

STAGES 1 & 2

PEMBROKE HEIGHTS | WANAKA | DESIGN CONTROLS

MAY 2026

1.0 PEMBROKE HEIGHTS VISION

The outstanding surroundings of the Pembroke Heights development justifies its protection, along with your investment in a Pembroke Heights property. Therefore, it is imperative that you and your neighbours in Pembroke Heights share the vision of a high-quality residential development, while also protecting Wanaka's Alpine Environment, views, and style of living.

As such, the purpose of these Design Controls is to ensure a high quality environment, both built and landscaped. Specifically, these controls are intended to direct development to ensure an appropriate, consistent and coordinated approach. By recommending a palette of forms and materials that benefit the Pembroke Heights setting, along with the combined investment of all residents, together we will achieve a common goal of quality.

Therefore, Design Control Approval, following the provisions set out in this document, is required prior to commencement of any work for building construction, landscaping, and fencing.

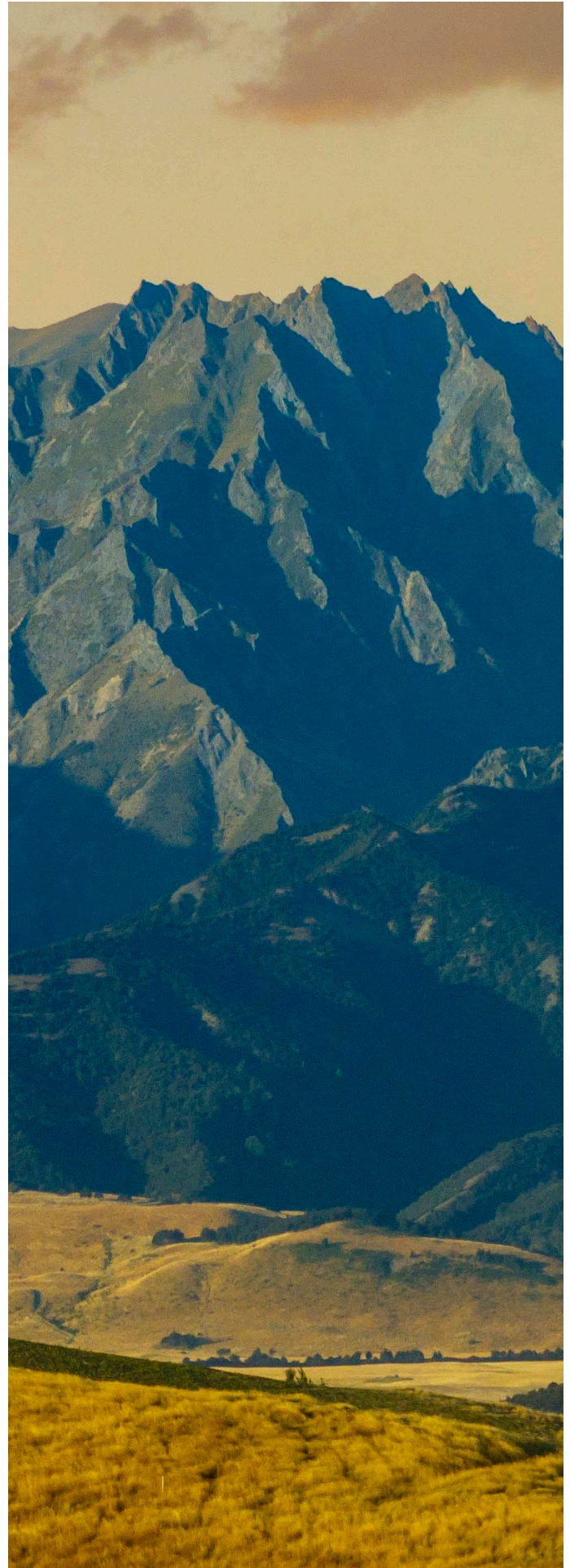
In particular, Design Control Approval is required prior to obtaining Queenstown Lakes District Council ("QLDC") consent, so please take some time to read these Design Controls and ensure that your architect/home designer, landscape designer and builder are also familiar with them.

These Design Controls, as part of the development covenants, also cover future external additions or renovations (including colour change) on any Pembroke Heights property.

In these Design Controls, the term "buildings" means any dwelling (including carports and garages), structure or accessory unit erected on any Pembroke Heights Lot.

These Design Controls shall be administered by WFH Properties Limited ("WFH"), developers of the Pembroke Heights residential development, or such person appointed by WFH.

These Design Controls in no way supersede any District Council building or planning regulations, which you will still need to comply with.



2.0 BUILDING CONTROLS

2.1 GENERAL BUILDING CONTROLS

Front doors should be visible from the street

Building orientation should be to maximise solar gain with habitable rooms on northern aspect and garages on the southern where practicable.

