

# **PRESTON DOWNS**

## **DEVELOPMENT INFORMATION BOOKLET**

**PRESTON DOWNS**

West Melton

**NOVEMBER 2017**

## **INTRODUCTION**

GW West Melton Limited (GW) 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 Preston Downs development, West Melton. 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.

## **ANCILLARY STRUCTURES**

All structures on the allotment within view of a Public Road, Right of Way or Access Lot shall be constructed of the same or consistent materials as the dwelling.

No fixtures, including storage of Gas or the installation of control equipment for gas or meter boxes visible on the street front elevation, shall be attached to the dwellings that in the opinion of GW 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 7 metres from the road boundary and should not be visually obtrusive to the neighbouring properties.

Exposed chimneys, vents or flues where greater than 500mm above the roofing material shall be enclosed in material consistent with the exterior materials of the dwelling, such as a boxed chimney.

## **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.

- 'Full Height' windows visible from the street other than where not possible due to joinery, etc.;
- Glazing in garages facing the street shall be opaque/obscure below a level of 1.5m.
- Solid Plaster or 'Bag Wash' finish;
- Skylights within the roof line;
- Natural Stone;
- Linea Board or similar;
- Feature Chimney;
- Feature Front Doors and Handles;
- Portico or Porch, including associated columns and paving different from the driveway;
- Plastered or Brick Columns that are separate from previous item above;
- Landscape features such sculptures, water features, walls, planters retaining walls;
- Fencing and/or Gates between Dwelling and side Boundary (Paling fencing excluded).

## **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 GW, fencing shall be erected by the Purchaser prior to any site-works being undertaken.
- Where a driveway has not been constructed by GW, the kerb is to be cut out, berm excavated and

appropriate metal placed to ensure mud or other materials is 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.
- ❑ No animals are permitted to 'wander' the site or adjoining sites.
- ❑ The driveways, pathways, letterbox and landscaping forward of the dwelling shall be completed prior to the occupation of the dwelling.
- ❑ Any damages caused outside of the allotment to be repaired immediately by the Purchaser or their contractors.
- ❑ GW 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.

Where the above procedure is not adhered to, GW 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.

## **BUILDING HEIGHTS**

Specific allotments will be chosen as suitable for either single or two storey dwellings. 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 MATERIALS<sup>1</sup>**

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, recycled 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**

We suggest homes to be constructed on each section should have a minimum floor area based on the density range outlined as follows<sup>ii</sup>:

- ❑ Dwellings located on Lots less than 1,000m<sup>2</sup> should be at least 180m<sup>2</sup> (including garage),
- ❑ Dwellings located on Lots greater than or equal to 1,000m<sup>2</sup> should be at least 200m<sup>2</sup> (including garage).

## **BUILDING TIME**

Construction of dwellings on each site should commence within 24 months of possession of the land and the home shall be completed within nine months of commencement of construction.

## **CONSENT NOTICES**

The Selwyn District Council or other authority may require Consent Notices to be attached to the title to be created by GW. 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.
- ❑ Dwelling design requirements to meet Acoustic Standards.

## **DESIGN GUIDE**

To ensure the dwellings within the Preston Downs development are as innovative as the zone rules that apply to the development, GW 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, dwelling shapes and high-density living.

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

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

## **DRIVEWAYS**

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

The berm and kerb crossing up to and including road metalling must be completed prior to construction of the dwelling. 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 GW and/or the appropriate local authority.

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

Approved finishes for driveways include coloured stamped/stencilled or exposed aggregate concrete, asphaltic concrete, concrete cobblestones or pavers or similar.

Where GW 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.

## DWELLING PLAN APPROVAL PROCESS

To ensure that quality-housing standards are achieved, purchasers are required to obtain approval from GW for any building works prior to making an application for building consent with the local authority.

- ❑ A set of dwelling plans, including landscape planes are to be supplied to GW.
- ❑ 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 \$2,000 shall be paid by the Applicant at the time of making the application 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 GW.
- ❑ GW 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 been already been used too often within the development.
- ❑ At the rear of this document is a Plan Approval Application that must be completed by the Applicant and supplied with the plans for approval.

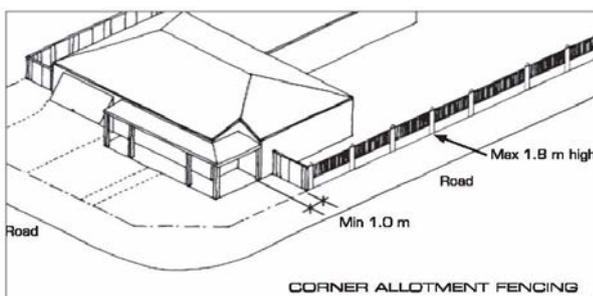
## DWELLING SETBACKS

The front of the dwelling should be designed to be a minimum of 3.0m from the street boundary and ideally be forward of the garage to 'address' the street although in some instances this is not practical. The parking of boats and other recreational vehicles should be screened from public view.

## 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 shall be secured closed when construction is not occurring on the site (evenings, holidays, etc).



### Road Front Boundaries

Fencing will not be permitted within 3.0m of the road boundary except on allotments that have road frontage on two boundaries, where fencing on one road frontage may be permitted on the boundary<sup>iii</sup>.

