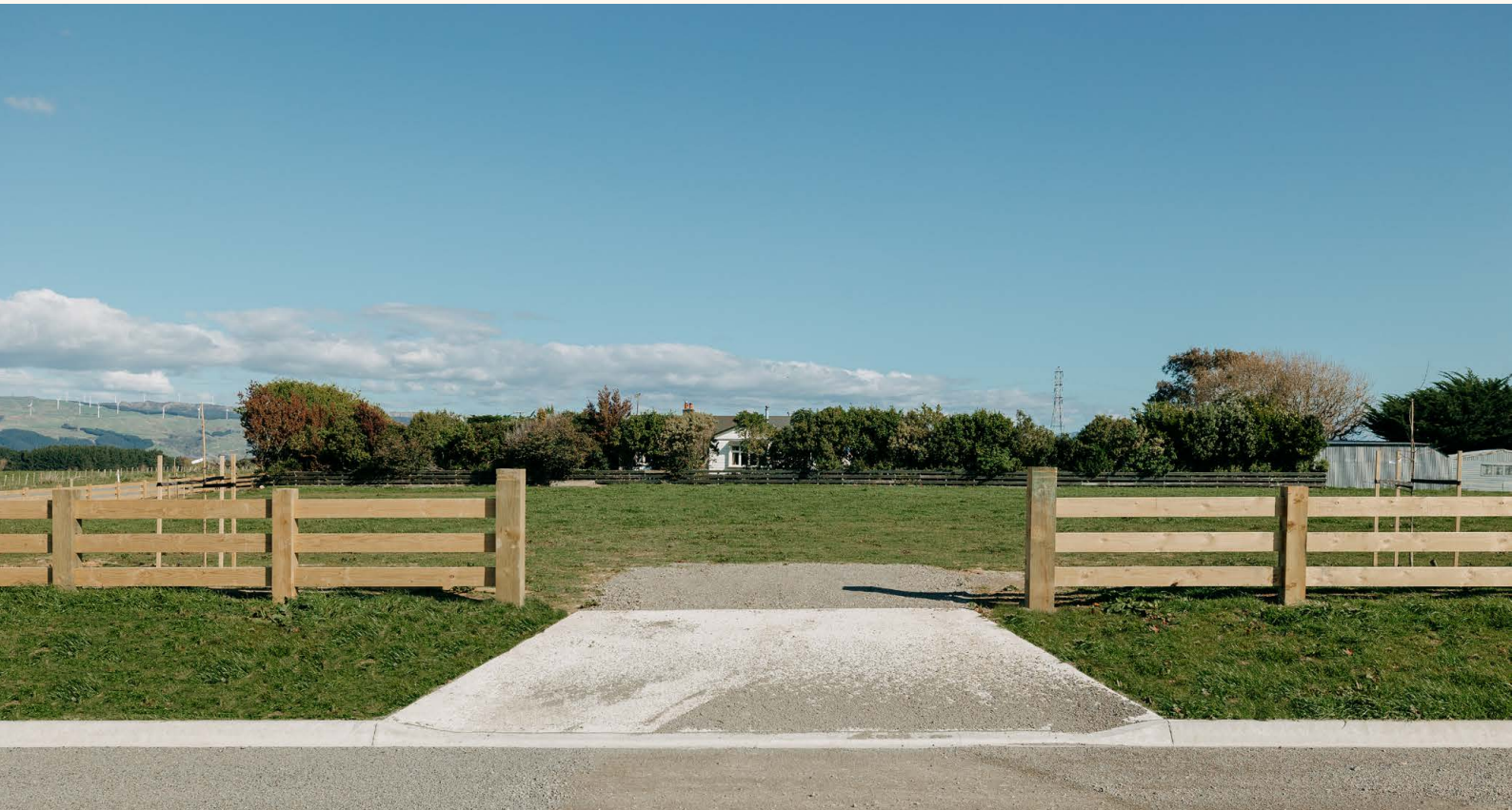




**MACFARLANE**  
ESTATE

Semi-rural, total bliss.



# LOT ONE

INFORMATION PACK

LIVE THE LIFESTYLE  
YOU'VE BEEN  
DREAMING OF AT  
MACFARLANE ESTATE.



