FALCON'S RUN
Rolleston

Living Quarter

A Design Guide for Your Section

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Introduction – Living Quarter

Yoursection.nz Falcon's Run (YSFR) 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 Run 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 - info@yoursection.nz

Design Guide

To ensure the dwellings within Falcon's Run are innovative, YSFR 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.

Dwelling Plan Approval Process

To ensure that quality-housing standards are achieved, purchasers are required to obtain approval from YSFR 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 along with a completed Plan Approval Application form (attached to this document) are to be supplied to YSFR.
- 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 and until all work is completed and approved by YSFR.
- 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 YSFR.
- Should you wish to make any changes to the width of your driveway or fencing after developers' approval please ensure you check with YSFR that these changes are acceptable.
- YSFR 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.

Design Features Required

The following is a list of features that are encouraged to be included in the dwelling design. A minimum of four from the following list, or alternative 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.

- Oversized windows visible from the street.
- Mixed materials such as brick/linea, plaster/cedar or similar products.
- Skylights within the roof line and visible from the frontage.
- Exterior wall mounted lights.
- Feature chimney which is boxed.
- Feature entry.
- Plastered or Brick Columns that are separate from previous item above, with minimum dimensions being 300mm x 300mm.
- Professional landscape design with appropriately sized plants.
- Gables facing the street, including detailing such as vents or recesses.

YSFR wish to further encourage the design of dwellings adjoining the main playground/park (being Lots 72 - 75) to consider the positioning of living spaces to take advantage of the reserve outlook. Ancillary structures such as garden sheds, clothes lines and gas bottles are to be setback from the reserve boundary.

Dwelling Exterior

When submitting your plans for approval please provide your exterior colour scheme and consider the following:

- Gutters should be a similar colour to the dwelling, roof and joinery.
- Natural colour themes are preferred. Colour samples are required for review and approval.
- Copper down pipes are not permitted due to stormwater consent requirements.

Landscaping

When submitting your landscape plan below is a list of things you should consider:

- A detailed landscape plan visible from the street, access or reserve is to be completed, including clear legends to highlight designated planting areas, hardscape elements and features areas.
- Where foundations are visible from the frontage, a suitable level of planting (including height of the plants) is required to ensure these areas are screened.
- Any tree or shrub or any landscape feature within the front 2.0m of the allotment shall not be removed without the prior approval of YSFR.
- Internal fences are to be shown separately from boundary fencing and must be a different style than side boundary fencing.
- Long/shared driveways, access ways and ROW will require extra planting as well sections facing a reserve.
- All service areas such as air conditioning units, rubbish bin areas and clothes lines are to be screened from the road frontage and reserve areas.
- All planting should be a reasonable height or ground coverage at the time of planting.
- To preserve neighbourhood amenity boats, caravans and recreational vehicles should be parked in screened areas that reduce visual intrusion for adjacent residents. Please show this on your landscape plan.

Street Trees and Street Lighting

Street tree locations need to comply with multiple Council location rules and meet Council's strict planting and maintenance rules therefore please be aware of the following:

- No street tree shall be relocated without prior approval from YSFR. YSFR are also required to obtain SDC approval for any tree relocation.
- Street tree and lighting plans (available on our website) must be reviewed when locating dwellings and driveways. The position of your driveway should comply with SDC distances from street trees rules. Responsibility for compliance with SDC rules rests with the lot owner.
- Any tree relocation or removal will be at the purchasers' cost in all respects and may result in bond forfeiture.
- Please be aware the relocation of a tree may require arborist assessment and council approval.
- Reinstatement costs and potential bond forfeiture may apply if it is found trees are removed or relocated without the appropriate approval.

We recommend you review the street tree and lighting plan on our website and SDC's Tree and Vegetation Management Policy Manual, Pg 28, sec 17 to ensure compliance and avoid any costly changes.

Ancillary Structures

No fixtures, including storage of gas or the installation of control equipment for gas or meter boxes or exterior heat pump units shall be visible from the street front elevation.

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

All service areas for rubbish bins and clothes lines should 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.

No shipping containers or similar will be permitted to be placed on the land. YSFR 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. The protective covenants will refer to such allotments and provide the allotment numbers.

