

Rose Manor

MARLBOROUGH

A tradition of creating neighbourhoods to love

PLAN APPROVAL PROCESS

All House Plans for the Rose Manor subdivision must be approved by the Architectural Committee. This is to assure a consistent approach. It also allows for the monitoring of the quality of the overall development and makes sure that Covenants are being adhered to. The following process applies.

Design fees are expensive so we encourage section owners to come to us in the early stages with their ideas in what they would like to do. The street appeal and overall look and feel of the property is what we are most interested in. We encourage open and park like streets with lots of landscaping rather than hard surfaces and fencing. The following is the process we advise you to follow in your planning. These are the things we will require when plans are submitted to us for approval prior to going to Council.

1. Read the Covenants carefully and make sure that you are abiding by them with you plans
2. Think carefully about your boundary fencing taking your neighbours into consideration

We need –

1. Plans showing all of the profiles, floor plans and how the house sits on the section
2. Colour Palette for –
 - a. Exterior Cladding
 - b. Windows, roof and garage door
3. Side boundary fencing proposal and the colour the fence will be stained or painted
4. Landscape Plans – this can follow. We are only interested in what can be seen from your street frontage
5. If you are planning a front fence then a detailed plan showing materials to be used and colours. Note the setback!
6. Builders Bond Registration form and \$1,000 Builders Bond
7. Follow the Checklist on Page 3 of the Builders Bond registration form for full details

On completion of your project request a Bond refund from us and we will do a visual inspection to make sure everything has been put back to its original state. If everything is in order the refund will be made.



DELUXE
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neighbourhoods to love

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