FAIRWAY PINES

SHIRLEY

FAIRWAY PINES

SHIRLEY

FAIRWAY PINES BORDERING THE CHRISTCHURCH GOLF CLUB

AN EXCLUSIVE DEVELOPMENT BY

SUBURBAN ESTATES
PREMIUM LAND DEVELOPMENTS

VISION

Welcome to Fairway Pines — A Community Shaped by Tradition, Elevated by Design

Nestled alongside the historic Christchurch Golf Club — one of New Zealand's oldest parkland courses, established in 1873 — Fairway Pines offers a rare opportunity to live within a setting rich in heritage and natural beauty. This exclusive residential enclave celebrates its prestigious surroundings while embracing a refined, modern architectural vision.

Our ambition for Fairway Pines is to create a bespoke development defined by exceptional living. The subdivision has been carefully master-planned to encourage architectural diversity across individual lots, while maintaining a cohesive and high-quality streetscape. The result is a distinctive community that balances individuality with harmony.

Homes are guided by a thoughtfully crafted Design Guide, intended not as a constraint, but as a source of inspiration. We aim to foster a design-led environment that supports creative expression and rewards attention to detail.

A key objective is to promote well-conceived street facades that elevate the visual appeal of each home and contribute to a sophisticated, coordinated neighbourhood character.

The architectural approach at Fairway Pines places emphasis on clean lines, timeless materials, and well-proportioned forms. Set amongst mature trees, open vistas, and the gentle rhythm of the golf course landscape, the design language responds to its surroundings with elegance, longevity, and a deep sense of place.

Issued by Suburban Estates in collaboration with Barry Connor Design, this guide provides the framework for creating distinctive, enduring homes that honour the past while confidently looking to the future. We invite you to interpret this vision with integrity and imagination enhancing the exclusivity of Fairway Pines through thoughtful design and bespoke elegance.

FAIRWAY PINES

SHIRLEY

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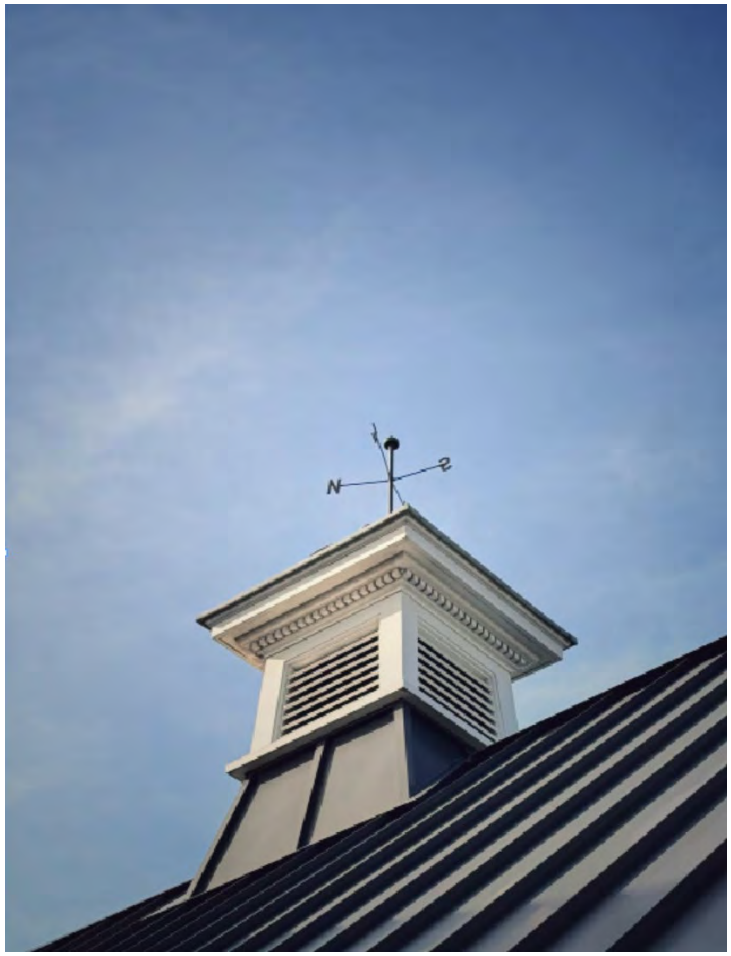


LOCATION

LEISURE

1 - Christchurch Golf Club
2 - Bottle Lake forest
3 - Christchurch Botanic gardens

SHOPPING

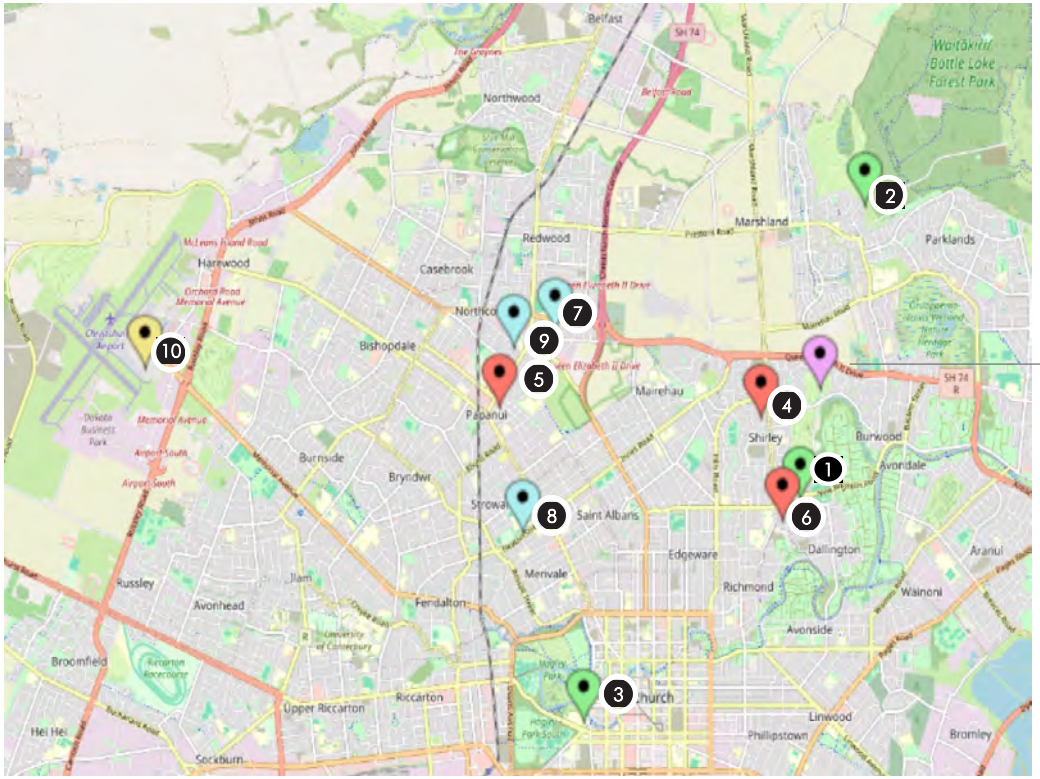
4 - Homebase Shopping Centre
5 - Northlands Shopping Centre
6 - The Palms Shopping Centre

SCHOOLS

7 - St Bede's College
8 - St Andrews College
9 - Marian College

AIRPORT

10 - Christchurch International Airport

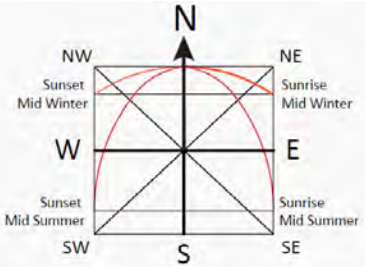


FAIRWAY PINES
SHIRLEY

FAIRWAY PINES

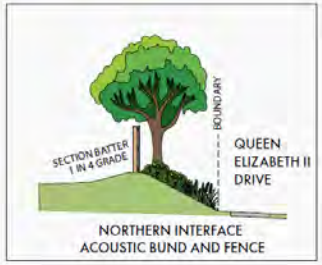
SHIRLEY

MASTER PLAN



LEGEND

- TREE
- STREET LIGHT
- PAVERS
- GARDEN AREA
- ACOUSTIC BUND & FENCE
- FIXED DRIVEWAY POSITION
- POWER KIOSK
- SETBACK - NO BUILD AREA
- 3M SETBACK - NO BUILD AREA



NOTE

- NET AREAS SHOWN, + INDICATES SECTION HAS AN ACCESS LEG OR IS PART OF A RIGHT OF WAY AND OR BUND
- LANDSCAPING DETAILS ARE SUBJECT TO CHANGE.

