

**APPENDIX XVII TAKAMATUA AND ROBINSONS BAY  
COMPREHENSIVE DEVELOPMENT AREA**

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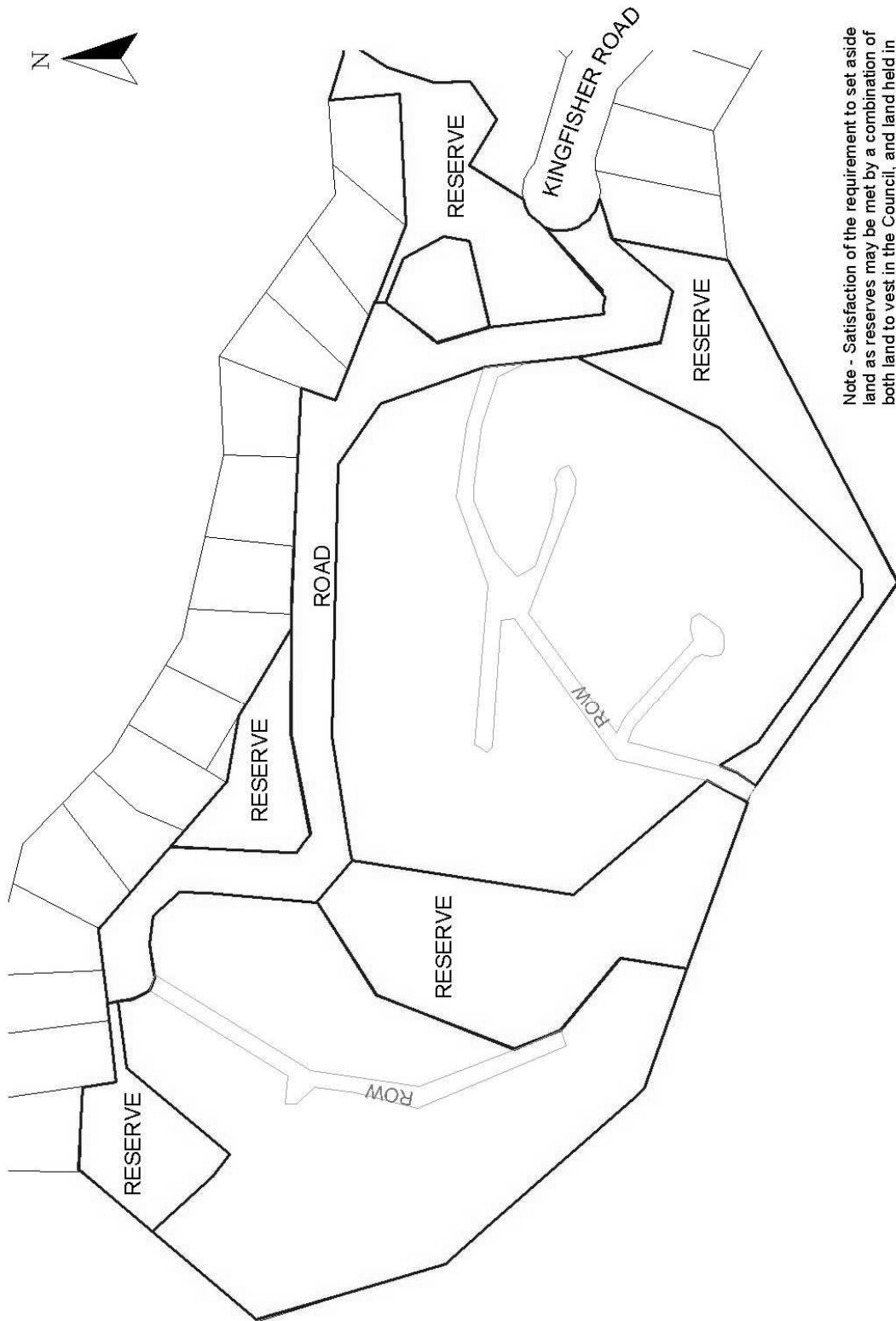
**PART A: TAKAMATUA COMPREHENSIVE DEVELOPMENT AREA**

Design of all structures shall take into account the following matters:

- a) Roof pitch 22.5 to 37.5°. Flat roofs are only permitted as connections between structures and not to exceed 20% of the total roof area.
- b) Roof claddings to be in steel (corrugated or tray), cedar shingles, slate, or similar.
- c) Roof colours to be natural, of low reflectivity (cedar, shingles, slate, 'zincalume', 'galvan' or other similar steel finish but not including plain galvanised), or dark 'coloursteel' colours (see attached).
- d) All claddings to be in timber, smooth plaster, stone.
- e) Wall colours to be natural and recessive (in materials as stated above) or in the range of browns, tussock, greys or natural greens.
- f) Joinery to be in timber, steel or aluminium. Joinery colours (excepting timber) shall match roofing, gutter and spouting colours.
- g) Fencing: Boundary fencing to be in standard post and wire only. All courtyard fencing to be in materials similar to housing including plastered concrete, timber (to match house cladding), stone, or post and rail. No composite or corrugated iron fencing.

Site Landscaping shall take into account the following controls:

- a) That prior to issue of a building consent for a dwelling, a landscape plan will be forwarded to the satisfaction of the Council, that includes a planting structure plan.
- b) Mauka should be used as the main species for structure planting to match and extend the existing trees.
- c) The number of selected species should be kept to 2-3 species to maintain a rural scale and character.
- d) All batters required for cut and fill should be regrassed as soon as possible following excavation.
- e) Exterior lighting should be kept low and reflected down to reduce the effects from distant views.



Note - Satisfaction of the requirement to set aside land as reserves may be met by a combination of both land to vest in the Council, and land held in private ownership that is the subject of a covenant for the protection of vegetation registered against the title.

TAKAMATUA COMPREHENSIVE DEVELOPMENT PLAN

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### **PART B: ROBINSONS BAY COMPREHENSIVE DEVELOPMENT AREA**

Design of all structures shall take into account the following matters:

- a) Roof pitch 8 to 37.5°. Eaves and recesses are to be encouraged.
- b) Roof claddings to be in steel (corrugated or tray), cedar shingles, slate, or similar.
- c) Roof colours to be natural, of low reflectivity (cedar, shingles, slate, 'zincalume', 'galvan' or other similar steel finish but not including plain galvanised), or dark 'coloursteel' colours (see attached). The reflectivity should be less than 20%
- d) All claddings to be in timber, plaster, stone or 'coloursteel'.
- e) Wall colours to be natural and recessive (in materials as stated above) or in the range of browns, tussock, greys or natural green but not pastels, white, reflective or bright colourss.
- f) Joinery to be in timber, steel or aluminium. Joinery colours (excepting timber) shall match roofing, gutter and spouting colours.
- g) Fencing: Boundary fencing and vegetation protection fencing to be in standard post and wire only. All courtyard fencing to be in materials similar to housing including plastered concrete, timber (to match house cladding), stone, or post and rail. No composite or corrugated iron fencing.
- h) Accessory buildings should be in the style, appearance and materials of the principal building.
- i) Water tanks shall be either incorporated into the structure of each building or partially buried and screened within the site so as not to be visible from any other lot or road outside of said allotment.

