

Tongariro National Park Building Code 2013

Guidance for undertaking works in the Tongariro National Park

> Department of Conservation *Te Papa Atawhai*

Tongariro National Park Building Code 2013

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This document replaces the original Tongariro National Park Building Code 1988 (Building Code). The Building Code has been updated to reflect changes to the Building Act 2004, and provide guidance for building development within the ski areas, and in particular at Iwikau Village where there is a major concentration of buildings scattered across the landscape.

The guidelines and processes relating to signage and the Department's works approval process have also been integrated into this document.

This document will be reviewed every five years by the Department and Concessionaires.

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1 Introduction

In New Zealand, National Parks are areas of publically-owned land that are preserved in perpetuity for their intrinsic worth and for the benefit, use and enjoyment of the public. They consist of areas that contain scenery of such distinctive quality, ecological systems or natural features so beautiful, unique or scientifically important, that their preservation is in the national interest.

The Tongariro National Park (the Park) has these characteristics in abundance. Its global significance is reflected in its dual World Heritage classification for natural and cultural heritage.

The Parks' diverse ecological communities and outstanding scenic landscape are highly valued and make the Park a significant visitor attraction.

There are inherent challenges in managing a sensitive protected site and providing for the varied expectations of hundreds of thousands of visitors per annum, including infrastructure development and maintenance.

2 Key Management Philosophies

To protect the Park in its natural state in perpetuity

This principle is drawn from the National Parks Act 1980 and the basis for national park planning globally. The Parks outstanding natural and cultural values must be protected even though protection may at times be in conflict with other community aspirations.

To manage the Park consistent with conservation legislation and General Policy National Parks Act 1980, General Policy for National parks 2005, TNP Bylaws 1981,

Conservation Act 1987, Resource Management Act 1991, Historic Places Act 1993

To protect the taonga - the peaks of the Park The mountain peaks are sacred to local iwi and need to be managed in a way which acknowledges and respects their mana and mauri.

To ensure World Heritage obligations are met and given effect to

The Park is internationally recognised for both its outstanding natural and cultural heritage.

To give effect to the principles of the Treaty of Waitangi

To provide for co-operative conservation management

The Department cannot manage public conservation lands without a relationship with iwi. The relationship will be exercised through cooperative conservation management.

To provide for public enjoyment of natural and cultural heritage

This principle, also derived from the National Parks Act 1980, is demonstrated through the management of an extensive visitor infrastructure which caters for a range of experiences consistent with the Park environment.

To protect the ancestral, historical, archaeological and cultural landscape of the Park

To reflect the values of the park partners in management

The Park is managed by the Department for the people of New Zealand. At the core of park management is the interaction between communities of interest and the environment.

To minimise infrastructure to that essential to provide for visitors' benefit, use and enjoyment of the Park

The Park is managed for its natural and cultural values. In order to maximise benefits to the park visitor, a level of infrastructure is provided, allowing for a range of experiences.

3 Concession documents

All activities which occur within the Tongariro National Park must be authorised by a concession (i.e. lease, licence, permit or easement).

The concession sets out the terms and conditions which the approved activity is subject to. Before considering proposed works it is important to ensure that you are familiar with your concession and understand the parameters that your activity is subject to.

4 District Plans

It is advised that the relevant District Plan is read in conjunction with this document. With regards to Whakapapa and Turoa areas the Ruapehu District Plan particularly Protected Areas Zone policies and rules. With regards to the Tukino area the Taupo District Plan in particular the Landscape Values policies and rules.

5 Guidelines

The following guidelines apply to all concessionaires that hold a licence, lease, easement or permit. A works approval is required for all works undertaken within the Park, beyond basic maintenance with the exception of internal works. The intention of the approval is to allow the Department to consider works at a broad strategic level, to consider their cumulative effects over time, and to consider the specific effects of the proposal in relation to the values of the Park.

Basic maintenance is defined as the minimum required or undertaken to conserve as nearly, and as long, as possible the original condition of the resource, and does not include exterior recladding or painting. Refer to section 7 of this document for further information on the Departments works approval process.

<u>All existing structures and associated items are grandfathered.</u>

5.1 General Design

5.1.1 Height limit

The maximum height of any building located at Iwikau, Whakapapa and Turoa is 7.5 metre measured from the ground level adjacent to the lower point.

The maximum height of any building located at Tukino is 5 metres measured from the ground level adjacent to the lower point.

5.1.2 Architectural design

The Department wishes to encourage a high standard of architecture in the Park. Where sites are located on a ridge line or spur the Department highly recommends the engagement of a Registered Architect to develop building works which blend into the surrounding landscape

5.1.3 General appearance of buildings

In general, the Department will encourage buildings and/or structures designed to harmonise with the natural landscape and which, in their form, colour and texture, do not attempt to dominate or compete with the natural features of the Park.

5.1.4 Suggested Materials

Timber will be preferred as the external sheathing material for all buildings and/or structures. Timber may be painted or left to weather naturally. In some instances pre coloured steel may be appropriate.

The use of natural stonework, finished to a high standard, will be encouraged, particularly around the foundations and basements of buildings and/or structures.

