16 Protea Lane

- **Pet Rules:** The title includes a formal 'no cats' clause and requires dogs to be kept on an electronic containment system. *(Vendor Note: The cat restriction is largely unenforced in the wider area due to the existing neighbourhood pet population, but buyers should be aware it remains on the title).*
- **Covenanted Maintenance Areas (Bush & Planting):** The title originally required ongoing maintenance and Council monitoring of the boundary gardens and native bush (including 5-year expert sign-off reports). **Update:** This covenanted maintenance requirement is currently under formal review with the Kaipara District Council, with the vendor actively seeking to have it removed.
- **Building Envelope:** All construction (house and garage) must be situated within the designated building pad (Area O) on the surveyor's plan.
- **Infrastructure:** The build will require a minimum 10,000L firefighting water tank and a custom-engineered wastewater system.