MANGAWHAI
POINT

DESIGN GUIDELINES



www.mangawhaipoint.co.nz

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We would like to welcome you to a very special place.

As a boutique developer, finding land the calibre of Mangawhai Point is a once-in-a-lifetime event. As such, we feel a sense of responsibility to provide a living precinct that preserves the cultural and environmental beauty of this coastal reserve.

Our vision is to create a relaxed 'coastal & country' setting that allows everyone a view and access to the water. To do this, a park-like setting will be created, with homes that complement the environment. A normal urban subdivision is not our benchmark, we are striving to be different. We will support a lifestyle surrounded by majestic Pohutukawas and native strips, wetlands and one of Northlands largest historical Pa's, winding roads, carved posts and features, beaches and walkways - with nooks to relax and soak up the tranquillity of such a unique setting.

As a level and fair playing field, we have decided to ensure the rights of each owner is respected, set against a standard to which all houses and landscaping must comply.

For this reason, we have created an independent architectural review panel that will advise us on all proposed buildings and landscaping within the development. We will be concentrating on the effects your site will have on others, and how it fits aesthetically in the environment. Throughout the approval process it is not our intention to interrupt your dream home, or make it expensive or large. Our purpose is to protect you from the possibility of others making choices inconsistent with the overall vision of Mangawhai Point.

Throughout this document are guidelines which indicate the desired style and finish. We also spend some time showing examples of what is unacceptable and acceptable.

We look forward to seeing the innovations and ideas you have for your own houses, fences and gardens, and will work with you to give the whole community a great result.

Kind regards,



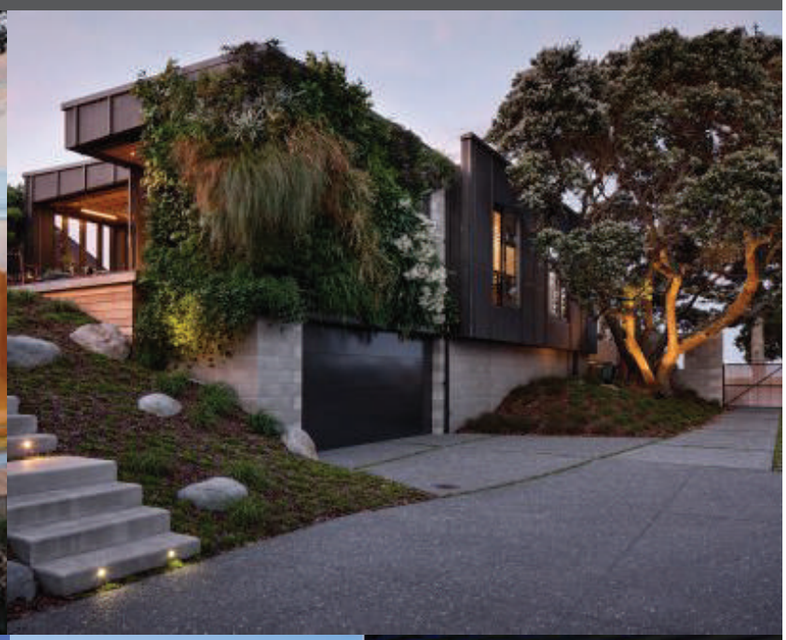
Rob Garden
Developer – Jessie Trust

DESIGN STANDARDS

We recognise that in purchasing at Mangawhai Point, you have brought into an overall ‘look and feel’. The following guidelines are to assist you in meeting the requirements laid down in the covenants. They will help us achieve a coastal & country look we can all enjoy.

An architectural review panel consisting of architects, landscape architects, builders, designers and the developer will consider each set of plans. Landscaping is very important to the vision and will be paid strong attention. The following photos are to share ideas, but not restrict you. If you have a great, but different concept it will be welcomed and considered fairly to ensure quality and values are maintained.





