Property Overview: 159 Robert Hastie Drive

Here is a comprehensive summary of the title, easements, and covenants for 159 Robert Hastie Drive (Lot 91, The Sanctuary Estate). This document outlines everything you need to know about the property's structure, building guidelines, and the exclusive lifestyle amenities available to you as an owner. Each individual title easement and interest is also attached within the file link for you and your legal team to review.

1. The Land & Shared Lifestyle Asset

- **Private Ownership:** 8,337 sqm (0.8337 hectares) of freehold land (Lot 91 DP 556753).
- **Communal Ownership:** You will also hold a 1/826 undivided share in over 96 hectares of pristine shared estate property. This gives you exclusive access to private lakes, native bush reserves, walking trails, and private estate roads.

2. Building & Design Requirements

The Sanctuary Estate maintains high architectural standards to protect the value and beauty of the community. Key guidelines include:

- **Building Envelope:** Your home and major outbuildings must be located within **Building Site 'R'** as marked on the property plan.
- **Design Approval:** Architectural plans, exterior colours, materials, and landscaping must be approved by The Sanctuary Design Committee prior to lodging Council building consents.
- **Style & Size:** The required aesthetic is modern New Zealand rural vernacular. Relocated, kitset, or A-frame homes are not permitted. The maximum building footprint is 600 sqm.
- **Exterior Finishes:** Walls and roofs must feature recessive, natural earth tones with a Light Reflectance Value (LRV) under 40% (e.g., Resene BS5252 range) to blend seamlessly into the environment.
- **Infrastructure & Engineering:**
    - Dwellings require specific foundation, stormwater attenuation (1.2 L/sec per 100 sqm), and wastewater engineering by a Chartered Professional Engineer.
    - A dedicated 10,000-litre (minimum) firefighting water reserve tank is mandatory.
    - All utilities (power and telecommunications) must be laid underground.

3. Environmental Protection

- **On-Site Bush Covenant:** Lot 91 contains **Covenant Area 'H'** under a Reserves Act 1977 Conservation Covenant. This area cannot be cleared, built on, excavated, or grazed, securing your natural privacy and preserving native flora.
- **Communal Lakes:** The central estate lakes are protected open-space reserves. Motorized watercraft are prohibited, ensuring a quiet, unpolluted environment for recreation.

4. Pet & Livestock Policy

To protect the abundant native birdlife and ecology, the estate has a specific pet policy:

- **Cats:** Maximum of 2 cats per household, and they must wear bells when outdoors.
- **Dogs:** Dogs are welcome but must be strictly contained within a secure dog run or via an "electronic pet containment fence" so they cannot roam into bush covenants.
- **Bush Access Restrictions:** Cats and dogs are strictly prohibited inside covenanted bush areas (Area 'H' on your lot and the communal Lot 105).
- **Prohibited Animals:** Mustelids (ferrets, stoats), rodents, pigs, poultry, roosters, and commercial dog/cat breeding are banned.

5. The Sanctuary Residents Association

- **Membership:** As an owner, you will automatically become a member of The Sanctuary Residents Association Incorporated.
- **Levies & Maintenance:** Annual levies are collected to cover the maintenance of the private sealed roads, security entry gates, street lighting, stormwater infrastructure, communal bush corridors, and the shared effluent disposal field. This ensures the estate is always maintained to a premium standard. At the moment it is $1,500 annually.