RESOURCE CONSENT
PURSUANT TO THE RESOURCE MANAGEMENT ACT 1991 ('THE ACT')

Reference:	RM200117 & RM200118
Consent Type & Activity Status:	Land Use - Discretionary Subdivision - Restricted Discretionary
Taupō District Plan Provisions:	Kinloch Residential Environment Performance Standards: 4a.1.4.iv, 4a.1.7.iv, 4a.1.13 & 4a.1.4 Rules 4a.2.9, 4a.3.3 & 4a.4.2
Consent Holder:	SEVEN OAKS KINLOCH LIMITED
Consented Activity:	For earthworks cut and fill to construct roads and to shape the proposed lots in excess of the 1.5m and 0.5m vertical ground alteration limits outside and within setbacks; for future development on the some of the residential lots to have reduced front setbacks to the roads; and to exceed the 4.5m height limit within 50m of the adjoining Department of Conservation Otaketake and Okaia Stream Scenic reserves. To subdivide the subject site into 132 residential lots with reserves and public roads, over eight Stages (Stages 2-9); and to extend water and wastewater infrastructure to service the lots.
Location:	23 Kahikatea Drive, Kinloch
Legal Description & Title:	Lot 34 LT 546928 of Lot 3 DP 514174 contained within Record of Title 797347
Consent Grant Date:	24 September 2020
Lapse Date:	10 years after the date of consent grant unless it is given effect to before the end of that period, or upon application made prior to the expiry of that period, the Council fixes a longer period.
Notification:	A notification decision was made on this application as required by Sections 95A-E of the Act. Public notification was precluded. Limited notification was not required as there are no affected persons. The application therefore proceeded as non-notified.
Decision:	Land Use Consent is granted pursuant to sections 104 and 104B of the Act and is subject to conditions pursuant to section 108 of the Act.

Subdivision Consent is granted pursuant to sections 104 and 104C of the Act and is subject to conditions pursuant to section 108 of the Act.

This consent decision has been considered and its issue authorised by Taupō District Council's Consents and Regulatory Manager under delegated authority pursuant to Section 34 of the Act.

CONDITIONS OF SUBDIVISION CONSENT RM200118 (SECTIONS 108, 220 & 221)

[*It is noted that as a controlled / restricted discretionary activity subdivision only the matters of control / discretion have been assessed and any conditions of the subdivision must also relate to those matters. As such, the subdivision consent conditions will cover earthworks, construction, provision of services, roads and planting. The land use consent conditions will cover the future buildings on the lots in relation to setbacks and height controls.]*

General Condition

1 The activity shall be undertaken in accordance with:

a The application prepared by Cheal Consultants Ltd and received by Taupō District Council on 27 May 2020.

b The further information provided by Cheal Consultants Ltd and received on 28 July and 11 September 2020.

c The plans prepared by Cheal Consultants Ltd referenced:
- Scheme Plan Stages 2 – 9 – Drawing No 19630-SC001 Rev F
- Scheme Plan Stages 3, 4, 5, 6 & 7 – Drawing No 19630-SC002 Rev F
- Scheme Plan Stages 2, 8 & 9 – Drawing No 19630-SC003 Rev F
- Earthworks Cut to Fill Plan – Drawing No 19630-SK108 Rev A

and stamped 'Approved Plan for RM200117 & RM200118' following the grant of this consent.

Staging Condition

2 The subdivision may be carried out over eight stages – Stages 2 – 9 as described in the table below. The Stages may be undertaken in any order and multiple stages may be undertaken at one time, as long as it does not affect the ability to comply with any of the consent conditions that must be implemented at certain Stages.

Stage	Lot References
2	**Residential (total 37)** 37 – 62 113 - 123 [ranging in area from 800m^2 to 1579m^2] **Road** Lot 401 **Local Purpose (LP) Reserves** 301 (Stormwater) 302 (Stormwater)
3	**Residential (total 18)** 63 – 77, 112, 167 & 168 [ranging in area from 800m^2 to 1282m^2]

	Public Road to vest 402
4	**Residential (total 15)** 78 – 84 100 & 101, 106 - 111 [ranging in area from 800m^2 to 1087m^2] **Public Road to vest** 403
5	**Residential (total 15)** 85 - 99 [ranging in area from 801m^2 to 1394m^2] **Public Road to vest** 404 **Local Purpose (LP) Reserve** 305 (Drainage)
6	**Residential (total 4)** 102 - 105 [ranging in area from 1344m^2 to 1654m^2] **Public Road to vest** 405
7	**Residential (total 15)** 133 - 146 [ranging in area from 804m^2 to 1339m^2] **Public Road to vest** 406 **Local Purpose (LP) Reserve** 303 (Scenic) 304 (Stormwater)
8	**Residential (total 20)** 124 – 132 147 - 157 [ranging in area from 800m^2 to 1567m^2] **Public Road to vest** 407
9	**Residential (total 8)** 158 – 166 [ranging in area from 800m^2 to 4000m^2]

	Balance Lot Lot 500 **Public Road to vest** 408

Construction Management Conditions

3 The consent holder shall prepare and submit a Construction Management Plan for approval to Taupō District Council's Consents and Regulatory Manager prior to any site works commencing. The Construction Management Plan shall include, but not be limited to: construction vehicle numbers, access and construction vehicle parking, timing of construction phases, hours of construction and heavy machinery use.

4 The consent holder shall ensure that during the construction of each Stage of the subdivision that the Construction Management Plan is kept at the site office and is adhered to at all times.

Earthworks Conditions

5 The consent holder shall prepare an Earthworks Management Plan for each Stage, or group of Stages to be constructed at the same time, and submit this to Taupō District Council's Development Engineer for approval prior to any site works commencing. The Earthworks Management Plan shall include, but not be limited to, the following:

i. Timing and staging of the earthworks with consideration given to the season and area of earthworks;
ii. Details of erosion and sediment control measures to be implemented during the earthworks and how they will be maintained;
iii. Mitigation measures proposed to prevent dust, vibration and noise nuisance during earthworks;
iv. Reinstatement by grassing or revegetation where appropriate;
v. The accidental discovery protocol under Condition 8
vi. Details of the contractor undertaking the works.

6 The consent holder shall advise Taupō District Council's Consents and Regulatory Manager in writing ten working days prior to the commencement of earthworks of the commencement date for the earthworks for each Stage. A sign detailing the contractors contact details shall be erected at both site entrances (top of Okaia Drive and Kahikatea Drive) prior to the commencement of works and shall remain in place for the duration of works.