Long-run roofing, spanning continuously from the ridge to gutter is considered the most practical material for roofs at high altitudes. Roof pitches of less than 10° will generally not be approved.

Aluminium window joinery tends to stand up best to the conditions on the mountains. Double or triple glazing is advised.

Existing aluminium window frames which are anodised or bronzed may continue to be used on the building concerned. Where a powder coated aluminium window is to be used the chosen colour must match the trim colour for the area.

Unplasticised Poly Vinyl Chloride (UPVC) window frames must match the trim colours associated with the relevant Building Area Colour Scheme or have a wood grain laminate finish on the exterior.

Photo voltaic panels or thermal solar panel/tubes shall use low reflective materials. The colour of the structures associated with their installation shall match that of their background e.g. roof colour.

5.1.5 Regulatory works

Any works required to meet regulations are automatically approved but the Department must be provided with an opportunity to review the works required prior to construction to assess the potential effects of the activity on the values of the Park. The Department may require conditions be met to mitigate any potential adverse effects.

5.2 Standards for Ski Lodges

5.2.1 Floor area and site coverage

The maximum floor area for ski lodges is 335m2 (measured from inside external walls).

The maximum site coverage at ground level for ski lodges is 275m2 (measured from the inside of external walls).

One utility shed per lodge of 1m² is permitted and will not be included in the calculation of the building's site coverage (with the exception of Tukino village so to allow for infrastructure required to meet the needs of being without a reticulated mains power supply).

5.2.2 Extensions and external alterations to existing Ski Lodges

No extensions or alterations to existing Ski Lodges will be permitted which would have the effect of increasing either the Ski Lodge's overall floor area or the lodge's site coverage area over the maximums stated in clause 5.2.1 above.

Existing Ski Lodges which already exceed the maximum floor area will be permitted to remain but no extensions will be permitted. Any alterations to such Ski Lodges must be contained within the existing building shell.

5.2.3 Decks

Additions of decks on the Ski Lodges in total shall not exceed a maximum of 20m² or 7% of the maximum site coverage at ground level (275m²). Existing decks are 'grandfathered'.

The Department considers that any deck proposed to be covered with a roof, is an extension of the building.

Any such proposal must not be inconsistent with sections 5.2.1 and 5.2.2.

5.3 Services

All services are to be located underground where practical and require a works approval.

5.3.1 Water Supply for Ski Lodges

The site coverage of new water storage tanks which are outside the building perimeter is to be included in the calculation of the building's site coverage.

It is highly recommended that existing external water storage tanks are incorporated in future building extensions.

To overcome the effects of cracks which will occur in concrete or masonry, water storage tanks would be fully lined with a resilient material normally compatible with a potable water supply, and able to withstand the effects of contamination of the water supply. To avoid contamination of water supplies by volcanic ash, it is recommended that clubs make provision for promptly isolating their tank water supply from their lodge roof catchment area.

5.3.2 Reticulated Mains Power Supply

The provision and installation of a new or replacement reticulated mains power supply shall be arranged directly with the appropriate power authority by the Concessionaire. Green alternatives are encouraged.

5.3.3 Communication technology

Communication technology should be located on the building in the least visually obtrusive location and shall be painted to match either the roof if they are roof mounted or wall if they are wall mounted. Size should be minimized and the Department reserves the right to a peer review by a suitably qualified technician.

5.4 Colour Schemes

5.4.1 Area definitions

Area colour schemes have been prepared for Iwikau and Whakapapa Villages and Tukino. They contain colour palettes for defined areas and form the basis on which individual colour scheme proposals will be assessed.

Concessionaires should ensure they are familiar with the Building Area Colour Scheme (Appendix A) and colour palettes for their Area before preparing a colour scheme. Refer to Dulux colour palettes (Appendix B) and Resene colour palettes (Appendix C).

It is strongly recommended that paint colour samples are obtained from Dulux or Resene colour shops prior to deciding on the colour scheme. Other brands are permitted but they must be an accurate colour match.

The Department has a 3 year sponsorship agreement (2103-2016) with Dulux Paints and Ski Lodges may be able to take advantage of this sponsorship. See the "Protecting our Place. Process for Community Managed Huts" (Appendix D)

The colour schemes adopted in the 1988 Building Code have been continued and where the Color Steel colour pallet is compatible with the existing colours they have been added to the roof and wall colours.

Proposed colour schemes for buildings and/or structures outside Iwikau and Whakapapa Villages and Tukino will be judged on a case by case basis according to the general principles outlined in 5.4.3.

5.4.2 Colour Options

The exterior colour finishes of buildings and/or structures must adhere to the Building Area Colour Scheme in conjunction with the appropriate colour palette.

Where propriety materials are used which come ready colour coated e.g. powder coated aluminium or steel, colours shall match as close as possible to those identified in the approved colour scheme. All painting, staining or application of exterior colour in any way to buildings in the Park requires the prior approval of the Department.

Due to the adverse effects of paint flakes on the environmental values it is recommended that timber is left in its natural state to weather in the elements.

Decks, stairs and handrails should generally be left unpainted or unstained.

