

SECTION INFORMATION INCLUDING COVENANTS

Prévélles has been developed for the discerning homeowner. Each house must meet the minimum size covenants, be of a high standard, compliment the site, and relate appropriately to the size of the section. 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.suburbanestates.co.nz

Please also refer to the Developers “Design Guide” as this document is updated from time to time.

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



II

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.

Minimum floor areas as listed in the covenants are:

- Sections with a net area of 1,000m² and over, min dwelling 250m², incl garage
- Sections with a net area of over 600m² - 999m², min dwelling 200m², incl garage
- Sections with a net area of 500 – 599m², min dwelling 160m², incl garage
- Slightly under the above minimums may be approved by Suburban Estates, providing the dwelling design is acceptable.
- Sections with net area under 500m² have no minimum but because of their location is next to the reserve shall be specifically designed to suit each site.
- *Note, Lots 97 to 105 are zoned Living Z “small lot medium density area”. These lots require specific design in accordance with various Selwyn District Medium Density Council Rules. Dwelling approval will give preference to two storey designs.*

For dwelling setbacks, please refer to Selwyn District Council Rules.

DESIGN GUIDE - ARCHITECTURAL FEATURES REQUIRED

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 SEL prior to any Council Building Consent application and final signoff will be at the 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 clay brick, stained or painted weatherboard or Linea Board, concrete block masonry or pre-cast concrete, natural stone, stucco/plaster, bag wash, wide tray long-run pressed steel, corten steel, cedar or similar suitable timber, glazing or any combination of the above.
- If brick, concrete block, 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 (Red/orange coloured brick will be at SEL's discretion).
- Exterior colours used are to be of a monochromatic and/or recessive nature, whites, blacks, greys, or recessive colours. We also encourage the feature of natural materials, stone, pre-cast concrete or concrete block, wood, metals such as corten steel.
- Roof pitch to be a minimum of 30 degrees. Alternative roof styles (such as architectural monopitch) or other, will be considered on their merits, on a case by case basis if in the opinion of SEL, such pitch and style will not adversely affect the development and any departure is justified and not requested primarily as a function of cost or convenience.
- Gable to gable (front to rear), or cross gabled roof line.
- Permitted roofing materials include tiles, (clay, ceramic, concrete, pressed steel), cedar shingles, slate, membrane or bitumen shingles or pre-painted long run pressed steel, and must be of dark, recessive colours. Alternative roofing materials and external cladding materials may be considered on their merits if in the opinion of SEL, those materials or claddings will not adversely affect the development.
- Gutters and downpipes shall be pre-finished or painted to exactly match the dwelling or the roof colour (or in a similar tone agreeable to SEL).
- Letterbox matching the cladding and colours of the dwelling.
- 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 to be avoided where possible.
- If there is a chimney, a feature chimney which is boxed is preferred.
- Feature front doors with architectural handles.

LANDSCAPING TO BE APPROVED BY SEL PRIOR TO COMMENCEMENT

Pathways to front doors shall be highlighted as the main entry point. This can be achieved by using a different material or finish to the driveway, planting a garden strip separating the pathway from the driveway, or feature path lighting.

A suitable amount, size, and height of planting is required to ensure an appealing transition between the dwelling and the street scape. A Landscape Plan must be submitted to SEL for approval also.

Feature lighting including landscape lighting is preferred to be included in the overall design.

Entry corner sites to the Subdivision must not erect any fence, plant plantings to obscure the entry feature walls to the subdivision. If there is a fence erected behind the entry walls, it must be screened with plantings and be on the Landscaping Plan for SEL's pre-approval.



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. Any signage indicating a business will be only permitted if it is acceptable to SEL and prior written consent is obtained by SEL.



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 over framing must be shown*
- Elevations - *Exterior Cladding & Colour must be shown*
- Cladding Type – *with garage cladding being the same as the major part of the house unless specifically approved otherwise as part of the dwelling approval.*
- Roof Plan – *Design including roof breaks*
- Your front fence design, if any.
- Lot & DP Number – *DP's are on Sales & Purchase Agreements or our website www.suburbanestates.co.nz. (Please note DP numbers change on issue of Title – Correct DP number must be shown).*

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

- Construction cannot commence until approval has been issued in writing.
- Suburban Estates 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.*
- Suburban Estates reserves the right to charge processing fees where any application has not been obtained prior to constructing commencing, or plans require re-issuing.
- Plans should be emailed to Suburban Estates 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.

 II

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, 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.

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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, sewer pump control box, rubbish bin, shed, glasshouse, pergolas, boat, caravan, campervan or similar to be visible from the roadway adjacent to the land, except with the prior written consent of SEL.
- 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 mown to ensure the grass or weeds are 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.

