

Subdivision Consent Conditions:

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Stage	Lots subject to Condition 45
11	214 – 228, 241 – 246
12	143 – 144, 229 – 240
13	186, 247 – 261, 420 – 422
14	262 – 279
15	280 – 296
16	297 – 311
17	312 – 332, 341 – 342
18	333 – 340, 343 – 357
19	358 – 370
20	371 – 397
21A	398 – 412
21B	413, 515
22	414 – 419

46. That a consent notice shall be registered against the certificate of title to issue for each lot within 10 metres or 6 metres (as applicable) of an open water race, stating (as applicable):

All buildings and structures are required to be setback 10m from water races in accordance with Councils Water Race Bylaw. Please contact Councils water race officer if buildings or structures are required within the 10m setback. District Plan setback requirements also still apply.

If Council has approved a reduced setback for any lot, the following alternative text may be used:

All buildings and structures are required to be setback 6m from the bank of the water race in accordance with an authorisation granted under Councils Water Race Bylaw. The bylaw as a whole and District Plan boundary setback requirements also still apply.

Except that this condition shall not apply to any lot where it can be shown that the bank of the water race is at least 10 metres from the boundary of that lot.

47. That unless a resource consent has been granted otherwise, all development and other activities on medium density lots shall proceed in accordance with the rules for permitted activities in the Living Z zone, Medium Density Area. Any activity which does not comply with the rules for permitted activities will

require a resource consent, with the application assessed against the provisions of the Living Z zone, Medium Density Area. On-going compliance with this condition shall be ensured by way of a consent notice to this effect registered on the certificate of title for each of the following lots:

Stage	Lots subject to Condition 47
1	35 – 36
2	37 – 38, 60 – 62
3	63 – 66, 76 – 90
4	98, 108 – 111, 113 – 116
5	118, 122 – 123 – 129
7A	133 – 138
7B	146 – 154, 156 – 162
13	186, 253 – 258, 420 – 422
14	278 – 279
15	280 – 282, 291 – 292
16	298 – 302, 310 – 311
17	316 – 319, 332, 341 – 342
18	336 – 340
20	373 – 375, 377 – 387
21A	401 – 404, 408 – 412
22	414 – 418

48. That no more than one fence shall be erected within 5.0 metres of a reserve and parallel or generally parallel to that boundary. Any such fence shall not exceed 1.2 metre in height except that where a fence or other screening structure is over 1.2 metre in height, then the whole of that structure shall be at least 50% visually transparent. No fence or screening structure shall exceed a height of 1.8 metres. Note that for the purposes of this condition a fence or other screening structure is not the exterior wall of a building or accessory building. On-going compliance with this condition shall be ensured by way of a consent notice to this effect registered on the certificate of title for each of the following lots: