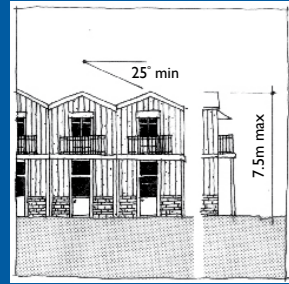


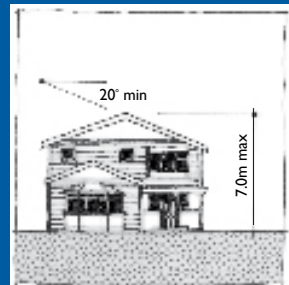
Terrace Residential Design Standards



The General Design Standards shall apply to buildings in the Terrace Residential Area unless otherwise specified.

- Frontage Setback:** Buildings in this area are exempt from the requirement for a front yard
- Minimum Allotment area:** 250m²
- Minimum Average Allotment Area:** 350m²
- Colour:** Wall, roof and trim colours are limited to the colours of the General Design Standards - Residential Buildings.

Old Town Design Standards

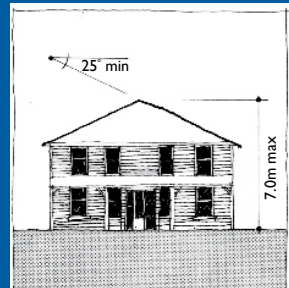


The General Design Standards - Residential Buildings for window orientation, maximum site coverage, roof pitch and external cladding.

- Maximum Height:** 7.0 metres
- Roof Pitch:** 80% of the roof area of the principal building shall have a pitch of at least 20 degrees and accessory buildings shall have a pitch of at least 20 degrees.
- Cladding Material:** At least 70% of the exterior cladding of the building shall be confined to natural unpainted timber (including logs), painted timber weatherboards or painted Linea® weatherboard.
- The remainder of the exterior cladding on the building shall be confined to boulders or large stones, cob (adobe blocks or rammed earth), and/or brick.
- Colour:** In the Old Town, wall, roof and trim colours shall be limited to the colours specified under the General Design Standards, but may also use the British Standard, Colorsteel®, ColorCote®, "Ameron" or "Orica" colours specified below:

Walls	Roof and Trim	Trim	Stains and Protectants
08D41	04D44 04D45 04E53 04E55	04E53 08B25 12B27	Stains and protectants can be used on timber cladding provided they do not change the natural colour of the timber (for example to green).
14C35	04E56 04E58 06A11 18E58	22C40 20C40	
	Colorsteel® Maple Pioneer Red	"Orica" Salsa Slate Blue	
	ColorCote® Pioneer Red Coral Red Autumn Red Grey Flannel	"Ameron" Navy Red	

Non-residential Principal Buildings Design Standards

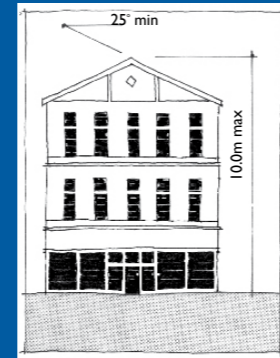


The General Design Standards - Residential Buildings shall apply unless otherwise specified.

- Maximum Height:** Depending on which zone the building is located in, the maximum height will be between 7m - 10m.
- Colour:** In the urban area, colours shall be limited to those specified under the Design Standards for the area in which the building is located.
- In the General Management Area, colours shall be limited to those colours specified by the General Design Standards

*The colours shown in this brochure are indicative only; please refer to manufacturers colour charts for exact colours

Town Centre Business Zone



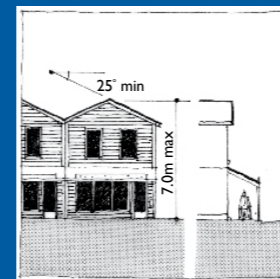
The Town Centre Business Zone is the area located north of Jacks Pass Road and Jollies Pass Road. The General Design Standards shall apply unless otherwise specified.

