



P R E B B L E T O N

BE INSPIRED

D E S I G N G U I D E

The name Braidstone Estates is inspired by the braided rivers that define the Canterbury Plains landscape. These rivers create natural patterns of strength, movement, and connection.

“Braid” reflects this unique interlacing of waterways,

while “stone” acknowledges the river’s foundations that have shaped the land over time.

Together, the name captures both the dynamic beauty and enduring character of the environment, grounding the development in a sense of place that is distinctly local and timeless.



C O N T E N T S

CHARACTER	4
LOCATION	5
PLANNING	6 - 7
MATERIALS	8
ROOFING	9
FEATURES	10
INFORMATION	11 - 12
LANDSCAPE CONSIDERATIONS	13 - 14
APPROVAL PROCESS	15 - 19

CHARACTER

Developed by Suburban Estates, the team behind this visionary project, Braidstone Estates is where innovation meets tradition, and every home contributes to a timeless, sophisticated landscape.

Braidstone Estates, nestled off Hamptons Road near the charming village of Prebbleton, is just a 15-minute drive from Christchurch. Known for its quaint village atmosphere, tree-lined streets, and historic landmarks, Prebbleton offers the perfect backdrop for a connected yet peaceful lifestyle.

Braidstone Estates is a premier residential development, thoughtfully designed to foster a cohesive and refined subdivision. At its heart, the Design Guide ensures a consistent and elegant aesthetic, shaping streetscapes, a reserve, and homes that combine quality, architectural variety, and enduring appeal.

The Design Guide provides clear and inspiring principles that capture a contemporary vision while respecting the distinctive character of the area. With an emphasis on elevated design outcomes, it encourages homeowners to express their individual style within a cohesive and beautiful environment.

Distinctiveness should be achieved through thoughtful architectural expression, design, materials and craftsmanship. This may include considered window details, a refined and cohesive material palette, or the deliberate articulation of structural elements. Together, these elements should create street façades that are visually engaging.

Consider this guide your creative foundation an inspirational resource to help you contribute to the identity and lasting charm of Braidstone Estates.



LOCATION



SCHOOLS

The following schools are all zoned for Braidstone Estates residents. Disclaimer: While every effort has been made to ensure the information displayed is accurate, please check details directly with the school before making decisions based on this information. Information acquired from <https://www.educationcounts.govt.nz/>

Prebbleton Kindergarten	for children aged 3 months to 5 years.
Prebbleton School	Full Primary School (Year 1-8)
*Koromiko Makoha School	Full Primary School (Year 1-8)
Lincoln High School	Secondary School (Year 9-15)
Lincoln University	

*The Ministry of Education has confirmed a new Year 1-8 primary school "Koromiko Makoha" is scheduled to open in Prebbleton by Term 1, 2027 in the neighboring subdivision "The Hamptons".

PLANNING

LAND ZONING

Braidstone Estates is zoned Living Medium Density 1 (Living MD1).

SET BACK REQUIREMENTS

Front	3.0m setback from road boundary for main dwelling
Side Yard	1.0m
Rear Yard	1.0m
Garage	5.5m setback from road boundary for front facing garages. 2.0m setback from road boundary for 90° side facing garages

MAXIMUM HEIGHT

The maximum height allowed for a dwelling* (without prior written consent from SEL), measured from ground level, is capped at 6m. *Please note, anything other than a single level dwelling needs prior written consent from SEL)

SITE COVERAGE

50% Maximum (Living Medium Density 1- Living MD1)

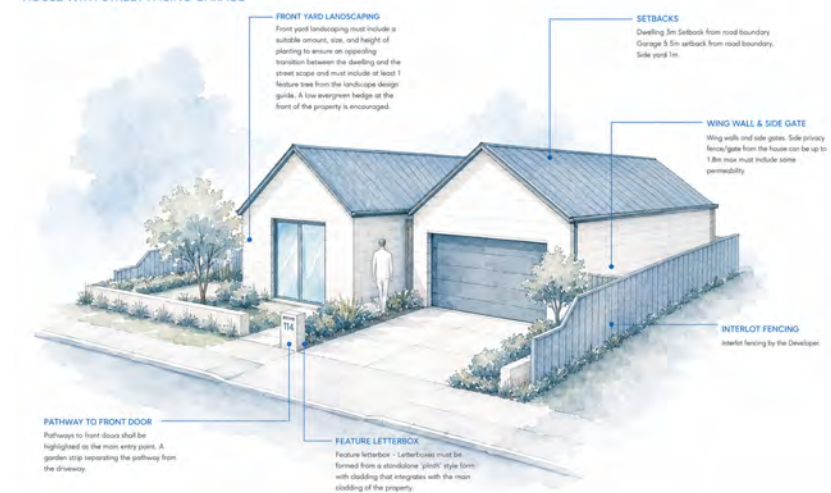
OUTDOOR LIVING SPACE

50% Maximum (Living Medium Density 1 – Living MD1)

HOUSE WITH SIDE ACCESS GARAGE



HOUSE WITH STREET FACING GARAGE



PLANNING

RECESSION PLANES

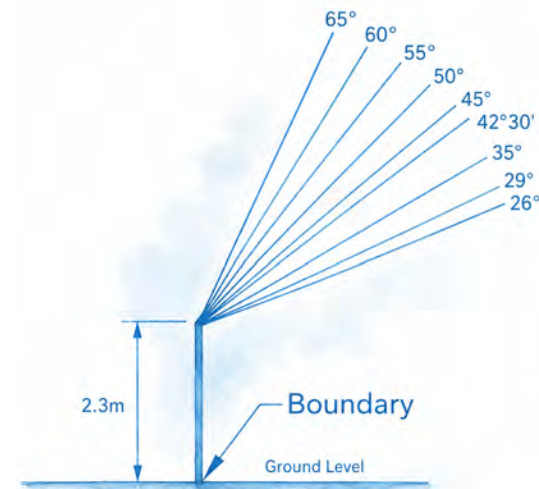
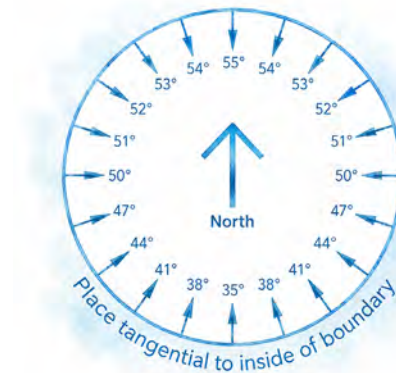
Applicable to all dwellings in the Living Medium Density 1 – Living MD1 Zone

The following intrusions are permitted:

1. Gutters and eaves by up to 0.2 metres measured vertically
2. Solar panels up to two metres in length per boundary
3. Chimneys, ventilation shafts, provided that the maximum dimension thereof parallel to the boundary for each of these structures shall not exceed 1 metre
4. Where a single gable end with a base (excluding eaves) of 6.5 metres or less faces a boundary and a recession plane strikes no lower than half way between the eaves and ridge line, the gable end may intrude through the recession plane.

Braidstone Estates is subject to a specific recession plane controls, which are intended to be the primary design controls for development within this subdivision. All new dwellings within this subdivision must comply with these requirements.

Where there is any difference between these design guide requirements and the Selwyn District Plan, the more restrictive requirement shall apply. If unsure, please seek clarification from SEL (Suburban Estates Limited)



MATERIALS

The aim is to encourage thoughtfully designed street façades — that enhance the visual appeal along the street perimeter and contribute to the overall character of Braidstone Estates.

To ensure the homes integrate comfortably within their natural surroundings, materials should reflect the landscape's tones: whites, greys, browns and beiges, or other muted, recessive colours that allow the setting to remain harmonious

A restrained material palette is encouraged — limiting the number and variety of exterior finishes helps maintain a cohesive, balanced look across the subdivision.



