

10/19/2006

Ap
ALDERTON PARK

EXCEPTIONAL LAND & HOMES - HONE HEKE ROAD, CENTRAL KERIKERI

VISIT. WWW.ALDERTONPARK.CO.NZ EMAIL. INFO@ALDERTONPARK.CO.NZ

DESIGN GUIDELINES

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Introduction

Alderton Park has prepared these Guidelines to ensure that your house and garden and your neighbours house and garden complement each other and in turn add value to each property. They are based on common sense applications for the good of all neighbours. They have been designed not be a hindrance but a fantastic asset to the residences of Alderton Park to ultimately compliment the values of the homes.

At Alderton Park, we embrace the importance of diversity and variety in home design. Each home should reflect the individuality of its owner.

The Guidelines will assist you with the design of your house and the relationship with your neighbours house to provide the basic privacy you both deserve. Applying the Guidelines will also enable you to save money through the reduced use of power and water.

If in the event you are in the position where you are making modifications or building a home, Alderton Park requires you engage a registered architect or building-designer to design your house in accordance with these Guidelines.

A number of the rules within the Guidelines are reflected in covenants on title. Your Solicitor or Conveyancing Company will be able to advise you on the covenants, which have been included in the best interests of both Alderton Park and you.

Alderton Park has taken care to ensure that the Guidelines comply with current building legislation however it is your architects or designers responsibility to ensure that your design complies with all statutory requirements at the time of any modification.

These Guidelines are amended from time to time by the Maintenance Company Alderton Park Ltd. A copy of the Guidelines are in your contract. If there are variations or changes to plans – Design Review Committee (DRC) approval is required. It is important for each owner to read and understand the Design Guidelines and the Maintenance Company (MC) rules.

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1.00 Guidelines for general use / access areas

1.10 General MC responsibilities

The MC is responsible for general road, footpath, roadside garden and bridge maintenance unless an agreement is made with the FNDC (Far North District Council). Damage from misuse / accident / construction / or deliberate damage by any of the residents or residents contractors or agents is solely the responsibility of the resident, and must be repaired within 1 month of the time of damage. In the event the damage is not repaired within the month, the maintenance company has the authority to obtain a quote for the work required and invoice the resident for the that sum in order to get the damage repaired.

1.20 Grass verge between residential boundary lines and roadside or footpath

The MC is responsible for mowing and maintenance of the grass verge between residents boundary lines and roadside or footpath, however it is appreciated if residence do take the little extra time to keep the area in front of their property neat and tidy, ultimately this will keep the maintenance company fee to a minimum.

1.30 Parking

No vehicles are to be regularly located on the access way nor on that area between the front boundary of the land and the dwelling.

1.40 Signage

Please refer to 6.1

1.50 Street lighting

It is the responsibility of the resident to keep their letterbox light on between dusk and midnight each night. The LED lights have completely negligible power consumption.

1.60 Caravans / trade vehicles

All vehicles / caravans / mobile homes visible from neighbouring properties must be currently registered and warranted.

1.70 Use of land / permitted activities

The use of land must adhere to FNDC regulations.

1.80 Tennis court use.

The tennis court can be used mid week between the hours of 7.30am – 8pm. Weekends and public holidays 9am- 8pm. There are no lights to be used on the tennis court. Please respect the neighbouring properties. Loud or abusive play is not tolerated.

2.00 Your home design and construction Guidelines

2.10 Position on your site

Each dwelling must be located to respect the relevant siting conditions and setbacks to comply with the FNDC. In order to get the best value out of your section, we encourage each dwelling is designed to maximize the advantage of the natural characteristics of the site e.g. aspect, vegetation, sun angles, views, prevailing breezes, relationship to the street or open space, the open water body, wetlands and adjoining properties.

2.20 Your neighbours privacy

We encourage positioning and house layouts that minimize overlooking and overshadowing of neighbouring homes (i.e. respect your neighbours privacy and sun). The DRC will carefully evaluate overlooking and overshadowing. Where necessary it will recommend action to ensure the privacy of your neighbour.

Note 5: Your architect / building-designer will explain more fully the need for shadow and / or overlooking diagrams should they be requested.