- Frontage Setback:** Buildings in this area are exempt from the requirement for a front yard
- Minimum Allotment area:** 250m²
- Minimum Average Allotment Area:** 350m²
- Maximum Site Coverage:** 45%
- Maximum Height:** 10m unless adjoining Residential (or Open Space) which is 7.5m
- Colour:** In the Business Zone, wall and roof colours are limited to those specified in the General Design Standards, and trim colours shall be limited to the following British Standard, "Colorsteel®", Ameron" or "ColorCole®, Orica" colours specified below:

Trim	British Standard	"Ameron"	"Orica"
	16D45 04C39 04C40 12C39 04E58	Permanent Green II Pioneer Red	Deep Teal Pioneer Red
	06D44 06D45 08D43 10D44 14E58	Scoria Hawthorne Green	Scoria

Stains and Protectants
Stains and protectants can be used on timber cladding provided they do not change the natural colour of the timber (for example to green).

Amuri Avenue Business Zone



The Amuri Avenue Business Zone is the area located south of Jacks Pass Road and Jollies Pass Road. The General Design Standards shall apply unless otherwise specified.

- Frontage Setback:** Buildings in this area are exempt from the requirement for a front yard
- Maximum Height:** 10m unless adjoining Residential (or Open Space) which is 7.5m and 7m on the eastern side of Amuri Avenue.
- Maximum Site Coverage:** 45%
- Colour:** In the Amuri Avenue Business Zone, wall and roof colours are limited to those specified in the Old Town Design Standards, and trim colours shall be limited to the British Standard, "Ameron" or "Orica" colours specified below:

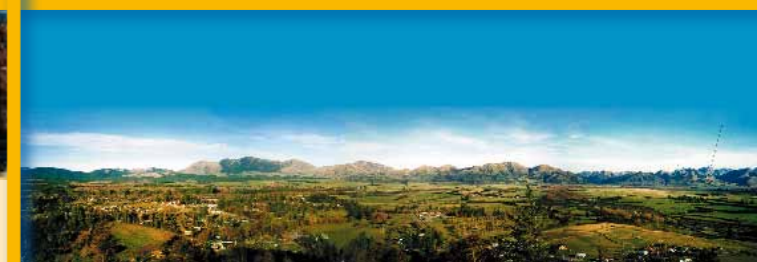
Trim	British Standard	"Ameron"	"Orica"
	04C39 04C40 12C39 06D44 06D45	Pioneer Red Scoria	Pioneer Red Scoria
	08D43 10D44 04E58 14E58 08B25	Terracotta Permanent Green	Terracotta Permanent Green II
	12B27 20C40 22C40 04E53	Bond Rivergum Navy	Bond Rivergum Slate Blue
		Flame	Salsa

Stains and Protectants
Stains and protectants can be used on timber cladding provided they do not change the natural colour of the timber (for example to green).

Hanmer Springs Township & Basin



Township & Basin



BUILDING DESIGN STANDARDS

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Hanmer Springs

historic township is known for its colonial architecture and established trees in Amuri Avenue. The mountainous backdrop and picturesque farmland that surrounds the township makes the town a memorable place to visit.

These special features together with the hot pools make Hanmer Springs a popular retirement and holiday destination. Many people are attracted to the area. The community welcomes new developments and buildings.

The Hurunui District Council and community have been through a consultation process together and have agreed on a set of design standards for the village.

The District Plan seeks to maintain the special character of the town with design standards for new buildings in Hanmer Springs. For a full description of the Hanmer Springs design standards please refer to Section B4.2 of the District Plan

If you wish to step outside these standards then you will need a resource consent. Contact the Hurunui District Council Planning Department for further information :

