

Construction Manual.



You're home.

Faringdon
Rolleston

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1. Introduction

Faringdon is a unique residential development; a master planned community with wide tree-lined streets and fully serviced sections. Our intention is that Faringdon be recognised as one of Christchurch's premier lifestyle choices, not only now but for future generations. As the community will garner a great deal of its personality from individual expression, the selection of architect and builder is up to the purchaser. However, we must impress upon you the importance of us all working towards a common goal.

Building guidelines and covenants have therefore been designed to give creative freedom while ensuring there is a comprehensive and positive method of development and construction.

We ask that everyone involved be aware that our overriding policy is that the total project is our best marketing tool and that those requirements will take precedence over construction requirements. Being recognised as "the best" is a matter of perception and that perception will rely on a certain level of professionalism and attention to detail.

We ask that all contractors and those employing the services of sub-contractors take an active role in overseeing staff around our site.

By working together and taking pride overall, we will benefit greatly from this project.



2. Health and Safety Policy

It is a requirement that the Builder (which in this document includes all the Builder's sub-contractors) maintains an effective Health & Safety Policy for work carried out within Faringdon.

3. Site Coverage

The Builder shall NOT without first receiving the approval of the Developer

- a. Construct or place or permit to be placed on the Land any Building (which is to be used as a residence):
 - i. Which has a floor area of less than 140m² (including a garage under one roof) on Lots less than or equal to 550m² in area; or
 - ii. Which has a floor area of less than 170m² (including a garage under one roof) on Lots more than 550m² in area but less than or equal to 650m² in area; or
 - iii. Which has a floor area of less than 200m² (including a garage under one roof) on Lots more than 650m² in area.
 - b. Construct on any Lot more than one Building to be used as a residence.
 - c. Construct, what is in the reasonable opinion of Faringdon, a Building greater in height than one storey.
 - d. Construct on any Lot a single garage unless a separate car parking area is also provided within the Lot which area shall not impede or otherwise interfere with clear access to the said garage.
-

4. Building Frontage

The Builder shall maintain

- a. A minimum 3.0 metres building setback from the street frontage on Lots which are equal to or less than 550m² in area as illustrated on **Appendix A Diagram 1**.
- b. A minimum 4.0 metres building setback from the street frontage on Lots which are more than 550m² in area as illustrated on **Appendix A Diagram 2**.
- c. A minimum 4.0 metres building setback from the primary street frontage and a minimum 3.0 metres building setback from the secondary street frontage on Corner Lots which are equal to or less than 550m² in area as illustrated on **Appendix A Diagram 3**.
- d. A minimum 4.0 metres building setback from each of the primary street frontage and the secondary street frontage on Corner Lots which are more than 550m² in area as illustrated on **Appendix A Diagram 4**.
- e. A minimum 5.5 metres garage setback from the street frontage on any Lot where the garage door faces the road as illustrated on **Appendix A Diagrams 1, 2, 3 and 4**.
- f. A minimum 4.0 metres garage setback from the street frontage on any Lot where the garage door does not face the road as illustrated on **Appendix A Diagram 5**.
- g. A minimum 3.0 metres building setback is required from any boundary adjacent to a Reserve and / or Springston Rolleston Road as illustrated on **Appendix A Diagram 6**.
- h. A directly road and / or reserve-facing habitable room window of at least 1.8 meters width is required on Lots which are adjacent to a Reserve and / or Springston Rolleston Road as illustrated on **Appendix A Diagram 6**.

5. Fencing the Land

The Builder shall

- a. Construct permanent side and rear boundary fences prior to commencement of the building work on the Lot, by a contractor approved by the Developer, and in accordance with the fencing provisions in the Land Covenants registered against the title to the Lot and **Appendix B Diagram 1**.

Fences Parallel to Primary and Secondary Street Frontages

- b. Construct on any Lot any fence between the front or side building façade of any dwelling constructed on the Lot and either the Primary Street Frontage or Secondary Street Frontage of such Lot, unless such fence:
 - i. Does not exceed 1 metre in height;
 - ii. Is set back 1 metre from both the Primary Street Frontage and the Secondary Street Frontage of the Lot;
 - iii. Is a steel tubular type fence being satin black in colour and flat top in profile and refer **Appendix B Diagram 2**;
 - iv. Is complemented by an approved hedging variety planted at intervals of 600mm alongside the street facing side of the fence, and which hedging is maintained to a height not exceeding 1.5 metres. Refer to **Appendix B Diagram 3** for approved hedge varieties.
- c. Construct on any Lot any other fence parallel to a Primary Street Frontage or Secondary Street Frontage unless such fence:
 - i. Is set back at least 300mm from the front or side building façade of any dwelling constructed on the Lot;
 - ii. Does not exceed 1.8 metres in height; and
 - iii. Is of a type specified for "Typical Privacy Fences" as set out in **Appendix B Diagram 4**.

Fences Adjacent to Reserves

- d. Construct on any Lot any fence parallel to the boundary of the said Lot as is adjacent to a reserve unless such fence:
 - i. Does not exceed 1.2 metres in height;
 - ii. Is erected on the reserve boundary;
 - iii. Is a steel tubular type fence being satin black in colour and flat top in profile; and
 - iv. Is complemented by an approved hedging variety planted at intervals of 600mm alongside the dwelling facing side of the fence, and which hedging is maintained to a height not exceeding 1.5 metres. Refer to **Appendix B Diagram 3** for approved hedge varieties.

Fences along Internal Boundaries

- e. Construct on any Lot any fence between the Lot and an adjoining residential Lot, a right of way or a utility lot, unless such fence:
 - i. Does not exceed 1.8 metres in height;
 - ii. Is set back at least 3 metres from the Primary Street Frontage and the Secondary Street Frontage; and
 - iii. Is of a type specified for "Typical Side and Rear Internal Boundary Fence" as illustrated on **Appendix B Diagram 1**.

6. Site Access

The Builder shall

- a. Construct a temporary fence prior to commencement of the building work on the Lot, approved by the developer, to any other unfenced boundary, clad in the approved Faringdon Scrim. The temporary fence shall include gates at the access point to the site and be maintained in a good state of repair at all times. (Refer to **Appendix C Diagram 1**).
 - b. Create a temporary footpath and berm crossing by cutting out the crossing area prior to commencement of the building work on the site.
 - c. Provide a hard base material compacted in a manner that shall ensure a tidy crossing during construction.
 - d. Ensure that after the building construction any damage occurring to the road, kerb, swales or footpath adjacent to the subject Lot are repaired entirely at the Lot owners cost.
 - e. Construct the permanent access by a Developer approved contractor in accordance with the approved Faringdon design as shown on **Appendix C Diagram 2** at the Lot owner's expense after the building work on the subject Lot is finished.
 - f. Construct the permanent access over a swale (where it is applicable) by a Developer approved contractor in accordance with the approved Faringdon Design as shown on **Appendix C Diagram 3** at the Lot owner's expense after the building work on the subject Lot is finished.
-

7. Builders' Site Sheds

All Builders' site sheds shall be placed within the respective building Lot.

All sheds and other structures necessary for storage etc shall be freshly painted in the common colours or designs of the Builder(s) only. No individual sub-contractor's or consultant's logos, signs etc shall be showing.

All site signage to be approved by the Developer.

8. Loading, Unloading and Storage of Materials During Construction

All loading, unloading, delivery and storage of materials shall take place within the building site and fenced area. No unloading of materials is permitted onto the footpath, berm areas or adjacent Lots.

9. Parking of Trades, Delivery and Sub-contractors Vehicles during Construction

All vehicles must access the site via the temporary construction access and not over the formed swale or grass berm.

