



Frequently Asked Questions (FAQ's)

Ohau Sands

Ohau Sands is a unique development in the Horowhenua region and provides a rare opportunity for owning a large coastal lifestyle block with private access to the foreshore. All sections are over 1HA, and the house sites offer privacy and sun. All residents can enjoy private access to the beach, with every section owning a 1/15th share of the commercial forest. The commercial forest is predominately in the common area, lot 17 (50HA), with 48.60HA captured by the Emissions Trading Scheme, ETS.

The gated community is a key focus of the subdivision and useful amenities developed for the residents are part of this. The Management plan, Muhunua Forest Park, details the resource consent conditions and the Land covenant ensures protection of the owners' investment. The Management plan and the Land covenant require compliance to the Ohau Sands Design guide and membership of the Ohau Sands Residents Association, OSRA. The OSRA is an incorporated society, and the main objectives of the resident association rules are to enforce compliance with the Management plan, and provide for the maintenance, management and operation of the common area, Lot 17, as set out in the OSRA rules.

Key Documents and Approvals:

- **Management Plan –approved by Horowhenua District Council, HDC, October 2022**
 1. The management plan sets out the framework for management, including provisions relating to vehicular and pedestrian access, management of the wetland, forestry, planting, weed and pest animal management, building, curtilage and effluent disposal area management, monitoring and review.
 2. Purpose and reasons for the management plan:
 1. To provide enhanced access to the Coastal marine area and its margin
 2. To protect the existing significant feature within the management plan area in order to provide a quality environment
 3. To maintain rural character and amenity in this area, through management of future land use.
 3. Future development will be required to comply with Ohau Sands Design Guide which will allow buildings to reflect and compliment the existing coastal and rural environment, and ensure that associated curtilage, landscaping, planting, and fences are sensitive to the existing environment. (HDC approved decision and assessment report).
 4. Resource consent has been granted for a new easement across Lot 14 to Lot 17, pedestrian access only to the 'Sea Hub' area. The Ohau sands residents' association can further develop this Lot 17 area.
 5. <https://www.ohausands.co.nz/information-menu/information-landscape-management/management-plan>
- **Land Covenant**
 1. Compliance with the Management plan, Ohau Sands Residents Association, Design Guide and Design Review Panel
 2. <https://www.ohausands.co.nz/design-menu/covenants-information-menu>

- **Ohau Sands Design Guide and Design Review Panel**
 1. The Ohau Sands Design guide has been developed in conjunction with the overall Management Plan (Muhunua Forest Park) and framework for the Ohau Sands development. Further details on page 5-6.
 2. The Land Covenant, clause 2.3 requires compliance with the Ohau Sands Design guide: (2.3) The Management Plan has been prepared for the management of the Land by the Residents Association. This Land Covenant ratifies the aims of the Management Plan and the Ohau Sands Design Guide with regard to the construction of Single Unit Dwellings on the Land.
 3. <https://www.ohausands.co.nz/design-menu/design-design-guide-menu>

- **Ohau Sands Residents Association (OSRA) Rules**
 1. Ohau Sands Residents Association is an incorporated society.
 2. Resident association rules are to enforce compliance with the Management plan
 3. <https://www.ohausands.co.nz/information-menu/residents-association-information-menu/residents-association-rules>

- **Commercial forest**
 1. 48.60HA is captured by ETS (Emissions Trading Scheme), the commercial forest has been replanted after each harvest to meet ETS obligations.
 2. Forest valuation of 2012,2014,2018 stands, October 2018 \$103,439
 3. <https://www.ohausands.co.nz/information-menu/forestry-information-menu/commercial-forest>
 4. Final harvest at maturity, approximately 28 years, is estimated at \$30,287/HA, a potential levy offset if harvesting at maturity is agreed by all owners and any resource consents are complied with. The commercial forest is managed by John Turkington Ltd (JTL).

