



DESIGN GUIDE FOR YOUR SECTION

INTRODUCTION

Yoursection.nz have set in place a number of land covenants and rules that endure through the construction of dwellings, occupation and in specific instances, continue in perpetuity in the Falcon's Landing development, Rolleston. This is to ensure that we protect your housing investment in our developments.

The covenants offer you peace of mind in the knowledge that your neighbours are required to meet the same guidelines that protect both the built and landscape features and amenities of the area.

If we can be of further assistance in helping your design process, please contact us on (03) 741 1340. Please note, all structures to be placed on the land (houses and ancillary buildings) must be approved. These can be emailed to our office - enquiries@yoursection.nz

DESIGN GUIDE

To ensure the dwellings within Falcon's Landing are as innovative as the zone rules that apply to the development, FL encourages a variety of designs and use of materials within the development. Building companies and architectural designers are set the challenge of designing around reduced setbacks, allotment shapes and orientation.

All housing should be designed to address the street and neighbouring reserves, where visible from the reserve. Designs that do not achieve these results will be considered less favourably.

The design must incorporate service areas that are not readily seen from public spaces to cater for washing lines, rubbish storage and collection, etc.

DWELLING PLAN APPROVAL PROCESS

To ensure that quality-housing standards are achieved, purchasers are required to obtain approval from FL for any building works **prior to making an application for building consent to the local authority**. The following process is to be followed:

- ❑ A set of dwelling plans, including landscape plans are to be supplied to FL (see page 3 of this document for a full list of requirements).
- ❑ We will endeavour to process your plans, (if the application is complete) within 5 working days of receipt of all the appropriate information.
- ❑ A Bond of \$4,000 shall be paid by the Applicant at the time of settlement and that Bond will be held during the construction period.
- ❑ No work on the site may occur without completing the approval process.
- ❑ An incomplete application or non-complying application may be returned and processing fees applied at the discretion of FL.
- ❑ FL in their sole discretion may decline approval of all or any part of the dwelling plans, even if the covenants have been met, if the plan is not in keeping with the standard of the development or proposed materials and finishes have already been used too often within the development.
- ❑ At the rear of this document is a Plan Approval Application form that must be completed by the Applicant and supplied with the plans for approval.

ARCHITECTURAL FEATURES REQUIRED

The following is a list of items or features that are encouraged to be included in the dwelling design. A minimum of four of the following list, or alternatives supplied by the applicant, should be included in the design to achieve the overall design anticipated in the development.

Features are to be visible from the legal road, right of way or access lot from which the dwelling obtains its access.

- ❑ 'Full Height' windows visible from the street other than where not possible due to joinery, etc.;
- ❑ Solid Plaster or 'Bag Wash' finish;
- ❑ Skylights within the roof line;
- ❑ Natural Stone or Linea Board or cedar weatherboard or similar product;
- ❑ Feature Chimney which is boxed;
- ❑ Feature Front Doors with Architectural Handles;
- ❑ Portico or Porch with columns;
- ❑ Plastered or Brick Columns that are separate from previous item above, with minimum dimensions being 300mm x 300mm;
- ❑ Boxed Sills on Plastered Dwellings;
- ❑ Landscape features such as sculptures, water features, planters, retaining walls;
- ❑ Gables facing the street, including detailing such as vents or recesses.

ANCILLARY STRUCTURES

All ancillary structures/buildings on the allotment should be constructed of the same or consistent materials and colours as the dwelling.

No fixtures, including storage of gas or the installation of control equipment for gas or meter boxes or exterior heat pump units visible on the street front elevation, shall be attached to or plumbed into the dwelling that in the opinion of FL are obtrusive.

External antennae or satellite dishes shall be located on the side or rear of the dwelling however at all times shall be at least 7metres from the road boundary and should not be visually obtrusive from the road or neighbouring properties (including reserves).

Service areas for rubbish bins and clothes lines shall be located or screened in such a way that they are not obtrusive from the street or any reserve elevation. This can be achieved through screen fencing or planting.

Exposed chimneys, vents or flues where greater than 400mm above the penetration of the roof shall be enclosed in material consistent with the exterior cladding of the dwelling, such as a boxed chimney.

The placing of storage containers on the site requires prior approval of FL. In the event of containers being placed on the land without approval, FL may at its discretion remove the container(s) at the cost of the landowner in all respects.

BUILDING HEIGHTS

Specific allotments have been chosen as suitable for either single or two storey dwellings. For Branthwaite Release lots **16,17, 20, 21 are nominated two storey sites**. For the Raptor Release lots **1, 3 are nominated two storey sites**. The Protective Covenants will refer to such allotments and provide their allotment numbers.

