



## SECTION INFORMATION INCLUDING COVENANTS

Country Palms has been designed and developed for those that are looking for a little more. This boutique development requires each dwelling to be approved in writing prior to construction to ensure a consistent high standard of housing throughout the development.

To be approved each dwelling must have special attention given to roof breaks, entrance features and street facades, be built on site and from individual designs.

Suburban Estates Limited (SEL) have placed a number of covenants on each section, these covenants are separate to any council requirement. They are in place to give you peace of mind in the knowledge that all section owners are required to meet the same standards. Please refer to proposed covenants as listed in this Section Information, along with the required Consent Notices & Council Rules as listed in the Subdivision Consent which is loaded on our webpage [www.countrypalms.co.nz](http://www.countrypalms.co.nz)

*\* an asterisk denotes an item that will be protected by Covenant on the section titles.*



### DWELLING SIZES \*

Only one dwelling per section is permitted. Any structure that requires a building consent (including ancillary buildings) will require SEL plan approval prior to construction.

Minimums;	Sections with net area 299 – 399m <sup>2</sup> min dwelling 100m <sup>2</sup> , incl garage
	Sections with net area 400 – 499m <sup>2</sup> min dwelling 140m <sup>2</sup> , incl garage
	Sections with net area 500 – 599m <sup>2</sup> min dwelling 160m <sup>2</sup> , incl garage
	Sections with net area 600 – 699m <sup>2</sup> min dwelling 180m <sup>2</sup> , incl garage

For dwelling setbacks, please refer to Christchurch City Council Rules.



### DWELLING APPROVAL \*

To ensure consistent quality the plans for each dwelling must be approved in writing by Suburban Estates Limited (SEL) **prior** to any Council Building Consent application. Plans submitted for approval must clearly show:

- Site Plan
- Floor Plan - *Floor size must be shown*
- Elevations - *Exterior Cladding & Colour must be shown*
- Roof Plan

- Your front fence design, if any.
- Lot & DP Number – DP's are on Sales & Purchase Agreements or our website [www.countrypalms.co.nz](http://www.countrypalms.co.nz)

We will process your plans once receiving **all** the appropriate information.

- Construction cannot commence until approval has been issued in writing.
- SEL in their sole discretion may decline approval of all or any part of the dwelling plans, even if the covenants have been met. *You will be consulted about any issue.*
- SEL reserves the right to charge processing fees where any application has not been obtained prior to constructing commencing.
- Plans should be emailed to SEL - [admin@suburbanestates.co.nz](mailto:admin@suburbanestates.co.nz)

*If we can be of any assistance during your design process, please contact us on (03) 366 3729.*

***Please note: Any approval from Suburban Estates is not a waiver of building code requirements, Council by-laws, District Plans or Land Covenants.***



#### DWELLING CONSTRUCTION

Prior to any construction commencing on site:

- The purchaser agrees to partially construct the berm and kerb crossing, including driveway gravelling from the road kerb to 4m inside the section.\* *Note, please inform your builder there is an irrigation pipe behind the road kerb which is to be avoided, but if broken Suburban Estates must be notified and we will usually repair it free of charge.*
- The gravelled driveway is expected to help weather proof the site. HOWEVER, if wet weather makes it difficult such that silt or mud is being dropped on the adjacent roads, then work is expected to stop. You may be charged for any tidy-up of mess on the roads that your builder is responsible for.
- The purchaser agrees to securely fence the entire perimeter of the section during construction.\* *Temporary fencing that complies with Health and Safety regulations is required on the road & right of way boundaries during construction to ensure that the site is fully secured.*
- Once the purchaser takes possession of a section, whether they have paid in full or have deferred the final payment, the purchaser is solely responsible for all Health & Safety requirements, procedures and liabilities.



#### FENCING

Construction must not commence on site until all capped boundary fences are erected, unless specifically approved by Suburban Estates. This excludes road frontage and right of way boundaries.\*

All front and side fences are to be setback one (1) metre from the road frontage boundary.\*

Please note: Fence heights must be adhered to as per Council rules (refer to the dimensions plan for fence guidelines).

For uniformity and to save purchasers having to contact neighbors and negotiate fencing, SEL will have all internal boundary fences erected, the cost to the purchaser is a discounted set price of \$2,500.00 plus GST per section. Any section with only 2 fenced boundaries will be at a cost of \$1,800.00 plus GST. This fencing excludes road frontages and right of way accesses. The cost of fencing will be paid for at time of section settlement. If weather or subdivision progress delays fencing the fencing amount will be put in the Purchasers solicitor's Trust account at time of settlement, and only be released when SEL have completed the fence.



