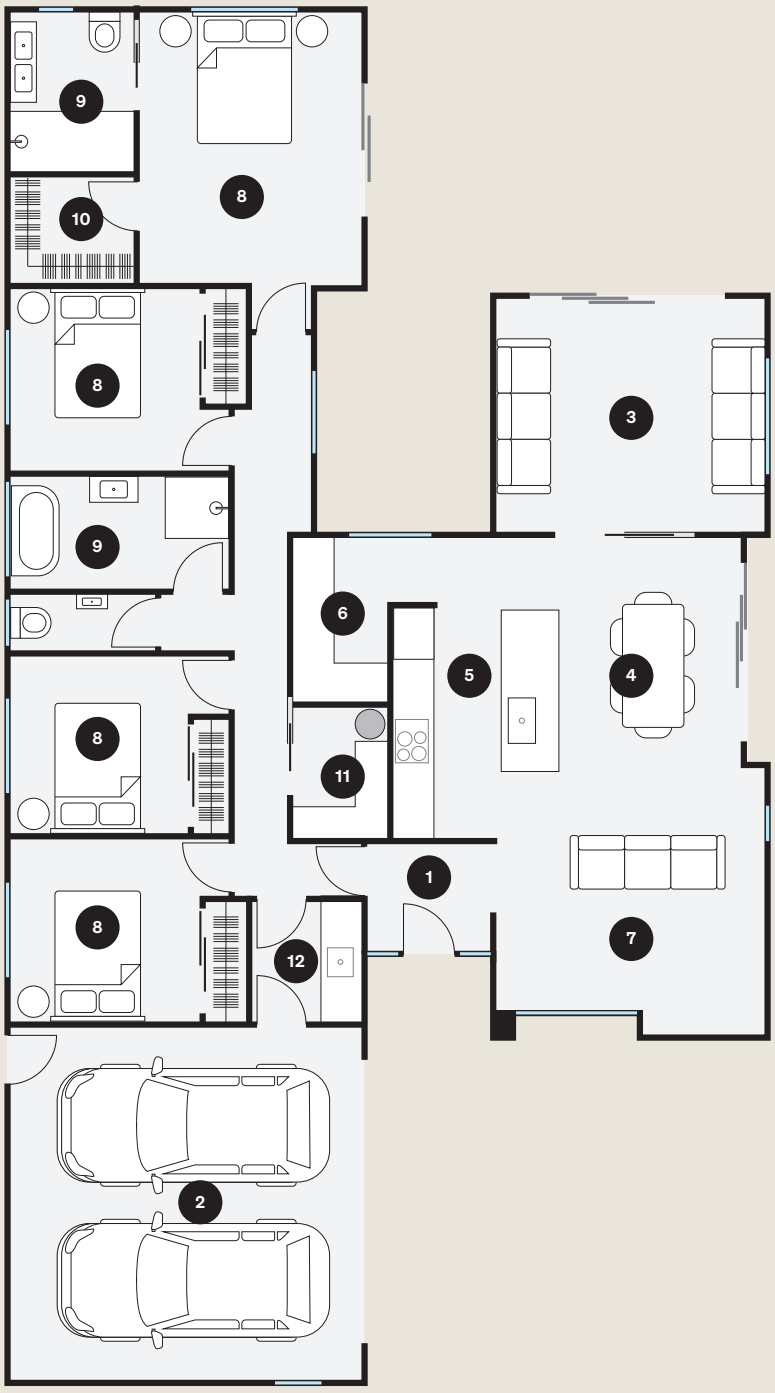
FLOOR PLAN



1. Entry
2. Garage
3. Living Area
4. Dining Area
5. Kitchen
6. Pantry
7. Family Area
8. Bedroom
9. Bathroom
10. Walk-in Wardrobe
11 Storage
12. Laundry



KEY FEATURES
Bespoke kitchen design, stone bench top + walk-in pantry
Bosch kitchen appliances
Tiled ensuite and main bathroom showers
Robertson & Newtech bathroom fixtures
Scissor truss ceiling to family/kitchen/living
Ducted heat pump
Thermally broken double glazing with Low E & Argon
Laminate flooring to kitchen, dining & main living area
Built-in laundry cabinetry + sink
300L Rheem Hot Water Cylinder
Attic storage and ladder
Built-in joinery to all wardrobes
Digital front door lock
10 solar panels + 5kW inverter (as per convenants)
600L rainwater tank (as per convenants)
Concrete driveway & patios
Freestanding Letterbox
10-year Master Build Guarantee
12 months post build maintenance

Curtains, blinds and clothesline not included but can be arranged at agreed cost.

RENDERS



FRONT ENTRANCE

ENTERTAINING AREA



Images are artist's impressions and 3D renders provided for illustrative purposes only. They are intended to give a general indication of the proposed design, layout, and finishes. External features, including patios & landscaping, are indicative only in shape and design. Actual materials, colours, fixtures, fittings, and final construction details may vary.



LIVING AREA WING

REAR OF HOUSE





KITCHEN AND DINING

KITCHEN AND DINING





LIVING AREA / FRONT



SECOND LIVING LOOKING TO BACK YARD



BEDROOM

MAIN BATHROOM



INTERIOR



MASTER BEDROOM

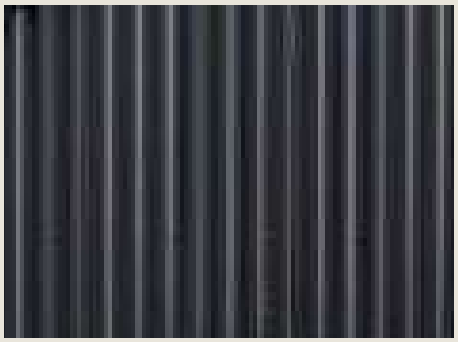
MASTER BEDROOM ENSUITE



EXTERIOR FINISHES



Bricks
Brickworks Sea Salt with
white mortar



Roofing
ColorSteel Flaxpod



Feature Cladding
James Hardie Oblique Linea
painted in Resene Element



Window Joinery
Flaxpod



Driveway & Patios
Plain Sponge Finish Concrete

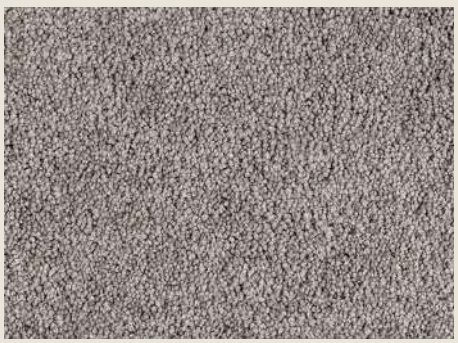


Garage Door
Dominator Valero profile in Flaxpod

INTERIOR FINISHES



Laminate Flooring
Godfrey Hirst Amor Isabella



Carpet
Godfrey Hirst Favourites 48
in Nautilus

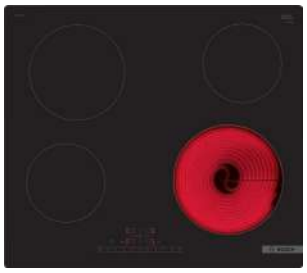


Paint
Walls in Mt Aspiring Quarter;
Ceiling in Black White Quarter

KITCHEN



Bosch Series 4 71L Wall Oven - Black



Bosch Series 6 60cm Ceramic Cooktop



Bosch Series 2 Dishwasher



Bosch Series 4 Powerpack Rangehood

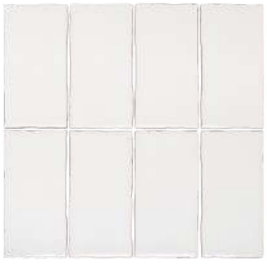


Uno Goose Neck Mixer With Pull Out Spray in Brushed Nickel

Kleenstone Tide Stone Benchtop



Melteca Urban Ash & Prime Quarter Thorndon Cabinetry



Georgia White Gloss natural edge splashback tile with light grout

Prime Blanco Marquina pantry Benchtop

KITCHEN RENDERS



KITCHEN



WALK-IN PANTRY

MAIN BATHROOM



Uno Basin Mixer in Brushed Nickel



Otto Acrylic Back To Wall Bath 1700×750×600 Gloss White



Newtech Citi 900mm vanity in Vintage Ash with Ponti Basin



Uno Mains Pressure Shower Mixer in Brushed Nickel



Uno Bath Spout in Brushed Nickel



Splash Plus Round Slide Shower 3 Function in Brushed Nickel



Punch Square Heated Towel Rail 825×600 in Brushed Nickel

Olympia Shell 600×600mm Floor & Wall tiles



Vogue 800mm round LED mirror

ENSUITE



Uno Basin Mixer in Brushed Nickel x2



Newtech Citi 1200mm double vanity in Vintage Ash with Ponti Basin



Splash Plus Round Slide Shower 3 Function in Brushed Nickel



Uno Mains Pressure Shower Mixer in Brushed Nickel



Magra Toilet Roll Holder in Brushed Nickel



Uno Back-to-wall Toilet



Enya Heated Towel Pole in Brushed Nickel x2

Olympia Shell 600×600mm Floor & Wall tiles



Vogue 1000mm round LED mirror

TOILET / WC ROOM



Uno Basin Mixer in Brushed Nickel



Newtech Citi 400mm vanity in Vintage Ash with Ponti Basin



Uno Back-to-wall Toilet



Magra Toilet Roll Holder in Brushed Nickel

Olympia Shell 600×600mm Floor tiles

White Square Mosaic Splashback tiles with beige grout

LAUNDRY



Uno Goose Neck Mixer With Pull Out Spray in Brushed Nickel

Mercer Round Sink

Olympia Shell 600×600mm Floor tiles; White Square Mosaic Splashback tiles with beige grout

Prime White Satin cabinets and Blanco Marquina benchtop

SOLAR ENERGY SYSTEM

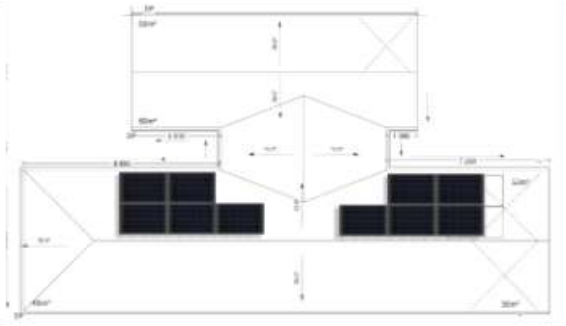
10 × 450w Panels + Energizer 5kW inverter



Render indicative only.

