



Kensington Park

RESIDENTS' ASSOCIATION

DESIGN CONTROLS

Version Date: February 2024

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1.0 Introduction

1.1 Design Controls

Kensington Park is covered by development-specific Bylaws. These include Clause 7, which applies to 'Building Appearance and Design Controls.' Clause 18 of the Kensington Park Residents' Association Constitution also refers to the Design Controls.

The Design Controls ensure that the built environment and landscaping of Kensington Park is consistent and maintained throughout. These Design Controls exist for the benefit of all KPRA Members.

The Bylaws require that all modifications or alterations to structures, window treatments, gardens and trees within Kensington Park be approved by the Design Review Board (DRB) in advance of any such modifications or alterations occurring.

The Design Controls cover property and appearance, and are for the guidance of Members. They reflect the general design content for Kensington Park, and inform Members of the type of changes, appearance and modifications that might be acceptable prior to any DRB submission being made by a Member.

1.2 Design Review Board (DRB)

During the initial Kensington Park development phase and for some time afterwards, the DRB consisted of the Principal Member of the Kensington Park Residents' Association (KPRA), that is Kensington Park Holdings Limited (KPHL). During this time, KPHL drew upon its designers and managers to form the DRB.

Primary responsibility for the DRB has now passed to KPRA, though KPHL retains ongoing representation on the DRB.

1.3 Composition:

The Design Review Board comprises the following persons:

- a. A KPRA representative appointed by the KPRA Committee;
- b. Additional KPRA representatives as may be co-opted by the KPRA Committee from time to time;
- c. The KPRA Manager;
- d. A KPHL representative appointed by KPHL;
- e. A Landscape Architect with appropriate qualifications and expertise appointed from time to time by the KPRA representative subject to approval by the KPRA Committee;
- f. An Architect appointed from time to time by the KPRA representative subject to approval by the KPRA Committee.

1.4 Kensington Park – Design Theme

Creating and preserving a consistently-themed, Master Planned Community has always been KPHL's vision for Kensington Park.

The overall design brief defines that our streetscapes must be varied, not only in colour, but in overall form and detail. Within that design concept, the "Florida Cracker/Plantation" architectural

style is to be applied to all building structures throughout Kensington Park.

As a guide to the overall design concept any additions, modifications, and items referred to in this document must not be:

- Offensive to Kensington Park Residents, or to visitors;
- Highly visible to Kensington Park Residents, or to visitors; or
- Out of keeping with the overall Kensington Park design concept.

Ongoing protection of the “Florida Cracker/Plantation” visual theme, including landscaping, is critical in maintaining the overall Kensington Park design concept and a unified visual legacy.

1.4 Submitting to the DRB

For the DRB to make an informed assessment of any proposal, all proposals must be in writing on approved application form including a summary of what is proposed; sketches of the proposal showing location and/or size; details of building products to be used, supplier, details of colour, and photographs.

Not all the above items will always be applicable and in some cases the DRB may ask for additional information.

A writeable DRB--Request for Modification Form can be downloaded from:

https://www.kpra.net.nz/_files/ugd/8b0f69_a25dcf9d01f4832904b9eb950509586.pdf

All proposals are to be addressed to:

Design Review Board
KPR
13 Parkside Drive
Orewa 0931
Auckland

E-Mail: admin@kpra.net.nz

2.0 Building Colours

2.1 All buildings must maintain the Exterior colours set out in the Developer’s original Specification.

2.2 The colour palette is maintained by KPR and is available to Members for reference.

3.0 Window Treatments

3.1 Suggested Treatments

- Horizontal Venetian Blinds; aluminum, vinyl, timber
- Drapes
- Roller blinds
- Roman blinds
- Internal shutters. Timber, vinyl
- Sheers are to be non-patterned.

3.2 Excluded Treatments

- Window tinting and reflective finishes
- Vertical blinds
- Decals on windows
- Security and fly screens
- Netting curtains. Lace

3.3 Window Treatments must be in neutral colours matching exterior colours of the building.

3.4 Refer to attached Approved Window Treatments document for more information. This is also available from KPHL and the KPRA Manager.

3.5 Members must obtain written DRB approval prior to installing any window treatment.

4.0 External Appearance – General and Landscape

4.1 Any modification to the external appearance of a Member's property requires written DRB approval. Modifications should be in keeping with the overall Kensington Park landscape theme. Street frontages and areas open to public view are defined as: fences, plants, drives, paths, paving, grassed areas, decks, balustrades, external lights.

4.2 Street frontages are not to be altered in any way without written DRB approval.

4.3 Landscaping

Landscaping within Member-owned areas must follow the Landscape Design theme of the complex.

Plantings, garden layout, and landscaping within Member-owned areas must not be altered in any way without written DRB approval.