All vehicles (whether belonging to contractors, tradesmen or deliverers) must either be parked inside the fenced Lot area or parallel parked within the road area.

Any vehicle that deposits oil or other damaging material must be removed from the area and the damage made good. There shall be no parking on the verges, berms, swales or adjacent vacant Lots.

10. Toilet Facilities

No toilets other than approved porta-loo style toilets will be allowed on the sites.

11. Animals

No animals of any kind are permitted on the building sites or within the confines of the development.

12. Music

Contractors shall refrain from playing loud music which may disturb other residents.

13. Alcohol and Drugs

The Developer has a policy of no alcohol or drugs within the confines of the development. However, consideration may be given to granting approvals for special occasions, where alcohol may be consumed in a controlled manner.

14. Rubbish, Rubbish Removal and Street Sweeping

Appropriate rubbish skips shall be kept within the site for all rubbish and shall be cleared at regular intervals.

At no time shall rubbish be permitted to escape outside of the building site, or be permitted to cause an unsightly mess within the site.

The Builder shall ensure that all employees and sub-contractors conduct a daily clean-up of the site, including a sweep up of any excess material in the road, gutters and on the footpath.

15. Washing Down and Cleaning of Vehicle Spillage

Washing down of any vehicle is not permitted outside of the building site.

Concrete trucks and pumps are to wash down within the sites boundaries and are not permitted to dump excess concrete on vacant land.

The cost of repairing any scuffing or road surface damage will be the responsibility of the Lot owner.

All spillage of any material must be removed immediately from footpaths, berms and roads. The cost of repairing any resultant damage will be the responsibility of the offending Lot owner.

16. Signage and Street or Lot Numbers

- a. No sign shall be constructed without prior approval of the Developer. However, a single Builder or building company sign may be constructed along with the street and / or lot number on the outside of the temporary screened fence. These signs should be of good quality, and not greater than 600mm x 900mm in size.
- b. No contractor's, sub-contractor's, or consultant's signs will be permitted without specific approval from the Developer.
- c. Each sign must be kept in good condition.
- d. Damaged signs must be removed within 24 hours of being requested to do so by the Developer.

17. Remedial Clause

The Developer reserves the right

- a. To require the immediate remedying of any or all breaches of the terms of this construction manual.
- b. To instruct its agents, servants and/or employees to enter upon the Lot without notice for the remedying of any breach of the terms of this construction manual, at the expense of the Lot owner. The Lot owner grants the Developer, its agents, servants and/or employees an irrevocable licence to enter upon the Lot for the purpose of this clause 17(b).
- c. To claim recovery of all costs associated with the remedying of any breaches of this construction manual and enforcing its rights hereunder from the Lot owner including, but not limited to, legal costs on a solicitor/client basis.
- d. Without limiting any other remedy available to the Developer, enforcing the terms of the Land Covenant registered against the title to the Lot.
- e. Without limiting any other remedy available to the Developer, to claim liquidated damages in accordance with the provisions of any sale and purchase agreement entered into between the Developer and the Lot owner.

For the purposes of this Construction Manual, the "Developer" means Hughes Developments Limited.