Recommended System Option

4.5 kW	13.5 kWh	4,918 kWh	32 %
System Size	Daily Solar Generation	Estimated Annual Solar Generation	Grid Independence



Your Solution

Solar Panels

Astronergy - CHINT Solar
4.500 kW Total Module Power
10 x 450 Watt Panels (CHSM54RNs(DG)(BLH)/F-BH-450)
4,918 kWh per year

Force HS-AS Series Hybrid Inverter



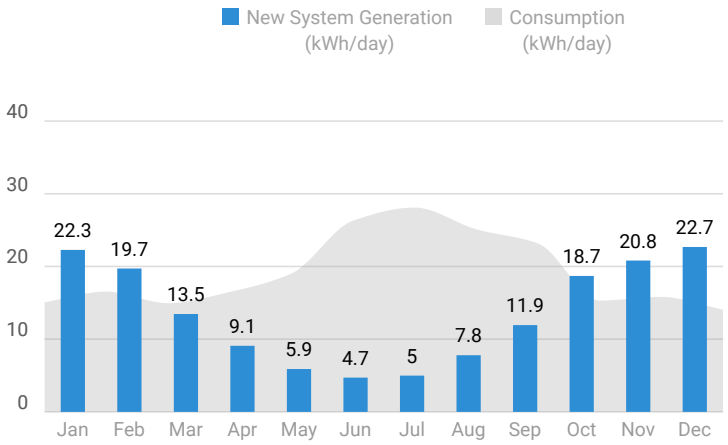
5kW of Inverter Power
Energizer 1 x Force 5.0HS
Warranty 10 years

Energizer SOLAR

Warranties: 25 Year Panel Product Warranty, 30 Year Panel Performance Warranty, 10 Year Inverter Product Warranty

System Performance

70%
Energy From Solar



System Performance Assumptions: System Total losses: 14.6%, Inverter losses: 3.7%, Optimizer losses: 0%, Shading losses: 0%, Performance Adjustment: 0%, Output Calculator: System Advisor Model 2020.02.29.r2. Panel Orientations: 10 panels with Azimuth 0 and Slope 0.

The solar system(s) quoted in this proposal are not intended to be portable.

Environmental Benefits

Solar has no emissions. It just silently generates pure, clean energy.



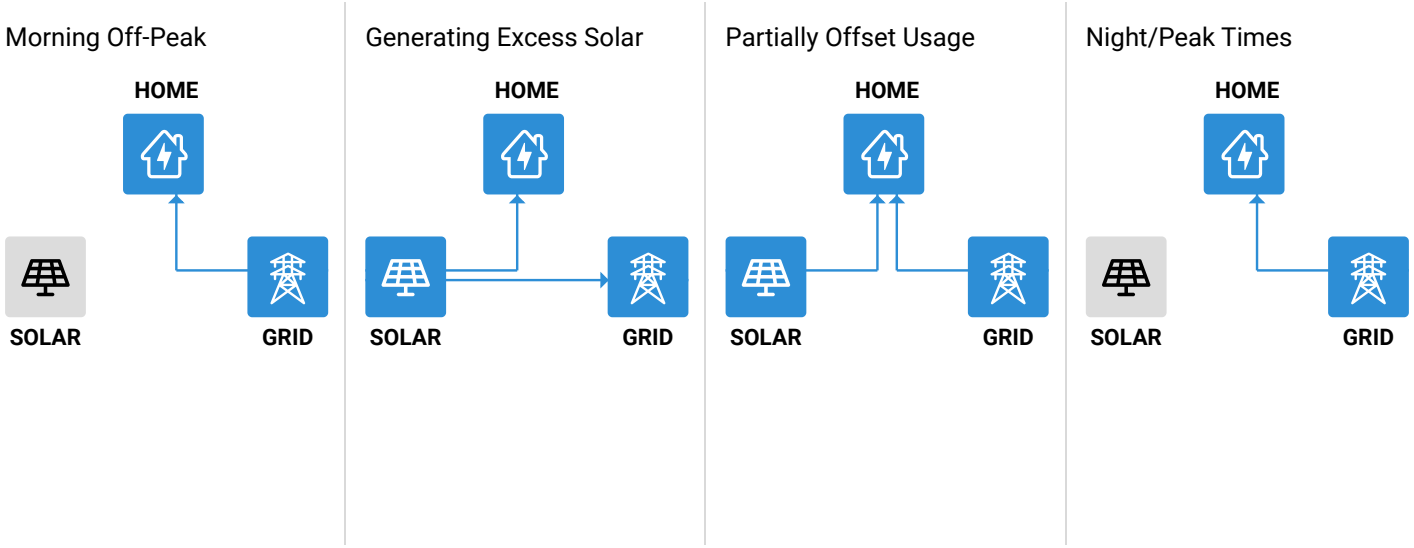
Each Year

70%	0.6 tons
Consumption Offset	of CO_2 reduced per year (all energy)

Over System Lifetime

52,957 km	108	-11,651
Car distance avoided (lifetime, all energy)	Trees planted (all energy)	Long haul flights avoided (all energy)

How your system works



OpenSolar

This proposal has been prepared by Telfer Electrical using tools from OpenSolar. Please visit www.opensolar.com/proposal-disclaimer for additional disclosures from OpenSolar.

Energizer SOLAR



Force HS-AS Series

Single Phase Hybrid Inverters
Also available in AC coupled.

3kW ~ 6kW

AUSTRALIAN VERSION

The Energizer® Force HS Series inverter range offers advanced features and is compatible with high-voltage batteries. With the hybrid inverter range, your able to expand your solar system by adding extra batteries.

There are 5 inverter size options and it can connect to our Powerstack with up to seven battery modules connected in series, allowing for flexible storage capacity.



High Performance Single Phase Hybrid Inverters

- **Dual-MPPT design with precise MPPT algorithm**
- **97.08% maximum efficiency**
- **IP65 rated**
- **Optional export control**
- **Compact & lightweight**
- **RS485, Wi-Fi, LAN, GPRS (optional) communications**
- **Wide voltage range/low start-up voltage**
- **Android and iPhone apps available**
- **10 years warranty**

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Small & Compact | High Performance | IP65 Rated | Remote Monitoring

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MODEL INPUT	Force 3.0HS Force 3.0AS	Force 3.7HS Force 3.7AS	Force 4.6HS Force 4.6AS	Force 5.0HS Force 5.0AS	Force 6.0HS Force 6.0AS
PV INPUT (ONLY FOR HYBRID)					
Max. PV Array Power [Wp]	6000	7400	9200	10000	12000
Max. Input Power [W]	4500 A: 2250 B: 2250	5500 A: 2750 B: 2750	6900 A: 3450 B: 3450	7500 A: 3750 B: 3750	9000 A: 4500 B: 4500
Max. Input Voltage [V]	600				
Start-up Input Voltage [V]	75				
Rated Input Voltage [V]	360				
MPPT Operating Voltage Range [V]	80~550				
Max. Input Current [A]	16/16				
Max. Short-circuit Current [A]	20/20				
No. of Independent MPP Trackers	2				
No. of Strings Per MPP Tracker	1				
BATTERY CONNECTION					
Battery Type	Lithium Battery (LFP)				
Battery Voltage [V]	80~480				
Max. Charge/Discharge Current [A]	40				
Communication Interface	CAN (Communicate with Inverter), RS485 (Upgrade BMS)				
AC INPUT AND OUTPUT (GRID)					
Max. AC Input Power [VA]	6000	7680	9200	10000	12000
Max. AC Input Current (per phase)[A]	27.3	34.9	41.8	45.5	54.5
Rated Output Power [W]	3000	3680	4600	5000	6000
Rated Apparent Power [W]	3000	3680	4600	5000	6000
Max. Output Apparent Power [VA]	3300	4048/3680[1]	5060	5500	6600
Rated Output Current (per phase)[A](For AUS)	13.0	16.0	20.0	21.7	26.1
Max. Output Current [A]	15.0	18.4	23.0	25.0	30.0
Rated Grid Voltage [V]	220/230/240				
Rated Grid Frequency [Hz]	50/60				
Power Factor	1 (adjustable from 0.8 leading to 0.8 lagging)				
THDi	<3% @rated power				
EPS OUTPUT (WITH BATTERY)					
Max. Output Apparent Power [VA]	3000	3680	4600	5000	6000
Rated Output Power [W]	3000	3680	4600	5000	6000
Peak Output Apparent Power [60s][VA]	3600	4400	5500	6000	7200
Max. Current (per phase)[A]	13.6	16.7	20.9	22.7	27.3
Rated Output Voltage [V]	220/230/240				
Rated Output Frequency [Hz]	50/60				
Power Factor	1 (adjustable from 0.8 leading to 0.8 lagging)				
THDi (linear load)	<2% @rated power				
Parallel Operation [PCS]	10				
SwitchTime [ms]	<20				
EFFICIENCY					
Euro Efficiency	95.26%	95.70%	96.23%	96.30%	96.33%
Max. Efficiency	97.01%	97.08%	97.04%	97.08%	97.08%
Max. Battery Charge Efficiency (PV to BAT)(@full load)	98.50%				
Max. Battery Discharge Efficiency (PV to BAT)(@full load)	97.00%				
PROTECTION					
Insulation Monitoring	YES				
Residual Current Monitoring	YES				
DC Reverse Polarity Protection	YES				
Anti-islanding Protection	Active Frequency Drift with Positive Feedback				
AC Short-circuit Protection	YES				
AC Overcurrent/Overvoltage Protection	YES				
DC Switch	YES				
Battery Wake Up Function	YES				
SFD	DC: Type II / AC: Type III				
AFCI	Optional				
STANDARD					
Safety	EN 62109-1, EN 62109-2				
EMC	EN 61000-6-2, EN 61000-6-3				
Certification	EN50549-1, C10/11, VDE-AR-N 4105, G98, G99, CEI 0-21, NRS 097-2-1, AS / NZS 4777.2				
PROTECTION					
Dimensions (WxHxD)[mm]	434*418*185				
Weight [kg]	22				
Installation	Wall Mounted (Indoor or Outdoor)				
Topology	Non-Isolated				
Cooling Method	Natural				
Noise Emission [dB]	35				
Max. Operating Altitude [m]	2000				
Operating Temperature Range [°C]	-25~60				
Humidity [No Condensation]	0%~100%				
Protection Degree	IP65				
Standby Consumption [W]	<15				
Monitoring Module	Wi-Fi, LAN, 4G, GPRS (optional)				
Communication	2*RS485, DRM, Ripple Control, USB				
Display	LCD, App, Website				
Country of Manufacturer	China				
Warranty	10 Years				

[1]. 3680 for G98

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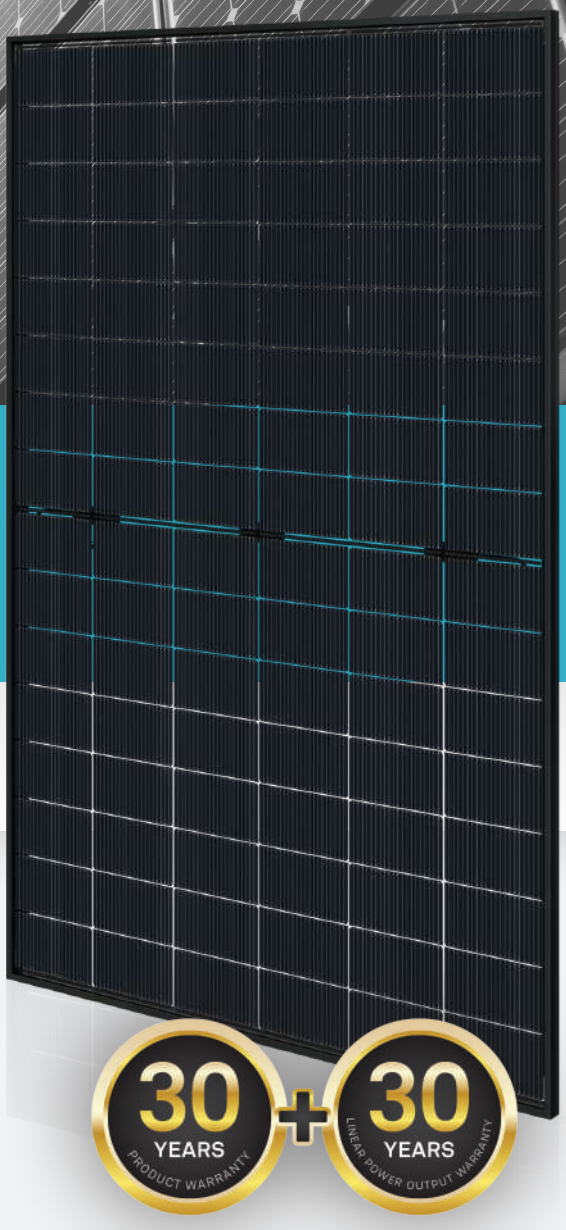
Energizer SOLAR