2.30 Setbacks / height / sizes / minimum floor levels

2.41 Setbacks

Please refer to the FNDC for set back information.

2.42 Height

The maximum building height measured to the roof and ridgeline from the finished ground line (at the date of issue of title) is 8 metres.

2.43 Size

The minimum size home excluding garage and balconies is 120m². Alderton Park does not define the quality of a home by its sheer size. We define quality homes by the following attributes:

- Excellent design
- Excellent building materials
- Excellent construction
- Excellent positioning
- Excellent finishing
- Considered decisions

The aim is to have a creative yet timeless environment, in which residents can rest in the knowledge that the value of their property and the harmony of the community are continually being enhanced.

3.00 Architectural character and design elements

3.10 DRC right of refusal

The Design Review Committee retain the right, at their sole discretion, to refuse approval of any plans which, in their opinion, do not meet minimum standards of these Guidelines.

3.20 Underlying architectural theme

While a wide variety in home styles and materials is expected, abrupt contrasts and poor quality materials and construction will detract from the Parks image and reduce individual property values. These Guidelines are intended to encourage individual buildings, which are considerate of neighbouring homes and will enhance the Alderton Park community.

We suggest the underlying architectural design theme to be contemporary. This can be interpreted as contemporary designs and contemporary interpretations of classic home styles. Unrendered or unpainted brick cladding with a tile roof is not allowed. Extreme historical styles, expressions or reproductions such as Georgian, Colonial, Italianate, Victorian and Federation styles will not gain approval at Alderton Park. Buildings which demand attention by exotic forms are inappropriate.

Residents are not to erect any buildings other than new residential homes and not to permit or allow the removal onto the property of any pre-built transportable or relocatable house or existing house, which has previously been lived in.

Larger, multi-storey buildings should incorporate one storey elements or low eavelines at the perimeter to reduce their apparent scale or 'bulk'. Scale can also be reduced by breaking larger buildings into several smaller blocks, wings or components.

3.30 Designated building areas

3.31 View protection

Building heights, fences, trees and other structures must comply with the maximum heights identified in the District Plan. In order to protect residents views, careful consideration must be taken when planting trees that higher than 6 metres tall as per the covenants on the title.

The maximum building height is 8.0m. Consideration to the building site on your property is required. Where applicable Alderton Park suggests staggered building sites on each section ensure as many homes as possible have views.

3.40 External finishes

An important element in maintaining the quality of the streetscape and the protection of your investment in Alderton Park is in the control of external building materials and other building requirements.

3.41 External walls

The external wall materials of homes in Alderton Park are to be of high quality. We suggest external wall finish to be of the following or equivalents:

- Timber weatherboard or siding, painted or stained
- Linea weatherboard, painted
- Brick or Concrete block - painted, bagged, or plastered or equivalents
- Stone
- High quality sheet cladding or board and batten style stained or painted.
- Solid plaster systems
- Hebel or similar
- Aluminium

The DRC will not allow the following materials (or similar):

- Plastic weatherboard
- Wide board hardiplank weatherboards
- Unpainted / unstained sheet plywood
- Unrendered / unpainted / unsurfaced brick (unless it is used in moderation a design feature approved by the DRC)

3.42 External fittings

All external furnishings and fittings visible from the street, including garage doors, external doors, external light fittings, letter boxes and other outdoor or landscape features (not including outdoor furniture), should be compliment the overall contemporary design approach of Alderton Park. It is suggested that decorative details are to be avoided.

3.43 Colour, context, harmony and contrast.

Alderton Park requires neutral, non-obtrusive colours and finishings on all exteriors and roofing.

Typically colours can be selected from the Resene white and Neutral colour range, however the colours are still subject to FNDC approval at time of building consent. Common sense towards choosing exterior colours is expected as bright or bold colours are not permitted. Contrasting colors will draw attention to architectural details. For the accent colours, we suggest staying within a similar color family (ie: try using a darker or lighter shade), instead of a different color.

External colours must be submitted for approval by the DRC. Please refer to the 'Acceptable home design styles' Guidelines (2.00 herein).

3.50 Verandahs, porches and garages

Special design elements such as verandahs, porches and pergolas are encouraged as they allow for variety in streetscape and reduce the visual impact of garages to the street.

