



262 ON HIGHSTED DEVELOPMENT – DESIGN GUIDELINES

COVERING STATEMENT

262 On Highsted have produced the following design guidelines to ensure we protect the investment you and you fellow neighbours have.

If you require further clarification or assistance, please feel free to contact our sales representative on 027 334 1177 or by email: barb@highsted.co.nz

For clarity, all structures to be placed on the land (houses and ancillary buildings) must be approved. Plans and other information required as per the "Developers Approval Form" can be emailed to our office to barb@highsted.co.nz

262 On Highsted reserves the right to alter or amend the Covenants and Design Guidelines for subsequent stages of the *262 On Highsted* development.

BOND

A Bond of \$3,000 shall be paid by the Applicant at time of settlement and that Bond will be held until completion of the dwelling.

The below process is to be followed to receive your full refund of the bond.

- *262 On Highsted* approval and Christchurch City Council Consents are required prior to any work being undertaken on the site.
- Either the driveway is to be installed prior to any excavation works being undertaken or the kerb is to be cut out and appropriate metal fill placed (preventing site material or soil being tracked onto roads).
- If footpaths are removed for construction purposes, they are to be reinstated to match at the Purchasers costs. Patching will not be allowed unless approved by *262 On Highsted*.
- The front landscaping is to be completed prior to occupation of the dwelling (including but not limited to the driveways, entrance pathways, side fencing, letterbox and landscaping) as per the approved plans by *262 On Highsted*.
- The site is to be kept clean and tidy at all times.
- Any damages caused outside of the Purchasers section is to be immediately repaired at the Purchasers costs.
- The Purchaser is to notify *262 On Highsted* at least 5 working days prior to completion of the works to enable inspection prior to occupation.
- If the Land Covenants and Special Conditions are complied with in all respects, the Bond will be repaid in full and occupation may then occur.

If occupation occurs prior to the Bond reimbursement request, the Bond may be forfeited.

GENERAL TIDINESS

The Purchaser is to keep the property in a clean and tidy manner. No rubbish or builders' surplus materials are to be stored on or adjoining the property.

The grass and berms shall be maintained and not be allowed to exceed 150mm in height.

Should any damage arise to any berm, footpath, kerb, road, landscaping contained within the remainder of the subdivision (including neighbouring lots), the Purchaser shall immediately repair the damage caused.

262 On Highsted retains the right to undertake any of the above repairs or remove any surplus materials that is in their sole discretion, determined by *262 On Highsted* that if left in the current state may be damaging to



the subdivision, 262 On Highsted can take action with reasonable costs to be met by the Purchaser.

CONSTRUCTION TIMELINE

Construction of the new dwelling is to proceed within 2 years of the land possession. The Construction is to take no longer than 12 months from commencement of construction (including the front landscaping) unless prior approval with 262 On Highsted.

HOUSE PLAN APPROVAL

The Purchaser is required to obtain prior approval of the house plans from 262 On Highsted before any building consent is applied for.

Please refer to the attached 262 On Highsted "Developers Approval Form".

ROOF

The Dwelling roof is to be of a prefinished nature such as tiles (clay, ceramic, coloured concrete, decromastic, pre-coated pressed steel), cedar, slate or bitumen shingles or painted long-run pressed steel. No unfinished steel such as zincalume or translucent sheets are to be used.

Any ancillary building should match in with the dwelling.

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

CLADDING

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

GARAGES

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

Glazing in garage elevations facing the street shall be opaque/obscure below a level of 1.8m.

ARCHITECTURAL FEATURES

262 On Highsted promotes architectural features and expect that at least two features are included on each road fronting elevation. Features may include (but not limited to), gable features, coined sills, enhanced entranceway, feature door, boxed chimney, skylights, specific landscape features, feature columns.

LOW PRESSURE SEWER

All lots require a low-pressure sewer pump in line with the Christchurch City Council requirements.

SETBACKS, HEIGHTS AND WIDTHS

On the road frontage, the dwelling and the internal fencing should be setback a minimum of 2 meters from the boundary unless approved by *262 On Highsted*. Note fencing on corner lots will be considered for no setback provided they are constructed in a suitable material similar to or in fitting with the dwelling.

