

VARIATION OF CONSENT NOTICE CONDITIONS RM230067 [ALL CONDITIONS 1-13]	
LAND USE CONSENT CONDITIONS RM230066 [CONDITIONS 1, 4-11]	
1	<p>General Accordance</p> <p>The activity shall be undertaken in accordance with:</p> <ul style="list-style-type: none"> a The application prepared by Cheal Consultants Ltd and received by Taupō District Council on 13 March 2023. b The further information provided by Cheal Consultants Ltd and received on 12 June 2023; and peer review of the Hudson Associates Landscape Character Assessment undertaken by Boffa Miskell. c The plans prepared by Vertical Arts, Roy Renwick Designs & Cheal Consultants Ltd, referenced: <ul style="list-style-type: none"> • Application Site Aerial Map • Overall Site Plan – Sheet No SP-1 • Area Plans – Sheet No SD1.1 • Main Level Floor Plan – Sheet No SD2.1 • Second Level Floor Plan – Sheet No SD.2 • Bothy Level Floor Plan – Sheet No SD2.3 • Building Sections – Sheet No RC4.0 • Building Sections – Sheet No RC4.1 • Perspectives – Sheet No SD3.1 • Perspectives – Sheet No SD3.2 • Site Cut & Fill Plan – Sheet 01 Rev R2 • Sections A, B & C – Sheet 01 Rev R3 • Sections D, E & F – Sheet 01 Rev R4 • Sections G & H – Sheet 01 Rev R5 • Embankment Proposed Layout – Plan SK-002 • Fill Balance Proposed Layout – Plan SK-003 d The Planting Plan prepared by Hudson Associates Ltd, dated 28 February 2024. e The Earthworks Management Plan prepared by Cheal Consultants Ltd, dated 8 June 2023. <p>all stamped ‘Approved Plan for RM230066-67’.</p>
2	<p>Variation of Consent Notice Certification</p> <p>The variation of consent notice certificates shall be registered on the titles of 36 Locheagles Rise - Lot 1 DP 474891 [RT 653268], 32 Locheagles Rise - Lot 3 DP 474891 [RT 653270] and 30 Locheagles Rise – Lot 4 DP 474891 [RT 653271] and a copy of the updated titles shall be provided to Taupō District Council within 12 months of building consent issue for the dwelling, demonstrating that the variation of consent notice has been registered on the three titles pursuant to section 221(5) of the Act. <i>[Advice Note: The variation to consent notice certificates (attached) must be registered on Records of Title 653268, 653270 and 653271 by the Registrar-General of Land through Land Information New Zealand.]</i></p>

3	<p>Exterior Colours / Materials</p> <p>The consent holder shall submit a schedule of all exterior materials (walls, roofs, joinery) and colours for the dwelling and gatehouse building with the building consent application(s) to demonstrate compliance with Condition 3 of the consent notice:</p> <p>3 For all buildings the exterior cladding, joinery and doors are to be of natural timber, painted timber, stone or smooth cement plaster, and finished in green, brown or grey toned colours, not exceeding 37% reflectivity as measured on the British Standard 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 Colour Range BS5252 or equivalent.</p> <p>and the approved Perspectives prepared by Vertical Arts, referenced SD3.1 and SD3.2.</p>
4	<p>Earthworks Conditions</p> <p>The consent holder shall provide a Contractor Programme of Works as discussed in the approved Earthworks Management Plan to Taupō District Council’s Monitoring Officer prior to any site works commencing, and prior to the onsite meeting required by Condition 5. The programme shall state the likely duration of the earthworks for the two main stages of the development being the embankments of Nos 30 and 32 Locheagles Rise, and for the actual dwelling within No 36 Locheagles Rise.</p>
5	<p>At least five working days prior to the earthworks commencing on the site, the consent holder shall arrange an onsite meeting with Taupō District Council’s Monitoring Officer and the contractor undertaking the works.</p>
6	<p>The consent holder shall notify Taupō District Council in writing (an email is appropriate) of when earthworks are to commence at least three working days prior to the commencement date.</p>
7	<p>The consent holder shall ensure that prior to commencement of the earthworks that all of the erosion, sediment and stormwater management controls as described in the approved Earthworks Management Plan are fully constructed. This shall be demonstrated at the onsite meeting (Condition 5).</p>
8	<p>The consent holder shall ensure that the earthworks are managed in accordance with the approved Earthworks Management Plan and carried out so that all sediment, stormwater and dust is contained onsite and no nuisance is created beyond the site boundaries. This will require on-going maintenance of the erosion, sediment and stormwater management controls during and after the earthworks until the area is fully stabilised. <i>[Advice Note: A dust nuisance is deemed to have occurred when particles are visible in the air.]</i></p>
9	<p>Construction Hours</p> <p>The use of machinery and plant involved in earthworks and/or building construction shall be confined to between the hours of 7.00am to 5.00pm Monday to Friday and 7.30am to 3.00pm on Saturday (and none on Sunday or public holidays). The start-up of plant or machinery shall not occur earlier than 7.00am Monday to Saturday.</p>
10	<p>Code of Practice</p> <p>The consent holder shall ensure that all works are completed in accordance with the Taupō District Council Code of Practice for the Development of Land 2009.</p>

11	<p>Archaeological Discovery</p> <p>Subject to any legal requirements of the Taupō District Council, the Police, Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975 and any other governing legislation, should a wāhi tapu or archaeological site be uncovered during earthworks or other construction work, work in the affected area shall stop immediately and the consent holder shall seek advice from Taupō District Council's Manager Iwi & Co-Governance, tangata whenua, Heritage New Zealand and/or the New Zealand Police (as appropriate) to determine what further actions are appropriate to safeguard the site or its contents before work recommences.</p>
12	<p>Planting</p> <p>The consent holder shall ensure that the planting within the southeast embankment areas of Nos 30 (Lot 4 DP 474891) and 32 Locheagles Rise (Lot 3 DP 474891) is carried out in accordance with the approved Planting Plan by Hudson Associates within the first planting season (March / April, September / October) following completion of the earthworks in these areas. The plants shall be of the species, quantities, scheduled sizes and spacings as detailed in the approved Planting Plan and be implemented in accordance with the maintenance and implementation statement in the approved plan. Photographic evidence of the planting shall be provided to Taupō District Council's Monitoring Officer following the implementation of the planting.</p>
13	<p>The consent holder shall ensure that the planting within the site of No 36 Locheagles Rise (Lot 1 DP 474891) is carried out in accordance with the approved Planting Plan by Hudson Associates within the first planting season (March / April, September / October) following issue of the Code Compliance Certificate for the building consent. The plants shall be of the species, quantities, scheduled sizes and spacings as detailed in the approved Planting Plan and be implemented in accordance with the maintenance and implementation statement in the approved plan. the Planting Plan and photographic evidence of the planting shall be provided to Taupō District Council's Monitoring Officer following the implementation of the planting.</p>
<p>Advice Notes</p>	
1	<p><i>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.</i></p>
2	<p><i>Please be advised that the timeframes imposed under Section 115 of the Resource Management Act 1991 have been extended in accordance with Section 37 of the Act.</i></p>
3	<p><i>There is a corresponding Waikato Regional Council resource consent for earthworks site disturbance AUTH145517.01.01 with conditions to be complied with.</i></p>

In the Matter of the Resource Management Act 1991

And

In the Matter of Resource Consent
RM230067

VARIATION OF CONSENT NOTICE
Pursuant to Section 221(3) of the Resource Management Act 1991

To: The District Land Registrar
South Auckland Land Registration District

TAKE NOTICE that Lot 1 DP 474891 are subject to conditions in relation to a subdivision consent as follows:-

Conditions

- 1 One habitable building/dwelling only is permitted.
- 2 Maximum building height and minimum building setbacks shall be determined from the following schedule. Maximum building height is controlled by the more restrictive of the “Reduced Level of the Upper Limit of Building Envelope” or the “Maximum Building Height” described within the following schedule:

Building Height Restrictions				
Purpose	Shown on DP 474891	Servient Tenement	Reduced Level of Upper Limit of Building Envelope	Maximum Building Height
Building Envelope	BA	Lot 1 hereon	528.5m	7.5m
	BB	Lot 2 Hereon	503.0m	7.5m
	BC	Lot 3 Hereon	503.3m	7.5m
	BD	Lot 4 Hereon	502.7m	7.5m
	BE	Lot 5 Hereon	508.0m	7.5m
	BF	Lot 6 Hereon	527.5m	7.5m
	BG	Lot 7 Hereon	505.5m	7.5m
	BH	Lot 8 Hereon	482.5m	7.5m
	BI	Lot 9 Hereon	482.0m	5.5m
	BJ	Lot 10 Hereon	480.0m	5.5m
	BK	Lot 11 Hereon	477.7m	5.5m
	BL	Lot 12 Hereon	476.2m	5.5m
	BM	Lot 13 Hereon	474.5m	5.5m

	BN	Lot 14 Hereon	472.0m	5.5m
	BO	Lot 15 Hereon	468.5m	5.5m
	BP	Lot 16 Hereon	464.7m	5.5m
	BQ	Lot 17 Hereon	465.2m	5.5m
	BR	Lot 18 Hereon	463.0m	5.5m
	BS	Lot 19 Hereon	461.8m	5.5m
<p>NOTE: Levels are in terms of Moturiki Vertical Datum 1953. Origin of Levels is RM KB SO 59458 Reduced Level 361.50m sourced from the plan face of SO 59458.</p>				

- 3 For all buildings the exterior cladding, joinery and doors are to be of natural timber, painted timber, stone or smooth cement plaster, and finished in green, brown or grey toned colours, not exceeding 37% reflectivity as measured on the British Standard 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 Colour Range BS5252 or equivalent.
- 4 No further subdivision of the allotment may occur.

Conditions (Lots 1 to 10, 13 to 19)

- 5 A suitably qualified engineer shall be engaged to provide PS1 certification with the building consent application that the foundation system chosen for the structure suits the soils encountered on each site and the requirements of the version of NZ3604 current at the time of building consent application.

Conditions (Lots 1 to 8)

- 6 Maximum building coverage of the allotment shall be 5%.
- 7 Maximum earthworks disturbance of the allotment at any one time while redeveloping shall be 10%.
- 8 The water supply pressure available at the water connection point will be limited by the level of the future Taupo District Council reservoir at the top of LochEagles Rise (approximately RL 500m Moturiki datum). Any site water storage and pumping to a dwelling that may be necessary is the responsibility of the lot owner.

Conditions (Lots 9 to 19)

- 9 Maximum building coverage of the allotment shall be 30%.
- 10 Maximum earthworks disturbance of the allotment at any one time while redeveloping shall be 50%.

Note: At the time of this consent (August 2013) the lots are zoned Kinloch Rural Residential Environment under the Operative Taupō District Plan. The above controls will supercede the corresponding standards of the current Taupō District Plan and any subsequent standards as a result of any Plan Changes in future. All other District Plan standards of the Kinloch Rural Residential Environment (and any subsequent standards as a result of any Plan Changes in future) that are not specified above i.e. earthworks (inside/outside setbacks), vehicle movements, signage, parking, loading & access, noise, odour and stormwater, will apply with any infringements requiring separate land use consent and not a change to the consent notice. It is also noted that the District Plan standards for Maximum Earthworks inside and outside building setbacks shall relate to the building envelopes specified in the above schedule.