Buildings should generally be oriented toward the street and public spaces, with habitable rooms overlooking these areas where practicable.

The design of all buildings shall be in line with the WFH Design Controls for a high quality residential development, and in keeping with the Wanaka Alpine Environment.

All buildings and fences must be constructed and finished as per best practices.

2.2 BUILDING SETBACKS

For spatial consistency, building compatibility, and to provide adequate space for landscaping, car parking and maneuvering for vehicles in the vicinity of road boundaries, building setbacks are provided for every Lot located in Pembroke Heights.

DWELLING

Buildings are not to be constructed within the 4.5m setback from a road frontage, or 1.5m from internal boundaries (Diagram 1). Please note: as of July 2025 the District Plan internal boundary setbacks for this development are 2m for front sites, or for rear sites, two setbacks of 4.5m and 2m for all other boundaries.

GARAGES & CARPORTS

Garages and carports must be setback so they are no further forward than the front façade (i.e., the façade facing the street) of the house.

WALLS AND FENCES

Within the 4.5m front setback zone (see Diagram 1) the only fencing permitted is a 1.2m high post and wire fence. Where fences are established in the 4.5m front setback zone a hedge is required to

be planted adjacent such that the fence is on the dwelling side of the hedge (i.e. the fence will need to be offset from the boundary). See Sections 3.1 and 3.2 for more details on fence and hedge requirements.

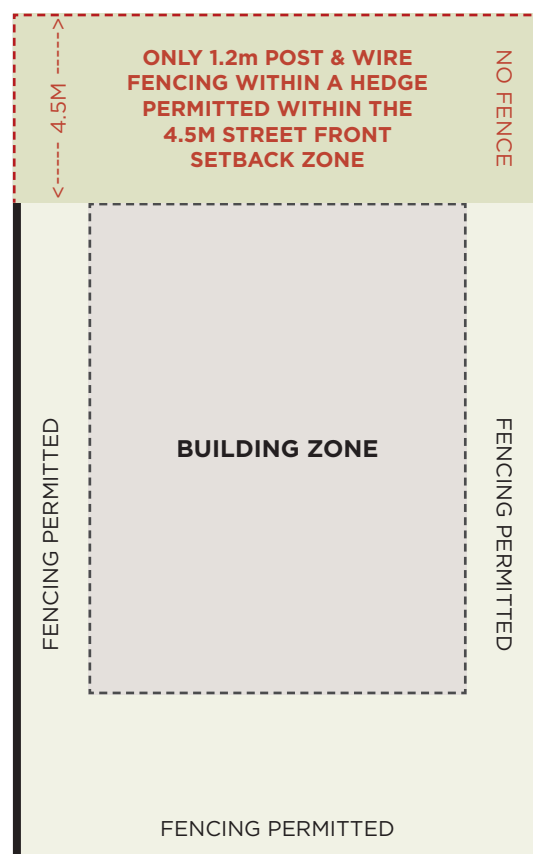
ACCESSORY BUILDING(S)

Accessory buildings are for ancillary activities only, other than those used for the housing of animals.

Accessory buildings may be located within the setback distance from internal boundaries where the total length of the walls of these buildings within the setback does not exceed 7.5m in length and there are no windows or openings, other than for carports, along any walls within 2.0m of an internal boundary.

An accessory building no greater than 2.2m in height and 5m² in area can be located on site without Plan Approval provided it also meets the colour and material requirements within these Design Controls, and not extend past the front façade of the dwelling.

Diagram 1



2.3 BUILDING FORM

STREET FAÇADE

The building façade facing the street should incorporate at least one entrance feature (such as a accent wall, overhanging canopy or pergola). The front door should be clearly visible from the street and be articulated as the main entrance to the building.

LOTS WITH TWO STREET FRONTAGES OR SHARE A BOUNDARY WITH A RESERVE

Some Lots may have two or more street frontages and/or adjoin a reserve boundary. In these more complicated cases the same principles apply:

- one main entrance with a feature element, and a private rear yard defined.
- In addition, it is required that the form of the building addresses all public frontages with articulation of the façade including varying materials and colours and window and door openings.

OUTLOOK SPACES

The design of house layouts should take into consideration the balance between an open engagement with the street/open space interfaces and creating a sense of privacy for the occupants. To aid with privacy, outlook spaces should focus views within the Lot, over a public street, or other public open space.

SOLAR ACCESS

The standards for the provision of outdoor spaces provides residents with adequate outdoor living spaces, access to fresh air, sunlight, and protection from prevailing winds. The living spaces should be orientated for the best possible solar access. The northern aspect of your Lot should be reserved, where possible, for private open spaces rather than vehicular, tree planting, or other ancillary uses.

