



**Vegetation Covenant:** A planted buffer shall be established within all areas identified as a *Vegetation Covenant* on the structure plan. The purpose of this planting is to provide partial screening and visual separation between the reserve and dwellings and living court areas within the site, for privacy reasons, for ecological reasons, and to help the development within the zone to integrate with the wider surrounding landscape. The planted buffer shall consist of native species endemic to the areas and may include species from the adjacent table planted at an average spacing of 1 plant every 1.2m<sup>2</sup>. The planting within these areas shall be protected by a covenant or consent order against the title of each lot to ensure that all planting is maintained and managed consistently. A landscape management and long-term maintenance plan will be required as part of the conditions of consent for any subdivision within the zone.

**Local Purpose Reserves:** *Local Purpose Reserves* shall be created between clusters of residential lots for the visual separation of buildings, public access between roads and the reserve, and stormwater management purposes.

**Recreation Reserve:** *Recreation Reserve* areas shall be vested to Council to enable the extension of the Whakamaru camping ground.

**Visual Mitigation Bund:** A 5m wide x 2m high earth bund is established along the frontage of the site with Ongaroto Road to screen the site from view to help maintain the existing rural character. Planting on the bund will be protected by the *Vegetation Covenant*.

**Building Design:** All buildings (dwelling and ancillary) are designed to visually integrate with the surrounding landscape by placing controls on their height location and appearance. Buildings shall comply with the following standards:

- Maximum height: 6m
- Exterior cladding materials:** Natural timber (oiled or stained), painted timber or panel (subject to iv below), concrete (off the form finish, plaster finish or exposed aggregate (subject to iv below), colour steel (subject to iii below), natural stone and/or brick, and weathering steel.
- Exterior Colours and Reflectivity:** Recessive colours that integrate with the colours and tones found in the surrounding landscape should be used on all exterior surfaces. Colours that are visually dominant or have a high contrast value should be avoided. Suitable colours include:

Colours from the BS 5252 range (or equivalent) identified in figure 3 below, subject to the following Light Reflectance Value (LRV) restrictions:

- Roof colours with an LRV between 5 - 13%
- Wall colours with an LRV between 5 - 23%.
- Trim colours with an LRV between 5 - 46% with a careful selection of natural colours.

- Wall colours with a reflectance value of more than 46% are not acceptable.

**Earthworks:** The earthworks within each lot are restricted to the formation of the building pad and easing the associated cut and fill batters to integrate with existing contours. The use of retaining walls (visible from outside of the lot) shall be avoided.

**Fencing and Boundary Treatment:** Where possible, boundaries should be unfenced or demarcated by hedging or informal planting. Urban and Close boarded fencing is not acceptable on street frontages. If fencing is proposed the majority must be visually permeable and of the same design to maintain rural character. Suitable fencing types and boundary treatments include:

- Horizontal timber post and rail.
- Post and wire (farm fencing).

