

KENNEDY'S LANDING - HALSWELL

STAGE ONE - Design and Development Guidelines

INTRODUCTION

25 KBR Limited (The Developer) have set design guidelines and covenants to ensure that your housing investment is protected.

For any assistance in the design process, please contact us at living@kennedyslanding.nz or 0274 669 488

Please note, all structures and colours must be approved. Please email these to living@kennedyslanding.nz prior to applying for Building Consent.

ANCILLARY BUILDINGS AND FIXTURES

Ancillary structures shall be of consistent materials and colours as the dwelling. No fixtures, including storage of gas or control equipment for gas or meter boxes, heat pump units shall be obtrusive on the street front elevation.

Antennae and satellite dishes shall be located on the side or rear of the dwelling and should not be visually obtrusive from the road.

Service areas for rubbish bins and clothes lines shall be located or screened or planted out to be non obtrusive from the street or any reserve elevation.

The placing of storage containers (max 20ft) on site are allowed during the first 6 months of the construction phase. When a container is placed onsite, the construction phase begins.

BUILDING MATERIALS

Permitted roofing materials include tiles (clay, ceramic, concrete, pressed steel), cedar, slate, membrane or bitumen shingles or pre-painted long-run pressed steel, and must be of dark recessive colours.

Permitted exterior wall materials include clay brick, stained or painted weatherboard, concrete block masonry, natural stone, stucco/plaster, bag-wash, wide tray long-run pressed steel, cedar or similar suitable timber, glazing or any combination of the above.

If brick, concrete block, or wide tray long run steel is used as exterior wall cladding, it can comprise of no more than 66% of the exterior solid wall area of the structure or otherwise approved by 25 KBR.

Gutters and downpipes shall be pre-finished or painted to match the dwelling or the roof colour, or be made of copper.

DESIGN FEATURES

Kennedy's Landing encourages design of a modern bespoke nature, with architectural features. These guidelines are to help guide you to a level of design which will be accepted by 25 KBR Ltd.

We require a minimum of 6x of the following features, and must be visible from the legal road or right of way.

- 2 x exterior cladding materials. (1x main cladding and 1x contrasting cladding)
- Use of Natural Stone, polished/sealed concrete block or precast concrete, Linea board, cedar or similar timber.
- Feature boxed chimney
- Feature front doors with architecturally designed handle/s
- Entrance porch with columns
- Full height windows
- Mono pitch roof
- Roof pitch greater than 32deg
- Gable to Gable (Front to rear), or Cross Gabled Roof Line
- Feature Parapet Roof
- Concealed Fix, Tray style as roofing, such as 'Heritage Tray'
- Letterbox matching cladding and colours of dwelling
- Steps to front door and/or use of retaining walls or tiered landscaping
- Feature exterior lighting incl. landscape lighting

BUILDING SIZES

Sections <500sqm minimum dwelling size is 140sqm incl. garage

Sections 500-600sqm minimum dwelling size is 160sqm incl. garage

Sections 600sqm-700sqm minimum dwelling size is 180sqm incl. garage

Sections 700sqm+ minimum dwelling size is 200sqm incl. garage

Build up to 40% coverage as per RNN Zoning of District Plan

Stage One two storey designated sites are Lot 12 and Lot 10 only.

COLOUR SCHEMES

Exterior colours used are encouraged to be of a monochromatic and/or recessive nature, whites, greys, blacks, or recessive colours. We also encourage the feature of natural materials, stone, precast concrete or concrete block, wood, metals such as corten steel. Red/Orange coloured bricks will not be permitted.

BUILD TIMEFRAME

To be completed within 12 months of commencement of construction, including site works and landscaping.

DRIVEWAYS

One driveway will be permitted per property. Secondary access points will be considered on a case by case basis.

Vehicle crossings must be completed, including kerb and metalling before the construction phase begins. Any dirt or debris, tracked onto the road must be cleaned up within 24 Hours.