In the design of a two-storey dwelling you should take into account the impact of upper storey windows and verandas on the privacy of your neighbours' private living and/or entertaining areas. Upstairs windows that impinge on neighbours' privacy should have corrective devices such as opaque/obscure glass or louvers/shutters.

BUILDING MATERIALSⁱ

Permitted roofing materials include tiles (clay, ceramic, concrete, decromastic, pre-coated pressed steel), cedar, slate or bitumen shingles or painted long-run pressed steel.

Permitted exterior materials include clay brick, stained or painted weatherboard, linea board, sealed concrete block masonry, natural stone, stucco, plaster, bag-wash, painted long-run pressed steel, glazing or any combination of the above.

Gutters and down pipes shall be pre-finished or painted to match the dwelling or the roof colour.

BUILDING SIZES

Whilst we do not stipulate a minimum house size we suggest the size of the dwelling should relate to the size of the section and take into account any natural landform or contouring. Dwelling and landscape design is considered more important than dwelling size. Natural external colour-schemes are preferred.

BUILDING TIME

Construction of dwellings on each site should commence within 24 months of settlement of the land and the home shall be complete within nine months of commencement of construction, including site works and landscaping.

DWELLING SETBACKS

The front of the dwelling should be designed to be a minimum of 2.0m from the street boundary and ideally address the street although in some instances this is not practical.

The parking of boats, caravans and other recreational vehicles should be screened from public view. The nature and ground treatment of these areas should be discussed prior to advancing too far on the design phase of your plans.

Where the District Plan has more onerous rules relating to setbacks, the District Plan rules override the above.

ROOF PITCH

A minimum roof pitch of 25 degrees will apply for all housingⁱⁱⁱ. Please refer footnote 3 at the end of this document for approval of alternative roof pitches.

GARAGES

Double garages should be provided for on all allotments. A double garage dimensions should be no less than 5.9m x 5.9m and shall have a minimum door width of 4.8m. Single garages will be considered at the sole discretion of FL where sites are less than 15m wide and are less than 350m² in area.

Vehicle parking, garage doors and carport entranceways should not comprise more than 50% of any ground floor elevation.

Any glazing in garage elevations facing the street shall be opaque/obscure.

DRIVEWAYS (Please also refer to Landscaping and Street Trees)

Generally only one driveway will be permitted per property. Requests for a second access point will be considered on its merits however FL shall not be required to justify its decision.

Where a property frontage incorporates a public car park, landscaping, lighting or mounding, the location of the allotment access may be determined by FL.

Unless already constructed by FL, the berm and kerb crossing up to and including road metaling must be completed prior to construction of the dwelling commencing. The driveway shall be completed prior to occupation of the dwelling.

Where a swale exists between the road and the allotment, the swale crossing shall be constructed in the location, manner and form directed by FL and/or the appropriate local authority.

The maximum width of the driveway at the road boundary shall be 4.8m.

There should be at least 0.75m of screen planting or grass between driveways and side boundaries.

Approved finishes for driveways include coloured stamped/stenciled or exposed aggregate concrete, asphaltic concrete, concrete cobblestones or pavers or similar. No "car tracks" are permitted and driveway materials shall be solid in nature as described for a minimum depth of 10m from the legal road frontage.

Where FL constructs a kerb cut down and a driveway to an allotment, this access point should be used by the purchaser as the primary driveway entry. If the purchaser chooses to use an alternative location for a driveway, the existing driveway must be removed and made good at the cost of the purchaser in all respects.

Prior to the design of your dwelling and landscaping, all purchasers should check with FL as to the location of driveways constructed by them and the location of street trees to avoid unnecessary expenditure.

LANDSCAPING AND STREET TREES

The Purchaser shall not remove or relocate any tree or shrub or any landscape feature within the front 2.0m of the allotment without the prior written consent of FL.

No earthworks shall be undertaken whereby excavation or fill will exceed 0.75m from the surface level of the property without approval.

The Purchaser must ensure they check the location of all street trees prior to submitting their plans for approval.

Pathways leading to the entry of the dwelling should be of different materials from the driveway to highlight this as an entry point.

Landscaping visible from the road frontage shall be generally completed in accordance with the Landscape Plan (as submitted with plans for developers approval) prior to occupation of the dwelling.

A suitable level of planting (including the height of planting) along exposed foundations is required to ensure a seamless transition between the dwelling and the streetscape.