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GEOTECHNICAL (Consent Notice)

This land is classified **Technical Category 1 (TC1), with seven sections (Lots 33, 84, 93-96, and 105) next to Prebbles Drain being TC2.** The subdivision Geotechnical Investigation Report is available on our website www.suburbanestates.co.nz. A sample report 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. This report will confirm the TC1 or TC2 classification and make recommendations for your foundation design. In the unlikely event the report does not confirm TC1 or TC2 you will be given 5 working days to either approve this report and therefore confirm your contract, or cancel your contract.



FRONT FENCING RULES

The Selwyn District Council have specific front fencing rules, some of which are listed in Condition 53 of the Subdivision Consent (see website). In general, all fences between the house front facade & road boundary can be no higher than 1m, unless the house is on a corner site when the secondary road boundary can have fences at 1.8m high.

Further to Council Rules, Suburban Estates have applied a land covenant to each Title which does not allow any fences to be within 1m of the road boundary*.

This has the combined effect that you first must follow Council Rules and have front fences no higher than 1m, BUT you also cannot build (due to the land covenant) any fences within of 1m of the road boundary. If you wish to have higher fences up to the 1m setback required by the covenant on your primary road boundary, then you can make application to Council for resource consent. Council have been known to approve any reasonable proposal which considers things like landscaping, see-through fence materials and street amenity (see *District Plan Rule 4.13.4*). Suburban Estates will accept as part of the dwelling approval, any Council approval **provided** you do not build your fence within 1m of the road boundary.



FENCING FOR EACH LOT, PRIOR TO HOUSE CONSTRUCTION

House 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.*

SEL will have all boundary fences erected (excluding road/R.O.W frontages and internal side fences) prior to settlement, at no cost to the purchaser.



PERIMETER & RESERVE FENCING COVERED BY CONSENT NOTICE (SEE SUBDIVISION CONSENT)

The subdivision consent requires all subdivision perimeter fences and fences adjacent to reserves to be built as part of the subdivision construction and be a specific type, dependant on the future use of the neighbouring land, as follows:

- Lots 39 to 52 are adjacent to rural land and fences have been required to be 1.2m post & rail fence with a stockproof wire at the bottom. *See Subdivision Consent condition #57*
- Lots 1, 2, 19 to 24, 26, 27, 32, 34 to 36 & 38 are adjacent to proposed rural residential or stormwater reserve (Prebbles Drain) and fences have been required to be 60% 1.6m high timber fence (with 20mm gaps) with 40% 1.2m high see-through durapanel axis fence in the middle of each section. *See Subdivision Consent condition #58*
- Lots 33, 83, 84, 96 to 99, 101 to 105 are adjacent to recreation reserve (Prebbles Drain) and fences have been required to be 35% 1.5m high timber fence (20mm gaps) with 65% 1.2m high see-through durapanel axis fence. *See Subdivision Consent condition #54*
- Lots 1 to 3, 18, 19, 38, 39, 52 & 53 are adjacent to walkway reserves and are required to have 1.2m high solid timber fences. *See Subdivision Consent condition #55*

These perimeter fences, as per the attached marked “Approved Reserve and Perimeter Fencing Plan and Typologies” (at the back of the Subdivision Consent), are required to be protected by Consent Notice and the fences will not be allowed to be altered without a further Resource Consent from Selwyn District Council.

The council shall not be required to pay a half share of any fence adjacent to the reserve. However, all these fences are being built by Suburban Estates as part of the subdivision.

II ENTRANCE WALLS AND FEATURE WALLS/FENCES *

As entrance walls are required by Council to be within the lot (not on legal road), any wall or feature fence will be protected by land covenant to ensure it cannot be altered.

II GRAVITY SEWER / LOW PRESSURE SEWER SYSTEM AND STORMWATER

All sections except Lots 31 & 32 are serviced by a traditional gravity sewer system which each house will connect to. Lots 31 & 32 will be required to install a low pressure sewer pump system at the time of house construction. The purchasers of Lots 31 or 32 (not in the 1st Release) will be provided the correct information to ensure the builder, drainage contractor and electrical contractor carry out the work correctly.

Each section has an individual 100mm stormwater lateral which the house roofwater and applicable hardstand areas is connected to. *Note, this means houses do not have to install an onsite soakpit, as is required in some other parts of Prebbleton.*

II 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 Suburban “if” they have to maintain it to keep it to the standard required.

II DRIVEWAY LOCATION

All street trees have 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.

II 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.



PREVELLES 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/



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 150mm 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 and there may be a charge to repair the damage.



LAND ZONING

Prévelles is zoned Living Z, with the smaller lots being required to meet SDCs "small lot medium density area" standards and rules.



SCHOOL ZONES

The following schools are all zoned for Prevelles young residents;

- Prebbleton Primary School Year 1 - 8
- Lincoln High School Year 9 - 13

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



Suburban Estates Ltd

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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.suburbanestates.co.nz. The Vendor takes no responsibility for the Purchaser relying on the above information when making their decision to purchase a section.