



FELDSPAR CROSSING | DRURY | DESIGN CONTROLS

MAY 2024

1.0 FELDSPAR CROSSING VISION

Where urban meets rural

Feldspar Crossing is located 30 minutes south of Auckland's CBD and forms the heart of the new and exciting large scale residential and commercial development taking place in Drury.

As a part of a modern and dynamic new suburb, sitting at the foothills of Auckland, Feldspar Crossing plans to represent all that is good about modern active urban living within a rural setting that is rich in heritage and lifestyle choices.

Given the large amount of urban development taking place in and around Drury, coupled with the 'urban meets rural' environment, these factors set the tone laid out in this document but also reinforce the need to have clear and robust Design Controls in place.

In essence, the aim is to ensure that high quality residential homes and living environments are delivered, that are right for the area and provide for the needs and lifestyles of a wide variety of people, family types and life stages.

Feldspar Crossing will consist of new contemporary homes, surrounded by shops, entertainment, employment, and outdoor activities to suit all lifestyles.

1.1 OVERVIEW

House designs are expected to be contemporary in nature, well situated on the site, with good indoor and outdoor living, and deliver a high-quality street scape.

Specifically, these Design Controls are intended to direct housing development to ensure an appropriate, consistent, and coordinated approach across the whole development.

As such, the palette of forms, materials and colours outlined in this document will ensure a common high standard of building that benefits Feldspar Crossing as a whole, protecting the investment that you, other residents, our build partners and investors, make in Feldspar Crossing Community.

These Design Controls are intended to inform rather than dictate the exact design, style, or layout within each Lot. They enable a diversity of design solutions whilst controlling the quality of outcomes for dwellings and streetscapes. Diagrams and images are used to convey design principles or examples of the finished design solutions. Hence, it is important that individual houses are not designed in isolation but are designed so that they are built to a standard that complements the broader Feldspar Crossing Community.



Design Control Approval, following the provisions set out in this document, is required prior to commencement of any work for building construction, landscaping, and fencing.

In particular, Design Control Approval is required prior to obtaining any Auckland Council consent, so please take some time to read this document and ensure that your Architect, Home Designer, Builder and Landscape Designer are familiar with it.

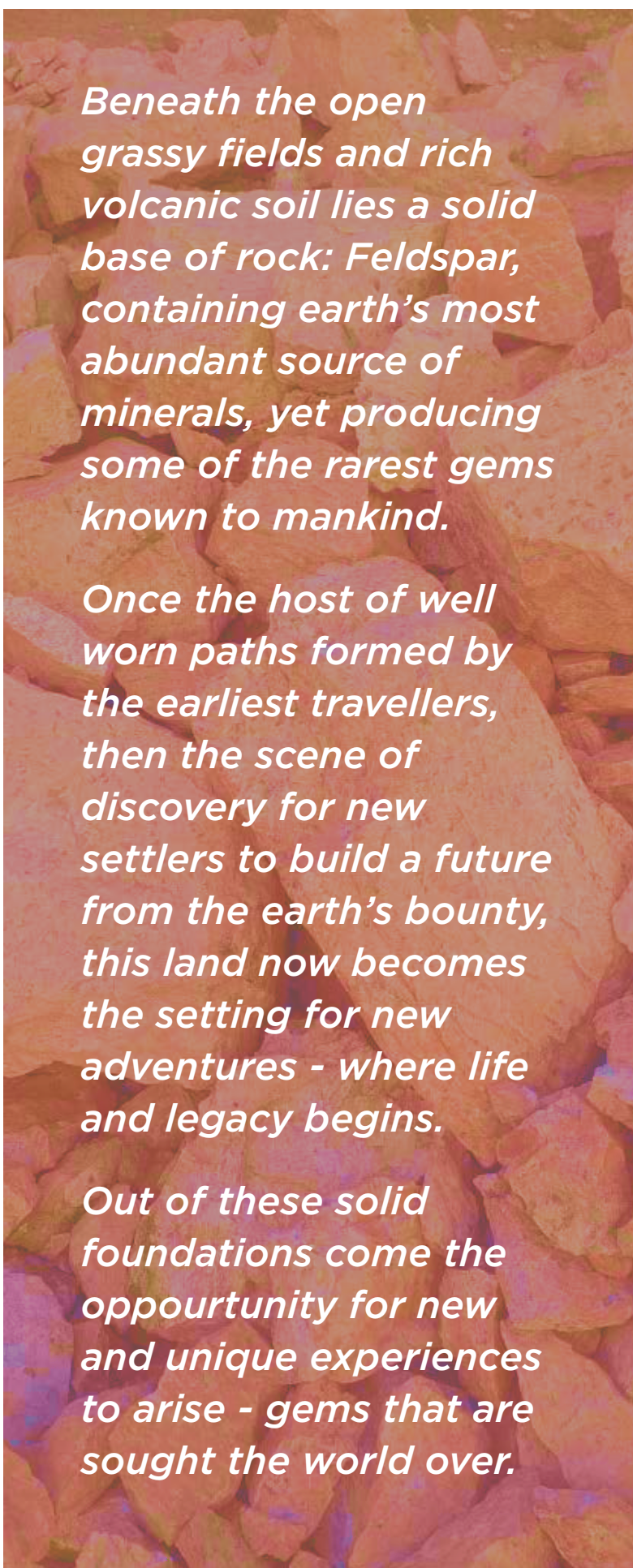
Please note, these design guidelines apply in addition to the Auckland Unitary Plan requirements including those that are set out in the Precinct provisions.

These Design Controls, along with the Development Covenants, also cover future works on houses, be they external additions or renovations (including colour change) to any Feldspar Crossing Lot.

In these Design Controls,

1. the term “buildings” means any dwelling (including carports and garages), structure or accessory unit erected on any Feldspar Crossing Lot
2. the term ‘landscaping’ includes:
 - a. Soft landscaping (such as plants, gardens, grass, paving), and
 - b. Hard Landscaping (such as concrete paths, driveways, patios, paving, hardstands, car pads etc.), timber decking, patios, pergolas, and fencing etc.

These Design Controls shall be administered by Fulton Hogan Land Development (FHLD) who are the developers of the Feldspar Crossing residential development, or such person appointed by FHLD.



Beneath the open grassy fields and rich volcanic soil lies a solid base of rock: Feldspar, containing earth's most abundant source of minerals, yet producing some of the rarest gems known to mankind.

Once the host of well worn paths formed by the earliest travellers, then the scene of discovery for new settlers to build a future from the earth's bounty, this land now becomes the setting for new adventures - where life and legacy begins.

Out of these solid foundations come the opportunity for new and unique experiences to arise - gems that are sought the world over.

2.0 BUILDING CONTROLS

2.1 GENERAL BUILDING CONTROLS

The Front door should be visible from the street and have a pathway to it clearly distinguished.

Building orientations should be positioned to maximise solar gain, with habitable rooms on northern aspects, and garages on the southern aspects where practicable.

Buildings should generally be oriented towards the street and public spaces, with habitable rooms overlooking these areas where practicable.

All buildings and fences must be constructed and finished following the highest building standards and practices.

A temporary office or structures used during construction of permanent buildings are permitted, so long as it is not used as a residence and is removed from the land upon completion of the permanent building.

2.2 BUILDING SETBACKS

For spatial consistency, building compatibility, and to provide adequate space for landscaping, car parking and maneuvering for vehicles in relation to road boundaries, building setbacks are provided for every Lot within Feldspar Crossing (see Diagram 1 in combination with Table 1).

MAIN DWELLING

Buildings are not to be constructed within the 3m setback from a road frontage.

For internal boundaries, buildings must be set back 1m on one side and set back from the opposing boundary as set out in the table below.

Diagram 1

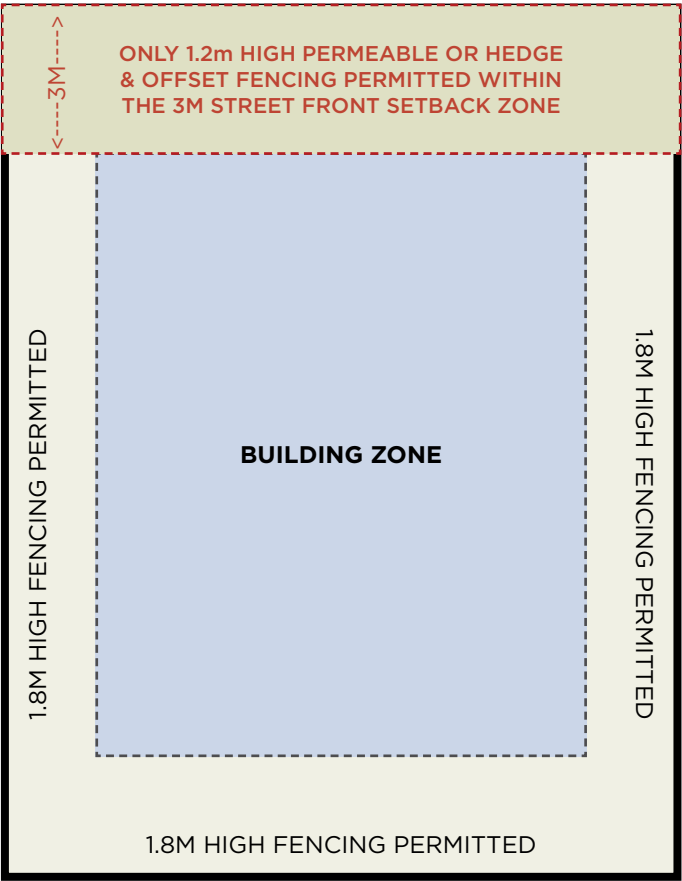


Table 1: Setbacks

Net Site Size	Front Yard	Minimum Side Yard beside garage etc	Minimum Side Yard beside living areas	Minimum Rear Yard preferred
Below 400m ²	3m	1m	1m	2m
400m ² - 449m ²	3m	1m	2m	2m
450m ² - 499m ²	3m	1m	2m	2m
500m ² - 549m ²	3m	1m	2.5m	2.5m
550m ² above	3m	1m	3m	3m



GARAGES & CARPORTS

Garage doors facing the street must be setback whichever is the greatest of 5.5m from the front boundary; or a minimum of 0.5m behind the front façade of the house, so that they are not visually dominant when viewed from the street.

For Standalone Lots, a garage door facing a street should be no greater than 40 per cent of the width of the front façade of the house so it does not dominate the streetscape.

For Terrace and Apartment Lots, a garage door facing a street should be no greater than 45 per cent of the width of the front façade of the house, and not dominate the streetscape.

For all Lot types, any carport facing a street should be no greater than 40 per cent of the width of the front façade of the dwelling, and not dominate the streetscape.

Carports are not to be constructed within the 3m setback from a road frontage or, be no further forward than the front façade of the house facing the street.

All garages and carports are required to complement the character of the house in terms of colour, material and form.

WALLS AND FENCES

Within the 3m front setback zone (see Diagram 1) all stained timber or precoated metal fencing is limited to 1.2m high. The timber or metal fence should be permeable in nature, with solid structure posts or pillars incorporated into its design using materials like honed block, brick or timber.

Items such as letter boxes and bin storage areas can be incorporated into a front fencing design and structure.

Where fences are established in the 3m front setback zone, a hedge is required to be planted adjacent so that the fence is on the dwelling side of the hedge, i.e. the fence will need to be offset from the boundary. See diagram 5 in sections 3.1 and 3.2 for more details on fence and hedge requirements.



ACCESSORY BUILDING(S)

Accessory buildings are for ancillary activities only, other than those used for the housing of animals.

Accessory buildings or structures are desired for storage of bikes, rubbish bins, tools, and gardening equipment.

Accessory buildings should be no greater than 2.2m in height and 5m² in area and be incorporated into the landscaping design. They should be in keeping with the overall design of the house and meet the colour and material requirements within these Design Controls. The use of second-hand unpainted materials to clad or roof accessory buildings is prohibited.

The design and location of accessory buildings must be included in any and all Design Control Approval applications.

The erection or placement of any temporary building/structure for use as a residence, pre-built or relocated dwelling, deconstructed house, whether purpose built or previously erected, is prohibited on all Feldspar Crossing Lots.



For Standalone Lots

- Accessory buildings may be located within the rear or side setback distance from internal boundaries, or within a carport as long as it is designed into the carport structure.
- Accessory buildings that are not incorporated into the design of the purpose-built carport cannot extend past the front façade of the dwelling and must not be visible from the street.
- Garden and bike sheds should be located to the rear of the house and not visible from the street, jointly owned access lot or reserve.
- If rubbish bin or bike storage is located in the front setback zone, bins and bikes must be completely screened from view from the street, adjoining properties, and private outdoor areas.

For Terrace and Apartment Lots:

- Accessory buildings may be located within the JOAL as a group or at the end or side of a parking bay (but not in it) or within a purpose-built carport
- If accessory buildings are visible from the street; they must be in keeping with the architectural style of the principal building.
- If rubbish bin or bike storage must be located in the front of a Lot making it visible to the street, walkway, reserves, or adjoining Lot, they must be designed and constructed in a manner that completely hides / screens the bins or bikes, so they are not visible to the street, walkway, reserves, or adjoining Lot.

Bike storage

- All Houses, Terrace or Apartment buildings must provide bike storage.
- If this cannot be in the form of garaging, then an accessory building for this purpose must be provided on the Lot.

2.3 BUILDING FORM

STREET FAÇADE

The building façade facing the street should incorporate at least one entrance feature (such as an accent wall, overhanging canopy or pergola) that is distinguishable by the use of different materials.

The front door should be clearly visible from the street and be articulated as the main entrance to the building, with clearly defined pedestrian access from the street to the house.

A garage door facing a street should be no greater than 40 per cent of the width of the front façade of the house and must not dominate the streetscape (refer section 2.2, Garages and Carports).

Clothes lines cannot be in the front yard of Standalone Lots or seen from reserves, walkways or JOALs. For Terrace and Apartment Lots, clotheslines are to be located in areas where they can be screened from public view and are not to be seen from the street, reserves, walkways or JOAL.



LOTS WITH TWO STREET FRONTAGES OR SHARE A BOUNDARY WITH A RESERVE

Some Lots may have two or more street frontages and/or adjoin a reserve boundary. In these more complicated cases the same principles apply:

- One main entrance with a feature element, and a private rear yard defined.
- In addition, it is required that the form of the building addresses all public frontages with articulation of the façade including varying materials and colours and window and door openings.

OUTLOOK SPACES

The design of house layouts should take into consideration the balance between an open engagement with the street/open space interfaces and creating a sense of privacy for the occupants.

To aid with privacy, outlook spaces should focus views within the Lot, and where it is facing a public street or other public open space, then planting and screening features should be incorporated into the landscaping design.

SOLAR ACCESS

The standards for the provision of outdoor spaces provides residents with adequate outdoor living spaces, access to fresh air, sunlight, and protection from prevailing winds. The living spaces should be orientated for the best possible solar access. The northern aspect of your Lot should be reserved, where possible, for private open spaces rather than vehicle parking or other ancillary uses.

