



Stoney Hill

RURAL LIFESTYLE DEVELOPMENT

Whangarei, NZ



DRIVE HOME THROUGH THE FOREST THAT
GAVE THREE MILE BUSH ITS NAME

Our family's mission is to create a unique and stylish lifestyle subdivision by accentuating the natural features of the land and pairing this with well-designed, architectural homes that compliment the landscape.

The development will be undertaken with a focus on conservation and initiatives to foster a sense of community.

Each site will be designed with a sense of openness so that residents can enjoy a connection with the land, nature and wildlife and become part of the rich history of this land.

McGregor Family





WELCOME TO STONEY HILL

Superior in location and alive with opportunity, this unique lifestyle development provides you the opportunity to build your dream home and create a life that promises beauty, nature, and simplicity.

Enter Stoney Hill through dense native Taraire trees, past historic stone walls and into your own private sanctuary where natural landforms create privacy for residents and perfectly frame the open pastures and panoramic vistas.

These manageable lifestyle sections border on open rural spaces and established native bushland providing an unparalleled lifestyle opportunity.

Close and connected, Stoney Hill is located on prestigious Three Mile Bush Road, on the northern edge of Whangarei.

From our family to yours: we invite you to explore the possibilities at Stoney Hill.



DESIGN GUIDELINES

We have developed design guidelines to further strengthen our resolve to create a unique lifestyle opportunity rather than use restrictive covenants which limit creativity.

These design guidelines will ensure the creation of a cohesive lifestyle development that enhances the natural environment while providing for diversity and richness of individual houses - protecting your investment for both yourself and for future generations.

Build with confidence, knowing that Stoney Hill will be a showcase of quality houses demonstrating respect for the land, history and surroundings that makes the area so special - while the natural environment is not only preserved, but also celebrated.

OUR KEY OBJECTIVES ARE:

- To create a cohesive, high quality built environment that operates harmoniously with the natural character of the land while remaining respectful to the vision of Stoney Hill
- To promote a sense of community by maintaining an open feel within the development
- To promote the balance between built form and open space
- To ensure all designs take into consideration the unique factors of the particular site and design for minimal visual impact
- To ensure all design take into consideration the neighbouring properties and design in a complementary manner adding to the overall street appeal
- To maintain residential amenity by ensuring the sites are developed in a coordinated manner
- To promote the use of natural or raw materials with colours that enhance the natural beauty of the landscape
- To create a continuity of roof scape by limiting the range of materials and promoting low reflectivity and recessive colours
- To reduce the dominance of standard looking group housing designs and materials

ARCHITECTURE: DESIGNING FOR QUALITY

The architectural form of a home dictates how it interacts with the environment.

We will consider all well-designed homes by registered architects.

The following guidelines are considered a base to start designing from and simply set a minimum standard for future residents.

We have deliberately left the scope as open as possible.

MANAGING HOUSE DESIGN

Our aim is to allow residents to maintain their individuality whilst aligning with our vision for Stoney Hill. All titles therefore have a covenant on them and plans will require approval from the Design Review Panel.

Through these guidelines we aim to provide an understanding of the design features that we encourage and discourage - rather than covenant for and against particular design features.

All house designs should take into consideration the unique factors of the site and design for minimal visual impact and compliment the surrounding environment including both the streetscape and landscape.

Quality design and materials should be prioritised above house size.

Please note these are guidelines and we invite all designs that consider the individual site and are sensitive to the environment at Stoney Hill.

HOUSE STYLES WE ARE WANTING TO AVOID

TWO STOREY HOUSES

Two storey houses are not encouraged due to their imposing nature on this landscape however there are a couple of sections whose topography may suit a second storey.

GROUP HOUSING

One of our highest priorities is to avoid the current trend towards generic houses. A design must be conceived on-site with an Architect.

There are several key features of group housing designs that we are trying to avoid, and these include:

- Weatherboard above brick over windows and garage doors (instead we would prefer one cladding per elevation)
- Over use of brick and Linea weatherboard
- 25 degree pitched roofs
- Hipped or stacked roofs
- Roofs that have a mass that is disproportionately large compared to the house
- 600mm wide flat soffits
- Windows hard up to soffits.