Beam N DUAL GLASS Solar Panel

440-455W

Bifacial - Black Profile

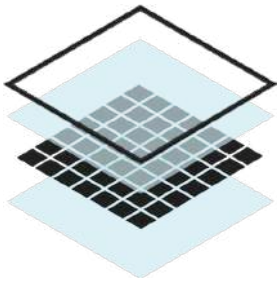


N-Type Half Cell Module

Tier 1 Manufactured | ctc Green Building Materials AAA

ENSP48NDGT3440BL ENSP48NDGT3450BL
ENSP48NDGT3445BL ENSP48NDGT3455BL

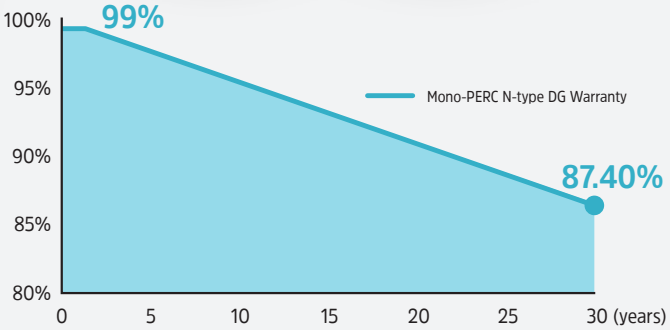
Built using N-Type Dual Glass technology, the Energizer® Solar Panels range combine two of the best technologies in the market.



Dual Glass Construction

- Panel Frame
- Front Glass Panel
- Solar Cells
- Rear Glass Panel

- Dual glass technology
- Lower operating temperatures
- Improved fire & water resistance
- Improved durability with no extra weight
- Quality controlled by artificial intelligence
- Positive power tolerance of 0~+3W



Linear power output warranty
(1st year ≤ 1.0%, 2nd~30th years ≤ 0.4% / year)

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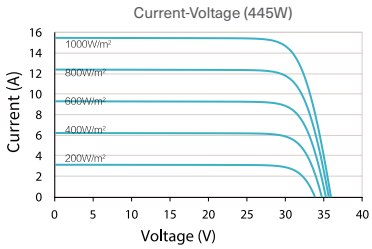
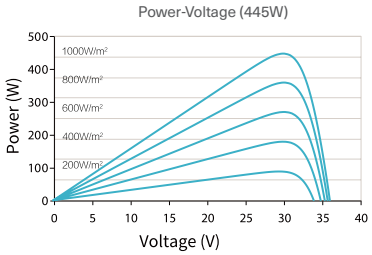
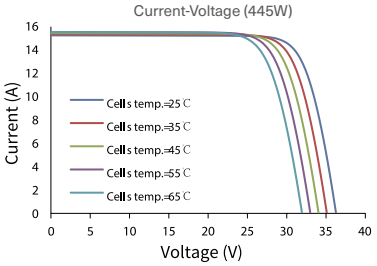
Mechanical Specifications

Outer dimensions (L x W x H)	1762 x 1134 x 30 mm
Cell type	N-Type mono-crystalline
No. of Cells	96 (6*16)
Frame Technology	Aluminum, black or silver anodized
Front / Back glass	2.0+2.0 mm
Cable length (Including connector	Portrait: (+)350 mm,(-)250 mm; Customized length
Cable diameter (IEC/UL)	4 mm^2 / 12 AWG
Maximum mechanical test load	5400 Pa (front) / 2400 Pa (back)
Connector type (IEC/UL)	PV-HCB40 (Chint New Energy) or PV-KST4-EVO2A/xy,PV-KBT4-EVO2A/xy (Stäubli)
Module weight	24.4 kg
Packing unit	36 pcs / box
Weight of packing unit for 40'HQ container)	923 kg
Modules per 40' HQ container	936 pcs

Curve







Electrical Specifications

STC: Irradiance: 1000W/m^2, Cell Temperature 25° C, AM=1.5

Rated output (Pmpp / Wp)	440	445	450	455
Rated voltage (Vmpp / V	30.10	30.24	30.37	30.51
Rated current (Impp / A)	14.62	14.72	14.82	14.91
Open circuit voltage (Voc / V)	36.14	36.30	36.46	36.62
Short circuit current (Isc / A)	15.45	15.56	15.66	15.76
Module efficiency	22.0%	22.3%	22.5%	22.8%

Tolerances: Pmpp +/-3%, Voc +/-3%, Isc +/-4%

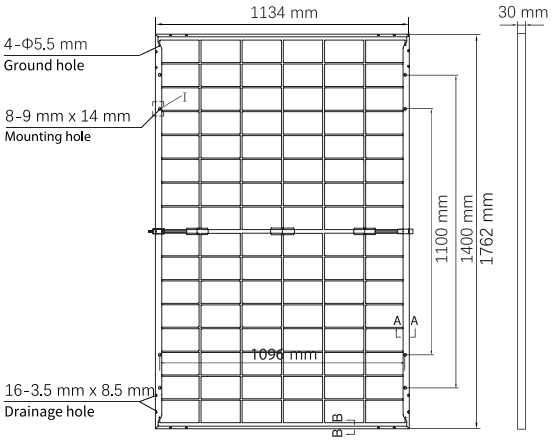
BNPI: Irradiance: front 1000W/m^2, rear 135W/m^2, Cell Temperature 25° C, AM=1

Rated output (Pmpp / Wp)	485	490	495	500
Rated voltage (Vmpp / V	30.11	30.24	30.38	30.51
Rated current (Impp / A)	16.11	16.20	16.29	16.39
Open circuit voltage (Voc / V)	36.14	36.31	36.47	36.63
Short circuit current (Isc / A)	17.12	17.21	17.31	17.40

Bifaciality: ΦPmpp/ΦIsc: 80% ±5%, Bifaciality: ΦVoc: 98% ±2%

Electrical characteristics with 10% Bifacial Gains

Rated output (Pmpp / Wp)	485	490	495	501
Rated voltage (Vmpp / V	30.10	30.24	30.37	30.51
Rated current (Impp / A)	16.08	16.19	16.30	16.41
Open circuit voltage (Voc / V)	36.14	36.31	36.47	36.63
Short circuit current (Isc / A)	17.00	17.11	17.23	17.34



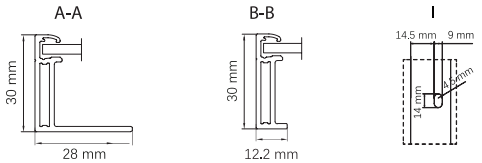
Operating Parameters

No. of diodes	3
Junction box IP rating	IP68
Max. series fuse rating	30A
Max. system voltage (IEC/UL)	1500$_{DC}$
Fire Rating	Class C

Made in China, Made in Turkey.

Temperature Ratings

Temperature coefficient (Pmpp)	-0.29%/°C
Temperature coefficient (Isc)	+0.043%/°C
Temperature coefficient (Voc)	-0.25%/°C



8STAR ENERGY

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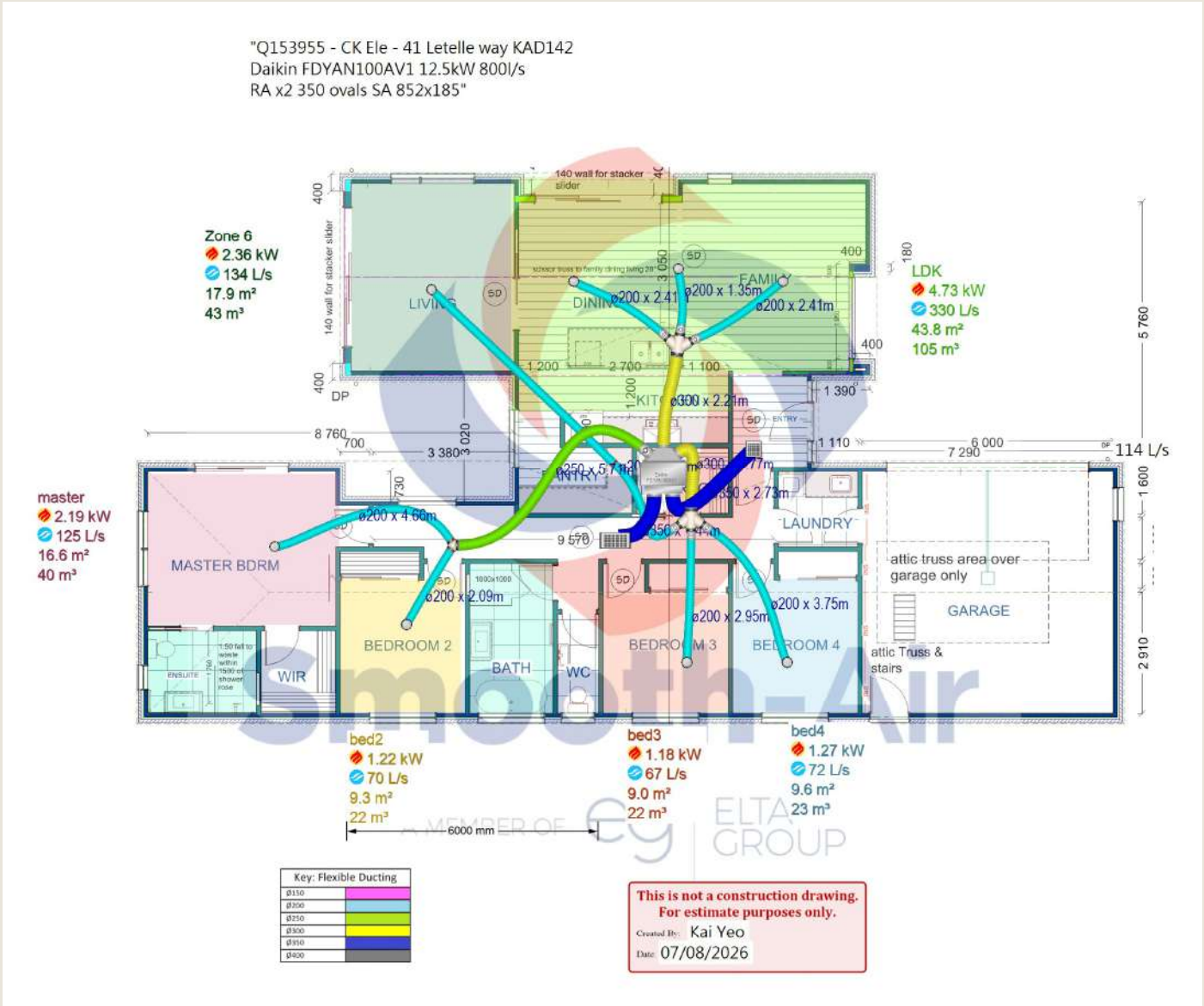
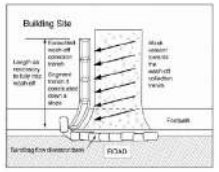
HEATING