- 1 - Bagged brick wash - plaster system over brick
- 2 - Create Range - slim bricks
- 3 - James Hardie Axon Panel
- 4 - Natural stone with grout infill
- 5 - Rockcote Integra panel with Cerano plaster
- 6 - Rusticated horizontal timber cladding
- 7 - Stone veneer with grout infill

- 8 - StonePeak Matte - Colorsteel Metal cladding
- 9 - Textured plaster system with paint finish
- 10 - Timber board and batten cladding
- 11 - Vertical shiplap cladding with stain finish
- 12 - Vertical tray profile metal cladding
- 13 - White brick with white mortar
- 14 - Textured grey brick with off white mortar

ROOFING

ROOFING

Roof designs should avoid visually cluttered or ad hoc forms. Instead, simpler, clean-lined, and modern roof profiles are encouraged to maintain a cohesive and timeless aesthetic.

In general, we encourage roof designs to be varied with a mixture of steeper pitched gables or mono-pitched, that will create visual interest and variety within the house forms.

With Mono-pitch style, at least two separate and contrasting roof planes should be provided with a variance in height to differentiate.

Roof forms will be assessed on a case-by-case basis. Acceptance is at the discretion of the Design Panel (SEL) and approved upon architectural merit.

Permitted roofing materials include tiles, (clay, ceramic, concrete, pressed steel) or pre-painted long run pressed steel, and must be of a complimentary colour to the house.

Alternative roofing materials and external cladding materials may be considered on their merits if in the opinion of the Design Panel (SEL), those materials or claddings will not adversely affect the development.

Membrane roofing (for flat roof areas only, in grey or black).

All external vents, outlets, skylight joinery, chimney flues & stays must be finished to match roof colour.

All roofing details (spouting, downpipes and flashings) are to match the roof or wall colour, but in any event are subject to the colour specified in these guidelines (no PVC downpipes or spouting permitted).

All roof flashings, chimney stays, and penetrations shall be in a colour and material consistent with the roof.

Penetrations are to be avoided where possible (i.e. vented out walls instead) and if used are to be mitigated by using custom-built caps to follow the roof pitch and located on the less visible side of the roof.

1. SIMPLE GABLE



Single roof ridge creating a clean, timeless architectural form.

2. DOUBLE GABLE



Two separate gable volumes creating visual interest while maintaining simplicity.

3. MONO-PITCH



A contemporary single roof plane providing a clean and modern profile.

4. SPLIT MONO-PITCH



Two simple mono-pitch forms with varying heights creating articulation without complexity.

FEATURES

DESIGN REQUIREMENTS

The following is a list of items or features that are to help guide you to the level of design that will be accepted and must be approved by the Design Panel (SEL) prior to any Council Building Consent application and final signoff will be at SEL's discretion.

Unless specifically authorised in writing by SEL, the following features must be included in the overall design to help maintain the integrity of the Development, and must be visible from the legal road, right of way, or access lot from which the dwelling obtains its access:

- 2x exterior cladding materials (1x main cladding and 1x contrasting cladding).
- Permitted exterior wall materials include (slim) (bagged) brick, stained or painted weatherboard, Axon or Linea Board, stone veneer, natural stone, textured plaster, rockcote, bag wash, wide tray long-run pressed steel, shiplap, colorsteel cladding, cedar or similar suitable timber, glazing or any combination of the above.
- If brick, or wide tray long-run steel is used as an exterior wall cladding, it can comprise of no more than 66% of the exterior solid wall area of the structure or otherwise approved by SEL.
- Exterior colours used are to be of a earthy, subdued, neutral colours and/or recessive nature, whites, greys, brown/beige. Other colour options may be considered but will be at the sole discretion of the Design Panel (SEL).
- We also encourage features of natural materials, brick, stone, or timber.
- Gutters and downpipes shall be pre-finished or painted to exactly match the wall or the roof colour (or in a similar manner agreeable to the Design Panel (SEL)).
- Letterboxes must be formed from a standalone 'plinth' style form with cladding that integrates with the main cladding of the property. Post-mounted proprietary letterboxes are not permitted.
- Full height windows visible from the street, or where the architecture dictates, long, elongated windows running horizontally. Small, bathroom type windows are not desirable to be visible from the street, and are to be avoided where possible.
- If there is a chimney, a feature chimney which is boxed is preferred.
- Feature front doors with architectural handles.
- Garage doors should not dominate the street frontage. They should be finished in colours that match the exterior cladding so they remain visually recessive rather than a prominent feature. Flush mount sectional garage doors that align with and match the exterior wall cladding are permitted.