Concessionaires are encouraged but not required to employ architects or colour consultants to prepare colour schemes in consultation with the Department.

5.4.3 General guidance

The colour scheme was established by a suitably qualified landscape architect in 1980. Landscape features were grouped into areas with commonalities and building colours for each area developed from the colours of the landscape of that particular area. This enabled the achievement of a degree of unity in the appearance of buildings and structures throughout the Park in relation to their surrounding landscape and protects the landscape values recognised internationally.

The New Zealand Conservation Authority General Policy for National Parks April 2005, gives a lead on what's appropriate. Policy

9(e)(vi) states that accommodation and related facilities "be of such a scale, design and colour as to harmonise with the landscape and seascape".

The subtle use of some contrasting 'accent' colours is encouraged through trim and limited trim colours. This intended to provide warmth and vitality to the colour schemes of individual buildings and structures when viewed from close up.

Notwithstanding the above, it will be recognised that different building ages, styles and functions may call for different approaches to the way colours are applied.

5.5 Sustainable Development

The Department encourages and supports sustainable development options. A useful link for guidelines and tools in the design and construction of sustainable buildings is <u>http://www.level.org.nz/other-resources/</u>

This may include the use of;

- manufactured goods which enable the use of renewable energy such as solar panels
- greener building materials which minimize environmental impacts and have low embodied energy and human toxicity
- naturally durable materials such as stone and naturally durable timber.
- where appropriate, NZ-grown plantation timber for building construction and refurbishment.
- overseas grown timber, especially hardwoods. Ensure that it has Forest Stewardship Council (FSC) certification.
- materials which are environmentally choice certified. A useful link Environmental Choice New Zealand <u>http://www.enviro-choice.org.nz/</u>.
- products which ensure water use efficiencies, possibly enabling the reusing or recycling of water for on-site use

6 Signage

The Department in collaboration with the Ruapehu Mountain Club Association (RMCA) have developed Sign Guidelines (Appendix E) specifically to provide direction for Clubs, which are consistent with the following documents:

- The Tongariro National Park Management Plan 2006-2016;
- The Tongariro National Park Management Plan 2006 – *Commercial Advertising and Sign Guidelines* and;
- Whakapapa Village Site and Landscape Plan - Operational Plan January 2008

The TNPMP is available on <u>www.doc.govt.nz</u>. Please contact the Department if you wish to view copies of the other documents mentioned.

7 Works Approval Guidelines

The TNPMP (section 4.1.16) contains the general objectives and policies to ensure that works undertaken within the Park as a result of agreed works approvals do not adversely affect Park values and are undertaken using a managed approach.

7.1 What is a Works Approval?

Works approvals are issued to concessionaires who, while operating within the conditions of their lease, licence, permit or easement, are seeking to undertake works that may affect the Park values. Works approvals are classified as either minor or major at the discretion of the Director, Conservation Partnerships. See section 7.4 for information on the classifications.

7.2 When do you need a Works Approval?

A works approval is required for all works within the Park. Exclusive of internal building works.

7.3 Why do you need a Works Approval?

The works approval allows the Department to consider any potential adverse effects of the proposal in relation to the values of the Park.

7.4 The Works Approval process

The Department strongly encourages Concessionaires to consult with the Department on their proposal before lodging their application; and further encourages a six month lead in time to avoid unnecessary delays and to allow the implications of the effects to be properly and fully assessed.

It is also strongly encouraged that Concessionaires discuss with the Department, any summer work projects they wish to undertake prior to the summer to avoid unnecessary delays due to the heavy influx of requests received for works at this time of the year.

7.4.1 Minor Works Approval

Any infrastructure change that increases the scale of the existing operation by no more than ten percent and does not have an adverse effect on the Park's values and people's use and enjoyment will be processed as a minor works approval application.

Minor applications will be processed within a period of 20 working days from the date the application has been formally lodged and receipted with the Department, subject to the following:

- Where applications for a works approval are incomplete the Department may request further information. The processing timeframes will be suspended until the receipt of that further information.
- Where applications require iwi consultation, the processing timeframes will allow a maximum of six months for this consultation to take place.

An application form is required to be considered complete and must include an overview of the proposed activity and dates of the work programme. The application form can be requested from the Department.

The Applicant is required to pay a processing fee of \$230.00 (+gst) at the time of application.

The works may be monitored and the costs of this monitoring recovered. The requirement for monitoring and the cost will be set out in the works approval document signed by the Applicant. Monitoring staff are currently charged out at \$115.00 (+gst).

The process diagram for the minor works approval is shown in Table 1.

7.4.2 Minor Works 'Like for Like' Approval

Any minor exterior works which are considered by the Department to be the same as the existing (like for like) or of lesser effect are likely to be considered through this process.

The application to the Department must include the provision of an overview of the proposed activity and dates of the work programme for consideration.

Examples of 'like for like' include:

- Replacement of a window and casing for one of the same colour and size;
- Replacement of a section of cladding with material of the same dimensions and which blends with the existing exterior.

The consideration timeframe for minor 'like for like' works is 5 working days from the date of receipt of application.

It is likely that special conditions will apply to mitigate potential adverse effects.