The DRC must approve all additions and extensions to the main dwelling including verandahs, porches and pergolas in the same manner as detailed earlier.

3.60 Construction materials

3.61 New and old materials

No building shall be erected on the land in other than new materials unless such used materials are of special character that adds a unique feature and added value to the building.

3.62 Roof materials

The roofing materials should conform to the following aesthetic criteria:

- Non-reflective (Including glazed roofing tiles are not permitted)
- Shall complement the style of your home
- Skylights are ok.

Suggested materials are:

- Pre-finished steel sheet
- Clay, terracotta, slate or concrete tiles.
- Timber shingle
- Laminated shingle
- Black bitchumen linings for parapet rooves
- Gutters and downpipes shall be pre-finished or painted or copper.

3.63 Consistent building materials outbuildings or structures

Approval is required for outbuildings or structures including storerooms, garages, garden sheds, gyms that exceed 3m in height or have a foot print larger than 3x3m. Any of these structures including pergolas, gyms, swimming pools, spas etc. must use consistent materials, colours, finishes and architectural theme as main dwelling and be built to the same quality. The design principles contained in this guideline should be followed to ensure that any outbuildings or structures are complementary to the theme of Alderton Park.

Preferably any sheds should form part of the garage construction.

It is suggested outbuildings or Structures try to be attached to the main dwelling directly or have a covered walkway with permanent non wearing surface limited to concrete, paving stones, paving blocks, asphalt, timber, rocks or equivalent.

3.64 Garaging

To avoid garage dominance, where possible the garage should be integrated into the house structure. The design of your home must allow for lock up car accommodation.

3.70 Rooflines and roof pitch

It is suggested that residents are considerate to neighbouring properties and to avoid unnecessarily blocking views from neighbouring homes, lower pitch roofs (generally under 25°) are suggested. All roofs should be neutral or dark colours and must comply with the FNDC consent notice on your title.

Curved roofs are not suggested but will be assessed on their merits

3.71 Ancillary structures, antennae, satellite dishes, heaters, chimneys, rooftop equipment, etc.

All metal chimney flues and other roof penetrations should be enclosed or painted to make them less visually obtrusive unless they are unobtrusive high quality stainless steel fittings. Large satellite dishes and antennae are not permitted if visible from the street. Small satellite dishes approximately 1m diameter are permissible. We encourage that these are mounted unobtrusively.

3.72 Roof / down pipes / gutters / plumbing

All plumbing must be concealed.

3.73 Solar water heaters

Solar panels for pools, and domestic water heating are allowed. Roof mounted solar water cylinders are not permitted.

3.80 Additional considerations

3.81 Enclosure of basements or sub floors

Where a home is built in an elevated position above the ground, depending on the visibility of the underside of the house, services and any unsightly structure under the home must be screened or enclosed either by trellis, battens, solid lining or significant planting. It is required that houses of this nature include in their proposal to the DRC a planting plan to screen any bare poles or support structures. This is not necessary if the home is being built amongst trees where there is sufficient coverage by foliage.

3.82 Glazing

The use of reflective glass is not permitted. The use of lightly tinted glazing is acceptable.

3.83 Privacy screens

Where applicable we suggest the use of privacy screens to provide screening of washing lines, and motorhomes, boats or similar if stored for long period of time with covers on them.

3.84 Rainwater harvesting tanks

It is required for any water tanks to be concealed by screening or planting.

3.85 Air conditioners

Roof, wall and window mounted air conditioning units are not be permitted. Air conditioners must be located below the eaves line and screened from public view and, where appropriate, be fitted with noise baffles. It is suggested that residents are considerate to neighbouring properties and to avoid unnecessarily positioning air conditioning units where it may be of nuisance to a neighbour either audible or visual. A discreet location for such devices is required.

3.86 Exterior lighting

Again consideration of your neighbours is requested. All lights should be contained within individual properties. Use fixtures or reflectors where necessary to prevent glare and light pollution.

4.00 Environmentally friendly requirement

Alderton Park encourages the following architectural design elements to increase the energy efficiency and comfort level of your home.