The maximum width of the driveway at the road boundary shall be 4.8m, which should extend for a distance of 2m from the legal boundary. 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, asphalt, concrete cobblestones or pavers or similar. Twin car track strips are not permitted.

The parking of boats, caravans and other recreational vehicles should be screened from public view.

FENCING

All Internal Fencing (excluding road boundary) and reserve boundary fencing will be installed and stained black by 25 KBR.

Internal fences will be a Stained 1.8m timber paling fence with timber capping and will cease 3 metres from front road boundary. Reserve boundary fencing will consist of a 1.2 or 1.5m high council approved reserve fence.

Early Bird Special - If a section is purchased with an unconditional contract within 2 months of the corresponding Stage Release Date, 25 KBR will include this fencing **free of charge**. If a section is purchased after the 2 month period, 25 KBR will add a discounted flat fee per section of \$5000 incl. GST (or \$3333 incl. GST. for corner sections with only 2 internal fences), to the purchase price and is payable at time of Settlement.

No fencing or trellis type screen shall be installed higher than 1.8m in height

All wooden front and Boundary Fences are to be Stained/Coloured Black.

25 KBR is not responsible to contribute to the cost of any fence where such fence has been erected by the Purchaser. Any fencing erected by 25KBR must not be removed.

GARAGES

Double garages are required on lots over 500sqm and must not take up more than 50% of front elevation.

LANDSCAPING

Entry corner Lots 1 and 13 must not erect any fence, plant any plantings or obscure in any way the feature entry walls from the street. And must not erect a fence behind the feature entry wall, unless it is screened with planting.

Pathway leading to the front door of the dwelling shall be highlighted as the main entry point, this can be done by using a different material or finish to the driveway, planting/ garden strip separating pathway from driveway, or feature path lighting.

A suitable level of planting, including the size and height of planting, is required to ensure an appealing transition between the dwelling and the street landscape. A Landscaping design must be submitted to 25 KBR for approval.

MAINTENANCE

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.

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)

ON-SELLING

If 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 25 KBR immediately.

SIGNAGE

Signage on individual lots must be professionally sign written. Signage indicating a business will only be permitted by 25 KBR if prior written consent is obtained.

SEWER

Each of the lots will be required to connect to the low pressure sewer network within the roading network. We will provide a connection at each boundary for the system. As part of your Building Consent you will be required to install a tank, pump & controller supplied by Ecoflow 03 349 2506.

GENERAL

25 KBR shall be permitted to provide adjoining allotment owners with contact details of neighbouring allotments for relevant communications.

25 KBR reserves the right to alter or amend the Covenants and Design Guidelines for subsequent stages of the Kennedy's Landing development.

DESIGN APPROVAL APPLICATION - Kennedy's Landing

1. Purchaser Details

Name of Applicant/Owner:
Allotment Number:
Street Address of Allotment (if known):

Current Postal Address of Applicant:

Phone Number:

Email address:

2. Builder Details

Company Name:

Contact Name:

Postal Address:

Phone:

Email address:

3. Dwelling Details

Lot size(sqm):
Dwelling Roof Pitch(deg.):

Total Floor Area incl. garaging(sqm):
Two Storey / Single Storey (circle one)

4. Attachments Included (please tick)

Please attach the following to your application:

- | | |
|---|---|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Street Frontage Landscape Plan |
| <input type="checkbox"/> Floor Plan | <input type="checkbox"/> Driveway Design |
| <input type="checkbox"/> Front Rear and Side Elevations | <input type="checkbox"/> Front Fencing Detail |

Six Design Features Included:

- | | |
|----|----|
| 1. | 4. |
| 2. | 5. |
| 3. | 6. |

Exterior Materials & Colours

Please include colour samples with the application:
Exterior cladding type and colour
Roof cladding type and colour
Garage Door Colour

Window Joinery Colour
Front Door Colour
Driveway Material & Colour