INFORMATION

REAL ESTATE SIGNAGE

Signage on individual lots must be professionally sign written and installed. Signage marketing the dwelling for sale, or Health and Safety signs are permitted only.

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 prior to construction commencing.

*Note, please inform your builder there is an irrigation pipe behind the road kerb which is to be avoided.

The gravelled driveway is expected to help weatherproof 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 debris left 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.

Ensure that all building sites have a skip and portable toilet installed. Not to allow any rubbish (including builder's waste materials or surplus mounds of soil) to accumulate or to remain unsecured, or to be placed upon the lot, or adjoining land, or permit grass or weeds to grow to a height exceeding 75mm.

GEOTECHNICAL (Consent Notice)

This land is classified Technical Category 1 -TC1. The subdivision Geotechnical Investigation Report is available on our website www.suburbanestates.co.nz

SEL will supply a Lot Specific Geotech Report free of charge. It will confirm the classification and make recommendations for your foundation design.

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

BUILDING TIMEFRAME

You are required to commence construction within 1 year of the date of purchase and complete the home and landscaping within 6 months of completion of construction of the dwelling by providing lawns and/or paving, trees and shrubs, but with no tree exceeding 3 metres within the 5 metre set back.

If your section is not being kept to a tidy standard, SEL have the right to charge you for maintenance work, 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. If you are submitting your plans for approval prior to the street trees being in place, 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 can then attempt to place our street trees 2 metres or more away from your driveway. Driveway and dwelling locations and orientations will also require careful consideration to allow for services, trees, fencing, walls and other landscaping features. Before building consent is applied for, SEL recommends a surveyor locate all services, trees, fencing, walls, and other landscaping features either currently onsite or to be built onsite, and driveway and dwelling positions are design to suit.

SEL takes no responsibility for any additional costs required due to any failure to check such matters prior to design.

INFORMATION

FOOTPATH REINSTATEMENT

Where an excavation or pavement damage has occurred, the full width of any affected footpath must be reinstated in the same material and to a standard equivalent to the original surface.

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 associated running costs.

MAINTENANCE

Prior to, during and after construction, the section must be maintained in a clean and tidy manner. No rubbish, builders waste or grass weeds higher than 75mm is 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.

INTERNET - FIBRE CONNECTION

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/

SUBDIVISION

No further subdivision is permitted at any time within the Braidstone Estates Development.

FENCING

Construction must not commence on site until the security of the site is enforced by way of temporary fencing

All road boundary fences must be set back a minimum of 1 metre from the road frontage boundary and comply with the following requirements:

Fencing is permitted, subject to the following height limits:

Within 1.5m of primary road frontage, fencing must not exceed 1.2 metre in height and must be permeable.

Within 1.5m of a secondary road frontage may be up to 1.8 metres in height with 50% transparency.

All proposed road boundary fencing must be depicted on a landscape or site plan submitted as part of the plan approval process and receive explicit approval from the Braidstone Design Panel (BDP)).

The fence colour should compliment the dwelling tones specified earlier in this design guide

ENFORCEMENT

If there is any breach or non-observance of any of the Covenants then Suburban Estates Limited (SEL) has the right to give written notice to the party or parties in breach.

If Suburban Estates Limited (SEL) gives written notice to the party or parties in breach, then the party or parties in breach agree(s) to and shall at their cost:

- a. Forthwith upon receipt of the Suburban Estates Limited (SEL) notice make every endeavour and take all reasonable steps to remedy the breach or non-observance of any of the Covenants; and
- b. Carry out such other remedial work specified in the Suburban Estates Limited (SEL) notice and any other work required to remedy the breach or non-observance of any of the Covenants.
- c. Pay Suburban Estates Limited (SEL) making such demand as liquidated damages the sum of \$150.00 per day for each and every day that such breach or non observance continues after the date on which the written demand has been made.

