

Owners Guide

Matakana Forest Park will be developed as a modern and well structured lifestyle estate.

Matakana Forest Park intends to introduce a series of design elements, and controls that will offer considerable environmental benefits and enhance ecological values by protecting the habitats of this coastal environment, it's biodiversity and future land use.

As an allotment owner in **Matakana Forest Park** you will also enjoy these values and environmental outcomes including the recreational opportunities they offer.

Not only will you enjoy the bird life and other fauna that will colonise these protected habitats, but also the use of the extensive reserve lands and open spaces that will be developed. These include an array of walking trails extending throughout the woodlands and beach areas.

An opportunity exists, to enter into a partnership with the Authorities, Iwi and other land owners for the preservation and protection of the natural rural area of **Matakana Forest Park** but also of the whole coastal environment.

1. How does this work?

A **Matakana Forest Park Residents Association** will be formed. The Residents Association will supervise and control the management of the Estate for the protection and in the interest of all owners for the type of community to be developed. This direction will be undertaken in conjunction with the Western Bay of Plenty District Council in accordance with the conditions of the **Resource Consent**.

The **Resource Consent** will include all of the environmental objectives and conservation values that the development is seeking, and include guidelines on how these objectives and values will be achieved.

These will be incorporated into a **Management Plan** that will become the working document for the **Residents Association**.

The **Residents Association** will be an incorporated society, giving the association the statutory power to govern and manage including the collection of fees.

In the early stages of the development the vendor will act as the **Residents Association**, and will ensure it is working well and functioning before handing it over to the allotment owners.

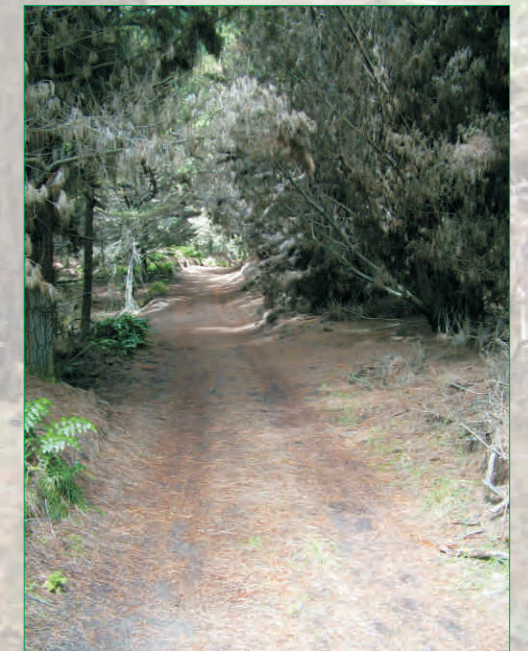
2. How are the environmental and ecological values achieved?

Control elements have been identified within **The Management Plan**, and in most cases will include areas within your allotment.

These **Control elements** give effect to many of the environmental objectives sought within **The Management Plan** including:

- Protection of the coastal, wetlands, and forest environments;
- Enhancement planting and landscaping;
- Identification of zones for building on, reservations and other control areas;
- Maintain an open space network and the protection of this landscape amenity.

These **Control Areas**, within your allotment will be clearly shown on the survey plans attached to your title, remembering that it does not include the curtilage area of your allotment of which you have freedom of utilisation.



‘Living in a coastal environment’

An on going educational and awareness programme will be introduced about living in, and enjoying the coastal areas and beaches - such as the driving of vehicles along the beach and the need to be away from the shellfish habitats of the wet areas below high water spring.

3. What is the process required to build a dwelling?

Before the allotment owner applies for a building consent, they must first ensure they have sited the proposed dwelling or structure within the **building area** of their allotment.

The **building area** will be raised above the existing landform.

This application to Council will also involve a land use consent addressing landscape and archaeological matters.



Building line setbacks will restrict building to no closer than 20m from the esplanade reserve.

Other boundary setbacks reflect the open space amenity and privacy between allotments.

The dwellings shall be designed to be in harmony with the natural landscape, therefore will be subject to a range of designed controls and guidelines. The major design elements include;

- Restricted to a maximum height of 9m

- Sheathed in timber, rendered or textured finish, stone, brick, or other natural materials

- Designed to have several planes and constraints on roof pitches

- Colours to be selected from the earth tone range

- Use materials that have low reflectivity value, including down lighting

- These covenants will also apply to all other outbuildings and ancillary structures.

- Dwelling to be completed within 9 months of commencement, with a further 6 months for section development.



4. What are the wastewater (septic tank) requirements?

Forming an integral component of the environmental objectives sought by this development is the protection of the catchments, in particular the quality of the ground water.

It is, therefore, necessary for your waste water, and disposal systems to be subject to certain controls.

Your wastewater installation and disposal field must be sited within the **curtilage area**, but no closer than 25m from a water body.

The installation must be a pressure compensating trickle system meeting the specifications scheduled in the land covenants, and conditions of resource consent. These systems are now of a standard design, and are available from a number of manufacturers. The manufacturers will offer an ongoing maintenance programme for you.



5. How are all these services to be funded?

The **Residents Association** will have the right to set and collect financial contributions from the allotment owners to fund these works, and for the general administration of the **Management Plan**.

The rules state that the financial contributions or levies by each owner shall be in equal shares.

6. How are these decisions made?

The **Residents Association** members will be elected from, and by the allotment owners.

The **Residents Association** will be subject to the rules of an incorporated society and shall include the modes to establish the manner of making decisions, the control and powers of members, and the process to administer the society.

There will also be a dispute resolution process and breach of covenant provision.

Decision to change the conditions of the covenants will require the assent of not less than 70% of the allotment owners, and will require the approval of the Western Bay of Plenty District Council, if any change relates to the provisions of the **Management Plan** and conditions of the resource consent.

7. Are there any other matters I should know?

No further subdivision of your allotment will be permitted except for minor boundary adjustments.

8. What documents should I have?

In due course you will need to have a copy of;

- The **Matakana Forest Park Management Plan** including all text and plans;

- The **Restrictive Land Covenants**;

- The **Resource Consent** conditions;

- The rules of **Residents Association** 'Living in a coastal environment' as this **Owners Guide** only summarises the main contents of these documents and plans.