

DRAFT CONDITIONS – SEVEN OAKS BALANCE LAND

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 20 November 2024.
 - b) Further information prepared by Cheal Consultants Ltd and received by Taupō District Council on X June 2025.
 - c) The plans prepared by Cheal Consultants Ltd, referenced:
 - Proposed Subdivision of Lot 504 DP 595759 & Lots 1 & 2 DP 514174– Drawing No 220225-SC001 Rev O
 - Stage 16 Subdivision of Lot 2 DP 514174 – Drawing No 220225 – SC003 Rev A
 - Balance Land Earthworks Proposed Contour Plan – Drawing No 220225 – SK202 Rev E
 - Balance Land Earthworks Cut and Fill Plan – Drawing No 220225-SK203 Rev E
 - Balance Land Roding Conceptual Layout Plan Sheet 1 of 2 – Drawing No 220225-SK301 Rev E
 - Balance Land Roding Conceptual Layout Plan Sheet 2 of 2 – Drawing No 220225-SK302 Rev E
 - Balance Land Services Conceptual Layout Plan Sheet 1 of 2 – Drawing No 220225-SK401 Rev E
 - Balance Land Services Conceptual Layout Plan Sheet 2 of 2 – Drawing No 220225-SK402 Rev E

stamped 'Approved Plan for RM240388 – RM 240398.

Staging Condition

2. The subdivision may be carried out over six stages, with multiple stages at once, in any logical order, 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
16 (Subdivision of Lot 2 DP 514174)	Residential (total 3) Lots 1 – 3 (ranging in area from 1555m ² to 5200m ²)
9	Residential (total 32) Lots 1 – 3, 14 – 17, 20, 21, 23, 25, 27, 36 – 43, 72 - 83 [ranging in area from 800m ² to 3763m ²] Public Road to vest Lot 110 Lot 116 Lot 117 Local Purpose (LP) Reserve Lot 121 (Stormwater) Lot 122 (Stormwater) Lot 123 (Stormwater) Lot 124

10	Residential (total 13) Lots 18, 19, 22, 24, 26, 28 - 35 [ranging in area from 824m ² to 2548 ²] Public Road to vest Lot 113
11	Residential (total 17) Lots 44 - 60 [ranging in area from 801m ² to 2618m ²] Public Road to vest Lot 112
12	Residential (total 11) Lots 61 – 71 [ranging in area from 802m ² to 2600m ²] Public Road to vest Lot 114
13	Residential (total 10) Lots 4 – 13 [ranging in area from 912m ² to 1796m ²] Public Road to vest Lot 115

Construction Management Conditions [All Stages]

3. The consent holder shall prepare and submit a Construction Management Plan for approval to Taupō District Council's Development Engineer prior to any site works commencing for each stage. 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 [All Stages]

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 18
 - vi. Details of the contractor undertaking the works.

6. The consent holder shall advise Taupō District Council's Development Engineer 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 the site entrance (top of Kahikatea and Okaia Drives) 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 18) 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 always kept onsite and available for inspection.
8. The consent holder shall ensure that a detailed Planting Plan is prepared and submitted to the Resource Consents Manager for approval prior to commencement of subdivision works. The Planting Plan shall include, but not be limited to:
 - a) Details of the plant species, spacings, numbers, plant heights at time of planting and at maturity;
 - b) Planting methodology and maintenance regime;
 - c) Pest control and weed management.

Servicing Conditions [All Stages]

9. 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.
10. The consent holder shall prepare and submit detailed design plans of the upgraded storage volume at the Lisland Drive pump station to Taupō District Council's Development Engineer for approval prior to commencement of subdivision works for the first stage.
11. The consent holder must upgrade the storage volume at the Lisland Drive pump station in accordance with the approved plans (condition 10) prior to s224(c) application for the first stage
12. The reticulated water supply infrastructure servicing the site shall be designed in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. The consent holder must demonstrate to the satisfaction of the Taupō District Council Development Engineer, that the extension of Taupō District Councils water supply system into the site and supply to the new development area does not adversely impact the firefighting water supply capacity and pressures of the wider water supply network at the time of development. Confirmation of compliance shall be provided to Taupō District Council prior to issuing a section 224 (c) certificate.
13. The consent holder shall demonstrate to Taupō District Council Development Engineer prior to the section 224 (c) certificate being issued, that the development complies with the transport and access provisions of the Taupō District Plan.