The works will be monitored and if necessary postponed to allow unsafe practices or unmitigated adverse effects to be resolved before allowing the works to recommence.

7.4.3 Major Works Approval

Works approval applications classified as major, include, but are not limited to:

- infrastructure changes increasing the scale or height of the existing operation by more than ten per cent;
- where there is likely to be significant public or tangata whenua interest which cannot be satisfied except via public notification; and

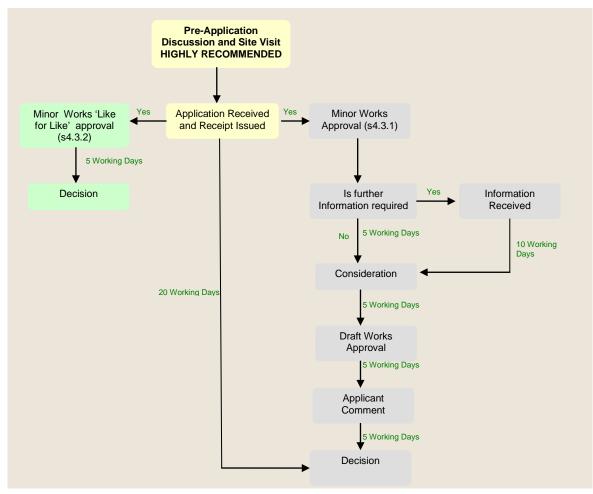
• an application for any major and permanent infrastructure over 100 m².

You must contact the Director, Conservation Partnerships to discuss any potential works that may fall into this category. For an extensive list of criteria and further details on major works approvals refer to section 4.1.16 of the TNPMP (pp105-108)

For more information on the major works approval process or a process chart, please contact the Department



Table 1 - Diagram



References

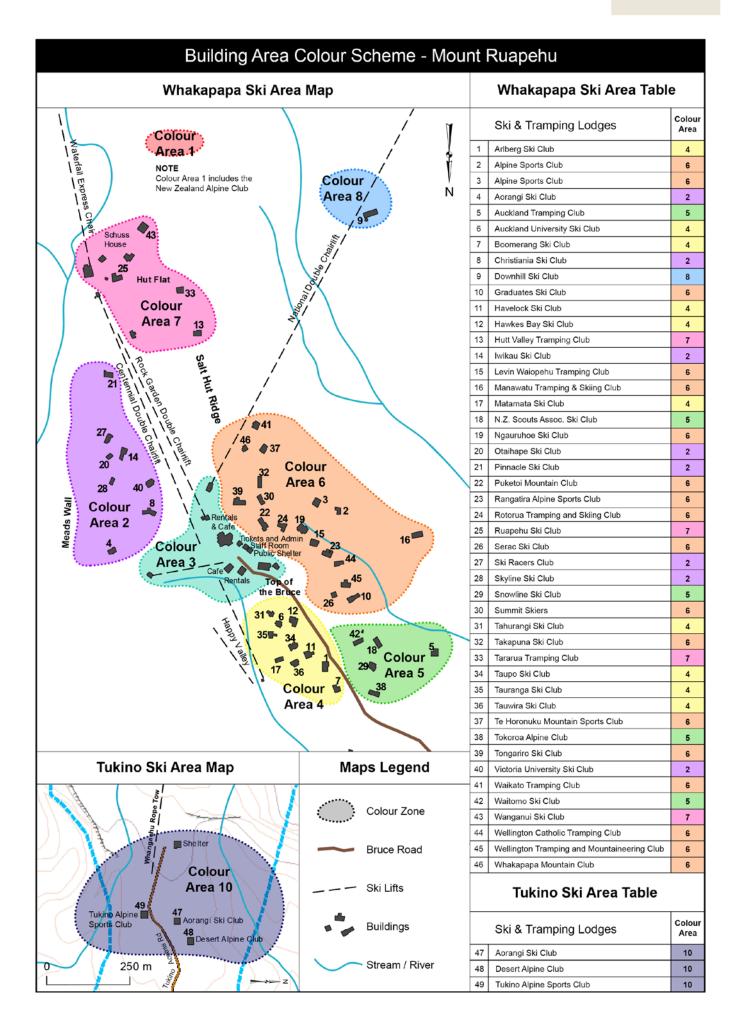
Department of Conservation. (1988). Tongariro National Park Building Code

Department of Conservation. (2006-16). Tongariro National Park Management Plan

New Zealand Conservation Authority. (2005, April). General Policy for National Parks, *Activities Requiring Specific Authorisation (not covered elsewhere, including tourism activities)* (pp46-47).

Department of Conservation. (2008, January). Whakapapa Village Site and Landscape Plan – Operational Plan.

Paul Green (2006). Tongariro National Park Management Plan - Commercial Advertising and Sign Guidelines.



