



LINKSGATE

ARROWTOWN

BUILDING & GENERAL INFORMATION

28 March 2018

Linksgate has been planned, designed and developed to blend and enhance the spectacular surroundings of Arrowtown and the Queenstown Lakes District. Accordingly each dwelling must also be designed to merge the uniqueness of Arrowtown and take into consideration that this is a prestigious subdivision in a prime location. Each dwelling is required to be of an individual design of architectural standard and constructed using high quality materials throughout.

Dwelling Approval – Dwelling plans must be submitted to Suburban Estates Ltd for approval prior to council building consent application.

- Dwelling approval will be issued in writing from Suburban Estates Limited.
- Dwelling plans submitted for approval must detail Lot, DP number and all exterior claddings.
- Each dwelling will be size appropriate to the section size.
- Only one dwelling is permitted per section.
- Any structure that requires a building consent will require our prior approval.
- Suburban Estates Limited will not be required to provide reasons for any decision made in relation to plan approvals.
- Developers Approval can be emailed to admin@suburbanestates.co.nz. Please include site plan, floor plan and elevations detailing Lot number, DP number and exterior cladding.

GENERAL COVENANTS

The purchaser agrees that they will **NOT**:

- Construct, place or permit on the section any caravan, hut or other structure, for any kind of permanent or temporary residential use.
- Allow any gas bottle to be visible from any road frontage.



- Allow any caravan, campervan or similar to be visible from the road frontage
- Build any dwelling that is not constructed on site, each dwelling must be an individual design, no re-locatable or kitset homes. Second hand materials may not be used without specific written permission from Suburban Estates Ltd.
- The purchaser agrees to partially construct the berm and kerb crossing, including road metalling, prior to construction commencing. The crossing must be completed (sealed) prior to the occupation of the dwelling.
- The purchaser agrees to keep their vacant section mown and rubbish free.

GENERAL INFORMATION

- **Geotech.** Available on our website.
- **Fencing.** All internal fencing must adhere to the Queenstown Lakes District Council requirements and NZ Fencing act.
- **Foundations.** A suitably qualified professional, as defined in Section 1.7 of QLDC's Land Development & Subdivision code of practice, must design foundations.
- **Car Parking.** The provision & completion of two (2) onsite car parking spaces per residential dwelling, in accordance with the District Plan, are required prior to the occupation of the dwelling.
- **Feehly Hill Management.** As part of the consent for the Feehly Hill Ecological Enhancement, Lot owners 15 -25 will have some planting carried out by the developer. Sections owners are responsible for the maintenance.
- **Manse Road Vehicle Access.** There is no direct vehicle access from Manse Road for lots 1 – 5, 8, 9, 12, 13, 26 & 27.
- **Planting.** Any hedges and trees planted by the developer, within the residential boundary, are protected for a period of 6 years from the issue of title.
- **Exterior Lighting.** All exterior lighting within residential lots shall be directed downwards and away from property boundaries, to ensure light spill beyond property boundaries does not occur. All exterior lighting should be no higher than 1.8 above ground level and below the height of adjacent buildings.



QUEENSTOWN LAKES DISTRICT COUNCIL BUILDING DESIGN CONTROLS

The following information has been sourced from the Queenstown Lakes District Council's Subdivision Consent and Queenstown Lakes District Council's Landuse Consent, a copy of these documents are available upon request.

- Maximum building heights for all structures shall be 7.m from the approved building platform levels to the highest point of the roof.
- All buildings are to be located within the approved building platform.
- Major window proportions are encouraged to be vertical in nature, in keeping with traditional window forms.
- Verandah forms are encouraged.
- The maximum ground floor area for dwellings is to be 160m² with the maximum ground floor area for any accessory building (can be garaging) being limited to 40m² (Note: this does not prevent a dwelling being two storeys, accessory buildings may be connected by a covered walkway).
- Roof claddings may be timber, slate shingles, corrugated iron, tray steel and other steel material. Steel products are limited to mid-dark grey, black, deep green.
- Roofs shall be in gable form only (no hip roofs except for lean-to's) and shall have a pitch of between 30 and 45 degrees. Flat connections between building forms are permitted but shall not exceed 25% of the roof form. Lean to roofs are to have a maximum mono pitch roof of 8 degrees.
- Wall materials for all structures shall be one of the following;
 - Timber weatherboards, stained, painted or left to weather.
 - Timber board and batten, stained, painted or left to weather.
 - Weatherboard cladding systems, similar to Linea.
 - Local stone.
 - Corrugated iron, tray steel and any other steel material to be approved under the Building Act, may be used in limited amounts for feature detailing but not for full cladding except maybe on secondary buildings such as garages or out-houses.
 - Steel, Corten or painted.
 - Concrete or plaster masonry.
- Wall claddings shall be continuous. Walls must be in one cladding form with no changes over wall surfaces. Changes may occur at a recess or visible break points.
- Wall colours, when paint is utilised, shall be in neutral/rustic tones/colours of cream, grey, red oxide (burnt umber), brown or green.
- Lots 15 to 23, have a 3m building height restriction within 2m of the Building Restriction Area (identified via Condition 14(c)).



