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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.

Aerial Imagery has been obtained from: Taupo District Council GIS and is provided under a Creative Commons Public License . It has been provided as a guide to where the boundaries are positioned, or proposed on the ground, but may not be absolute.

Owner: Mark Keith Jacka Comber
Record of Title: 797346

Asbuilt utilities may have other services in close proximity which are not shown for the purposes of this plan. Please identify existing utility locations and depths with Taupo District Council GIS before any field investigation or construction.

Underground services shown are indicative only. It is the contractors responsibility to identify existing utility locations and depths prior to construction.

Amalgamation Condition

That Lots 2 & 3 hereon be transferred to the owner of Lot 504 DP 595759 (RT 1154198) and that one Record of Title be issued to include both parcels.

See.....
Section 220 (1)(b)(i) RMA 1991

Legend:
--- Stage 16 Boundary
--- Lot Boundary

A	19/06/24	Information	SV	SH	MR
Rev	Date	Amendment	By	Chk	App

Project Title
Seven Oaks Kinloch Ltd.
Okaia Drive
Kinloch

Drawing Title
Stage 16
Subdivision of Lot 2 DP 514174

Surveyed			
Designed			
Drawn	S.Veerla	19/06/24	SV
Checked	S.Hunt	19/06/24	SH
Approved	M.Ryder	19/06/24	MR

Status
INFORMATION

Scale A1
A3 1:1000 | A3

Drawing Number
220225-SC003 | Rev
A



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Owners: Seven Oaks Kinloch Limited, Public Trust, James Brendan Sheridan, Lucy Caroline Sheridan & Mark Keith Jacka Comber
Record of Title: 1109169, 797345 & 797346

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Legend:

- Reserve to Vest
- District Plan Zone Boundary
- Easement
- 50m setback from DOC Reserve

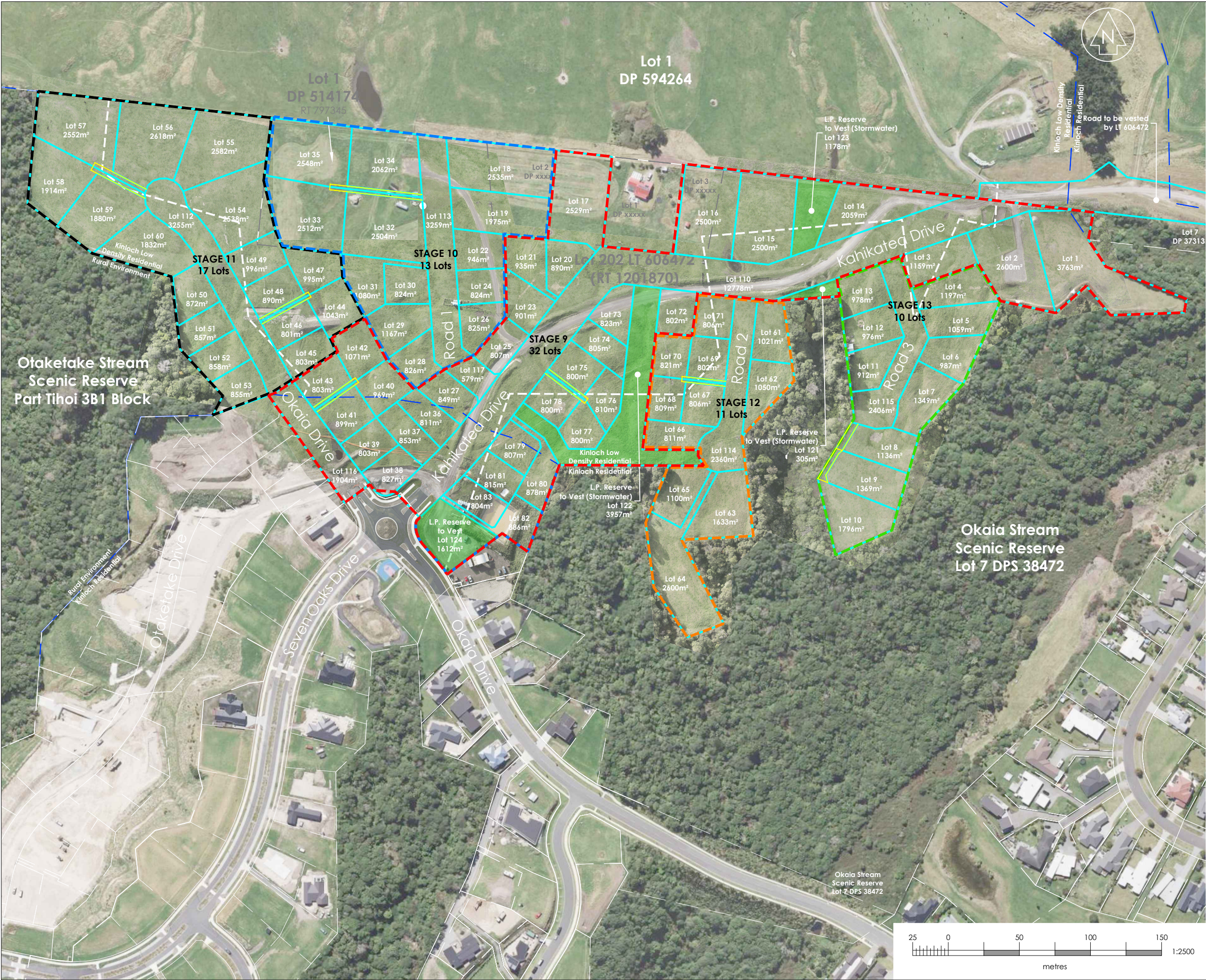
O	29/05/25	Scheme Plan Revised	MM	SH	TWB
N	30/04/25	Scheme Plan Revised	RR	SH	TWB
M	28/01/25	Scheme Plan Revised	RR	SH	TWB
L	21/01/25	Lot 125 & 14 Area, Lot 85 & 86	RR	SH	TWB
K	11/11/24	Scheme Plan Amended	RR	SH	TWB
Rev	Date	Amendment	By	Chk	App