Diagram 1 For Lots equal or less than 550m²

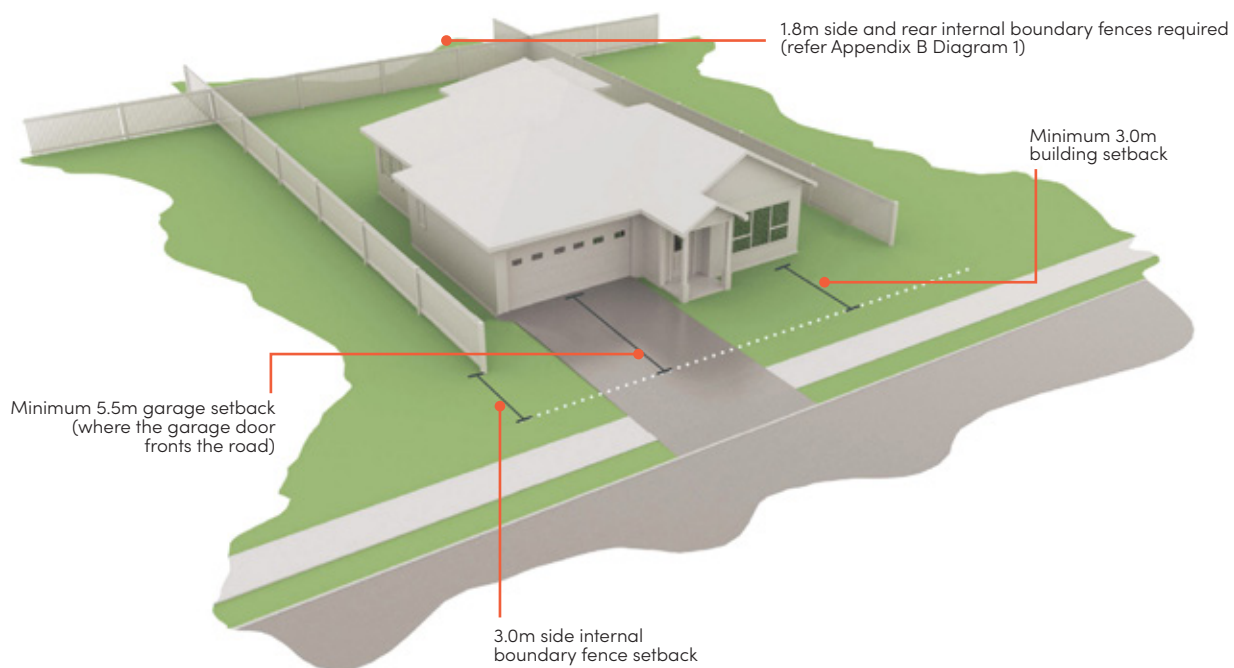


Diagram 2 For Lots greater than 550m²

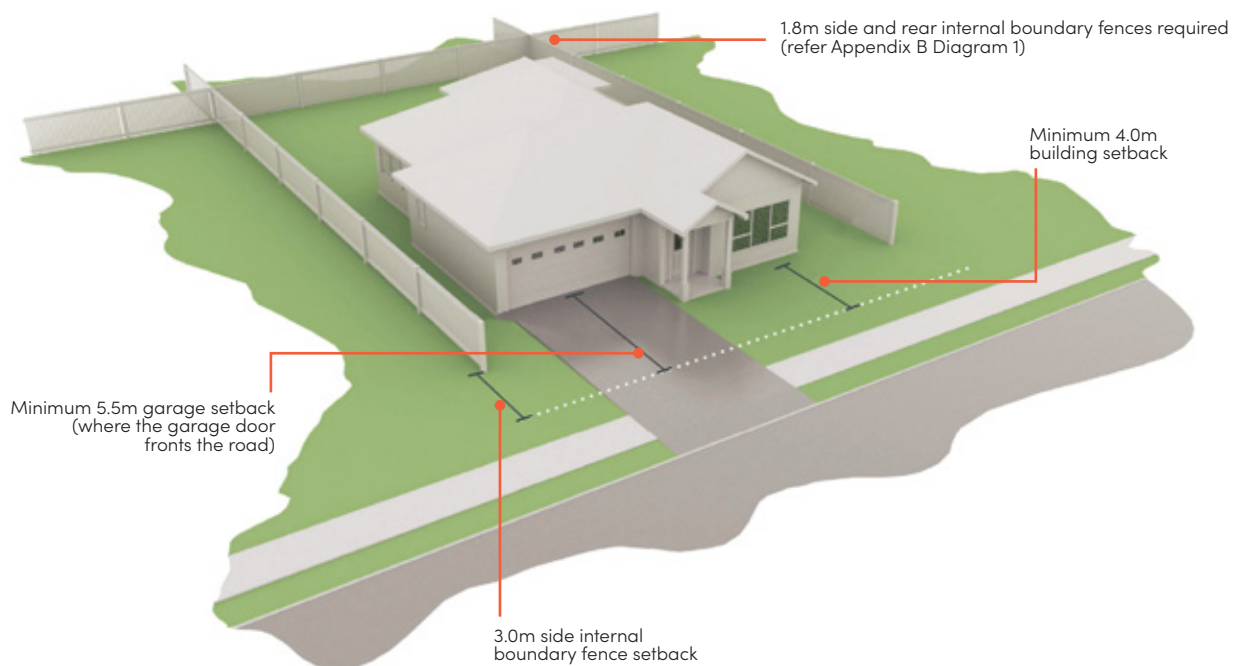


Diagram 3 For Corner Lots equal to or less than 550m²

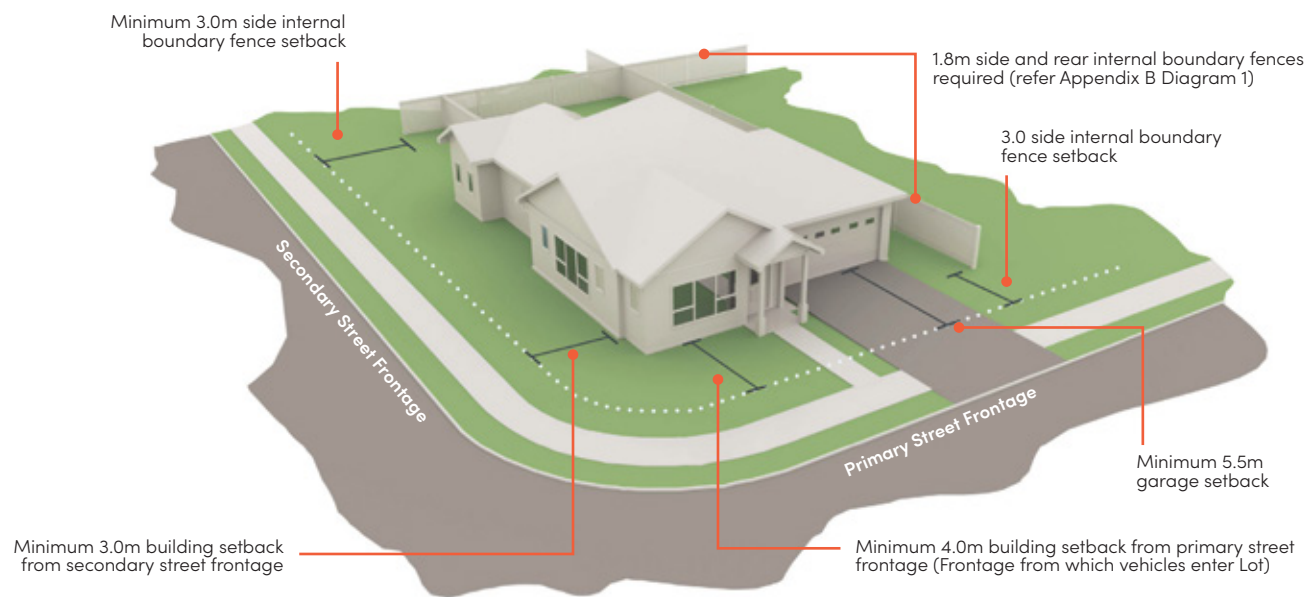


Diagram 4 For Corner Lots greater than 550m²

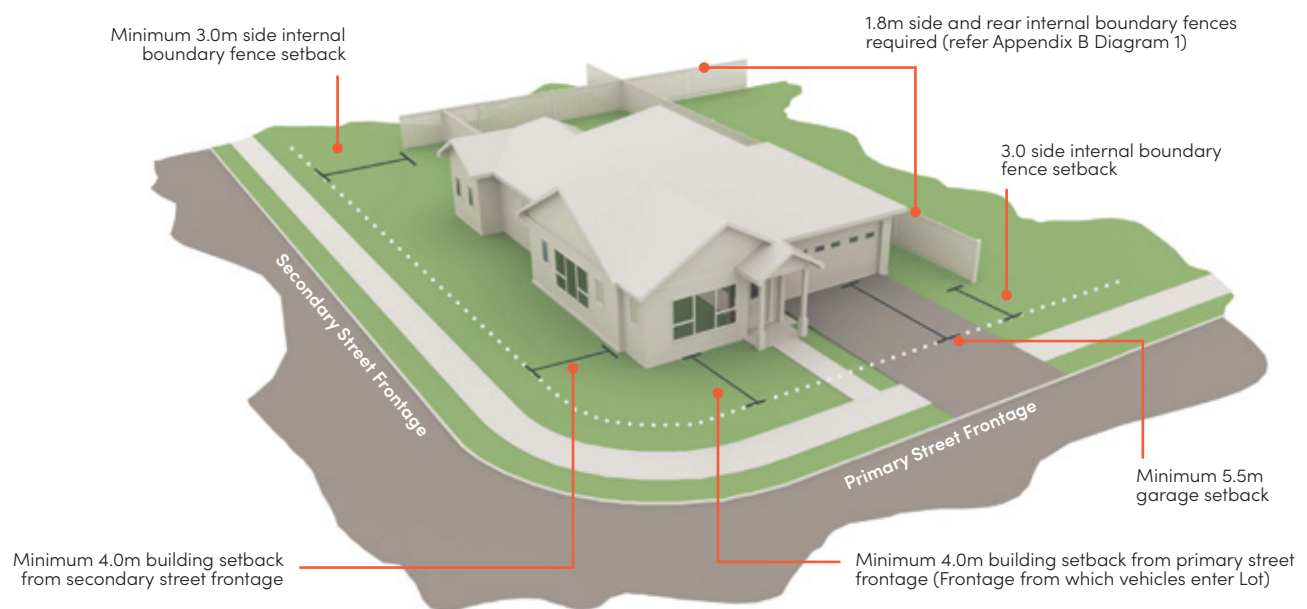


Diagram 5 Where garages do not face the road

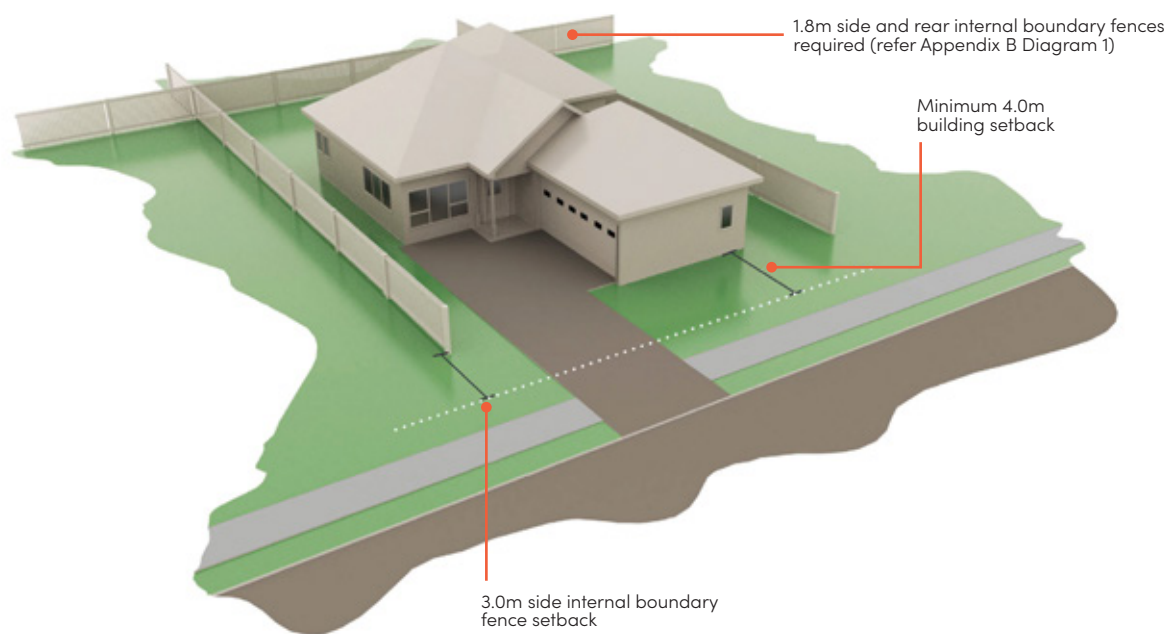
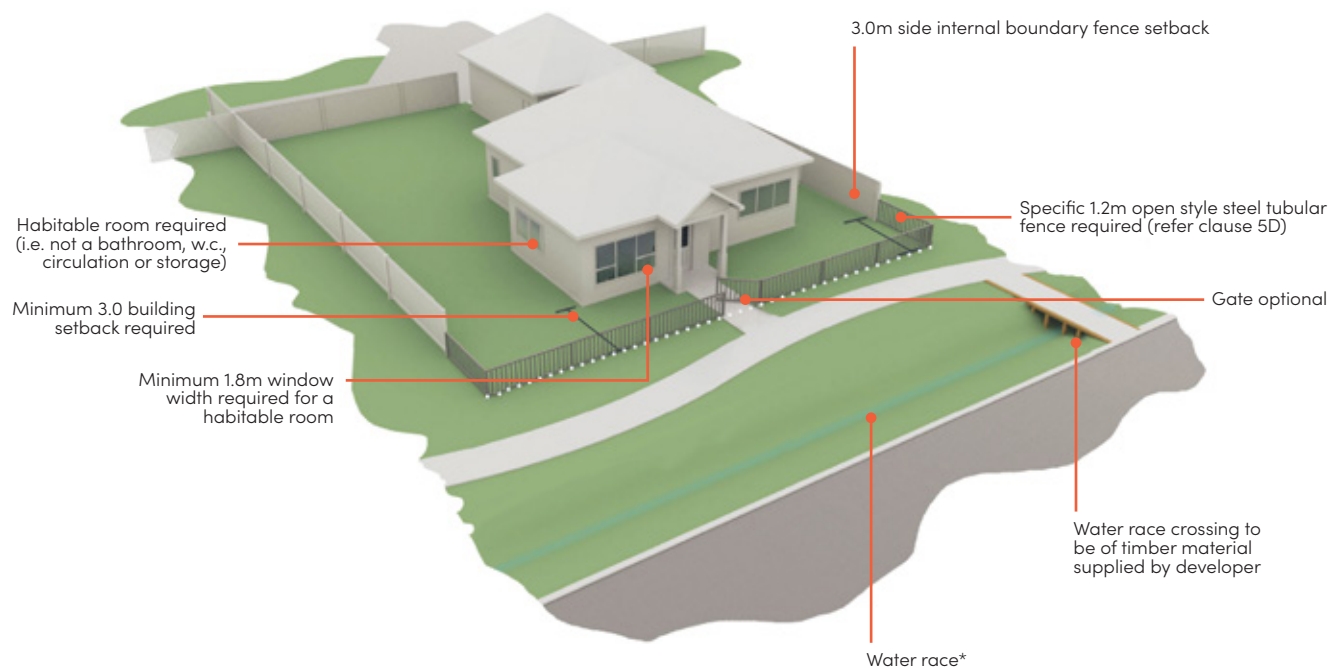


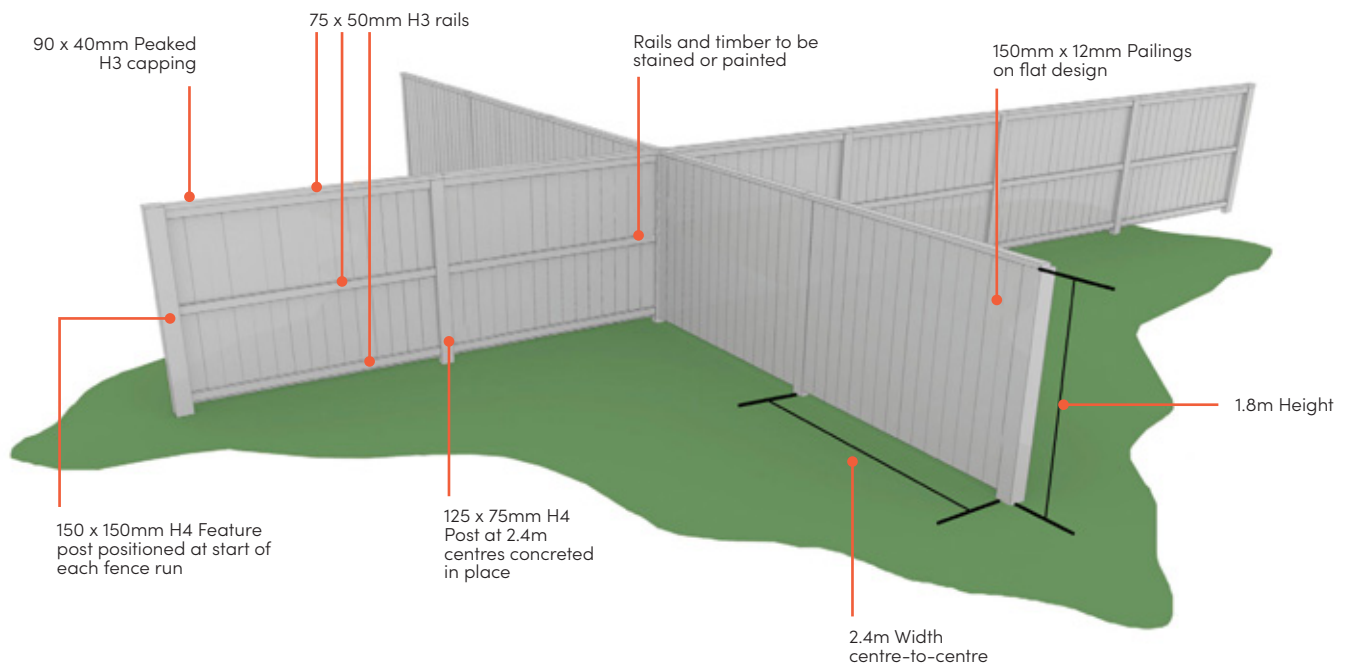
Diagram 6 For Lots fronting on to Reserves / Springston Rolleston Road



*Note: Alignment of water race, cycleway/footpath and pedestrian access is subject to change

Appendix B – Fencing

Diagram 1 Typical Side and Rear Internal Boundary Fence



Note: Pailings to face south and east. Setback 3m from front boundary

Diagram 2 Front Fence Design

Elevation

1m high steel tubular fence powdercoated black set 1m back from boundary behind hedge. Refer to Clause 5B

Privacy achieved through hedging. Trimmed to a maximum height of 1.5m. Refer to the approved hedging plant species in Appendix B Diagram 3