7 Prior to earthworks commencing for each Stage, an on-site meeting shall be held between the contractor and Taupō District Council staff to discuss the approved Earthworks Management Plan (including protocol under Condition 8) and ensure all the measures are in place. The consent holder shall ensure that all earthworks undertaken within each Stage(s) are carried out in accordance with the approved Earthworks Management Plan and that the approved Earthworks Management Plan is kept onsite and available for inspection at all times.

8 Subject to any legal requirements of the Police, Heritage New Zealand Pouhere Taonga Act 2014, Antiquities Act 1975 and any other governing legislation, the following protocol shall apply and shall be included in the Earthworks Management Plan for each Stage:

(a) Where, during earthworks, any archaeological site, artefact or human remains are accidentally discovered or are suspected to have been discovered:

i. All works in the vicinity shall cease immediately.

In cases other than suspected human remains:

ii. The contractor shall immediately secure the area and advise the consent holder and the Heritage New Zealand of the occurrence.

iii. The consent holder must consult with tangata whenua and the Heritage New Zealand to determine what further actions are appropriate to safeguard the site or its contents before work may recommence.

Where human remains are suspected:

iv. The contractor shall immediately secure the area in a way which ensures human remains are not further disturbed. The contractor shall advise the consent holder of the steps to take without delay.

v. The consent holder shall notify the police, tangata whenua and Heritage New Zealand of the suspected human remains as soon as practically possible after the remains have been disturbed.

vi. Earthmoving operations in the affected area will remain halted until the police, tangata whenua and the Heritage New Zealand have given approval for earthmoving operations to recommence.

(b) Should a waahi tapu be uncovered during earthworks or other construction work, work in the affected area shall stop immediately and the consent holder shall consult with tangata whenua to determine what further actions are appropriate to safeguard the site or its contents before work recommences.

9 The consent holder shall ensure that where earthworks of more than 0.3m fill has occurred on any of the residential lots, that a geotechnical completion report for those lots be provided to Taupō District Council with the section 224c application for each Stage. If the geotechnical report has any construction conditions for building development on the lots, these shall be incorporated into a consent notice on the title(s) of the relevant lots the wording of which shall also be provided with the section 224c application for each Stage.

10 Following completion of the earthworks in accordance with the approved Earthworks Plan (Condition 1c) the consent holder shall ensure that a finished contour plan is provided with the section 224c application for each Stage.

Fencing Condition

11 The consent holder shall ensure that a continuous, open style fence (such as pool fencing) of a maximum height of 1.8m and dark green or black in colour is erected along all boundaries of the residential lots with the adjoining Department of Conservation Okaia and Otaketake Scenic Reserves. The fencing shall be erected prior to application for section 224c approval for each Stage and photographic evidence of the fencing in place shall be provided with the section 224c application for each Stage. *[**Advice Note:** The works at the boundary with the reserves should ensure that the integrity of the vegetation within the reserves is maintained. This is a civil matter between the Department of Conservation and the consent holder.]*

Engineering Conditions – for All Stages

Services

12 The consent holder shall service all residential lots with individual wastewater, water, electricity and telecommunications connections to the service provider's standards. Easements shall be provided as necessary to secure services to allotments.

13 The consent holder shall pay a water and wastewater headworks contribution to Taupō District Council for each residential lot created. The contribution payable for each lot shall be equivalent to the Kinloch Development Contribution rates for water and wastewater operative at the completion of the development stage*. [**Advice Note** – This is an agreed condition between the parties. It is not a formal Development Contribution.]*

14 Stage 8 and Stage 9 (or whichever is the earlier) shall be connected to the Taupō District Council high pressure watermain at Kahikatea Drive, with a watermain size approved by council's water modelers as suitable for the required high-pressure zone. A water headworks contribution of $1,120 + GST shall be paid on stage completion for each lot connected to the high pressure main. This sum shall be escalated at an annually compounding rate of 3.5% per annum from 31 March 2019, until the date paid. *[**Advice Note** – This is in addition to the general water headworks contribution under consent condition 13. It is an agreed condition between the parties. It is not a formal Development Contribution.]*

Stormwater

15 The consent holder shall ensure that overland flowpaths are created and protected to accommodate design stormwater flows (including likely future flows from the upstream balance land) without property damage up to the projected 100-year return period rainfall event.

16 The consent holder shall ensure that stormwater overland flows from the undeveloped lands within each balance lot at each Stage (including Lot 500 at Stage 9) above the residential lots are diverted to ensure that no water flows over the residential lots.

Roading

17 The consent holder shall ensure that full road construction plans for the public roads, including the Kahikatea Drive extension, are prepared and submitted to Taupō District Council's Development Engineer for approval. Road design shall be undertaken in general accordance with the Taupō District Council Code of Practice for Development of Land (September 2009) and shall include:

a) Roading classification i.e. Local or Collector;
b) Footpaths on one side;
c) Street trees allowing for a $2m^2$ tree pit, a minimum tree height of 2m at the time of planting and the trees being positioned closer to the carriageway/kerb than the footpath(s); or if trees are to go within the central portion of the road the swale design will need to be addressed; and
d) Street lighting.

18 The consent holder shall ensure that all roads are constructed at each Stage in accordance with the approved road construction plans (Condition 17).

19 The consent holder shall ensure that Kahikatea Drive is constructed and vested as a public collector road in accordance with the approved road construction plan (Condition 17) through the balance land to the northeast to connect with the existing Kahikatea Drive road formation within Oakdale Downs prior to application for 224c approval for Stage 8 or 9, whichever is the earlier.

20 The consent holder shall form vehicle crossings for lots fronting public roads where the position of the crossing is fixed.

21 The consent holder shall ensure that the residential lots that drain out to a kerbed public roadway are formed, or a bund constructed, to individually and independently store (without allowing for soakage) and then dispose of stormwater from within the allotment boundaries for a one in ten year rainfall event of one hour duration (unless otherwise agreed with Taupō District Council's Development Engineer).

Code of Practice

22 The consent holder shall ensure that all works comply with Taupō District Council's Code of Practice for Development of Land (September 2009), unless otherwise specifically agreed with Taupō District Council's Development Engineer.

