# Property Cheat Sheet: 27 Mokohinau Drive (Lot 2)

Welcome to 27 Mokohinau Drive! This premium 1.34-hectare (3.3-acre) site offers the perfect canvas for your new Mangawhai lifestyle. Below is a quick guide to everything you need to know about building here.

## 🏗️ The Ground & Building

- **Ready to Build:** The geotechnical report confirms solid ground with excellent bearing capacity (300kPa).
- **Foundations:** The site is suitable for standard timber piles or a concrete slab with normal 600mm footings.
- **Building Platform:** Your home must be placed within the specifically designated building area on the lot to protect the local environment.
- **Transportable Homes:** Yes, transportable or modular homes are generally fine! They just need to be secured to proper foundations and meet the site's colour and design rules.

## ⚡ Services & Utilities

- **Power:** A new single-phase 60Amp supply is already live at the boundary.
- **Water:** Serviced via your own on-site rainwater harvesting tanks.
- **Wastewater:** Requires a standard secondary wastewater treatment system. The water table is comfortably deep (2.2 metres), giving you plenty of clearance.
- **Internet:** Fast rural wireless broadband or Starlink are the go-to solutions here (no fibre to the boundary).

## 🎨 Design Rules & Covenants

To protect the value of the subdivision and help homes blend beautifully into the landscape, a few simple design rules apply:

- **Exterior Colours:** Homes must feature dark, earthy, and recessive tones. Specifically, Wall Reflectance Value (RV) must be 30% or less, and Roof RV 25% or less (BS2525 Greyness groups A & B). *No bright whites or highly reflective finishes.*
- **Windows:** Glazing must be non-mirrored.
- **Water Tanks:** Must be buried to at least half their height and screened with planting or painted a dark, natural colour.
- **Fencing:** Classic open rural fencing is required (post-and-rail or post-and-wire).

- **Lighting:** Exterior spotlights are not permitted; lighting should be oriented downwards to prevent light spill.

## 🐾 Pets & Wildlife

This subdivision is an 'Environmental Benefit' area, featuring protected native plantings and wetlands to encourage local birdlife.

- **Dogs:** Welcome, but must be strictly contained to your immediate living area (e.g., via an electronic pet containment fence) so they cannot roam into the protected bush.
- **Cats:** To protect the native dawn chorus, cats (as well as mustelids and rodents) are strictly prohibited.

## 🔨 Local Builder Suggestions

If you are looking for local experts who know these specific council rules and rural conditions, here are a few great options nearby:

- **Scarlett Projects:** Based right here on Mokohinau Drive!
- **Coastal Homes Northland:** Based in Mangawhai Central; experts in both custom builds and transportable/modular homes that meet strict local covenants.
- **A1 Homes & Golden Homes:** Both have active showhomes just minutes away in Mangawhai Central if you want to walk through some floorplans today.
- **Boaz Developments & Younger Builders:** Excellent local options for traditional rural architectural builds.