

STORMWATER

Soakpits

At time of building consent, the owners of Lots 1 – 21 must install a suitably sized soakage pit to drain all roof and hardstand areas.

Building Platform Level

Future buildings established within the marked building platforms for Lots 21, 5, 9, 4, 8 and 10 must have a minimum platform level of R.L. 38.7 m NZVD2016, for which the building is built on.

WASTEWATER

At time of building consent, the owners of Lots 1 – 21 must install their own onsite wastewater treatment and disposal system in accordance with the WRCR consent (Regional Council Consent Decision pending)

LANDSCAPING

Design

At time of building consent, the owners of Lots 1 – 21 must confine each dwelling and any ancillary structures to their designated building platforms (building areas as shown on scheme plans). Within the building platforms, each dwelling (including garages and ancillary buildings) will have a maximum building footprint of 300m² per lot and maximum building height of 6m above ground level.

Colour and Materiality

At time of building consent, the owners of Lots 1 – 21 must use colours that are recessive and sympathetic to the rural character of the area, such as natural tones that like Mudstone, Rivergum, Ironsand and Permanent Green that blend in with the surrounding landscape. They must also choose colours for the cladding, roofing, and trims of buildings which comply with the acceptable Light Reflectance Value (LRV) of less than 20% and use non-glossy, textured or matt/powder finished materials for roofs, walls and other surfaces, avoiding shiny or reflective finishes.

Planting

Owners of Lots 13, 14, 15, 17, 18, 19, 20, 21, 5, 9, 4, 8, 3, 2 and 1 must maintain all landscaping established on their lot in accordance with 9.0 Landscape Mitigation Plan and 10.0 Plant Species Palette in perpetuity. It is the responsibility of the owners of each lot to ensure the landscaping is well maintained and to immediately replace any plants that die, are damaged and must be removed or are inadvertently removed.

FIREFIGHTING

Upon the construction of a habitable building, a minimum of 45,000 litres of water shall be maintained at all times as a static firefighting reserve. Alternatively, a 7,000 litre firefighting reserve is to be made available in association with a sprinkler system installed to an approved standard. Sufficient water volume, pressure and flows shall be provided in accordance with

New Zealand Fire Service (NZFS) Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 and that this water supply be accessible by emergency vehicles for firefighting purposes; and a firefighting connection in accordance with Appendix B – SNZ PAS 4509:2008 is to be located within 90m of any proposed building on the site. In order to ensure that connections are compatible with NZFS (Fire and Emergency New Zealand) equipment, the fittings are to comply with the following standards:

- a) Either: For flooded sources – 70mm Instantaneous Couplings (Female) NZS 4505, or for suction sources – 100mm Suction Couplings (Female) NZFS 4505 is to be provided.
 - b) Flooded and suction sources must be capable of providing a flow rate of 25litres/sec at the connection point/coupling. The Fire Service connection point/coupling must be located so that it is not compromised in the event of a fire.
 - c) The connection shall have a hardstand area adjacent to it to allow for a NZFS appliance to park on it. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5m and shall be within 5m of the coupling. Access shall be maintained at all times to the hardstand area.
 - d) Firefighting water supply may be provided by means other than the above if the written approval of Fire and Emergency New Zealand is obtained for the proposed method.
7. Pursuant to section 221 of the Resource Management Act 1991, a Consent Notice shall be imposed on the Record of Title of Lots 1 - 21 to ensure that the following conditions are met on a continuing basis. The Consent Holder is required to pay the costs of the Consent Notice.