The planting of trees or large shrubs within Member-owned areas must not proceed without written DRB approval.

The plant palette setting out approved plantings is maintained by KPRA and is available to Members for reference.

4.4 Deck and Garden Items

This section covers planter boxes, plant pots sculptures, garden, deck ornaments, hanging baskets, saddle/balustrade baskets etc, that can be viewed from street frontages or public places. Members must not install or make changes to any of the above listed items without written DRB approval.

The following information is provided as a guideline. Adherence to these guidelines does not constitute automatic DRB approval:

- Planter boxes and plant pots must be of generally uniform shape. No more than five boxes are permitted on a deck or front patio area. These should be of a neutral colour that matches the exterior colours of the building;
- Sculptures are not to be located within front garden boundaries and/or visible from the street frontage of any property;
- Ornaments (including birdbaths) must not be displayed in view of any street frontage;

- Decks and Balconies must be kept tidy and not used as storage areas;
- Furniture—including cushions—on decks should be of a neutral colour that matches the exterior colours of the building;
- Umbrellas must be of neutral colours that match the exterior colours of the building and shall be maintained in good condition free of breakage and tears;
- Patterned umbrellas or umbrellas with promotional logos are not permitted;
- Umbrellas are only to be used on decks and patios;
- Deck heaters must be of a design in keeping with the overall Kensington Park design concept;
- Metal, bright coloured, freestanding heaters are not permitted;
- Deck heaters should not constitute a fire hazard to the building;
- Open fire heaters are not permitted within Kensington Park.

4.5 Creepers and vine plants must be well-maintained and kept trimmed so not to encroach onto streetscapes or neighbouring properties.

4.6 External lighting must be within the style of the property as per original fitments.

- Permanent lighting is to be subdued and not spill light onto neighbouring properties.
- Spotlights and/or floodlighting are not permitted.
- Christmas lighting is permitted from 1 December and must be removed by 10 January following.
- Permanent display of 'string' lights is not permitted.

4.7 Washlines – Temporary

Temporary washing lines must not be visible from footpaths or public areas. They are not to become a permanent or regular fixture within garages, on decks or in gardens.

5.0 External Appearance – Permanent Fixtures

This section covers permanent alterations or additions to a Member's property.

5.1 Deck extensions

Where a property is at street level, decking has been specifically designed to comply with Council requirements and Consent approvals.

Any changes to street level decking must be:

- Approved in writing by the DRB.
- Meet Council Consent requirements.
- Meet Health and Safety requirements (usually included in the Resource Consent).
- Not infringing on any neighbouring property.
- Constructed of either concrete or timber and in keeping with existing complex design and colour stipulations.
- Not of such size and dimensions as to differ significantly from other properties in the immediate locality.

Where a deck is higher than ground or road level, written DRB approval is required in advance of any changes to decking size or dimensions, and must:

- Meet Council Resource and building consent requirements.
- Not extend the current property footprint if in an apartment block.

- Not impede light or air flow to neighbouring properties within the block (if to an apartment); or shade or impede light to neighbouring properties (if to a stand-alone or townhouse property).
- Not be of a design, size or dimensions that will significantly differ from neighbouring properties.
- Not have a detrimental or adverse affect on overall building shape.

The addition of Louvre shutters to decks must:

- Be approved in writing by the DRB.
- Meet Health and Safety requirements.
- Not infringe on neighbouring properties.
- Not enclose the deck completely.
- Meet the rule that louvres are to cover a maximum of 50% of deck aperture. Exceptions will only be made where local weather conditions are extreme.

5.2 Garden sheds, dog kennels, tool sheds etc:

- Members must hold written DRB approval for such temporary buildings prior to erection;
- Approved buildings are to be positioned so as not to be visible from the road or block light to neighbouring properties;
- Approved buildings must meet the minimum standard set out in the Design Controls and be in keeping with the overall Kensington Park design concept.

5.3 Washlines – permanent

Permanent washlines affixed to buildings or standing in gardens (rotary lines, or ‘strung lines’ or retractable) are not permitted without written DRB approval.

Washlines permanently fitted in garages should where possible be affixed in such manner that hung washing should not be readily visible from footpaths or public areas.

5.4 Exterior Heaters

Exterior heaters (whether gas or electric-powered) require written DRB approval, and are subject to the following guidelines:

- Open fire heaters are not permitted in Kensington Park.
- Heaters must not constitute a fire hazard to the building or to adjoining buildings.
- Exterior heaters must be of a design that matches the overall Kensington Park design concept.

5.5 Permanent fixtures to walls, doors, balustrades and pergolas

The affixing of certain items to exterior walls, doors, balustrades or pergolas of any building requires written DRB approval in advance of installation.