Area 1 - Dulux Paint

Roof including chimneys





Timbacryl

Dulux "Blackbutt" BG2B9



"Ironsand"

Walls including base and base boards



Po2C9



Dulux "Blood Mahogany" "Pawnbroker" Po4B9

Dulux "Vibrant Vine" Po1B9



Po₃B₉



Dulux

Po4E9

"War God"

Trim - Door\Window Frames, Fascias, Bargeboards, Spouting and Downpipes



Limited Trim - Door sill and Window sill



Area 2 - Dulux Paint

Roof including chimneys



"Ferry" P37A8

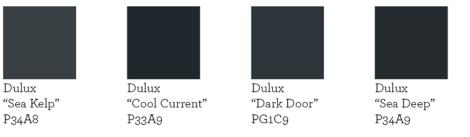
"Sea Deep" P34A9



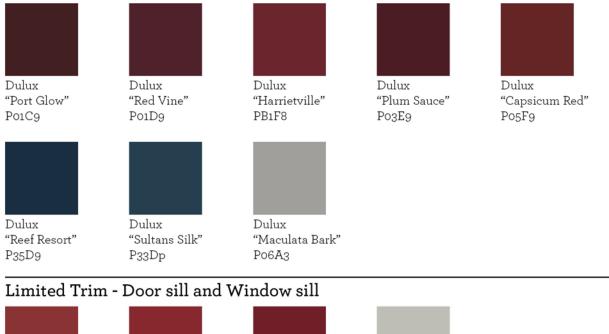
Dulux "Dark Door" PG1C9



Walls including base and base boards



Trim - Door\Window Frames, Fascias, Bargeboards, Spouting and Downpipes





Area 3 - Dulux Paint

Roof including chimneys



Dulux "Blackbutt" PG2B9



Dulux "Blackest Brown" "Cedar" Timbacryl



"Lignite"

Walls including base and base boards

Po5A9





Dulux "Blood Mahogany" Po2C9

Dulux "Vibrant Vine" Po1B9



P11A9



Dulux "Pepper Corn Rent" P12A9



Dulux "Lounge Leather" Po7A9

"Raw Umber"

P10F5



Dulux "Real Brown" PogBg

Dulux "Cedar" Timbacryl

"Indian Clay"

P10D4

Trim - Door\Window Frames, Fascias, Bargeboards, Spouting and Downpipes



"Soft Impala" Po9D4

Continued Over

For accurate colour selection it is recommended colour samples are obtained from Dulux or Resene paint stores

"Hot Ginger"

P10F9

"Eye of Newt"

Po4H8

Area 3 - Dulux Paint - continued



<u> Area 4 - Dulux Paint</u>

Roof including chimneys





"Blackbutt" PG2B9 Dulux "Blackest Brown" P05A9



Dulux "Cedar" Timbacryl



"Lignite"

Walls including base and base boards

P11B8



Dulux "Cartwheel" P14C9







Dulux "Pepper Corn Rent" P12A9



Dulux "Oak Barrel" P12C9

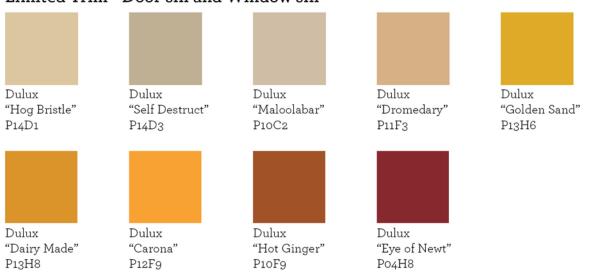


Dulux "Burmese Trak" Timbacryl

Trim - Door\Window Frames, Fascias, Bargeboards, Spouting and Downpipes



Limited Trim - Door sill and Window sill



<u>Area 5 - Dulux Paint</u>

Roof including chimneys





Dulux "Goanna Grey" PG2C8 Dulux "Men Brown" P16A9



Dulux "Fairoaks" PG1E9

Dulux

P17A9

"Marsh"



"Lignite"

Walls including base and base boards





Dulux "Puff Dragon" P16A8

Dulux "Congo Brown" P15B9

Trim - Door\Window Frames, Fascias, Bargeboards, Spouting and Downpipes





Dulux "Bronze Medal" P17A8

Limited Trim - Door sill and Window sill

"Stringdeep"

P16B6



<u>Area 6 - Dulux Paint</u>

Roof including chimneys





Dulux "Ferry" P37A8

Dulux "Sea Deep" P34A9



Dulux "Dark Door" PG1C9



"Ironsand"

Walls including base and base boards



Dulux "Biro Blue" P28C9



Dulux "Aircraft Blue" P33A8



Dulux "Port Glow" P01C9



Dulux "Cool Current" P33A9



Dulux "Walter" PG1D7



Dulux "Dark Door" PG1C9



"Black"

Trim - Door\Window Frames, Fascias, Bargeboards, Spouting and Downpipes

Dulux	Dulux	Dulux	Dulux	Dulux
"Reef Resort"	"Rimaldo"	"Maculata Bark"	"Red Vine"	"Harrietville"
P35D9	PG1C8	P06A3	Po1D9	PB4F8
Dulux "Plum Sauce" Po3E9	Dulux "Volcanic Brick" Po6D8	Dulux "Sultans Silk" P33D9		
Limited Trim	- Door sill and V	∕Vindow sill		
Dulux	Dulux	Dulux	Dulux	Dulux
"Wakefield"	"Depth Charge"	"Glitch"	"Pale Green Tea"	"Spanish Olive"
P34B7	P30A7	P33C8	PG2D1	PG1E1

