

LOWLAND ZONE

The Lowland Zone is located South of Wharekauhau Road with access via Lesters Lane (just inside the main entrance gate). It is the smallest zone; comprising just 4 Estate lots (Lots 19, 21, 22, and 23), is the first residential zone you encounter within the Estate, and it is surrounded by stock paddocks, vegetation to the East, and its Southern border is the steep embankment dropping down to Ocean Beach. It is highly visible from the top of the escarpment across the Wharepapa Stream (when approaching the Estate by road) as well as from the Lodge and some Lodge cottages. Most lots feature views to Palliser Bay to the South and East. The Kaikouras may be seen to the Southwest. Some landscape features of this zone are shared with the Mountain Zone, hence it shares that zone's design ethos. New estate homes in the Lowland Zone may also reference Terrace Zone architectural features (***with additional roof colour and storey caveats, below***). All of the Lowland 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) can assist with this process.

Design Guide

Estate Homes in the Lowland Zone need to be residential in scale and preferably asymmetrical in plan and elevation. They should be clad in materials painted in a palette that reflects the “traditional Wharekauhau” colours (light creams, whites and neutrals as primary cladding colours with greys, browns, taupes and other select accent colours that reference the built environment). Natural cedar shingles/shakes are permitted as accent features and may be used in gables (reference Wharekauhau Lodge) or spandrels.

Use of board and batten, and stucco are encouraged as primary cladding media. Gable roofs of pre-finished corrugated steel (not zinc alume or galvanised), or natural timber shakes, and a minimum pitch of 30-degrees are preferred. If steel roofs are used, they must be in recessive colours (*see Lodge cottages*). More than one siding material within a single building is preferred. *Due to the zone's position in the site-line of the Lodge, single story dwellings are mandated.*

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