Local Purpose Reserves to Vest

23 The consent holder shall ensure that a detailed plan of the planting and cycle / walkway for Lot 303 is prepared by a suitably qualified person and submitted to Taupō District Council's Consents and Regulatory Manager for approval prior to application for section 223 for Stage 2. The plan shall include the following:

i. Location and construction details of a walkway / cycleway of a minimum width of 1.4m wide as detailed on the approved Subdivision Scheme Plan Drawing No 19630-SC001 Rev E;
ii. Timing and location of planting;
iii. Planting schedule identifying species, plant size at time of planting, planting density, minimum plant species heights
iv. Planting specification includes measures for planting preparation (adequate topsoil / mulch), planting method, and staking for large tree species;
v. A maintenance schedule including a regime for replacing any dead or dying species, and any pruning requirements;
vi. Evidence of a contract with an experienced landscaping company that will be responsible for maintenance of the regeneration planting within Lot 303, for a period of 5 years or until the granting of s224(c) certificate for Stage 7 (whichever is earlier) following implementation.

24 The consent holder shall ensure that the planting detailed in the approved Planting Plan for Lot 303 (Condition 23) is implemented prior to application for section 224(c) for Stage 2.

25 The consent holder shall provide plans of all other Local Purpose reserves (excluding Lot 303 in Condition 23) for the stormwater, drainage and recreation assets (e.g. furniture or play equipment) within each Stage to Taupō District Council's Asset Manager for approval prior to application for section 223 for each relevant Stage. The plans shall detail the planting and all infrastructure within the reserves, and for the mixed purpose reserves internal boundaries defining each purpose area will be required. *[**Advice Note:** It may be appropriate to create two allotments for two different reserve purposes rather than have one allotment for two purposes. No change of conditions application would be required for such a change.]*

26 Lots 301 and 302 [Stage 2] and Lot 304 [Stage 7] shall be formed and vested in Taupō District Council as Local Purpose Reserve (Stormwater). Either pond batters shall be no steeper than 1 in 4 (22%) around wetted surfaces or safety fencing shall be installed around the ponds. Secondary flowpaths shall be formed clear of residential sites in the event of a pond overflow. The planting and infrastructure including any potential recreational furniture or playgrounds described in the approved plans (Condition 25) shall be implemented prior to application for section 224(c) for each Stage. *[**Advice Note:** If there is a recreational element to be established within these reserves as determined through the plans (Condition 25) it may be appropriate to create two allotments for two different reserve purposes rather than have one allotment for two purposes. No change of conditions application would be required for such a change.]*

27 Lot 305 [Stage 5] shall be formed and vested in Taupō District Council as Local Purpose Reserve (Drainage). The reserve shall be formed with a compacted gravel walkway (or similar surface), of a minimum width of 1.4m wide and at a gradient of no steeper than 10%. The planting and infrastructure described in the approved plans (Condition 25) shall be implemented prior to application for section 224(c) for Stage 5.

28 Lot 303 [Stage 7] shall be vested in Taupō District Council as Local Purpose Reserve (Scenic). The planting and walkway / cycleway already established according to the approved plan (Condition 23) shall be to a standard as agreed with Taupō District Council's Development Engineer prior to being vested at Stage 7.

29 The consent holder shall ensure that a fencing covenant is registered on all residential lots within each Stage that have a boundary with a Local Purpose Reserve to absolve Taupō District Council of any fencing obligations along the common boundary.

***[Advice Note:** At the time of paying development contributions prior to s224(c) at the end of each Stage 2 – 9, Taupō District Council will give consideration to the level of investment made in reserves, landscape planting and infrastructure on reserves by the consent holder, and by agreement with the consent holder the reserve development contributions shall be reduced accordingly.]*

Roads to Vest

30 Lots 401, 402, 403, 404, 405, 406, 407 and 408 shall be vested as unencumbered in Taupō District Council as Public Road at each Stage. *[**Advice Note:** Application(s) to Taupō District Council will be required for any new public road names.*

Consent Notice Conditions

31 Pursuant to Section 221 of the Resource Management Act 1991, a consent notice shall be registered on the title of the balance lot at each Stage requiring the following condition:

a. No buildings or structures shall be erected on this lot.
*[**Advice Note:** This consent notice will be noted as having expired once the balance lot is developed.]*

Advice Notes

1 The reasonable costs incurred by Taupō District Council arising from the supervision and monitoring of this consent will be charged to the consent holder. This may include routine site inspections to review and assess compliance with the conditions of consent, and responding to complaints or enquiries relating to the consented activity.

2 Pursuant to Section 208 of the Local Government Act 2002, a development contribution is payable prior to the issue of a Certificate under Section 224(c) of the Resource Management Act 1991. An assessment is attached.

CONDITIONS OF LAND USE CONSENT RM200117 (SECTION 108)

General Condition

1 The activity shall be undertaken in accordance with:
- a The application prepared by Cheal Consultants Ltd and received by Taupō District Council on 27 May 2020.
- b The further information provided by Cheal Consultants Ltd and received on 28 July and 11 September 2020.
- c The plans and table prepared by Cheal Consultants Ltd referenced:
  - Scheme Plan Stages 2 – 9 – Drawing No 19630-SC001 Rev E
  - Scheme Plan Stages 3, 4, 5, 6 & 7 – Drawing No 19630-SC002 Rev F
  - Scheme Plan Stages 2, 8 & 9 – Drawing No 19630-SC003 Rev F
  - Earthworks Cut to Fill Plan – Drawing No 19630-SK108 Rev A
  - Table 1 – Bulk & Location Controls for Stages 2 – 9 Seven Oaks

and stamped 'Approved Plan for RM200117 & RM200118' following the grant of this consent.

Timing Condition

2 The land use consent cannot be implemented on the subject site (being Lot 34 LT 546928 of Lot 3 DP 514174) i.e. no buildings can be erected on the site. *[**Advice Note:** Once the site is subdivided and the new titles are issued under subdivision consent RM200118 the new lots can be developed with buildings.]*

Covenant Conditions

3 Pursuant to section 108(2)(d) of the Resource Management Act 1991, a covenant in favour of Taupō District Council for the titles of the residential lots shall be prepared and submitted to Taupō District Council's Consents and Regulatory Manager for approval at each Stage, requiring the following:

Height & Setbacks

a. All buildings shall conform to the height and setbacks specified within Table 1: Bulk & Location Controls for Stages 2-9 – Seven Oaks dated September 2020.