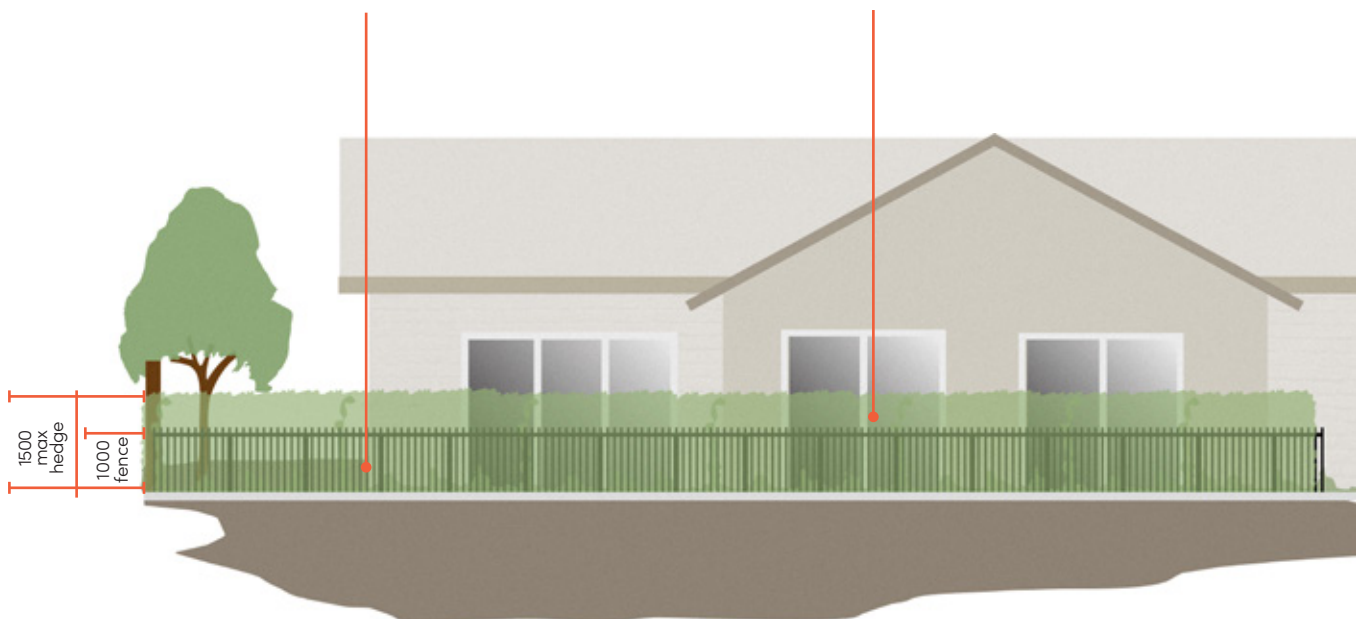


Diagram 2 Front Fence Design (Continued)

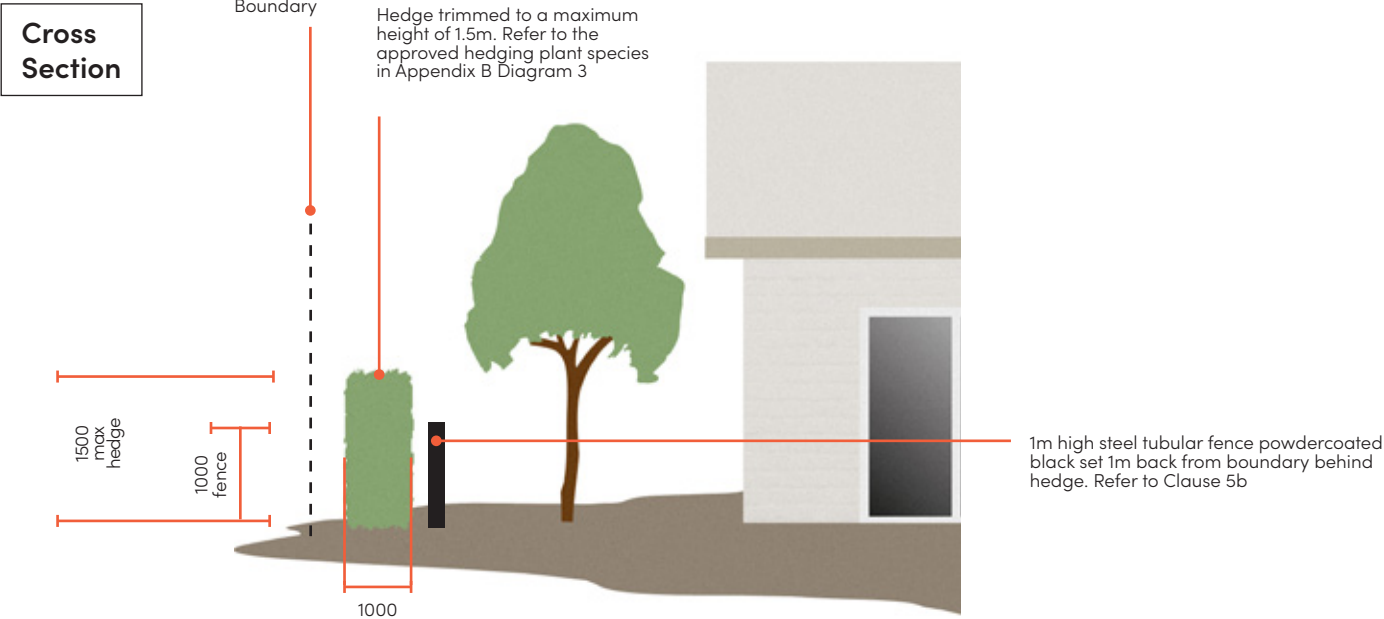


Diagram 3 Approved Street Boundary Hedging Plants

The below hedging plants can be planted in a 1.0m wide plant bed at the property boundary when a 1.0m open style steel tubular fence is erected. Hedging plants should be planted at 600mm spacings and should be trimmed at a maximum height of 1.5m.



Photinia Red Robin

Photinia

Sunlight: Prefers full sun

Frost: Hardy

Wind: Tolerant

Moisture: Normal garden conditions.



Teucrium fruticans

Silver Germander

Sunlight: Prefers full sun

Frost: Hardy

Wind: Tolerant

Moisture: Prefers dry conditions.

Note: Fast growing



Corokia x virgata

Corokia

Sunlight: Prefers full sun

Frost: Hardy

Wind: Tolerant

Moisture: Normal garden conditions.



Prunus lusitanica

Portuguese laurel

Sunlight: Prefers full sun.

Frost: Hardy

Wind: Tolerant

Moisture: Normal garden conditions.



Griselinia littoralis

Native Broadleaf/Kapuka

Sunlight: Indifferent

Frost: Hardy

Wind: Tolerant

Moisture: Normal garden conditions.



