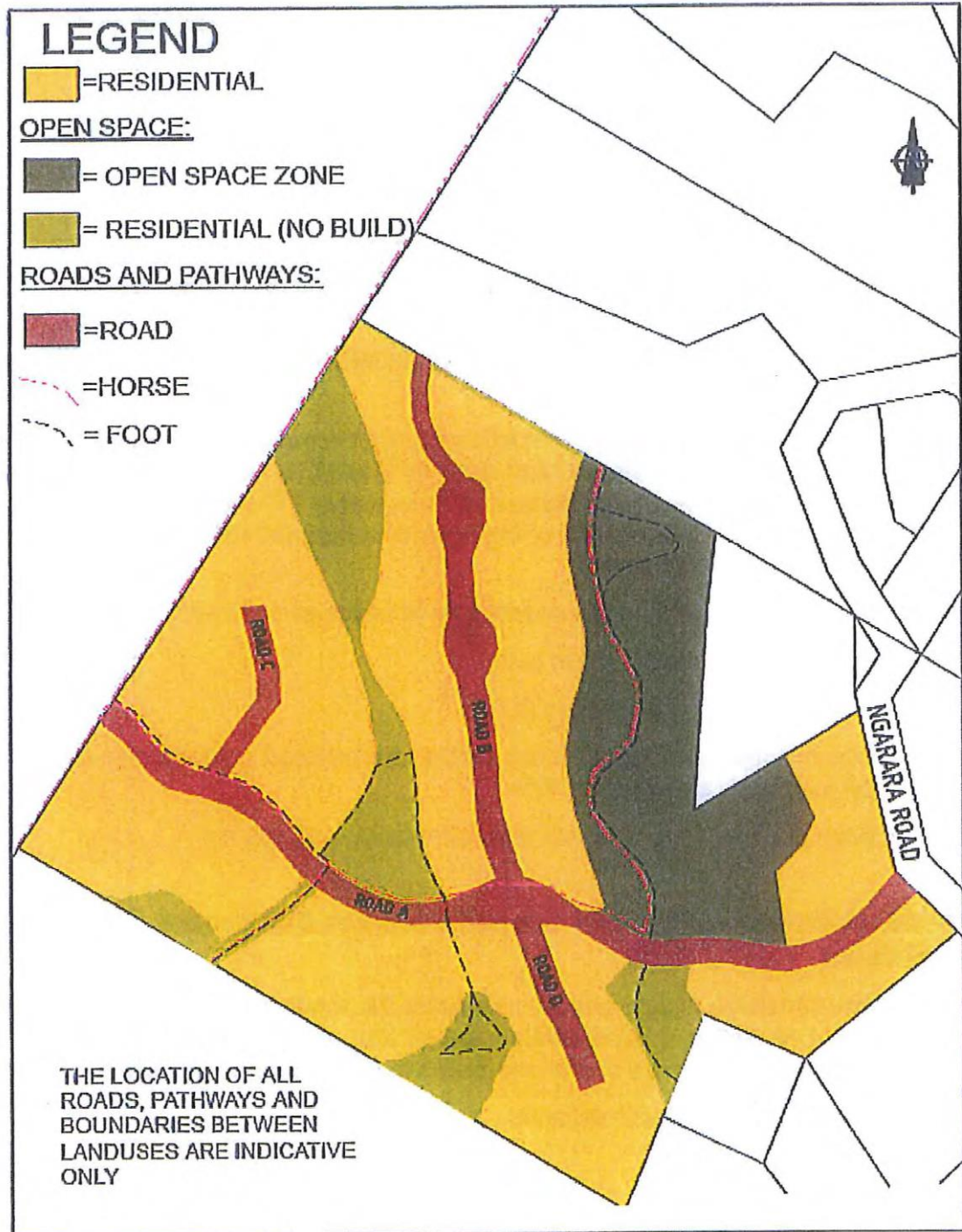


Appendix 5.3

Ferndale Area Structure Plan and Notations

Ferndale Area Structure Plan and Notations

FERNDALE AREA STRUCTURE PLAN



FERNDALE AREA STRUCTURE PLAN NOTATIONS

Additional Controlled Activity Standards for Subdivision

- (i) Density – Minimum lot area of 800m² (inclusive of access) and a maximum of 62 residential lots
- (ii) Stormwater peak discharge at the boundary of the Ferndale Area is no greater than from the 'greenfield' site for any storm event
- (iii) The provision of a Landscape Plan.

Additional Permitted Activity Standards

- (i) No buildings within Residential No Build areas
- (ii) One single household unit only per site (no additional living units or dwellings including family flats)
- (iii) 10 metre building setback from all external boundaries of the Ferndale Area, except lots, 3 4 and 5 which have a 5 metre building setback from all external boundaries of the Ferndale Area.
- (iv) Maximum building height restriction for sites accessed from Road B shall be 4.5 metres above road edge on Road B, or 8 metres above original ground level, whichever is the lesser. The road edge is defined as the lowest point of the edge of the formed road, along the front boundary of the site.
- (v) Maximum area of any site covered by all buildings shall be:
 - 35 % for sites of 900m² or less
 - 30 % for sites greater than 900m²
- (vi) The minimum permeable area that is not covered by buildings or paving of any site shall be 40%
- (vii) Solar hot water systems and greywater recycling systems

Additional Matters over which Council Reserves Control for Subdivision

- (i) The provision of low impact measures for roads and other public areas (particularly impermeable areas) that are appropriate to the site. Examples of low impact measures to be considered include:
 - Sedimentation ponds/ wetlands
 - Infiltration measures
 - Permeable pavements
 - Bioretention swales/ basins.
- The provision of rainwater attenuation devices for stormwater storage, garden use and non-potable indoor use (toilets) e.g. rainwater tanks and dual plumbing

- The provision of dedicated walkway and bridleway connections between Waikanae and Waikanae North
- The provision of alternatives to standard street lighting to minimise light emissions beyond the Ferndale Area (e.g. low level wash lighting)
- The extent to which the Landscape Plan includes:
 - Ownership details of all open space areas identified on the Structure Plan (Open Space zone and Residential No Build)
 - Site preparation and detailed planting plans for all open space identified on the Structure Plan (Open Space zone and Residential No Build), including:
 - i. Vegetative screening of properties adjoining the Ferndale Area with appropriate species that do not cause adverse effects on the adjoining property owners through reduced sunlight access
 - ii. The retention of existing vegetation (exotic and indigenous), where possible, which has potential screening, amenity or habitat value
- Management and maintenance arrangements for Residential No Build areas that will remain in private ownership (not transferred to the Council) covering the following matters:
 - i. Maintenance requirements for all screen planting
 - ii. Fencing, building and planting controls to ensure the retention of open space and 'openness'
 - iii. Pest control
- The requirement for covenants or s.221 notices that address:
 - i. The developer's commitment to the management of plantings for a period of 2 years following construction (defects liability period) for all open space identified on the Structure Plan (Open Space zone and Residential No Build)
 - ii. The use of vegetation that is predominantly indigenous to the Foxton Ecological District when planted or replaced on lots after the 2-year defects liability period, to enhance the ecological values of the greater Nga Manu ecological area
 - iii. Management and maintenance arrangements for Residential No Build areas remaining in private ownership (not transferred to the Council), as set out in the Landscape Plan
 - iv. No planting of Pine or Macrocarpa species in the Ferndale Area
 - v. No internal fencing to exceed a height of 1.2 metres.
 - vi. No keeping of cats in the Ferndale Area.