Building Exterior Colours / Materials

b. The exterior cladding, doors and joinery of all buildings are to be finished in darker colour hues of greys, greens, browns, or black not exceeding 37% reflectivity as measured on the British Standard Specification Colour Range BS5252 or equivalent. No mirror glass may be used in the windows or doors. Roof materials are to be shingles, slate or colour steel in colours of darker tones than the exterior cladding and not exceeding 20% reflectivity as measured on the British Standard Specification Colour Range BS5252 or equivalent.

Reserves

c. Landowners of any allotment that has a boundary with the Department of Conservation Scenic Reserves shall ensure that the fence that has been erected by the developer along the boundary with the reserve is maintained in good condition and, if damaged, is replaced with the same type, colour and height of fence.

d. No landowner may undertake any clearance, trimming or otherwise alter in any way the existing vegetation within any Reserve surrounding or within the subdivision, unless there are branches of the vegetation overhanging into the residential Lot boundary.

e. No landowner may access the Department of Conservation Scenic Reserve direct from the Lot, and therefore no openings such as gates or access ways are to be constructed through any fences on the boundary with the Scenic Reserve.

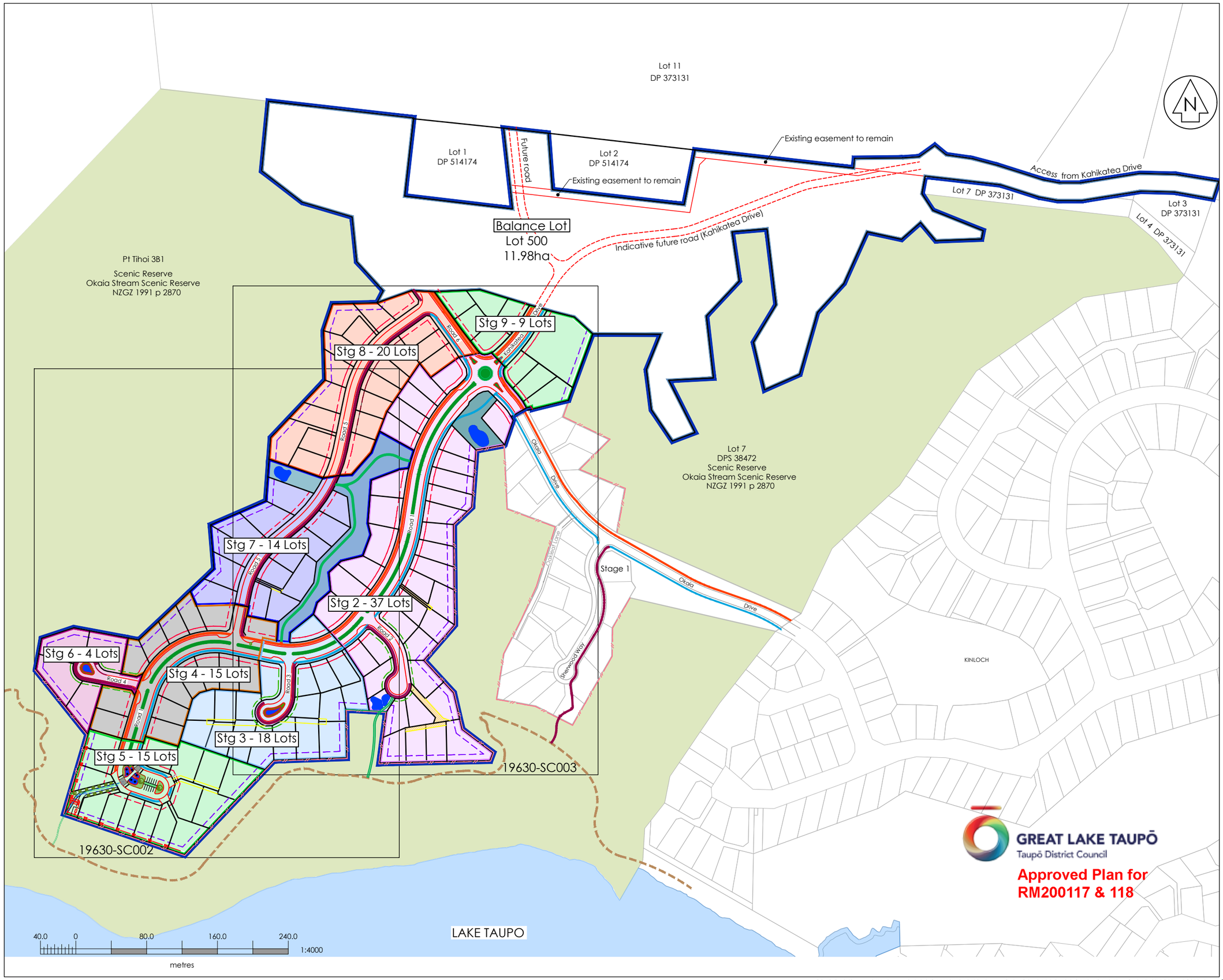
Stormwater

f. Landowners of any allotment that will have a driveway sloping toward a public road shall have a slot drain or stormwater catch-pit installed within the lot immediately adjacent to the public road boundary and connected back into a soak hole within the lot boundary.

4 The consent holder shall provide evidence that the above approved covenant is registered on the titles of the residential lots at each Stage. *[**Advice Note:** It is recommended that the covenant documentation be submitted with the application for 224c approval for each Stage under the subdivision consent RM200118.]*

Advice Note

1 The reasonable costs incurred by Taupō District Council arising from the supervision and monitoring of this consent will be charged to the consent holder. This may include routine site inspections to review and assess compliance with the conditions of consent, and responding to complaints or enquiries relating to the consented activity.



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NOTES:

This plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan. As areas and dimensions are likely to vary upon survey it should not be attached to any sale & purchase agreements without an appropriate condition to cover such variations.

Owner: Seven Oaks Kinloch Ltd

Record of Title: Balance of Stage 1 subdivision (not yet issued)

Total Area: 30.19 ha

Reticulated services will require additional easements after final construction and development of the legal survey.

Rights of way to rear Lots are a minimum 4m wide.

