



RIVER TERRACES

PROPERTY INFORMATION

INTRODUCTION

The release of Stage 2 at River Terraces features prime semi-elevated sections offering close proximity to the Ngaruawahia Golf Course, Waikato River, Te Awa Cycleway, Hakarimata walking trails and the Waikato Expressway. Schooling and general amenities are close by with The Base and Hamilton CBD also only a short drive away.

The sections in Stage 1 sold out quickly and have increased significantly in value since the owners purchased. A fantastic opportunity therefore exists for discerning buyers who value the lifestyle and location that this subdivision has to offer. The section prices are considered great value for money and will still be a significantly lower cost than sections in North Hamilton.

This initial Stage 2 offering of 25 lots for new housing is an opportunity for people to design and build their dream home in this exceptional part of the Waikato.

To enhance the subdivision and protect owners in River Terraces, specific design criteria have been established as legal covenants on each of the 25 lots. This document is a general summary of those guidelines to assist purchasers with the process of designing and building homes in the subdivision. River Terraces will ensure development guidelines are followed and the legal covenants and are strictly adhered to.

PURPOSE

These guidelines have been developed to preserve and enhance the value of your property and that of your neighbours by maintaining standards across the whole development.

The goal of this development is to achieve synchronicity between houses and the landscape and your neighbours. The benefit of these guidelines are therefore environmental, aesthetic and financial and you can be confident that your investment will be matched by your neighbours.

All homes must be in accordance with this guideline, the Waikato District Council District Plan and the covenants registered on the title.



SITE DESIGN

The lot sizes and dimensions are set out in the Subdivision layout drawing.

SITE COVERAGE

Design to be based on maximum floor area coverage of site of 40% unless Resource Consent is sought by the owner.

SETBACKS

All buildings for each lot will be set back in compliance with the operative plan and covenants.

FRONT YARD

- Front boundary to garage door minimum 5 metres.
- Front boundary to living areas minimum 3 metres.
- Must maintain 1 metre minimum between garage door and living front wall.

SIDE YARD

Where lots have side boundaries to the north east or North West, the side yards will be a minimum of 2 metres. The side yards on the southern side will be a minimum of 1.5 metre.

This ensures there is a minimum gap of 3.5 metres between houses to take advantage of sun on the north side of the property.

OUTDOOR LIVING AREA

The outdoor living court will have a minimum area of 80m² capable of containing a circle of 6m diameter, exclusive of parking and manoeuvring areas and buildings.



DWELLING DESIGN

ARCHITECTURE/HOUSE ORIENTATION & DESIGN

- To be controlled to ensure good quality, well designed traditional homes are built.
- Variation is required through form, roofline, massing, materials colour and detail. No two house designs should be exactly the same in the same street.
- A dwelling shall not be built to a single rectangle or square. It must contain more than two hips or two gables in the roofline. Flat or raked roofed dwellings are acceptable provided they meet all the covenants and have more than one level of roofing.
- Houses must face the street in a positive direction creating an interactive street and community environment.
- Outdoor living areas shall be provided on each lot. The area to be a minimum of 40m² and be large enough for a circle with a minimum diameter of 6 metres. The area must be able to be accessed directly from a living area inside the house.
- To consider the orientation and design living areas, where possible, must be in the north side of the lot allowing good solar access.
- The maximum height of buildings shall comply with the requirements of Waikato District Council. Further covenant height restrictions will relate to River frontage sections in future stages.

MATERIALS

Restrictions have been placed on the types of roofing, exterior cladding and fencing materials that may be used in the construction of a dwelling, any other permitted buildings and the landscaping of a residential lot.

The exterior cladding to include

- Brick
- Hardies Linea Weatherboard or similar product
- Stucco finish over brick
- Stone

Alternative materials may be approved by River Terraces at its sole discretion.

ROOF FORM

Roof forms should be either gables or mono pitched that face the street. No hip roofs on the front elevation facing the street frontage.

The roof form over the living part of the house should be more dominant than the roof form over the garage, through increasing of stepped height. The residential roof form should be the main roof form and should include the entrance to the house. The garage roof form should generally be secondary and less prominent.

Standard roof designs are desired, materials to include:

- Metal tile
- Concrete tile
- Longrun iron (powder coated)

WINDOWS

- Windows must be placed and designed to look over the street. The shape, proportion size and position of the windows should be positive to the form of the building.
- External features are permitted to provide shade over windows such as louvres.