Project Title
Seven Oaks Kinloch Ltd.
Okaia Drive
Kinloch

Drawing Title
Proposed Subdivision of
Lot 504 DP 595759 &
Lots 1 & 2 DP 514174

Surveyed			
Designed			
Drawn	K.Larsen	26/07/22	KL
Checked	O.Bucher	08/08/22	OB
Approved	O.Bucher	08/08/22	OB

Status	INFORMATION	
Scale A1	-	A3
A3	1:2500	
Drawing Number	220225-SC001	Rev
		O





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Area noted on plan for each lot are allowable building areas (not lot areas).



- Legend:
- Reserve to Vest
 - Building Area m2
 - Easement
 - 4.5m max height

SEVEN OAKS

B	14/07/25	Update various setbacks	MTM	SH	TWB
A	10/07/25	For Information	MTM	SH	TWB
Rev	Date	Amendment	By	Chk	App

Project Title
Seven Oaks Kinloch Ltd.
Okaia Drive
Kinloch

Drawing Title
Building Area Plan

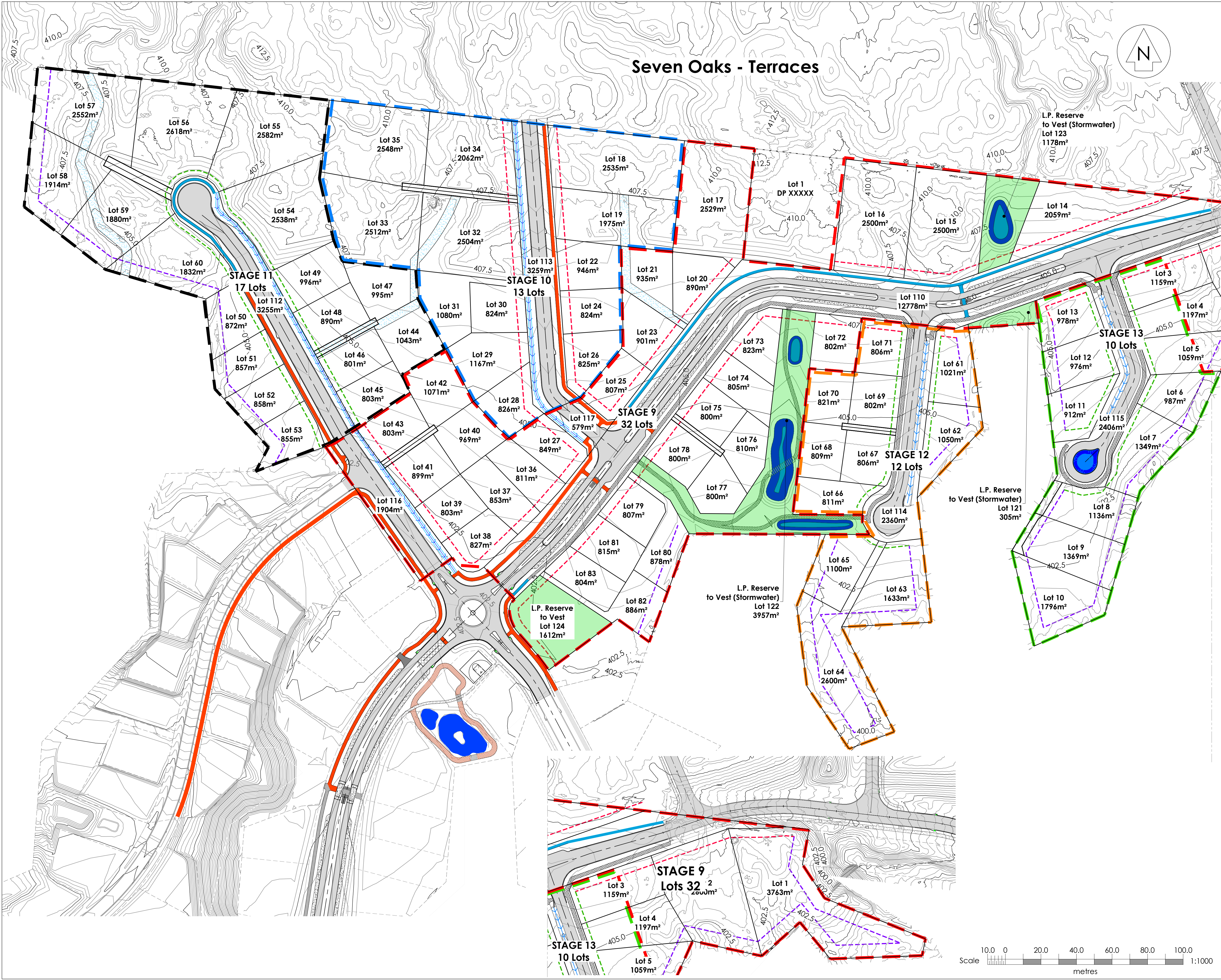
Surveyed			
Designed			
Drawn	M.Mathew	09/07/25	MTM
Checked	S.Hunt	10/07/25	SH
Approved	T.Brand	10/07/25	TWB

Status
INFORMATION

Scale A1
A3 1:2500 A3

Drawing Number
220225-101 B





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Owner: Seven Oaks Kinloch Ltd

Record of Title: 1109169
Total Area: 18.255 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.

Pool Fence along DOC Land Boundary.

Legend:

- Reserve (Recreation & Stormwater)
- Stormwater Overland Flow Path
- Design Contours Major
- Design Contours Minor
- Easement
- Existing Culvert
- Footpath 1.4m
- Cycleway 1.8m
- Combined Footpath & Cycleway 2.0m
- 3m Setback
- 5m Setback
- 7.5m Setback
- Stage 9 Boundary
- Stage 10 Boundary
- Stage 11 Boundary
- Stage 12 Boundary
- Stage 13 Boundary

SEVEN OAKS

E	14/05/25	For Resource Consent	MM	SH	TWB
D	31/01/25	For Resource Consent	RR	SH	TWB
C	07/11/24	For Resource Consent	RR	SC	TWB
B	16/05/23	For Resource Consent	JZL	LU	TWB
A	21/12/22	For Resource Consent	PH	LU	TWB
Rev	Date	Amendment	By	Chk	App