Stormwater [All Stages]

14. The consent holder shall ensure that overland flow paths are created and protected to accommodate design stormwater flows (including likely future flows from the upstream land) without property damage up to the projected 100-year return period rainfall event.
15. The consent holder shall ensure that stormwater overland flows from the undeveloped lands within each balance lot at each Stage above are diverted to ensure that no water flows over the already created residential lots.
16. 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).

Earthworks / Geotechnical Conditions [All Stages]

17. The consent holder shall ensure that all earthworks are carried out in accordance with the approved Earthworks Management Plan 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. **[Advice Note: A dust nuisance is deemed to have occurred when particles are visible in the air.]**
18. The consent holder shall ensure that 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.
19. The consent holder shall ensure that where earthworks of more than 0.3m fill has occurred on any of the 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.
20. Following completion of the earthworks in accordance with the approved Earthworks Plan (Condition 5) the consent holder shall ensure that a finished contour plan is provided with the section 224c application for each Stage.

Roading Conditions [All Stages]

21. The consent holder shall ensure that full road construction plans for the public roads, 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) Roding classification i.e. Local or Collector;
 - b) Footpaths on one side;
 - c) Street trees allowing for a 2m² 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); and
 - d) Street lighting. The street lights in the cul de sac of Road 2 and 3 shall have a limit of 0.3 lux at the boundary to the Okaia Stream Scenic Reserve, and a temperature of no more than 2700K.
22. The consent holder shall ensure that all of the roads at each Stage are formed and constructed with stormwater control as necessary to manage stormwater runoff. All stormwater runoff shall be to stabilised ground so as not to cause a nuisance to the receiving environment. These measures shall be designed to ensure the frequency, discharge rates and duration of the off-site stormwater discharges shall be no greater than the current pre-development situation for a 10 year storm event.
23. The consent holder shall form vehicle crossings for lots where the position of the crossing is fixed: [Stage 9] Lots 17, 21, 40, 42, 76, 77, 80, 82
[Stage 10] Lots 31, 33, 35
[Stage 11] Lots 44, 47, 57 - 59
[Stage 12] Lots 64, 65, 68, 70
[Stage 13] Lots 9, 10
as shown on the approved scheme plan.
24. The consent holder shall provide Right of Way easements where necessary to provide legal access to:
[Stage 9] Lots 76, 77, 40, 42
[Stage 10] 33, 35
[Stage 11] 44, 47, 57 -59
[Stage 12] 68, 70
[Stage 13] 9, 10

Code of Practice Condition [All Stages]

25. 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, unless otherwise specifically agreed with the Taupō District Council's Development Engineer.

Fencing Condition [Stages 9, 11, 12 and 13]

26. The consent holder shall ensure that a continuous, open style metal 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.*]

Local Purpose Reserves to Vest [Stage 9]

27. The consent holder shall provide plans of all Local Purpose reserves (Lots 121, 122, 123, 124) for the stormwater, drainage and recreation assets (e.g. furniture or play equipment) within Stage 9 to Taupō District Council's Asset Manager for approval prior to application for section 223. The plans shall detail the planting and all infrastructure within the reserves including:
- Timing and location of planting;
 - Planting schedule identifying species, plant size at time of planting, planting density, minimum plant species heights
 - Planting specification includes measures for planting preparation (adequate topsoil / mulch), planting method, and staking for large tree species;
 - A maintenance schedule including a regime for replacing any dead or dying species, and any pruning requirements;
 - The applicant will be responsible for maintenance of the planting for a period of 5 years or until the granting of s224(c) certificate for Stage 13 (whichever is earlier) following implementation.
28. The consent holder shall ensure that the planting as detailed within the Planting Plan (approved by Condition 8) is implemented at the minimum plant heights prior to application for section 224c approval for the relevant Stage. Photographic dated evidence of the planting shall be provided with the application for section 224c.

