

OUR REF: 10039

Lands and Survey (Whangarei) Ltd  
[www.landsandsurvey.co.nz](http://www.landsandsurvey.co.nz)  
164 Bank Street  
Whangarei

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WDC Ref: SD2000051 & P81322

### **Information on the Subdivision Conditions – Fox Future Trust – Waipu Caves Road**

Following is a summary of the conditions for future owners of Lots 1-8 of the Fox Futures Trust subdivision on Waipu Caves Road, Waipu. The conditions and controls in full are within the Decision for SD2000051.

Any development shall comply with recommendations identified in the Wilton Joubert Consulting Engineers subdivision report (dated 30 May 2019 reference 87315 Revision 02). A copy is available from Council.

The location and foundations of any building shall be certified by a suitably experienced Chartered Professional Engineer.

A waste water treatment system capable of secondary treatment shall be installed and the treated wastewater shall be discharged to land by way of pressure compensating dripper irrigation. A maintenance contract shall be in place at all times.

The owner of Lot 4 and the owner of Lot 8 are responsible for the maintenance of the fire-fighting water supply tanks located on ROW G or ROW H, and to ensure that the tanks always stay full. Responsibility for replacement of water that has been drawn from the tank will lie with the property owner who has drawn the water.

Provide suitable evidence/design to illustrate that stormwater attenuation will be provided for all impervious surfaces. Stormwater disposal across any boundaries is not to create a nuisance.

An Erosion Control Management Plan is to be provided to Council prior to earthworks for the development of an accessway or house site.

There is ongoing protection and management of the ecological and natural feature values on the site. All activities conducted on each lot, inclusive of building, servicing, and any earthworks/landscaping, shall comply with the requirements of the Development Management Plan.

No dumping of garden waste in the forest areas.

No Cats.

Dogs are to be retained within the boundaries of each lot and excluded from entering the forest areas.

No Minor Residential Units.

Accessory Buildings must be within 8m of the main dwelling, and only one accessory building may exceed 10m<sup>2</sup>.

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Buildings on Lots 1-3 & 5-8 shall be no more than 6m in height above natural ground level. Buildings on Lot 4 shall be no more than 5m in height above natural ground level.

The exterior colour and finishes of buildings are to reflect the rural character, with permitted materials listed in the Landscape Assessment.

All metal roofing materials are to have a reflectivity level of less than 25%. Low reflective value glass is to be used for all glazing. No highly reflective material are to be used, such as window mirror glazing.

All vehicle driveways shall be formed with recessive colours.

Exterior lighting are to be placed on the sides of houses facing away from the forest and directed towards the ground.

All services and utilities are to be located underground or screened.

Water tanks are to be buried to a minimum of half of their total height.

Controls on Retaining walls including height and colour controls.

### **Additional covenants applied by the developer.**

No trees in lots 1-8 are to exceed 10m in height. This is about the height of a power pole.

### **Future development.**

Any sale and purchase agreement shall have a condition that allows for the future development of 3 more section/lots on the ridge to the east of lots 7 and 8.

Any sale and purchase agreement shall have a condition that allows for the commercial consent for Waipu Caves Farm Park which includes camping and outdoor recreation, education and tourism on the balance of the farm 300acre. Camping will be out of site over the ridge to the north and approximately 500m away.