AND THAT it is hereby agreed and declared by the registered proprietors of Lot 1 DP 474891 and Taupō District Council that Conditions 2, 6 and 7 of Consent Notice 9907786.3 are varied and new Condition 11 is imposed as follows:

- 2 Maximum building height and minimum building setbacks shall be determined from the following schedule. Maximum building height is controlled by the more restrictive of the “Reduced Level of the Upper Limit of Building Envelope” or the “Maximum Building Height” described within the following schedule:

Building Height Restrictions				
Purpose	Shown on DP 474891	Servient Tenement	Reduced Level of Upper Limit of Building Envelope	Maximum Building Height
Building Envelope	BA <u>with the exception of the gatehouse building authorised by RM220067</u>	Lot 1 hereon	528.5m <u>with the exception of the dwelling authorised by RM220067, which exceeds this limit by an additional 5.24m up to RL 533.74.</u>	7.5m <u>with the exception of the dwelling authorised by RM220067, which exceeds this limit by an additional 2.1m up to 9.6m.</u>

- 6 Maximum building coverage of the allotment shall be 5% with the exception of the dwelling and other buildings authorised by RM230067 with building coverage of 18.6%, exceeding this limit by an additional 13.6%.
- 7 Maximum earthworks disturbance of the allotment at any one time while redeveloping shall be 10% with the exception of the earthworks authorised by RM230067 with earthworks disturbance of up to 60%, exceeding this limit by an additional 50%.

Condition (Lots 1, 3 and 4)

- 11 The established planting required by Variation of Consent Notice RM230067 shall maintained in a healthy standard in perpetuity so as to achieve and maintain the maturity heights stated

In the Matter of the Resource Management Act 1991

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Pursuant to Section 221(3) of the Resource Management Act 1991

To: The District Land Registrar
South Auckland Land Registration District

TAKE NOTICE that Lot 3 DP 474891 is subject to conditions in relation to a subdivision consent as follows:-

Conditions

- 1 One habitable building/dwelling only is permitted.
- 2 Maximum building height and minimum building setbacks shall be determined from the following schedule. Maximum building height is controlled by the more restrictive of the “Reduced Level of the Upper Limit of Building Envelope” or the “Maximum Building Height” described within the following schedule:

Building Height Restrictions				
Purpose	Shown on DP 474891	Servient Tenement	Reduced Level of Upper Limit of Building Envelope	Maximum Building Height
Building Envelope	BA	Lot 1 hereon	528.5m	7.5m
	BB	Lot 2 Hereon	503.0m	7.5m
	BC	Lot 3 Hereon	503.3m	7.5m
	BD	Lot 4 Hereon	502.7m	7.5m
	BE	Lot 5 Hereon	508.0m	7.5m
	BF	Lot 6 Hereon	527.5m	7.5m
	BG	Lot 7 Hereon	505.5m	7.5m
	BH	Lot 8 Hereon	482.5m	7.5m
	BI	Lot 9 Hereon	482.0m	5.5m
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	BR	Lot 18 Hereon	463.0m	5.5m
	BS	Lot 19 Hereon	461.8m	5.5m
<p>NOTE: Levels are in terms of Moturiki Vertical Datum 1953. Origin of Levels is RM KB SO 59458 Reduced Level 361.50m sourced from the plan face of SO 59458.</p>				

- 3 For all buildings the exterior cladding, joinery and doors are to be of natural timber, painted timber, stone or smooth cement plaster, and finished in green, brown or grey toned colours, not exceeding 37% reflectivity as measured on the British Standard 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 Colour Range BS5252 or equivalent.
- 4 No further subdivision of the allotment may occur.

Conditions (Lots 1 to 10, 13 to 19)

- 5 A suitably qualified engineer shall be engaged to provide PS1 certification with the building consent application that the foundation system chosen for the structure suits the soils encountered on each site and the requirements of the version of NZ3604 current at the time of building consent application.

Conditions (Lots 1 to 8)

- 6 Maximum building coverage of the allotment shall be 5%.
- 7 Maximum earthworks disturbance of the allotment at any one time while redeveloping shall be 10%.
- 8 The water supply pressure available at the water connection point will be limited by the level of the future Taupo District Council reservoir at the top of LochEagles Rise (approximately RL 500m Moturiki datum). Any site water storage and pumping to a dwelling that may be necessary is the responsibility of the lot owner.

Conditions (Lots 9 to 19)

- 9 Maximum building coverage of the allotment shall be 30%.
- 10 Maximum earthworks disturbance of the allotment at any one time while redeveloping shall be 50%.