Section Status:

Sections	Status	HA	Capital Value
			Jul-23 to Jun-24
Section 6	sold 2019	2.3372	425,000
Section 3	sold 2020	2.3498	455,000
Section 7	sold 2020	3.1837	425,000
Section 2	sold 2021	7.1608	570,000
Section 4	sold 2021	1.7617	425,000
Section 5	sold 2021	2.2760	425,000
Section 8	sold 2021	1.2136	425,000
Section 10	sold 2021	1.5065	385,000
Section 11	sold 2021	1.8463	385,000
Section 12	sold 2021	2.0392	385,000
Section 13	sold 2021	3.2346	385,000
Section 14	sold 2021	1.9788	385,000
Section 15	sold 2021	2.4779	385,000
Section 1	sold 2022	7.2293	570,000
Section 9	currently on the market	8.6111	570,000

Ohau Sands Residents Association - Levies

- The levies are currently \$3,000 per annum, collected monthly and reviewed annually. Post the September 2022 AGM, the levies will increase in 2023 to cover on-going road maintenance, increased forestry maintenance costs and general overheads.
- The major expense is the management of the commercial forest.
- The objective of the commercial forest is to achieve the maximum value, whether the forest is harvested at maturity or kept as an amenity forest. A managed forest will add value to the sections, enhancing the outcomes for all owners.
- Other expenses are mainly: mowing, insurance, power, Safe365 and professional fees.

Ohau Sands Residents Association						
Levies	(including GST)	2022-23	2022-23	2022-23	2022-23	2022-23
		Apr-Jun2022	Jul-Sep2022	Oct-Dec2022	Jan-Mar2023	Total
		Actual /				
		Actual	Forecast	Forecast	Forecast	
Forestry	Pruning and Thinning	12,206	-	6,843	28,418	47,466
Overheads	Total Overheads	2,213	206	2,367	3,135	7,921
	Total expenses	14,419	206	9,209	31,552	55,387
	Bank Balance - brought forward	34,136	30,467	42,011	44,051	34,136
	Bank Balance Surplus / (Deficit)	30,467	42,011	44,051	23,749	19,071
	Levies Per Annum / Quarter	10,750	11,750	11,250	11,250	45,000
	Levies per Section					
	Levies collected monthly					250

Services: Power and Telco Ducts

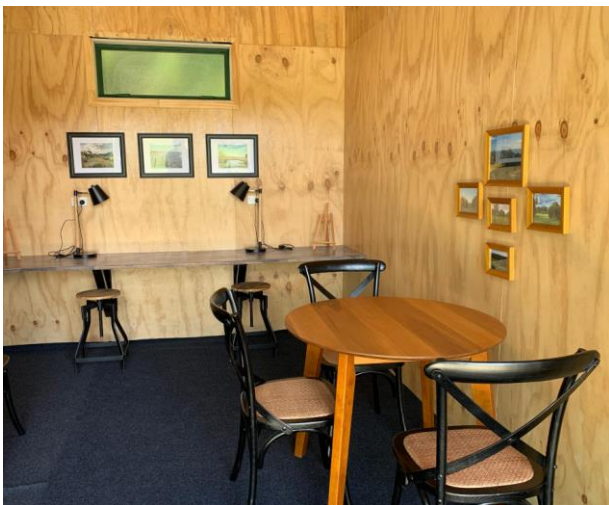
- Services have been installed to the road frontage boundary peg for each section. Power ducts contain 3 phase power. Telco ducts are empty, however future proofed if the broadband network is extended, allowing fibre to be installed in the existing conduits.
- Separate pillars for each section except the shared pillars, sections (1,2), (4,5) and (7,8)

Annual Rates – HDC and Horizons

- HDC – Rates are assessed as bare land; rates will increase when dwellings are completed
- Horizons - Rates are assessed as bare land; rates will increase when dwellings are completed

Amenities for the Residents

- The residents own all the amenities in the common areas, Lot 17:
 1. Entrance area - Electronic entrance gate, Wendy shed, and Sports field
 2. RA Hub – this was formally the tractor shed which has been renovated and extended, providing a meeting and social space for the all the residents:
 1. Tables, chairs, and benches
 2. Kitchen, fully fitted with appliances and a separate laundry area
 3. Large workbench area that is useful for any events requiring catering
 4. Separate artist studio with a workbench, table, chairs, and stools
 5. Separate shower cabin and toilet, located at the back of the RA hub
 6. Additional toilet cabin and paint shed
 3. New carport – storage, sports equipment racks, workbench, and space for a ride-on mower