Project Title
Seven Oaks Kinloch Limited
Okiaia Drive
Kinloch

Drawing Title
Balance Land
Earthworks
Proposed Contour Plan

Surveyed	G.Ripoll	10/22	GR
Designed	S.Pen	12/22	SP
Drawn	P.Harris	21/12/22	PH
Checked	L.Urieete	21/12/22	LU
Approved	T.Brand	21/12/22	TWB

Status **RESOURCE CONSENT**

Scale	A1	1:1000	A1
	A3	1:2000	

Drawing Number
220225-SK202

Rev
E

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Owner: Seven Oaks Kinloch Limited
Record of Title: 1109165
Approved Plan for RM240388-389

- Legend:
- 3m Setback
 - 5m Setback
 - 7.5m Setback

SEVEN OAKS

E	14/05/25	For Resource Consent	MM	SH	TWB
D	31/01/25	For Resource Consent	RR	SH	TWB
C	12/11/24	For Resource Consent	SC	SH	TWB
B	16/05/23	Information	JZL	LU	TWB
A	21/12/22	For Resource Consent	PH	LU	TWB
Rev	Date	Amendment	By	Chk	App

Project Title
Seven Oaks Kinloch Limited
Okiaia Drive
Kinloch

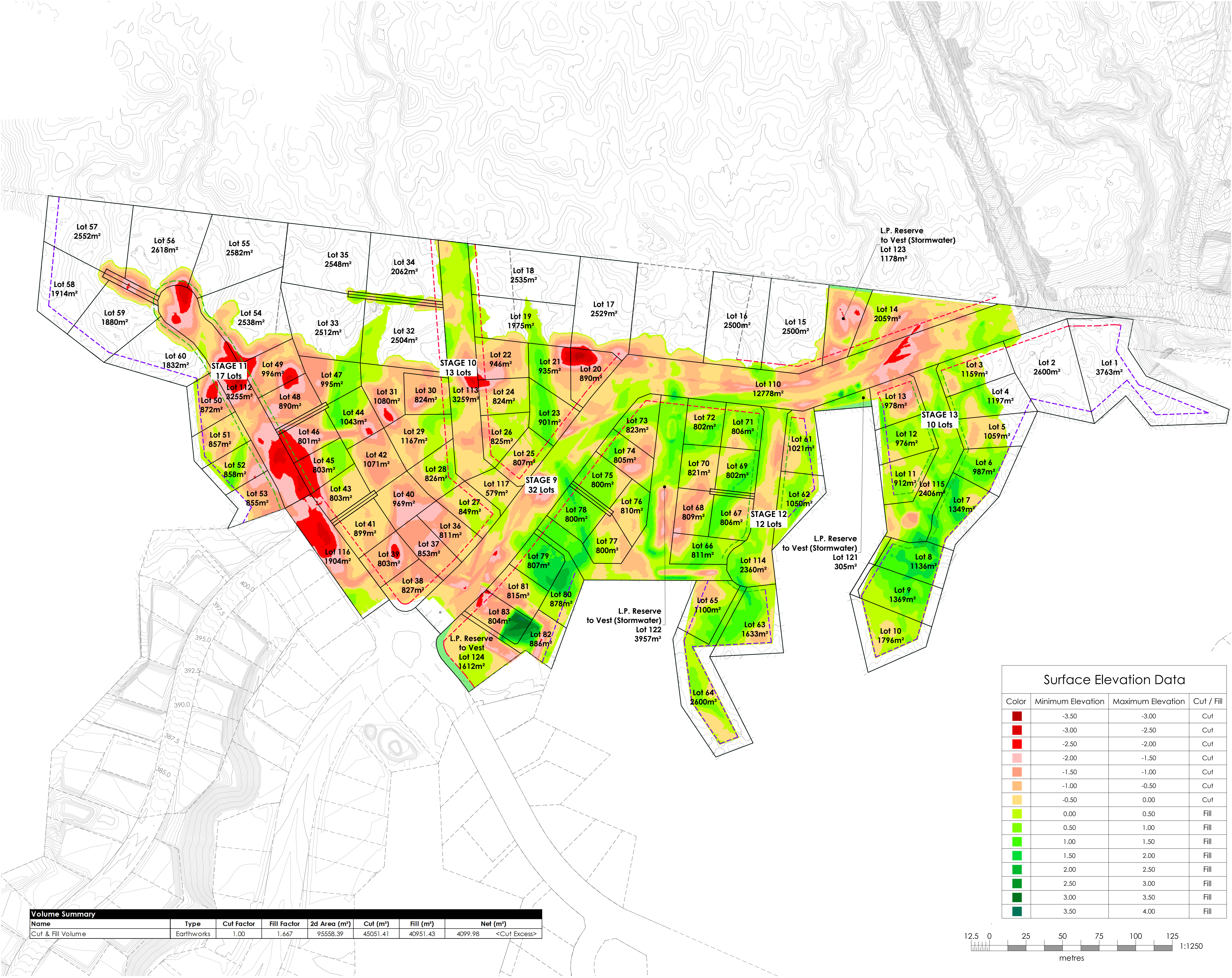
Drawing Title
Balance Land
Earthworks
Cut & Fill Plan