[Advice Note: *At the time of paying development contributions prior to s224(c) at the end of each Stage 9 - 13, 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.]*

29. Lots 121, 122 and 123 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 8) shall be implemented prior to application for section 224(c).
30. 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.

Roads to Vest [All Stages]

31. Lots 110, 116, 117, 112, 114, 115, and 113, 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.]*

Amalgamation Condition [Stage 16]

32. Pursuant to Section 220(1)(b)(ii) of the Resource Management Act 1991, that Lot 2 and Lot 3 hereon be held with Lot 504 DP 595759 in one record of title.

Cancellation of Amalgamation Condition [Stage 9]

33. Pursuant to Section 241(3) of the Resource Management Act 1991, the amalgamation condition requiring 'Lot 2 and Lot 3 hereon be held with Lot 504 DP 595759 in one record of title' be cancelled.

Consent Notice Condition [All Stages]

34. Pursuant to Section 221 of the Resource Management Act 1991, a consent notice shall be imposed on the specified lot titles requiring the following conditions:

All Lots

- (a) Only one dwelling can be developed on this site
- (b) No further subdivision.
- (c) 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.

Lots Adjoining Scenic Reserve

Lots 1-2, 80, 82 [Stage 9]; 50 – 53, 57 – 65 [Stages 11,12]; 5 – 13 [Stage 13]

- (d) No fixed artificial outdoor lighting is permitted in the 7.5m setback from the scenic reserves to minimise the intrusion of light into the reserve areas.
- (e) Beyond the 7.5m setback from scenic reserves, outdoor lighting shall:
 - use shielding to avoid upward light spill;
 - be white LED with a maximum of temperature of no more than 2700K
 - in the case of exterior security lighting, be controlled by a motion sensor with a short duration timer (5 minutes maximum).
- (f) 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.
- (g) 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.
- (h) 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

Lots 1 – 3, 72 – 83 [Stage 9], 50 – 53, 57 – 60 [Stage 11] 61 – 71 [Stage 12], 4 – 13 [Stage 13]

- (i) Maximum Building Height – 4.5m

Lots 14 – 17, 20 – 21, 23, 25, 27, 36 – 43 [Stage 9], 18 – 19, 22, 24, 26, 28 – 35 [Stage 10], 44 – 49, 54 – 56 [Stage 11]

- (j) Maximum Building Height – 7.5m

Advice Notes	
1	<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>
2	<i>Local Government Act 2002: Development Contributions - In granting this resource consent, Council has identified that the activity will generate additional demand for roading and therefore a Development Contribution is required.</i>
3	<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>

LAND USE CONSENT RM240389 CONSENT CONDITION

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 20 November 2024.
 - (b) Further information prepared by Cheal Consultants Ltd and received by Taupō District Council on X June 2025.
 - (c) The plans prepared by Cheal Consultants Ltd, referenced:
 - Proposed Subdivision of Lot 504 DP 595759 & Lots 1 & 2 DP 514174– Drawing No 220225-SC001 Rev N

Advice Notes	
1	<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>
2	<i>Any applications to exceed the building coverage, reduce the building setbacks, exceed earthworks within the setbacks or exceed area of earthworks disturbance authorised by Land Use consent RM230206 and specified in Table 1 Bulk and Location Controls for Stage 9 – 13 Seven Oaks shall be processed as new, individual applications for Land Use consent on the specified sites (once titles are issued) and will not require a section 127 change of conditions to Land Use consent RM240389</i>
3	<i>Any applications to exceed maximum building height specified in Table 1 Bulk and Location Controls for Stage 9 – 13 Seven Oaks will require a variation of consent notice.</i>
3	<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>