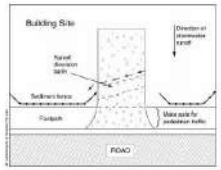
Daikin FDYAN100AV1 10.0 12.5kW Premium Ducted Unit



Site Details

Address	41 Letelle Way
Town-City	West Melton
Area	Selwyn
Lot	647
DP	
Land Area	650m²
Plan Footprint	216.8m²
Building Coverage GRZ 40% Nett	234.8m² O/Roof & Gutters 36.1%
Wind Zone	High
Wind Region	A
Earthquake Zone	2
Snow Zone	N4
Exposure Zone	B





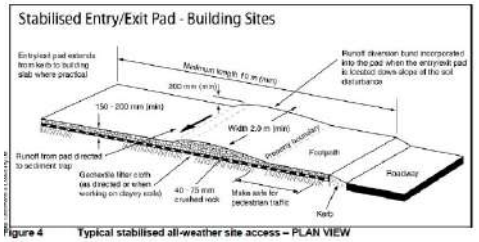
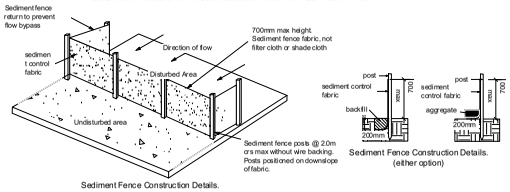


Figure 4 Typical stabilised all-weather site access – PLAN VIEW



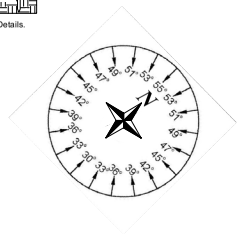
Sediment Fence Construction Details.

Sediment Fence Construction Details. (either option)

SECURITY FENCING.
Security fences to be erected to unprotected boundaries.
To be minimum 2.0m high non climbable to meet F5 of the building code.
Lockable gates to entry.
Make the works safe and provide and maintain a safe working environment.
Ensure that all those working on or visiting the site are aware of the rules governing site safety, are properly supervised and are not unnecessarily exposed to hazards by providing site signage at vehicle site gates with warning and conditions of entry clearly stated.

Suitable construction methods shall be used to avoid the likelihood of tools or material falling onto a place where people might be present. (safety nets)
Toeboards to access platforms shall be at least as high as the materials stacked on the platform and no less than 100mm above the platform max gap between platform and toeboard shall not exceed 10mm

Finished floor level shall be at least 225mm above the finished level of the surrounding ground immediately adjacent to the building and no less than 150mm above the road crown on at least one cross section through the building and roadway.
The main contractor shall confirm all levels on site prior to works and shall ensure the finished floor level shall comply with the requirements



Plan Directory

Page	View
1	Site Plan
2	Floor Plan
3	Elevations
4	Bracing Layout Window & Door Sizes.
5	Cross Sections A
6	Construction Details
7-10	Cladding Flashing Details
11	Wet Area Fixings.
12	Drainage Plan
13-14	Drainage Details
15	Electrical Layout Plan
16	Slab Dimensions
17	Roof Layout
18	Roof Details

General Notes

Project Mangager to oversee sediment control

Refer also to environment canterbury "erosion and sediment control guidline" information pamphlet for required Details

Surplus soil to be remove and disposed of by contractors as required.

All erosion and sediment control structures to be inspected once a week and after each rainfall and maintained in good working order by main contractor.

All ground cover vegetation outside the immediate building area to be preserved during the building phase.

All Erosion and sediment control measures to be installed prior to commencement of major earthworks.

Stockpiles of clay material to be covered with impervious sheet

Roof water down pipes to be connected to permanent underground stormwater system as soon as practical after roof is laid.

500L rainwater collection tank non potable location to be confirmed on site

divert from DP with sloped Rain head, fitted with screen diverts for debris catchment.
First flush diverter before tank
Overflow from tank to soakpit
Tank on concrete pad fitted with seismic restraints

Outlets for Non-potable water shall be indentified non-potable by displaying the saftey sign



Site Plan.
Scale 1-200

DT Design
Mobile 022 101 8879
email dtdesignnz@icloud.com

All measurements, distances from boundaries and other relevant details to be confirmed on site and with respective authorities before building commences. E&OE

DT DESIGN

LICENSED BUILDING PRACTITIONER BUILDING CONFIDENCE

a member of DANZ Reg No. 5998

Proposed Residence For
KADBuild

41 Letelle Way
West Melton

Date: *14/4/2026* Area:
Scale: 1-200 Plan #
Drawn By: *D Sowerby*

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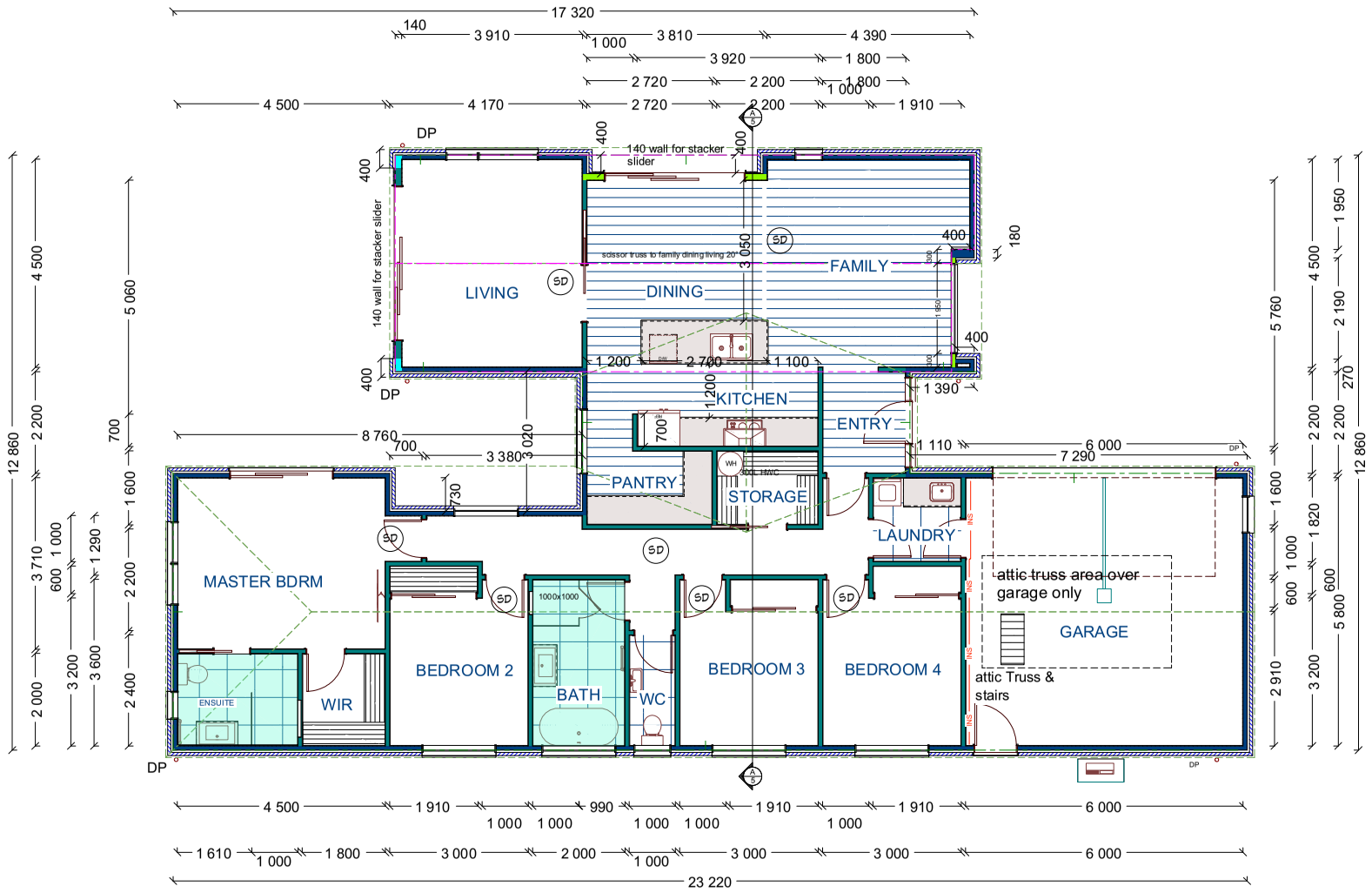
Alt Solution for flooring not requiring waterproofing.
Detached dwelling where flooding is unlikely,
Sinks all have overflow wastes reducing likelihood of overflow,

PVC Planking - sealed joints and sealed or coved at edges where watersplash may occur

Laminate Flooring

Tiled Floors

wet area to have impervious waterproof substrate laid under tiles



F7 AS1 NZS 4514:2021 interconnected smoke alarms

Smoke Alarm. Complying with BS EN 14604 or UL 217, ULC S531, AS 3786. ISO 12239

Note.
All recessed downlights to be, IC-F rated with 1-per 5m² minimum

Tiled Shower in both bathrooms
All shower units to have 10mm toughened safety glazing to doors & screens to comply with AS/NZS 2208:1996

Kitchen Bench, to comply with G3/AS1 1.1.3 food preparation and prevention of contamination
Splash backs, to be either glass or tiled
All painted surfaces in wet areas to be painted with semi-gloss paint over gib linings to comply with E3/AS1 Clause 3

Garage notes:

R2.6 min, insulation to Internal garage-house walls.
Garage Exterior walls optional.