**5 145 M<sup>2</sup>**

Lot Size



**\$1,149,000**

Land & Build Starting At



Imagine a space where you can truly spread out, surrounded by nature and a vibrant, genuine community. Welcome to MacFarlane Estate, a beautifully designed premium subdivision nestled in the heart of Hiwinui.

Every lot is a blank canvas upon which we can craft your ideal home.

We have thoughtfully considered a range of home design offerings for each lot, individually tailored to the site. Influenced by our decades of building experience, these designs could be perfect for your family already, but none are set in stone. We can easily work with you to customise them even further.

Or, if you already have an idea of the design layout you wish to build or have even got so far as to have plans drawn up, we're ready to partner with you to bring those plans to life.

We're excited to collaborate and customise your home to fit your dreams and budget. Let's connect in person to explore the possibilities.

Ph: +06 356 9038 • Email: [info@originhomes.co.nz](mailto:info@originhomes.co.nz)  
Visit us: 19 Kelvin Grove, Palmerston North 4414

LAND AND BUILD STARTING AT

**\$1,149,000\***

LAND COST \$440,000

\*Estimate based on a house size of 200sqm and is an indication only. Subject to change.



This impressive corner section offers stunning views down to the gorge. As the second largest Stage 1 section, on one side you'll enjoy stunning views, and on the other full day sun. We can guide you through ensuring your home is designed to make the most of both.

We have a range of packages - each customisable to suit your lifestyle, budget and design preference. Come talk to our experienced and friendly team to learn more.

- Building packages from \$1,149,000 (approximate pricing based on a minimum house size of 200 sqm)
- Sections only, \$440,000

Now is the perfect time to buy, as we will hold these prices for a limited time or until the first few build projects begin.

Quality is the cornerstone of our business. Working with Origin Homes ensures you benefit from our decades of building experience and have a knowledgeable guide to support you throughout the design process.