LEGEND:

- Proposed Boundaries
- Existing Boundaries
- Easement
- ROW
- LP Reserve to vest (Stormwater)
- LP Reserve to vest (Stormwater & Recreation)
- Recreation Reserve to vest
- Stormwater Pond
- Proposed Road
- Proposed Swale Drain
- Balance Lot Boundary
- 3m Setback
- 5m Setback
- 7.5m Setback
- Footpath - 1.4m Wide
- Cycleway - 1.8m Wide
- Combined Footpath & Cycleway
- Bush Walkway-Cycleway
- Existing K2K Track
- Pool Fence

Rev	Date	Amendment	By	Chk	App
F	23/09/20	Reserve Definitions Amended.			
		Lots 37,123,124,159,160,161,162 &163			
		Road Boundaries Amended	PH	PWR	JRT

Project Title
Seven Oaks Kinloch Ltd.
Okaia Drive
Kinloch

Drawing Title
Scheme Plan
Stages 2 to 9
Sheet 1 of 3

Surveyed			
Designed	P.Rielly	14/11/19	PWR
Drawn	P.Harris	14/11/19	PH
Checked	D.Forsyth	14/11/19	DGF
Approved	D.Forsyth	14/11/19	DGF

GREAT LAKE TAUPŌ
Taupō District Council

Approved Plan for RM200117 & 118

Status **RESOURCE CONSENT**

Scale A1 1:4000 | A3 A3

Drawing Number 19630-SC001 | Rev F

AutoCAD

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- 5m Setback
- 7.5m Setback
- Footpath - 1.4m Wide
- Cycleway - 1.8m Wide
- Combined Footpath & Cycleway
- Bush Walkway-Cycleway
- Existing K2K Track
- Pool Fence
- Proposed Sewer Line
- Proposed SSMH
- Proposed Sewer Pump Station
- Proposed SW Culvert

Proposed Access Easements			
Purpose	Shown	Burdened	Benefitting
Right of Way	G	Lot 68	Lot 69
Right of Way	H	Lot 69	Lot 68
Right of Way	I	Lot 70	Lots 68, 69
Right of Way	J	Lot 71	Lots 68, 69, 70
Right of Way	K	Lot 72	Lots 73,74,75,167,168
Right of Way	L	Lot 73	Lots 74,75,167,168
Right of Way	M	Lot 74	Lots 75,167,168
Right of Way	N	Lot 168	Lot 167
Right of Way	O	Lot 167	Lot 168
Right of Way	P	Lot 75	Lots 74,167,168
Right of Way	Q	Lot 86	Lots 87,88,89,90
Right of Way	R	Lot 87	Lots 88, 89, 90
Right of Way	S	Lot 89	Lots 87,88
Right of Way	T	Lot 90	Lots 86, 87,88,89
Right of Way	W	Lot 138	Lot 139
Right of Way	X	Lot 139	Lot 138

Lot 128 883m²
Lot 129 871m²
Lot 130 828m²
Lot 131 800m²
Lot 132 1050m²
Lot 151 1055m²
Lot 150 1096m²
Lot 149 1567m²
Lot 148 920m²
Lot 147 953m²
Road 5
Lot 304 LP Reserve to vest (Stormwater) 1177m²
Playground
Lot 118 1031m²
Lot 117 1224m²
Lot 116 1256m²
Lot 303 LP Reserve to vest (Scenic) 6985m²
Lot 114 1300m²
Lot 113 1171m²
Lot 401 To Vest as Road 12587m²
Road 2
Lot 61 800m²
Lot 62 800m²
Lot 60 825m²
Lot 146 1331m²
Lot 145 1339m²
Lot 144 1274m²
Lot 143 1134m²
Lot 142 1113m²
Lot 141 1098m²
Lot 406 To Vest as Road 2910m²
Stg 7 - 14 Lots
Lot 133 830m²
Lot 134 1066m²
Lot 135 958m²
Lot 136 804m²
Lot 137 826m²
Lot 138 1200m²
Lot 140 804m²
Lot 139 913m²
Lot 405 To Vest as Road 1542m²
Lot 104 1600m²
Lot 105 1600m²
Lot 106 916m²
Lot 107 831m²
Lot 108 831m²
Lot 109 870m²
Lot 110 1013m²
Lot 111 800m²
Lot 403 To Vest as Road 5816m²
Stg 6 - 4 Lots
Stg 4 - 15 Lots
Lot 103 1654m²
Lot 102 1344m²
Lot 101 1087m²
Lot 100 962m²
Road 4
Road 1
Lot 81 903m²
Lot 80 903m²
Lot 79 903m²
Lot 78 903m²
Lot 82 904m²
Lot 83 903m²
Lot 84 902m²
Lot 85 1180m²
Lot 86 1214m²
Lot 87 1216m²
Lot 88 1394m²
Lot 90 1220m²
Lot 89 1265m²
Lot 91 1156m²
Lot 92 920m²
Lot 93 868m²
Lot 94 868m²
Lot 95 868m²
Lot 96 868m²
Lot 97 820m²
Lot 98 801m²
Lot 99 809m²
Lot 404 To Vest as Road 3108m²
Walkway SW secondary flow path
Driveway / Walkway
12hr storage tanks
WWPS
Lot 305 LP Reserve to vest (Drainage) 839m²
Lot 402 To Vest as Road 3898m²
Road 3
Stg 3 - 18 Lots
Lot 77 948m²
Lot 66 800m²
Lot 65 800m²
Lot 64 804m²
Lot 63 980m²
Lot 67 800m²
Lot 68 988m²
Lot 302 LP Reserve to vest (Stormwater) 522m²
Lot 167 873m²
Lot 75 872m²
Lot 76 800m²
Lot 168 860m²
Lot 74 882m²
Lot 73 1118m²
Lot 72 1141m²
Lot 71 1177m²
Lot 70 1219m²
Lot 69 1282m²
Lot 111 800m²
Lot 112 800m²

GREAT LAKE TAUPŌ
Taupō District Council

Approved Plan for RM200117 & 118

15.0 0 30.0 60.0 90.0 metres 1:1500

AutoCAD

Status **RESOURCE CONSENT**

Scale A1 - | A3
A3 1:1500

Drawing Number 19630-SC002 | Rev F

Rev	Date	Amendment	By	Chk	App
F	23/09/20	Reserve Definitions Amended	PH	PWR	JRT
E	16/03/20	Stage 5 Layouts Amended			
		Footpaths, Cycleways and Pool Fence Shown	PH	PWR	DGF