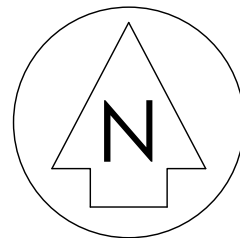
Surveyed	G.Ripoll	5/22	GR
Designed	S.Pen	11/22	SP
Drawn	P.Harris	21/12/22	PH
Checked	L.Urieete	21/12/22	LU
Approved	T.Brand	21/12/22	TWB

Status **RESOURCE CONSENT**

Scale A1 1:1250 A1
A3 1:2500

Drawing Number 220225-SK203
Rev E





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Owner: Seven Oaks Kinloch Ltd

Record of Title: 1109169
Total Area: 18.255 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.

Pool Fence along DOC Land Boundary.

- Legend:
- Reserve to Vest (Resource Consent RM240388-389)
 - Stormwater Overland Flow Path
 - Easement
 - ROW
 - Footpath 1.4m
 - Cycleway 1.8m
 - Combined Footpath & Cycleway 2.0m
 - Proposed Road
 - 3m Setback
 - 5m Setback
 - 7.5m Setback
 - Stage 9 Boundary
 - Stage 10 Boundary
 - Stage 11 Boundary
 - Stage 12 Boundary
 - Stage 13 Boundary

SEVEN OAKS

E	14/05/25	For Resource Consent	MM	SH	TWB
D	31/01/25	For Resource Consent	RR	SH	TWB
C	07/11/24	For Resource Consent	RR	SC	TWB
B	16/05/23	For Resource Consent	JZL	LU	TWB
A	21/12/22	For Resource Consent	PH	LU	TWB
Rev	Date	Amendment	By	Chk	App

Project Title
Seven Oaks Kinloch Limited
Okaia Drive
Kinloch

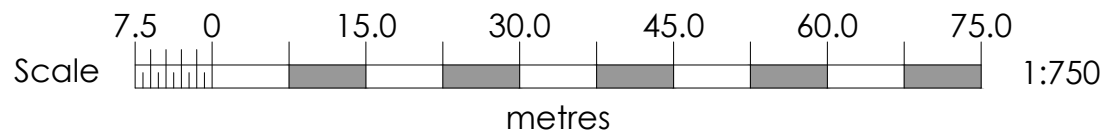
Drawing Title
Balance Land Roading
Conceptual Layout Plan
Sheet 1 of 2

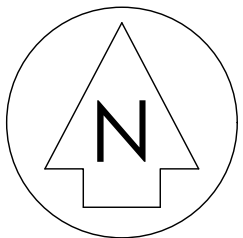
Surveyed	G.Ripoll	10/22	GR
Designed	S.Pen	12/22	SP
Drawn	P.Harris	21/12/22	PH
Checked	L.Uriaete	21/12/22	LU
Approved	T.Brand	21/12/22	TWB

Status **RESOURCE CONSENT**

Scale A1 1:750
A3 1:1500 | A1

Drawing Number 220225-SK301
Rev E





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Owner: Seven Oaks Kinloch Ltd

Record of Title: 1109169
Total Area: 18.255 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.

