Property Cheat Sheet: 29 Mokohinau Drive (Lot 1)

Welcome to 29 Mokohinau Drive! This exceptional 6,528 square metre (approx. 1.6 acres) site offers a perfect balance of space and convenience, complete with a generous 400 square metre prepared building platform on a gentle south-facing slope.

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) across the designated building platform.
- **Foundations:** The site is suitable for standard timber piles or a concrete slab with normal 600mm footings.
- **Groundwater:** Even better than neighboring lots, test drilling on this specific lot found no groundwater down to 3 metres, making earthworks and foundations very straightforward.
- **Transportable Homes:** Yes, transportable or modular homes are generally fine! They just need to be placed on the designated building platform, secured to proper foundations, and meet the site's colour and design rules.

⚡ Services & Utilities

- **Power:** A new single-phase 60Amp supply is live at the boundary.
- **Water:** Serviced via your own on-site rainwater harvesting tanks.
- **Wastewater:** Requires a standard secondary wastewater treatment system.
- **Internet:** Fast rural wireless broadband or Starlink are the go-to solutions here (no fibre to the boundary).
- **Access:** Access is via a shared, fully signed-off concrete crossing and a high-quality metal Right of Way driveway.

🎨 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 sensible covenants 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 ecological zones.
- **Cats:** To protect the native dawn chorus and local wildlife, 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.