Continued Over

Area 6 - Dulux Paint - continued Limited Trim - Door sill and Window sill



<u> Area 7 - Dulux Paint</u>

Roof including chimneys





Dulux "Blackbutt" PG2B9 Dulux "Cedar" Timbacryl



"Ironsand"

Walls including base and base boards



Trim - Door\Window Frames, Fascias, Bargeboards, Spouting and Downpipes





Dulux "Picador" Po9D7

Limited Trim - Door sill and Window sill

Po4E9



<u> Area 8 - Dulux Paint</u>

Roof including chimneys



Dulux "Sea Deep" P34A9

Dulux



Colorsteel® "Dark Door" "Ironsand"

Walls including base and base boards

PG1C9



Trim - Door\Window Frames, Fascias, Bargeboards, Spouting and Downpipes



Dulux "Spanish Olive" PG1E1

Dulux "Milton Moon" PG1F2

Dulux "Harrietville" PB1F8

Dulux "Plum Sauce" Po3E9



"Murry Red" Po4D8

Whakapapa Village - Area 9 - Dulux Paint

Roof including chimneys





Dulux "Pepper Corn Rent" P12A9 Colorsteel® "Lignite"

Walls including base and base boards



Trim - Door\Window Frames, Fascias, Bargeboards, Spouting and Downpipes





PN1E9

Dulux "Red Earth" Po8D6





"White"

Limited Trim - Door sill and Window sill

Dulux	Dulux	Dulux	Dulux	Dulux
"Luck"	"Spiced Nutmeg"	"Red Gravel"	"Tangier"	"Mars red"
PG1G9	P10C5	Po8E6	Po5E7	Po6F8
Dulux	Dulux	Dulux	Dulux	Dulux
"Scarab"	"Apricot Mix"	"Brown Fox"	"Marble Green"	"Crust"
P12F7	PogG7	P16A9	P18A7	P12B5

"White"

Fences

Stains in tones of grey/black or unfinished timber.

<u>Area 10 - Dulux Paint</u>

Roof including chimneys







"Blackbutt" PG2B9

"Cedar" Timbacryl Colorsteel® "Ironsand"

Walls including base and base boards



Trim - Door\Window Frames, Fascias, Bargeboards, Spouting and Downpipes

Dulux

Po9D7

"Picador"



Dulux "War God" Po4E9

Limited Trim - Door sill and Window sill



<u>Area 1 - Resene Paint</u>

Roof including chimneys





"Havana" BSS 5252 04 B 29 Resene "Sepia" BSS 2660 3 - 039



"Ironsand"

Walls including base and base boards



Trim - Door\Window Frames, Fascias, Bargeboards, Spouting and Downpipes





<u>Area 2 - Resene Paint</u>

Roof including chimneys



Record

"Bunker" BSS 5252 18 A 14

Resene "Cinder" BSS 5252 18 B 29



Resene "Gunmetal" BSS 2660 9 - 098

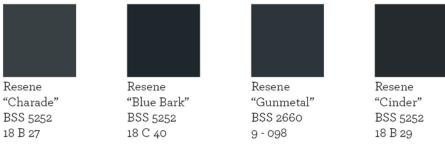


Resene Hi-Gold "Bright Charcoal" Acrylic Roof



Colorsteel® "Ironsand" Roof Paint

Walls including base and base boards



Trim - Door\Window Frames, Fascias, Bargeboards, Spouting and Downpipes





Area 3 - Resene Paint

Roof including chimneys



"Sepia" BSS 2660 3 - 039

Resene



Resene "Cuban Tan" BSS 5252 08 B 29



Resene Hi-Gold "Cocoa Brown" Acrylic Roof



Colorsteel® "Lignite"

Walls including base and base boards

04 B 29

BSS 5252



Trim - Door\Window Frames, Fascias, Bargeboards, Spouting and Downpipes



Resene "Dark Tan" BSS 5252 04 C 39

08 C 33

Limited Trim - Door sill and Window sill

3-035



For accurate colour selection it is recommended colour samples are obtained from Dulux or Resene paint stores

08 B 17

<u>Area 4 - Resene Paint</u>

Roof including chimneys



"Sepia" BSS 2660 3 - 039



Resene "Havana" BSS 5252



Resene "Cuban Tan" BSS 5252 08 B 29



Resene Hi-Gold "Cocoa Brown" Acrylic Roof



Colorsteel® "Lignite"



Walls including base and base boards

06 C 39

04 B 29



Resene "Bronze" BSS 2660 3-038

Resene "Brown Bramble" BSS 5252



"Carnaby Tan" BSS 2660 3-045



Resene "Tobago" BSS 5252 08 B 27



Resene "Saddle Brown" BSS 5252 08 C 39



Resene "Bracken" Lumbersider

Trim - Door\Window Frames, Fascias, Bargeboards, Spouting and Downpipes



<u> Area 5 - Resene Paint</u>

Roof including chimneys





"Graphite" BSS 2660 4-051

Resene "Birch" BSS 5252 10 B 27



"Maire" BSS 5252 10 B 29



"Lignite"