RESTRICTIONS WITHIN OUTDOOR SPACES

No outdoor living area shall be occupied by:

- Any building (other than an outdoor swimming pool or accessory building of less than 8m² gross floor area); or
- A driveway or parking space; or
- Areas used for storage of waste/recycling



MINIMUM PROVISION

On allotments 500m² and under (*nett area excludes access rights of way*) the minimum ground floor level area shall be 70m² and be contained in one area with a minimum dimension of 4.5m

On allotments above 500m² (*nett area excludes access rights of way*) the minimum ground floor level area shall be 90m² and be contained in one area with a minimum dimension of 4.5m.

These minimum nett areas are inclusive of garages and carports, but exclude patios, BBQ areas, verandahs, and any other approved accessory buildings.

The exception to this requirement is where duplex Lots, capable of containing two dwellings and of being further subdivided, are identified by WFH. In this case, two dwellings sharing a common wall may be erected on the Lot. The Lot may then be further subdivided. The Lot may not be subdivided prior to the dwellings being complete. The Design Controls as noted in this document shall otherwise generally apply.

images included in this document illustrate acceptable outcomes that would satisfy the Design Controls.



2.4 BUILDING HEIGHT

Building heights are limited to (Diagram 2):

Flat sites (up to 6 degrees)

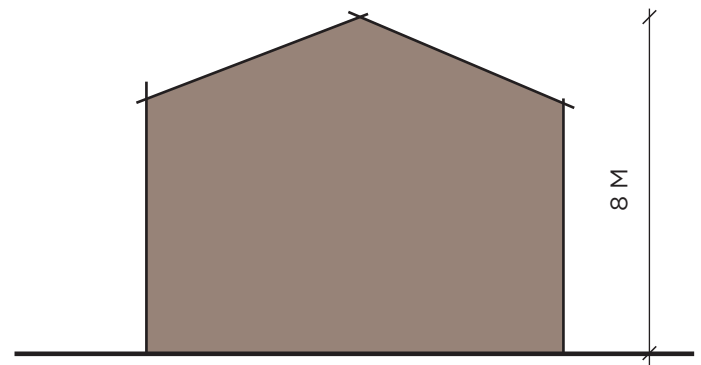
- 8.0 metres on all flat sites as per QLDC district plan provisions.

Sloping sites (greater than 6 degrees)

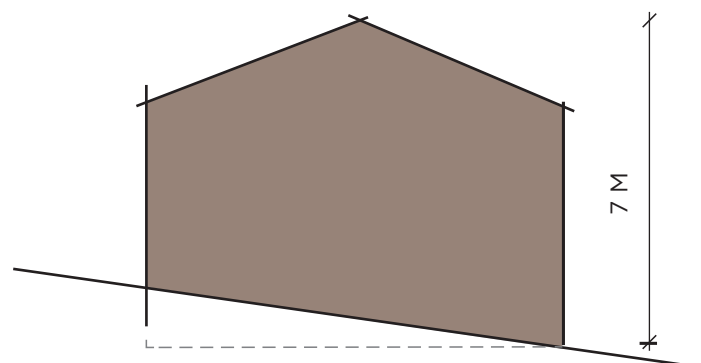
- 7.0 metres on all sloping sites as per QLDC district plan provisions.

In addition, no part of any building shall protrude through a recession line inclined toward the site at an angle of 40 degrees and commencing at 2.5 metres above ground level at any given point on the site boundary.

Diagram 2



Flat site



Sloping site



A good example of acceptable building heights, mix of exterior cladding and roofing materials, outdoor spaces, lighting and landscaping, that would satisfy the Design Controls.

Image source: Bayleys Wanaka (Lake Wanaka Realty Ltd)

2.5 CONTINUOUS BUILDING LENGTH

Where the combined length along one elevation of the building (as measured parallel to any boundary or boundaries) exceeds 16 metres, either:

- The entire building is to be setback an additional 0.5 metres for every 6 metres of additional length, or part thereof, from the minimum setback detailed in section 2.1; or
- The part of the building that exceeds the maximum building length is to be set back an additional 0.5 metres for every 6 metres of additional length, or part thereof, from the minimum setback detailed in section 2.2.

Image source: Bayleys Wanaka (Lake Wanaka Realty Ltd)



2.6 BUILDING COVERAGE

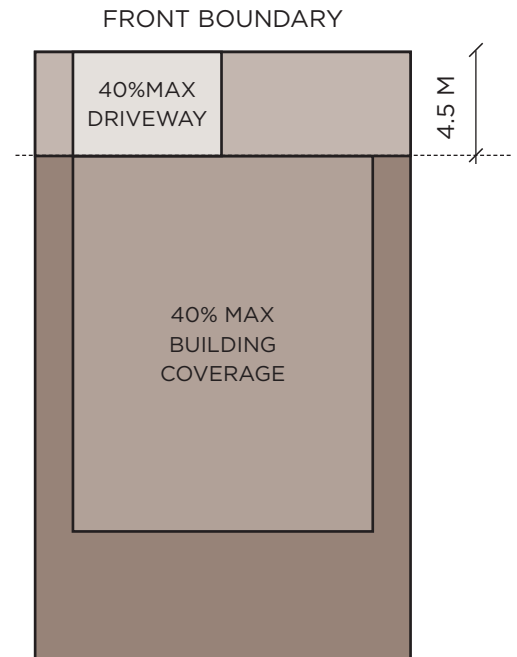
The maximum building coverage for all activities on any site shall not to exceed 40% of the Lot area. (see Diagram 3)

2.7 CAR PARKING

Car parking is to be provided for at least two cars (one park must be provided for in a garage/carport).