TITLES ANTICIPATED FEB/MAR 2026

CONTACTS

FAIRWAY PINES DESIGN PANEL (FPDP)

Fairway Pines Development c/o Suburban Estates
26 Peterborough Street,
Central Christchurch
8140

03 366 3729
admin@suburbanestates.co.nz
www.suburbanestates.co.nz

CHRISTCHURCH GOLF CLUB

Christchurch Golf Club
45 Horseshoe Lake Road,
Shirley, Christchurch
8061

03 385 9506
www.christchurchgolf.co.nz

CHRISTCHURCH CITY COUNCIL

Christchurch CIty Council
53 Hereford Street
Central Christchurch
8013

03 941 8999
www.ccc.govt.nz

OVERVIEW

FAIRWAY PINES

Welcome to Fairway Pines, a premium residential subdivision bordering the grounds of the Christchurch Golf Club — a setting rich in heritage and natural beauty. Here, contemporary architecture meets the timeless charm of New Zealand's second-oldest golf course, offering a lifestyle defined by quality, serenity, and connection.

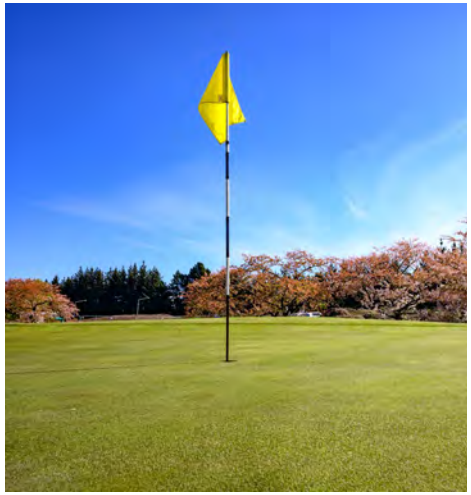
Fairway Pines embraces modern living with a nod to tradition. Bold architectural forms, enduring materials, and a refined palette create a cohesive and elegant neighbourhood character. The design principles promote creativity and individuality while ensuring a strong, unified streetscape that respects its prestigious setting.

This is a rare opportunity to live within a private pocket of green space, surrounded by mature trees and open fairways, just minutes from the city.

SHIRLEY

Located only 10 minutes from central Christchurch, Shirley is a well-established suburb with a proud legacy of sport, leisure, and community. Home to the historic Christchurch Golf Club, founded in 1873, the area offers residents access to wide open spaces, excellent amenities, and convenient transport links.

Fairway Pines is ideal for families, professionals, and retirees alike — a unique enclave where architecture, history, and lifestyle come together to create something truly special.



PROCESS

FAIRWAY PINES DESIGN PANEL (FPDP)

All development proposals within Fairway Pines will be reviewed and assessed by the Fairway Pines Design Panel in accordance with the Fairway Pines Design Guide and separate legal Covenants. While many of the guidelines are expressed in qualitative or relative terms, their interpretation and application lie solely at the discretion of the Design Panel.

Some elements of the Design Guide — such as maximum building heights, roof forms, and approved exterior materials — are fixed parameters and must be adhered to. Any proposed departures from these standards will require submission of detailed plans, specifications, and the relevant application fee for consideration.

Property owners must engage a suitably qualified Architect or Architectural designer and Landscape designer to prepare their proposals. Prior to commencing design work, it is essential that owners familiarise themselves with the Fairway Pines Design Guide, separate legal Covenants and any Christchurch City Council planning requirements applicable to the site.

Once approval has been granted by the Design Panel, owners are responsible for securing all necessary consents from the Christchurch City Council or any other regulatory authorities.

Prospective purchasers should note that compliance with this Design Guide and separate legal Covenants is required alongside obligations under the District Plan, the Building Act, and other applicable statutory frameworks.

STAGES

PRELIMINARY DEVELOPER APPROVAL

The 'Preliminary Approval' stage evaluates the initial concept design ensuring alignment with The Fairway Pines design vision, adherence to guidelines, and the overall aesthetic direction. It aims to confirm the proposed design's suitability for Fairway Pines.

FULL DEVELOPER APPROVAL

The 'Full Approval' stage provides a thorough assessment of the proposed design, offering a more detailed perspective. This phase requires the inclusion of any modifications made since the initial stage, clearly indicated on the submitted plans.

FINAL INSPECTION

The 'Final Inspection' stage consists of an on-site review, ensuring the constructed design and landscaping align with the approved 'Full Developer Approval' documentation. The inspection also verifies compliance with the covenants listed on the title and to ensure that no damage has occurred to the subdivision's infrastructure—such as roads, footpaths, landscaping, trees, and street fixtures—as a result of the construction process.

DEVELOPER APPROVAL CONTINUED

FEES

The Design Approval Process incorporates fees covering Design Review Board expenses. The total fees specified below will be applied to the applicant upon receipt of the application. The commencement of the approval process by Fairway Pines Design Panel will follow payment of the invoice. Costs associated with Fairway Pines Design Panel pertain to dwellings adhering to Fairway Pines Design Guidelines and external legal Covenants.

Review and issue approval: $500 +GST

To initiate the process, please complete the Fairway Pines Design Panel Design Approval Application Form, as detailed in the appendix.

TIMEFRAME

The Fairway Pines Design Panel endeavours to adhere to the designated time schedule for the design review process, making every reasonable effort to do so. However, The Fairway Pines Design Panel will not be held liable for delays arising from circumstances beyond its control. The primary objective of The Fairway Pines Design Panel is to review applications and provide responses within a timeframe of 7 working days.

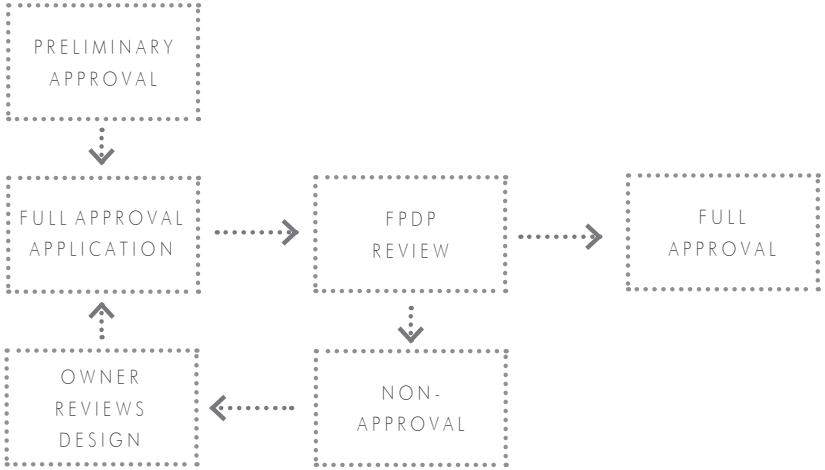
The Fairway Pines Design Panel reserves the right, at its discretion, to request additional documentation and/or information for the evaluation of any design approval application.

- Despite other provisions within these guidelines, Fairway Pines Design Panel may agree to exemptions or departures at its sole discretion.
- The Fairway Pines Design Panel recognises the ongoing development of new materials, colours, textures, and tones. Therefore, it is open to considering materials and colours not presently listed in these Design Guidelines. Any proposed departures from the Design Guidelines must be clearly high-lighted in the design approval application. Approval of such departures rests solely with the discretion of Fairway Pines Design Panel. While Fairway Pines Design Panel strives to promptly review all design approval applications, it does not accept liability for processing delays or obtaining design approval.
- Any incomplete design approval applications will be returned. Please ensure all applications are complete.
- Applications for design approval must be submitted to Fairway Pines Design Panel using the following contact details on page 7 of this Design guide.
- The construction of a dwelling or landscaping that does not fully comply with the approved plans will need to be rectified at the owners expense.