LANDSCAPE

LANDSCAPING

Landscaping plays a vital role in shaping the overall character, quality, and visual cohesion of Braidstone Estates. A well-considered landscape design ensures a seamless integration between the home and its surroundings, enhancing both individual properties and the broader streetscape.

It is recommended that property owners engage a qualified Landscape Designer to prepare the required landscape design documentation.

Landscape designs should :

- Be complementary to the architectural style and regional context.
- Provide a generous sense of greenness.
- Promote a green outlook by softening and screening built structures and fencing with planting.
- Clearly define pathways leading to the front door to create an inviting entrance.
- The area between the road boundary and dwelling is to be landscaped with shrubs, groundcover and or perennials and must be dressed with black wood chips or stones.

The landscape plan must include a comprehensive planting plan showing:

- All proposed trees, shrubs, garden beds, lawn areas, and specified plant species.
- The size and height of proposed planting to achieve an appropriate scale and a smooth transition between the dwelling and the street.

The plan must also show the location and materials of:

- All paths, fences (including stain colour), driveways, patios, decks, and outdoor areas.
- Clotheslines, garden sheds, and any other proposed landscape structures.
- Front entry pathways must be clearly identified as the primary point of arrival, distinguished from the driveway through changes in materials, planting, or integrated lighting.
- Any garden sheds or outdoor structures exceeding 2 metres in height require prior written approval from the Design Panel (SEL).



FEATURE TREES



SELECTED SPECIMEN TREE



UPRIGHT FORM & SEASONAL INTEREST



DOGWOOD (CORNUS 'VENUS')



SHRUB & GROUNDCOVER PLANTING



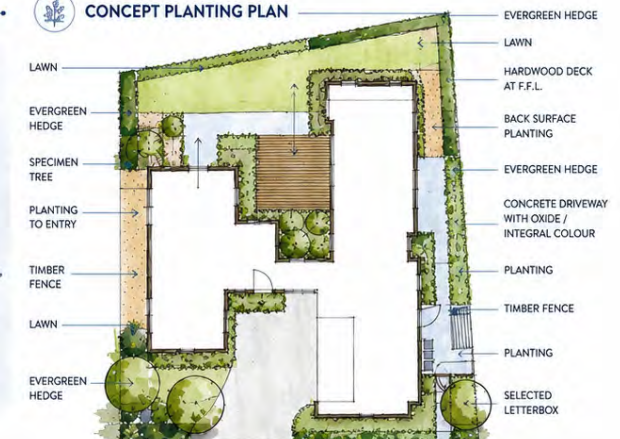
GAURA LINDHEIMERI



Soft, naturalistic planting with texture, movement and seasonal interest.



CONCEPT PLANTING PLAN



PLANTING

SMALL TREES

1. Dogwood – Cornus Cherokee Princess
2. Japanese Maple – Acer Palmatum Pendulum
3. Crabapple – Malus Gorgeous
4. Flowering Cherry – Prunus Pendula Rosea
5. Feijoa Unique
6. Olive El Greco
7. Olea Eropaea J2

GROUND COVERS & CLIMBERS

8. Panakenake – Pratia angulata
9. Star Jasmine – Trachelospermum jasminoides
10. Buxus sempervirens – Boxwood Buxus
11. Thymus Serpyllum – Creeping Thyme
12. Choisya ternata - Mexican Orange Blossom
13. Leptinella Platts - Cyclamen
14. Daphne odora alba – Winter Daphne
15. Coprosma Margarita – Mirror Brush
16. Buxus Green Gem – Boxwood Green Gem
17. Buxus microphylla – Japanese Boxwood
18. Gardenia Lace Lady

PERENNIALS & FLOWERING PLANTS

19. Ophiopogon japonicus
20. Parahebe Baby Blue
21. Polygonatum odoratum Variegatum
22. Pratia pedunculata County Park
23. Saxifraga London Pride
24. Scabiosa Fama Deep Blue or White
25. Sisyrinchium Devon Skies or Snow Bells
26. Zephyranthes candida
27. Aстранtia major Rubra
28. Craspedia Billy Buttons
29. Hosta Stained Glass
30. Hosta Fragrant Bouquet
31. Ligularia reniformis
32. Nepeta Blue Beauty
33. Ophiopogon Kyoto
34. Parahebe Snowcap
35. Pratia angulata
36. Primula denticulata Rubin
37. Saxifraga Tinkerbelle
38. Scleranthus biflorus or uniflorus
39. Veronica Oxford Blue
40. Arenaria Montana
41. Cerastium Yo Yo
42. Gaura Soda Pop
43. Gaura Sparkle White