Car parking and driveways should occupy no more than 40% of the street frontage (see Diagram 3) with the exception of sites that have a street frontage of less than 10m in width.

Diagram 3



2.8 ROOF

Primary roofs are to be simple gables with no hips or valleys. The primary roof pitch must be between 25° and 40°. Flat roofs (with a roof pitch of less than 4°) when required, are to be linking structures only, adjacent to the primary roof or garage/carport roofs.

All metal chimney flues and other roof penetrations should be enclosed or painted to make them less visually obtrusive. Colour and reflectivity is to be as set out in these Design Controls.

Mono-pitch roof forms will be assessed on a case by case basis. Acceptance is at the discretion of WFH. The architectural designs must be of a higher than average standard and demonstrate how it is appropriate to the land form and or visual impact on the wider area.

All roof cladding shall be in the following only:

- Metal Roofing
- Cedar Shingles
- Slate

All roofing details (spouting, downpipes and flashings) are to match the roof or wall colour but in any event are subject to the colour and reflectivity controls specified in these Design Controls.

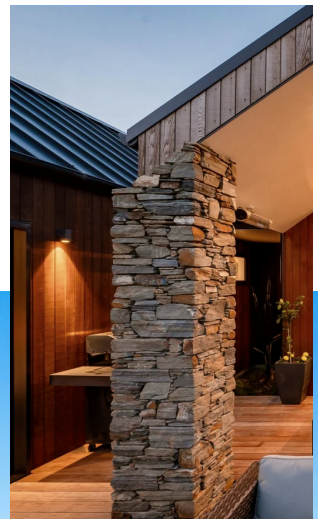
2.9 CLADDINGS

All dominant exterior wall cladding shall be in the following only:

- Horizontal or vertical timber or linea weatherboards
- Board and batten
- Schist
- Plaster (if used in conjunction with feature claddings and not the dominant material)
- Vertical metal tray profile wall cladding to match the roof cladding

The following exterior wall claddings are permitted as architectural features only, and not to be the dominant material:

- Masonry block or Corten steel
- Bag washed brick
- Precast or Insitu concrete
- Any other material at the discretion of WFH, in consultation with the building applicant, that is in keeping with the overall design vision



2.10 GLARE AND LIGHTING

EXTERNAL BUILDING MATERIALS

All exterior wall and roof claddings, window and door joinery, and other external architectural features shall:

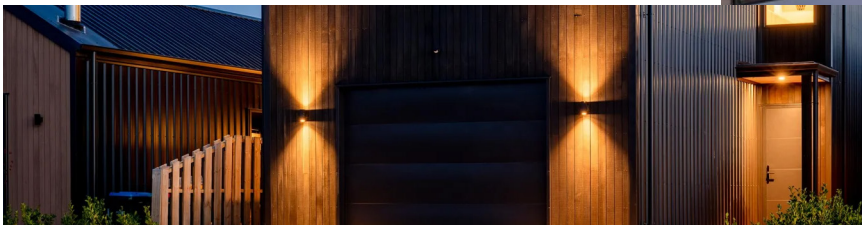
- be dark recessive colours in the range of brown, grey and black only and have a reflectance value of between 0 and 36%; or
- consist of unpainted wood (Including sealed or stained wood), unpainted stone, unpainted concrete, or copper.
- compliment other building materials

Exceptions to the above include:

- roof and chimney colours shall have a reflectance value of between 0 and 20%

LIGHTING

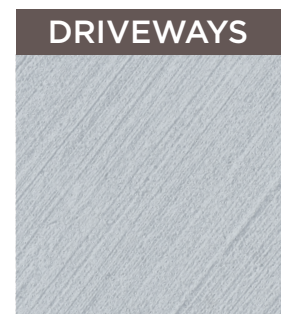
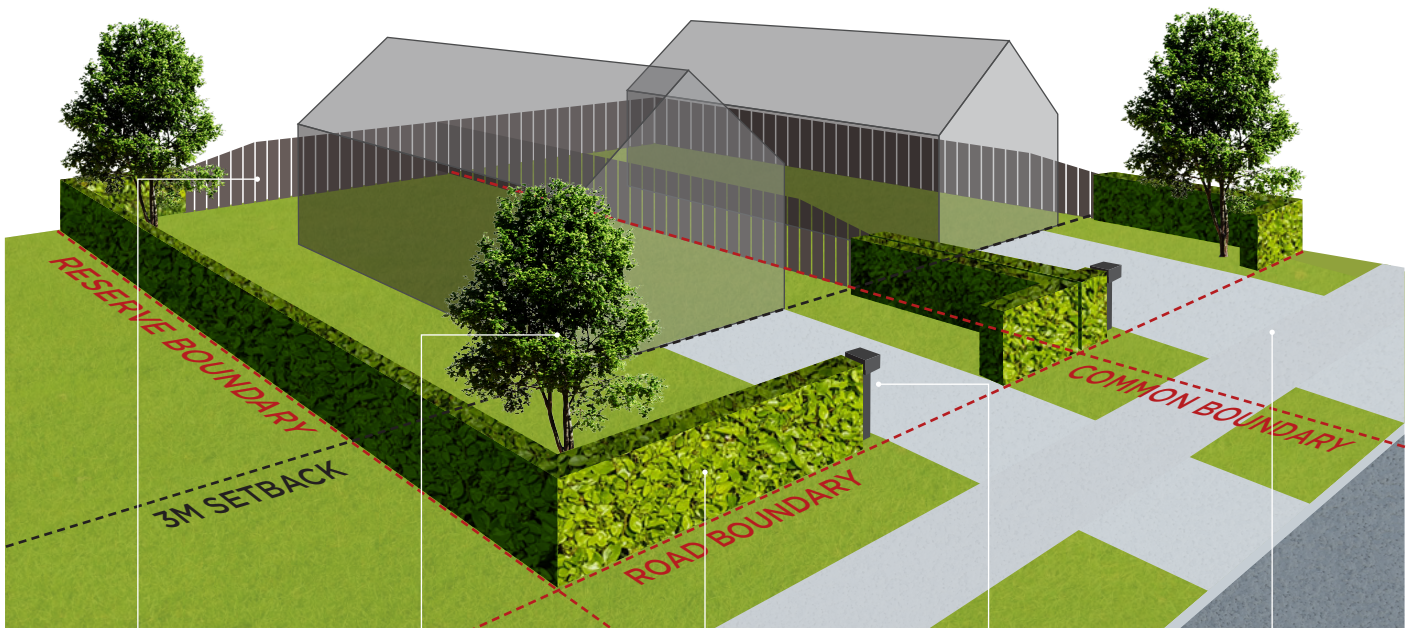
All fixed exterior lighting shall be directed away from adjacent sites and roads.



3.0 LANDSCAPING CONTROLS

The Landscaping to your Lot frontage helps to naturalise and preserve the neighborhood amenity and maintain the high quality of the Pembroke Heights development. The goal of the following controls is to create a green landscaped Lot frontage and enhance the quality of views, streetscapes and reserves, and be in keeping with the Wanaka Alpine Environment.

All Design Control applications must include a landscaping plan which adheres to the Landscaping Controls set out in this section of the Design Controls. All landscaping must be constructed strictly in accordance with the approved plan(s).



3.1 HEDGE AND BOUNDARY PLANTING

All common boundaries where a paling fence is not permitted must be planted with a hedge. The stem of the hedge plant is to be offset 250mm inside your lot boundary.

Hedge plants are to be a minimum of 800mm high with an established root system of 5L at the time of planting and a maximum of 500mm apart (stem to stem).

Hedging is to be clipped and maintained to a height of 1200 – 1800mm and max width of 1000mm.

Hedge species are to be *Griselinia littoralis* or *Prunus lusitanica*, or similar types of dense evergreen species.

Where a batter gradient greater than 1:5 slopes towards a road, reserve or right of way, the batter must be planted to achieve 100% coverage in native plant species. As a minimum, planting shall extend back to be in line with the front facade of the building.

3.2 FENCING

Paling fencing to a finished height of 1800mm above existing ground level (at time of title) may be erected on each common boundary to a residential Lot. The fence is not to extend past the façade of the dwelling towards any road, right of way or reserve. Fencing is to be as per Diagram 4 below. Additional palings to fill the gaps either side is permitted.