PROCESS

PRELIMINARY DEVELOPER APPROVAL

FULL DEVELOPER APPROVAL



DEVELOPER APPROVAL CONTINUED

All drawings provided must be A3 pdf plans, appropriately scaled to meet these criteria. Below are the requirements for each stage outlined in more detail.

PRELIMINARY DEVELOPER APPROVAL

The Prelimary Approval stage must include the following details:

- Overall Site Plan – The site plan should clearly illustrate the building location and footprint, exterior hard surfaces, driveway position, fencing, site coverage calculations, setback dimensions, and general levels or contour information
- Floor plans of all buildings
- A full set of elevations, including all sides of the building with heights and dimensions. This shall include a preliminary description of exterior materials, finishes, and colours
- 3D perspective renders at conceptual quality as seen from the street at eye level or another appropriate angle and viewpoint
- Any non-complying matters shall be clearly annotated on plans

FULL DEVELOPER APPROVAL

The Full Approval stage must include the following:

- In accordance with Fairway Pines vision and strategy, The Fairway Pines Design Panel places particular emphasis on the interaction of building facade materials, colour, form, and front yard landscaping with the street and neighbouring properties.
- Preliminary Design Approval Submission Amendments: provide a detailed list of any changes to the house design, landscaping, cladding, etc. made since the preliminary design approval.
- Overall Site Plan: clearly illustrate the building's location, driveway position, fencing, site coverage calculations, setback dimensions, general levels or contour information
- Floor Plans: provide floor plans for all buildings.
- Full Set of Elevations: include all sides of the building with heights and dimensions. Provide the final full description of exterior materials, finishes, and colours.
- An overall landscape plan showing patios, decks, outdoor areas, the general landscape layout (including a plant species list), the design of the front yard or yards adjoining reserves, including the location of fences, walls, trees, lawn, planting beds, and other landscape features, such as garden art or sculptures. The plans must also include the placement of any letterboxes.
- 3D Perspective Renders: present high-quality 3D perspective renders from the street at eye level or another appropriate angle and viewpoint.
- Non-Complying Matters: clearly annotate any non-complying matters on the plan.

SITE

SETBACKS

Front Yard	4.5m setback from road boundary for main dwelling and side access garage (door position 90 degrees to road).
Side Yard	1m
Dwelling Setback	2m setback from the West Boundary - Only applies to Lots 1,2, 12, 13, 14, & 15 Refer to Masterplan
Dwelling Setback	Setback from the East Boundary - Only applies to Lots 7, 8, 9, 10 & 11 Refer to Masterplan
Rear Yard	1m
Garage	5.5m setback (measured to garage door) from road boundary with street facing garage doors – see front yard setback for side accessed garage design.

FLOOR AREA

Our objective is to promote excellent design, emphasising thoughtful consideration of materials, form, and balance. Site coverage compliance with the district plan or any other relevant aspects is still required.

PERMITTED DEVELOPMENT

- Any home or structure taller than one storey can only be built with the prior written approval of Suburban Estates Limited.
- Two-storey homes may be considered on a case-by-case basis, but only with the prior written consent of Suburban Estates Ltd.
- One (1) 2 storey dwelling or alternatively (1) single level dwelling is permitted per lot

The maximum allowable building height for a single-storey dwelling is 5.5 metres, measured vertically from natural ground level to the highest point of the roof, including any rooftop features (excluding minor projection such as antennas or chimneys). Two-storey dwellings must not exceed a maximum height of 8.0 metres,measured in the same manner. When designing a two-storey dwelling, careful consideration must be given to the potential impact of upper-storey windows on the privacy of neighbouring properties, particularly in relation to their private living and outdoor entertaining areas. To mitigate overlooking and preserve neighbours privacy, appropriate measures should be incorporated, such as the use of opaque or obscure glazing, substitution with skylights where practical, or the installation of fixed louvres or external screening. All proposed designs also need to comply with the planning provisions set out in the Christchurch District plan. It is the owner's responsibility to ensure compliance with the district plan and any site-specific requirements
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BOATS / TRAILERS / CAMPERVANS / CARAVANS

To help maintain the tidy, attractive appearance of the neighbourhood, boats, trailers, campervans, and caravans should not be parked or stored in reserves, open spaces, green corridors, road corridors, street parking bays, road verges, or on driveways. If you wish to keep one of these vehicles at your property, it must either:

- be parked or stored inside a garage, or
- be fully screened from view from neighbouring properties, golf course and the street

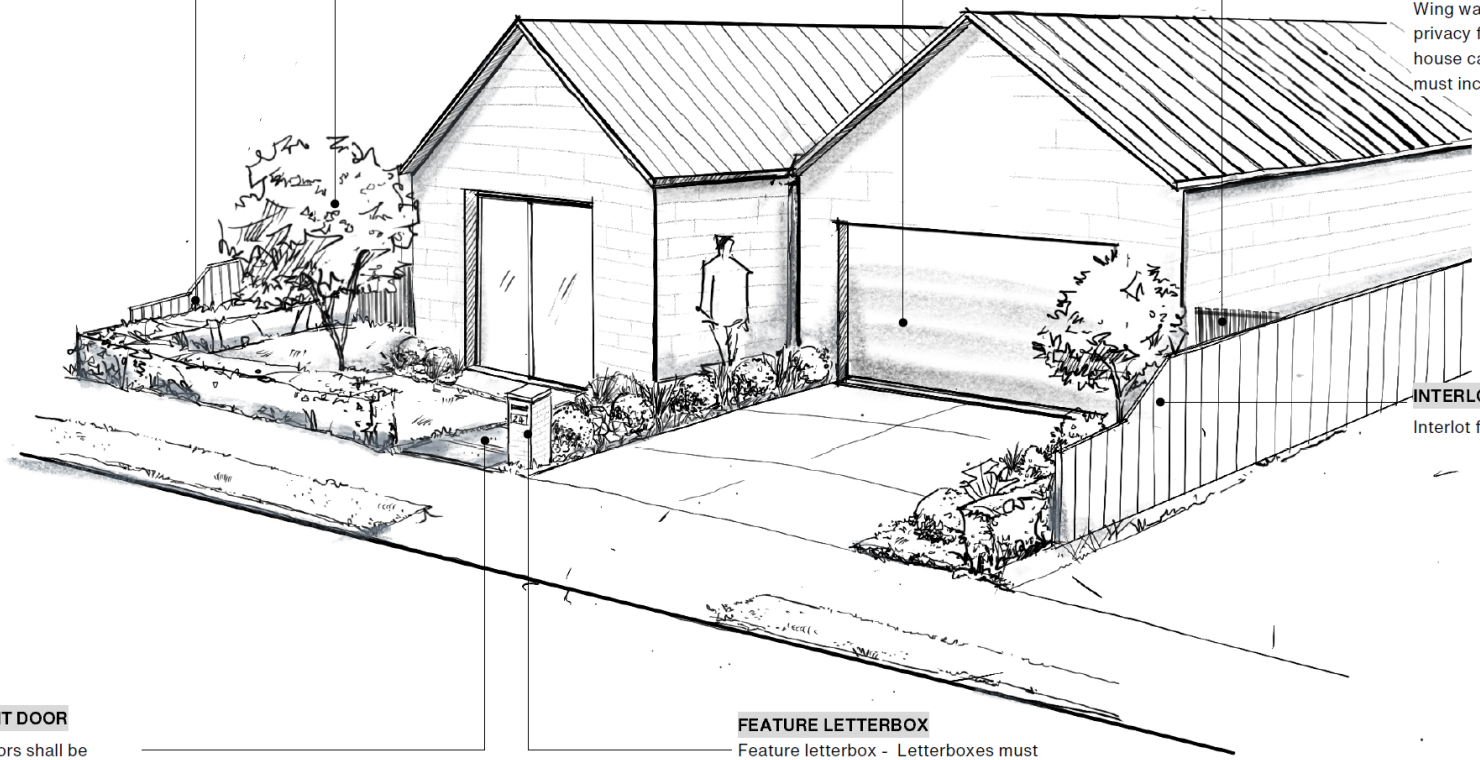
In both cases, prior written approval from Suburban Estates Limited is required.

FRONT YARD FENCING
Front yard fencing must be setback 2m from the road boundary. Max height 1.2m within the 4m building setback. Must be constructed from one of the following approved materials: plastered masonry walls, combination of plastered wall & selected aluminium style fencing , hardwood or stone.