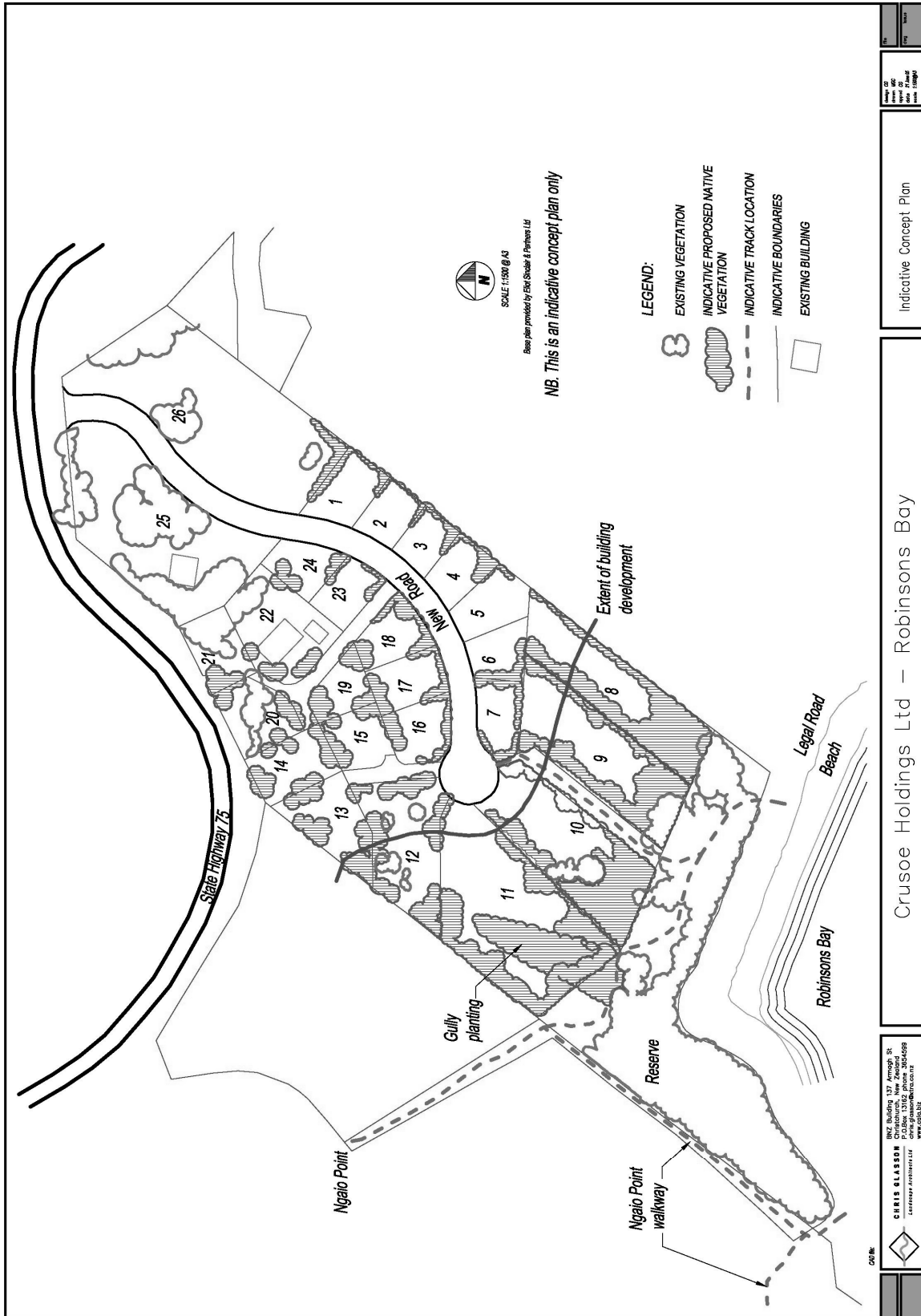
Site Landscaping shall take into account the following controls:

- a) That prior to issue of a building consent for a dwelling, a landscape plan will be forwarded to the satisfaction of the Council, that includes a planting plan. This shall address the establishment and maintenance of the landscape for the first five years following the construction of the dwelling.
- b) The framework plant species shall be selected from:
  - Coprosma robusta (karamu)
  - Cordyline australis (cabbage tree)
  - Dodonea viscosa (akeake)
  - Griselinia lucida (NZ broadleaf)
  - Kunzea ericoides (kanuka)
  - Myoporum laetum (ngaio)

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- Podocarpus totara (totara)
- c) All batter slopes required for cut and fill should be regrassed as soon as possible following excavation.
- d) Exterior lighting should be kept low and reflected down to reduce the effects from distant views.



<p>DATE: 15/08/2011</p> <p>SCALE: 1:1500 @ A3</p> <p>PROJECT: Takamatua and Robinsons Bay</p> <p>CLIENT: Crusoe Holdings Ltd</p> <p>DRAWN BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>DATE: 15/08/2011</p>	<p>Crusoe Holdings Ltd – Robinsons Bay</p>	<p>INDICATIVE CONCEPT PLAN</p>
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