RESTRICTIONS WITHIN OUTDOOR SPACES

No outdoor living area shall be occupied by:

- Any building (other than an outdoor swimming pool or accessory building of less than 2.2m in height and 5m² gross floor area); or
- A driveway or parking space; or
- Areas used for Auckland Council waste/recycling, bikes or gardening equipment.



MINIMUM PROVISION

These minimum net areas are inclusive of garages and carports, but exclude patios, BBQ areas, verandas, and any other approved accessory buildings. See Table 2.

The exceptions to these minimum single level floor area requirements are:

- Larger duplex Lots, capable of containing two dwellings and of being further subdivided, that are identified by FHLD. In this case, two dwellings sharing a common wall may be erected on the Lot. The Lot may then be further subdivided. The Lot may not be subdivided prior to the dwellings being complete. The Design Controls as noted in this document shall otherwise generally apply.
- Or Standalone Lots with a 0 Lot line on one side, capable of having a dwelling built to the boundary line as either a standalone building or attached to the house on the adjoining Lot by way of a Common Fire wall. These Lots will be identified by FHLD. The Design Controls as noted in this document shall otherwise generally apply.



Table 2: Floor Areas

Lots size	Minimum Single Level Floor Area for Standalone Lots
289m ² and Below	70m ² ground floor area inclusive of garages or carports,
290m ² to 319m ²	90m ² ground floor area inclusive of garages or carports,
320m ² to 399m ²	110m ² ground floor area inclusive of garages or carports,
400m ² to 449m ²	145m ² ground floor area inclusive of garages or carports,
450m ² to 499m ²	160m ² ground floor area inclusive of garages or carports,
500m ² and above	175m ² ground floor area inclusive of garages or carports,

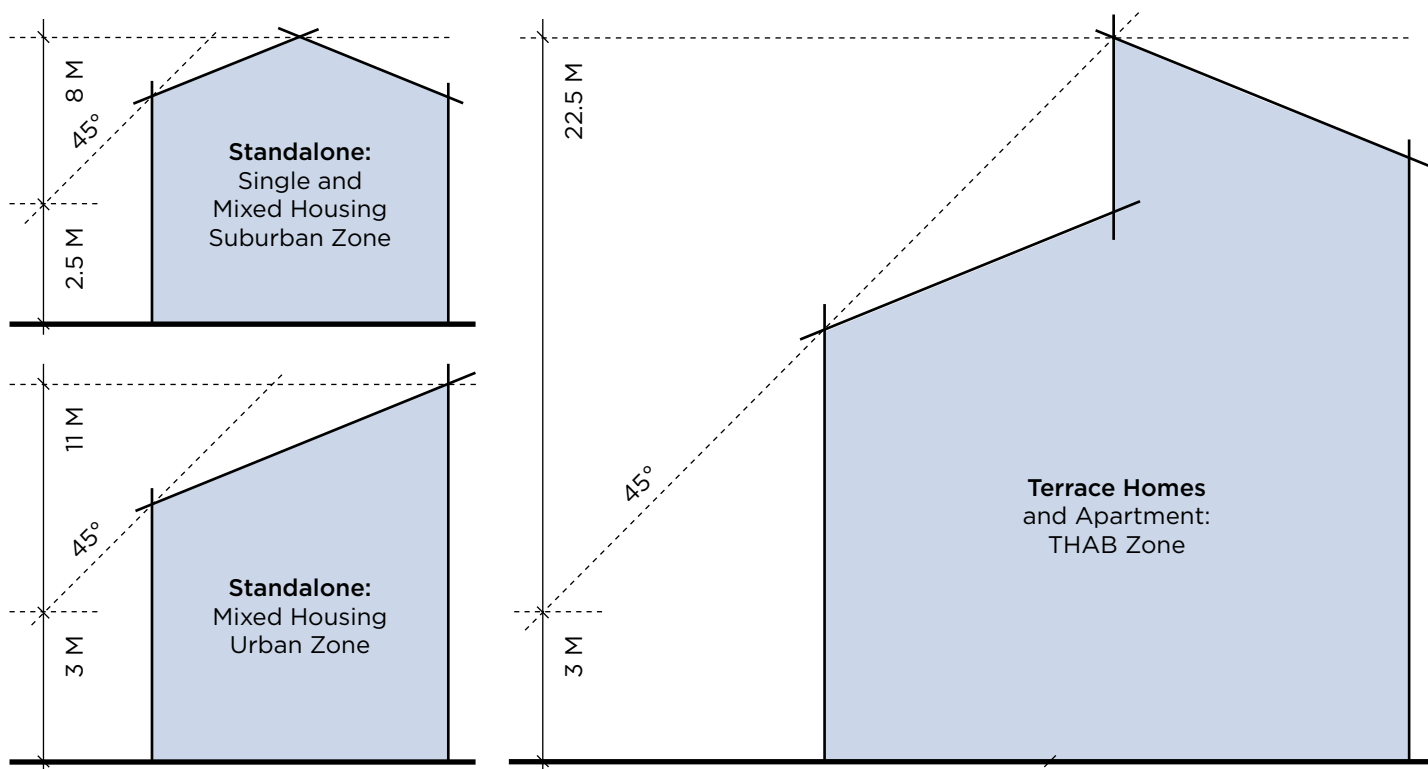
2.4 BUILDING HEIGHT AND COVERAGE

Building Coverage and heights are limited to:

Table 3: Building Height & Coverage

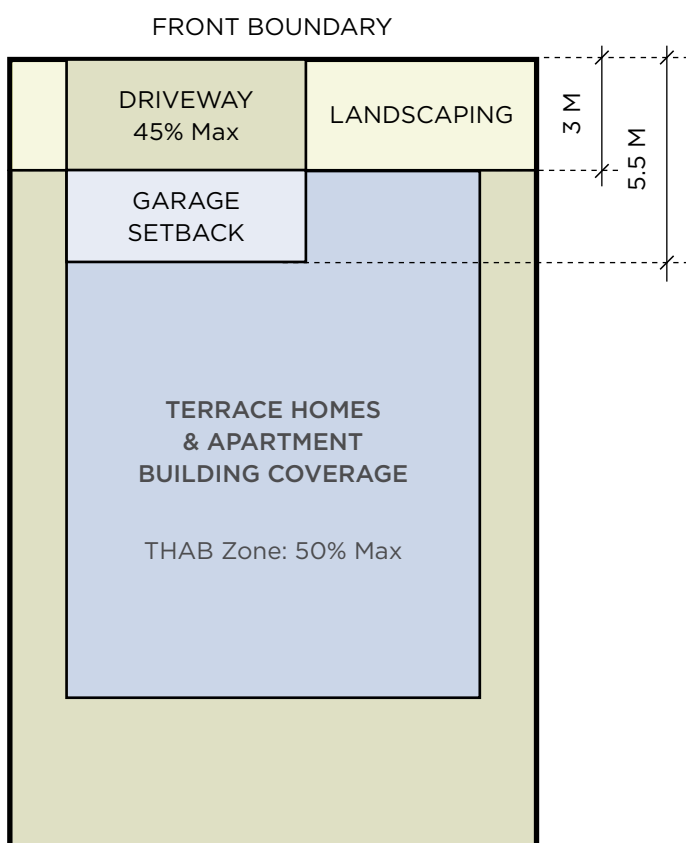
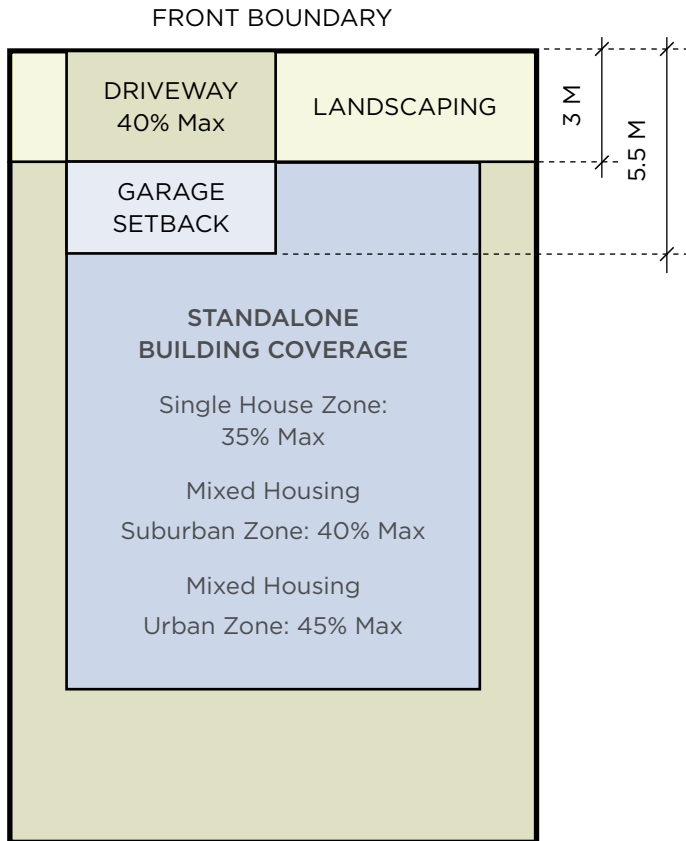
House Zone	Maximum Height Limit	Height to Boundary	Maximum Build Coverage
Standalone: Single House Zone	8m + 1m for roof form	45 degrees from 2.5m above ground level	35% of net site area
Standalone: Mixed Housing Suburban Zone	8m + 1m for roof form	45 degrees from 2.5m above ground level	40% of net site area
Standalone: Mixed Housing Urban Zone	11m + 1m for roof form	45 degrees from 3m above ground level	45% of net site area
Terrace Homes and Apartment: THAB Zone	22.5m – and must not exceed Height Variation Controls shown on planning maps	45 degrees from 3m above ground level	50% of net site area

Diagram 2: Building Heights



2.5 CAR PARKING

Diagram 3: Building Coverage



Standalone Lots

- All Standalone Lot's must provide at least one off-street car parking space in the form of a garage or carport. An additional carpark on the driveway in front of the garage or carport is permitted if the garage or carport face the street.
- Car parking and driveways should occupy no more than 40% of the street frontage (see Diagram 3) with the exception of sites that have a street frontage of less than 10m in width.

Terrace and Apartment Lots:

- All Terrace or Apartment houses must provide at least one designated car park per dwelling for every house, be it in the form of a garage, carport or car park.
- Car parking and driveways should not occupy more than 45% of the street frontage (see Diagram 3) with the exception of sites that have a street frontage of less than 6m in width.
- For Super Lots that have more than 8 Terrace Houses or Apartments and only a single car park per House or Apartment, additional visitor car parks must be provided on the Super-Lot. This additional parking must be provided at a rate of one additional car park for every five additional Terrace Houses or Apartments over the initial eight buildings.



2.6 EXTERIOR COLOURS AND MATERIALS



Feldspar Crossing's vision is for contemporary designs that use a combination of solid and lightweight building materials to ensure a variety of unique homes and street facades with features that lift the houses public fronting areas.

The overall colour combinations used on external materials should incorporate modern darker tones contrasted with lighter tones on feature elements or alternative materials.

The front façade and entrance way must incorporate design feature elements, and use materials such as rendered or architectural masonry, brick, stone, natural timber, shist, textured plaster or bagged brick, contrasted with

lightweight materials such as painted/stained timber or Linea weatherboard, Colorsteel®, Zinalume®, etc.

All exterior feature wall and roof claddings, window and door joinery, and other external architectural features shall be:

- Primarily dark recessive colours in the range of black, grey, brown (excluding brick), or red (cladding only);
- Or unpainted wood (Including sealed or stained wood), unpainted stone, unpainted concrete, copper or premium feature brick ranges; and.
- Must compliment the other building materials



2.7 ROOF



Primary roofs are to be simple gables with no hips or valleys. The primary roof pitch must be between 30° and 40°. Steeper pitched gables are the preference for single standalone dwellings.

Flat roofs (with a roof pitch of less than 4°) when required, are to be linking structures only, adjacent to the primary roof or garage/carport roof.

Mono-pitch roof forms and roofs with a pitch of less than 30° will be assessed on a case-by-case basis and acceptance is at the discretion of FHLD. The house designs must be of a “better-than-average” standard and demonstrate how it is appropriate for the land form and visually beneficial to the overall Feldspar Crossing Community. Prior discussion with FHLD is advised.

Plain one-dimensional hipped roofs are not permitted as a primary roof form, and they must not be visible to the street and public open spaces.

All roof penetrations i.e. chimney flues, wastewater vents, etc., should be enclosed or painted to make them less visually obtrusive.

All roofing details (spouting, downpipes and flashings) are to match the roof or wall colour.

The dwelling must be contained under one roof.

All roof cladding shall be in the following only:

- Metal Roofing
- Pre-coated metal tiles
- Chip-coated metal tiles
- Concrete tiles
- Clay tiles (provided that the colour to be used is not red or orange)
- Asphalt or glass fibre shingles (as long as they have a colour warranty longer than 20 years)

The following is prohibited:

- Bright colours, low-cost shingle, fake/imitation slate.
- Down pipes along the front façade unless treated as an architectural element.
- Unpainted, and/or exposed zinc coated roofing material, gutter material, down pipes or exterior cladding material on any buildings is prohibited.
- Minor dwellings separated from the main dwelling that have a separate roof and/or a roof constructed out of a different material from the main dwelling.

FHLD reserve the right to monitor and restrict the frequency of roof types and angles so that no one style dominates any given area.



2.8 CLADDING

All dominant exterior wall cladding shall be in the following only:

- Horizontal or vertical timber or Linea weatherboards products
- Board and batten
- Schist / Stone
- Honed and sealed masonry block
- Plaster (if used in conjunction with feature claddings and not the dominant material)
- Vertical metal tray profile wall cladding to match the roof cladding.
- Bricks – from a dark colour palette or premium white brick ranges
 - bricks from brown base colour palettes are not permitted
 - brick claddings must be combined with other feature claddings and laid in a rough lay staggered pattern
- And any other material at the sole discretion of FHLD, in consultation with the building applicant, that is in keeping with the overall design vision.



2.9 SERVICES AND UTILITIES

Architectural Features

The following exterior wall claddings are permitted as architectural features only, and not to be the dominant material:

- Masonry block or Corten steel
- Bag washed or painted brick.
- Precast or In-situ concrete

The following design features, particularly on façades facing streets and public open spaces are encouraged, and include:

- projected gable ends, curved walls, boxed out corners, bay windows, feature columns, balconies, chimneys, louvres, pergolas, canopied deck, window shutters, gable vents (in combination with other items listed above)
- The use of systems such as louvres to create outdoor spaces is encouraged
- Any other material at the sole discretion of FHLD, in consultation with the building applicant.

The following is prohibited:

- Fibrous cement products are not permitted to be used for exterior finish other than for soffit lining or backing for plaster finish
- The use of second-hand materials for exterior cladding finish, garden sheds, fencing or landscaping

- Air-conditioning units, television aerials, radio aerials, satellite dish, gas bottles are prohibited from being placed within the front setback zone or visible from streets, walkways, or public open spaces
- All retention and/or detention tanks must be buried below ground (in-ground) and/or not visible from streets, reserves, walkways, or public open spaces
- Aerials and satellite dishes mounted on the roof should be located to the rear of the house and not be visible from the street. However, small satellite dishes (under 1m diameter) and antennae will be considered provided they are mounted unobtrusively.

2.10 LIGHTING

All fixed exterior lighting shall be directed away from adjacent sites and roads. All lighting should be contained within individual Lots. Fixtures should have covers or reflectors used to direct light to the ground and shield the light source to prevent glare and light pollution.



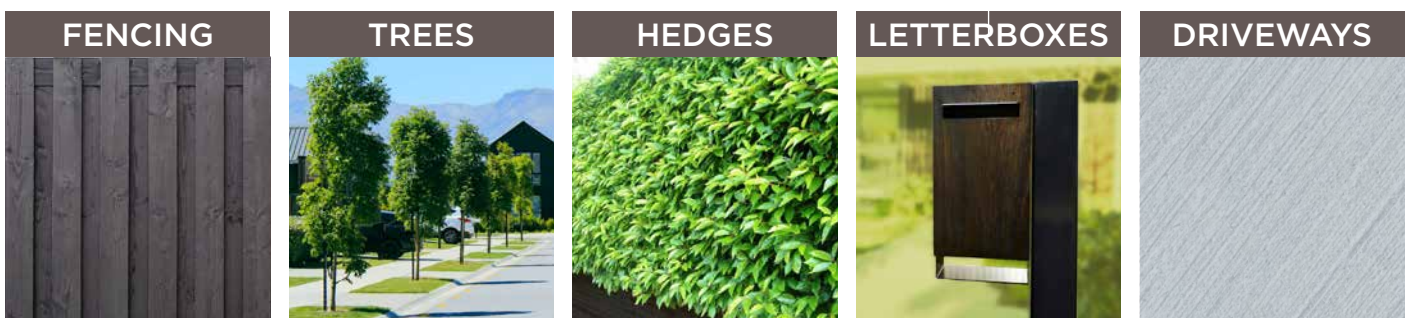
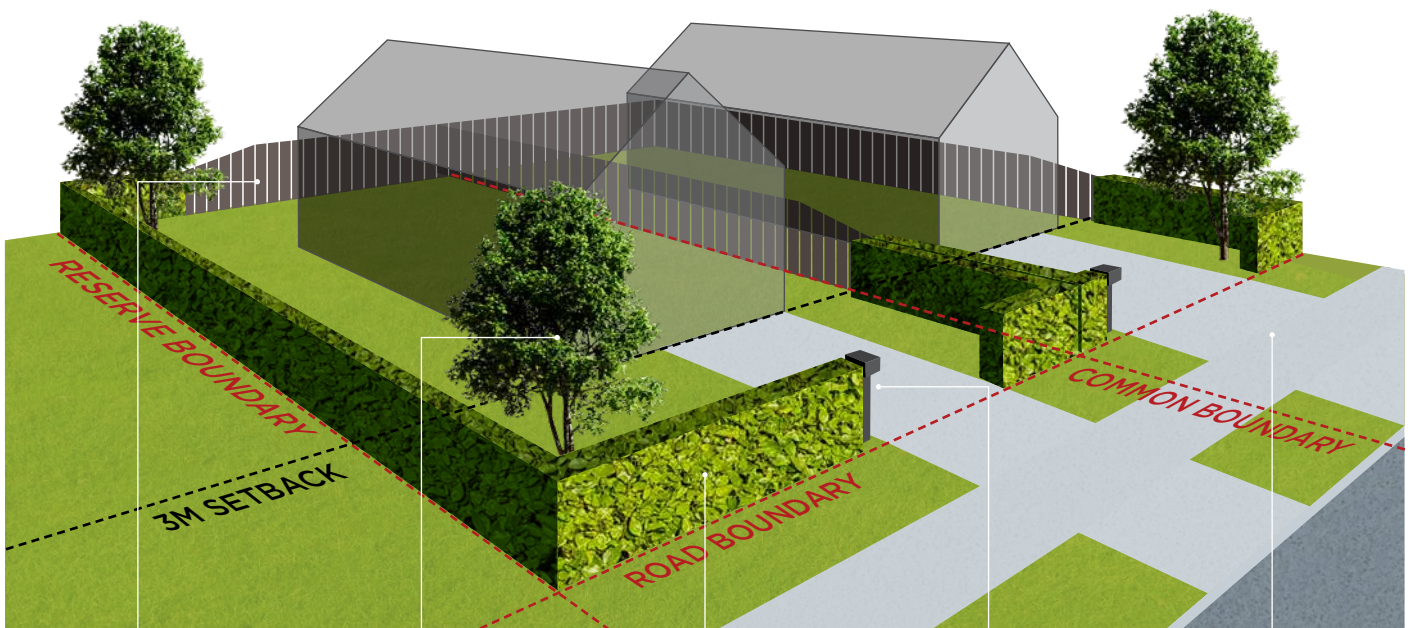
3.0 LANDSCAPING CONTROLS

The goal of the following Landscaping Controls is to create green landscaped Lot frontages and open spaces that contribute to the overall aesthetic of the house, enhance the overall quality of views, streetscapes, and reserves within Feldspar Crossing.

Good property design incorporates good outdoor living spaces that are generally flat, well-proportioned, private, and considerate towards neighbouring properties.

The landscaping of your Lot, particularly the frontages, helps to naturalise the neighbourhood, soften the public-private interface and adds positively to the amenity of the area. As such, FHL D has a strong focus on the quality of landscaping being delivered in accordance with these Design Controls.

Landscaping controls have been put in place to ensure builders and residents take a proactive approach towards landscaping and maintenance, so that everyone in Feldspar Crossing benefits.



All Design Control applications must include a landscaping plan which adheres to the Landscaping Controls set out in this section of the Design Controls. All landscaping must be completed strictly in accordance with the approved plan(s) and prior to residents moving into the home. This includes, but is not limited to; Driveways, footpaths, paving, decking, lawns, letterbox, fences, trees, shrubs, hedges and flowers. No resident is permitted to move into a dwelling until all landscaping is completed.

- Well Planted frontages within the 3m front setback area is a mandatory requirement.
- Large areas of concrete should be avoided and broken up with planting / soft landscaping or permeable pavers, textured cobblestones etc.
- Where there are private open spaces in the side yard of a house, landscaping that provides privacy and screening is encouraged.
- No buses, caravans, recreation vehicles, boats, cars, work vehicles, trucks, utes or trailers are to be parked on anything other than a hardstand area.

Builders, and then homeowners/occupiers are required to be proactive when it comes to their landscaping, its maintenance, and the street appeal of their property.

- Street berms must be maintained by the homeowner/occupier to the standards outlined in these Design Controls.
- “Planted Areas” initially landscaped or planted by FHLD with grass, trees, or shrubs must be maintained, replaced if damaged, or replaced if removed without prior written approval from FHLD.



3.1 HEDGE AND BOUNDARY PLANTING

All common boundaries where a fence is not installed or permitted to be installed must be planted with a hedge. The stem of the hedge plant is to be offset 250mm inside your lot boundary.

Hedge plants are to be a minimum of 800mm high with an established root system of 5L at the time of planting and a maximum of 500mm apart (stem to stem).

Hedging is to be clipped and maintained to a height of 1200 – 1800mm and max width of 1000mm.

Hedge species are to be *Griselinia littoralis* or *Prunus lusitanica*, or similar types of dense evergreen species.

Where a batter gradient greater than 1:5 slopes towards a road, reserve or right of way, the batter must be planted to achieve 100% coverage in native plant species. As a minimum, planting shall extend back to be in line with the front facade of the building.



3.2 FENCING

Fence plans must be provided as part of the Design Control application and include the fence type, colours and locations so it can be considered in the context of the overall house and landscaping design.

Fences are to be constructed from:

- Natural timber, and to be stained in a colour from a grey, silver, or brown colour palette. All timber fences must have a painted or stained finish.
- Metal, and must be pre-coated/pre-finished in a black, grey, or silver colour range.
- Block fence columns must have a honed or plastered finished.
- Plain concrete block walls, painted or unpainted, are prohibited.
- Brick fence columns must match the brick used on the house, be from a dark brick colour palette, or from a premium brick range. (Brown colours are prohibited)
- Fencing shall be of a high level of workmanship, straight between points, and free of obvious humps and hollows.
- No fence is to be constructed of secondhand materials and/or using corrugated or unfinished metal products.



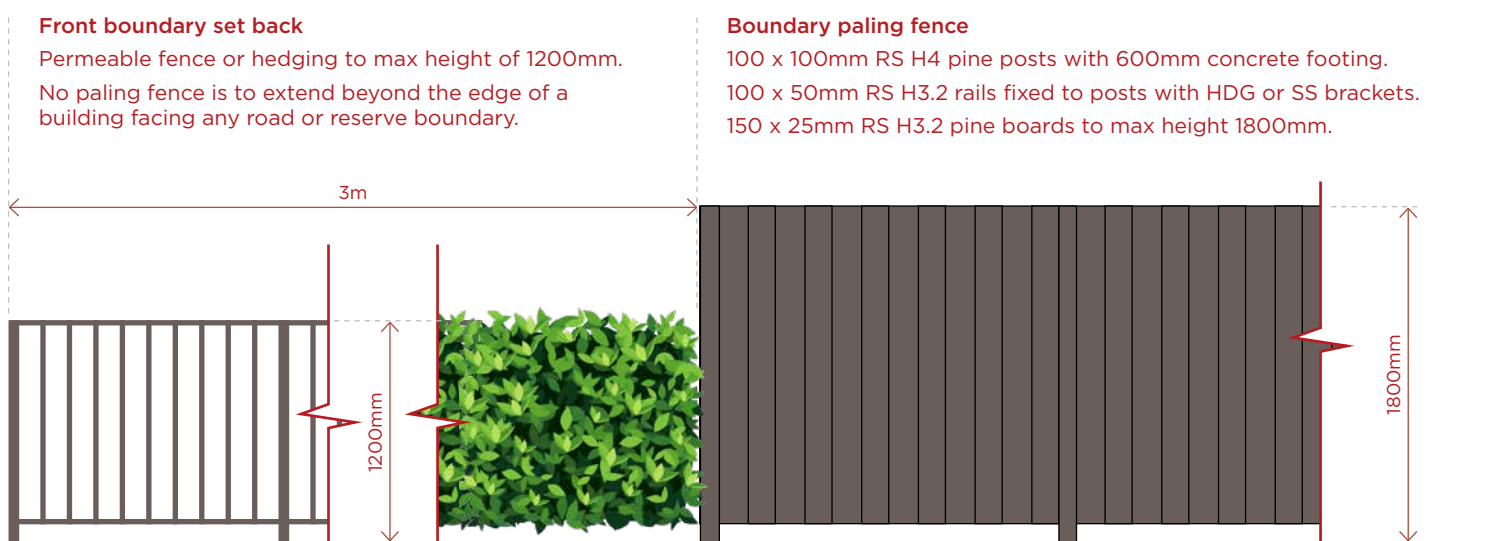
Paling fencing between dwellings

- Paling fencing to a finished height of 1.8m above existing ground level (at time of title) may be erected on common boundaries shared with other residential Lots. Provided that:
 - The 1.8m fence does not to extend past the front façade of the dwelling towards any road, right of way, reserve or walkway or JOAL, or within 3m of a road boundary (see Diagram 5).
 - 1.8m paling fencing are not permitted on any road, right of way or reserve boundary.
 - All palings and rails are stained prior to residents moving into a dwelling on the same Lot.
- Additional palings to fill the gaps either side of the fence are permitted and encouraged.

Permeable timber or metal picket style fencing

- Permeable fences must be at least 50% visually permeable.
- Permeable fencing may be erected to a finished height of 1.2m and permitted where 1.8m paling fencing is not.
- Permeable fences are to be built on Lot boundaries that face reserves and walkways, on road boundaries, or within 3m of a road boundary.
- Permeable fences must incorporate hedging / planting in its design.
- Permeable road boundary fences must include solid post or column structures within them, using materials like honed block or brick, or steel or natural timber post, with a minimum dimension of 125Wx125Dmm.
- Letter boxes, waste / recycle bins and bike storage facilities can be incorporated into the front fence design within the 3m front yard setback if they are constructed as part of, and look like, a fence landscape feature. See examples below as these must be done to a high standard:

Diagram 5



3.3 TREE PLANTING

All Lot owners are to plant at least one tree within 2m of each road or reserve boundary. These trees are to be >1.5m in height at the time of planting and selected from the following species:

- **Exotic:** Cercis, Cornus, Cotinus, Michelia, Magnolia, Prunus, Photinia, Olea (Olive), Liquidumber 'Little Richard' - smaller variety only, Lagerstroemia Indica, Laurus Nobilis, Fruit Trees
- **Native:** Sophora (Kowhai), Pittosporum, Leptospermum (smaller variety only), Meryta (Puka).

No trees over 3.5m high are allowed within 2m of a neighbouring residential Lot.

All trees must be maintained to 3.5m or below, and replaced if they are deceased.

3.4 LETTERBOXES

Standalone letterboxes (if not incorporated into the front fence design) must:

- Have a maximum dimension of 0.5m Width x 0.5m Depth x 1m Height.
- Be mounted on a steel or natural timber post with a minimum dimension of 0.125m Width x 0.125m Depth.
- Black, natural timber or steel in finish and must be built for purpose.

Alternatively, Letterboxes incorporated into the front fence design must be shown as part of the Design Control Application.



3.5 DRIVEWAY

Owners are responsible for constructing their own driveway to connect with the relevant road / right of way.

All driveways shall have a brushed or exposed aggregate concrete finish, with saw-cut patterns to prevent cracking.

Driveways shall be evenly flowing between points and have no obvious humps or hollows.

No driveway shall have a width greater than 6m or less than 3m where it meets the carriageway of the road or right of way.

3.6 RAIN WATER RETENTION & DETENTION TANKS

Rain tanks at Feldspar Crossing must meet AKLD Council retention and detention requirements. As such, these tanks are considered dual-purpose rain tanks which are designed for utilising rainwater, plus the detention of a 95th percentile rainfall event. This means that part of the tank is used to store water that will be used in and around your home while the remainder is used to reduce the peak stormwater flows resulting from 95th percentile rainfall events.

Water storage tanks and piping are to be constructed, installed or placed so that they are to be buried below ground. If this cannot be achieved, they must be screened by fencing and/or planting to the satisfaction of FHLD so they are not viewable from any road, right of way, reserve, or walkway.

Rainwater retention/detention tanks must be shown clearly on all Design Control applications, with the proposed solution clearly outlined.

3.6 GENERAL LANDSCAPING CONTROLS

Garden sheds or other structures over 2.2m in height are only permitted with prior written approval from FHLD. They are not permitted in the front road, reserve or right of way viewable areas unless prior written approval from FHLD is provided as part of the landscape plan submitted in the Design Control Application.

Pergolas, shade structures and outdoor fires are to be constructed of natural timber, steel, or stone. Transparent or coloured plastic type products are not permitted.

Rubbish bins, washing lines, heat pump compressors and other utilities shall be screened from roads, rights of way and reserves by the dwelling, or with planting or a timber screen.

All landscape lighting shall be down lighting with a hidden light source.

No gates or obstructions across driveways are permitted.