FRONT YARD LANDSCAPING
Front yard landscaping must include a suitable amount, size, and height of planting to ensure an appealing transition between the dwelling and the street scape and must include at least 1 feature tree from the landscape design guide.

SETBACKS
Garage 5.5M setback from road boundary.

WING WALL & SIDE GATE
Wing walls and side gates. Side privacy fence/gate from the house can be up to 1.8m max must include some permeability.



INTERLOT FENCING
Interlot fencing by the Developer.

PATHWAY TO FRONT DOOR
Pathways to front doors shall be highlighted as the main entry point. A garden strip separating the pathway from the driveway.

FEATURE LETTERBOX
Feature letterbox - Letterboxes must be formed from a standalone 'plinth' style form with cladding that integrates with the main cladding of the property.

FAIRWAY PINES

FRONT YARD FENCING

Front yard fencing must be setback 2m from the road boundary. Max height 1.2m within the 4m building setback. Must be constructed from one of the following approved materials: plastered masonry walls, combination of plastered wall & selected aluminium style fencing , hardwood or stone.

FRONT YARD LANDSCAPING

Front yard landscaping must include a suitable amount, size, and height of planting to ensure an appealing transition between the dwelling and the street scape and must include at least 1 feature tree from the landscape design guide.

Garage door position 90 degrees to road.

SETBACKS

4.5M setback from road boundary for main dwelling and side access garage for 2 cars .

INTERLOT FENCING

Interlot fencing by the Developer.

FEATURE LETTERBOX

Feature letterbox - Letterboxes must be formed from a standalone 'plinth' style form with cladding that integrates with the main cladding of the property.

PATHWAY TO FRONT DOOR

Pathways to front doors shall be highlighted as the main entry point. A garden strip separating the pathway from the driveway.

SITE CONTINUED

RECESSION PLANES

2.3m high along relevant boundarys - Refer to CCC for exact requirements

SITE COVERAGE

40% - For dwellings which are less than 5.5m in height (Refer RMA 20253857).

35% - For dwellings greater than 5.5m in height

OUTDOOR LIVING SPACE

90m^2 minimum with 6m minimum dimension - Refer to CCC for exact requirements.

MAXIMUM HEIGHT

The maximum height allowed for all single level dwellings, measured from natural ground level, is capped at 5.5m measured vertically from natural ground level to the highest point of the roof, including any rooftop features (excluding minor projections such as antennas or chimneys). Two-storey dwellings must not exceed a maximum height of 8.0 metres, measured in the same manner within Fairway Pines subdivision.

ROOF PITCH

- Monopitch - minimum pitch of 5° and maximum 15°
- Gable roof form - minimum pitch of 20° and maximum of 40° - no hips or valleys

Flat roof connections are permitted between gabled forms, but shall not exceed 25% of the building footprint. For example, a 200m^2 dwelling is permitted to have no more than 50m^2 of the footprint as a 'flat roof'.

CHRISTCHURCH CITY COUNCIL DISTRICT PLAN

All proposed designs also need to comply with the planning provisions set out in the Christchurch District plan. It is the owner's responsibility to ensure compliance with the district plan and any site-specific requirements with www.ccc.govt.nz

DESIGN

GENERAL DESIGN REQUIREMENTS

The architectural guidelines for Fairway Pines have been developed to encourage a variety of thoughtful design responses, while ensuring a cohesive and high-quality built environment that reflects:

- The distinctive character and refined setting of the Christchurch Golf Club
- Sensitivity to the landscape and natural contours of the site
- Privacy and outlook between neighbouring dwellings
- Consideration of the local climate and environmental conditions
- A contemporary design language that draws on timeless, classic forms and materials

These guidelines are intended to create a visually harmonious streetscape and a development of enduring architectural quality. To support this vision:

- All buildings, including garages and ancillary structures, must be positioned within the designated building platforms and comply with Council setback and height-to-boundary requirements
- All external colours and materials must align with the approved palette outlined in this Design Guide, including windows, doors, garage doors, soffits, vents, service enclosures, and flues
- All designs must comply with Council requirements relating to shading, outlook, and building envelope controls
- Garage doors should be recessive in appearance and not visually dominant from the street. Doors must be colour-matched to the cladding or integrated flush with materials to minimise visual impact
- Attic roof glazing and openings must not be visible from the street elevation
- Raking gable-end glazing is not permitted in areas where scissor-trussed roof forms are used
- Further subdivision of any lots within Fairway Pines is not permitted under any circumstances
- Timing of Construction: Once construction has commenced, the building and landscaping must be completed within 15 months of the date of commencement.

COLOURS

All colours and materials shall comply with the details supplied in this Design Guide. This applies to and includes all external items such as window joinery, doors, garage doors, soffits, service outlets, vents, chimney flues, etc.

- Exterior colours used are to be of a monochromatic, neutral and/or recessive nature, whites, greys, brown /beige, or recessive colours. Other colour options may be considered but will be at the sole discretion of FPDP.
- We also encourage features of natural materials, brick, stone, or wood.

FORM

We seek to encourage thoughtfully designed street frontages that enhance the visual quality of the neighbourhood and complement the surrounding landscape. Dwellings must present well-articulated facades to the street, incorporating distinctive architectural elements that contribute to the character and identity of Fairway Pines.

This sense of individuality may be expressed through considered window design, refined material selections, high-quality detailing, or the use of exposed structural features.

CHARACTER

ARCHITECTURAL CHARACTER

Homes should reflect:

- Crisp, timeless roof forms (gable or monopitch)
- Modest, elegant massing with layered street frontages
- Integration with outdoor spaces and landscaping
- Restraint in materials and colour use
- Articulated facades (no blank walls or dominant garages)

A Note on Architectural Flavour & Clubhouse Heritage

Drawing inspiration from the historic Christchurch Golf Club clubhouse, the architectural expression at Fairway Pines should evoke a sense of permanence, proportion, and subtle distinction. This is not a place for superficial or bolt-on features. Instead, each home should demonstrate:

- Clarity of form
- Legibility of materials
- Integrated design responses

Every street-facing elevation should include a distinctive architectural feature such as:

- Recessed or framed entries with porch, portico, or canopy
- Vertical batten screens or expressed structural elements
- Material junctions that frame spaces or enhance architectural elements

These are not decorative "extras" but integral to the home's composition.

ARCHITECTURAL FEATURES

- Full height windows visible from the street, or where the architecture dictates, long, elongated windows running horizontally. Small, bathroom type windows are not desirable to be visible from the street, and to be avoided where possible.
- In the design of a two-storey dwelling (Lot 11 & 12) you should take into consideration the impact of upper storey windows on the privacy of your neighbours' living and or entertaining space. Upstairs windows that impinge on neighbours' privacy should have corrective devices such as opaque/obscure glass or louvers/shutters.
- If there is a chimney, a feature chimney which is boxed is preferred.
- Feature front doors with architectural handles.
- Gutters and downpipes shall be pre-finished or painted to exactly match the dwelling or the roof colour (or in a similar tone agreeable to the FPRB).