Pittosporum 'Mountain Green'

NZ Pittosporum

Sunlight: Prefers full sun

Frost: Hardy

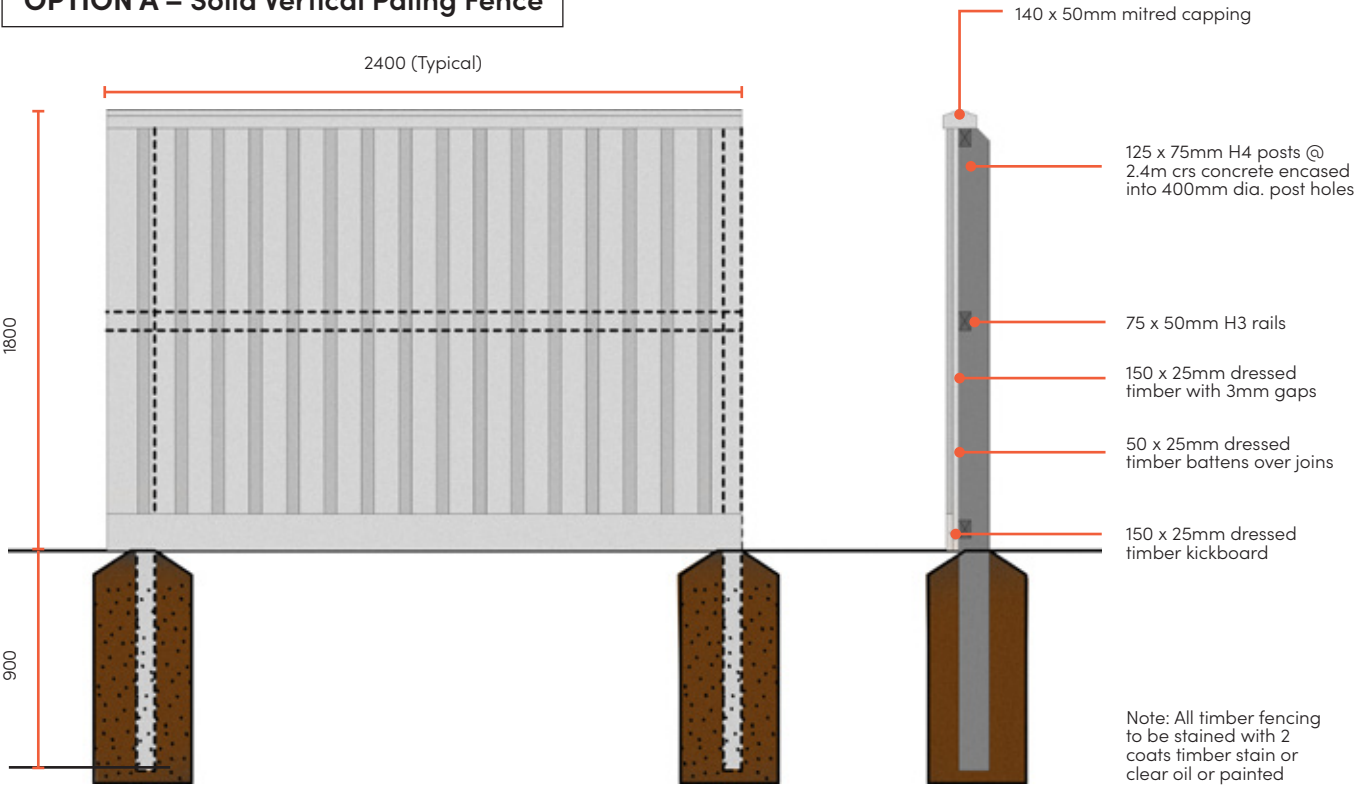
Wind: Tolerant

Moisture: Normal garden conditions.

Diagram 4 Typical Privacy Fences

The following typical privacy fence designs are pictured below to help new owners, landscape designers and builders to maintain consistency with the overall urban design of the neighbourhood. Privacy fencing should reflect or complement the dominant exterior material of the dwelling.

OPTION A – Solid Vertical Paling Fence



OPTION B – Permeable Vertical Paling Fence

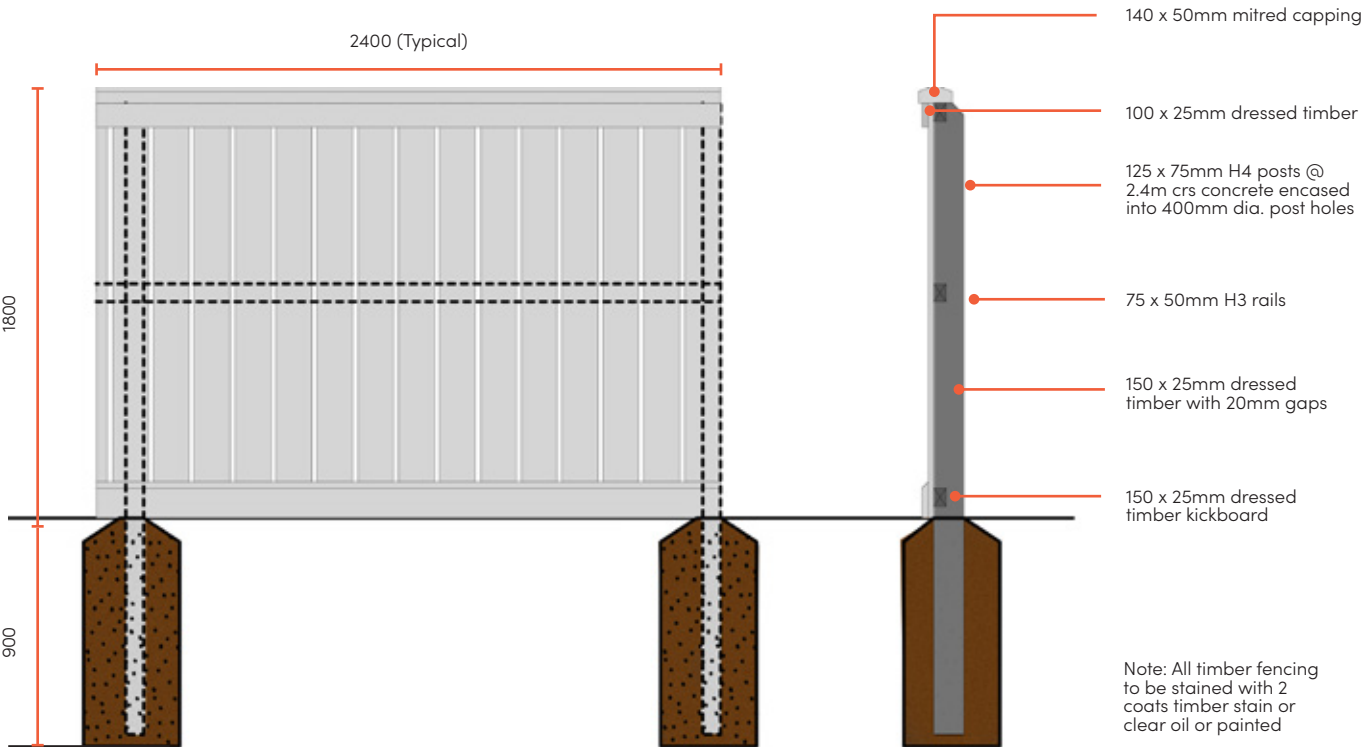
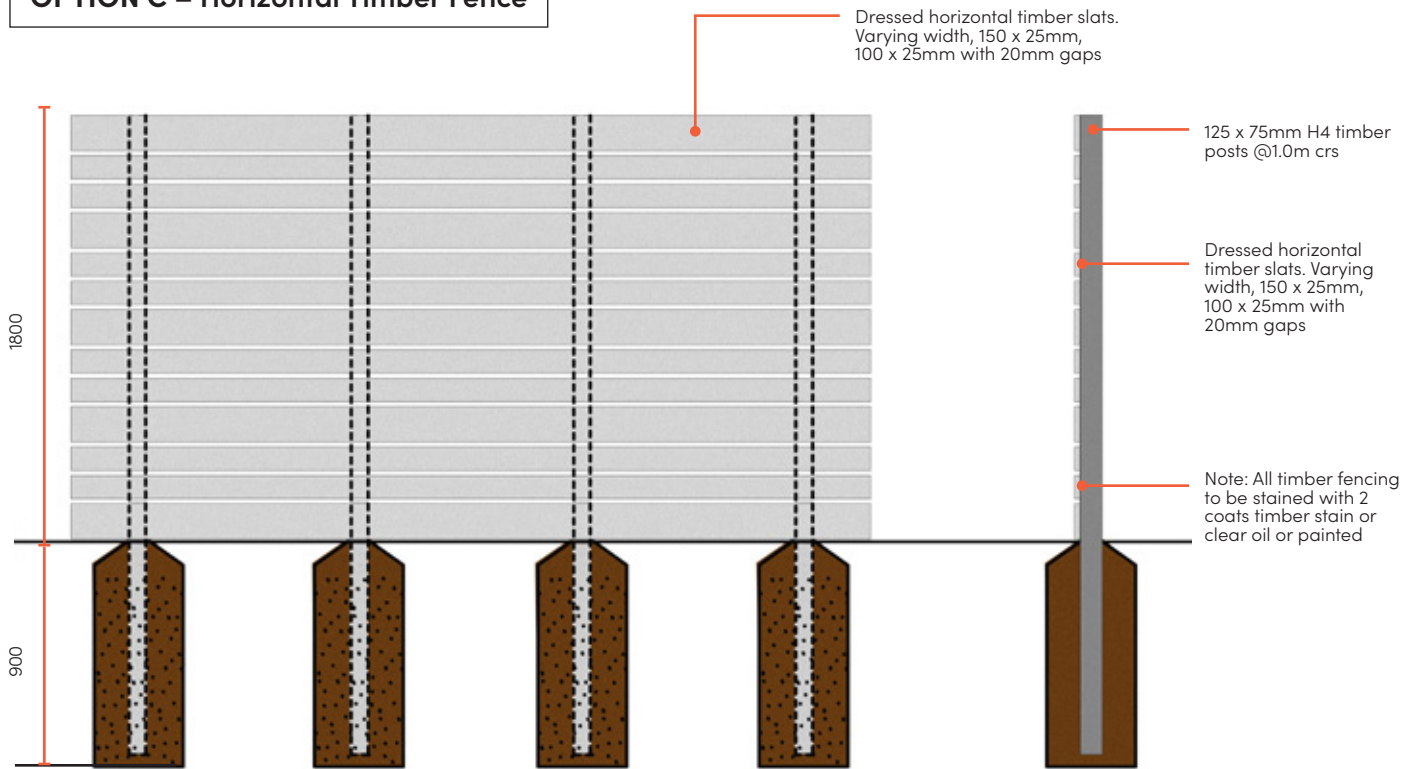