Floor Plan
Area 216.8m² O/Found
Scale 1-100

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Date:	*14/4/2026*	Area:	
Scale:	1-100	Plan #	
Drawn By:	*D Sowerby*		

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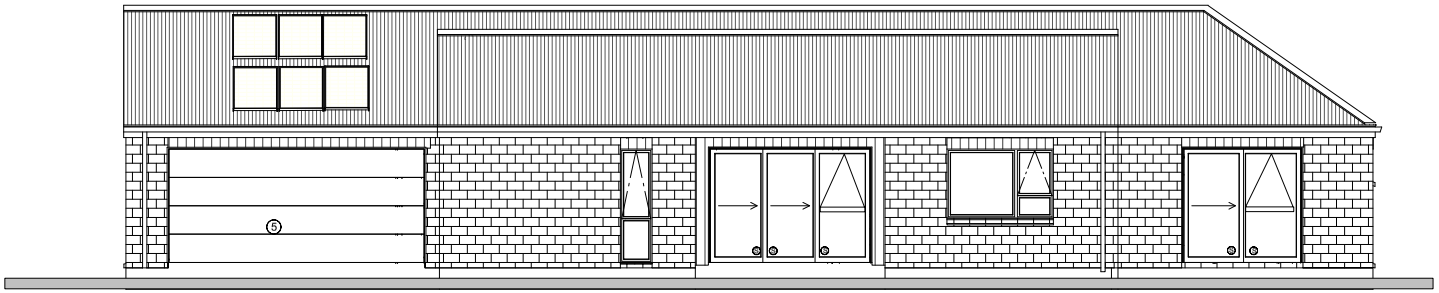
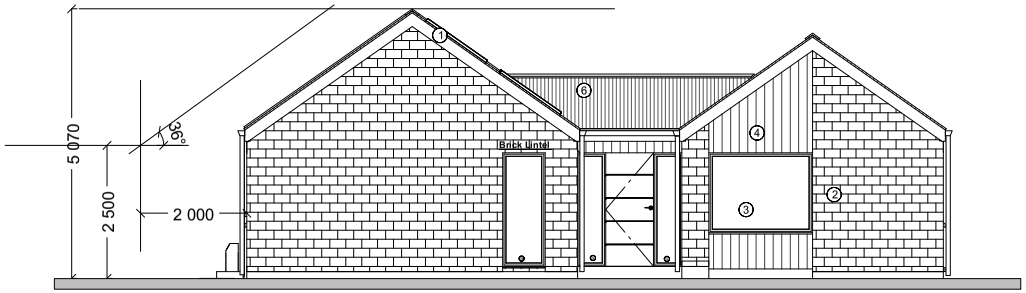


North Elevation

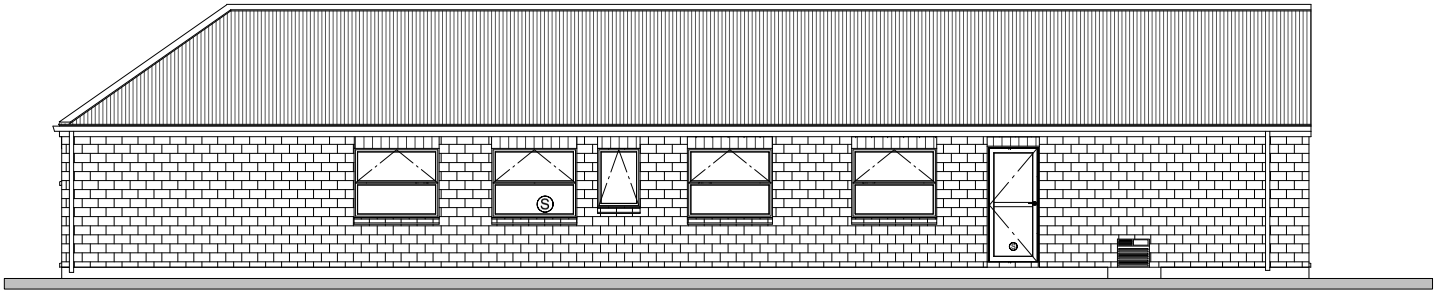
NOTE SCHEDULE	
1	35° COLOURSTEEL CORRUGATE ROOF
2	70 SERIES BRICK VENEER
3	THERMAL BROKEN ALUMINIUM DOUBLE GLAZED WINDOWS AND DOORS R0.50
4	LINEA OBLIQUE CLADDING
5	SECTIONAL GARAGE DOOR
6	15° CORRUGATE COLOURSTEEL ROOFING

Safety Glass Ⓢ

20% glazing requirement street facing	
Facade Area:	17.0m²
Glazing Area:	4.1m²
Total Percentage:	24.1%



East Elevation



South Elevation



West Elevation

DT Design
Mobile 022 101 8879
email dtdesignnz@icloud.com

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DT DESIGN

LICENSED BUILDING PRACTITIONER BUILDING CONFIDENCE

a member of DANZ Reg No. 5998

Proposed
Residence For
KADBuild

41 Letelle Way
West Melton

Date: *14/4/2026* Area:

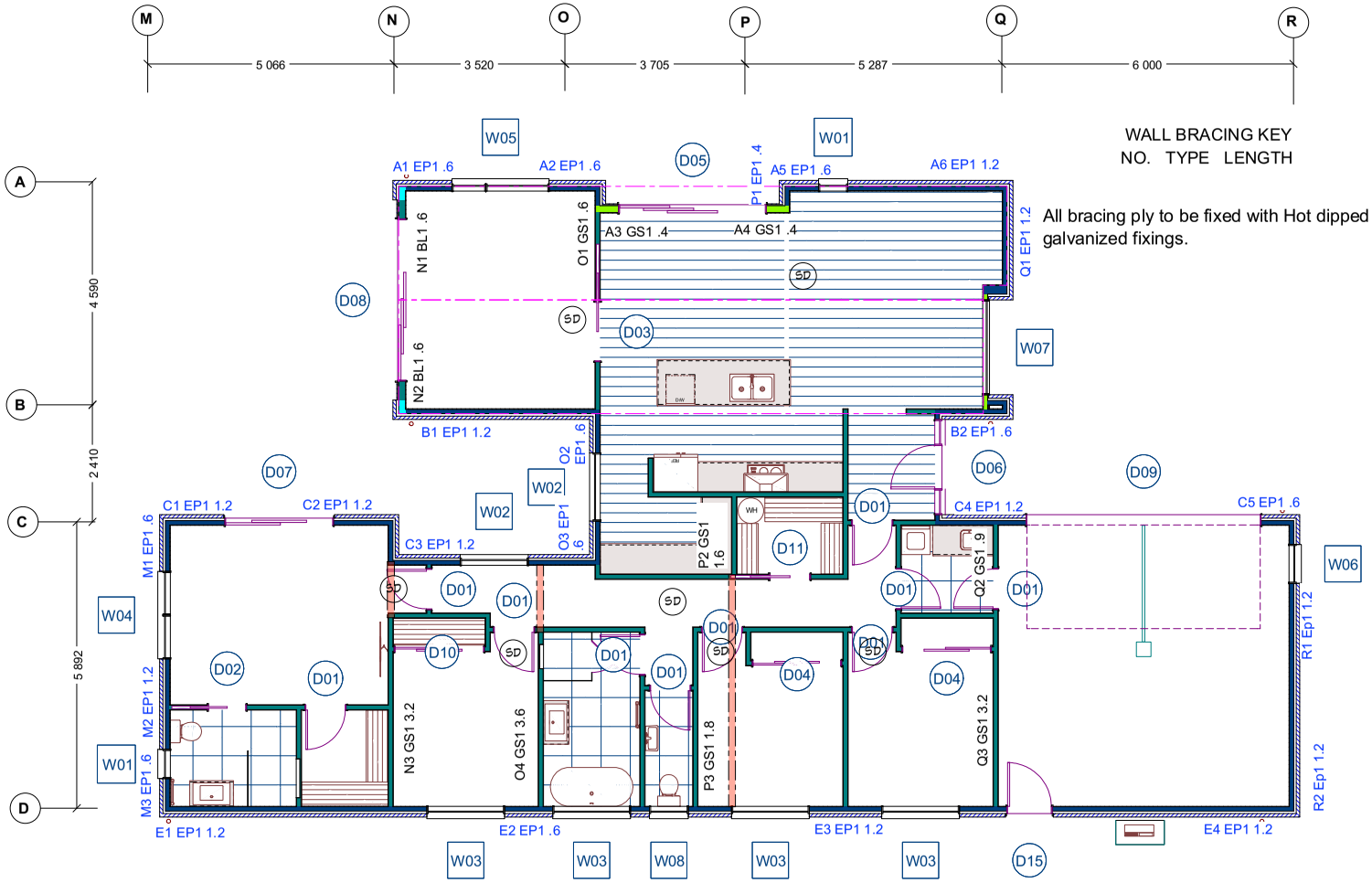
Scale: 1-100 Plan #

Drawn By: *D Sowerby*

Page: 3

WINDOW SCHEDULE				
NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION
W01	2	600	2135	DOUBLE AWNING-T
W02	2	1400	2135	DOUBLE AWNING-T
W03	4	1600	1300	DOUBLE AWNING-T
W04	1	1800	600	MULLED UNIT
W05	1	2000	1300	MULLED UNIT
W06	1	800	2135	FIXED GLASS
W07	1	1950	1500	FIXED GLASS
W08	1	800	1100	SINGLE AWNING

DOOR SCHEDULE				
NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION
D01	10	810	1980	HINGED-SLAB
D02	1	760	1980	POCKET-SLAB
D03	1	1200	1980	POCKET-SLAB
D04	2	1800	2100	SLIDER-SLAB
D05	1	3000	2135	EXT. 0+3-PANEL SLIDER-GLASS PANEL
D06	1	1960	2135	MULLED UNIT
D07	1	2200	2135	EXT. SLIDER-GLASS PANEL
D08	1	3300	2135	EXT. 0+3-PANEL SLIDER-GLASS PANEL
D09	1	4800	2135	GARAGE-SLAB
D10	1	1818	2100	SLIDER-SLAB
D11	1	810	1980	POCKET-SLAB
D15	1	900	2135	EXT. HINGED-GLASS PANEL



Bracing continuous Top plate

140x35 continuous top plate

8.7.3.4

Each *wall* that contains one or more *wall bracing elements* shall be connected at the *top plate* level, either directly, or through a *framing* member in the line of the *wall*, to *external walls* at right angles to it. *Top plate* fixing(s) of the *capacity* in tension or compression along the line of the *wall bracing element* are given as follows:

(a) For each *wall* containing *wall bracing elements* with a total *bracing capacity* of not more than 125 *bracing units*: to at least one such *external wall* by a fixing as shown in figure 8.16 of 6 kN *capacity*;

(a) For each *wall* containing *wall bracing elements* with a total *bracing capacity* of not more than 125 *bracing units*: to at least one such *external wall* by a fixing as shown in figure 8.16 of 6 kN *capacity*;

Note.
Window lintel heights to be confirmed to window manufacturer.
Windows & Exterior doors finish under soffit.

Refer to truss design layout for confirmation
Revels to be H3.1 treated

NOTE.
A Grade Safety Glass shall apply to all bath room and ensuite windows.
Double glazed doors over 0.75m² safety glass required
Door sidelights greater than 0.75m² to be safety glass
All double glazing to have minimum rating of R0.50

Glazing to comply with NZS 3604/AS 3715/ NZS 4223.3:2016 and current WANZ publications.