HEDGING & BOUNDARY TREATMENT



APPROVALS

APPROVAL PROCESS

Owners are required to seek a 2 stage approval of the Developer prior to submitting house plans

The Preliminary approval and Full approval are required before owners submit any applications to the council (or other relevant territorial authority)

All development proposals within Braidstone Estates will be reviewed and assessed by the Design Panel in accordance with the Braidstone Estates Design Guide. While many of the guidelines are expressed in qualitative or relative terms, their interpretation and application lie solely at the discretion of the Design Panel (SEL).

Once approval has been granted by the Design Panel, owners are responsible for securing all necessary consents from the Selwyn District Council or any other regulatory authorities.

Prospective purchasers should note that compliance with this Design Guide is required alongside obligations with the planning provisions set out in the Selwyn District plan. It is the owner's responsibility to ensure compliance with any site-specific requirements and the district plan.

Once complete the 'Final Inspection' stage consists of an on-site review, ensuring the constructed design and landscaping align with the approved 'Full Approval' documentation.

Plans and dwelling approval should be emailed to Suburban Estates Limited (SEL) - admin@suburbanestates.co.nz

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



PRELIMINARY APPROVAL

The 'Preliminary Approval' stage evaluates the initial concept design ensuring alignment with The Braidstone Estates design vision, adherence to guidelines, and the overall aesthetic direction. It aims to confirm the proposed design's suitability for Braidstone Estates. The Preliminary Approval stage must include the following details:

- Overall Site Plan – The site plan should clearly illustrate the building location and footprint, exterior hard surfaces, driveway position, fencing, site coverage calculations, setback dimensions, and general levels or contour information
- Floor plans of all buildings
- A full set of elevations, including all sides of the building with heights and dimensions.
- Please include a preliminary description of exterior materials, finishes, and colours
- An overall landscape plan showing patio, decks, outdoor areas, the general landscape layout (including a species list), the design of the front yard, including the location of fences, walls, trees, lawn, planting beds, and other landscape features. The plans must also include the style and placement of any letterboxes
- Perspective renders at conceptual quality as seen from the street at eye level or another appropriate angle and viewpoint
- Any non-complying matters shall be clearly annotated on plans.

SITE DETAILS	
LOT #	
LOT SIZE	

This document must be completed in full.

FORM 02

In accordance with the development design guidelines & covenants designed to protect your investment, there is a requirement to have your plans approved prior to any building commencing on your site. Please complete the form below along with all relevant attachments and email to: admin@suburbanestates.co.nz.

PRELIMINARY

DEVELOPER APPROVAL APPLICATION

CONTACT Owner Details	
FIRST NAME	
SURNAME	
EMAIL	
MOBILE	
PHONE	
PREFERRED CONTACT	

ARCHITECT /DESIGN CONTACT DETAILS	
NAME	
PHONE	
WEBSITE	
EMAIL	

BUILDER Builders Details and Contact Information	
NAME	
PHONE	
WEBSITE	
EMAIL	

OWNERS SIGNATURE

DESIGN DETAILS	Include all Relevant Documents
FLOOR SIZE	
ROOF DESIGN	MONOPITCH / GABLE
ROOF PITCH	
ROOF CLADDING 1 & COLOUR	
GARAGE DOOR CLADDING & COLOUR	
EXTERIOR CLADDING 1 & COLOUR	
EXTERIOR CLADDING 2 & COLOUR	
EXTERIOR CLADDING 3 & COLOUR	
WINDOW JOINERY COLOUR	
FRONT DOOR DESIGN & COLOUR	
LETTERBOX MATERIAL / COLOUR	