Retaining Walls

- Timber retaining walls shall be square post and horizontal rails and stained the same colour as the timber or metal fence colour. They are not permitted in areas viewable from a road, reserve or right of way.
- Where unavoidable, retaining walls that are viewable from a road, reserve, right of way or along front boundaries, must be constructed using neatly stacked and polished honed, stone or keystone. They must be set back a minimum of 0.6m behind the private front boundary and should be no higher than 0.8m. Landscaping planting is required to soften the retaining wall when it is visible from these areas.
- Heavily planted landscaped slopes are preferred over retaining walls.
- No round wood retaining poles or posts are permitted and secondhand materials and/or using corrugated or metal products cannot be used in their construction.



4.0 MAINTENANCE AND GENERAL RULES

4.1 APPEARANCES

Occupied and vacant lots are to remain free of litter. This includes, but is not limited to, all rubbish and plastics, and items migrated to the Lot by wind or rain events, or by dumping of any item by a third party.

Before, during and after construction, no vehicle shall be parked or driven on a grassed area such as road berms. This includes any vehicles associated with your builder or any subcontractors.

The landscaping and lawns on all occupied and vacant Lots shall be maintained to a well-kept neat and tidy standard, free of noxious weeds and overgrowth.

Established lawns are to be kept clipped short. Grass and weeds on vacant Lots shall be regularly maintained and shall not exceed 100mm in height.

Boundary hedges are to be clipped and maintained to ensure they are kept within their specified heights and widths.

If any tree planting or boundary hedge planting required in these Design Controls is to become sick or to die, it is to be replaced within six months. Replacements to make good defects shall be true to the heights and species specified.

Paint, stain and other finishes on buildings, accessory buildings and fences shall be maintained and reapplied as weathering affects colour strength over time.

4.2 PARKING

Parking of recreational vehicles, such as boats, motor homes, motorbikes, bus, caravan, trailer or other vehicles must be contained entirely within residential Lots and not overhang or obstruct footpaths or green verges. Parking of these vehicles at the front of a Lot must be done on a purpose-built hardstand that is part of the landscaping and been approved as part of the Design Controls application process.

Parked vehicles are not permitted to be used as a residence for human occupation on the site.

Parking recreational vehicles on the street or any public car parks within Feldspar Crossing for a period of more than 4 days is prohibited. Vehicles infringing this rule are liable to be towed at the owner's expense.

4.3 HARDSTAND WATER QUALITY TREATMENT

The Purchaser acknowledges that the Purchaser and their permitted successors and assigns in title shall be required to install and maintain a GD01 water quality treatment system for Hardstand areas such as driveways as per Auckland Council Region wide discharge consent on an ongoing basis at the Lot.



4.4 SIGNAGE

Site Signs - Any builder's or contractor's sign is to be no larger than 600mm x 900mm.

The Registered Proprietor is able to install or permit a sign 900mm by 600mm or smaller that is visible from any road or jointly owned access-way, is professionally sign written and for purposes of marketing the sale of the section or dwelling / house. It is the Registered Proprietor's responsibility to obtain any approval in writing required for erection of any signage and to ensure the sign complies with any local authority regulation. The erection of signs larger than 900mm by 600mm are not permitted.

4.5 STORAGE

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 to prevent dispersal by wind onto other properties. If proper clean up does not occur, debris will be removed, and the Owner will be charged.

4.6 EROSION CONTROL

All sites must have Silt Control installed prior to any excavation work being undertaken. Any and all potential silt run off from your Lot must be controlled by the installation of a correctly installed and council compliant silt control system, be it a silt fence or silt sock.

4.6 DAMAGE

Damage caused by the Builder to services such as roads, curbs, cesspits, lights, power, sewers etc. will be charged to the Owner. The Owner must notify the Developer in writing of any damage to services.

4.7 RESALE

In the event that any Lot is sold prior to the approval of plans or completion of building on that Lot, the new Owner will also be subject to these guidelines.

4.8 LEGAL

Legal Surveys & Grades

It is suggested that the Owner and Builder first visit the site and inspect grade, easement, and other engineering plans to ensure no conflict exists between locations of driveways, sidewalks, street lighting or signs, electrical, telephone or other services. Each lot will be staked at all corners with wooden pegs. Builders must be careful when working around these pegs and must use a surveyor to confirm their position at the time of setting out the building. FHL D accept no responsibility for their replacement or for locating pegs that have been buried after the settlement date by the Owner or their Builder. Costs for replacement of pegs shall be charged to the Owner.

Health & Safety

FHL D take Health and Safety very seriously and the wellbeing of contractors, residences and visitors to Feldspar Crossing is paramount. Purchasers must comply with the current health and safety legislation, implement a health and safety management plan, ensuring sites are securely fenced and construction hazards or risks are identified and correctly managed in accordance with the current legislation.

Design Control Breaches

In accordance with the Restrictive Covenants attached to every title, FHL D has a dominant right to seek to recover any costs directly or indirectly attributable to breaches of these Design Controls. You may also be liable for any legal costs incurred by FHL D in further enforcement action should breaches continue.

5.0 COMMENCEMENT CONSTRUCTION

Construction must commence within 12 months of title for the Lot being issued. Once construction has started, all building exteriors and landscaping must be completed within 12 months from the commencement date. Houses may not be completed in stages and must not be left without substantial work being carried out for longer than two months.

Once construction has commenced, the exterior of all buildings must be completed within 6 months of the date of commencement.

Landscaping planting and fencing, including the staining of paling fences, must be completed by whichever is the earlier of the following: prior to anyone moving into the dwelling; or within three months of the date of completion of the exterior cladding.

Non-approved buildings or structures, including builder's sheds or materials, are not permitted on any Lot outside of the permitted construction period.

Note: The construction of any dwelling or landscaping that does not fully comply with the Approved Building Plans will need to be rectified at the Owner(s) expense.



6.0 APPROVAL PROCESS

6.1 DESIGN APPROVAL

Owners or their agent shall submit the Plan Approval Application / Checklist form (located at the end of this document) and all relevant attachments and information required to FHLD.

DESIGN APPROVAL PROCESS – THE APPLICATION

The Owner/ Agent / Builder can only apply for and proceed with any building consent or resource consent from Auckland Council after written Design Control Approval is obtained from FHLD.

The Feldspar Crossing design approval process is simple, and all applications must include the following:

- A completed and signed Feldspar Crossing design review application form
- Site plan – showing the following information:
 - Site topography
 - Dwelling location and setbacks
 - Fencing and retaining structures (including heights, materials and colours to be used in its construction)
 - Sidewalks, entrance path, side path/s driveway/s and any off-street parking
 - Outdoor living areas (Decks, Patios, Courtyards, Swimming pools etc.)
- Dwelling concept plans for construction:
 - Floor plan/s, elevations and streetscape views
- Exterior building materials and colours specification:
 - Roof material and colour, cladding/s, window joinery, paint colours, landscape elements such as fences and retaining etc.

- Landscaping – Both hard and soft landscaping plan: A site plan containing the following information is ok:
 - Hard landscaping areas showing entranceway, path/s driveway/s, car parks, bin storage areas, bike storage, decking / patios, courtyards, swimming pool, etc.
 - Soft landscaping areas showing plants (types and sizes) and planting layout, including trees, grass areas and garden areas.

All plans and accompanying documentation must be submitted electronically via email to FHLDdesign@feldsparcrossing.co.nz and must be in a scale of either 1:100 or 1:200.

FHLD will assess the house design, site layout, external colours and landscaping plan alignment with the Feldspar Crossing Design Controls. FHLD will provide feedback by return email to the applicant, either accepting or declining the design application, within 20 working days of receipt of a fully complete submission:

- Either providing the Owner / Agent with Design Control Approval or suggesting amendments to the submission.
- If an application is declined, feedback to the applicant as to why the design application was unsuccessful will be provided.
- In this event, the Owner/ Agent / Builder may work together with FHLD to amend the submission so that Design Control criteria can be met, and subsequent approval given.