Diagram 4 Typical Privacy Fences (Continued)

OPTION C – Horizontal Timber Fence



OPTION D – Plastered Block Wall with Timber Insert

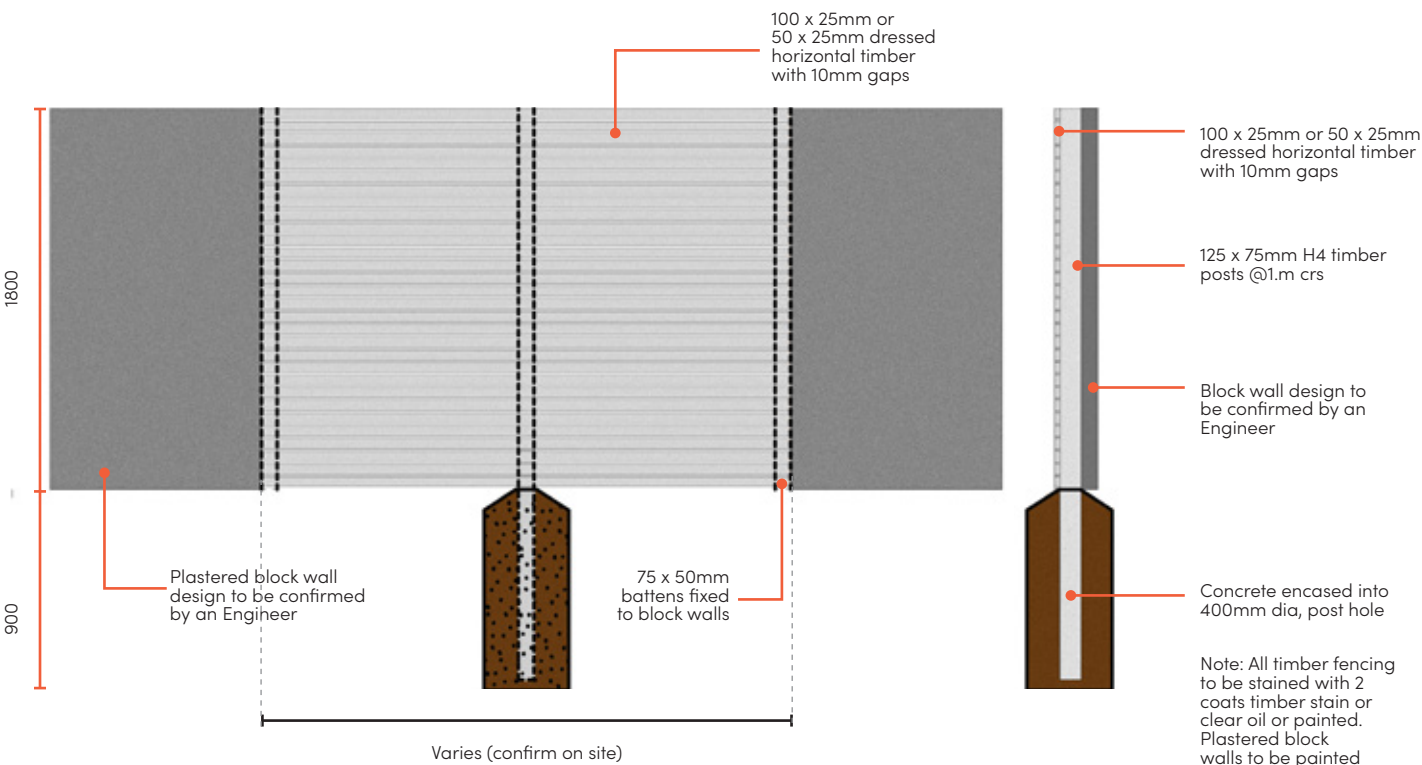


Diagram 1 Contractors Fence

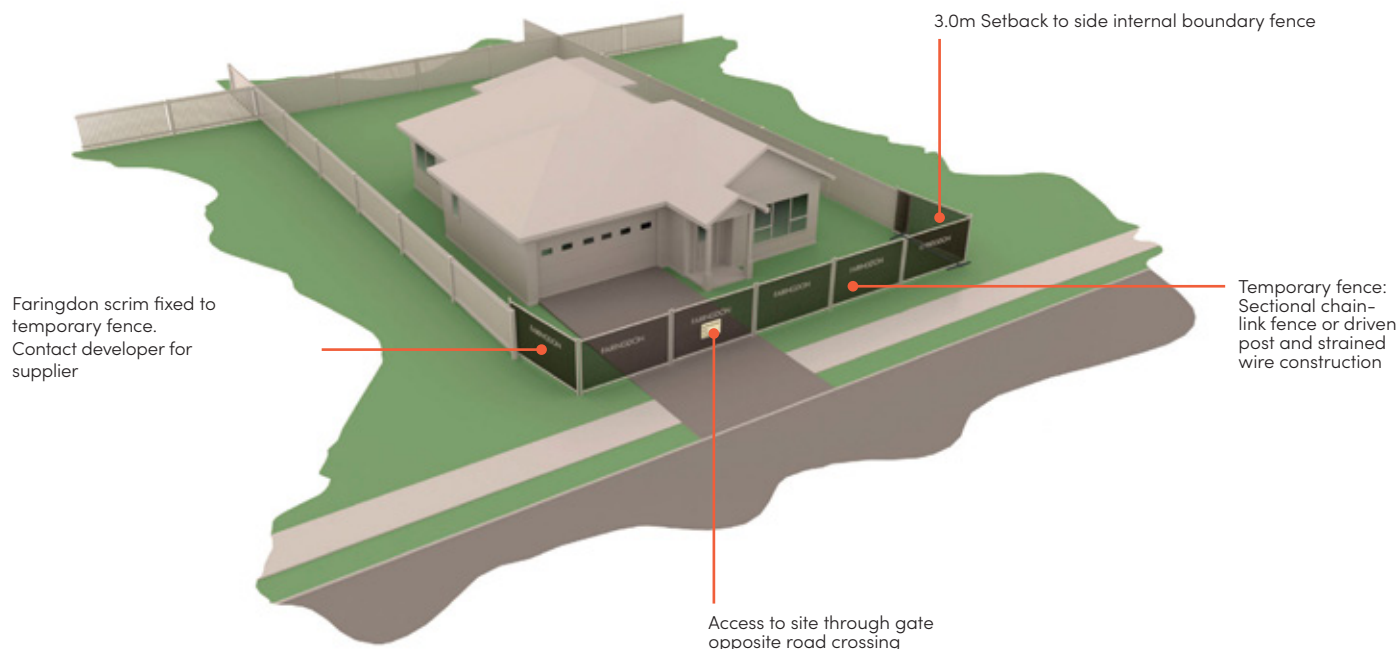