Type of glazing	U_g [5]	Spacer type [6]	Example IGU [5], [6] (informative)	R_{window} (m^2·K/W) for different frames			
				Aluminium frame	Thermally broken aluminium frame	uPVC frame	Timber frame
Double pane	1.10	Thermally improved	Glass: Low E_s/Clear Gas: Argon	R0.37	R0.50	R0.69	R0.77

Bracing Layout.
Window, Door & Lintel Sizes
Scale 1-100

DT Design
Mobile 022 101 8879
email dtdesignnz@icloud.com

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Scale: 1-100 Plan #
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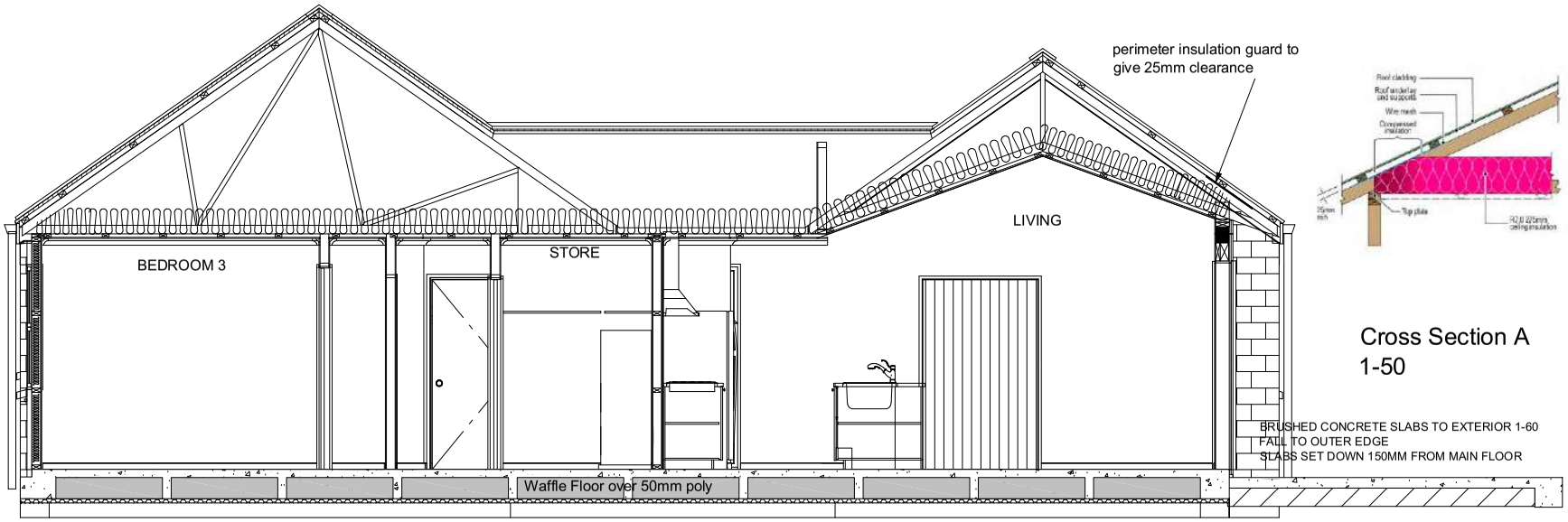

Cross Section A
1-50

FRAMING SCHEDULE
All framing to be graded SG8

Item	Details
Foundation/Floor	Allied superslab installed in accordance with the Allied superslab concrete floor system codemark certificate
Wall Framing. 2455 Stud height	Exterior Frame 90x45 H1.2 Studs @ 600crs, 2 Rows dwangs Interior Frame 90x45 H1.2 Studs @ 600crs, 2 Rows dwangs Ceiling Plates. 140x35 H1.2 Radiata
Wall Wrap	MASONS UNI Building Wrap
Exterior Cladding (1)	70 Series Brick Veneer. Color by owner
Exterior Cladding (2)	Linea Oblique Cladding Dwangs @600crs 20mm Cavity Codemark CMNZ30147 Version B
All MATERIALS & FIXINGS TO COMPLY WITH NZBC E2/AS1 TABLES 20(MATERIALS) TABLE 21 (COMPATABILITY - CONTACT) TABLE 22(COMPATABILITY-RUNOFF) TABLE 23(ROOF & WALL UNDERLAYS) & TABLE 24 (FIXING SELECTION FOR WALL CLADDINGS)	

Area over foundations	216.8m²
Roof & pitch	Corrugate Colorsteel roof 35° Pitch
Eave width	120mm over brick
Fascia & Gutter	Colorsteel with Quad Spouting & Colorsteel Downpipes.
Soffits	4.5mm hardies soffits
Roof Framing.	H1.2 Radiata,
Roof Underlay	Thermakraft 215
Valley Boards	H1.2 Pinus Radiata- 19mm minimum
Purlins	70x50 @900cts top & bottom rows @ 600crs
Trusses	@ 900cts to manufactures specifications
Ceiling Battens	Ceiling battens @ 600cts 70x35 H1.2
Ceiling Insulation	R7.0
Wall Insulation	R2.6
Floor Insulation	Expol Thermaslab (VH) R-1.43 50mm
Ceiling Gib	13mm Gib
Wall Gib	10mm Gib
Windows & Doors	Thermal broken Aluminium Double Glazed R.50 H3.1 Treated Pine jambs. Grooved for linings

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KADBuild

41 Letelle Way
West Melton

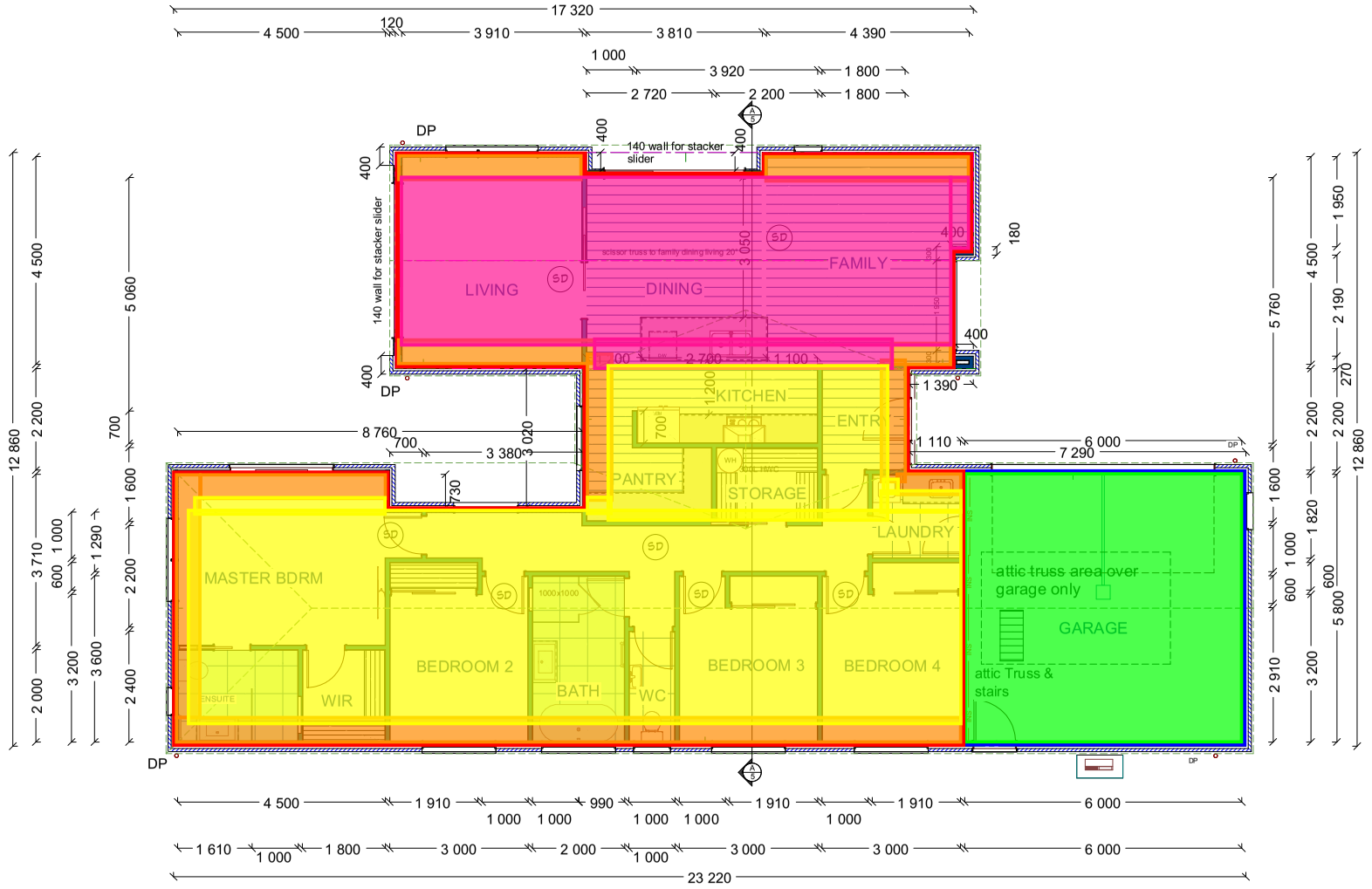
Date: *14/4/2026* Area:

Scale: 1-50 Plan #

Drawn By: *D Sowerby*

Page: 5

KB142 - Lot 647, 41 Letelle Way
R7.0 Earthwool Ceiling
R7.0 Earthwool Ceiling - Raking
R4.1 Earthwool Ceiling - Perimeter
R2.6 Earthwool Wall
R3.6 Earthwool Ceiling - Garage
R2.6 Earthwool Wall - Garage



Insulation Layout



PROPOSED MEMORANDUM OF EASEMENTS IN GROSS			
Nature	Servient Tenement (Burdened Land)		Grantee
	Lot No	Shown	
Right to drain water in gross	Lot 471 Lot 475	A B	Selwyn District Council
Right to drain sewage in gross	Lot 626 Lot 753 Lot 573	C D E	Selwyn District Council

PROPOSED MEMORANDUM OF EASEMENTS			
Nature	Servient Tenement (Burdened Land)		Dominant Tenement (Benefited Land)
	Lot No	Shown	
Right to drain water	Lot 626	C	Lots 749, 750, 751, 752, 753, 754, 755 & 756
	Lot 753	D	Lots 749, 750, 751, 752, 754, 755 & 756
	Lot 573	E	Lots 749, 750, 751, 752, 753, 754, 755 & 756
	Lot 750	F	Lot 749
	Lot 755	G	Lot 756
Right to drain sewage	Lot 626	C	Lots 749, 750, 751, 752, 753, 754 & 755
	Lot 753	D	Lots 749, 750, 751, 752, 754 & 755
	Lot 573	E	Lots 749, 750, 751, 752, 753, 754, 755 & 756
	Lot 750	F	Lot 749

yoursection.nz

WILFIELD RISE
WEST MELTON

NOTES:

1) Areas and dimensions are approximate only and are subject to final survey and deposit of plans.
2) Service easements to be created as required.
3) This plan has been prepared for subdivision consent purposes only. No liability is accepted if the plan is used for any other purposes.
4) Areas says Lot 501, Lot 400, Lot 401, 402 and 403 refer to a Water Pump Station

LEGEND:

- Narrow storm water swale/culvert required for driveway.
- Wide storm water swale/culvert required for driveway.
- Reserve/Park or Accessway.
- Screen planting as per plan change (single row of trees).

PROPOSED AMALGAMATION CONDITIONS:

Lot 560 (Access Lot) hereon be held as to 4 undivided one quarter shares by the owners of Lots 610, 611, 612 & 613.

Lot 561 (Access Lot) hereon be held as to 4 undivided one quarter shares by the owners of Lots 618, 619, 620 & 621.

Lot 562 (Access Lot) hereon be held as to 4 undivided one quarter shares by the owners of Lots 632, 633, 634 & 635.

Lot 563 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 353 & 354.

Lot 564 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 648 & 649.

Lot 565 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 668 & 669.

Lot 566 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 694 & 695.

Lot 567 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 698 & 699.

Lot 568 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 702 & 703.

Lot 570 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 715 & 716.

Lot 571 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 727 & 728.

Lot 572 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 745 & 746.