All Landowners or Builders who wish to undertake any building works and/or external alteration or additions on their property within Feldspar Crossing must obtain written approval from FHLD prior to applying to the Auckland Council for any Resource Consent or Building Consent, and any such works being commenced.

6.3 CONSTRUCTION BOND

FHLD, or their appointed agent, will monitor the performance of the Design Controls as new homes are delivered in Feldspar Crossing and reserves the right to amend these Design Controls and/or issue updates to it.

Please note: The Developer retains the right to refuse approval of any plans, at their sole discretion, which in their opinion do not meet the minimum standards of design quality.

Information contained in these Design Controls may vary from those outlined the Covenants or Sale and Purchase Terms, as they are subject to change from time to time. Your Sale and Purchase Agreement and information contained within will take precedence.

Please check your Feldspar Crossing Sale and Purchase agreement, the Further Terms of Sale, and the Covenants, as these documents will have additional Design Controls and/or requirements that purchasers need to adhere to.

Owners shall not undertake any construction on any Lot unless FHLD has issued Design Control Approval for that Lot and such construction complies with the Design Control Approval issued by FHLD. Note: Any construction of a dwelling or landscaping that does not fully comply with the Approved Building Plans will need to be rectified at the Owner's expense.

6.2 DESIGN APPROVAL FEE

No fees will be charged for the first Design Controls Application and a single application approval.

However, where further submission(s) of plans are required or requested in order for an application to meet the required Design Controls, then FHLD reserves the right and at their discretion to charge design approval fees of \$250 plus GST per additional submission in order to cover reasonable costs.

FHLD reserves the right to charge a refundable construction bond. If they choose to request a Bond of this nature, then it will be \$3,500 (No GST) for a Standalone and \$10,000 for a Super-Lot. These bonds will be required to be paid before design approval can be issued by FHLD. The bond form can be found at the end of this document, or the Feldspar Crossing website.

The bond will be held by FHLD and will become repayable when:

- All building and landscaping works are fully complete as per the approved plans.
- Any damage to surrounding areas (public or private) that have occurred through building activities has been fully repaired or reinstated to the satisfaction of FHLD. This includes the repair of any grass verge that adjoins your Lot.

The Owner shall contact FHLD when they have obtained the necessary Auckland Council Code of Compliance Certificate for their Feldspar Crossing building and completed all landscaping. If requested, the Owner shall then allow FHLD reasonable access to inspect the exterior of the building and landscaping works against the approved plans.

If the Owner has not complied with the Design Control Approval and/or there has been damage caused to surrounding areas, public or private, FHLD may utilise the bond in remedying such non-compliance or damage. Any additional costs may also be recovered from the Owner.

Alternatively, if the owner has not requested the bond within 60 days of Code of compliance, the Bond is deemed to be forfeited to FHLD.

7.0 GENERAL INFORMATION

7.1 FHLD AND ITS APPOINTED AGENTS

When FHLD or its assignees no longer own any Lots within Feldspar Crossing, then FHLD shall use reasonable endeavours to assign responsibility of the Design Controls to a committee of Owners (or similar) on a basis to be agreed. In any event, FHLD's responsibility shall cease 3 years after the last title in the area defined as Feldspar Crossing is issued.

7.2 WAIVER

FHLD may, if it sees fit and whilst having regard to the unique circumstances of each Feldspar Crossing Lot:

- Alter or waive any of the processes set out in these Design Controls; and/or
- Waive or vary any of these Design Controls (provided it is satisfied that the result is consistent with the overall vision for its development at Feldspar Crossing in its sole discretion).
- FHLD shall not be liable to any Owner or any other person for any loss, damage, claim or expenses (including where such loss, damage, claim, or expense arises from the approval or non-approval of an application under these Design Controls, any failure to meet the time frames stated in these Design Controls, or performing any function under or in relation to these Design Controls)
- FHLD shall be entitled to amend or add to these Design Controls from time to time without notice.
- Fees may be amended by FHLD at any time without notice, but in any event shall represent the reasonable cost to FHLD in connection with the Design Control approval process

Contact Details:

FHLD Design Controls
FHLDdesign@feldsparcrossing.co.nz
PO Box 501, Silverdale, 0944.





PLAN APPROVAL APPLICATION / CHECKLIST

In accordance with the development covenants designed to protect your investment, there is a requirement to have your house plans approved prior to any building commencing on your site. This is a straight forward process and if everything is in order approvals are typically issued within 20 working days of receiving the necessary material.

Please complete the form below and forward this as a PDF document, along with all relevant attachments to: FHLDesign@feldsparcrossing.co.nz - If a Construction Bond is requested it must accompany this Application.

☐ 1. Owners Details

Name of Applicant: _____

Lot Owner (if different to above): _____

Subdivision Stage and Number: _____

Lot Number: _____

Street Address of Lot Number (if known): _____

Postal address of applicant: _____

Phone number of Applicant: _____

Email address of Applicant: _____

☐ 2. Builder / Architect Details

Company name: _____

Contact name: _____

Postal address: _____

Phone: _____

Email address: _____

☐ 3. House Details

Lot area in m²: _____

How many levels is the dwelling: _____

Total Floor area of dwelling (including garage)

in m²: _____

Height of dwelling (m): _____

Roof pitch of the dwelling (degrees): _____

☐ 4. Attachments to be included

☐ Site Plan (including the location of any retaining walls)

☐ Floor Plan

☐ All Elevations

☐ Landscape Plan (including fences, decks, pavers & planting)

☐ Fence Paint/Stain Colour

☐ 5. Exterior Materials & Colour Scheme

Exterior cladding: Materials: _____

Colours: _____

Roof cladding: Materials: _____

Colour: _____

Window Joinery colour: _____

Front Door colour: _____

Garage Door colour: _____

Fence Paint/Stain colour: _____

Processing

If everything is in order your plan approval will be processed and returned via email. The approval will consist of the information provided, which will be signed on behalf of the developer by our agent.

Office Use Only:

Date Application Received: _____ Date Further Information

Requested: _____

Date Further Information Received: _____

Approval

Date Approved: _____

Approved by: _____

Signature: _____



CONSTRUCTION BOND FORM

Name..... Lot # Stage #

Bond Amount: ☐ Standalone: \$3,500.00

Receipt No.

Bond Amount: ☐ SuperLot: \$10,000.00

Conditions of receipt of cash refundable bond:

1. The bond is to secure compliance by the Purchaser of the above lot and their contractors with the terms and conditions of the Sale and Purchase Agreement in place with Fulton Hogan Land Development (FHLD).
 2. During the term the bond is held by FHLD, if FHLD becomes aware of any breach of the Protective Covenants, including but not limited to damage to landscaping, berms, roading, footpaths, kerbs, or other structures in the subdivision, or failure to follow an approved plan, WFH shall notify the Purchaser in writing of such non-compliance. If the Purchaser does not comply with such notice within a reasonable time, FHLD shall have the right to remedy the breach with reasonable costs to be deducted out of the bond held.
 3. Prior to the occupation of the dwelling the Purchaser shall make a written request for the repayment of the bond and shall supply FHLD with a copy of the Code Compliance Certificate. If FHLD is satisfied the Purchaser has complied with the Protective Covenants in all respects, the bond shall be repaid to the Purchaser.
 4. Bond monies are non-interest bearing.
-

DATED this day of

Signatures:

Purchaser:

Fulton Hogan Land Development:

Internet Banking – Westpac, Acc # **XXX**