



## COUNTRY PALMS H A L S W E L L

# COVENANTS & BUILDING GUIDELINES

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.



### Dwelling Approval

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 dwelling size, lot and DP number and exterior claddings.

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

Dwelling size minimums;	Sections 299 – 399m <sup>2</sup> minimum dwelling 100m <sup>2</sup> , incl garage
	Sections 400 – 499m <sup>2</sup> minimum dwelling 140m <sup>2</sup> , incl garage
	Sections 500 – 599m <sup>2</sup> minimum dwelling 160m <sup>2</sup> , incl garage
	Sections 600 – 699m <sup>2</sup> minimum dwelling 180m <sup>2</sup> , incl garage
	Sections 700 – 799m <sup>2</sup> minimum dwelling 200m <sup>2</sup> , incl garage



### Dwelling Construction

The purchaser agrees that prior to any construction commencing on site:

- the purchaser agrees to securely fence the entire perimeter of the section.
- the purchaser agrees to partially construct the berm and kerb crossing, including road metalling.



## Fencing

Construction must not commence on site until all capped boundary fences are erected, this excludes road frontage and R.O.W. boundaries.

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

Sections with ROW boundaries, Lots 28, 29 43 & 54, have an additional requirement. The CCC's Resource Consent requires Visibility Splays on ROW's that must be adhered to. Please refer to the Consent Notices and Covenants detailed on the Subdivision Consent loaded on our webpage [www.countrypalms.nz](http://www.countrypalms.nz).

For uniformity and to save purchasers having to contact neighbors and negotiate fencing, SEL will have all internal boundary fences erect, the cost to the purchaser is a subsidised set price of \$2,300.00 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 R.O.W. accesses. The cost of fencing will be included with settlement.



## General

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, 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) Where a property is served by a private right-of-way, the property owner (in conjunction with neighbouring owners who share use of the right of way) shall have the responsibility for the maintenance of that right-of-way.

The purchaser agrees to keep their vacant section tidy, mown and rubbish free.

The purchasers accepts that any show or display home must have the written consent from SEL.

The Purchaser shall not remove or relocate any tree, shrub or landscape feature within the front one (1) metre of the lot without the prior written consent of SEL.

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

**Suburban Estates Ltd**

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