Lot 573 (Access Lot) hereon be held as to 6 undivided one sixth shares by the owners of Lots 750, 751, 752, 753, 754 & 755.

Lot 574 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 764 & 765.

Lot 575 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 770 & 771.

Lot 576 (Access Lot) hereon be held as to 5 undivided one fifth shares by the owners of Lots 775, 776, 777, 778 & 779.

PROPOSED MEMORANDUM OF EASEMENTS IN GROSS:

Lots 471 & 475 (Right to Drain Water in Gross) - Survient Tenement (Burdened Land) as shown in Ⓐ & Ⓑ.

Total Area : 31.3573ha

Comprised in: RT's CB10A/296, 1081479 & 1124479

YOUR SECTION .nz

Cnr Saker Place and Lincoln-Rolleston Road, Rolleston, New Zealand
Telephone: 03 667 1595 Website: yoursection.nz E-mail: enquiries@yoursection.nz

JOB TITLE:

GW Wilfield Ltd

SHEET TITLE:

Proposed Subdivision of Lot 2 DP 578461, Lot 300 DP 588622 & RS 10802

J:\18130_1\Subcon\2021 Subcon\C 18130 Subcon 51gs 21-32 R1.dwg

SHEET No:

1 OF 4

DATE: January 2025

Master Build Services Ltd
Level 12, 70 The Terrace
PO Box 1796,
Wellington 6011
www.masterbuilder.org.nz

18 June 2026

Acceptance of Master Build Guarantee No 289835

Dear Sir/Madam

We are pleased to advise that your 10 Year Master Build - NCC Guarantee Application for the Dwelling at 41 Letelle Way, West Melton 7618, submitted by Kad Build Limited, has been accepted.

It is important that you have read and understood the Guarantee terms and conditions as there are a number of obligations you must fulfill to ensure the Guarantee on this property remains valid.

Practical Completion
To ensure that the Guarantee on this property remains valid, Master Build Services must receive the Notice of Practical Completion once the dwelling has reached Practical Completion.

If you have any queries regarding your Guarantee please contact us on 0800 762 328 or help@masterbuilder.org.nz.

Thank you for choosing to build with a Registered Master Builder.

Kind regards

Roza Demeshev
Guarantee Assessor
Email: help@masterbuilder.org.nz

WILFIELD RISE

WEST MELTON

DESIGN GUIDE

FOR

YOUR SECTION

INTRODUCTION

GW Wilfield Limited (GW) have set in place a number of land covenants and rules that endure through the construction of dwellings, occupation and in specific instances, continue in perpetuity in the Wilfield Rise development, West Melton. This is to ensure that we protect your housing investment in our developments.

The covenants offer you peace of mind in the knowledge that your neighbours are required to meet the same guidelines that protect both the built and landscape features and amenities of the area.

If we can be of further assistance in helping your design process, please contact us on (03) 741 1340. Please note, all structures to be placed on the land (houses and ancillary buildings) must be approved. These can be emailed to our office - enquiries@yoursection.nz

DESIGN GUIDE

To ensure dwellings within Wilfield Rise are innovative, GW encourages a variety of designs and use of materials within the subdivision.

Building companies and architectural designers are set the challenge of designing around allotment shapes, orientation which may include sustainability elements within the design.

A sustainability checklist is available upon request for those looking at ways of achieving thermally efficient and a sustainable home.

All housing should be designed to consider the street and neighbouring reserves, where visible from the reserve. Designs that do not achieve these results will be considered less favourably.

Natural external colour-schemes are preferred.

The design must incorporate service areas that are not readily seen from public spaces to cater for washing lines, rubbish storage and collection, etc.

However, GW may require substitution of any external building material proposed for the dwelling or alteration of the design of the dwelling if in GW opinion such materials or the design does not suit the site, the environment or the Wilfield Rise development as a whole.

DWELLING PLAN APPROVAL PROCESS

To ensure that quality-housing standards are achieved, purchasers are required to obtain approval from GW for any building works **prior to making an application for building consent to the local authority.** The following process is to be followed:

- A full set of dwelling plans, including landscape plans are to be supplied to GW (see page 3 of this document for a full list of requirements.
- GW will endeavour to process your plans (if the application is complete) within 5 working days of receipt of all the appropriate information.
- A Bond of $4,000 shall be paid by the Applicant at the time of settlement and that Bond will be held during the construction period.
- No work on the site may occur without completing the approval process.
- An incomplete application or non-complying application may be returned and processing fees applied at the discretion of GW.
- Any chances to the width of your driveway or your fencing after developers approval needs to be checked by GW to ensure these changes are acceptable.
- GW in their sole discretion may decline approval of all or any part of the dwelling plans, even if the covenants have been met, if the plan is not in keeping with the standard of the development or proposed materials and finishes.
- At the rear of this document is a Plan Approval Application that must be completed by the Applicant and supplied with the plans for approval.

ARCHITECTURAL FEATURES REQUIRED

The following is a list of items or features that are encouraged to be included in the dwelling design. A minimum of four of the following list, or alternatives supplied by the applicant, should be included in the design to achieve the overall design anticipated in the development.

Features are to be visible from the legal road, right of way or access lot from which the dwelling obtains its access.

- ❑ Windows visible from the street other than where not possible due to joinery. However windows facing the street on the southern elevation should be limited in favour of Thermal Performance;
- ❑ Solid Plaster finish, Natural Stone, Linea Board or Cedar Weatherboard or similar product;
- ❑ Boxed Sills on plastered dwellings;
- ❑ Chimney which is boxed for the full height of the dwelling;
- ❑ Feature Front Doors with Architectural Handles;
- ❑ Portico or Porch with columns;
- ❑ Linea, Plastered or Brick Columns that are separate from previous item above, with minimum dimensions being 300mm x 300mm;
- ❑ Gables facing the street, including detailing such as vents or recesses.
- ❑ Landscape features such as sculptures, planters, retaining walls;

ANCILLARY STRUCTURES

All ancillary structures/buildings/sheds on the allotment should be constructed of the same or consistent materials and colours as the dwelling. Dimensions, colours & material schedules are to be submitted with the dwelling plan approval. Such approval to be at the sole discretion of GW.
No fixtures, including storage of Gas or the installation of control equipment for gas or meter boxes or exterior heat pump units visible on the street front elevation, shall be attached to or plumbed into the dwelling that in the opinion of GW are obtrusive.
External antennae or satellite dishes shall be located on the side or rear of the dwelling however at all times shall be at least 7metres from the road boundary and should not be visually obtrusive from the road or neighbouring properties (including reserves).
Service areas for rubbish bins and clothes lines shall be located or screened in such a way that they are not obtrusive from the street or any reserve elevation. This can be achieved through screen fencing or planting.
Exposed chimneys, vents or flues where greater than 400mm above the penetration of the roof shall be enclosed in material consistent with the exterior cladding of the dwelling, such as a boxed chimney.
The placing of storage containers on the site requires prior approval of GW. In the event of containers being placed on the land without prior approval, GW may at its discretion remove the container(s) at the cost of the landowner in all respects.

BUILDING HEIGHTS

Two storey dwellings are permitted on allotments with a net area of 1,500m^2 or greater.

In the design of a two-storey dwelling you should take into account the impact of upper storey windows and verandas on the privacy of your neighbours' private living and/or entertaining areas. Upstairs windows that impinge on neighbours' privacy should have corrective devices such as opaque/obscure glass or louvers/shutters.

BUILDING MATERIALS[i]

Permitted roofing materials include tiles (clay, ceramic, concrete, decromastic, pre-coated pressed steel), cedar, slate or bitumen shingles or painted long-run pressed steel.
Permitted exterior materials include clay brick, stained or painted weatherboard, linea board, sealed concrete block masonry, natural stone, stucco, plaster, bag-wash, painted long-run pressed steel, glazing or any combination of the above.

Gutters and down pipes shall be pre-finished or painted to match the dwelling or the roof colour.
GW may require substitution of any external building material proposed for the dwelling if in their opinion such materials do not suit the site, the environment or the Wilfield Rise development as a whole. Approved recycled materials such as recycled bricks, resurfaced and repainted weatherboards and other timber products that are of a quality finish maybe use. However relocated or de-constructed dwellings and iron are not permitted within the Wilfield Rise development.

BUILDING SIZES

Whilst we do not stipulate a minimum house size we suggest the size of the dwelling should relate to the size of the section. Dwelling and landscape design is considered more important than dwelling size.

BUILDING TIME

Construction of dwellings on each site should commence within 24 months of possession of the land and the home shall be completed within nine months of commencement of construction, including site works and landscaping.

DWELLING SETBACKS

The front of the dwelling should be designed to be a minimum of 3.0m from the street boundary and ideally address the street although in some instances this is not practical.

Where the District Plan has more onerous rules relating to setbacks, the District Plan rules over the above.

The parking of boats, caravans and other recreational vehicles should be screened from public view. The location and the proposed landscape treatment of these areas should be discussed prior to advancing too far in the design phase of your plans. Final details shall be shown on the plans submitted for design approval.

ROOF PITCH

A minimum roof pitch of 25 degrees will apply for all housing[iii]. Please refer to the footnote at the end of this document for approval of alternative roof pitches.

GARAGES

Double garages should be provided for on all allotments. Double garage dimensions should be no less than 5.9m x 5.9m with a minimum door width of 4.8m.
Vehicle parking, garage doors and carport entranceways should not comprise more than 50% of any ground floor elevation.
Glazing in garage elevations facing the street shall be opaque/obscure.

DRIVEWAYS (Please also refer to Landscaping and Street Trees)

Generally only one driveway will be permitted per property. Requests for a second access point will be considered on its merits, with the allotment size and road frontage being a key consideration.
Where a property frontage incorporates a public car park, landscaping, lighting or mounding, the location of the allotment access may be determined by GW.
Unless already constructed by GW, the berm and kerb crossing up to and including road metalling must be completed prior to construction of the dwelling commencing. The driveway shall be completed prior to occupation of the dwelling.
Where a swale exists between the road and the allotment, the swale crossing shall be constructed in the location, manner and form directed by GW and/or the appropriate local authority.
The driveway at the road boundary shall extend for a distance of 2m from the legal boundary.
There should be at least 0.75m of screen planting or grass between driveways and side boundaries.
Approved finishes for driveways include coloured stamped/stencilled or exposed aggregate concrete, asphaltic concrete, concrete cobblestones or pavers or similar.
No "car tracks" are permitted and driveway materials shall be solid in nature. Where a lot is greater than 3,000m^2, the initial 10m from the legal road frontage shall be a solid finish.
Where GW constructs a kerb cut down and a driveway to an allotment, this access point should be used by the purchaser as the primary driveway entry. If the purchaser chooses to use an alternative location for a driveway, the existing driveway must be removed and made good at the cost of the purchaser in all respects.
The cost of such driveway within the public road reserve may be recoverable at the discretion of GW to a maximum of the cost of a standard asphalt driveway.
Prior to the design of your dwelling and landscaping, all purchasers should check with GW as to the location of driveways constructed by them to avoid unnecessary expenditure.