#### **SPECIAL CONDITIONS COVERED BY COVENANT \***

The purchaser agrees that the purchaser will NOT:

- a) construct, place or permit on the section any caravan, hut or other structure, for any kind of permanent or temporary residential use.
- b) allow any gas bottle, clothes line, exterior heat pump unit, rubbish bin, boat, caravan, campervan or similar to be visible from the street.
- c) construct any dwelling that is not built on site, each dwelling must be an individual design, no re-locatable, kitset homes or second-hand materials may be used without specific written permission from Suburban Estates Ltd.
- d) remove or relocate any tree, shrub or landscape feature if it is within the front one (1) metre of the lot without the prior written consent of SEL.
- e) Construct a front or side fence within 1m of the road frontage boundary. Refer to Subdivision Consent and Council Rules.
- f) allow their vacant section to get untidy and shall keep it rubbish free including accumulation of builder's waste materials, and ensure the grass or weeds are mown and maintained not higher than 150mm. You may be charged for any tidy-up required of debris left on the roads you, your builder or contractor is responsible for.
- g) build any show or display home without written consent from SEL.



#### **LOW PRESSURE SEWER SYSTEM (Consent Notice)**

When your home is being built, Council "require" a pump system to be installed along with the remainder of the house sewer drainage works. Please refer to separate information relating to this sewer system on [www.countrypalms.co.nz](http://www.countrypalms.co.nz) for full details of the installation requirements. **Please ensure your builder, drainage contractor and electrical contractor are provided with this information**



### **GEOTECHNICAL (Consent Notice)**

This land is classified **Technical Category 2 (TC2)**. The subdivision Geotechnical Investigation Report is available on our website [www.countrypalms.co.nz](http://www.countrypalms.co.nz). A sample report (from the section immediately to the east on our previous stage) is also on the website and we expect your report to be very similar. Once the subdivision is complete, Suburban Estates will supply a Lot Specific Foundation Report free of charge. It will confirm the TC2 classification and make recommendations for your foundation design. This is likely to be a TC2 Waffle Slab, which is very standard for all recent houses in Country Palms.

In the unlikely event the report does not confirm TC2 Or TC1 you will be given 5 working days to either approve this report, and therefore confirm your contract, or you have the option to cancel your contract.



### **BUILDING TIMEFRAME**

There is no particular time period in which you must start construction of your new dwelling, however the section must be kept clean, tidy and maintained at all times (see Special Conditions Covered by Covenants above). If your house is not completed within 2 years of purchase, and if your section is not being kept tidy (see other clauses), you may be charged by SEL "if" they have to maintain it to keep it to the standard required.



### **DRIVEWAY LOCATION**

The resource consent requirements state all street trees are to be planted at a minimum distance of 2 metres or more away from any driveway. At the time of purchase you will be asked to determine where you believe your driveway will be located. This could avoid a requirement for you to obtain resource consent as we will place our street trees 2 metres or more away from your driveway.



### **PRIVATE RIGHT OF WAY (Right of Way easement document)**

Where a property is served by a private right of way, the property owner (in conjunction with neighbouring owners who share the use of the right of way) shall have the responsibility for the maintenance of that right of way. This includes any lighting, if present, and any associated running costs.



### **COUNTRY PALMS IS A FIBRE READY SUBDIVISION**

Any new homes built in the subdivision should be installed with telecommunications cabling that complies with the Telecommunication Carrier's Wiring Code. Information about this code and wiring requirements is available on the website. [www.enable.net.nz/for-home/preparing-your-home/](http://www.enable.net.nz/for-home/preparing-your-home/)



## MAINTENANCE

Prior to, during and after construction, the section must be maintained in a clean and tidy manner. No rubbish, builders waste, grass or weeds higher than 150mm will be allowed to accumulate or be placed on the lot or any adjoining lot. Should damage occur to landscaping, irrigation, berms or kerbs, the Purchaser shall immediately notify SEL and there may be a charge to repair the damage.



**LAND ZONING**, Country Palms is zoned Residential New Neighbourhood



## SCHOOL ZONES

The following schools are all nearby and zoned for Country Palms young residents;

- Rowley Avenue School (Year 1-6)
- Seven Oaks School (Year 1-8)
- Halswell School (Year 1-8)
- Knights Stream School (Year 1-8)
- Aidanfield Christian School (Year 1-15)
- Seven Oaks Secondary School (Year 9-15)
- Hillmorton High School (Year 9-15)

**Disclaimer:** This document is a Summary of the Covenants and Plan Approval process. Once prepared the formal Covenants will be available on our website [www.countrypalms.co.nz](http://www.countrypalms.co.nz). The Vendor takes no responsibility for the Purchaser relying on the above information when making their decision to purchase a section.

*Should you require any further clarification please do not hesitate to contact our office.*



**Suburban Estates Ltd**

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