Common Pitfalls to Avoid

- Flat, blank elevations
- Various 'patchwork' of cladding materials
- Unresolved rooflines with no hierarchy
- Lack of architectural character features along the street elevation
- Inadequate consideration of landscaping elements
- No defined entry point
- Overall lack of design consideration

CHARACTER

EXAMPLES

CHARACTER

EXAMPLES

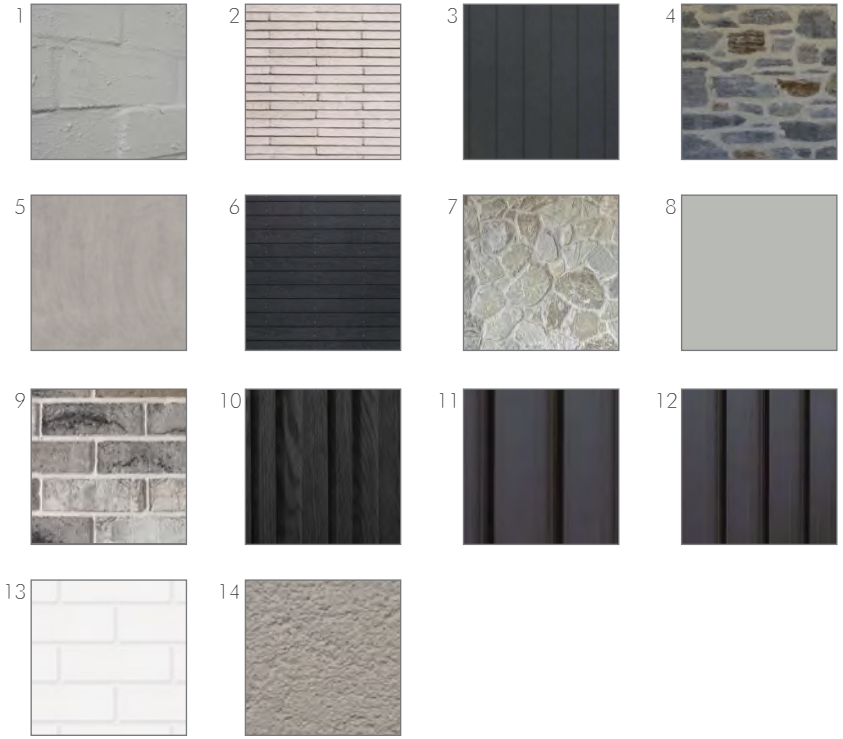
MATERIALS

WALL CLADDING

Our objective is to inspire well-designed street facades that enhance the visual appeal along the street perimeter and contribute to Fairway Pines overall aesthetic.

To ensure residences blend harmoniously with the natural surroundings and facilitate a seamless integration into the site, it is recommended to use materials that exhibit natural elements or subdued colours. We recommend using a restrained palette of materials and finishes to achieve a cohesive and understated aesthetic.

- Timber Weatherboard
- Vertical Board and Batten
- Bricks – modern style as per examples – bagged wash finish permitted
- Plaster
- Natural Stone/Schist Veneer
- Metal cladding – roll formed metal wall cladding – corrugated, trapezoidal, and tray profiles. Colours shall be limited to the following: Tidaldrift Matt, Sandstone Grey, Snowstone, Stonepeak Matte, Slate, Ironsand, Thunder grey, Grey Friars, Ebony, Gull Grey, Windsor Grey. Other colour options may be considered but will be at the sole discretion of the Fairway Pines Design Panel
- Concrete: allowed in a smooth or textured finish, with the option to add pigment or oxide
- Concrete tile, decramastic tile, or similar roof materials are not permitted within the Fairway Pines development
- No second hand, relocatable or prebuilt buildings of any kind are permitted.
- All buildings and structures must be constructed from new or high quality materials within the building platforms unless agreed with the Developer.
- No building or structure will be left with an unfinished, unpainted or unstained exterior, except for where natural timber cladding,or stone is used.



1 - Bagged brick wash - plaster system over brick
2 - Create Range - Slim bricks
3 - James Hardie Axon Panel
4 - Natural Stone with grout infill
5 - Rockcote Integra panel with Cerano plaster
6 - Rusticated Horizontal timber cladding
7 - Stone veneer with grout infill
8 - StonePeak Matte - Colorsteel Metal cladding
9 - Textured plaster system with paint finish
10 - Timber board and batten cladding
11 - Vertical shiplap cladding with Stain finish
12 - Vertical tray profile metal cladding
13 - White brick with white mortar
14 - Textured grey brick with off white mortar

MATERIALS

ROOF CLADDING

Roof materials shall be restricted to a maximum of two of the materials listed below:

- Metal cladding – Roll formed metal roof cladding – corrugated, trapezoidal, and tray profiles. Colours shall be limited to the following: Tidaldrift Matt, Sandstone Grey, Snowstone, Stonepeak Matte, Slate, Ironsand, Thunder grey, Grey Friars, Ebony, Gull Grey, Windsor Grey. Other colour options may be considered but will be at the sole discretion of The Fairway Pines Design Panel

- Profiled Metal sheet
- Slate roofing - Timber or natural slate
- Membrane roofing (for flat roof areas only, in dark grey or black) All external vents, outlets, skylight joinery, chimney flues & stays must be finished to match roof colour

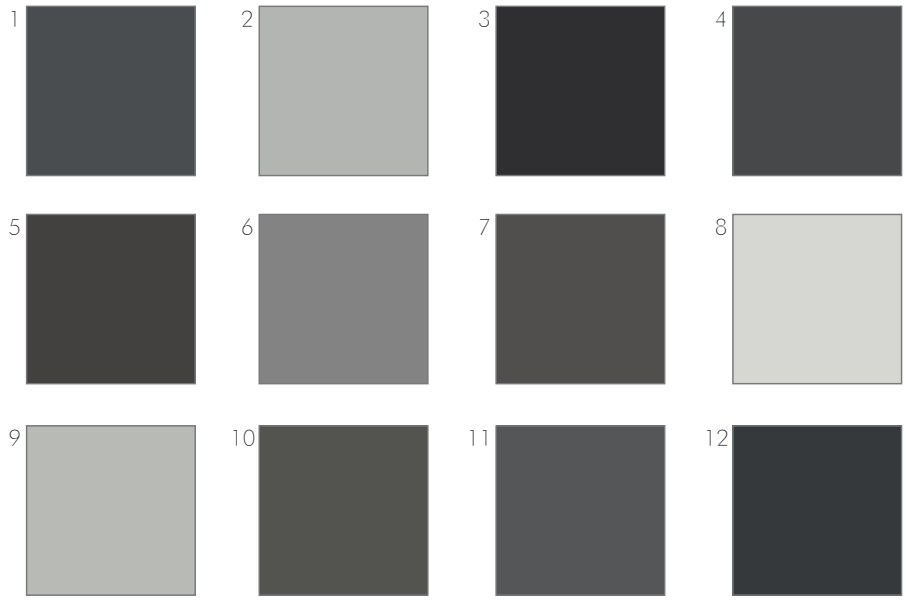
Roof designs can be accommodated within 2 favoured styles; monopitch and gable roof forms. The requirements of each style are noted below:

- Mono pitch – minimum pitch of 5° and maximum 15°
- Gable roof form – minimum pitch of 25° and maximum of 40°

All roofing details (spouting, downpipes and flashings) are to match the roof or wall colour, but in any event are subject to the colour specified in these guidelines (no PVC downpipes or spouting permitted).

All roof flashings, chimney stays, and penetrations shall be in a colour and material consistent with the roof. Penetrations are to be avoided where possible (i.e. vented out walls instead) and if used are to be mitigated by using custom-built caps to follow the roof pitch and located on the less visible side of the roof.

Roof designs should avoid visually cluttered or ad hoc forms. Instead, simpler, clean-lined, and classic roof profiles are encouraged to maintain a cohesive and timeless aesthetic



1 - Grey Friars
2 - Gull Grey
3 - Ebony
4 - Flaxpod
5 - Ironsand
6 - Sandstone Grey
7 - Slate
8 - Snow Stone Matte
9 - StonePeak Matte
10 - Thunder Grey
11 - Tidal Drift Matte
12 - Windsor Grey

FEATURES

SITE UTILITIES AND SERVICE AREAS

Electricity and gas meter boxes must be flush-mounted into walls, featuring suitable covers that consider the surrounding cladding. They should be strategically concealed from off-site views while maintaining easy access for servicing and reading.

All service and utility areas, such as wheelie bin stores, clotheslines, play equipment, and kennels approved by the Fairway Pines Design Panel must be screened from view of neighbouring lots, access lots, parts of the golf course, or reserve areas.

Key guidelines for utility areas:

- All utility areas should be situated within the side or rear yard and adequately screened from neighbours, road corridors, and public viewpoints, including open space reserves, streets, and footpaths
- Screening should complement the dwelling and landscape design, consistent with the materials, colour, and finish used
- Service areas, storage areas, utilities, and other ancillary items are to be located discreetly on the side of the home.
- Services such as a gas bottle, clothesline, exterior heat pump unit, rubbish bin, shed, glass-house, or similar are to be screened and must not be seen from the Golf Course or Street.
- Glasshouses and sheds are completely at the discretion of the Fairway Pines Design Panel and shall require prior written consent.
- Trafficable sewer pumps installed into the driveway are mandatory (control boxes must be placed as discreetly as possible, preferable to the side of the home).
- Utilities encompass, but are not limited to:
  – Air conditioning units and heat pumps
  – External hot water devices & gas bottles
  – Rubbish and recycling bins or bag areas
  – Firewood
  – Satellite dishes and aerials

SUSTAINABILITY

Whilst the use of sustainable building practices and materials is not a requirement, we strongly encourage homeowners and their designers to give thoughtful consideration to incorporating them. This may include features such as solar panels, rainwater storage tanks for irrigation, and other environmentally responsible solutions that support long-term sustainability.