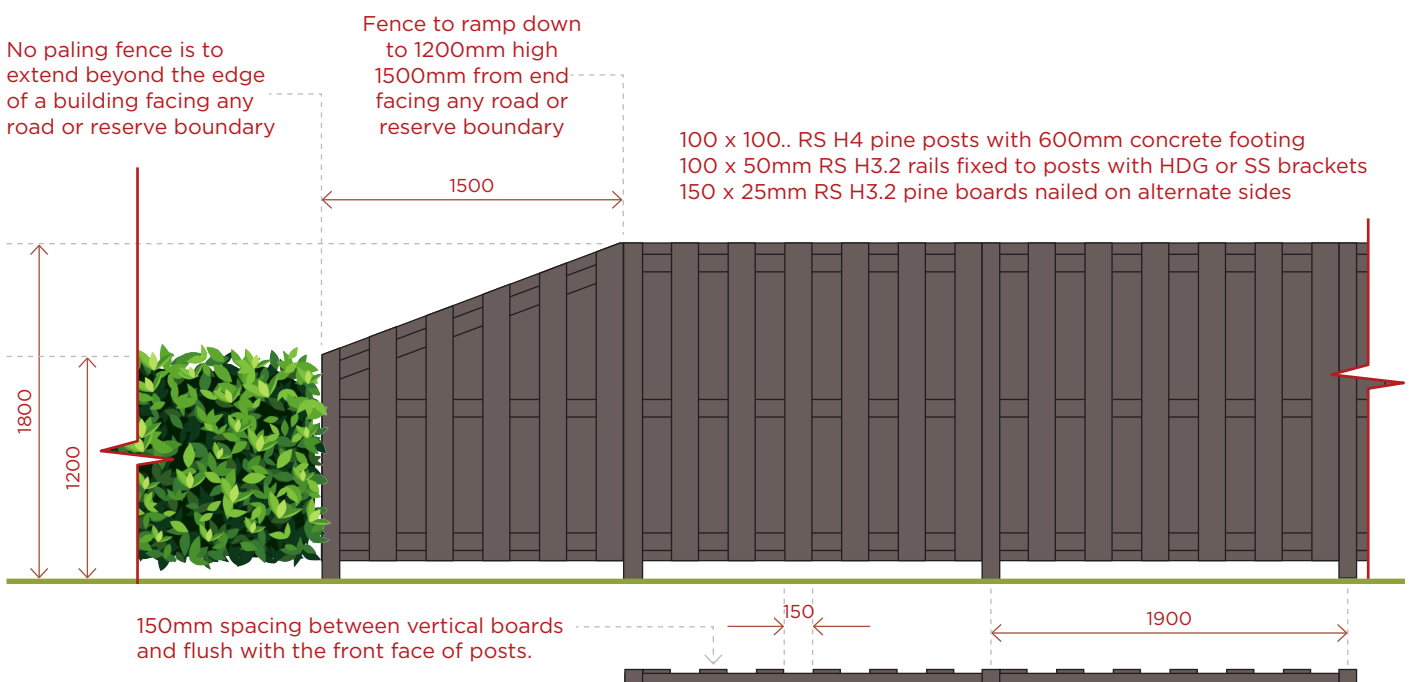
No paling fencing is permitted on any road, right of way or reserve boundary.

In Stages 1 & 2, WFH will construct fences as per the contractual conditions for each Lot.

Post and wire fencing to 1.2m high is permitted where paling fencing is not, i.e. reserve boundaries and within 4.5m of a road boundary, and must include a hedge.

Fencing shall be of a high level of workmanship, straight between points, and free of obvious humps and hollows. Fences are to be constructed from natural timber, and stained black or dark brown.

Diagram 4



3.3 TREE PLANTING

All Lot owners are to plant at least one tree within 2m of each road or reserve boundary. This is to be selected from the following species: Oak, Elm, Birch, Maple, Plane, European or English Beech, Walnut, Ash, Ribbonwood, or Lacebark.

Trees are to be >2.5m in height at the time of planting.

No trees over 4m high are allowed within 2m of a neighboring residential Lot.

All trees must be maintained, or replaced if they are deceased.

3.4 LETTERBOXES

The letterbox is to have a maximum dimension of 500Wx500Dx1000H.

The letterbox is to be mounted on a steel or natural timber post with a minimum dimension of 125Wx125Dmm.

The letterbox is to be black, natural timber or steel in finish and must be built for purpose.



Image source: Bayleys Wanaka (Lake Wanaka Realty Ltd)

3.5 DRIVEWAY

Owners are responsible for constructing their own driveway to connect with the relevant road / right of way.

All driveways shall have a brushed or exposed aggregate concrete finish, no tints are permitted.

Driveways shall be evenly flowing between points and have no obvious humps or hollows.

No driveway shall have a width greater than 6m or less than 3m where it meets the carriageway of the road or right of way.



3.6 GENERAL LANDSCAPING CONTROLS

Garden sheds or other structures over 2.2m in height are only permitted with prior written approval from WFH. They are not permitted in the front street, reserve or right of way viewable area.

Pergolas, shade structures, carports and outdoor fires are to have an Light Reflectance Value (LVR) of less than 36% or be constructed of natural timber, steel or stone. Transparent or coloured plastic type products are not permitted.

Rubbish bins, washing lines, heat pump compressors and other utilities shall be screened by the dwelling or with planting or a timber screen from roads, rights of way and reserves.

All landscape lighting shall be downlighting with a hidden light source.

No gates or obstructions across driveways are permitted.