Landscape Management

- The Forestry, Foreshore and Landscape management is detailed in the Management Plan. The Management Plan document outlines the means to achieve the objectives and details the programs and methods to ensure they are implemented.
- Ohau Sands is made up of general areas and amenity values, as detailed in the management plan:
 - Coastal Environment
 - The Wetland Environment
 - Forested Environment
- <https://www.ohausands.co.nz/information-menu/information-landscape-management>
- **Landscaping Plan to address the curtilage activities:**
 - Tree-fall zone (25m) for each house site, currently unplanted, can be developed by the new owner, species selection and establishment systems within the curtilage areas.
 - ETS legislation allows owners with full legal title, i.e., privately owned sections 1-15, to clear up to 2HA every five years of the replanted pines within their sections, current period is 2018-2022. This excludes the common area, Lot 17, which is owned by the residents, who are members of the Ohau Sands Residents Association, OSRA.
- **Management Plan, Forestry Management Area Provisions:**
The Residents Association shall:
 - Manage the forestry asset to meet the obligations of the land under the ETS.

- Organise compensatory planting (where required) for areas removed for curtilage activities, wetland management, and/or Foreshore/Coastal Setback management - these may be located within sections 1 – 15 and/or the common area, lot 17.

Building Restrictions

- Building consent is required from Horowhenua District Council (HDC), resource consent is required from Horizons for any earthworks, and approval from the Design Review panel
- Refer to the Land covenant, Ohau Sands Design Guide and Management Plan for further details
- **Management Plan – main restrictions (resource consent):**
 - The dwelling site will incorporate a 40m x 40m building area and a resulting curtilage area, and the owner will only erect a dwelling and associated secondary buildings within the building area;
 - To avoid potential damage to a dwelling, each owner shall ensure that there is at least 25m of fall zone from the extent of each dwelling site to the nearest commercial forest – this shall be known as the 'Curtilage Area' and shall be a maximum area of 0.81ha on each section.
 - Dwelling houses shall only be located within the Building Area forming part of the Curtilage Area for that section.
 - To provide appropriate foundations for a dwelling, each owner shall ensure they obtain advice from a Chartered Professional Engineer before applying for a building consent.
 - Apart from temporary safety fences that may be required for forest harvesting activities, and existing perimeter fencing around the Management Plan Area, there shall be no fencing outside the curtilage area.
 - The maximum height of any building on sections 1 – 15 shall be 9m above finished ground level.

Ohau Sands Design Guide

To ensure each development meets these aims of Ohau Sands, a Design review panel has been established to assess all architecture and landscape plans prior to submission to Horowhenua Council.

Lo'ca carry out the functions of the Design review panel, they are required to review the architectural plans and to recommend to Vincero Holdings Ltd if they meet the requirements of the Ohau Sands Design Guide.

Key aspects that will be considered as part of the Design Guide

- The design of a dwelling/ buildings and landscaping in harmony with the natural landscape of Ohau Sands
- A design that is responsive and responsible to climatic and environmental conditions with passive and active systems that have a high level of efficiency with energy and water
- Materials that respond to the environmental context of the site and embody principles of sustainability
- Finishes and facades that are a suitable response to the immediate landscape

Land covenant- clause 5.1: each owner covenants with the owners, (all the registered proprietors of the Lots) that: they will not commence to erect a Single Unit Dwelling or Ancillary Building on a Lot without first obtaining a building consent from the Local Authority and design approval from the Design Review Panel (such approval to be at the sole discretion of the Design Review Panel) (subject to clause 8.2)

Design Review Panel

All owners are required to have their dwelling plans signed off by the approved architects Lo'ca or Gilplans to comply with the HDC approved management plan and the Land covenant.