SOLAR PANELS

We encourage the integration of renewable energy sources, such as solar panels, as part of sustainable building practices. To ensure these installations align with the overall aesthetic of the property, we ask that a detailed plan be submitted for approval. This should include the proposed location of the units on the roof, full specifications, and the intended colour. Wherever possible, renewable energy installations should be designed to blend in with the existing roof — ideally matching its colour and minimizing visual impact.

STORMWATER COLLECTION

We highly recommend the installation of stormwater collection tanks for new homes. With longer and drier summers expected, water usage restrictions are increasingly probable. A stormwater tank efficiently captures ample water to meet the demands of a home garden or other non-potable water needs. Modern rectangular tanks can be discreetly installed behind a garage or in less conspicuous areas, providing a supplementary water source.

FEATURES

STREET NUMBERS AND LETTERBOXES

The design of mailboxes on individual lots falls under the discretion of The Fairway Pines Design Panel.

Letterboxes must be formed from a standalone 'plinth' style form with cladding that integrates with the main cladding of the property. Letterboxes can be formed as part of a wall or landscape structure but must only have the mail slot visible. Post-mounted proprietary boxes are not permitted. The display of street numbers must be on flat steel plates in either brushed stainless, matte black or matte white . The lettering should be visually similar to the examples below.

LIGHTING

All exterior lighting not affixed to a residential or accessory structure must be no taller than 1.5 metres and must be directed downward to minimize light spill.

Lighting fixtures mounted to the dwelling must be of consistent material, colour, and design, and should complement the architectural style of the home and the overall landscape design.

Upward and downward-directed lighting may be used when fixed to residential or accessory buildings; however, all exterior lighting must be carefully positioned to prevent glare and avoid light spill onto neighbouring properties.

SECURITY CAMERAS

Security cameras are permitted, limited to one camera on the street-facing side of the property (corner lots may have up to two). Cameras must be part of a small-scale residential system and should be discreetly mounted to the building, avoiding any prominent placement or visually intrusive features along the street frontage.

LANDSCAPING

Landscaping plays a vital role in shaping the overall character, quality, and visual cohesion of Fairway Pines. A well-considered landscape design ensures a seamless integration between the home and its surroundings, enhancing both individual properties and the broader streetscape.

To support this vision, a professionally prepared Landscape Plan is a mandatory requirement and must be submitted alongside the architectural plans for approval by the Fairway Pines Design Panel (FPDP). We highly recommend engaging a qualified Landscape Designer familiar with these guidelines to ensure the proposed design meets the expectations of the development.

Landscape designs should :

- Be complementary to the architectural style and regional context.
- Provide a generous sense of greenness, consistent with the golf course and park setting by softening and screening built structures and fencing with planting.
- Clearly define pathways leading to the front door to create an inviting entrance.

The submitted plan must include:

- A comprehensive planting plan showing:

  All proposed trees, shrubs, garden beds, grassed areas, and nominated plant species.

  The size and height of proposed planting to ensure an appropriate scale and transition between the dwelling and the street.
- The location and materials of:

  All paths, fences, driveways, patios, decks, and outdoor areas.

  Clotheslines, garden sheds, and other proposed landscape structures.
- Identification of front entry pathways as the main point of arrival. This should be clearly distinguished from the driveway through material variation, planting separation, or integrated lighting.
- Any garden sheds or outdoor structures must receive prior written consent from the FPDP.
- No planting over 5m tall or 3m tall along the golf boundary and/or unrestricted planting and approved landscape structures.

LANDSCAPING

LANDSCAPE DESIGN

Fairway Pines Design Panel recommends that all lot owners collaborate with a qualified Landscape Designer to prepare the necessary landscape design documentation. We have reached out to a select group of local Landscape Designers who can offer this service, and their details are provided on the next few pages.

SCULPTURES AND GARDEN ART

The Fairway Pines Design Panel holds authority over all garden art and sculptures, considering factors such as size, finish, form, and color to ensure appropriateness within The Fairway Pines setting. Approval from the Fairway Pines Design Panel is required for sculptures or artworks located in the front yard or visible from the street elevation. Sculptures featuring highly reflective materials, bright primary colors, culturally offensive shapes or references, or visible kinetic elements from off-site views are deemed unsuitable for The Fairway Pines in cases where sculptures are prominently visible from neighboring properties, the Fairway Pines Design Panel may consult with or seek approval from affected neighbors, with the final decision resting entirely with the panel.

FRONT FENCING / GATES

Front fencing is permitted and must be constructed using one of the following approved materials: plastered masonry walls, a combination of plastered wall and selected aluminium-style fencing, hardwood, or natural stone. All front fences must incorporate a degree of permeability to maintain visual connection with the streetscape and contribute to the open character of the development. Fence colours must be consistent with the dwelling's approved colour palette to ensure a cohesive and harmonious streetscape. The location and design of all proposed fencing must be clearly indicated on the approval plans. Fencing that does not comply with the Fairway Pines Design Guide, associated covenants, or is inconsistent with the intended visual character of the community will not be approved.

FAIRWAY PINES

SHIRLEY

LANDSCAPING

RECOMMENDED LANDSCAPE ARCHITECTS

KAMO MARSH LANDSCAPE ARCHITECTS
www.kamomarsh.co.nz
03 366 8181

CLIENT BRIEF

- Kamo Marsh meet with you the client on site to determine your desired outcome in terms of style, budget and maintenance.
- From the brief Kamo Marsh are able to supply a comprehensive design fee.

NO FEE

CONCEPT DESIGN

- A concept design is drawn up to illustrate the overall vision of the design
- Following client feedback it may be revised or fine-tuned until it reaches the approved concept plan stage. The concept design brings together all the elements of the brief as well as the ideas and creativity of the landscape architect and the opportunities of the site. The concept design is usually quoted as a fixed price.
- A plant & materials pallette will be provided

$2500 - $3500* (+ GST)
* based on the size of the property & extend of the design

PLANTING PLAN

- Specify plant species and detailed planting layout.
- Essentially part of the detailed design, the planting plans set out the exact location and species of trees, shrubs and herbaceous plants to be planted. This is essential for the maintenance and longevity of the plants.
- The planting plan is usually quoted as a fixed price.

SPOA

DETAILED DESIGN

- The detailed design package elaborates on the concept design to communicate the finer details of the project to a contractor and allows the design to be accurately costed and built correctly.
- They may include: drawings of earthworks, drainage, hard paved surfaces and various landscape structures, small buildings, swimming pools, walls, pergolas etc.
- These plans are also required by local authorities where consents may be necessary.

SPOA

TENDER & CONTRACT MANAGEMENT

- On your behalf Kamo Marsh are able to send the complete design to reputable landscape contractors who they have previously worked with. Kamo Marsh will analyse their quotes and recommend who to proceed with.
- During the build of your new garden Kamo Marsh are also able to oversee all work, visit on site, communicate with the contractor throughout the build, make sure all workmanship is up to their high standards and deadlines are being met.
- This service is charged at an hourly rate.

