

# AUGUSTARISE

## DESIGN *Guidelines*

The Registered Proprietor of each Lot shall:

1. Obtain the written consent of the Developer prior to applying for building/resource consent.
2. Not build any building other than a single new dwelling house;
3. Construct any building in only new materials;
4. Construct any building with a minimum floor area of 120 square meters (excluding garages, decking, entry porches, verandahs or roofing overhang);
5. Locate any attachments (including but not limited to television antenna, satellite dishes, solar panels, air-conditioning units, clotheslines) around the building so they are not highly visible to the road;
6. Construct any building with:
  - 6.1 A minimum of 65% of the non-glazed exterior cladding of the following materials: kiln fired or concrete brick, plaster or cement texture finish, stone, axon panel, linea or timber weatherboard (with a maximum erected width not exceeding 150mm);
  - 6.2 All exterior surfaces (which are not pre-colour coated or finished) are painted, or stained prior to the building being occupied. Where a building has a basement, exposed subfloors, framing and/or decks, the exposed areas shall be clad in permanent materials in conformity with the main parts of the residence;
  - 6.3 Any wall of the building predominantly facing the road frontage must include at least one gable end, window or feature;
  - 6.4 The finished permanent colour(s) of exterior cladding in a colour scheme that will blend with the environment and be nonreflective;
  - 6.5 The roof with prepainted colorsteel, concrete or metal tiles. No unpainted roof shall be allowed on any building;
  - 6.6 The driveway and any other access ways in a permanent surface of concrete, concrete block, cobblestones or hot mix asphalt and such surfacing will be carried out in a proper tradesman-like manner.
7. Not construct a fence or let any living hedge exceed:
  - 7.1 1 meter in height from the natural ground level on the road frontage;
  - 7.2 1.2 meters in height from the natural ground level within 3 meters of the front boundary; and
  - 7.3 1.80 meters in height from the natural ground level on any other boundary.
8. Not construct a fence or boundary wall of shade cloth, netting, corrugated iron, textured flat fibrolite, hardiflex or plywood, post and rail or post and wire or unpainted timber. Consent to use other than new materials (but not corrugated iron) may be given by the Developer if the registered proprietors of all properties adjoining the boundary on which such fence is to be erected have given written consent.
9. Complete construction of the building (including driveway and access ways) within 15 months of laying down the foundations of the building.
10. Complete the landscaping (including paths and fencing) within 18 months of laying down the foundations of the building.
11. Not permit the building to be occupied or used as a residence unless the dwelling house has been substantially completed and meets the requirements of the Local Authority.
12. Not to further subdivide the lot or create a unit title or cross-lease in respect of any building on the Land. However, the Developer may approve amalgamation of titles but the Registered Proprietor should first make their own enquires at their own cost as to the ability of such amalgamation.
13. Keep the Land free of rubbish and in a tidy manner;
14. Keep the grass below 100mm in length;
15. Not allow any trees to grow above 5 meters in height or any other landscape feature exceed 2.5 meters in height;
16. Not allow any temporary dwelling, caravan, trade vehicle or other equipment on the Land unless garaged or screened;
17. The Grantor will not keep or permit to be kept or to take or permit to be taken upon or on the Land any vehicle (as that provision is defined by the Land Transport Act 1998) which has a weight of over 2 tonnes, provided that this will not prevent such vehicles being taken onto the Land for the purposes of building operations being carried out on the Land or for the delivery or collection of goods which are to be or have been used in connection with the residential use of the Land;
18. Raise, breed or keep any animal or livestock on the Land or in any building on the lot other than 2 domestic animals limited to cats, dogs, reptiles, fish, rodents and birds.