Retaining walls shall be square post and horizontal rails, stained black, or neatly stacked local schist. No round wood retaining is permitted.



4.0 MAINTENANCE AND GENERAL RULES

Occupied and vacant lots are to remain free of litter. This includes, but is not limited to, all rubbish and plastics, and items migrated to the Lot by wind or rain events, or by dumping of any item by a third party. Before, during and after construction, no vehicle shall be parked or driven on a grassed area such as road berms. This includes any vehicles associated with your builder or any subcontractors.

The landscaping and lawns on all occupied and vacant lots shall be maintained to a well-kept neat and tidy standard, free of noxious weeds and overgrowth. Established lawns are to be kept clipped short. Grass and weeds on vacant lots shall be regularly maintained and shall not exceed 100mm in height.

Any laydown areas for building or site materials are to be located within your private Lot.

In accordance with the Restrictive Covenants attached to every title, WFH may seek to recover any costs directly or indirectly attributable to breeches of these Design Controls. You may also be liable for any legal costs incurred by WFH in further enforcement action should breeches continue.

Boundary hedges are to be clipped and maintained to ensure they are kept within their specified heights and widths.

If any tree planting or boundary hedge planting required in these Design Controls is to become sick or to die, it is to be replaced within six months. Replacements to make good defects shall be true to the heights and species specified.

Parking of recreational vehicles, such as boats, motor homes, motorbikes or other vehicles must be contained entirely within residential lots and not overhang or obstruct the streets' footpaths or green verges.

Garden sheds or other structures over 2.2m in height are only permitted with prior approval.

Paint, stain and other finishes on buildings and fences shall be maintained and reapplied as weathering affects colour strength over time.



Image source: Bayleys Wanaka (Lake Wanaka Realty Ltd)

5.0 APPROVAL PROCESS

5.1 DESIGN APPROVAL

Owners or their agent shall submit the Plan Approval Application/Checklist form (located at the end of this document) and all relevant attachments and information required to WFH

WFH will consider the application and respond within 20 working days of receipt of a fully complete submission, either providing the Owner/Agent with Design Control Approval or suggesting amendments to the submission.

The Owner/Agent may only apply for and proceed with any building consent from QLDC after written Design Control Approval is obtained from WFH.

Alternatively, if WFH does not provide Design Control Approval, then the Owner/Agent may work together with WFH to amend the submission so that Design Control criteria can be met and subsequent approval given.

Owners shall not undertake any construction on any Lot unless WFH has issued a Design Control Approval for that Lot and such construction must comply with the Design Control Approval issued by WFH.

Note: Any construction of a dwelling or landscaping that does not fully comply with the Approved Building Plans will need to be rectified at the Owner(s) expense.



Image source: Bayleys Wanaka (Lake Wanaka Realty Ltd)

5.2 DESIGN APPROVAL FEE

The fee for submitting a Plan Approval Application to WFH is \$460 incl. GST.

This fee covers the issue of a single approval.

Where one or more further submissions of plans are requested, WFH reserves the right to charge additional fees to cover its reasonable costs.

Collection of fee and management of the design approval process will be carried out by Black Peak Limited on behalf of WFH (or an alternative nominated by WFH at their discretion).

5.3 CONSTRUCTION BOND

A refundable construction bond of \$2,500 (No GST) is required to be paid before design approval can be issued by WFH.

The bond will be held by WFH and will become repayable when:

- All building and landscaping works are fully complete as per the approved plans.
- Any damage to surrounding areas (public or private) that have occurred through building activities have been fully repaired or reinstated to the satisfaction of WFH. This includes the repair of any grass verge that adjoins your Lot.

The Owner shall contact WFH when they have obtained the necessary QLDC Code of Compliance Certificate for their Pembroke Heights home. The Owner shall then allow WFH reasonable access to inspect the exterior of the building and landscaping works against the approved plans.

If the Owner has not complied with the Design Control Approval and/or there has been damage caused to surrounding areas, public or private, WFH may utilise the bond in remedying such non-compliance or damage. Any additional costs may also be recovered from the Owner.

6.0 COMMENCEMENT CONSTRUCTION

Once construction has commenced, the exterior of all buildings must be completed within 15 months of the date of commencement.

Landscaping and fencing must be completed within six months of the date of completion of the exterior of the dwelling.

Non-approved buildings or structures, including builder's sheds, are not permitted on any Lot outside of the permitted construction period.



7.0 GENERAL INFORMATION

7.1 WFH AND ITS APPOINTED AGENTS

When WFH or its assignees no longer own any Lots within Pembroke Heights, then WFH shall use reasonable endeavors to assign responsibility of the Design Controls to a committee of Owners (or similar) on a basis to be agreed. In any event, WFH's responsibility shall cease 3 years after the last title in the area defined as Pembroke Heights is issued.