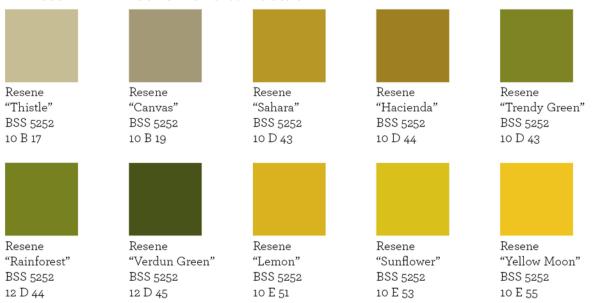
Walls including base and base boards



Trim - Door\Window Frames, Fascias, Bargeboards, Spouting and Downpipes



Limited Trim - Door sill and Window sill



Area 6 - Resene Paint

Roof including chimneys



18 A 14

BSS 5252



Resene "Gunmetal" BSS 2660 9-098



Resene Hi-Gold "Bright Charcoal" Acrylic Roof



Colorsteel® "Ironsand"

Walls including base and base boards

BSS 5252

18 B 29



Trim - Door\Window Frames, Fascias, Bargeboards, Spouting and Downpipes

Resene "D · D "	Resene	Resene	Resene "D : D !"	Resene
"Prussian Blue"	"Midnight"	"Mountain Mist"	"Persian Red"	"Hot Chile"
BSS 5252 18 E 58	BSS 2660 7-086	BSS 5252 00 A 05	BSS 5252 04 E 58	BSS 5252 04 D 45
Resene	Resene	Resene		
"Bordeaux"	"Burgundy"	"Nile Blue"		
BSS 2660	BSS 2660	BSS 5252		
1-025	1-024	18 C 39		

Continued Over

Area 6 - Resene Paint - continued Limited Trim - Door sill and Window sill

Resene "Teal Blue"	Resene "Tiber"	Resene "Bigger"	Resene "Outill Creer"	Resene "Silver Sand"
		"Biscay"	"Quill Grey"	
BSS 2660 7-085	BSS 5252 16 C 39	BSS 5252 20 C 39	BSS 5252 00 A 01	BSS 5252 00 A 03
Resene	Resene	Resene	Resene	Resene
"Pale Slate"	"Old Brick"	"Milano Red"	"Flame Red"	"Red Berry"
BSS 5252	BSS 5252	BSS 5252	BSS 5252	BSS 2660
02 A 03	04 D 44	04 E 55	04 E 56	0-006

Area 7 - Resene Paint

Roof including chimneys



"Havana" BSS 5252 04 B 29

Resene



Walls including base and base boards

3-039

BSS 2660



Trim - Door\Window Frames, Fascias, Bargeboards, Spouting and Downpipes



Limited Trim - Door sill and Window sill



Area 8 - Resene Paint

Roof including chimneys



"Cinder" BSS 5252 18 B 29



Resene "Gunmetal" BSS 2660 9-098



Resene Hi-Gold "Bright Charcoal" Roof Paint



"Ironsand"

Walls including base and base boards



Trim - Door\Window Frames, Fascias, Bargeboards, Spouting and Downpipes



"Silver Sand" BSS 5252 00 A 03

"Pale Slate" BSS 5252 02 A 03

"Hit Grey" BSS 5252 08 B 19

"Hot Chile"

BSS 5252

04 D 45

"Bordeaux" BSS 2660 1-025

<u>Whakapapa Village - Area 9 - Resene Paint</u>

Roof including chimneys



Colorsteel®

Resene Hi-Gold "Metallic Bronze" Roof Paint Colorsteel® "Lignite"

Walls including base and base boards



"White"

Fences

Stains in tones of grey/black or unfinished timber.

Area 10 - Resene Paint

Roof including chimneys



"Havana" BSS 5252 04 B 29



Colorsteel® "Ironsand"

Walls including base and base boards

"Sepia"

3-039

BSS 2660



Trim - Door\Window Frames, Fascias, Bargeboards, Spouting and Downpipes

Resene	Resene	Resene
"Hot Chile"	"Dark Tan"	"Congo Brown"
BSS 5252	BSS 5252	BSS 5252
04 D 45	04 C 39	04 B 25

Limited Trim - Door sill and Window sill

Resene	Resene	Resene
"Hemp"	"Brandy"	"Soft Amber"
BSS 5252	BSS 5252	BSS 5252
04 B 21	06 C 33	08 B 17



Process for Community Managed Huts

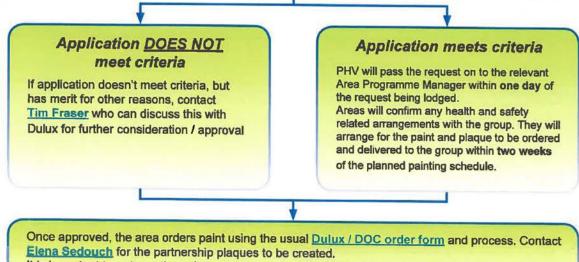
Community group or club fills out the application form available on the <u>protectingourplace.co.nz</u> website and sends through a scanned copy to <u>communitypaint@doc.govt.nz</u>

The emailed application will be collected by the Partnerships, Historic and Visitors Unit (PHV) who will manage the email account until the new structure is confirmed.