In the design of a two-storey dwelling you should consider 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.

Fixed staircases may only be installed when accessing storage spaces with no exterior glazing.

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.

Building Time

Construction of dwellings on each site should commence within twelve months of receipt of developer's approval, 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.

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

Roof Pitch

A variety of roof pitches may be approved, provided they complement the dwelling and align with the overall aesthetic of the subdivision

Garages

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

Driveways (Also refer to Landscaping and Street Trees)

Only one driveway will be permitted per property. Requests for a second access point will be considered for a corner section. YSFR 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 YSFR.

Prior to construction of the dwelling commencing, the berm where the drive is to be located shall be removed and kerb crossing cut down (where required). The proposed drive location must then be metaled to prevent spoil being transported onto the road.

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

Driveways wider than 4.8m will require further soft planting along the edges.

We recommend you check the street tree and lighting plan on our website before designing driveways to ensure compliance with SDC driveway setback rules. Responsibility rests with the lot owner – non-compliance or remediation may result in forfeiture of your bond.

Consent Notices

The Selwyn District Council or other authority may require Consent Notices to be attached to the title to be created by YSFR. 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 is all at the purchaser's cost.
- The requirement to service the allotment with infrastructure such as low-pressure sewer pump, or water/stormwater storage within the lot.

Multi-Use Sections

YSFR have nominated sections within Falcon's Run suitable for multigenerational homes, duplex homes or home and income dwellings whereby you may choose to build a maximum of two residential units or principal buildings on each lot. We have called these "multi-use" lots and specific lots have been chosen as suitable for "multi-use" homes.

The following is a list of lots suitable for multi-use homes:338, 339, 342, 354, 361, 363, 373, 391, 392, 393, 395, 400, 425, 429, 430, 431.

Approval of dwelling designs for multi-use sections will be at the sole discretion of YSFR. All SDC MDRZ rules shall apply.

Fencing

Fencing During Construction

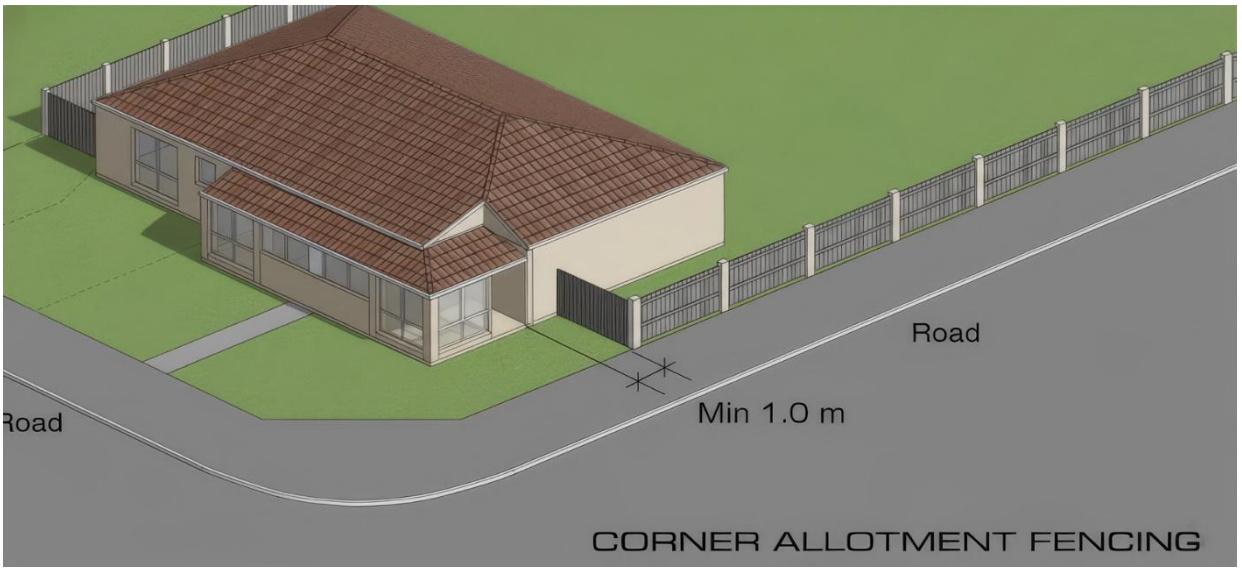
Side and rear boundary fencing shall be completed prior to any building works commencing on site. Temporary fencing (such as shade cloth or gates) to a height of not less than 1.8m is required on the road boundary during the construction period and the site fully enclosed when construction is not occurring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

Privacy Fencing within the Section

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. Such fencing shall be finished at least 1.0m behind the main building line (see diagram below).