# FEATURED DESIGN CONCEPT

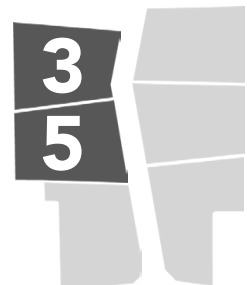
Home designs perfectly suited for Lot 1

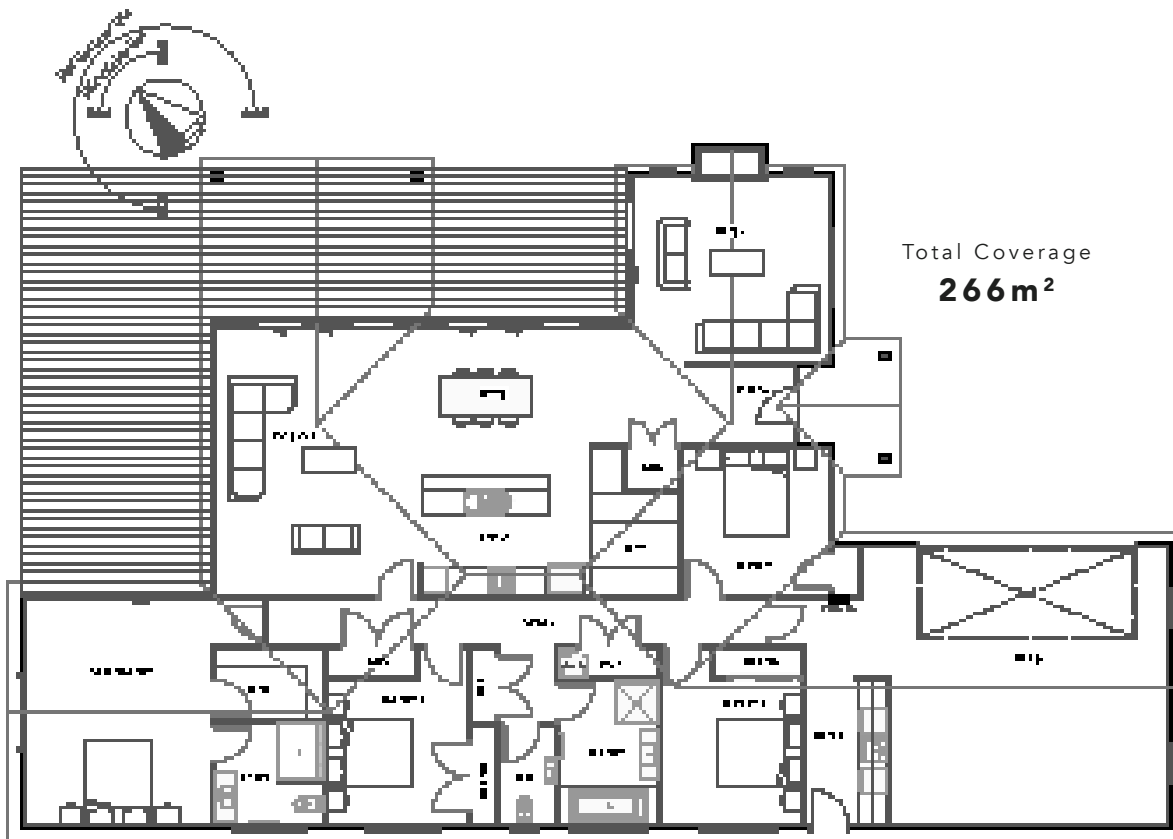


Artists impression only - T&C apply

Whether you simply seek inspiration for your own custom design journey or prefer a complete ready-to-build package, we offer a range of thoughtfully crafted design concepts for each MacFarlane Estate section.

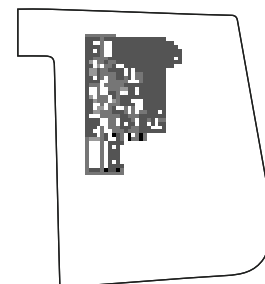
Also works with lots





By orienting this 4-bedroom home with the living area facing north-northwest and the garage to the south, you will maximise all-day sun and the view for your primary living spaces. This strategic positioning has a host of other benefits, including enhancing the street view and providing screening for septic systems or water tanks in a subtle but elegant way.

You can trust that all of our MacFarlane Estate design offerings are positioned to make best use of all the unique lot considerations.



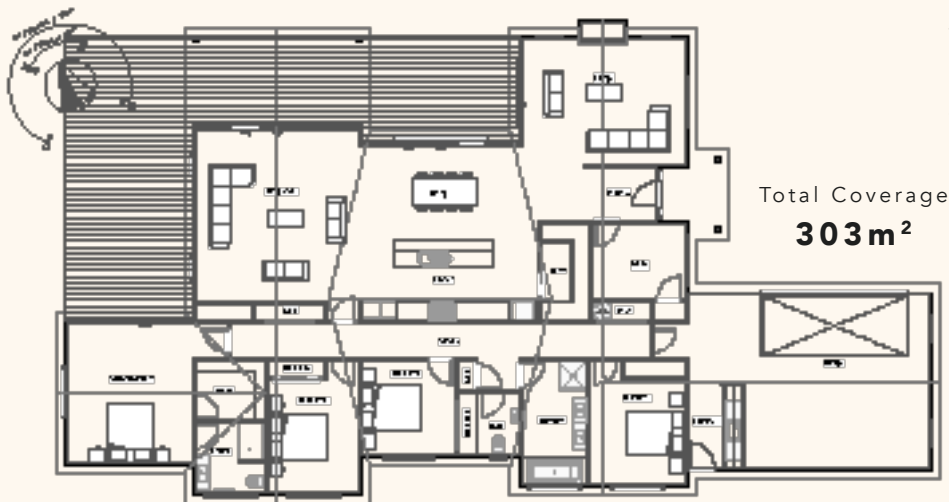
# CONSIDER THIS DESIGN



Very similar in layout and footprint to the first design, but tweaked to include a fifth bedroom.

Whether it's around the number of rooms your family needs, how you want to use indoor and outdoor spaces, or the building materials that best align with your preferred design style, all of our designs can be used as a springboard to customise a home that perfectly suits your family.

We offer clients complete freedom and flexibility to design a home they will fall in love with.



# HOW DOES MACFARLANE ESTATE SET THE STANDARD FOR NEW SUBDIVISIONS?

It's the little features—many backed by significant investment—that truly set McFarlane Estate apart. We've gone the extra mile to ensure this community is not only beautifully designed but also delightfully liveable.