- Interior mass for reducing the temperature range.
Use of heavy weight materials i.e. concrete floors and block work on northern aspects of the home.
- Balanced levels of insulation
- Maximum winter sun penetration and maximum summer sun protection.
- Window treatments such as double glazing and laminates for UV protection.
- Draught proofing.
- North facing courtyards and living spaces.
The area of north facing windows should exceed the area of non-north facing windows.
- Skylights, clerestory windows and articulated roof forms.
- Verandahs and overhangs for solar efficiency.
- Cross ventilation of living spaces for rapid cooling.

Alderton Park encourages you to use your best efforts to ensure that the building is environmentally friendly. 'Environmentally friendly' is defined for the purposes of this Guideline as meaning ensuring that all works associated with the building, including earthworks, landscaping and laying of service infrastructure, have no more than a minor adverse effect on the environment and amenity values, and ensuring that all aspects of the builders design and construction are in accordance with recognised energy efficiency principles, and that water conservation devices and measures such as dual flush W.C. cisterns and low pressure shower heads are used to the fullest extent possible.

4.10 Domestic pets

In keeping with the environmental approach that has influenced the design of Alderton Park there is a need to provide a framework for domestic pets. In part this reflects the objective of encouraging native bird life within Alderton Park wetlands and open spaces and in part the objective of enhancing and maintaining a series of high quality environments. Domestic pets are permissible, however we urge your common sense when controlling and restraining them either on a leash or in a fenced off environment. The owners of any continuing nuisance animals will be approached.

5.00 Construction related topics

The co-operation of every owner, builder and construction trade is sought in ensuring that construction proceeds smoothly and neighbours are not unnecessarily disturbed.

5.10 Construction time limit

It is not permissible to leave any building uncompleted within nine months of laying down the foundations of such building and not within twelve months of laying down the foundations to leave uncompleted any ancillary works such as driveway, fencing and landscaping.

5.20 Temporary structures

It is not permissible to erect or place or permit to be erected or placed upon any caravan, hut or shed to be used as a dwelling house or temporary dwellinghouse, nor any used, removable or relocatable dwellinghouse. During construction of an approved dwelling house temporary sheds, huts or caravans may

be used for temporary residential purposes if the written consent of Alderton Park Ltd is first obtained but such structures must be removed within two weeks after of the issue of the code of compliance certificate pursuant to the building Act 1991 for the approved dwelling house.

Marques or temporary shelters using tarpaulins must not be erected for more than 7 days.

5.30 Services

Reticulated sewer connections are provided to all sites and no septic systems will be allowed. Low flow plumbing fixtures and other water conservation measures are recommended. Mains power, water and phone are also supplied to the boundary.

5.40 Storage during construction

All construction materials, rubbish and excavation materials shall be stored within the boundaries of the site. Builders shall provide adequate rubbish containers on the site and control waste materials so as to prevent dispersal by wind onto other properties. If proper clean up does not occur, debris will be removed and charged to the Owner.

5.50 Damage arriving from construction

Damage caused by the Builder or any of his agents / contractors to services such as roads, curbs, cesspits, lights, power, sewers, etc will be charged to you. You must notify the Alderton Park Ltd in writing of any damage to services.

5.60 Erosion control and damage during construction

All disturbed areas of the site shall be protected from wind and water erosion during and after the construction period. All exposed dirt shall be covered with matting or vegetation. All earthworks shall be revegetated within three months of completion.

5.70 Legal and Survey Information

All measurements and areas on the vendors Scheme Plan of subdivision are subject to the check by the Far North District council, Department of Survey and Land information and the district Land Registrar and to any variation which may be found necessary upon such check and in the event of any variation, no adjustment shall be made to the purchase price and no compensation shall be payable by either party to this agreement.

Each lot will be staked at all corners with wooden pegs except for where the boundary extends into a lake or stream. Builders must be very careful when working around these pegs and must use a surveyor to confirm their position at the time of setting out the building. The Developer accepts no responsibility for their replacement or for locating pegs which are buried. Costs for replacement of pegs shall be charged to the Owner.