CONSENT NOTICES

The Selwyn District Council or other authority may require Consent Notices to be attached to the title to be created by FL. Consent Notices are typically used in the following situations.

- Restricting access to an allotment where any other access point, other than the prescribed location may be dangerous or inappropriate.
- As a requirement to complete specific site testing for ground bearing capacity for the dwelling being proposed.

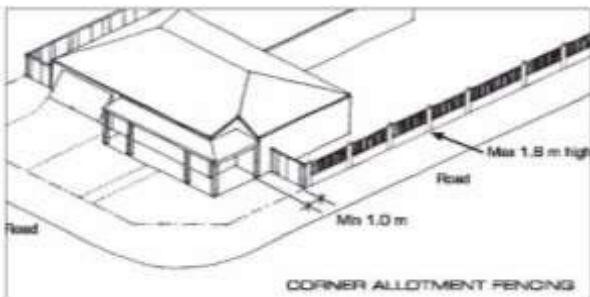
SUSTAINABILITY

Whilst FL does not require the use of sustainable building practices or materials, we actively encourage home owners and their designers to give appropriate consideration of these, such as active and passive solar design and heating, rainwater storage tanks for irrigation, efficient heating sources, low-flow tapware, landscaping that is resilient to harsher climates, etc.

FENCING

Fencing During Construction

Side and rear boundary fencing shall be completed prior to any building works commencing on site. Temporary fencing (such as shade cloth or gates) to a height of not less than 1.8m is required on the road boundary during the construction period and the site fully enclosed when construction is not occurring on the site (evenings, holidays, etc).



Road Front Boundaries

Fencing forward of the building façade shall be no closer than 2.0m from the legal road boundary. An exception to this design rule is available on corner allotments, where fencing on one road frontage may be permitted on the boundary. Street front fencing on all allotments with two road frontages shall be of similar materials to the dwelling and of a different style and material from internal boundary fencing. Such fencing shall be finished at least 1.0m behind the main building line (see diagram).

Reserve & Rear Boundaries

Fencing fronting reserves shall be of 'open' style for a minimum of 50% of the reserve boundary.

Specifically designed fencing will be required on boundaries fronting a reserve (including 'future' road reserve) or where fences cross or adjoin a sculptured mound.

Where fencing is erected by FL on lots fronting a reserve or waterway, such fencing shall not be removed or altered without specific approval which may be withheld at FL discretion.

Internal Boundaries

All internal boundary fences shall be constructed from masonry, solid timber or in the form of a 1.8m high paling fence with timber capping, unless otherwise approved by FL. Side boundary fencing shall terminate no closer than 2.0m from the road frontage boundary and shall be of consistent height with the balance of the boundary fenceⁱⁱ. Any fencing within the section or lot boundary shall be of a different style to the boundary fencing.

General Fencing

No fencing shall be greater than 2.0m in height unless specifically approved by FL.

FL shall retain the right to erect any side or rear boundary fencing of any allotment with a share of the cost of such fence payable by the Purchaser.

FL retains the right to erect boundary fencing on the public road boundary, reserve boundary or the boundary of any allotment prior to settlement, particularly where access is restricted.

All Purchasers are liable to share the cost of all internal boundary fences including any fence that may have been erected by FL or adjoining allotment owner.

FL is not responsible to contribute to the cost of any fence where such fence has been erected by the Purchaser.

Where the District Plan has more onerous rules relating to street front fencing, the District Plan rules

override the above.

MAINTENANCE

Prior to, during, and after construction, the allotment is to be maintained in a clean and tidy manner. No rubbish, including Builders waste materials may accumulate or be placed on the allotment or any adjoining allotment.

No excavation material, rubbish or builders waste shall be deposited on adjoining properties.

Grass and/or weeds shall not be allowed grow to a height exceeding 150mm.

Should damage occur to landscaping, irrigation, berms and kerbs contained within the legal road reserve or any other allotment, either in front of, or adjacent to the Applicants allotment, the Purchaser shall immediately repair the damage.

FL retains the right to remove any building materials from the allotment or any adjoining site or to maintain the site in a reasonable condition, that in their sole discretion, if left in their state, may be detrimental to the subdivision with reasonable costs to be met by the Purchaser.

OCCUPATION

A dwelling may only be occupied by the Purchaser on completion of the works (including driveways, pathways, letterbox, landscaping and seeding of lawns visible from the boundary frontage) and once a Code Compliance Certificate has been issued by the local authority.

Temporary occupation of the land prior to completion of the dwelling (camping or caravanning) is not permitted.