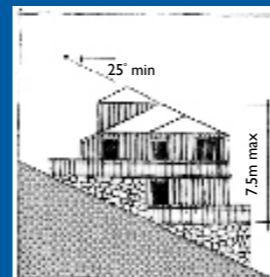
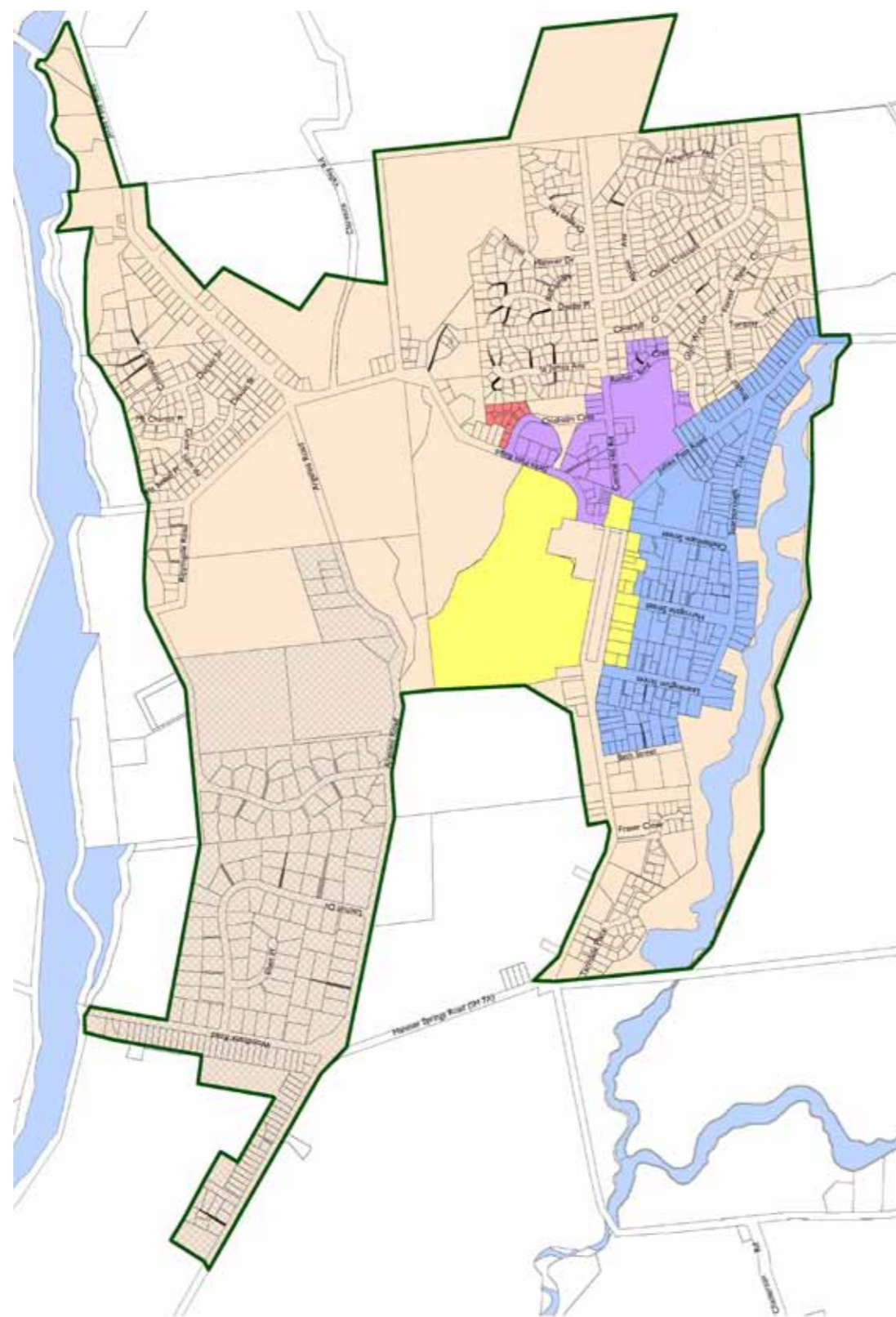
Amberley Office (03) 314-8816

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Location Map of Design Standards

Design Standard Zones

- Amuri Ave Business Zone
- Old Town
- General
- Bricks
- Terrace Residential
- Town Centre Business



General Design Standards - Residential Buildings

Unless otherwise specified in the District Plan, all residential buildings (including residential accessory buildings) located in the Hanmer Basin Management Area shall comply with the following design standards:

- Maximum height:** 7.5 metres
- Minimum Allotment area:** One dwelling per 400m² of total site area, provided that if there are two or more dwellings on a site, the total site area shall equate to an average of 500m² per dwelling.
- Window orientation:** At least 60% of the total area of windows on each house wall shall comprise window panes each of which has minimum vertical to horizontal dimensions of two-to-one, or window frames with minimum vertical to horizontal dimensions of two-to-one. (excluding the General Management Area). At least 80m² in total gross floor area (excluding garage and accessory buildings).
- Minimum floor area:** (excluding the General Management Area). 35% of the site.
- Maximum site coverage:** Any proposed garage which is fully incorporated into the design of the house is required to be fully clad. Any separate garage is required to meet the height, roof pitch, cladding and colour design standards for residential dwellings, or; Separate garages are required to be located to the rear of the dwelling. If located at the side, the garage may be no closer than the dwelling to the road boundary of the site. Rear sections in urban areas and all sections in the General Management Area are excluded from this rule.
- Garaging:** (excluding the General Management Area). No service pipes shall be visible against the face of the dwelling oriented to the street.
- Dwelling frontage:** 80% of the roof area of the principal building shall have a pitch of at least 25 degrees and a 20 degree roof pitch for accessory buildings.
- Roof pitch:** At least 70% of the exterior cladding of the building shall comprise of one or more of the following materials; natural unpainted timber; painted timber or Linea®, weatherboard; boulders or large stones; cob (adobe block or rammed earth); timber battens fixed over plywood or cement board sheets (vertical, 75mm wide x 25mm deep battens placed at 200mm centres only); shiplap (of minimum dimensions of 150mm x 25mm and maximum dimensions of 200mm x 25mm); rusticated cement weatherboard; "Triclad"; "Summit" or equivalent weatherboard (maximum visible exposure of 175mm); "Frontier" or equivalent weatherboard (maximum visible exposure of 200mm); unpainted earth brick or cement brick (confined to the rural lifestyle and residential areas designated in District Plan), the minimum dimensions of bricks are 230mm long X 160mm high and are one of the following products: Midland "Claystone" range (Latrobe, Bentley, Mowbray, Sandstone Gold, Potters Gold, Antique Pewter), Canterbury Clay Bricks (Springfield), Firth Products (Manorstone Serenity Rumbled, Manorstone Tranquility Rumbled, Devonstore Tranquility Rumbled, Devonstone Serenity Rumbled).
- Cladding material:** **Stains and protectants** can be used on timber cladding provided that they do not change the natural colour of the timber (for example to green). **Wall, roof and trim colours** are limited to the following British Standard Colour numbers, or the Colorsteel®, ColorCote®, "Ameron", "Orica", "Onduline", or Gerard® tile colour specified.
- Colour:**

Walls

British Standard		
00A03	00A05	00A07
02A03	02A07	04C37
06A03	06A07	06C33
06C35	08B17	08B19
08B21	08B23	08C33
08C35	10A03	10A05
10A07	10B17	10B19
10B21	10B23	10C33
10C35	12B19	12B21
12B23	16A03	16A07
1-016	3-042	3-043
7-076	5-058	

Roof and Trim

British Standard			Colorsteel®	ColorCote®	"Onduline"	Gerard® tile
00A11	00A13	02A11	Grey Friars	Grey Friars	Brown	Obsidian
04B29	04C39	06C40	Iron Sand	Iron Sand	Green	Russet
08A14	08B25	22B25	New Denim Blue	New Denim Blue	Red	Graphite
08B27	08B29	18B27	Scoria	Scoria	Black	Dark Green
10A11	10B25		Karaka	Karaka		Ocean Blue
10B27	10B29		Thunder Grey	Lignite		Smoke Grey
12B25	12B27		Lignite	Windsor Grey		Garnett
12B29	12C40		Indigo Blue	Slate		Charcoal
18B23	18B25		Sorrell	Ironbark		Greenstone
1-018	3-038		Storm Blue	Charcoal Brown		Deep Forest
3-039	4-051			Weathered Copper		
				Flint		

Trim

British Standard				"Ameron"		"Orica"	
02C37	02C39	02C40	02E58	Pioneer Red	Terracotta	Terracotta	Scoria
04C37	04C40	06C37	06C39	Scoria	Roman Cord	Bronco	Lignite
06D41	06D43	06D44	06D45	New Ironsand	Ano Mid Bronze	Iron Sand	Pendulum
08C37	08C39	08C40	08D41	Lignite	Bond Rivergum	Permanent Green	Karaka
08D43	08D44	08D45	10C37	Jade	Permanent Green II	Rangoon Green	Lichen
10C39	10D43	10D44	10D45	Karaka II	Rangoon Green	Mist Green	Bond Rivergum
12C37	12C39	12D41	12D43	Panama	Wizard II	Bone White	Desert Sand
12D44	12D45	14C37	14C39	Desert Sand	Pacific Bone White	Mid Grey	Sandstone Grey
14C40	14E58	16C37		Lamon Grass	Tapa	Purnell Grey	Flint
16C39	16C40	16D43		Sandstone Grey	Greywacke	Grey Friars	New Denim Blue
16D44	16D45	18E58		Graphite	Grey Friars II	Steel Blue	Wizard
18D43	18D44	18D45		New Denim Blue II			

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