



## SECTION INFORMATION INCLUDING COVENANTS & DESIGN GUIDE

Oakbridge has been designed and developed for those that are looking for a little more. This boutique development requires each dwelling and landscaping plan 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 and to be approved, each landscape plan must demonstrate visual appeal from the roadside.

Sovereign Palms Limited (SPL) 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](http://www.suburbanestates.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 SPL plan approval prior to construction.

Minimums; 180m<sup>2</sup> for sections with a net area of 600m<sup>2</sup> or over;

160m<sup>2</sup> for sections with a net area between 500m<sup>2</sup> and 599m<sup>2</sup> (both inclusive);

140m<sup>2</sup> for sections with a net area between 400m<sup>2</sup> and 499m<sup>2</sup> (both inclusive);

100m<sup>2</sup> for sections with a net area of 399m<sup>2</sup> or under.

For dwelling setbacks, please refer to Christchurch City 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 SPL prior to any Council Building Consent application and final signoff will be at the SPL's discretion.

Unless specifically authorised in writing by SPL, 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 SPL (Red/orange coloured brick will be at SPL'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 monopitch) or other, may be considered on their merits, on a case by case basis if in the opinion of SPL, 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 SPL, 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 SPL).
- 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 SPL 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 SPL 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 SPL'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 SPL and prior written consent is obtained by SPL



## DWELLING APPROVAL

To ensure consistent quality the plans for each dwelling and landscaping, must be approved in writing by SPL **prior** to any Council Building Consent application. Plans submitted for approval must be in accordance with Okabridge Design Guide listed above, and must clearly show the following details:

- Site Plan
- Floor Plan - *Floor size must be shown (over framing)*
- Elevations - *Exterior Cladding & Colours must be shown*
- Frontage Landscaping plan and entrance features
- Roof Design including breaks – *Material and colour must be shown*
- Your front fence design *(if any)*
- The purchaser agrees that any concrete block garage wall must be covered with the same exterior cladding of the majority of the dwelling or a suitable alternative agreeable to SPL
- Lot & DP Number – *DP's are on Sales & Purchase Agreements or our website (Please note the DP number changes on issue of new Title – Correct DP number must be shown)*
- *Services are screened (control boxes can be visible but must be placed as discreetly as possible)*
- *Letterbox location & design details*
- [www.suburbanestaes.co.nz](http://www.suburbanestaes.co.nz)

We will process your plans once receiving a completed plan approval application form including **all** the appropriate information.

- Construction cannot commence until approval has been issued in writing.
- SPL 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.*
- SPL reserves the right to charge processing fees where any application has not been obtained prior to constructing commencing and/or if plans have already been approved, however have been lost and require reissuing.
- Plans should be emailed to SPL - [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 SPL 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 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 SPL must be notified and we will usually repair it free of charge.*

- 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.

## FENCING

Construction must not commence on site until all capped boundary fences are erected, unless specifically approved by SPL. 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. \*

For uniformity and to save purchasers having to contact neighbours and negotiate fencing, SPL 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 SPL 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, shed, glasshouse, pergola, boat, caravan, campervan or similar to be visible from the roadway adjacent to the land, except with the prior written consent of SPL. All services must be screened off from that roadway.
- 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 SPL.
- 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 SPL.
- 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 75mm. You may be charged for any tidy-up required of debris left on the road you, your builder or contractor is responsible for.
- g) Build any show or display home without written consent from SPL.

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

When your home is being built, a pump system is required to be installed along with the rest of the drainage works. Please refer to separate information relating to this sewer system on [www.suburbanestates.co.nz](http://www.suburbanestates.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 1 to 2 (TC1 or TC2)**. The subdivision Geotechnical Investigation Report is available on our website [www.suburbanestates.co.nz](http://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, SPL will supply a Lot Specific Foundation Report free of charge. It will confirm the TC1 or 2 classification (equivalent) and make recommendations for your foundation design. This is likely to be a TC2 equivalent Waffle Slab, which is very standard for this area. Some lots may be able to be classified full TC1 and therefore could reduce the foundation to a NZS 4431 standard foundation. In the unlikely event the report does not confirm TC2 or TC1 (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 1 year of the start of construction (or by agreement by SPL).

If your section is not being kept to a tidy standard (see additional clauses), SPL 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. 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 associated running costs.



### OAKBRIDGE 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 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 SPL and there may be a charge to repair the damage.



### LAND ZONING

Oakbridge is zoned Residential New Neighbourhood.



### SCHOOL ZONES

The following schools are all zoned for Oakbridge residents;

- Redwood Primary School
- Marshlands Primary – **Please Note: At present only some areas of Oakbridge are within this zoning – Please check your specific section/street by calling the school direct.**
- Casebrook Intermediate School
- Mairehau High School
- Papanui High School (3.2km away)
- St Bedes College (not zoned, 2km away)
- St Andrews (not zoned, 4.6km away)

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



PREMIUM LAND DEVELOPMENTS

*Suburban Estates Ltd in association with KB Contracting Ltd*

*26 Peterborough Street, P O Box 13349, Christchurch*

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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](http://www.suburbanestates.co.nz). SPL takes no responsibility for the Purchaser relying on the above information when making their decision to purchase a section.