- No structures or residential activities (including eaves, balconies, steps & the like) are to be located within the Building Restriction Area (identified via Condition 14(c)) on Lots 15 to 25

QUEENSTOWN LAKES DISTRICT COUNCIL LANDSCAPING AND FENCING REQUIREMENTS,
including but not limited to:

- All planting, stonewalls or fencing within each lot as identified on the approved plans shall be maintained in accordance with the approved landscaping plans. Should any tree or plant die, become unhealthy or is altered so as to no longer achieve the intended form as per the plan, it shall be replaced with the same species and grade as per the approved landscape plan within 12 months.
- All fencing to the internal road shall be in either stonewall, post and rail or mesh fencing only and shall be maintained in good condition.
- Paling fencing is permitted between lots to a maximum of 1.5 meters in height and shall be set back 6 metres from all external and internal road and walkway boundaries. Within the 6m setbacks a hedge is permitted as mentioned below.
- Hedging is encouraged for the purpose of screening, privacy and shelter. The recommended hedge species are Laurel, Grisilinea, Lonicera and Hornbeam. Any hedge may be made child/pet proof by adding a netting element to it, by attaching it to a suitably framed post and rail fence.
- The continuous Laurel Hedge along Manse Road shall be maintained by landowners in a tidy and clipped form at no greater than 1.4m high.
- All Manse Road fencing and all stonework, including walkway boundaries, constructed by the developer are protected and shall remain and be maintained in good condition as per the easement instrument.
- Lot owners shall plant at least 2 of the following shrubs/small trees within their lots:
 - Flowering Cherries (minimum height at maturity 3.5m)
 - Ornamental Pears
 - Magnolia species (minimum height at maturity 3.5m)
 - Crabapples
 - Hazelnut Trees
 - Kowhai
 - Flax (*phorium tenax*)
 - Olearia (native)
- Wilding tree species (*Pinus contorta*, *Pinus nigra*, *Pinus sylvestris*, *Pinus pinaster*, *Pinus radiata*, *Larix decidua*, *Psuedotsuga menziesii*, *Acer pseudoplatanus*, *Crataegus monogyna*) or problem weed species such as *Betula* birch shall not be planted on the property and the property shall be maintained free of such species.



- Lots 15 to 23 the following restrictions shall apply to the Building Restriction Area (identified via Condition 14(c)):
 - No activities other than the provision of 'Open Space' shall be undertaken.
 - Vegetation Planted shall be limited to the following native species set out within Appendix 1 of the *Feehly's Hill Planting Management Plan* stamped as approved under resource consent RM071231:

▪ <i>Festuca novae zelandiae</i>	hard tussock
▪ <i>Poa cita</i>	silver tussock
▪ <i>Poa colensoi</i>	blue tussock
▪ <i>Phormium cookianum</i>	mountain flax
▪ <i>Nothofagus fusca</i>	red beech
▪ <i>Nothofagus cliffortioides</i>	mountain beech
▪ <i>Griselinia littoralis</i>	boardleaf
▪ <i>Mysine australis</i>	mapou
▪ <i>Coprosma lucida</i>	karamu
▪ <i>Podocarpus hallii</i>	mountain totara
▪ <i>Sophora microphylla</i>	kowhai
▪ <i>Coprosma propinqua</i>	mingimingi
▪ <i>Coprosma virescens</i>	
▪ <i>Discaria toumatou</i>	matagouri
▪ <i>Olearia odorata</i>	tree daisy
▪ <i>Corokia contoneaster</i>	korokia
▪ <i>Aristotelia fruticose</i>	mountain wineberry
▪ <i>Carmichaelia petriei</i>	native broom
▪ <i>Hebe cupressoides</i>	whipcord hebe
▪ <i>Melicytus alponus</i> or <i>sp.</i>	Porcupine shrub
▪ <i>Myrsine divaricate</i>	weeping mapou
▪ <i>Olearia fragrantissima</i>	scented tree daisy
▪ <i>Olearia lineate</i>	weeping tree daisy
▪ <i>Muehlenbeckia complexa</i>	