Street front fencing on all allotments shall be of a different style from internal boundary fencing.

Please refer to the Selwyn District Plan's fencing rules. Where the District Plan rules are more onerous these rules shall override the above.



Reserve and 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. These cannot be painted or stained.

Fencing erected by YSFR on lots fronting a reserve or waterway, shall not be removed or altered.

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 YSFR. 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 side boundary fence[i].

General Fencing

No fencing shall be greater than 1.8m in height unless specifically approved by YSFR.

YSFR 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. Any fencing erected by YSFR shall not be removed/altered without YSFR approval.

YSFR is not responsible for contributing 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 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,fencing, berms and kerbs or footpaths 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.

YSFR 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 YSFR 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 to the locations designated by YSFR. Further show homes sites outside of the designated locations may be considered, however they will be subject to YSFR approval. Consideration will be given to the number of sites being utilized for show purposes and YSFR 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 YSFR if such signage is acceptable in the sole discretion of YSFR 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 YSFR, fencing shall be erected by the Purchaser prior to any site-works being undertaken.
- Where a driveway has not been constructed by YSFR, 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 windblown materials or otherwise from the site. Rubbish skips are to be placed on the site and emptied when practicably full.
- 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 to Council standard at the time of completing the frontage landscaping with grass that matches the frontage for uniformity.
- Any damages including damage to footpaths caused outside of the allotment to be repaired immediately by the Purchaser or their contractors.
- Any approved street tree location requests are to be completed in accordance with appropriate and agreed relocation process. Failure to do so will result in forfeiture of the bond.
- YSFR are to be notified of completion of the works to enable inspection prior to occupation.
- If the Protective Covenants and Further Terms of Sale are complied with in all respects the Bond will be repaid in full and occupation may then occur.
- Care shall be taken when locating portaloo's 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 (including any changes to those plans) prior to occupation of the dwelling will have $500 deducted from their bond.

Where the above procedure is not adhered to, YSFR 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

YSFR shall be permitted to provide adjoining allotment owners with 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 YSFR. 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.

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

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

Important Footnotes

[i] YSFR 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.

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.

Plan Approval Application Form – Falcon's Run – Living Quarter

1. Owners Details

Name of Applicant:

Section Owner (if different to above):

Section Number:

Street Address of Section:

Current 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

What is the Allotment Area in sqm?

What is the Floor Area of the dwelling (including garages) sqm?

What is the height of the Dwelling (m)?

What is the Roof Pitch of the Dwelling (degrees)?

What is the dwelling set back from roadside boundary:

How many levels is your dwelling?

4. Attachments & Information Included with application (Please tick)

Please attach the following to your application:

- □ Site Plan
- □ Floor Plan
- □ Front Rear and Side Elevations
- □ Check Street/Tree & Lighting Plan (website)
- □ Frontage Landscape Plan
- □ Exterior Lighting Plan (Street Elevation)
- □ Driveway Design/Width
- □ Fencing Detail (internal/setbacks)
- □ Services area screened
- □ Letterbox Location & Detail

Four Architectural features – List below:

1.

2.

3.

4.

5. Exterior Colour scheme

Please provide colour samples with your application:

Exterior Cladding:

Roof Cladding:

Roof Colour:

Wall Colour:

Window Joinery Colour:

Front Door Colour:

Garage Door Colour:

Driveway Width:

(Please check with SDC your driveway complies with distances from street trees)

Driveway Materials:

Garage Size:

Office Use:

Date Application Received:

Date Further Information Received:

Date Approved:

This document must be completed by the applicant and supplied with the necessary information. Plans may be returned to the applicant and fees may be charged. Yoursection.nz reserves the right to charge processing fees where any application requires significant input in achieving plan approval. By completing this form, you confirm you've checked all relevant SDC requirements prior to applying for building consent.