



Welcome
to Ngārara

Buyer's Information

Land Sales

1. A Sale and Purchase agreement is signed by both the buyer and seller.
2. Deposit – a deposit of 10% of the purchase price is payable once the offer has been accepted.
3. Settlement – 20 working days following the date that this agreement becomes unconditional in all respects.
4. On settlement the land Title is transferred into purchaser's ownership, and the covenant is registered against the title. This covenant requires the purchaser to comply with the design review process and requirements in relation to construction of the dwelling.

Design Review Process

The design review process has been established to guide and control the quality of building and landscape development. The goal is to create a high quality living environment which promotes a character of buildings and landscape, as they relate to the surrounding neighbourhood and wider natural landscape.

The character of Waimeha is shaped by:

- Holistically designed buildings and neighbourhoods
- Recessive tones and materials to fit in with the landscape.
- Native plants
- Open space

There is requirement for new homes to be built in a style consistent with this character and within the design guidelines. These design guidelines have been created to preserve and enhance the value of your property and to maintain the character of the wider neighbourhood and landscape.

The design review process is outlined in the covenant which is registered against the record of title for the property at the time of settlement.

Below provides a **summary** of this process.

1. Preliminary Approval - Concept Building Plans

Concept building plans are submitted to the Design Review Board for preliminary approval. This is to ensure the Design Guidelines and Rules are being met at concept level before time and money is spent detailing the design.

Please see the *Application for Preliminary Design Approval* form for a checklist of what is required for submittal.

Once approval is granted, the applicant can continue the design process.

Approval, notice of objection or notice of required further information will be issued within 10 working days.

If further information (RFI) is required to complete the approval process, then the 10 working day timeframe is put on hold until the further information is received.

2. Final Approval - Detailed Design

Detailed architectural plans are submitted for final approval.

Final written approval from the Design Review Board must be received before any building consent is lodged with Kapiti Coast District Council.

Approval, notice of objection or notice of required further information will be granted within 10 working days.

If further information (RFI) is required to complete the approval process, then the 10 working day timeframe is put on hold until the further information is received.

Fees

Initial review of Concept Plans and Detailed Plans

There is no fee payable for the initial review of each of the Concept Plans and Detailed Plans.

Notice of Objection

If the Design Board provides a Notice of Objection to either concept or detailed plans, the plans must be amended and resubmitted. Once resubmitted, Waimeha Urban has a further ten working days to issue approval.

The applicant is responsible for any reasonable costs incurred to Waimeha Urban in reviewing modified versions of the plans.

Kapiti Coast District Council (KCDC) Regulatory Process

Once final approval of the detailed plans has been granted the applicant can lodge a Building Consent and if required, Resource Consent with KCDC.

It is the applicant's responsibility to confirm, and undertake, consenting requirements with KCDC.

Build process

On completion of the build the applicant is responsible for applying for Code Compliance Certificate (CCC).

Discharge of the covenant registered at settlement

Waimeha Urban will sign an authority to discharge the covenant from the title when written request is received from the purchaser along with a copy of the CCC.

Waimeha Urban will sign the discharge within 10 working days of receipt.

Contact

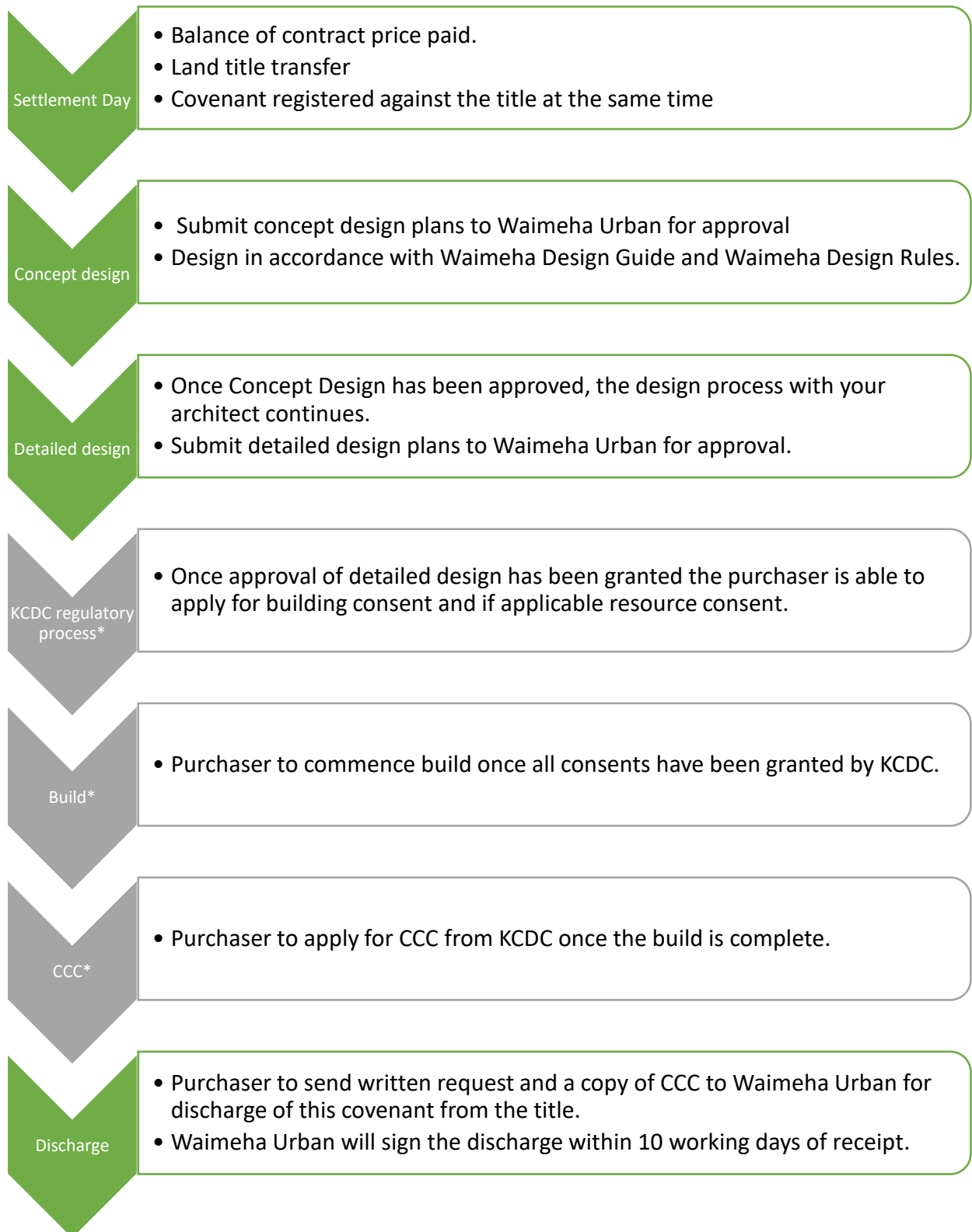
All submissions are to be sent to **customerservice@ngarara.nz**

Important documentation to read and understand before starting your design process:

1. Waimeha Design Rules
2. Waimeha Design Guide
3. Section E of the Ngārara Masterplan
4. Covenants and encumbrances on the title, available on request.

This documentation can be found at <http://ngarara.nz> under 'Waimeha Sales'.

Summary of Design Review Process



*Purchaser solely responsible