

# **HORIZON ZONE**

The Horizon Zone is a small group of 5 estate lots (Lots 14, 15 and 16 in one grouping, and a small area of common land separating them from Lots 17 and 18) serviced by Wharekauhau Road and Top Stone Lane. The zone is bounded by a significant *Pinus radiata* shelter-belt and beyond, the Terrace Zone to the North, and the Lodge precinct to the East. With some of the Estate's most spectacular ocean views to the South, East, and West it is prime dress circle real estate and consequently will attract its own distinct design style. All lots feature views over Palliser Bay to the far horizon, stands of significant Bishop pine, with mountain views to the West as the Rimutaka Range sweeps down towards the bay. All lots have view lines to the Kaikoura Range across Cooks Strait and see amazing sunrises and sunsets. There are no direct architectural reference points within the current built environment of the zone, but may draw references from all other zones, as well as incorporating elements of modern coastal architecture. All of the Terrace Zone currently falls within the Coastal Environment Management Area (under the Combined Wairarapa District Plan), and resource consent will be required in order to comply with Wharekauhau design guidelines. The Estate management (DGC) is happy to assist in providing information and support for this process.

## **Design Guide**

**Estate Homes in the Horizon Zone should be residential in scale and preferably low and linear in elevation. They should be contemporary in style with either low pitched gable, hip, skillion, or “flat” roofs (or a combination of these styles). Roofing materials may be cedar, pre-finished ribbed steel, copper, or in the case of flat roofs, membrane roofing may be used. Guttering and spouting may be hidden, or made from copper, or stainless steel. Cladding materials may be horizontal or vertical wood siding, shingles, shakes, board and batten, steel, copper, dressed stone, rock, off-the-form concrete, rusted metal, stucco, glass, or other material approved from time to time. When designing flat roofs, parapets should be used to render any membrane roofing material invisible from ground level.**

**As with the Terrace Zone, the integration of landscaping across adjoining lots is encouraged.**

**Estate lot owners wishing to build on Wharekauhau should be aware that there are a number of realities in the design and construction of their estate home that may possibly increase the build cost over and above initial expectations.**

- *The Design and Governance Committee prefers designs that are tailored to the varied character of the individual zones within the estate, so for builds an approved architect or designer, and/or an approved contractor will need to be engaged in the process to ensure an acceptable, high quality outcome is achieved (in line with estate rules),*
- *The minimum dwelling size is 138 square metres, excluding attached or detached garage,*
- *Wharekauhau is a coastal environment, so the building code will stipulate substantial wind bracing (which may lead to additional framing or design elements) to counter the extremes of nature, as well as dictating that the materials used will withstand the rigours of salt air (such as the use of stainless steel fixings), and*
- *In the zones South of Wharekauhau Road (Terrace, Horizon and Lowland) resource consent will be required to ensure the design guidelines for those zones are achieved.*





# WHAREKAUHAU

*MOOD BOARD – Current Design Details*