Project Title
Seven Oaks Kinloch Ltd.
Okaia Drive
Kinloch

Drawing Title
Scheme Plan
Stages 3, 4, 5, 6, 7
Sheet 2 of 3

Surveyed			
Designed	P.Rielly	14/11/19	PWR
Drawn	P.Harris	14/11/19	PH
Checked	D.Forsyth	14/11/19	DGF
Approved	D.Forsyth	14/11/19	DGF

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Proposed Access Easements			
Purpose	Shown	Burdened	Benefitting
Right of Way	Ⓐ	Lot 47	Lots 48
Right of Way	Ⓑ	Lot 48	Lots 47
Right of Way	Ⓒ	Lot 53	Lots 54, 55, 56, 57
Right of Way	Ⓓ	Lot 55	Lots 54, 56, 57
Right of Way	Ⓔ	Lot 56	Lots 57

Stg 9 - 9 Lots

Stg 8 - 20 Lots

Stg 2 - 37 Lots

Lot 157 810m²
Lot 407 To Vest as Road 5458m²
Lot 158 869m²
Lot 166 946m²
Lot 159 894m²
Lot 165 800m²
Lot 155 1116m²
Lot 156 805m²
Lot 154 800m²
Lot 126 846m²
Lot 160 928m²
Lot 408 To Vest as Road 1537m²
Lot 164 4000m²
Lot 153 958m²
Lot 125 800m²
Lot 127 996m²
Lot 124 804m²
Lot 163 867m²
Lot 152 898m²
Lot 128 883m²
Lot 123 899m²
Lot 162 971m²
Lot 161 1102m²
Lot 122 881m²
Lot 129 871m²
Lot 151 1055m²
Lot 121 856m²
Lot 130 828m²
Lot 150 1096m²
Lot 120 898m²
Lot 131 800m²
Lot 37 930m²
Lot 119 963m²
Lot 149 1567m²
Lot 148 920m²
Lot 132 1050m²
Lot 38 875m²
Lot 147 953m²
Lot 39 891m²
Lot 40 987m²
Lot 118 1031m²
Lot 41 1016m²
Lot 146 1331m²
Lot 133 830m²
Lot 117 1224m²
Lot 42 887m²
Lot 145 1339m²
Lot 43 836m²
Lot 406 To Vest as Road 2910m²
Lot 134 1066m²
Lot 116 1256m²
Lot 44 876m²
Lot 135 958m²
Lot 136 804m²
Lot 45 1050m²
Lot 115 1063m²
Lot 137 826m²
Lot 138 1200m²
Lot 46 800m²
Lot 114 1300m²
Lot 47 1048m²
Lot 140 804m²
Lot 139 913m²
Lot 49 864m²
Lot 113 1171m²
Lot 401 To Vest as Road 12587m²
Lot 50 984m²
Lot 48 938m²
Lot 111 800m²
Lot 112 800m²
Lot 51 915m²
Lot 61 800m²
Lot 62 800m²
Lot 402 To Vest as Road 3898m²
Lot 64 804m²
Lot 78 903m²
Lot 77 948m²
Lot 66 800m²
Lot 65 800m²
Lot 52 1039m²
Lot 60 825m²
Lot 63 980m²
Lot 53 1299m²
Lot 76 800m²
Lot 67 800m²
Lot 68 988m²
Lot 58 862m²
Lot 59 810m²
Lot 302 LP Reserve to vest (Stormwater) 522m²
Lot 73 1118m²
Lot 72 1141m²
Lot 71 1177m²
Lot 70 1219m²
Lot 69 1282m²
Lot 57 933m²
Lot 56 940m²
Lot 55 1014m²
Lot 54 1579m²
Lot 301 LP Reserve to vest (Stormwater) 2019m²

Road 1
Road 2
Road 3
Road 5
Road 6
Kahikatea Drive
Playground
Okaia Drive
Oakleaf Lane

NOTES:

This plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan. As areas and dimensions are likely to vary upon survey it should not be attached to any sale & purchase agreements without an appropriate condition to cover such variations.

Owner: Seven Oaks Kinloch Ltd

Record of Title: Balance of Stage 1 subdivision (not yet issued)

Total Area: 30.19 ha

Reticulated services will require additional easements after final construction and development of the legal survey.

Rights of way to rear Lots are a minimum 4m wide.

LEGEND:

- Proposed Boundaries
- Existing Boundaries
- Easement
- ROW
- LP Reserve to vest (Stormwater)
- LP Reserve to vest (Stormwater & Recreation)
- Recreation Reserve to vest
- Stormwater Pond
- Proposed Road
- Proposed Swale Drain
- Balance Lot Boundary
- 3m Setback
- 5m Setback
- 7.5m Setback
- Footpath - 1.4m Wide
- Cycleway - 1.8m Wide
- Combined Footpath & Cycleway
- Bush Walkway-Cycleway
- Existing K2K Track
- Pool Fence

15.0 0 30.0 60.0 90.0 metres 1:1500

GREAT LAKE TAUPŌ
Taupō District Council

Approved Plan for RM200117 & 118

AutoCAD

Status **RESOURCE CONSENT**

Scale A1	-	A3
A3	1:1500	

Drawing Number 19630-SC003 | Rev F

Rev	Date	Amendment	By	Chk	App
F	23/09/20	Reserve Definitions Amended. Lots 37,123,124,159,160,161,162 &163 Road Boundaries Amended	PH	PWR	JRT

Project Title: Seven Oaks Kinloch Ltd. Okaia Drive Kinloch

Drawing Title: Scheme Plan Stages 2, 8, 9

Sheet 3 of 3

Surveyed			
Designed	P.Rielly	14/11/19	PWR
Drawn	P.Harris	14/11/19	PH
Checked	D.Forsyth	14/11/19	DGF
Approved	D.Forsyth	14/11/19	DGF