- Fully serviced power and fibre available on all sections.
- Beautifully crafted post and through-rail front boundary fences for a classic look.
- Intentionally shallow gradient road verges and no open roadside drains, ensuring safe ride-on mowing for residents.
- Concrete curb and channel roadside that eliminates open drains—a rare find in rural areas, enhancing the overall street view.
- No costly private road membership fees, as the Estate is a public road.
- Level sites with substantial build platforms, allowing you the freedom to position your home wherever you choose within the section.





## LET'S TALK ABOUT YOUR DREAM HOME

Do you need an experienced guide to help you understand where to start? Or maybe you are ready to request a quote?

It doesn't matter what stage of the new build journey you're at, the best first step is to talk to our friendly team.



**INFO@ORIGINHOMES.CO.NZ**



**+06 356 9038**



**19 KELVIN GROVE**  
KELVIN GROVE, PN



# COVENANT KEY INFORMATION

## 1. Construction of a Residence

- a. The Covenantor must not construct or erect on the Burdened Land anything other than one dwellinghouse and ancillary buildings constructed from new materials. Ancillary buildings may include any minor dwelling which may be approved by the Local Authority, one shed or workshop up to maximum size of ??? square metres an animal shelter, woodshed and garden shed being no more than 10 square metres each. The Burdened Land includes any future Lots derived out of Deposited Plan ????? and for which a new title is issued by Land Information New Zealand
- b. The Covenantor must not commence or enter into any agreement for the construction of a dwellinghouse or associated ancillary buildings on the Burdened Land without first submitting the plans and specifications to L C Builders Limited for plan acceptance and written approval of such plans and specifications ("plan acceptance"). If L C Builders Limited are no longer a registered owner of any lots which have derived out of Deposited Plan ?????, then the issue by the Local Authority of a building consent for the construction of a dwellinghouse and/or ancillary buildings on the Burdened Land shall be deemed plan acceptance provided that the proposed construction complies with the covenants herein
- c. The Covenantor must not permit any deviation from plans and specifications approved by L C Builders without the further written consent of the L C Builders Limited to such deviation, which consent shall not be unreasonably or arbitrarily withheld.
- d. The Covenantor must complete the construction of the dwellinghouse within one (1) year from the date of plan acceptance or within one (1) year from the date on which any on-site work begins, which includes any on site earthworks, whichever is the latest.

## 2. Restrictions on Construction

2.1 The Covenantor must not:

- a. Erect any building within a distance of five metres from any Burdened Land boundary.
- b. Allow at any time any shipping containers to remain on the Burdened Land permanently
- c. Allow any temporary dwelling to remain on the Burdened Land after construction of the dwellinghouse has been completed.
- d. Allow any caravan, trade vehicle or other equipment and materials to be brought onto the Burdened Land following completion of the dwellinghouse and any ancillary buildings unless the same are garaged or screened and out of sight from neighbouring properties

## 3. Roof Cladding/Exterior Cladding

3.1 The dwelling and ancillary buildings erected on the Burdened Land are to be constructed with new permanent low maintenance materials.

3.2 No unpainted roofing iron or garage doors will be permitted.

3.3 All exterior cladding, painting and decorating to be in a neutral palette.

3.4 No recycled or second-hand materials are to be used in the construction or erection of a dwellinghouse and/or ancillary buildings provided however that in the case of any subsequent alteration, addition to or refurbishment of any fully completed dwellinghouse or ancillary building recycled or second hand materials may be used where the use of such materials results in maintaining and keeping the exterior appearance of the buildings the same

#### **4. Minimum Floor Area**

4.1 A minimum ground floor area of that part of the dwellinghouse that comprises the enclosed living areas of the dwellinghouse (including any integral garaging), but excluding other ancillary buildings and other improvements shall not be less than 200 square metres.

#### **5. Garage/Ancillary Buildings**

5.1 Except as may be approved by the Local Authority in the case of a minor dwelling, the Covenantor must not utilise any garage, ancillary building or caravan or other vehicle or other form of shelter as a means of providing supplementary accommodation to a dwellinghouse

#### **6. Driveway/Accessway to Lot**

6.1 The Covenantor shall not construct any vehicle access which does not have a permanent surface of concrete, concrete block, brick paving or tar sealing for a minimum of five metres from the front boundary of the Burdened Land. Thereafter any metalled area shall have solid concrete or timber nib edging

6.2 Such vehicle access works are to be completed no later than 12 months from the date on which construction of the dwelling first commenced.