SPOA

LANDSCAPING

RECOMMENDED LANDSCAPE ARCHITECTS

FORM GARDEN ARCHITECTURE
Craig Wilson
www.formgardenarchitecture.co.nz
021 164 6075

CONSULTATION SKETCH PLAN

- On site meeting
- Discuss your project, site conditions, and specific requirements.
- Explore and talk through potential design options.
- Create an A3 scaled concept sketch plan

$600 (incl GST)

CONCEPT DESIGN

- Development of initial ideas from the consultation into:
- Concept Plan – a preliminary design for your review and feedback.
- Developed Plan – a finalized and detailed version incorporating your input.
- The developed plan includes sufficient information for a landscape contractor to accurately quote and construct the design.

from $1800 (+ GST)

PLANTING PLAN

- Comprehensive planting documents, including:
- Plant placement and layout.
- Quantities, species, and plant sizes.

from $1200 (+GST)

EXTRA DETAILING

- This can include
- 3D imagery
- Construction detailing

$POA

CONSTRUCTION

- At this stage, if you wish Form Garden Architecture can recommend and hand over your final plan documentation to a trusted, independent landscape contracting company who has the expertise and experience to accurately price and build your design

$POA

FAIRWAY PINES

SHIRLEY

LANDSCAPING

RECOMMENDED LANDSCAPE DESIGNERS

James Coulson
Greenara Limited
027 860 5111
james@greenara.nz
www.greenara.nz

Lorraine Parry
LP Garden Design Limited
021 206 0090
lorraine@lpgardendesign.nz
www.lpgardendesign.nz

CONSULTATION & PLANNING

- Aligning with Fairway Pines' vision while tailoring to your unique home

$300 (+ GST)

STREET FRONTAGE DESIGN

- Includes consultation, custom landscape layout plan and planting plan

from $500 (+ GST)

FULL LANDSCAPE DESIGN

- The ultimate design covering your entire property. Bespoke and thoughtful design to compliment your home and allow your home to truly show case its value to you, family, friends and

from $1250 (+GST)

LANDSCAPE CONSTRUCTION

- Full landscape builds, including site preparation, planting, irrigation, lighting, decking, and concrete finishes. Pricing varies between job sites and design, but rest assured fixed rates apply to the basics of your landscaping to ensure fair and transparent pricing for your landscaping project.

$POA

Greenara is dedicated to transforming outdoor spaces with uncompromising quality and attention to detail. Guided by our core values of Quality, Collaboration and Care, we ensure every project is delivered with precision and pride. To complement this, we partner with LP Garden Design, led by Lorraine, whose hand-drawn landscape plans bring artistry and individuality to every project. Lorraine's background includes working with industry leaders such as Goom Landscapes and Little Big Tree Company, a journey that has refined her into a uniquely creative and specialised designer with an exceptional wealth of knowledge. Today, she brings that experience into her own practice, offering bespoke plans as well as consultation services for clients seeking a lighter touch always with a focus on vision, cohesion and enduring quality.

Together this partnership balances creativity and practicality, uniting artistic design with expert execution. Every landscape we build not only enhances the lifestyle of individual homeowners, but also contributes to a cohesive and elegant streetscape, strengthening the overall identity of developments such as Fairway Pines.

PLANTING

The objective of the planting controls is to establish a consistent and cohesive approach to landscape design across the neighbourhood, reinforcing a strong sense of greenness that reflects the surrounding golf course and parkland setting. Planting should complement the architectural character of the area while responding sensitively to the regional context. To achieve this, the design guidelines promotes the use of a curated planting palette that supports year-round visual interest through evergreen structure and seasonal colour, while also favouring species that are well-adapted to the local climate.

GUIDELINES

- Lawn areas are encouraged in all yard spaces to support the green, open character of the neighbourhood.
- The planting of trees, grasses, and shrubs is essential to align with The Fairway Pines vision and landscape strategy.
- Evergreen plants must form the foundation of the landscape design to provide year-round structure andcontinuity.
- Deciduous trees and perennial species are encouraged to introduce seasonal colour and visual interest.
- Clearly defined pathways leading to the front door are encouraged to create an inviting and accessible entrance.
- A refined mix of native and exotic species is recommended to enhance visual interest through varied texture,colour, and seasonal change.
- Any part of the section that is visible from the street and golf course . All plant selections for these areas must be chosenfrom the approved planting list provided in the Planting Palette.

TREES

Forest Pansy
(Cercis canadensis)
Height after 5 years: 3m
Height when mature: 5m

Japanese Maple
(Acer palmatum)
Height after 5 years: 3m
Height when mature: 5m

Flowering Dogwood
(Cornus florida)
Height after 5 years: 3m
Height when mature: 4m

Michelia
(Michelia yunnanensis)
Height after 5 years: 2m
Height when mature: 3m

Michelia
(Michelia yunnanensis)
Height after 5 years: 2m
Height when mature: 3m

TALLER SHRUBS

Pink-Flowering Hebe
(Hebe 'Oratia Beauty')
Spacing:0.8m

Purple Flax
(Phormium Dork Delight)
Spacing: 1 m

Fairy Iris
(Die/es grandiffora)
Spacing: 0.7m

Mexican Orange Blossom
(Choisya ternata)
Spacing: 0.7m

Shrub pohuehue
(Muehlenbeckia astonii)
Spacing: 1 m

Pink Flowering Hebe
(Hebe 'Pretty n Pink')
Spacing: 0.8m

Viburnum
(Viburnum davidii)
Spacing: 0.7m

Dwarf Flax
Phormium 'Emerald Green
Spacing: 0.8m

Forest Pansy
(Cercis canadensis)
Height after 5 years: 3m
Height when mature: 5m

Forest Pansy
(Cercis canadensis)
Height after 5 years: 3m
Height when mature: 5m

HEDGING/SCREENING

Corokia
(Corokia 'Genty's Ghost')
Spacing 0.6 - 0.8m

Kapuka, Broadleaf
(Griselinia littoralis)
Spacing 0.6 -1.0m

Pink Escallonia
(Escallonia 'Apple Blossom')
Spacing 0.6 - 0.8m

Portuguese Laurel
(Prunus lusitanicia)
Spacing: 0.8-1 m

Kohuhu
(Pittosporum ('Stephens Island')
Spacing: 0.8-1 m

PLANTING

GUIDELINES CONTINUED

- Plant species that are not listed but are aligned with the Fairway Pines Vision and Strategy may be considered and are at the sole discretion of FPDP.
- In general the use of conifers, predominant use of flaxes, tussocks and variegated evergreen species is not encouraged and is not considered to be an appropriate part of the Fairway Pines character.
- Vegetable gardens are encouraged however they must not be visible from the golf course unless adequately screened. Vegetable gardens are not permitted in the front yard.
- Brightly-coloured beds of annual plants with visible areas of bare soil should be avoided.

IRRIGATION

The installation of reticulated and electrically controlled irrigation systems is strongly encouraged. A professionally designed and visually concealed irrigation system is encouraged to avoid water wastage and ensure a tidy appearance across private outdoor spaces, especially front yards.

TREE RELOCATION

If any street landscaping aspects supplied as part of the development needs to be relocated or revised due to driveway position prior consent must be obtained from FPDP and a fee will be charged.

HEDGING/SCREENING - continued

Evergaen Magnolia
(Magnolia ' Teddy Begr')
Height after 5 years: 3m
Height when mature: 5m

Evergreen Feijoa Unique
(Feijoa 'Acca sellowiana)
Height after 5 years: 3m
Height when mature: 3m

Evergreen Olive
(Olive El Greoo)
Height after 5 years: 3m
Height when mature: 3m

Michelia
(Michelia yunnanensis)
Height after 5 years: 3m
Height when mature: 3m

LOW SHRUBS & GROUND COVER

Ornamental flax
(Phormium 'Pepe')
Spacing: 0.5m

Dwarf pittosporum
(Pittosporum 'Hedgehog')
Spacing: 0.6m

NZ Daphne
(Pimelia prostrata)
Spacing: 0.5m

Tractor Seat Plant
(Ligularia reniformis)
Spacing: 0.6m

Creeping Fuchsia
(Fuchsia procumbens)
Spacing: 0.4m

Hebe
(hebe 'Red Edge')
Spacing: 0.5m

Star jasmine
(Trachelospermum jasminoides)
Spacing: 0.6m

Tasmanian Flax - Lily
(Dianella 'Little Rev')
Spacing: 0.4m

PLANT PALETTE CONTINUED

SMALLTREES

Dogwood – Cornus Cherokee Princess
Japanese Maple – Acer Palmatum Pendulum
European Hornbeam – Carpinusbetulus
Crabapple – Malus Gorgeous
Flowering Cherry – Prunus Pendula Rosea
Feijoa Unique
Olive El Greco
Olea Eropaea J2