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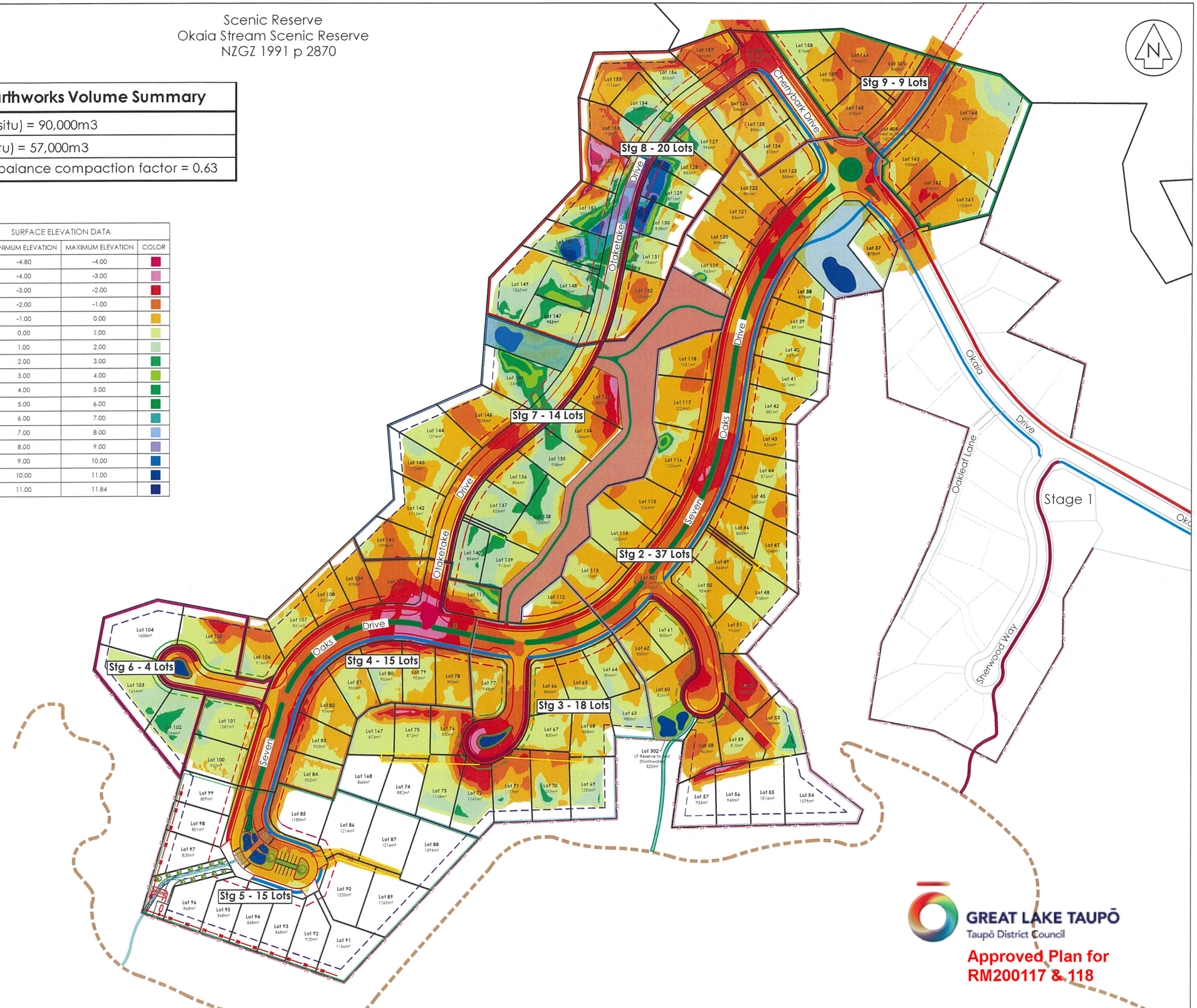
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Scenic Reserve
Okaia Stream Scenic Reserve
NZGZ 1991 p 2870

Earthworks Volume Summary

Cut (in-situ) = 90,000m3
Fill (in-situ) = 57,000m3
Cut/fill balance compaction factor = 0.63

SURFACE ELEVATION DATA			
NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
1	-4.80	-4.00	
2	-4.00	-3.00	
3	-3.00	-2.00	
4	-2.00	-1.00	
5	-1.00	0.00	
6	0.00	1.00	
7	1.00	2.00	
8	2.00	3.00	
9	3.00	4.00	
10	4.00	5.00	
11	5.00	6.00	
12	6.00	7.00	
13	7.00	8.00	
14	8.00	9.00	
15	9.00	10.00	
16	10.00	11.00	
17	11.00	11.84	



GREAT LAKE TAUPŌ
Taupō District Council

Approved Plan for RM200117 & 118

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NOTES:

This plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan. As areas and dimensions are likely to vary upon survey it should not be attached to any sale & purchase agreements without an appropriate condition to cover such variations.

Owner: Seven Oaks Kinloch Ltd

Record of Title: Balance of Stage 1 subdivision (not yet issued)

Total Area: 34.60 ha

Reticulated services will require additional easements after final construction and development of the legal survey.

Rights of way to rear Lots are a minimum 4m wide.

LEGEND:

- Proposed Boundaries
- Existing Boundaries
- Easement
- ROW
- LP Reserve to vest (Stormwater)
- LP Reserve to vest (Stormwater & Recreation)
- Recreation Reserve to vest
- Stormwater Pond
- Proposed Road
- Proposed Swale Drain
- 3m Setback
- 5m Setback
- 7.5m Setback
- Footpath - 1.4m Wide
- Cycleway - 1.8m Wide
- Combined Footpath & Cycleway
- Bush Walkway-Cycleway
- Existing K2K Track
- Pool Fence

SEVEN OAKS

Rev	Date	Amendment	By	Chk	App
A	11/05/20	For Review	PH	PWR	DGF

Project Title
Seven Oaks Kinloch Ltd.
Okaia Drive
Kinloch

Drawing Title
Earthworks
Stages 2 to 9
Cut & Fill Depths

Surveyed			
Designed	A.Cook	11/05/20	AMC
Drawn	P.Harris	11/05/20	PH
Checked	P.Rielly	11/05/20	PWR
Approved	D.Forsyth	11/05/20	DGF

Status **INFORMATION**

Scale A1
A3 1:2500 | A3

Drawing Number 19630-SK108 | Rev A

AutoCAD

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Table 1: Bulk & Location Controls for Stages 2 – 9 – Seven Oaks [September 2020]