DOCUMENTS & INFO REQUIRED
APPLICATION FORM
SITE PLAN
FLOOR PLAN
ELEVATIONS, HEIGHTS & RECESSION PLANES
LANDSCAPE PLAN
LETTERBOX DESIGN
FENCING DESIGN
MATERIALS NOTED
PERSPECTIVE RENDERERS

DOCUMENTS	
NON-COMPLIANCES	Include all Relevant Documents

APPROVAL			
APPROVED SIGNATURE		DATE	
APPROVED BY			

FULL APPROVAL

FULL APPROVAL

The 'Full Approval' stage provides a thorough assessment of the proposed design, offering a more detailed perspective. This phase requires the inclusion of any modifications made since the initial stage, clearly indicated on the submitted plans.

The Full Approval stage must include the following:

- In accordance with the Braidstone Estates vision and strategy, The Design Panel (SEL) places particular emphasis on the interaction of building façade materials, colour, form, and front yard landscaping with the street and neighbouring properties.
- Preliminary Design Approval Submission Amendments: provide a detailed list of any changes to the house design, landscaping, cladding, etc. made since the preliminary design approval
- Overall Site Plan: clearly illustrate the building's location, driveway position, fencing, site coverage calculations, setback dimensions, general levels or contour information
- Floor Plans: provide floor plans for all buildings
- Full Set of Elevations: include all sides of the building with heights and dimensions. Provide the final full description of exterior materials, finishes, and colours
- Overall Landscape Plan: showcase patios, decks, outdoor areas, and the general landscape layout. This should include the design of front yards or yards adjoining reserves, indicating the location of fences, walls, trees, lawn, planting beds, and other landscape features.
- Perspective Render: present high-quality perspective render from the street at eye level or another appropriate angle and viewpoint
- Non-Complying Matters: clearly annotate any non-complying matters on the plan

SITE DETAILS	
LOT #	
LOT SIZE	

This document must be completed in full.

FORM 02

In accordance with the development design guidelines & covenants designed to protect your investment, there is a requirement to have your plans approved prior to any building commencing on your site. Please complete the form below along with all relevant attachments and email to: admin@suburbanestates.co.nz.

FULL DEVELOPER

APPROVAL APPLICATION

CONTACT Owner Details	
FIRST NAME	
SURNAME	
EMAIL	
MOBILE	
PHONE	
PREFERRED CONTACT	

ARCHITECT / DESIGN CONTACT DETAILS	
NAME	
PHONE	
WEBSITE	
EMAIL	

BUILDER Builders Details and Contact Information	
NAME	
PHONE	
WEBSITE	
EMAIL	

OWNERS SIGNATURE

DESIGN DETAILS	Include all Relevant Documents
FLOOR SIZE	
ROOF DESIGN	MONOPITCH / GABLE
ROOF PITCH	
ROOF CLADDING 1 & COLOUR	
GARAGE DOOR CLADDING & COLOUR	
EXTERIOR CLADDING 1 & COLOUR	
EXTERIOR CLADDING 2 & COLOUR	
EXTERIOR CLADDING 3 & COLOUR	
WINDOW JOINERY COLOUR	
FRONT DOOR DESIGN & COLOUR	
LETTERBOX MATERIAL / COLOUR	

DOCUMENTS & INFO REQUIRED
APPLICATION FORM
SITE PLAN
FLOOR PLAN
ELEVATIONS, HEIGHTS & RECESSION PLANES
LANDSCAPE PLAN
LETTERBOX DESIGN
FENCING DESIGN
MATERIALS NOTED
PERSPECTIVE RENDERS

DOCUMENTS	
NON-COMPLIANCES	Include all Relevant Documents

APPROVAL			
APPROVED		DATE	
APPROVED BY			



Suburban Estates Ltd
26 Peterborough Street, P O Box 13349, Christchurch
t: (03) 366 3729
e: admin@suburbanestates.co.nz
w: www.suburbanestates.co.nz

Disclaimer: This document is a Summary of the Covenants and Plan Approval process, but Suburban Estates Limited reserves the right to amend this document at any time. Once prepared the formal Covenants will be available on our website www.suburbanestates.co.nz. SEL takes no responsibility for the Purchaser relying on the above information when making their decision to purchase a section.