This requirement covers ornaments, art works, and light fittings.

5.6 Fences, where proposed, are to be consistent with the overall Kensington Park design concept.

6.0 House/Building Modifications

- 6.1 All proposed modifications/alterations to a home/building require written DRB approval prior to carrying out any works or applying for any Council or building consent.
- 6.2 Any proposed modification/alteration must match the style of building and be consistent with the overall Kensington Park design concept. When finished, it should appear as if the alteration had always been part of the building.
- 6.3 Interior alterations are generally acceptable provided that the intent of the home/building is maintained. Any interior alteration should not significantly change the exterior appearance of the home/building or have a structural impact on the property.
- 6.4 Proposed modifications/alterations to apartment residences require Body Corporate consent to first be obtained. This must be provided to the DRB in conjunction with any application for DRB approval.
- 6.5 Applicants are responsible for meeting Auckland Council and the New Zealand Building Code requirements. This includes obtaining all necessary consents in advance of proceeding with DRB-approved works.

7.0 Design Control Application Process (Summary)

The DRB only accepts applications from Members or from a Member's formally appointed representative (evidence of appointment to be provided with DRB Application),

Members can only lodge a DRB Application with respect to their own property and not on behalf of others, unless formally appointed to do so.

7.1 Design Process (Overview)

- a The DRB will provide to the Member written acknowledgement of receipt of Application.
- b Each Application will be assigned a unique number for DRB records and the application entered into the DRB Applications Register.
- c The DRB will consider the Member's application in conjunction with the Design Controls laid out in this document.
- d The DRB will notify the Member in writing of the outcome of the Member's application.
- e The DRB must notify the KPRA Manager of the DRB's decision as a matter of record.

7.2 Design Register

- a KPRA will keep a record of all DRB Applications.
- b At no time are the records of any DRB Application to be removed for destruction or deleted from any electronic record without the consent of the KPRA Committee.

8.0 Communication to Members

Communicating the Design Controls to both existing and incoming Members (new buyers), is integral to the smooth application of the Design Control system.

This part of the Design Controls is a 'living document' and will be updated from time to time by the DRB and/or the KPRA Committee.

Communication to include:

- A Design Control quick guide covering decks, landscape, permanent modifications, temporary modifications and Window Treatments as well as all aspects of the Design Controls.
- A summary Flow Chart for the Design Control approval process.

Real Estate Agents

- Members using approved external Real Estate Agents are required to comply with the requirements of this document.
- Southpark Property Ltd REINZ Park Realty will deliver a copy of these guidelines to buyers at an agreed point in the transaction.

9.0 Management of Design Controls

All applications for any item covered by this document must comply with sections 1.5 and 7.0 above.

Regular Park wide reviews will be undertaken by the KPRA Manager. Non-compliance with the Design Controls will be referred to the KPRA Committee and enforcement will be undertaken as set out in Bylaw Rule 12.

Approved Window Treatments-- Kensington Park

The following are the approved products/colours for KPRA members.

Roller Blinds

Eco screen 4500, 4300, 4510, White and White Stone
Uniline – Dawn – Colours: White, cotton and Dune.
Vibe - Pure and cloud
Uniline – Uniview - (10% sunscreen) Colour: Pure White.

Wooden Blinds

Colour: Resene Quarter Thorndon Cream.
Creation White

Venetian Blinds – 25mm

Faber - F0610 Cotton
Uniline – White Snow or 177 Cotton.

Venetian Blinds – 50mm

Faber - White.
Classic - white

Shutters

Wooden shutters – col B12 and P1
Alum shutters Powder Coat Colour: Matt Titania.

Drape Lining Colour

Charles Parsons Lining: Danemarca polycotton Curtain Lining, Colour 001 Off White Louie
Alexander Superbloc washable in White only
James Dunlop Solarline but must have facing to window

No Vertical Blinds are permitted.

If Members wish to order **Roller Blinds, Venetian Blinds, Wooden Blinds, Shutters, Drapes & Curtains**, business contacts who are familiar with the development include:

Redgraves

Des Watson
Phone: 09 476 9102
Mobile: 021 749 897.

La Hood Window Furnishings

Anna Driffill
Phone: 09 638 8463
Mobile: 021 441 092.

Spectrum (Louvre shutters)

Ronald Sharma
Mobile: 021 995 268

Santa Fe Shutters

Jane Siemer
Mobile: 021 225 5616.

Home Fabrics

Catherine Byrne Phone:
(09) 486 1103.

Coastal Curtains & Blinds

Pauline Jones
Phone: (09) 426 6741.

Creative Curtains Ltd

Justine Crutchley /Helena
Phone: 0800 428 782 or 09 443 6255
Mobile: 021 913 336