

# Koura Bay Lots 6 and 7 Covenants

2025-12-02

## General

### 1.0 Construction of Dwelling

- 1.1 No second hand, relocatable, kitset, prebuilt or transportable dwelling shall be permitted on any allotment. In addition, no second hand materials are to be used in the construction of any dwelling.
- 1.2 The minimum floor area of any dwelling shall be 150 m<sup>2</sup> including garaging.
- 1.3 Cladding and roofing material used in construction of any dwelling, garage or outbuilding shall be non-reflective.
- 1.4 No dwelling, garage or ancillary building may exceed one storey or 4.5 metres in height measured from the natural ground level at the highest point of the building footprint.
- 1.5 No dwelling shall be occupied until a code compliance certificate has been issued by Kaikoura District Council in respect of the construction of that dwelling.
- 1.6 Only a single dwelling and associated outbuildings shall be built on each lot.
- 1.7 All external lighting shall be hooded. No floodlights are permitted.
- 1.8 The dwelling shall appear as one building structure with garages, etc to be contained within the "house building" structure.
- 1.9 Residential carparks, and visitor car parking should be out of sight of the roads.
- 1.10 All non-dwelling buildings such as small garden sheds, tools sheds, or small animal sheds:
  - (a) must be no more than two and a half metres high; and
  - (b) shall be out sight of the surrounding roads; and
  - (c) be sight screened with native plantings; and
  - (d) the roof and walls shall be of darker recessive colours.
- 1.11 The dwellings shall be positioned with the area(s) specified in schedule A.

### 2.0 Fencing

- 2.1 No corrugated iron, second hand or demolition materials shall be used in the construction of any fence.

- 2.2 Any hedge used in fencing on any allotment shall not exceed three metres in height, and be native plants. No high species including pine species or Macrocarpa species shall be used for any hedging.
- 2.3 The Vendors shall not be required to contribute towards the cost of any fencing.

### **3.0 Driveways**

- 3.1 All driveways shall be either metaled or asphalted no later than the date that a code compliance certificate in respect of the construction of the dwelling has been issued by Kaikoura District Council.

### **4.0 Landscaping**

- 4.1 Prior to, during and after construction, the registered proprietor shall maintain the allotment in a clean and tidy manner. All vegetation, including grass, weeds and foliage shall be maintained in such a way as to minimize any fire risk. Any dirt piles should be sprayed regularly to control weeds.
- 4.2 All noxious weeds growing on the allotment such as ragwort, broom and gorse must be eradicated by the registered proprietor.
- 4.3 No excavation material, rubbish or builder's waste or materials are to be deposited on any adjoining allotment or community area. Any builder's waste shall be contained in a skip which shall be emptied on a regular basis.
- 4.4 Any damage done to the subdivision landscaping, berms and curbs or road reserve whilst the construction process is taking place must be repaired by and at the cost of the allotment owner responsible for the damage.
- 4.5 Each section has a water tank installed. Any further water tanks shall be installed at least 25 metres from the road boundary of the allotment. The tank may be installed in the ground but if not then must be screened so as not to be visible from the road, or from any other section. Such screening to be either by way of screen planting or fencing.
- 4.6 The registered proprietor is to use native plants for landscaping purposes.

