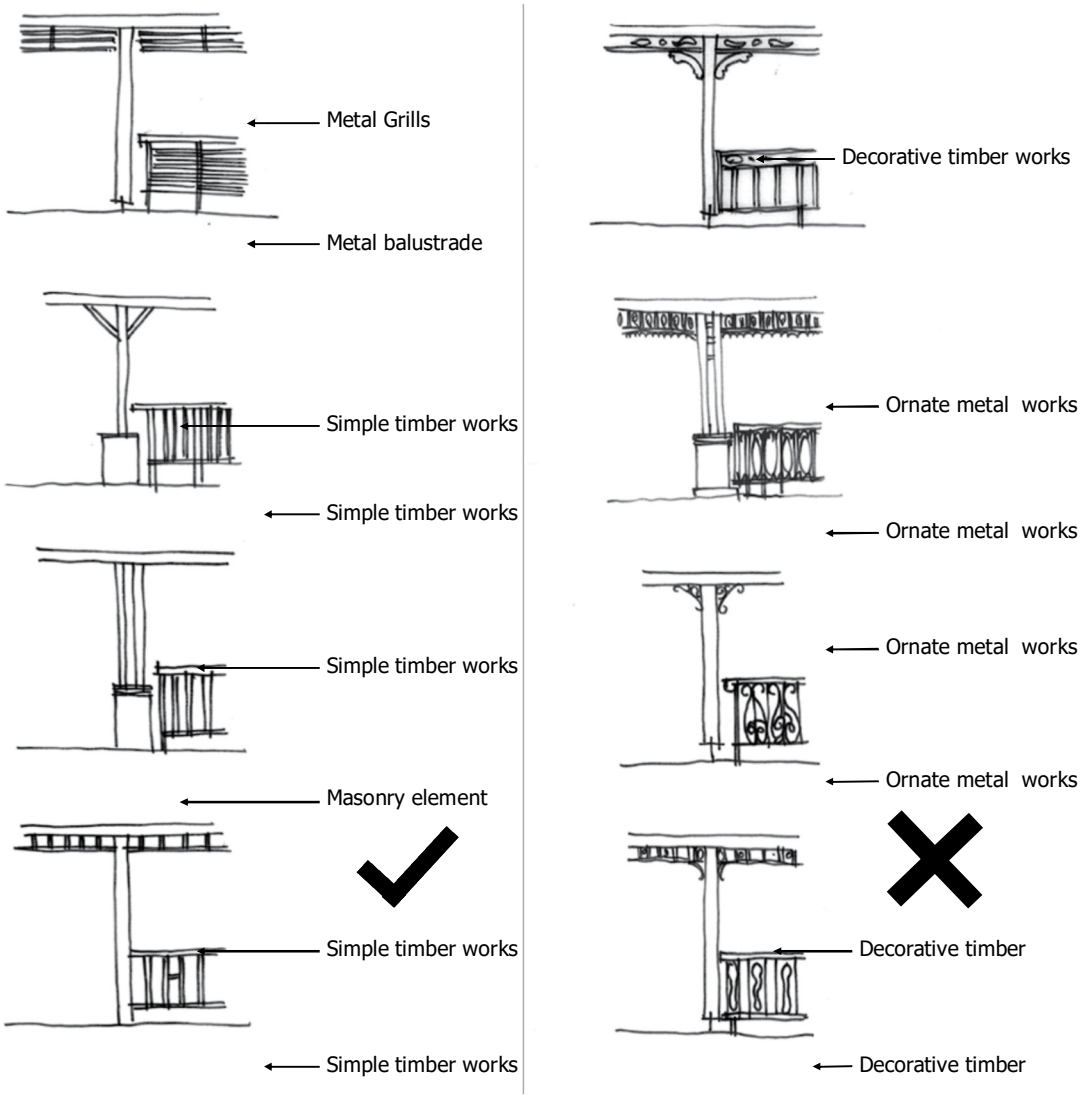




5.7 - Decorative Elements

Historical mock-up decorative elements such as finial, wrought iron, decorative balustrade, ornate timber works are not allowed.

Simple and contemporary decorative elements on features such as balustrade, facade, under veranda, and gable end are to be encouraged. These include timber and metal battens and louvers, simple balustrade detailing, veranda posts and feature brickwork and stone elements.