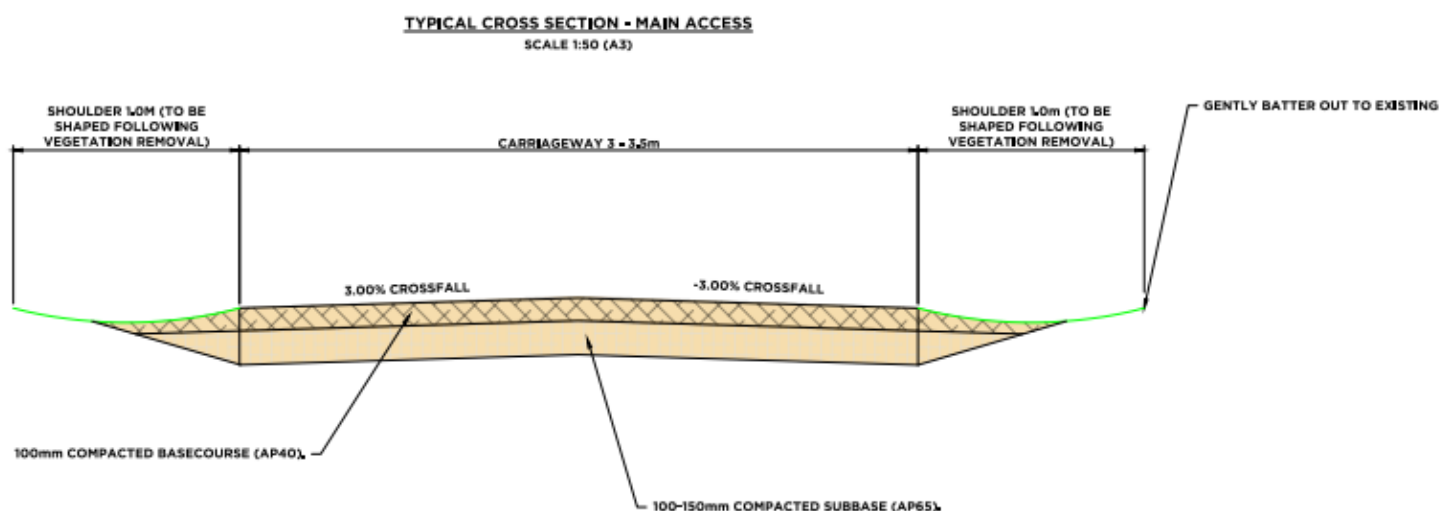
Land covenant – clause 8.2: In the event the Design Review Panel is no longer in operation, the registered proprietor of the servient lot shall still conform to the Ohau Sands Design Guide in relation to any further ancillary buildings to be constructed or in relation to any dwelling or ancillary building or alterations.

Road Maintenance

Vincero Holdings Ltd had commissioned Pritchard Civil Ltd, PCL, in November 2022, to repair the roads in accordance with the HDC approved management plan. Refer to the typical road cross section, diagram 1 and diagram 2 (J461) in the management plan. The roads were constructed in 2012 and were due for maintenance, post the harvesting operations and completion of the subdivision.

Management Plan

Diagram 2 – Typical cross section – Ohau Sands



TYPICAL CROSS SECTION - ACCESS TO LOTS 9 & 15
[AS ABOVE BUT WITH 3.0m CARRIAGEWAY AND 0.5m SHOULDERS]

PREPARED BY	CLIENT	PROJECT	DRAWING TITLE	DATE	PROJECT NO.
 LAND MATTERS	VINCERO HOLDINGS LTD	MUHUNOA WEST ROAD	TYPICAL CROSS SECTIONS - OHAU SANDS	08/04/2022	J461
				SCALE	1:10 @ A1
					1:20 @ A3
				DRAWING NO.	REV
				RC-701	A

Ongoing road maintenance

The Ohau Sands Residents Association shall collect funds from members to ensure the Common Access is maintained in a condition suitable for casual and forestry traffic movements and to be compliant with the HDC approved management plan.

Owners are responsible for repair costs where they have caused damage to the surface of the roads, as per the Registered easement and the Land covenant.

Owners are required to transport any earthmoving equipment to their sections to prevent any damage to the road surface.

Speed restriction signs, 15km, are for safety as well as minimising the ongoing road repair costs.