MATERIALS AND COLOUR SCHEMES

In addition to design, claddings and colour schemes can set the overall tone of the house. Therefore quality materials are encouraged, along with recessive colour schemes.

CLADDINGS

Natural Timber

- Natural timbers such as cedar, redwood, Adobo and similar, are key design elements we hope people will use throughout the subdivision. This quality cladding can even be used economically with stylish impact.
- Vertical weatherboards are preferred over horizontal due to their modern, architectural look, but both are considered favourably.
- Cedar ply and batten is another option but attention needs to be paid to batten spacings.

Sheet Metal

- Zinc, copper, aluminium and other high end options are looked at favourably.
- Long run iron is encouraged however low-end profiles such as corrugate are not.
- Wide pan vertical seem profiles are preferred.

Stone

- The use of natural stone products will be encouraged.
- Precast concrete, architectural style grey masonry and rammed earth is looked at favorably when paired with a complementary cladding.

Painted Weatherboard

- When using painted weatherboard, consideration must be paid to achieve an architectural look.

- In most cases painted weatherboard will only be considered when paired with another high-end, complementary cladding.

Fibre Cement Board

- We wish to minimise the use of mass manufactured fibre cement products and in most cases will be restricting their use to less visual parts of the house.
- Mid to high-end fibre cement claddings such as STRIA and LINEA may be considered if used on less than 50% of the house.

Brick

- Whilst we do not want a subdivision that is dominated by the overuse of brick - we do realise it is one of the most practical claddings available, and may allow its use on a case-by-case basis. There are many different colours, styles and ways that brick can be used, and the overall effect can be dictated by the house design.
- When considering the use of brick, we will take into account the use of it in the neighbouring houses so to avoid the dominance of it in the subdivision.
- We do see some brick homes within the subdivision and if combined with the right colour palettes and good design they can fit the design aesthetic, however generic brick types are strongly discouraged.

Other Claddings

- All claddings not listed will be considered on a case-by-case basis.

ROOF CLADDINGS AND FINISHES

Sheet Metal

- Wide pan vertical seem profiles are preferred. Low end profiles such as corrugate will be considered where the design elements (incl. Architectural form and claddings) allow it.

Shingles and Shakes

- Both bitumen and timber shingles and shakes are encouraged.

Tiles

- Concrete, pressed sheet and generic profile tiles are discouraged but will be considered on a case-by-case basis.

Other

- Other roofing materials will be considered on a case-by-case basis.

Spouting and Downpipes

- Must be either copper or Coloursteel to match roof.
- No PVC.

PREFERRED COLOUR PALETTE

Roof

- Blacks, dark greys, and dark greens.
- Low reflectivity of no more than 30% in sympathy to the environment.

Cladding

- Natural, earthy or dark tones are preferred in a matt finish with low reflectivity.

Soffits

- Either natural timber or non-reflective.
- White, bright or light colours that stand out are discouraged.

Joinery

- All joinery should match the roof colour or be in a suitably matched, complimentary tone.

OTHER CONSIDERATIONS

- Features such as chimneys, pillars entrance ways and pergolas must be in proportion to the house.
- Ancillary buildings and future additions will all need to be built in the same theme as the primary residence.
- Staged builds are permitted, however each stage must be finished and receive Code of Compliance, with landscaping completed between stages.
- We wish to avoid long-term unfinished projects.

WHANGAREI DISTRICT PLAN

Stoney Hill sits within the Whangarei District Councils' Urban Transition Environment. The Urban Transition Environment provides for people who wish to live in close proximity to urban areas and associated amenities, but prefer to live in areas that have a rural outlook, ambiance and amenity on a section large enough to achieve a high degree of privacy without being a maintenance burden. The Urban Transition Environment is in essence a residential zone with a rural outlook. For full details visit wdc.govt.nz

LANDSCAPING: DESIGNING FOR NATURE

The unique landscape at Stoney Hill has been cared for and maintained by several generations of our family and it is of our highest priority to maintain – as much as possible – both the natural and man made character of the land.

As we develop this land, we do so with a focus on protecting this unique environment for future generations. We want residents to share our connection with the natural environment and become a part of the history of this land.