6.3 The Covenantor shall not park or permit to be parked large motorised vehicles or trade vehicles overnight within the formed road carriageway adjacent to and/or in the vicinity of the Burdened Land.

#### **7. Fencing**

7.1 The Covenantor shall not construct on boundaries fronting a public road, and on side boundaries within 4 metres of a public road, a fence exceeding a height of 1 metre above the natural ground level unless consent is first obtained from L C Builders Limited and above 1.8 metres on all other boundaries.

7.2 Not to construct a boundary fence other than of permanent materials of wood, stone, brick or plaster.

#### **8. Section Maintenance**

8.1 The Covenantor must ensure that the Burdened Land is kept in a neat and tidy condition and maintained free from long grass, weeds, rubbish, builder's waste or other substances before, during and after construction of any dwellinghouse and ancillary buildings.

#### **9. Occupation of Dwellinghouse**

9.1 The dwellinghouse constructed on the Burdened Land must not be occupied until all exterior claddings to the building are completed and fully decorated; a driveway has been laid and the code compliance certificate issued for the dwellinghouse.

#### **10. Boundary Fencing**

10.1 L C Builders Limited are not liable to pay for or contribute towards the expense of erection or maintenance of any fence between the Burdened Land and any contiguous land of L C Builders Limited but this proviso shall not enure for the benefit of any subsequent purchaser of the contiguous land.

## **11. General Covenants**

11.1 The Covenantor must not use the dwellinghouse, ancillary buildings or the Burdened Land generally for any commercial purposes save that a house based small business shall be allowed providing that it does not cause annoyance or nuisance to neighbours. No manufacturing, engineering or mechanics business shall be permitted.

11.2 The Covenantor will be allowed to keep certain animals such as cats, dogs, sheep, chickens on the Burdened Land provided that they do not cause a nuisance or annoyance to the owners or occupiers of neighbouring properties.

11.3 The Covenantor will not be allowed to keep pigs, roosters, turkeys or peacocks on the Burdened Land.

## **12. Covenantees Indemnity**

12.1 The Covenantor agrees that it will at all times hereafter save harmless and keep indemnified the Covenantee from all proceedings, costs, claims and demands in respect of any breaches by the Covenantor of any of the covenants and restrictions hereinbefore on the Covenantor's part contained or implied.

## **13. Enforcement of Covenants**

13.1 The Covenantee shall not be required or obliged to enforce all or any of the covenants, stipulations or restrictions contained herein nor be liable to the Covenantor for any breach thereof by any other of the registered owners from time to time of the other Lots which are subject to the within covenants.

## **14. Damages for Breach**

14.1 Where the Covenantee or any party to these covenants is required to expend money to make good any damage or loss caused by a breach of these covenants by a Covenantor (or guests, servants, employees, agents, invitees, tenants or licensees of the Covenantor), the Covenantee shall be entitled to recover the amounts they expended as a debt in any action in any Court of competent jurisdiction and such sum may include all costs howsoever incurred including the professional and legal costs calculated on a solicitor/client basis.

14.2 Should the Covenantor be in breach of these covenants, they may be served written notice by the Covenantee or any other party to these covenants requiring them to remedy the breach of the covenants within seven (7) days of receipt of the notice in writing. Upon the expiry of seven (7) days a penalty sum of \$100.00 per day shall be payable by the Covenantor until such time as the breach is remedied. The Covenantee or other party serving the notice will in addition be entitled to recover all costs incurred including all professional and legal costs calculated on a solicitor/client basis and to exercise any other remedies available.

## **15. Consent and Acknowledgement**

15.1 The covenants set out herein shall automatically expire as to any lots of Burdened Land that are required to vest as road or reserve in any subsequent subdivision upon approval as to survey of such subsequent subdivision plan by Land Information New Zealand.



[originhomes.co.nz/macfarlane-estate](https://originhomes.co.nz/macfarlane-estate)