Diagram 2 Typical Driveway Crossing

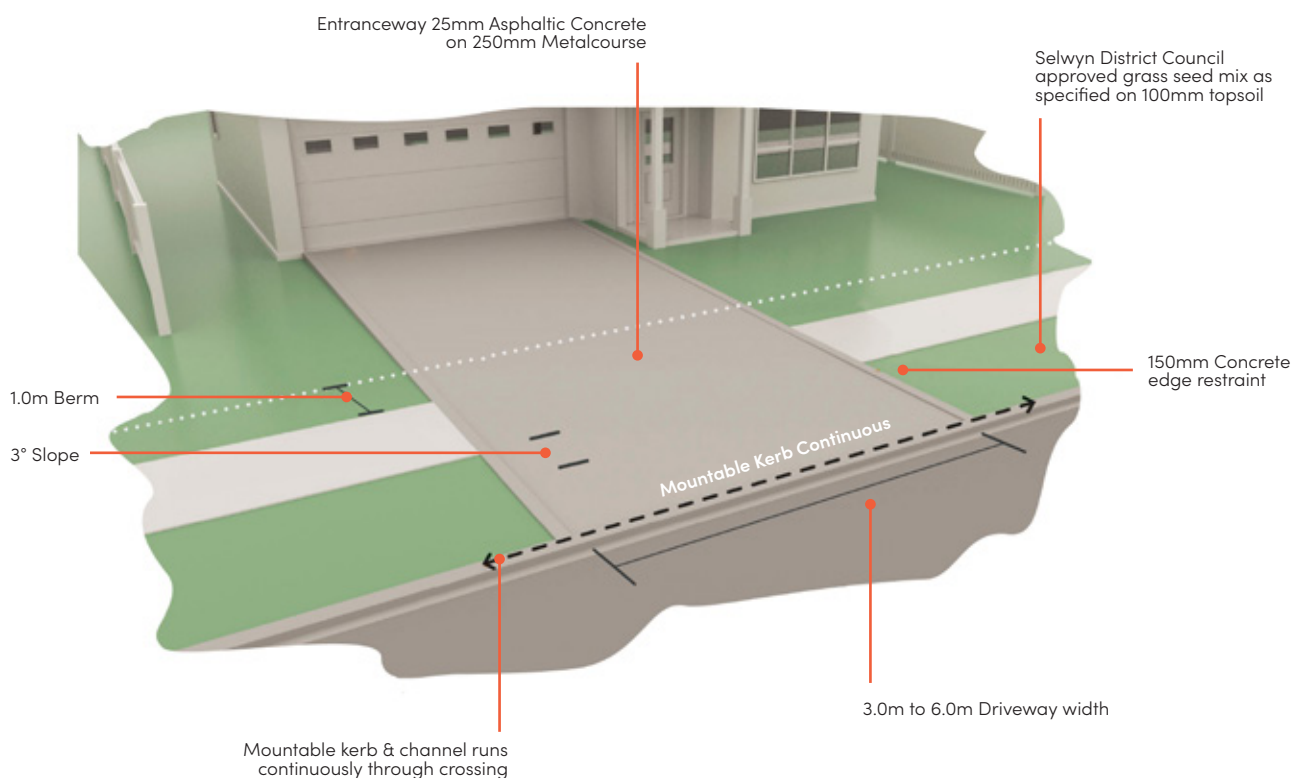
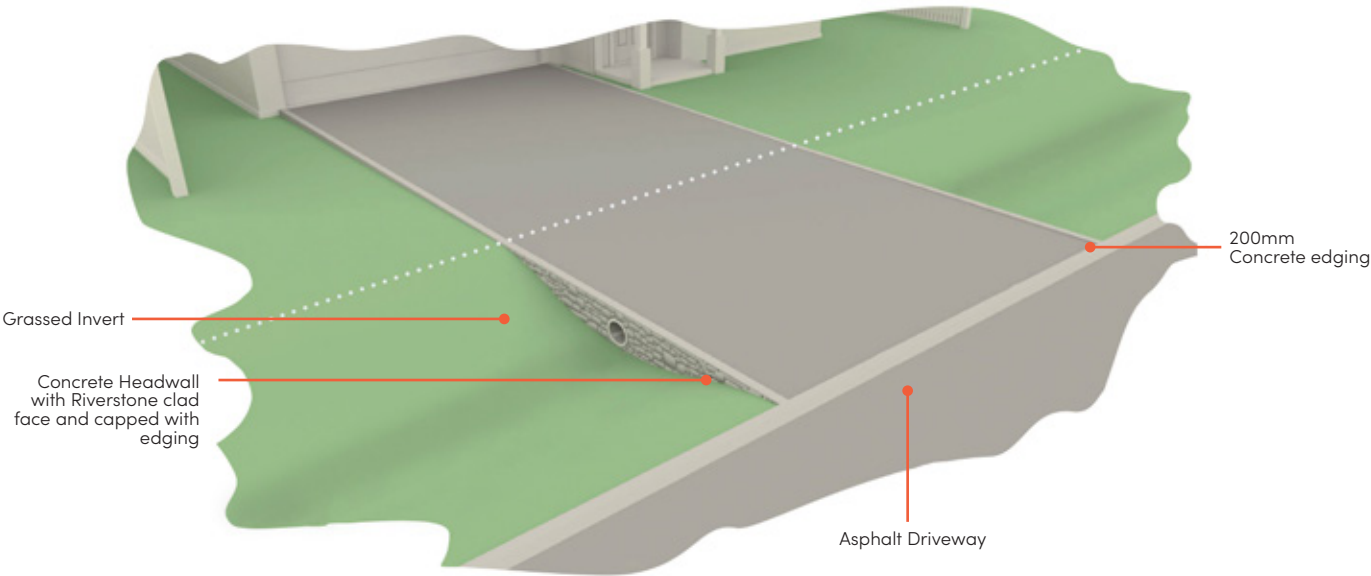


Diagram 3 Swale Crossing



Notes

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