

YORKTOWN

— West Melton —

DESIGN GUIDE

GENERAL

YORKTOWN has been developed for the discerning homeowner. Each dwelling must meet the minimum size covenants, be of a high standard, complement the site and relate appropriately to the size of the section. An Approval of Home Design Application form must be submitted to Yorktown Developments Limited (YDL) prior to applying for your building consent with the Selwyn District Council. Landscaping plans are required to be submitted with the developer approval application.

DESIGN BONDS

A design bond (\$5000) is payable at time of settlement and will be held by YDL during the term.

The Bond is non-interest bearing and as such no interest will be paid.

BOND REFUND

The following must be complied with in order to apply for and commence the bond refund process:-

- The Purchaser is required to obtain written design approval from YDL before a building consent application is lodged and approved with the Selwyn District Council and prior to the commencement of any works being undertaken on site. *Refer to Approval of Home Design Application.*
- Construction of buildings (primary and ancillary) have been completed and site landscaping in accordance with the approved plans.
- Any damages caused outside of the Purchaser's section have been repaired/rectified at the Purchaser's cost.
- An all-weather driveway has been constructed for the first 10 metres from the ROW boundary.
- The site has been kept clean and tidy at all times.
- The Purchaser is to notify YDL at least 5 working days prior to completion of works to enable inspection prior to occupation. If occupation occurs prior to the pre-occupation inspection being carried out, the design bond may be forfeited, or monies deducted to cover costs.
- If the *Land Covenants* and *Further Conditions of Sale* are complied with in all aspects, the design bond will be repaid and occupation may occur. Where these have not been adhered to, YDL reserves the right to recover the cost of repairs, maintenance, and administration from the bond prior to releasing it to the Purchaser. Any variation to, or deviation from the approved design plans, not approved by the Developer will be a breach of the covenants and subject to the provisions of clause 3.

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- o Design bonds expire 48 months from the settlement date. Any design bond refund applications received after this time may be forfeited/declined.

DWELLING SIZE

Any structure that requires a building consent (including ancillary buildings) will require YDL plan approval prior to construction.

Minimum floor area (main dwelling) as listed in the covenants:

- Minimum dwelling 200 sqm floor area including attached garaging

SITING OF BUILDING AND DWELLINGS

Environment Canterbury and Selwyn District Council have provided computer generated flood models that map overland flood pathways in the event of an exceptionally large weather event. These channels exist right throughout the Canterbury Plains including the Yorktown Development site.

For floor level calculations (site specific) please refer to the engineers for the project, Inovo Projects (email: peter@inovo.nz) . In all cases it is important not to block natural flow paths.

For dwelling boundary setbacks, please refer to the Selwyn District Council Rules.

DRIVEWAY LOCATION AND CONSTRUCTION

The driveway entrance locations for the sections have been pre-determined to be centred between tree landscaping in the right of way, and a minimum of 2 metres from any ROW tree, and to be clear of the ROW soak pits.

Private Driveways from the ROW shall be of a compacted all-weather surface, to avoid detritus being tracked onto the ROW.

PRIVATE RIGHT OF WAY

The property owner (in conjunction with neighbouring owners who share the use of the right of way) shall have the responsibility for the maintenance of the right of way and all associated infrastructure in the right of way such as soakage pits and swales. The maintenance of trees and landscaping, including the mowing of the grass, is allocated to specific allotment owners as shown on the *Maintenance Areas Plan*.

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ARCHITECTURAL FEATURES REQUIRED

The following is a list of items or features that are to help guide you to the level of design that will be accepted. These must be approved by YDL prior to any Council Building Consent application, with final signoff for building being at YDL's discretion.

Unless specifically authorized in writing by YDL, the following features must be included in the overall design to help maintain the integrity of the Development, and must be visible from the legal road, right of way, or access lot from which the dwelling obtains its access:

- 2 x exterior cladding materials (1 x main cladding and 1 x contrasting cladding)
- Permitted exterior wall materials include:-
 - o Clay brick
 - o Stained or painted weatherboard or Linea board
 - o Concrete masonry or pre-cast concrete
 - o Natural stone
 - o Stucco/plaster
 - o Bag Wash,
 - o Wide tray long-run pressed steel
 - o Corten Steel
 - o Cedar or similar timber
 - o Glazing, and any combination of the above
- If brick, concrete block, or wide try long run steel is used as an exterior wall cladding, it can compromise of no more than 66% of the exterior solid wall area of the structure or otherwise approved by YDL.
- Exterior colours used are to be of a monochromatic and/or recessive nature, whites, blacks, greys or recessive colours. We also encourage the feature of natural materials, stone, pre-cast concrete or concrete block, wood, metals such as Corten steel.
- Roof pitch to be a minimum of 25 degrees. Alternative roof styles (such as architectural monopitch) or other, will be considered on their merits, on a case by basis if in the opinion of YDL, such pitch and style will not adversely affect the development and any departure is justified and not requested primarily as a function of cost or convenience.
- Permitted roofing materials must be of a dark recessive colour and include:-
 - o Tiles (clay, ceramic, concrete, pressed steel)
 - o Cedar Shingles

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- o Slate
- o Membrane or bitumen shingles
- o Pre-painted long run pressed steel

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

Full height windows visible from the street, or where the architecture dictates, long elongated windows running horizontally. Small, bathroom type windows are not desirable to be visible from the ROW/street and are to be avoided where possible.

If there is a chimney, a feature chimney which is boxed is preferred.

Feature front doors with architectural handles is preferred.

LANDSCAPING TO BE APPROVED BY YORKTOWN DEVELOPMENTS PRIOR TO COMMENCEMENT

A suitable amount, size, height of planting is required to ensure an appealing transition between dwelling and ROW's. This includes the 'Developer's trees' provided by the developer to be incorporated in each lot's boundary landscaping plans. Landscaping is to be completed in accordance with the approved landscape plan, within six months of occupation of the dwelling.

Pathways to front doors shall be highlighted as the main entry point. This can be achieved by using a different material or finish of the driveway, planting a garden strip separating the pathway from the driveway, or feature path lighting.

Feature lighting, including landscape lighting is preferred to be included in the overall design, and these must also meet with the requirements of the Selwyn District Plan.

ONSITE WATER STORAGE

All lots will be required to provide a minimum water storage on site, which is sufficient for 3 days.

Water tanks of 10,000L or more should be no higher than 2.5m above finished ground level, finished in a natural tone (preferably dark green exterior) and be appropriately landscaped/screened.

WASTEWATER TREATMENT SYSTEM

The Developer has obtained resource consent from Environment Canterbury for your onsite disposal system and recommends a *Hynds Lifestyle Ultimate Effluent Disposal System*.

The disposal field for the unit needs to be located within the requirements of the *Resource Consent CRC260417*.

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SIGNAGE

The erection of any signage will only be permitted with the prior written consent of the Developer. Note that Selwyn District Council consent may also be required.

YDL reserves the right to review and consider the merits of any design application outside of the above stipulations, granting approval on the basis it will not adversely affect the development and any departure from the covenant is justified and not founded primarily as a factor of cost or convenience.