Street front fencing on all dual frontage allotments shall be of similar materials to the dwelling. Such fencing shall be finished at least 1.0m behind the main building line (see diagram).

### Reserve & Rear Boundaries

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

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

Where fencing is erected by GW on lots fronting a reserve or waterway, such fencing shall not be removed or altered without specific approval.

### **Internal Boundaries**

All internal boundary fences shall be constructed from masonry, solid timber or in the form of a paling fence with palings on the same side of the rails as the posts with timber capping, unless otherwise approved by GW.

### **General Fencing**

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

GW 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.

GW 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 GW or adjoining allotment owner.

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

### **FURTHER SUBDIVISION**

On issue of titles for the individual allotments, no allotment may be further subdivided prior to 31st December 2020, unless specifically approved by GW. Excluded from this are further stages of the planned subdivision by GW or boundary adjustments that GW deem appropriate.

### **GARAGES**

Double garages should be provided for on all allotments.

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

### **LANDSCAPING**

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 GW.

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

Domestic driveways shall be a maximum width of 4.5m at the property boundary for a depth of at least 2m at the entrance (in order to facilitate landscaping) and allow clear visibility above 1m for a width of 1.5m either side of the entrance.

Landscaping visible from the road frontage shall be completed in accordance with the Landscape Plan prior to occupation of the dwelling.

### **MAINTENANCE**

Prior to, during, and after construction, the allotment is to be maintained in a clean and tidy manner. No excavation material, rubbish or builders waste shall be deposited on adjoining properties.

No rubbish, including Builders waste materials may accumulate or be placed on the allotment or any adjoining allotment.

Grass and/or weeds shall not be allowed grow to a height exceeding 100mm.

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.

GW 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.

### **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 GW immediately of the transaction.

### **ROOF PITCH**

A minimum roof pitch of 28 degrees will apply for all housing<sup>iv</sup>.

### **SHOW HOMES**

Show homes sites may be permitted by GW. Consideration will be given to the number of sites being utilized for show purpose and GW may in their sole discretion withhold consent for further show homes.

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### **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 GW if such signage is acceptable in the sole discretion of GW and prior written consent is obtained.

### **SUSTAINABILITY**

Whilst GW 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.

### **GENERAL**

GW 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 GW. 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.

GW reserves the right to alter or amend the Protective Covenants and Information Booklet for subsequent stages of Preston Downs.

The Purchaser covenants with GW that they will not oppose or prevent GW from progressing and completing Preston Downs or GW's development plans or consents needed to generally give effect to the Preston Downs Development.

The logo for Preston Downs features the words "PRESTON DOWNS" in a bold, white, sans-serif font. The text is centered within a horizontal, light-orange rectangular banner that has a slightly distressed or torn-edge appearance on its top and bottom borders.

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## PLAN APPROVAL APPLICATION

*This document must be completed by the applicant and supplied with the necessary information. If the appropriate information is not supplied the plans may be returned to the applicant and fees may be charged.*

*GW reserves the right to charge processing fees where any application requires significant input in achieving plan approval.*

### 1. Owners Details

Name of Applicant  
Allotment Owner (if different to above)  
Allotment Number  
Street Address of Allotment  
Current Postal Address of Applicant  
Phone Number of Applicant  
Email address of Applicant

### 2. Builder/Architect Details

Company Name  
Contact Name  
Postal Address  
Phone (Wk) (Cell)  
Email address

### 3. House Details

What is the Allotment Area in m<sup>2</sup>  
What is the Floor Area of the dwelling (including garages, carport) m<sup>2</sup>  
What is the height of the Dwelling (m)  
What is the Roof Pitch of the Dwelling (degrees)  
How many levels is your dwelling

### 4. Attachments Included (please tick)

*Please attach the following to your application:*

Site Plan   
Floor Plan   
Front Rear and Side Elevations   
Frontage Landscape Plan   
Exterior Lighting Plan   
Driveway Design   
Fencing Detail (all sides)   
Letterbox Location & Detail   
Sectional/Timber Garage Door  
Four Optional Items – please list

- 1.
- 2.
- 3.
- 4.

### 5. Exterior Materials & Colour scheme

*Please provide colour samples with your application:*

Exterior Cladding  
Roof Cladding  
Colour Scheme  
Roof Colour  
Wall Colour  
Window Joinery Colour  
Door Colour  
Garage Door Colour  
Driveway Materials & Colour

### Office Use:

Date Application Received  
Date Bond Received  
Date Further Information Requested  
Date Further Information Received  
Date Approved  
Bond Released (Date & Amount)

## IMPORTANT FOOTNOTES

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<sup>i</sup> Alternative roofing materials and external cladding materials may be considered on their merits if in the opinion of GW, those materials or claddings will not adversely effect the development.

<sup>ii</sup> Floor area measurements shall be based on the outside slab dimensions. Floor areas less than those specified may be accepted if the dwelling incorporates covered outdoor living area as a substitute to dwelling area. The allotment areas stated are net areas (exclusive of area of Access Lot, Right of Way or Driveway shared with any other Allotment or any area that is not zoned for residential purposes).

<sup>iii</sup> GW retains the right to approve fencing within 2.0m of the road frontage due to the irregular shape, size or orientation of an individual allotment.

<sup>iv</sup> Alternative roof pitch may be considered on their merits if in the opinion of GW, such pitch will not adversely effect the development.

*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.*

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