GREAT LAKE TAUPŌ
Taupō District Council

Approved Plan for RM200117

Stage	Lot No	Lot Size (m2)	Maximum Building Height	Minimum Building Setbacks (m)									
				Otaketake Stream Scenic Reserve	Okaia Drive	Road 2 Stage 2 - Dwelling facade	Road 2 Stage 2 - Garage facade	Road 3 Stage 3 - Dwelling facade	Road 3 Stage 3 - Garage facade	Road 4 Stage 6 - Dwelling facade	Road 4 Stage 6 - Garage Facade	Road 1 & Road 5	Road 6 Stage 8
2 (37 Residential Lots)	37	930	7.5		5								
	38	875	7.5	7.5								5	
	39	891	7.5	7.5								5	
	40	987	7.5	7.5								5	
	41	1016	7.5	7.5								5	
	42	887	7.5	7.5								5	
	43	836	7.5	7.5								5	
	44	876	7.5	7.5								5	
	45	1050	7.5	7.5								5	
	46	800	5.5									5	
	47	1048	7.5	7.5									
	48	938	7.5	7.5									
	49	864	5.5									5	
	50	984	5.5			3	5					5	
	51	915	7.5	7.5		3	5						
	52	1039	5.5	7.5		3	5						

Table 1: Bulk & Location Controls for Stages 2 – 9 – Seven Oaks [September 2020]

	53	1299	5.5	7.5									
	54	1579	4.5	7.5									
	55	1014	4.5	7.5									
	56	940	4.5	7.5									
	57	933	4.5	7.5									
	58	862	5.5	7.5		3	5						
	59	810	5.5			3	5						
	60	825	7.5			3	5						
	61	800	5.5			3	5					5	
	62	800	5.5									5	
	113	1171	5.5									5	
	114	1300	5.5									5	
	115	1063	5.5									5	
	116	1256	5.5									5	
	117	1224	5.5									5	
	118	1031	5.5									5	
	119	963	7.5									5	
	120	898	7.5									5	
	121	856	7.5									5	
	122	881	7.5									5	

Table 1: Bulk & Location Controls for Stages 2 – 9 – Seven Oaks [September 2020]

	123	899	7.5									5	5
	301	2063	LP Reserve to vest (Stormwater)										
	302	522	LP Reserve to vest (Stormwater)										
	401	12577	Road to vest										
3 (18 Residential lots)	63	980	5.5	7.5									
	64	804	5.5									5	
	65	800	5.5									5	
	66	800	5.5					3	5			5	
	67	800	5.5					3	5				
	68	988	5.5	7.5									
	69	1282	4.5	7.5									
	70	1219	4.5	7.5									
	71	1177	4.5	7.5				3	5				
	72	1141	4.5	7.5				3	5				
	73	1118	7.5					3	5				
	74	882	7.5										
	75	872	7.5										
	76	800	7.5					3	5				
	77	948	5.5					3	5			5	
	112	800	5.5									5	

Table 1: Bulk & Location Controls for Stages 2 – 9 – Seven Oaks [September 2020]

	167	873	7.5										
	168	860	7.5										
	402	3898	Road to vest										
	78	903	5.5									5	
	79	903	5.5									5	
	80	903	5.5									5	
	81	903	5.5									5	
	82	904	7.5									5	
	83	903	7.5									5	
	84	902	7.5									5	
	100	1001	7.5									5	
	101	1087	7.5							3	5	5	
	106	916	7.5	7.5						3	5	5	
	107	831	7.5	7.5								5	
	108	831	7.5	7.5								5	
	109	870	7.5	7.5								5	
	110	1013	5.5									5	
	111	800	5.5									5	
5(15 4(15 Residential Lots)	403	5816	Road to vest										
5(15 Residential	85	1180	7.5									5	

Table 1: Bulk & Location Controls for Stages 2 – 9 – Seven Oaks [September 2020]

	86	1214	7.5									5	
	87	1216	7.5										
	88	1394	4.5	7.5									
	89	1265	4.5	7.5									
	90	1220	7.5									5	
	91	1156	4.5	7.5									
	92	1022	4.5	7.5								5	
	93	847	4.5	7.5								5	
	94	847	4.5	7.5								5	
	95	851	4.5	7.5								5	
	96	874	4.5	7.5								5	
	97	807	7.5	7.5								5	
	98	801	7.5	7.5								5	
	99	809	7.5	7.5								5	
	305	652	LP Reserve to Vest (Drainage)										
	404	3209	Road to vest										
6 (4 Residential lots)	102	1344	7.5	7.5						3	5		
	103	1654	7.5	7.5						3	5		
	104	1600	7.5	7.5						3	5		
	105	1600	7.5	7.5						3	5		

Table 1: Bulk & Location Controls for Stages 2 – 9 – Seven Oaks [September 2020]

	405	1542	Road to vest										
7 (14 Residential lots)	133	830	7.5									5	
	134	1066	7.5									5	
	135	958	7.5									5	
	136	804	7.5									5	
	137	826	7.5									5	
	138	1200	7.5										
	139	913	7.5										
	140	804	7.5									5	
	141	1098	7.5	7.5								5	
	142	1113	7.5	7.5								5	
	143	1134	7.5	7.5								5	
	144	1274	7.5	7.5								5	
	145	1339	7.5	7.5								5	
	146	1331	7.5	7.5								5	
	304	1177	LP Reserve to vest (Stormwater)										
	406	2910	Road to vest										
	303	6985	Reserve to vest (Scenic)										
8 (20 Residential Lots)	124	804	7.5										5
	125	800	7.5										5

Table 1: Bulk & Location Controls for Stages 2 – 9 – Seven Oaks [September 2020]

	126	846	7.5									5	5
	127	996	7.5									5	
	128	883	7.5									5	
	129	871	7.5									5	
	130	828	7.5									5	
	131	800	7.5									5	
	132	1050	7.5									5	
	147	953	7.5									5	
	148	920	7.5									5	
	149	1567	7.5	7.5									
	150	1096	7.5	7.5								5	
	151	1055	7.5	7.5								5	
	152	898	7.5	7.5								5	
	153	958	7.5	7.5								5	
	154	800	7.5									5	
	155	1116	7.5	7.5									
	156	805	7.5	7.5								5	
	157	810	7.5	7.5								5	5
	407	5436	Road to vest										
9 (9 Residential	158	869	7.5										5

Table 1: Bulk & Location Controls for Stages 2 – 9 – Seven Oaks [September 2020]

	159	894	7.5										5
	160	928	7.5									5	5
	161	1102	7.5	7.5	5								
	162	971	7.5		5								
	163	867	7.5		5							5	
	164	4000	7.5	7.5								5	
	165	800	7.5									5	
	166	946	7.5										
	408	1537	Road to vest										
Balance Lot	500	119800											

Note: Building Heights shall be taken from the finished ground levels as shown on the Finished Contour Plan submitted for each Stage and held on Council Subdivision Consent file 200118.