Pool Fence along DOC Land Boundary.

Legend:

- Reserve (L.P. Reserve to Vest (Stormwater))
- Easement
- ROW
- Existing Culvert
- Footpath 1.4m
- Cycleway 1.8m
- Combined Footpath & Cycleway 2.0m
- Proposed Road
- 3m Setback
- 5m Setback
- 7.5m Setback
- Stage 9 Boundary
- Stage 10 Boundary
- Stage 11 Boundary
- Stage 12 Boundary
- Stage 13 Boundary

SEVEN OAKS

E	14/05/25	For Resource Consent	MM	SH	TWB
D	31/01/25	For Resource Consent	RR	SH	TWB
C	07/11/24	For Resource Consent	RR	SC	TWB
B	16/05/23	For Resource Consent	JZL	LU	TWB
A	21/12/22	For Resource Consent	PH	LU	TWB
Rev	Date	Amendment	By	Chk	App

Project Title
Seven Oaks Kinloch Limited
Okiaia Drive
Kinloch

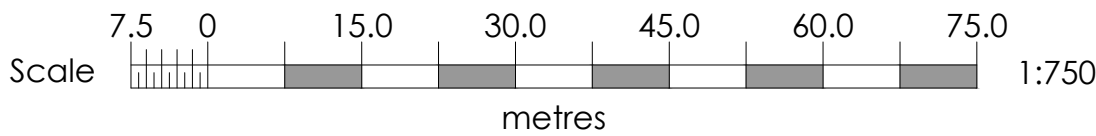
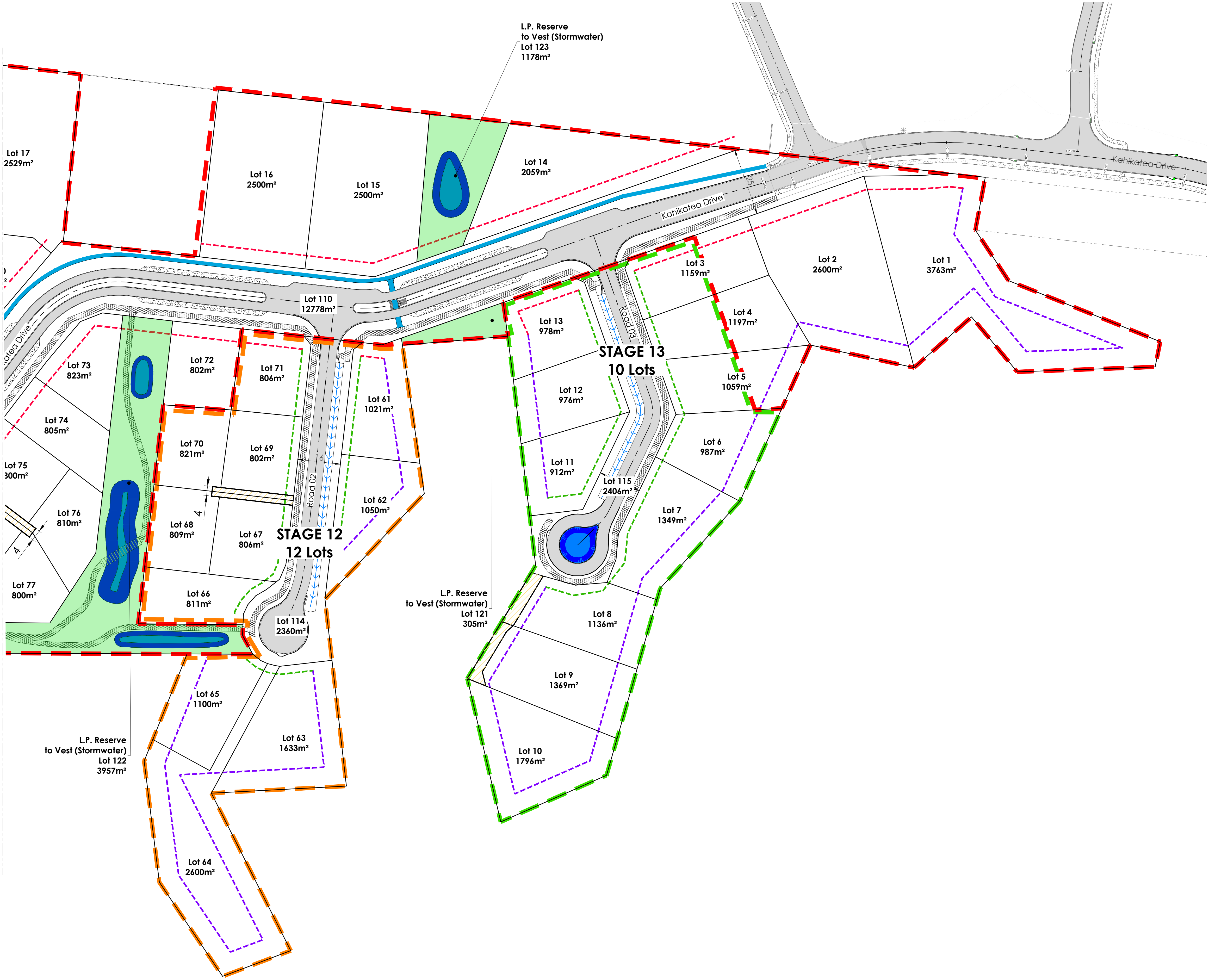
Drawing Title
Balance Land Roading
Conceptual Layout Plan
Sheet 2 of 2