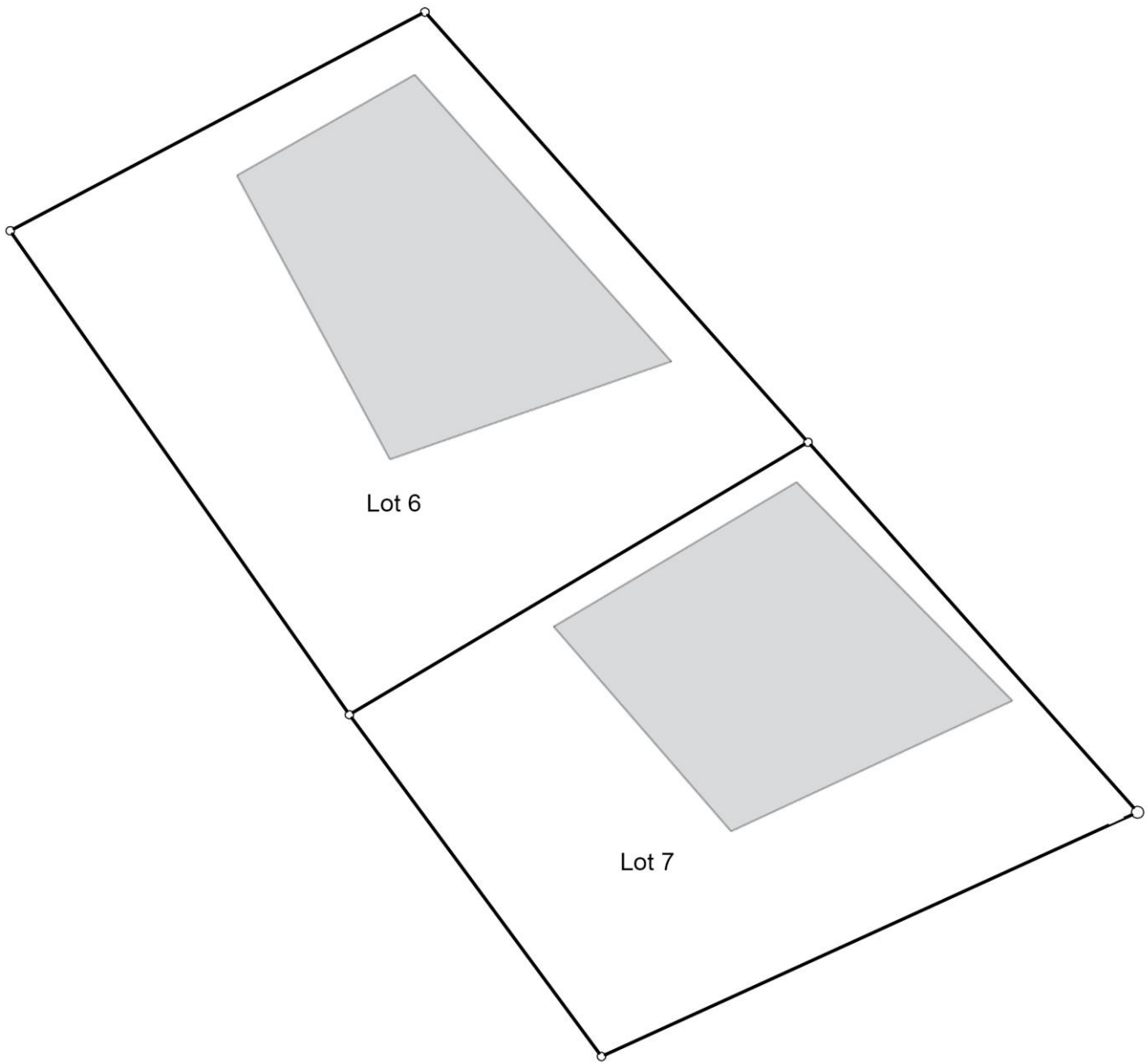
### **5.0 Prohibited Items**

- 5.1 The registered proprietor shall not permit, suffer or otherwise allow any of the following items to be kept or to otherwise exist upon the allotment:
  - (a) Shipping Containers (other than when owned and being used by any freight moving company delivering items within the container to the registered proprietor of any allotment) after construction of the dwelling.
  - (b) Pigs, Roosters, Stags, Donkeys
  - (c) More than two Dogs per allotment
  - (d) More than two Cats per allotment

## **6.0 General**

- 6.1 No caravans, campervans, house buses, boats, trailers or trade commercial vehicles shall be parked on the road or on the allotment when visible from the road on a permanent basis (more than 3 months).
- 6.2 No road-side grazing of stock shall be permitted. Allotment owners shall keep the road verges regularly mowed and maintained, so as to present a uniform and attractive appearance throughout the subdivision.

**Schedule "A"**  
**Dwelling Building Location Specification**  
**Lot 6 and 7, DP 471075**  
**Koura Bay Subdivision,**  
**Kaikoura**



Approximate Building  
Location

Not To Scale