VERANDAS & BALCONIES

Verandas and balconies should be strong and functioning parts of the front elevation of each dwelling. They should be designed to:

- Provide visual surveillance
- Activate the street to provide opportunity to interact with neighbours
- Allow interaction with the community
- Provide interconnected building frontage
- Provide connection between internal and external living spaces

ENTRANCES & GARAGE DOORS

- A dwelling entry must be visible and easily accessible from the road. The entrance must be emphasised through use of architecture massing, roof form, colour, increased detail and quality around the entrance.
- The pedestrian entrance must be directly connected to the street.
- Garage doors must not be obtrusive and must not dominate the dwelling. It is encouraged that the garage doors be setback at least 1 metre from the front of the house to reduce the dominance on the streetscape. Garage doors should occupy a maximum of 50% of the width of the front elevation of the house and be a minimum of 5 metres from the front road boundary to ensure space for a car to park.

LANDSCAPING

GARDENS

- The landscaping of the front yard must be completed and provide a constant theme with plenty of greenery including lawns and shrubs and a minimum of 2 trees.
- The section must be kept in a neat and tidy condition at all times without excessive growth of weeds. This ensures a sharp and high quality street environment is created between the fronts of the buildings.
- Landscaping to be completed within 2 months of issue of Building Code of Compliance.

FENCING & WALLS

- Fences and walls should complement and form part of the design of the dwelling and landscape plan.
- No timber fencing is permitted within 5m of the road front boundary. Fencing must not be erected in the front yard or any boundary in the front yard.
- Side boundary fencing must not exceed 1.83m in height.
- Whilst fencing within the 5m road front boundary will not be encouraged, it may be necessary on some lots in the circumstance it must be aluminium powder coated pool type fencing with planting.
- 5m road front boundary and side boundary fencing 5m from front road boundary must not exceed 1m in height.
- Gates and fencing visible from the street must match the front fence material and colour.
- Retaining walls must be screened with planting and stepped. Exposed pole retaining walls are not permitted and pine must be stained or painted.



EXTERIOR

OUTBUILDINGS & STRUCTURES

These must fit with the design of the main dwelling.

VEHICLES/RUBBISH/SERVICE AREAS

- The residential lot must be kept in a neat and tidy condition at all times. It must be free from materials, rubbish, immobile/unregistered vehicles and parts. This excludes building materials prior to completion of building.
- Service areas containing rubbish and recycling bins, garden storage and gas system and bottles shall be contained within side yards or at the rear of the lot and screened so they aren't visible from the road.
- Caravans, boats, trailers and trucks cannot be parked on or within 5 metres of any street or right of way unless situated within a garage.
- Portable rooms/units are not permitted.

CLOTHESLINE/GARDEN SHEDS

- Clotheslines must not be visible from the road.
- Restrictions also apply on gardens sheds and other outbuildings which must be placed in the rear of the residential lot and screened from view.

DRIVEWAYS AND PATHS

- Paths and driveways should be high quality hard surface materials. Paths to the entrance of the house should be constructed to directly link the entry of the house to the street with no interference from parked vehicles.
- Driveways and paths to the front entrance to be completed before Code of Compliance applied for.
- To be finished with cobblestones, pavers, exposed aggregate or coloured concrete (black coloured concrete minimum 8% dosage rate). Plain concrete will not be permitted.
- Onsite drainage disposal systems must provide for water discharge from all hard areas. (No stormwater discharge to the public road permitted)

CROSSING AND BERMS

- The owner is responsible for maintaining the berm and footpath areas directly in front of their lot.

LETTERBOXES

- Must be constructed to a high standard and fit in with the design and material of the dwelling. No standard metal boxes will be approved.
- They should be considered in the design of the home and landscape plan.

SIGNAGE

- Signage is not permitted except for a builders sign (no more than 1.2 sqm) during construction and a 'for sale' sign (no more than 1.2sqm) for a completed dwelling.

EXTERNAL APPLIANCES

- Devices such as antennas and satellite dishes, air conditioning and heating equipment, solar panels and other equipment must not be placed in the front yard or be directly visible from the road.

BUILDING TIME LIMITS

There is no obligation to start building, however, once building consent has been issued, the dwelling exterior must be completed within 6 months of build consent being issued and the home and landscaping completed within 12 months of build consent being issued.

The land or house is not to be occupied until the building is completed in accordance with these guidelines and covenants and a code of compliance has been issued by Waikato District Council.

REMEDIES FOR BREACH OR NON-OBSERVANCE

Following written notification of a breach of the rules/guidelines, an owner will be liable to pay liquidated damages of \$1,000 per day until the breach is remedied (to a maximum of \$150,000).

The owner will be liable for any costs or expenses incurred by River Terraces in the enforcement or remedy of the breach. Interest will be incurred at 15% per annum on any money that may be demanded and not paid. However, damages may not be an adequate remedy and a breach will entitle River Terraces to all other legal equitable remedies available to it.



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