Surveyed	G.Ripoll	10/22	GR
Designed	S.Pen	12/22	SP
Drawn	P.Harris	21/12/22	PH
Checked	L.Uriarte	21/12/22	LU
Approved	T.Brand	21/12/22	TWB

Status **RESOURCE CONSENT**

Scale	A1	1:750	A1
	A3	1:1500	

Drawing Number
220225-SK302
Rev
E





NOTES:

Owner: Seven Oaks Kinloch Ltd

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

Pool Fence along DOC Land Boundary.

Legend:



Project Title
Seven Oaks Kinloch Limited
Okaia Drive
Kinloch

Drawing Title

Surveyed	G.Ripoll	10/22	GR
Designed	S.Pen	12/22	SP
Drawn	P.Harris	21/12/22	PH
Checked	L.Urioste	21/12/22	LU
Approved	T.Brand	21/12/22	TWB

Scale	A1	1:750		A1
	A3	1:1500		

Drawing Number	Rev
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220225-SK401	E
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29/05/2025 2:47:38 pm

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Record of Title: 1109169
Total Area: 18.255 ha

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Pool Fence along DOC Land Boundary.

All Lots marked with an asterisk (eg Lot 9 *) require individual sewer pumps. **GREAT LAKE TAUPŌ** Taupō District Council

- Legend:
- SW Stormwater Line Proposed
 - SS Sewer Line Proposed
 - SS Sewer Rising Main Proposed
 - SS Sewer Swale Proposed
 - SSMH Proposed
 - SSMH Existing
 - Reserve to Vest (Recreation & Stormwater)
 - Easement
 - ROW
 - Stage 9 Boundary
 - Stage 10 Boundary
 - Stage 11 Boundary
 - Stage 12 Boundary
 - Stage 13 Boundary

SEVEN OAKS

E	14/05/25	For Resource Consent	MM	SH	TWB
D	31/01/25	For Resource Consent	RR	SH	TWB
C	07/11/24	For Resource Consent	SC	SH	TWB
B	16/05/23	For Resource Consent	JZL	LU	TWB
A	21/12/22	For Resource Consent	PH	LU	TWB
Rev	Date	Amendment	By	Chk	App

Project Title
Seven Oaks Kinloch Limited
Okiaia Drive
Kinloch

Drawing Title
Balance Land Services
Conceptual Layout Plan
Sheet 2 of 2

Surveyed	G.Ripoll	10/22	GR
Designed	S.Pen	12/22	SP
Drawn	P.Harris	21/12/22	PH
Checked	L.Uriaete	21/12/22	LU
Approved	T.Brand	21/12/22	TWB

Status **RESOURCE CONSENT**

Scale	A1	1:750	A1
	A3	1:1500	

Drawing Number
220225-SK402
Rev
E