5.80 Compliance costs

The Owner shall pay to the Alderton Park Ltd the reasonable costs incurred by the DRC (including professional consultancy fees) incurred in considering applications for design approval and monitoring, administering and ensuring compliance with the terms of the design approval. The compliance cost is set by the Alderton Park Ltd (MC) however is indicative estimates depending on the scope of the work, could range from \$500.00 upwards to \$3000.00 for complicated compliance. However the closer the design adheres to these Guidelines the less the cost will be to the party building. If the design is required to be assessed on multiple occasions due to non-compliance of the Guidelines, the compliance cost will be higher. These costs shall be paid by the Owner to the Alderton Park Ltd in advance, at the time the Owner submits final plans for approval and otherwise when requested by the Alderton Park Ltd.

6.00 Other structures

6.10 Signs

It is not permissible to display any advertisement, sign or hoarding of a commercial nature on any part of the land or building that unless it is non-illuminated and non-fluorescent and does not exceed the maximum size of 900 x 300mm.

7.00 Your garden

7.10 Planting

Landscaping is an important feature of Alderton Park. The overall value of the Park as well as your property will be enhanced by skillful landscape design and by maintaining gardens to a reasonable standard.

To ensure that landscaping quality standards are achieved, a landscape plan must be submitted to the DRC with the home design for approval. A landscape plan is required as part of the design approval process. Issues to be considered include the location of services, pleasant views, not so pleasant views (possibly that require screening), privacy, orientation of sun angles and prevailing winds. We strongly encourage a landscape architect is used.

The plan must:

- Show lawn and shrub areas including types of mulches to be used.
- Indicate plant species, numbers, size etc. and layout plan and materials for paved areas.
- Include plans for fencing and driveway design and finishes.

Within a maximum time of three months following the completion of your home, all landscaping must be completed.

7.20 Types of trees, shrubs and flowers

A mixture of native and sub tropical plantings are generally recommended. Selected plants should be appropriate to the character of the local environment and there purpose. A planting schedule available at your request.

7.30 Where to plant

A helpful guide of suitable areas to plant is available at your request.

7.40 Maintenance

It is your responsibility to maintain your garden so it is appealing from the street or neighbouring properties. We encourage you plan your garden to ensure there are no weeds and low water usage. This can be achieved by applying mulches on your shrub beds, minimizing the area of irrigated grassing and the use of water efficient irrigation systems (such as dripper irrigation).

7.50 Fencing

The fencing of your home and that of your neighbour will affect the overall environmental appearance of Alderton Park. The detail of all perimeter and internal fencing is to be included in your plans and building application. Wooden fences are preferred. It is suggested that all perimeter fencing be completed prior to occupation of the dwelling.

It is the intention for fencing to be recessive and not a eye sore, so as an alternative method of defining the edge of your property with a fence, consider the use of hedges or planting. Request a "suggested plants" register if you need help choosing the right plants.

Large retaining walls are to be broken up where possible into smaller retaining walls (i.e. terracing to soften the view from the street).

7.51 Fencing materials

Diagonal trellis, diagonal wire mesh is not permitted. Typically corrugated iron is not permitted by may be considered. The type and appearance of fencing is to be of comparable quality to the building itself.

Masonry solid or block walls must be finished appropriately in a similar manner to the home (i.e. painted, plastered etc). Brushstick fencing is permissible.

100mm x 100mm minimum square post and wire materials are is permissible when required for a sections which have slopes which make fencing difficult, however must used in an aesthetically pleasing manner.

Appropriate high quality sheet steel or compressed board fencing will be considered. Unstained or unpainted fences are not permitted.

Retaining walls will be made out of timber or concrete. Timber retaining walls over 1 metre in height must be stained in recessive colours. It is encouraged for any retaining wall to have plant growth on them.

7.52 Front fencing

Front fencing is not suggested on the front boundary without a setback 600mm off the boundary line with a full landscape buffer or equivalent design or landscaping feature to break up the solidness of the fence.

7.53 Boundary fencing

Boundary and side fencing between adjoining sections shall adhere to FNDC restrictions of 1.8 metres high. It is suggested that where possible the fence lines are also planted.

8.00 Driveways and street lighting

It is compulsory for each home's letterbox light to be on during the evening in winter from dusk to midnight. This is a safety requirement.