ON-SELLING

In the event the Purchaser wishes to on-sell the allotment prior to settlement, the Purchaser must reserve, for the benefit of the Vendor, the Vendor's rights and the Purchaser's obligations as set out in Sale & Purchase Agreement and advise FL immediately of the transaction.

In the event the Purchaser on-sells the dwelling prior to completion, it is still the Purchasers responsibility to complete all landscaping prior to occupation of the dwelling by the new owner to avoid forfeiture of the bond.

SHOW HOMES

Show homes sites will be limited with the locations designated by FL. Further show homes sites outside of the designated locations may be considered however will be subject to FL approval. Consideration will be given to the number of sites being utilized for show purposes and FL may in their sole discretion withhold consent for further show homes.

SIGNAGE

Signage on individual allotments shall be limited to professionally sign written and installed signs marketing the dwelling or section for sale. The erection of signage indicating a business will only be permitted by FL if such signage is acceptable in the sole discretion of FL and prior written consent is obtained.

ACOUSTICS

As part of your building consent an acoustic report maybe required depending on the local or regional council's road classifications. We recommend you discuss these potential requirements with your designer or builder.

BOND REIMBURSEMENT

The following procedure must be adhered to in order to receive a refund of the bond in full.

- ❑ Developer approval and Council Consents are required prior to any work being undertaken on the site.
- ❑ Where fencing has not been erected by FL, fencing shall be erected by the Purchaser prior to any site-works being undertaken.
- ❑ Where a driveway has not been constructed by FL, the kerb is to be cut out, berm excavated and appropriate metal placed to ensure mud or other materials are not tracked onto roads with due care taken of irrigation lines.
- ❑ If coloured concrete or textured footpaths are removed for construction purposes, the driveway forward of the boundary shall match the surrounding footpath materials, colour and texture, unless otherwise directed by Council.
- ❑ The allotment is to be kept clean and tidy at all times with no materials windblown or otherwise from the site. Rubbish skips are to be placed on the site and emptied when practicably full.
- ❑ No animals are permitted to 'wander' the site or adjoining sites.
- ❑ The driveways, pathways, side fencing, letterbox and landscaping forward of the dwelling shall be completed prior to the occupation of the dwelling as per the approved plans.
- ❑ Berms shall be re-seeded at the time of completing the frontage landscaping with grass that matches the frontage for uniformity.
- ❑ Any damages caused outside of the allotment to be repaired immediately by the Purchaser or their contractors.
- ❑ FL are to be notified of completion of the works to enable inspection **prior** to occupation.
- ❑ If the Protective Covenants and Special Conditions are complied with in all respects the Bond will be repaid in full and occupation may then occur.
- ❑ Care shall be taken when locating portaloos to ensure they are not obtrusive to neighbouring lots and fixed in a manner that ensures they will stay upright at all times.
- ❑ Plans that have not received full developers approval prior to occupation of the dwelling will have \$500 deducted from their bond.

Where the above procedure is not adhered to, FL may recover the cost for repairs, correspondence and administration from the Bond prior to releasing it to the Purchaser. If occupation occurs prior to the Bond reimbursement request, the Bond may be forfeited.

GENERAL

FL shall be permitted to provide adjoining allotment owners with the contact details to neighbouring allotments for the purposes of resource consent approvals, fencing notices and relevant communications.

The above covenants and rules apply to all Purchasers within developments undertaken by FL. Where a Purchaser on-sells a section or a dwelling, it is the responsibility of that Purchaser to make subsequent Purchasers aware of these covenants and rules.

FL reserves the right to alter or amend the Protective Covenants and Design Guide for Your Section for subsequent stages of Falcon's Landing.

The Purchaser covenants with FL that they will not oppose or prevent FL from progressing and completing Falcon's Landing or FL's development plans or consents needed to generally give effect to Falcon's Landing Development.

IMPORTANT FOOTNOTES

ⁱ Alternative roofing materials and external cladding materials may be considered on their merits if in the opinion of FL, those materials or claddings will not adversely affect the development.

ⁱⁱ FL retains the right to approve side boundary fencing within 2.0m of the road frontage due to the irregular shape, size or orientation of an individual allotment.

ⁱⁱⁱ Alternative roof pitch may be considered on their merits if in the opinion of FL such pitch will not adversely affect the development and any departure from the covenant is justified and not requested primarily as a function of cost or convenience.

Disclaimer:

This document is a Summary of the Protective Covenants and Plan Approval process. The formal Protective Covenants are available on request. The Vendor takes no responsibility for the Purchaser relying on the above information when making their decision to purchase an allotment. The District Plan rules should be referred to in all circumstances.