Effective landscaping provides and enjoyable living experience for all by creating character, framing views, providing privacy and accentuating positive aspects of architectural design - while adding real value to your investment.

MANAGING LANDSCAPE DESIGN

To help achieve our vision, long term covenants on elements which have the potential to significantly detract from the existing beauty of the land have been developed – although we have provided some scope to work outside these covenants with the Design Panel's approval.

Landscaping considerations

We encourage all landscape designs to take into consideration the unique factors of the site, minimise visual impact on the surrounding environment and celebrate the open rural landscape, especially at the front of sections.

There are several effects we are aiming to avoid through considered landscaping covenants:

- A residential neighbourhood where houses are separated by a grid of tall fences and hedges
- Tall hedges or fences intersecting with stone walls (see illustration 1)
- Abundance of tall trees which significantly shade neighbouring properties and create a closed sense to the neighbourhood.
- Introduction of invasive plants and large trees that are not of a sympathetic shape to the environment (eg. Norfolk Pines and Phoenix Palms)
- Landscaping that interferes with the integrity of the stone walls.

Fences

All fences require Design Panel approval before being constructed.

Key considerations when choosing fence styles are;

- A height comparable to the stone walls is preferable (approx. 1.2m), however if a higher fence is to be considered a fence design with level of transparency would be preferred.
- Continuous runs of fences longer than 15 metres should be softened with plantings.
- Should be left natural or stained in a recessive colour.

Note: Whangarei District Council covenants require that any fence with 10 metres of a road carriageway are of a rural style and below a height of 1.2 metres. They suggest post and rail style.

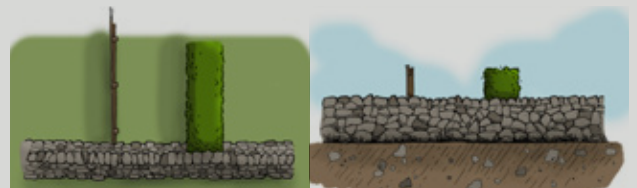


Illustration 1: Tall hedges and/or fences intersecting with rock walls is one feature we are trying to avoid.

THE DESIGN, DEVELOPMENT AND REVIEW PROCESS

Advice and ideas that flow through the review process are valuable in designing a cohesive development. A qualified Architect must be engaged to design your home.

DESIGN DEVELOPMENT

We encourage open discussion throughout the entire design process, and believe early engagement is important.

A compulsory onsite meeting with the design review panel and your chosen qualified Architect will need to occur before any plans are considered.

This meeting will provide a merging of minds focused on connecting residents to the landscape - Getting a feeling for the land, approved neighbouring houses, and an understanding of how residents want to live.

DESIGN REVIEW

Designs for each house shall be received, reviewed and adjudicated by a Design Review Panel.

After the initial on-site meeting, the Design Review Panel will receive designs in three stages;

- Stage 1: Concept Design
- Stage 2: Preliminary Design
- Stage 3: Developed Design

Approval from the Design Review Panel will be required at each stage.

Concept, preliminary and developed design plans can be emailed to the Design Review Panel who may meet with the applicant and provide advice identifying any issues in the proposed design.

The Design Review Panel may request meetings on site at any stage during this process.

All decisions will be at the discretion of the Design Review Panel.

Stage 1: Concept Design Review

A high level conceptual “sketch design” including - floor plan, elevation and cross section, and contour plan (demonstrating how the topography of the site will be addressed relative to the house placement and design).

Stage 2: Preliminary Design Review

Floor plans, elevations (with the building placed on the site showing site gradients relative to the elevations), site plans (including contours), materials, sections (with site topography shown).

Stage 3: Developed Design Review

- **Site Plan** with setbacks, contours, house and garage footprints, driveway, living court.
- **Floor plans.**
- **Elevations** with materials and finishes clearly specified.
- **Materials, colours and finishes schedule for exteriors** to be specified.
- **Landscaping plan** for the road frontage and boundaries.
- **Fencing plan** detailing fence design, colour and placement (if relevant).



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CONTACT

Build your dream home and create a life that promises beauty, nature, and simplicity at Stoney Hill.

Express your interest by contacting us today.

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