We encourage at least 1 metre of screen planting between driveways and side boundaries. Driveways from the front allotment boundary to the face of the garage must be fully constructed prior to occupation and the issue of the Final Approval from the Body Corporate.

Approved finishes for driveways include:

- Exposed aggregate concrete finish
- Masonry / clay paving
- Bluestone paving
- Crushed rock and Lilydale toppings
- Patterned concrete

9.00 General maintenance including rubbish and/or waste

It is not permissible to allow grass or weeds to exceed 150 mm in height or allow rubbish or waste material to accumulate otherwise allow the land to become unsightly. This includes the land between boundary and footpath

10.00 Breach of covenants

Breach of Guidelines will result in a letter being sent from Alderton Park Ltd requesting remedy action to be taken by the resident. Failure to do so within the time frame stated in the letter will result in further action. If a resident fails to co-operate with Alderton Park Ltd and comply with the Guidelines, after written notice, Alderton Park Ltd has the right to engage tradesmen/contractors to remedy the situation at the residents expense.

11.00 Steps to obtain approval to build your home and garden

In the scenario where Waahi Paraone Ltd is not building your home, the following applies.

The DRC retain the right, at their sole discretion, to refuse approval of any plans which, in their opinion, do not meet minimum standards of design quality.

All correspondence should be sent to:

Alderton Park Ltd
PO BOX 1018
Kerikeri
Bay of Islands

Step 01 Developer's Approval of Preliminary Plans

Prepare your sketch house building plans, including the information shown on the list in Appendix A, and submit to the Design Review Committee for approval. The Design Review Committee will assess your designs to ensure it is compliant with all provisions in the Guidelines and if necessary make recommendations.

The DRC will endeavor to generally provide a response within 2 weeks of receipt of your preliminary submission.

Note 1: Acceptable preliminary plans could include sketches, renderings, photos, images of examples of materials or finishes indicating your general design concept.

Step 02 Formal Submission for Planning Permits

Following the receipt of the Step1 approval, prepare additional building information and a plan showing your proposed garden (see list in Appendix A) and submit to the Design Review Committee.

The DRC will not be responsible for any delays in the process and the Purchaser shall not be entitled to any claims from such delays against the Council, the Developer or the representatives.

Step 03 Compliance

After the DRC has approved the plans, if there are any changes to the plans there after, the plans must be submitted for a quick review before construction work can commence, you must provide a full set of construction drawings as approved by the FNDC to the Design Review Committee to ensure that your house will be built in accordance with the approved designs.

The DRC will monitor the progress of your home from time to time but will not be responsible for its supervision. Any deviation from the plans and the cost for remedial works in order to comply with approved designs will be at the Purchaser's cost.

Unless agreed by the DRC, your house must be completed within 9 months of commencing construction.

Step 04 Garden and Landscaping

Your garden should be finished within 3 months following certificate of completion.

Step 05 Final Approval

Obtain final approval for your completed house and garden from the Body Corporate via the Design Review Committee by submitting the information set out in Appendix A.

Note 3: With alterations, the above procedures should also be followed.

Note 4: Prior to and during construction your land must be kept in a neat and tidy condition.

Failure to comply could lead to the MC issuing a written request to the owner to tidy the land, including front yard and lawn areas. Failure to act could lead to the MC completing the necessary works at your cost.

Variation and changes to plans – DRC approval required

It is important for each owner to read and understand the Design Guidelines and the MC rules.

Plans to which approval has been given (preliminary and formal), and plans to which permits have been issued, must be closely adhered to. You must not amend approved plans without obtaining the further approval of the DRC.

12.00 Definitions

All definitions are those contained in the Far North District Plans, except:

Building Envelope means: the area on a lot where a building may be constructed, excluding any yards identified in the Far North District Plans.

Builder means: the building contractor or contractors and trades hired and paid by the lot owner to develop and build on the site.

Design Review Committee means: the committee members from time to time appointed in accordance with the constitution of the Alderton Park Ltd to consider design approval applications by Members.

Developer means: Waahi Paraone Ltd or its successor or, in the absence of the Developer, the Alderton Park Ltd.