5.8 - Colour Palette

Careful attention should be paid to the external colours of each house. The colours for all facade and roof elements shall be complementary to the theme of Boulevard Park on Taylor

The following Guidelines shall be applied when designing the elevations:

- The main colour & render colours should be light, natural and earthy synonymous with the landscape and comply with the attached colour palette. (Covenant)
- Face brick on the front facade should be treated as a feature element and should provide contrast. Alternating textures may be used within the same colour to further articulate these elements. (Covenant)
- Highlight colours for articulation, window frames, doors, screening elements, guttering, down pipes and letterboxes should compliment the base & roof colours while creating contrast. (Covenant)
- Roof colours should compliment while being in contrast with the base colours & highlights. Garage door colours should be the same or similar to the roof colour unless it is timber. (Covenant)

The following colours are from the Resene range. For more details see your local Resene Colour-shop.

External wall colours

Double Pearl Lusta Y92-024-085

Double Spanish White Y84-029-081

Solitare Y90-023-077

Pearl Lusta Y94-018-087

Spanish White Y88-024-082

Dutch White Y93-034-082

Half Pearl Lusta Y94-018-087

Half Spanish White Y88-024-082

Colonial White Y89-043-083

Quarter Pearl Lusta G96-012-092

Quarter Spanish White Y93-015-083

Wheatfield Y89-023-088

Pavlova Y77-038-083

Canterbury Clay BR78-045-078

Putty Y78-066-079

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External wall colours continued.

Alabaster N96-006-099

Black White N93-005-

Blanc Y88-015-078

Mondo BR43-014-073

Lemon Grass G70-019-106

Double Tea Y74-

Bianca Y96-012-090

Rice Cake G94-010-092

Travertine G90-020-091

Stonewall Y59-023-083

Hillary G72-034-091

Tea Y81-091-081

Soapstone N93-008-081

Cararra G92-014-091

Thorndon Cream Y87-016-

Napa Y70-020-082

Linen G80-020-097

Half Tea Y85-015-083

Merino Y91-009-076

Sea Fog N92-005-100

Joanna G88-016-094

Half Napa Y76-014-081

Akaroa Y79-026-082

Quarter Tea Y89-010-084

Black Haze N92

Parchment Y86-022-086

Malta BR70-023-073

Sisal Y80-027-081

Vista White N91-004-046

White Rock G87-

Sandcastle BR73-028-069

Half Sisal Y84-025-082

Drought BR76-028-076

Biscotti Y84-026-074

BOULEVARD PARK ON TAYLOR

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The following colours are taken from Resene's Roof Paint Systems Guide. For more information see your local Resene Colour-shop.

Karaka G31-010-106	Ironsand N36-003-056	Grey Friars N35-004-253	All Black N25-001-264	Bright Charcoal M29-002-
Trainspotter M40-010-131	Lignite BR34-021-058	Squall N38-006-103	Gumboot N34-005-272	Cathedral M41-002-169
Jurrassic G40-011-170	Metallic Bronze M40-023-	Heavy Metal M37-011-109	Vulcan M32-008-267	Steel Grey N42-006-256
Paddock G56-028-117	Groundbreaker BR-021-	Bright Grey M47-	WinchesterM50-006-077	Titania G84-012-095
Bone White G79-015-099	Yellow Metal M52-053-080	Mid Grey N55-005-250	Sword M66-002-254	Helium G89-013-107
Toi Toi Y77-033-087	Lichen Y56-030-087	Gauntlet N57-006-087	Aluminium M74-003-235	Sponge G90-012-101

BOULEVARD PARK ON TAYLOR

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The following colours are taken from Colorsteel Endura Roof Paint Systems Guide.

For more information see your local Colorsteel Consultant.

Titania	Bone White	Cloud	Desert Sand	Ebony	Greyfriars
Gul Grey	Ironsand	Karaka	Lichen	Lignite	Mist Green
New Denim Blue	Pacific Blue	Scoria	Storm Blue	Rivergum	Sandstone Grey
Smooth Cream	Stone	Terracotta			

BOULEVARD PARK ON TAYLOR

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The following is a sample of possible highlight colours to use.

These colours are taken from Resene Colour charts P23, P45, P47 and P54. A full list of colours is shown also.

P23

Bronze	BR37-024-062
Black Magic	BR33-015-070
Creole	BR34-015-074
Oilskin	BR46-016-062
Jacko Bean	BR36-022-069
Space Shuttle	BR39-015-069
Judge Grey	BR46-018-071
Millbrook	BR5-021-068
Lisbon Brown	Y45-027-086
Sandstone	BR56-018-073
Soya Bean	BR52-029-079
Dragon	Y50-022-083
Cloudy	BR75-009-070
Pale Oyster	BR76-030-079
Talisman	BR50-017-077
Cloud	Y81-011-082
Cougar	Y73-019-081
Rockbottom	BR71-014-077