GROUND COVERS AND CLIMBERS

Panakenake – Pratia angulata
Star Jasmine – Trachelospermumjasminoides
Buxus sempervirens –Boxwood Buxus Thymus Serpyllum – Creeping Thyme
Choisya ternata - Mexican Orange Blossom Leptinella Platts - Cyclamen
Daphne odora alba – Winter Daphne
Coprosma Margarita – Mirror Brush
Buxus Green Gem – Boxwood Green Gem
Buxus microphylla – Japanese Boxwood
Gardenia Lace Lady

SHRUBS AND HEDGES

Loropetalum Plum Gorgeous
Loropetalum China Pink
Hebe – McEwanii
Pittosporumtenifolium 'golfball'
Hebe Suderlandii
Griselinia Littoralis – NZ Broadleaf

PERENNIALS AND FLOWERING PLANTS

GlobeThistle – Echinops
Armeria White (Armeria maritima Alba)
Bacopa Snowtopia
Russian Sage – Perovskia atriplicifolia
Bergenia cordifolia Snowtime
Garden Sage – Salvia Officinalis
Calocephalus brownii
White Sage – Salvia Apiana
Eriogonum fasciculatum - California buckwheat
Whirling Butterflies – Gaura lindhemerii
White Liriope – Liriopemuscari 'Monroe White'
Chilean Iris – Libertia Formosa
Lavender – Lavandula
Roses – Rosa
Rengarenga – Arthropodium cirratum
Winter Rose – Helleborus orientalis
Hydrangea – Hydrangea
Turutu – Dianellanigra Sand
Coprosma – Coprosmakirkii
Garden lace lady
Gaura lindheimeri Sparkle White
Helleborus Corsica (Winter rose)
Helleborus Pukehou Hybrids
Heuchera Black Taffeta
Heuchera Lime Marmalade
Armeria White (Armeria maritima Alba)
Bacopa Snowtopia
Bergenia cordifolia Snowtime
Calocephalus brownii
White Liriope – Liriopemuscari 'Monroe White'
Coneflower – Echinacea
Daphne – Daphneodora
Ophiopogon japonicus
Parahebe Baby Blue
Polygonatum odoratum Variegatum
Pratia pedunculata County Park
Saxifraga London Pride
Scabiosa Fama Deep Blue or White
Sisyrinchium Devon Skies or Snow Bells
Zephyranthes candida
Astrantia major Rubra
Craspedia Billy Buttons
Hosta Stained Glass
Hosta Fragrant Bouquet
Ligularia reniformis
Nepeta Blue Beauty
Ophiopogon Kyoto
Parahebe Snowcap
Pratia angulata
Primula denticulata Rubin
Saxifraga Tinkerbell
Scleranthus biflorus or uniflorus
Veronica Oxford Blue
Arenaria Montana
Cerastium Yo Yo
Gaura Soda Pop
Hosta Blazing Saddles
Hosta Minuteman
Hosta Praying Hands
Lychnis Alba

FAIRWAY PINES
SHIRLEY

This document must be completed by the applicant in full. Email to: admin@suburbanestates.co.nz

FORM 01

If the appropriate information is not supplied the application will be returned.

PRELIMINARY DEVELOPER APPROVAL APPLICATION

CONTACT	Owner 1 Details
FIRST NAME	
SURNAME	
EMAIL	
MOBILE	
PHONE	
PREFERRED CONTACT	

CONTACT	Owner 2 Details
FIRST NAME	
SURNAME	
EMAIL	
MOBILE	
PHONE	
PREFERRED CONTACT	

DESIGN APPROVAL CONTACT	Please tick
DESIGNER/ARCHITECT	
OWNER	
AGENT	
OTHER	

SITE DETAILS	
LOT #	
LOT SIZE	

AGENT	Agent's Details and Contact Information
NAME	
PHONE	
WEBSITE	
EMAIL	

ARCHITECT /DESIGNER	Designer's Details and Contact Information
NAME	
PHONE	
WEBSITE	
EMAIL	

DESIGN DETAILS	Include all Relevant Documents
FLOOR SIZE	
ROOF DESIGN	MONOPITCH / GABLE
ROOF PITCH	
ROOF CLADDING 1 & COLOUR	
ROOF CLADDING 2 & COLOUR	
GARAGE DOOR CLADDING & COLOUR	
EXTERIOR CLADDING 1 & COLOUR	
EXTERIOR CLADDING 2 & COLOUR	
WINDOW JOINERY COLOUR	
FRONT DOOR DESIGN & COLOUR	

DOCUMENTS	Include all Relevant Documents
APPLICATION FORM	
SITE PLAN	
FLOOR PLAN	
ELEVATIONS	
MATERIALS NOTED	
PERSPECTIVE RENDERS	
NON-COMPLIANCES	

OWNERS DECLARATION	
	I/we confirm that I have checked this application and that it is complete and an accurate reflection of our plans. I/we confirm that I/we will pay all charges in respect of this application, charges will be deducted from the WPD bond and if this bond is insufficient I/ we agree to pay the additional charges. The architect and landscape architect named above are authorised by me to submit work on my behalf to FPDP for consideration.
	Any agent noted above is authorised to act for the property's owner.

OWNERS SIGNATURE

DATE

APPROVAL					
	FPDP confirm that this application has been checked and verified as complying with the Fairway Pines design guidelines and the satisfaction fo The Fairway Pines Design Panel (FPDP)	APPROVED SIGNATURE		DATE	
		APPROVED BY		AUTHORISATION NUMBER	

FAIRWAY PINES
SHIRLEY

This document must be completed by the applicant in full. Email to admin@suburbanestates.co.nz

FORM 02

If the appropriate information is not supplied the application will be returned.

FULL DEVELOPER APPROVAL APPLICATION

CONTACT	Owner 1 Details
FIRST NAME	
SURNAME	
EMAIL	
MOBILE	
PHONE	
PREFERRED CONTACT	

CONTACT	Owner 2 Details
FIRST NAME	
SURNAME	
EMAIL	
MOBILE	
PHONE	
PREFERRED CONTACT	

DESIGN APPROVAL CONTACT	Please tick
DESIGNER/ARCHITECT	
OWNER	
AGENT	
OTHER	

SITE DETAILS	
LOT #	
LOT SIZE	

AGENT	Agent's Details and Contact Information
NAME	
PHONE	
WEBSITE	
EMAIL	

ARCHITECT /DESIGNER	Designer's Details and Contact Information
NAME	
PHONE	
WEBSITE	
EMAIL	

DESIGN DETAILS	Include all Relevant Documents
FLOOR SIZE	
ROOF DESIGN	MONOPITCH / GABLE
ROOF PITCH	
ROOF CLADDING 1 & COLOUR	
ROOF CLADDING 2 & COLOUR	
GARAGE DOOR CLADDING & COLOUR	
EXTERIOR CLADDING 1 & COLOUR	
EXTERIOR CLADDING 2 & COLOUR	
WINDOW JOINERY COLOUR	
FRONT DOOR DESIGN & COLOUR	
LETTERBOX MATERIAL / COLOUR	

DOCUMENTS	Include all Relevant Documents
APPLICATION FORM	
SITE PLAN	
FLOOR PLAN	
ELEVATIONS	
LANDSCAPE PLAN	
LETTERBOX DESIGN	
FENCING DESIGN	
MATERIALS NOTED	
PERSPECTIVE RENDERS	

DOCUMENTS	Include all Relevant Documents
NON-COMPLIANCES	

OWNERS DECLARATION	
	I/we confirm that I have checked this application and that it is complete and an accurate reflection of our plans. I/we confirm that I/we will pay all charges in respect of this application, charges will be deducted from the WPD bond and if this bond is insufficient I/ we agree to pay the additional charges. The architect and landscape architect named above are authorised by me to submit work on my behalf to FPDP for consideration.
	Any agent noted above is authorised to act for the property's owner.

OWNERS SIGNATURE

DATE

APPROVAL					
	FPDP confirm that this application has been checked and verified as complying with the Fairway Pines design guidelines and the satisfaction fo The Fairway Pines Design Panel (FPDP)	APPROVED SIGNATURE		DATE	
		APPROVED BY		AUTHORISATION NUMBER	

FAIRWAY PINES

SHIRLEY

Artist Impression

FAIRWAY PINES DESIGN PANEL (FPDP)

Fairway Pines Development c/o Suburban Estates
26 Peterborough Street,
Central Christchurch
8140

03 366 3729
admin@suburbanestates.co.nz
www.suburbanestates.co.nz