

IN THE MATTER of the Resource Management Act 1991 ("the Act")

A N D

IN THE MATTER of a subdivision consent as evidenced by Land Transfer Plan No. 363199

A N D

IN THE MATTER of a Consent Notice issued pursuant to Section 221 of the Act by THE WHANGAREI DISTRICT COUNCIL ("the Council")

IT IS HEREBY CERTIFIED that the following conditions to be complied with on a continuing basis by the subdividing owner and subsequent owners were imposed by the Council as conditions of approval for the subdivision as effected by Land Transfer Plan No. 363199 ("the plan")

1. In relation to lots 1 and 2 on the plan:
 - (i) No building shall be constructed to exceed a height of 6.5 metres above existing ground level.
 - (ii) The exterior facades and roofs of buildings are to be constructed with materials or painted with colours that have reflectance values of less than 40% provided always that this condition does not apply to window joinery or doors.


NB: The reflectance value of a material or colour is the amount of light (and heat) they will reflect and is indicative of their likely visibility in the landscape. The reflectance values of painted surfaces are detailed in the Resene Paints British Standard BS 5252 colour range with black having a reflectance value of 0% and white having a reflectance value of 100%. The Resene colour range is based on BS 5252:1976 Framework for Colour Co-ordination for Building Purposes.

- (iii) All vehicle driveways and manoeuvring areas associated with buildings shall be formed with natural materials (eg metal) or paved with other materials eg concrete or seal, using oxide additives which reduce brightness and visibility in the landscape.
 - (iv) All earthworks carried out with construction of buildings and associated vehicle driveways and manoeuvring areas are revegetated in accordance with a landscaping plan prepared by a suitably qualified person and submitted to the Council at the time of seeking building consents. This landscaping plan shall also show other plantings which serve to reduce the visibility of buildings and integrate them with the surrounding landscape. All planting is to be undertaken within the planting season (March – September) following the completion of building and earthworks on the site. The plan shall show (where appropriate):
 - (i) Areas of planting/tree planting indicating species and numbers;
 - (ii) Grade of plant stock;
 - (iii) Details of proposed ground preparation, mulching and staking; and
 - (iv) Details of future maintenance.
2. In relation to lots 1 through 5 on the plan any development undertaken shall comply with the restrictions specified in the Richardson Stevens Consultants (1996) Limited engineering reports of 11 December 2002 and 5 February 2003, copies of which are attached hereto, and in particular shall:
- (i) Ensure that specific recommendations for building at identified building sites is confirmed by subsurface geotechnical investigations;
 - (ii) Full design of individual effluent disposal systems is provided at the time of building consent application with such to cover the stability issues noted in the engineer's report of 11 December 2002;
 - (iii) Stormwater from roofs and paved areas is to be directed to stable water courses to avoid erosion and aggravation of slip areas;

- (iv) Foundations for building on lot 1 are to be taken down to a minimum of 1.5 metres below natural ground level, or 500 mm below finished ground level, whichever is the greater;
 - (v) Foundations for building on lot 2 are to be specifically designed; and
 - (vi) Foundations for building on lots 3, 4 and 5 on the plan are to be taken down to a minimum of 500 mm.
3. If buildings are proposed for alternative sites to those which have been identified for building purposes on the engineering reports then appropriate geotechnical investigation should be undertaken to confirm the suitability of that alternative site.

DATED at Whangarei this *31st* day of *October* 2006

SIGNED for THE WHANGAREI DISTRICT COUNCIL pursuant to the authority of the Council given pursuant to the Local Government Act 2002 and the Resource Management Act 1991



Authorised Signatory