Buildings are to be single or double storey only.

The driveway is to be at a maximum 4.8m wide at the boundary.



STORAGE / PARKING

Caravans, trailers, boats etc should be screened from the road boundaries as not to be in public view.

FENCING

All fencing will comply with the rules in the District Plan. No fencing shall be greater than 2.0m in height.

All internal boundary fencing will be erected prior to construction commencing.

Temporary fencing to a height of not less than 1.8m is required on the road boundary during the construction period and kept closed while contractors are not present onsite.

All internal fences shall be constructed from 1.8m high timber paling with timber capping.

LANDSCAPING

The front landscaping is to be completed in accordance with the approved landscape plan prior to occupation of the dwelling.

Note there is to be a reasonable level of planting installed that is in keeping with the *262 On Highsted* development.

OCCUPATION

The Purchaser may only occupy the dwelling on completion of the works (including driveways, pathways, letterbox, landscaping and seeding of lawns visible from the front boundary) and once a Code Compliance Certificate has been issued by the Christchurch City Council.

There is to be no temporary occupation of the land prior to completion of the dwelling. No camping.

SHOW HOMES

Any proposed show homes sites require *262 On Highsted* pre-approval. Currently no lots have been allocated for this.

CONTACT INFORMATION

262 On Highsted is pre-approved by the Purchaser to pass on their contact details to neighbouring owners for the purpose of consent approvals etc.



HIGHSTED
Residential

262 on Highsted

www.highsted.co.nz



Developers Approval Form

Please complete all the sections below and submit with the documents and samples noted below. If all the required information is not received, 262 on Highsted reserves the right to decline the application; fees may apply. 262 on Highsted reserves the right to charge processing fees for any application that requires substantial input to achieve approval.

Applicant

Name of Applicant	<input type="text"/>
Section Owner (if different)	<input type="text"/>
Section Number	<input type="text"/>
Street Address of Section	<input type="text"/>
Applicant Postal Address	<input type="text"/>
Applicant Email Address	<input type="text"/>
Telephone	<input type="text"/>

Builder/Architect

Company Name	<input type="text"/>
Contact Person	<input type="text"/>
Company Postal Address	<input type="text"/>
Contact Person Telephone	<input type="text"/>
Contact Person Email	<input type="text"/>

Dwelling

Allotment Area (m2)	<input type="text"/>	Floor Area (m2)	<input type="text"/>	Dwelling Height (m)	<input type="text"/>	Roof Pitch (degrees)	<input type="text"/>	Dwelling Levels	<input type="text"/>
				*Floor area including garages and carport		*Note minimum 25 degrees			

Please include the following with your application

Documents	✓	Colour Samples	✓	Office Use Only	
Site Plan	<input type="checkbox"/>	Exterior Cladding	<input type="checkbox"/>	Application Received	<input type="text"/>
Floor Plan	<input type="checkbox"/>	Roof Cladding	<input type="checkbox"/>	Further Info Requested	<input type="text"/>
Elevations (front& rear)	<input type="checkbox"/>	Colour Scheme	<input type="checkbox"/>	Further Info Received	<input type="text"/>
Frontage Landscaping Plan	<input type="checkbox"/>	Roof Colour	<input type="checkbox"/>	Date Approved	<input type="text"/>
Exterior Lighting (street elevation)	<input type="checkbox"/>	Wall Colour	<input type="checkbox"/>	Bond Received	<input type="text"/>
Driveway Design/Width	<input type="checkbox"/>	Window Joinery Colour	<input type="checkbox"/>	Bond Released	<input type="text"/>
Fencing Detail	<input type="checkbox"/>	Front Door Colour	<input type="checkbox"/>		
Letterbox Detail	<input type="checkbox"/>	Garage Door Colour	<input type="checkbox"/>		
Garage Door Detail	<input type="checkbox"/>	Garage Size	<input type="checkbox"/>		
Services Area	<input type="checkbox"/>	Driveway Material	<input type="checkbox"/>		



HIGHSTED
Residential

262 on Highsted

www.highsted.co.nz



Further Information Requested:

Other

Other

Other