7.2 WAIVER

WFH may, if it sees fit and whilst having regard to the unique circumstances of each Pembroke Heights Lot:

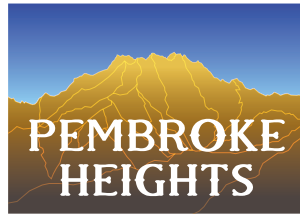
- Alter or waive any of the processes set out in these Design Controls; and/or
- Waive or vary any of these Design Controls (provided it is satisfied that the result is consistent with the overall vision for its development at Pembroke Heights in its sole discretion).
- WFH shall not be liable to any Owner or any other person for any loss, damage, claim or expenses (including where such loss, damage, claim or expense arises from the approval or non-approval of an application under these Design Controls, any failure to meet the time frames stated in these Design Controls, or performing any function under or in relation to these Design Controls)
- WFH shall be entitled to amend or add to these Design Controls from time to time without notice.
- Fees may be amended by WFH at any time without notice, but in any event shall represent the reasonable cost to WFH in connection with the Design Control approval process.

Contact Details

WFH Design Controls

WFHdesign@pembrokeheights.co.nz

PO Box 39185, Harewood, Christchurch, 8545.



PLAN APPROVAL APPLICATION / CHECKLIST

In accordance with the development covenants designed to protect your investment, there is a requirement to have your plans approved prior to any building commencing on your site. This is a straight forward process and if everything is in order approvals are typically issued within 20 working days of receiving the necessary material.

Please complete the form below and forward this as a PDF document, along with all relevant attachments to: WFHdesign@pembrokeheights.co.nz The Construction Bond (\$2,500 - unless paid earlier) and form must also accompany this Application.

☐ 1. Owners Details

Name of Applicant: _____

Lot Owner (if different to above): _____

Subdivision Stage and Number: _____

Lot Number: _____

Street Address of Lot Number (if known): _____

Postal address of applicant: _____

Phone number of Applicant: _____

Email address of Applicant: _____

☐ 2. Builder / Architect Details

Company name: _____

Contact name: _____

Postal address: _____

Phone: _____

Email address: _____

☐ 3. House Details

Lot area in m²: _____

How many levels is the dwelling: _____

Total Floor area of dwelling (including garage) in m²: _____

Height of dwelling (m): _____

Roof pitch of the dwelling (degrees): _____

☐ 4. Attachments to be included

☐ Site Plan (including the location of any retaining walls)

☐ Floor Plan

☐ All Elevations

☐ Landscape Plan (including fences, decks, pavers & planting)

☐ Fence Paint/Stain Colour

☐ 5. Exterior Materials & Colour Scheme

Exterior cladding: Materials: _____

Colours: _____

Roof cladding: Materials: _____

Colour: _____

Window Joinery colour: _____

Front Door colour: _____

Garage Door colour: _____

Fence Paint/Stain colour: _____

☐ 6. \$460 (GST incl) Application fee

(An invoice will be issued upon receipt of this application) This is non-refundable.

Processing

If everything is in order your plan approval will be processed and returned via email. The approval will consist of the information provided, which will be signed on behalf of the developer by our agent.

Office Use Only:

Date Application Received: _____ Date Further Information

Requested: _____

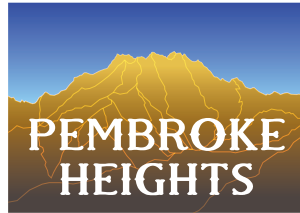
Date Further Information Received: _____

Approval

Date Approved: _____

Approved by: _____

Signature: _____



CONSTRUCTION BOND FORM

Name..... Lot # Stage #

Bond Amount: \$2,500.00

Receipt No.

Conditions of receipt of cash refundable bond:

1. The bond is to secure compliance by the Purchaser of the above lot and their contractors with the terms and conditions of the Sale and Purchase Agreement in place with WFH Properties Limited (WFH).
2. During the term the bond is held by WFH, if WFH becomes aware of any breach of the Protective Covenants, including but not limited to damage to landscaping, berms, roading, footpaths, kerbs, or other structures in the subdivision, or failure to follow an approved plan, WFH shall notify the Purchaser in writing of such non-compliance. If the Purchaser does not comply with such notice within a reasonable time, WFH shall have the right to remedy the breach with reasonable costs to be deducted out of the bond held.
3. Prior to the occupation of the dwelling the Purchaser shall make a written request for the repayment of the bond and shall supply WFH with a copy of the Code Compliance Certificate. If WFH is satisfied the Purchaser has complied with the Protective Covenants in all respects, the bond shall be repaid to the Purchaser.
4. Bond monies are non-interest bearing.

DATED this day of

Signatures:

Purchaser:

WFH Properties Limited:

Internet Banking

Account Number: 03-0243-0149803-00

Account Name: WFH Joint Venture

Please include name and lot number so we can reconcile payment.