LANDSCAPING AND STREET TREES

The Purchaser shall not remove or relocate any tree or shrub or any landscape feature within the front 2.0m of the allotment without the prior written consent of GW.
No earthworks shall be undertaken whereby excavation or fill will exceed 0.75m from the surface level of the property without approval.
No filling or re-routing of natural land contours may occur without the specific prior approval of GW.
Pathways leading to the entry of the dwelling should be of different materials from the driveway to highlights this as an entry point.
The letterbox construction should be consistent with the exterior wall materials of the dwelling and of suitable scale.
Landscaping visible from the road frontage shall be generally completed in accordance with the Landscape Plan prior to occupation of the dwelling.
A suitable level of planting (including the height of planting) is required to ensure a seamless transition between the dwelling (including internal and corner fencing) and the streetscape.
For all allotments with a net area greater than 3,000m2, no less than 15% of the site shall be planted in native vegetation, which shall include hedgerows along fence lines. This will be a condition of the building consent for all sections greater 3,000m2.

LOW PRESSURE SEWER – LOTS 313-314, 600, 601, 429, 717-719, 781 & 782

A low pressure sewer pump is required for each of these properties. Selwyn District Council (SDC) have approved suppliers for these systems. Please contact SDC for an update of suppliers. Please note this is a condition of the building consent for these sections.

ONSITE WATER STORAGE

All sites 3,000m2 and over will be required to provide a minimum water storage on site for 3 days. This applies to **Lots 366 -369, 425 – 428, 471 – 476 & 479**.

Water storage tanks of 10,000L or more should be no higher than 2.5m above finished ground level and be appropriately landscaped/screened. An example of the proposed location and screening is available upon request.

SUSTAINABILITY

Rainwater Collection
Every dwelling within Wilfield Rise shall collect rainwater with a minimum tank size of 500l for irrigation purposes. (This will be a condition of your building consent).

Energy
To reduce a home's reliance on electricity the use of solar power is required for each dwelling within Wilfield Rise. (This will be a condition of your building consent).

MULTIGENERATIONAL HOMES

GW will consider multigenerational homes (typically a house with more than one adult generation of family members in the same home) on specific sites within Wilfield Rise – being lots 639, 644, 653, 689, 719, 722, 740, 741, 757 & 760 subject to GW reviewing the proposed house plans. Approval will be at the sole discretion of GW.

CONSENT NOTICES

The Selwyn District Council or other authority may require Consent Notices to be attached to the title to be created by GW. Consent Notices are typically used in the following situations.

- Restricting access to an allotment where any other access point, other than the prescribed location may be dangerous or inappropriate.
- As a requirement to complete specific site testing for ground bearing capacity for the dwelling being proposed.
- No build areas to protect natural contours or where a zone may intersect an allotment.
- Refer to the subdivision consent for Wilfield Rise available on our website. www.yoursection.nz

FURTHER SUBDIVISION

On issue of titles for the individual allotments, no allotment may be further subdivided or used to gain access to an adjacent property outside of the Wilfield Rise development as specified in the protective covenants. Excluded from this are further stages of the planned subdivision by GW or boundary adjustments that GW deem appropriate.

OCCUPATION

A dwelling may only be occupied by the Purchaser on completion of the works (including driveways, pathways, letterbox, landscaping and seeding of lawns visible from the boundary frontage) and once a Code Compliance Certificate has been issued by the local authority.

Temporary occupation of the land prior to completion of the dwelling (camping or caravanning) is not permitted.

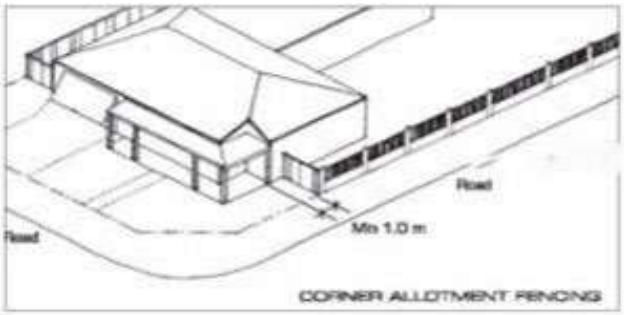
FENCING

Fencing During Construction

Side and rear boundary fencing shall be completed prior to any building works commencing on site. Temporary fencing (such as shade cloth or gates) to a height of not less than 1.8m is required on the road boundary during the construction period and shall be secured closed whenconstruction is not occurring on the site (evenings, holidays, etc).

Road Front Boundaries

Fencing forward of the building façade shall be no closer than 3m from the legal road boundary. An exception to this design rule is available on corner allotments, where fencing on one road front may be permitted on the boundary. Street front fencing on all allotments with two road frontages shall be of similar materials to the dwelling and of a different style and material from internal boundary fencing. Such fencing shall be finished at least 1.0m behind the main building line (see diagram below).



Please refer to the Selwyn District Plan's fencing rules. Where the District Plan rules are more onerous these rules shall override the above.

Reserve & Rear Boundaries

Fencing fronting reserves shall be of 'open' style for a minimum of 50% of the reserve boundary. Specifically designed fencing will be required on boundaries fronting a reserve (including 'future'road reserve) or where fences cross or adjoin a sculptured mound.

Where fencing is erected by GW on lots fronting a reserve or waterway, such fencing shall not be removed or altered/coloured without specific approval which may be withheld at GW discretion.

Internal Boundaries

All internal boundary fences shall be constructed from masonry, solid timber or in the form of a 1.8m high paling fence with timber capping, unless otherwise approved by GW. Side boundary fencing shall terminate not closer than 3.0m from the road frontage boundary and shall be of consistent height with the balance of the boundary fence[ii]. Any fencing within the section or lot boundary shall be of a different style to the boundary fencing.

Fencing on internal boundaries of lots greater than 3,000m2 should be post & rail. Where such a lot shares a boundary with a smaller lot, a solid fence is permitted on the shared boundary.

General Fencing

No fencing shall be greater than 1.8m in height unless specifically approved by GW.

GW shall retain the right to erect any side or rear boundary fencing of any allotment with a share of the cost of such fence payable by the Purchaser.

GW retains the right to erect boundary fencing on the public road boundary, reserve boundary or the boundary of any allotment prior to settlement, particularly where access is restricted.

All Purchasers are liable to share the cost of boundary fences including any fence that may have been erected by GW or adjoining allotment owner.

GW is not responsible to contribute to the cost of any fence where such fence has been or is proposed to be erected by the Purchaser.

Where the District Plan has more onerous rules relating to street front fencing, the District Plan rules override the above.

MAINTENANCE

Prior to, during, and after construction, the allotment is to be maintained in a clean and tidy manner. No rubbish, including Builders materials may accumulate or be placed on the allotment or any adjoining allotment.

No excavation material, rubbish or builders waste shall be deposited on adjoining properties.

Grass and/or weeds shall not be allowed grow to a height exceeding 150mm.

Should damage occur to landscaping, irrigation, berms and kerbs contained within the legal road reserve or any other allotment, either in front of, or adjacent to the Applicants allotment, the Purchaser shall immediately repair the damage.

GW retains the right to remove any building materials from the allotment or any adjoining site or to maintain the site in a reasonable condition, that in their sole discretion, if left in their state, may be detrimental to the subdivision with reasonable costs to be met by the Purchaser.

ON-SELLING

In the event the Purchaser on-sells the allotment prior to settlement, the Purchaser must reserve, for the benefit of the Vendor, the Vendor's rights and the Purchaser's obligations as set out in the Sale & Purchase Agreement and advise GW immediately of the transaction.

In the event the Purchaser on-sells the dwelling prior to completion, it is the Purchasers responsibility to advise GW in writing the property has been on sold, providing the new owners details and that the bond has been transferred to the new owners.

GENERAL

GW shall be permitted to provide adjoining allotment owners with the contact details to neighbouring allotments for the purposes of resource consent approvals, fencing notices and relevant communications.

The above covenants and rules apply to all Purchasers within developments undertaken by GW. Where a Purchaser on-sells a section or a dwelling, it is the responsibility of that Purchaser to make subsequent Purchasers aware of these covenants and rules.

GW reserves the right to alter or amend the Protective Covenants and the Design Guide for Your Section for subsequent stages of Wilfield Rise.

The Purchaser covenants with GW that they will not oppose or prevent GW from progressing and completing Wilfield Rise or GW's development plans or consents needed to generally give effect to the Wilfield Rise Development.

SHOW HOMES

Show homes sites will be limited with the locations designated by GW. Further show homes sites outside of the designated locations may be considered however will be subject to GW approval. Consideration will be given to the number of sites being utilized for show purpose and GW may in their sole discretion withhold consent for further show homes.

SIGNAGE

Signage on individual allotments shall be limited to professionally sign written and installed signs marketing the dwelling or section for sale. The erection of signage indicating a business will only be permitted by GW if such signage is acceptable in the sole discretion of GW or prior written consent is obtained.

BOND REIMBURSMENT

The following procedure must be adhered to in order to receive a refund of the bond.

- Developer approval and Council Consents are required prior to any work being undertaken on the site.
- Where fencing has not been erected by GW, fencing shall be erected by the Purchaser prior to any site-works being undertaken.
- Where a driveway has not been constructed by GW, the kerb is to be cut out, berm excavated and appropriate metal placed to ensure mud or other materials are not tracked onto roads with due care taken of irrigation lines.
- If coloured concrete or textured footpaths are removed for construction purposes, the driveway forward of the boundary shall match the surrounding footpath materials, colour and texture, unless otherwise directed by Council.
- The allotment is to be kept clean and tidy at all times with no materials windblown or otherwise from the site. Rubbish skips are to be placed on the site and emptied when practicably full.
- No animals are permitted to 'wander' the site or adjoining sites.
- The driveways, pathways, side fencing, letterbox and landscaping forward of the dwelling shall be completed prior to the occupation of the dwelling as per the approved plans.
- Berms shall be re-seeded at the time of completing the frontage landscaping with grass that matches the frontage for uniformity.
- Any damages caused outside of the allotment to be repaired immediately by the Purchaser or their contractors.
- GW are to be notified of completion of the works to enable inspection **prior** to occupation.
- If the Protective Covenants and Further Terms of Sale are complied with in all respects the Bond will be repaid in full and occupation may then occur.
- Bonds will not be refunded in part to assist the completion of the above works items.
- Care shall be taken when locating portaloos to ensure they are not obtrusive to neighbouring lots and fixed in a manner that ensures they will stay upright at all times.
- Plans that have not received full developers approval (including any changes to those plans) prior to occupation of the dwelling will have $500 deducted from their bond.

Where the above procedure is not adhered to, GW may recover the cost for repairs, correspondence and administration from the Bond prior to releasing it to the Purchaser. If occupation occurs prior to the Bond reimbursement request, the Bond may be forfeited.

IMPORTANT FOOTNOTE

[i] Alternative roofing materials and external cladding materials may be considered on their merits if in the opinion of GW, those materials or claddings will not adversely effect the development.

[ii] GW retains the right to approve side boundary fencing within 3.0m of the road frontage due to the irregular shape, size or orientation of an individual allotment.

[iii] Alternative roof pitch may be considered on their merits if in the opinion of GW such pitch will not adversely effect the development and any departure from the covenant is justified and not requested primarily as a function of cost or convenience.

Disclaimer:

This document is a Summary of the Protective Covenants and Plan Approval process. The formal Protective Covenants are available on request. The Vendor takes no responsibility for the Purchaser relying on the above information when making their decision to purchase an allotment. The District Plan rules should be referred to in all circumstances.