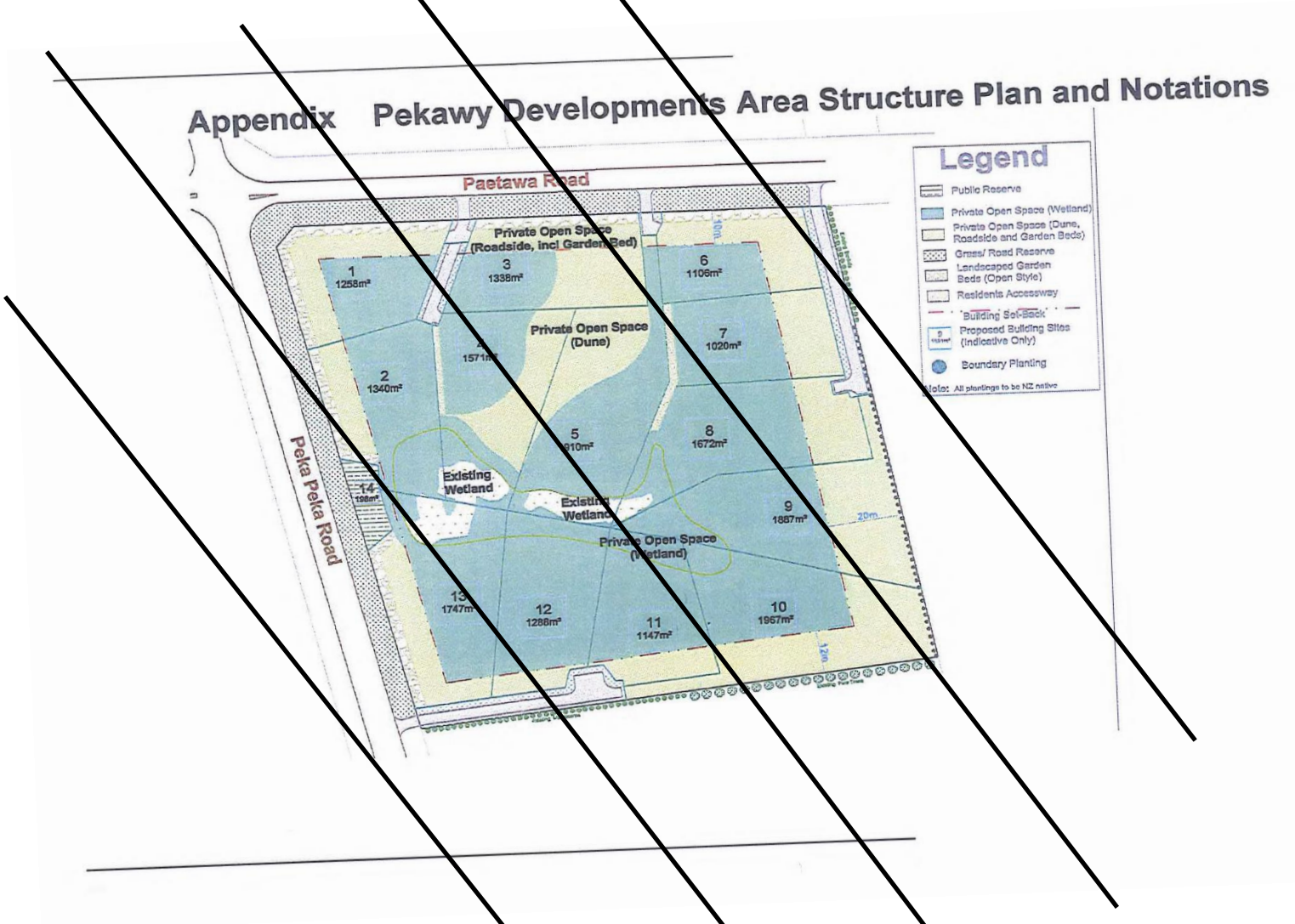


Appendix 5.4

Pekawy Development Area Structure Plan and Notations

Appendix Pekawy Development Area Structure Plan and Notations





‘PEKAWY DEVELOPMENT AREA’ STRUCTURE PLAN NOTATIONS

Subdivision Controls

- No further subdivision (maximum of 13 residential lots).
- Isolation strips across legal road frontage restricting vehicle access locations.
- Advanced secondary wastewater treatment systems with quality standards better than 20 BOD and 30 Suspended Solids.
- Rainwater attenuation devices (for garden use and for non potable indoor uses – will require dual plumbing).

Permitted Activity Standards

- No buildings within private open space areas.
- One single household unit only per lot (no additional units or dwellings including family flats).
- No accessory buildings in excess of 10m².
- 10 metre wide building line setback from south and west boundaries (boundaries with Paetawa and Peka Peka roads), 12 metre building line setback from eastern boundary and 20 metre building line setback from northern boundary.
- Maximum building height restriction of 6 metres and no buildings shall exceed 12 metres above mean sea level.

Other Controls (Private Covenants or s.221 Consent Notices)

- Controls and maintenance requirements for all lots containing Private Open Space areas. These controls will include:
 - * Maintenance requirements for wetland and street-front garden beds. Requirements will be defined within a ‘Private Open Space Governance Plan’.
 - * Fencing, building and planting controls to ensure the retention of open space and ‘openness’.
 - * Developer commitment to the management of the Private Open Space areas for a period of 5 years following construction.
- No planting of Pine or Macrocarpa species
- Boundary plantings comprising shrubs, flax and cabbage trees shall be planted on the western side of the eastern boundary to form an effective visual screen to a minimum height of 2 metres and with an overall height of not more than 5 metres.
- Hedge planting restrictions to maximum height of 3 metres above natural ground level (no hedges within private open space areas).
- All dwellings to be new (relocatable dwellings not permitted).
- No temporary dwellings including caravans and garages.
- All internal fencing to be ‘open timber style’ or ‘post and wire’ and shall not exceed 1.2 metres in height.
- All building design including external colours to be approved by Pekawy Developments Limited or Council.