

TERRACE ZONE

The Terrace Zone is a grouping of 13 estate lots serviced by Wharekauhau Road and bordering the Mountain Zone to the North and the Horizon Zone to the South. It encompasses Lots 1 to 13, inclusive. There are some direct architectural reference points within the current built environment of the zone. The terrain is bounded by tall *Pinus radiata* stock shelter-belts with the ravine of the Wharekauhau Stream to the West. All lots feature views to Palliser Bay to the South and East and mountain views to the Northwest as the Rimutaka Range sweeps down towards the bay. Most lots also view the Kaikoura Range across Cooks Strait. Many landscape features of this zone are shared with the Mountain Zone to its North, and it shares that zone's design ethos so new estate homes in the Terrace Zone may reference Mountain Zone as well as Terrace Zone architectural features. 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 Terrace 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. Common estate features such as parapet gables and tall chimneys are permitted. Designs may utilise more than one siding material within a single building. As this is the densest Estate zone in terms of subdivision design, ELOs should try to integrate landscaping with their neighbours, in order to achieve a sense of overall cohesion.

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