Note: At the time of this consent (August 2013) the lots are zoned Kinloch Rural Residential Environment under the Operative Taupō District Plan. The above controls will supercede the corresponding standards of the current Taupō District Plan and any subsequent standards as a result of any Plan Changes in future. All other District Plan standards of the Kinloch Rural Residential Environment (and any subsequent standards as a result of any Plan Changes in future) that are not specified above i.e. earthworks (inside/outside setbacks), vehicle movements, signage, parking, loading & access, noise, odour and stormwater, will apply with any infringements requiring separate land use consent and not a change to the consent notice.

In the Matter of the Resource Management Act 1991

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To: The District Land Registrar
South Auckland Land Registration District

TAKE NOTICE that Lot 4 DP 474891 is subject to conditions in relation to a subdivision consent as follows:-

Conditions

- 1 One habitable building/dwelling only is permitted.
- 2 Maximum building height and minimum building setbacks shall be determined from the following schedule. Maximum building height is controlled by the more restrictive of the “Reduced Level of the Upper Limit of Building Envelope” or the “Maximum Building Height” described within the following schedule:

Building Height Restrictions				
Purpose	Shown on DP 474891	Servient Tenement	Reduced Level of Upper Limit of Building Envelope	Maximum Building Height
Building Envelope	BA	Lot 1 hereon	528.5m	7.5m
	BB	Lot 2 Hereon	503.0m	7.5m
	BC	Lot 3 Hereon	503.3m	7.5m
	BD	Lot 4 Hereon	502.7m	7.5m
	BE	Lot 5 Hereon	508.0m	7.5m
	BF	Lot 6 Hereon	527.5m	7.5m
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	BO	Lot 15 Hereon	468.5m	5.5m
	BP	Lot 16 Hereon	464.7m	5.5m
	BQ	Lot 17 Hereon	465.2m	5.5m

	BR	Lot 18 Hereon	463.0m	5.5m
	BS	Lot 19 Hereon	461.8m	5.5m
NOTE: Levels are in terms of Moturiki Vertical Datum 1953. Origin of Levels is RM KB SO 59458 Reduced Level 361.50m sourced from the plan face of SO 59458.				

- 3 For all buildings the exterior cladding, joinery and doors are to be of natural timber, painted timber, stone or smooth cement plaster, and finished in green, brown or grey toned colours, not exceeding 37% reflectivity as measured on the British Standard 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 Colour Range BS5252 or equivalent.
- 4 No further subdivision of the allotment may occur.

Conditions (Lots 1 to 10, 13 to 19)

- 5 A suitably qualified engineer shall be engaged to provide PS1 certification with the building consent application that the foundation system chosen for the structure suits the soils encountered on each site and the requirements of the version of NZ3604 current at the time of building consent application.

Conditions (Lots 1 to 8)

- 6 Maximum building coverage of the allotment shall be 5%.
- 7 Maximum earthworks disturbance of the allotment at any one time while redeveloping shall be 10%.
- 8 The water supply pressure available at the water connection point will be limited by the level of the future Taupo District Council reservoir at the top of LochEagles Rise (approximately RL 500m Moturiki datum). Any site water storage and pumping to a dwelling that may be necessary is the responsibility of the lot owner.

Conditions (Lots 9 to 19)

- 9 Maximum building coverage of the allotment shall be 30%.
- 10 Maximum earthworks disturbance of the allotment at any one time while redeveloping shall be 50%.

Note: At the time of this consent (August 2013) the lots are zoned Kinloch Rural Residential Environment under the Operative Taupō District Plan. The above controls will supercede the corresponding standards of the current Taupō District Plan and any subsequent standards as a result of any Plan Changes in future. All other District Plan standards of the Kinloch Rural Residential Environment (and any subsequent standards as a result of any Plan Changes in future) that are not specified above i.e. earthworks (inside/outside setbacks), vehicle movements, signage, parking, loading & access, noise, odour and stormwater, will apply with any infringements requiring separate land use consent and not a change to the consent notice.