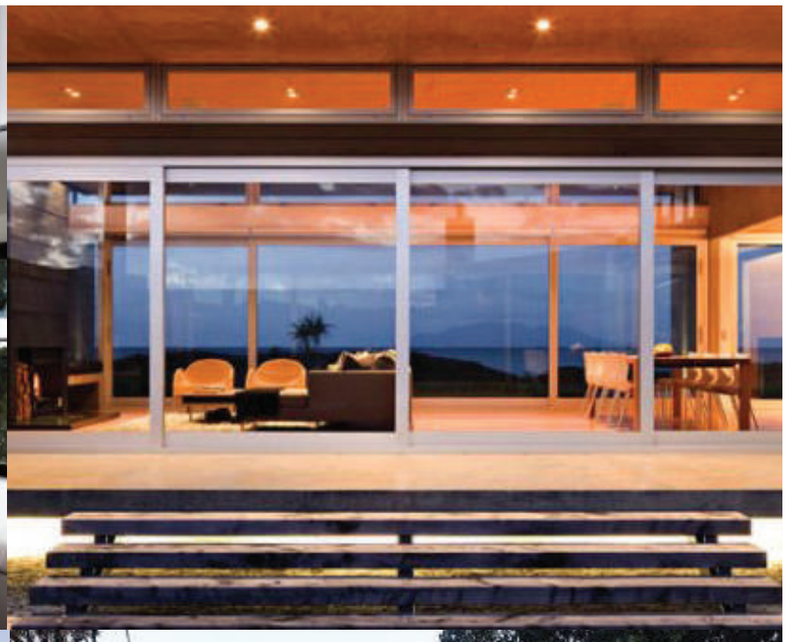




ARCHITECTURE WE ENCOURAGE

- ‘Coastal’ style
- Natural materials such as wood, shell and stone
- Interesting shapes and roof lines, and glass
- Energy efficiency
- Discrete locations for boats and toys









ARCHITECTURE WE DISCOURAGE

- Standard ‘brick and tile’ style houses





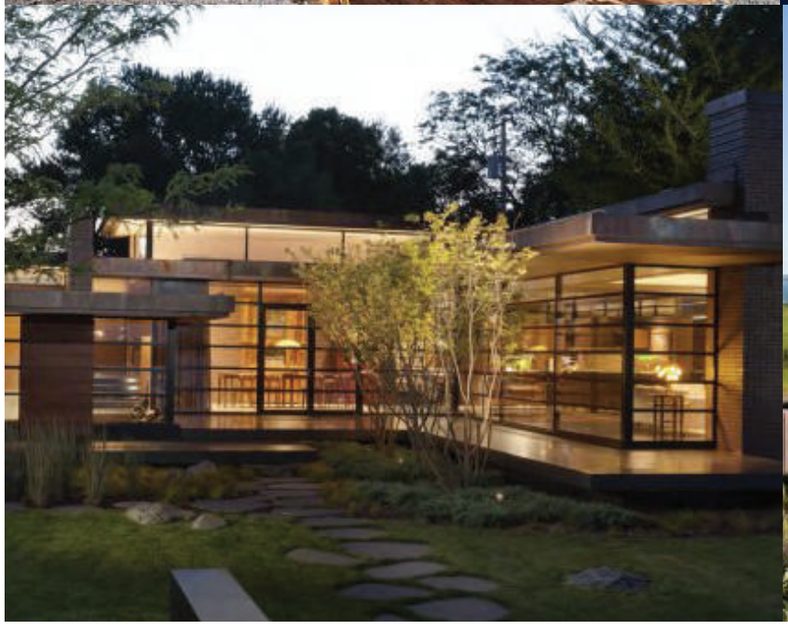




LANDSCAPING WE ENCOURAGE

- Natural surfaces and construction
- Native plants
- Coastal plants
- Planting rather than conspicuous fencing for privacy






LANDSCAPING WE DISCOURAGE

- Lawns with no plants
- Highly visible impermeable fencing
- Trees that will block everyone's view









While you are under no obligation to employ them, we would be happy to recommend a number of architects, builders and landscape architects that share our vision.



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