The email address will be checked daily and an acknowledgement of receipt provided.

Criteria to evaluate community application for paint:

- Huts or shelters must be located on public conservation land;
- Huts or shelters must be unlocked and available for public use; or
- Locked but where the club/organisation has an open membership policy that would enable anyone to make use of the hut or shelter
- Group must agree to aknowledge the partnership through a plaque affixed to the hut
- Group must agree to project being used for promotional purposes by DOC and/or Dulux
- Group must supply a 'before' and 'after' photograph and send through to communitypaint@doc.govt.nz



It is important to note on the paint order form that the order will be for a community group so that we can track community use of paint quota.



Background

These guidelines have been developed in conjunction with the Ruapehu Alpine Mountain Association (RMCA), and were implemented in June 2013.

1 Key Issues and Considerations

- 1.1 Club lodge buildings find it difficult being readily identifiable to new/potential club members and visitors to clubs.
- 1.2 Clubs want to be able to attract new members through the use of contact details and website addresses on their buildings
- 1.3 From a safety point of view, it is essential that the club lodge building is readily identifiable especially in cases of emergency and during adverse weather conditions.
- 1.4 Coupled with the above issues is that the signs need to be read in the context of a national park and world heritage site. It should not adversely affect people's experience of the park. There needs to be an appropriate balance in style and size so that it does not detract from the setting and on the other hand give club/park users the information they require readily.

2 Guidelines

Two types of signs have been identified as appropriate for use as required by the Club Lodges at Iwikau and Whakapapa Villages.

- A Club Building Identifier (CBI) i.e. name of the club and;
- A Club Notice Sign (CNS) which will give club details e.g. phone numbers of officers and website address etc. It is designed to be read within the vicinity of the main door.

2.1 Club Building Identifier sign (CBI)

- 2.1.1 Clubs within Building Area Colour Scheme 8 and 7 will be approved two CBI signs. Remote areas of 6 will be approved two CBI signs on a case by case basis.
- 2.1.2 Club lodges have been split into 2 distinct landscape areas; Iwikau and Lodge Clearing in Whakapapa Village.
 - For Iwikau Village lodges, the size of this sign shall not exceed the "box rule" of words used of 1.2m² and the font size shall be no greater than 300mm. e.g. the words Tokoroa Alpine Club must fit inside this 1.2m².
 - For lodges at Lodge Clearing the size of this sign shall not exceed the "box rule" of words used of 0.4m² and the font size shall be no greater than 100mm.
- 2.1.3 To ensure that the minimum numbers of words are used, the lodge name shall be that which is used on their club licence document or if the club so desires just the main name e.g. Aorangi, Christiana, and Downhill.
- 2.1.4 No advertising of the club or its website shall be permitted on the club building identifier sign.
- 2.1.5 Font colours may be the Club's corporate colours, white or the relevant trim colour in the Dulux or Resene colour palettes (Appendices B or C). Fonts may use reflective materials. The background is not to be reflective.
- 2.1.6 Colours and font shall be that used by the club in their corporate ID or if this isn't applicable then the Helvetica medium or light is recommended as this font is the easiest to read.
- 2.1.7 The design shall be in the lodges' style.

- 2.1.8 The style and design shall have due regard to the setting and shall not dominate the setting. It shall be clearly visible and easily noticed by passing traffic and or pedestrians. It needs to ensure visitors have sufficient time to notice and read the sign before it passes from their field of vision. It must be in scale with the facility it is part of, being minor in nature.
- 2.1.9 Signs shall be of a standard commensurate with park values and it must not detract from national park values, such as naturalness. The content of the sign must not be inconsistent with national park values i.e. the sign content shall not undermine the protection of the natural and historic resources, cultural heritage and landscapes of the park or the benefit, use and enjoyment of the park by the public.
- 2.1.10 The signs shall be located on an outside wall of the building or if on a chimney below the eave and be of such a scale, design and colour so as to harmonise with the setting.
- 2.1.11 Two luminaires (or light fittings) may be used to light the (or both) CBI. The lighting is not permitted to be on between the hours of 11pm to 6am.
- 2.1.12 A club logo is permitted and can be separate from the sign. It shall be in scale with its setting and shall be on the same wall as the identifier sign or on the chimney below the eve.

2.2 Club Notice Sign (CNS)

- 2.2.1 A smaller sign on / adjacent / to the main door in the porch / airlock. This may have club details such as contact phone numbers for committee members and a website address.
- 2.2.2 The size of this information sign shall not exceed A3 (420 H x 297 W mm / 16.5 H x 11.7 W inches).
- 2.2.3 Any colours or fonts are permitted.

3.0 Approvals

As clubs replace their signs this guideline shall be adhered to.

All sign designs must be submitted to the Director, Conservation Partnerships for approval prior to their installation. They shall be processed for approval or otherwise by the Director, Conservation Partnerships within 10 working days.