



**Oakview  
Design  
Guidelines**

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## General

Before any construction commences the purchaser must first obtain the written approval of Oakview to the plans and specifications and the exterior design and appearance of the proposed building. The purchaser also undertakes not to make any changes to the plans and specifications or the exterior design and appearance of the proposed building.

## Introduction to Building Covenants

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Various building, landscaping and fencing covenants will be registered on the title of each Lot. These covenants have been designed to ensure a good quality of homes and high amenity value is achieved for the development therefore protecting a purchaser's investment.

It is essential that all purchasers read through the covenants to gain a sense of what they can and cannot do and what their obligations are on the property.

In particular, the purchaser's attention is drawn to the following:

- Single level height restriction with a floor area of at least 140m<sup>2</sup> (excluding garage or closed in carport approved by Oakview).
- The house to be designed to fit with the existing contours of the land so that limited earthworks (cutting or filling) is required.
- Minor dwellings are not permitted.
- Second-hand or relocatable dwellings are not permitted.
- Show homes or dwellings for any commercial purpose are not permitted except with the prior written consent of Oakview.
- Building construction works must not extend beyond the period of 12 months from the date of commencement of works.
- Fencing type and height restrictions. For full details refer to 3.14 in the Covenants.
- Landscape restrictions. For full details refer to 3.16 in the Covenants.
- Building setback restrictions including 4.5m from road frontage and 2m from the side boundary.



## Submission Checklist

Site Plan	Showing position on the Lot, house and garage footprints, entrance path and driveway, living court and service area.
Floor Plans	Full floor plans to be provided.
Elevations	Materials and finishes to be labelled on all elevations.
Materials, colours and finishes	Materials, colours and finishes of all exterior finishes to be nominated.
Landscape Plan	A comprehensive landscape plan including plant types and sizes, decking, fence design and heights, retaining wall heights and hard surface materials.
List of all non Compliances	It is the designer's responsibility to provide a list of all non compliance issues.

### Process to gain approval from Oakview

Please follow the submission checklist above and email documents in PDF to [info@oakview.co.nz](mailto:info@oakview.co.nz) for approval.

*The information contained in this summary is general in nature and provided as reference materials only. This summary is not intended to provide legal advice about the Agreement for Sale & Purchase or the Property and must be read in conjunction with the further terms of the Agreement for Sale & Purchase and all documentation attached to the Agreement for Sale & Purchase. It is recommended that purchasers seek their own independent legal and expert advice prior to entering into an Agreement for Sale & Purchase.*

# Design Inspiration