P46

El Paso	G35-015-098
Eternity	G30-008-118
Black Forest	G31-011-128
Flax	G61-033-104
Waiouru	G43-033-103
Scrub	G37-020-109
Finch	G58-030-104
Woodland	G51-034-107
Raptor	G46-018-104
Bitter	G64-027-103
Siam	G53-028-105
Panzano	G50-020-119
Terrain	G75-016-103
Castle Rock	G63-013-098
Frontier	G70-033-106
Tana	G76-019-095
Bud	G75-020-108
Green Spring	G77-019-115

P47

Café Royale	BR45-058-064
Saddle Brown	BR36-049-065
Deep Bronze	BR40-031-071
Dark Buff	O57-078-063
Shingle Fawn	BR50-049-070
Cement	BR58-034-071
Brown Sugar	O54-063-064
Authentic	BR56-057-067
Mongoose	BR66-036-068
McKenzie	O56-071-068
Muddy Waters	Y66-069-072
Papier Mache	Y69-066-074
Okey Dokey	BR74-037-067
Gold Coast	O68-061-068
Travis	Y72-059-080
Soul	BR76-034-067
Rodeo Dust	BR75-037-071
Blank Canvas	Y86-033-077

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Bokara Grey	N28-005-068
Armadillo	N42-004-127
Woodsmoke	N33-006-185
Mondo	BR43-014-073
Zeus	N35-004-121
Possessed	N36-005-147
Gravel	N42-005-114
Chicago	N49-005-116
Condor	N49-005-149
Montoya	N58-007-117
Gunsmoke	N60-005-127
Stack	N65-003-154
Friar Grey	Y62-010-086
Delta	N69-004-123
Silver Chalice	N76-003-139
Rakaia	N80-002-054
House White	N90-003-092
Hint of Grey	N92-005-100

Checklist

For details of the compliance to the checklist refer to the specific sections of the Design Guidelines. Those areas shaded will become legally binding design covenants.

4.0 Planning Design Principles	**Compliance** Yes / No	**Comments**
4.1 Relationship to Councils Codes		
–Coverage		
–Setback		
–Building Envelope		
4.2 Open Space		
–Northern side fences maximum of 1.8m high (Covenant)		
–No fence within 2m of road boundary (Covenant)		
4.3 Solar access		
–Sunlight to living area windows		
–Sunlight to adjacent properties private open space		
4.4 Environmentally Sustainable Design		
–Appropriate shading devices		
–Maximised cross flow ventilation		
–Energy efficient lighting		
–Outdoor clothes line and drying area		
4.5 Privacy		
–Clear living zone provided		
4.6 Buildings + other structures		
–Single dwelling & ancillary building only		
–Floor space no less than 150m² including garage which shall be not less than 30m² (Covenant)		
–No out buildings in front yard or largely visible from street (Covenant)		

4.6 cont…

	Compliance Yes / No		Comments
–Items visible from street appropriately screened			
–Enclosures within the House and Garage building envelope			
–Garden sheds compliment design of house (Covenant)			
4.7 Services			
–Air conditioning units not visible from street			
–Suitable vegetation or small enclosures for services			
–Rubbish bins stored at rear of property			
4.8 Garage, driveway and car parking			
–Garage maximum opening less than 6m or 50% of front façade. (Covenant)			
–No triple garage visible from street (Covenant)			
–Any external wall (which shall include, but not be limited to, the walls of the dwelling and ancillary buildings including the garage) facing the street frontage shall include at least two windows (Covenant)			
–Adjacent properties garages not next to each other			
–Garage located on the Southern and Western end of the lot.			
5.0 Built Form Design Principles			
5.2 External wall materials			
–Suitable materials used (Covenant)			
–Second-hand building or flat fibrolite materials not permitted (Covenant)			
5.3 External glazing			
–Vertical window profile (Covenant)			
–Simple + contemporary window/door (Covenant)			
5.4 Roof design			
–Roof pitch a minimum 25 degrees (Covenant)			
– Simple and minimal design			
–Eaves min. 450mm (Covenant)			
–Simple articulation			
–Gable end preferred			

	Compliance Yes/No	Comment
5.5 Courtyard + alfresco		
– Internal + external living space link		
– Planned around living areas		
– Courtyard/alfresco privacy		
– Roofing of a temporary nature encouraged		
5.6 Articulation		
– Simple and contemporary		
– Timber or metal screens encouraged		
5.7 Decorative Elements		
– Simple and contemporary		
– No mock up decorative elements		
5.8 Colour palette		
Approved colours		
– External Walls (Covenant)		
– Highlight Colours (Covenant)		
– Roof colour (Covenant)		

The purchaser warrants they have read the attached document published in October 2016 containing Design Guidelines for Stage 5 of Boulevard Park On Taylor and understands that those guidelines highlighted blue and marked as covenants will be legally binding requisites upon the purchaser.

Purchaser:……..

Date: ……..