

# Covenant

# FAQs

**STAGE 4**

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Welcome to Frontier Estate – Stage 4

# A Community Built on Quality, Character & Confidence

**Frontier Estate** in Te Awamutu is more than just a subdivision—it's a thoughtfully master-planned neighbourhood designed to uphold enduring value, visual appeal, and a vibrant sense of place. With **Stage 4** offering stunning elevated sections and carefully curated guidelines, you can build your dream home knowing every surrounding property will reflect the same high standards.

**About This Booklet:** This booklet has been created to help you feel confident and well-informed as you prepare to build in Stage 4 of Frontier Estate. It covers the top 9 frequently asked questions about covenants — what they are, why they matter, and **how they apply specifically to Lots 65–100**. Whether you're finalising your house plans or simply exploring your options, this guide is here to support your journey with clarity and ease.

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## What Are Covenants – and Why Do They Matter?

Covenants are simple guidelines that ensure every home in Frontier Estate is designed and built to a consistent standard. These covenants protect your investment by:

- Maintaining the aesthetic appeal of the neighbourhood
- Preventing unsightly or poorly maintained properties
- Promoting quality architecture and landscaping
- Creating a peaceful, family-friendly community

**Covenants at Frontier Estate Stage 4 apply to Lots 65–100** and remain in place until **1 January 2040**, giving you decades of certainty and security.

## Architectural Excellence

Build a home you're proud of — surrounded by others doing the same.

- **Pre-approval of house plans is required**, with a design review process that ensures every home contributes to a cohesive, attractive streetscape.
- **Minimum floor area of 160 m<sup>2</sup>**, including garage — ensuring generous, liveable homes.
- Exterior materials must be **high-quality and modern**, including brick, plaster, or weatherboard (minimum 75% coverage).
- All homes must feature:
  - **Street-facing windows**
  - **A sheltered, visible front door**
  - **Eaves of at least 300mm**, offering both form and function
- Flat-roofed or more modern architectural styles are permitted, subject to approval.



## Landscaping That Enhances Lifestyle

Enjoy lush, well-presented surroundings every day.

- Landscaping plans must be submitted and approved before work begins — especially for lots fronting **Pioneer Drive, Gateway Drive, Horizon Drive, or Manaia Road**.
- Front yards must be fully landscaped or grassed within **12 months of home completion**.
- Fencing must be high-quality, and fencing to reserves or certain boundaries must follow approved designs.
- No visible utility clutter such as washing lines, bins, trailers, or caravans must be **screened from view**.
- Driveways and external concrete areas must use **approved finishes** such as exposed aggregate, pavers, or decorative concrete — no plain asphalt.

## Built-in Sustainability

Forward-thinking features that benefit you and the planet.

- Homes must exceed standard energy efficiency requirements (either 150% of the H1/AS1 4th edition standard or 100% of the 5th edition).
- **Double-glazed windows and LED lighting** are mandatory.
- Roof materials must be modern, durable, and visually compatible (e.g., tile, coloursteel, slate).
- External lighting must minimize light spill to protect night skies and neighbour comfort.

*Building at Frontier  
isn't just about  
constructing a  
house.*

*It's about joining a  
thoughtfully  
designed  
neighbourhood  
you'll be proud to  
be part of.*

## Construction That's Clean & Considerate

Build confidently — with rules that promote tidy, timely progress.

- Homes must be completed within **12 months** of foundation pour.
- Landscaping, driveways, and fences must be completed within **15 months**.
- No relocatable or prefabricated buildings. All homes must be **new and built on-site**.
- No commercial or recreational vehicles to be stored in view on the street or front yard.

## Smart Urban Design & Site Management

Neighbourhood rules ensure enduring beauty and peace of mind.

- Only **one dwelling per lot** is permitted (no flats, cross-leases, or subdivisions without special approval).
- Retaining walls and shared fences follow clear ownership and maintenance rules.
- Unpaved, visible areas must be grassed or landscaped. No untidy or neglected yards.



## Mixed-Use Harmony

- Live close to where it's all happening without compromising lifestyle.
  - The estate includes **dedicated sites for childcare and commercial use** (Lots 604, 800, 801).
  - Residents **agree not to oppose** development of nearby:
    - **High-density housing** (Lots 402–407)
    - **Commercial and retail spaces**
    - **Childcare centres and licensed establishments**
  - You'll benefit from local amenities within walking distance — cafes, convenience stores, and services — without them encroaching on the residential feel of your street.
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## Community Standards, Enforced Fairly

Enjoy peace of mind — covenants are there to support, not restrict.

- All residents agree to support the neighbourhood vision, including consenting to future improvements or changes proposed by Frontier Estate.
- In case of breaches (e.g., unapproved changes, lack of maintenance), fair resolution processes are in place, including time to remedy and a clear dispute resolution system.
- **Frontier Developments Limited** oversees approvals, ensuring consistency and quality but is not responsible for enforcement.

# The Frontier Estate Design Committee

## Ensuring Quality, Harmony & Lasting Value

At the heart of Frontier Estate’s vision is the **Design Committee** — a dedicated team responsible for reviewing and approving all building and landscaping plans across the development. Their role is to ensure every home contributes to a unified, attractive streetscape and aligns with the Estate’s high design standards.

Whether you're planning your dream home or finalising landscaping details, the Design Committee offers expert oversight with a focus on:

- **Architectural consistency**
- **Material quality and durability**
- **Streetscape aesthetics**
- **Sustainable, energy-efficient design**
- **Harmony with neighbouring properties**

By guiding the development of each lot, the committee helps protect the value of every home and ensures Frontier Estate remains one of Te Awamutu’s most desirable residential communities.

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## Ready to Submit Your Plans?

Download the Final House Plan Submission Form from our website to ensure your application includes all the required documents. View it now at: [www.FrontierEstate.co.nz](http://www.FrontierEstate.co.nz)





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