

Taupo District Council

P30 0406

CERTIFIED COPY OF RESOLUTION

COMMITTEE: DISTRICT REGULATORY & HEARINGS COMMITTEE

APPLICANT: APPLICATION FOR RESOURCE CONSENT [LAND USE]
KINLOCH GOLF RESORT LTD:
713 WHANGAMATA ROAD, KINLOCH

DATE: 12 DECEMBER 2002

116 RESOLVED

THAT PURSUANT TO SECTIONS 104, 105, AND 108 OF THE RESOURCE MANAGEMENT ACT 1991, TAUPO DISTRICT COUNCIL HEREBY **GRANTS** THE APPLICATION FOR LAND USE CONSENT TO KINLOCH GOLF RESORT LIMITED TO CONSTRUCT AND OPERATE AN INTERNATIONAL STANDARD GOLF COURSE [INCLUDING A DRIVING RANGE AND THREE PRACTICE FAIRWAYS], A CLUBHOUSE, MAINTENANCE FACILITIES, A LODGE FACILITY AND 226 HOUSE SITES IN ACCORDANCE WITH THE APPLICATION, FURTHER INFORMATION AND SUPPLEMENTARY INFORMATION PRESENTED AT THE HEARING, ON THE PROPERTY LOCATED AT KINLOCH ROAD, BEING LOT 1 DPS 72534, LOTS 1-3 DPS 68793, LOTS 1 AND 2 DPS 88289, AND LOT 1 DPS 88333, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1 THAT ALL WORKS ASSOCIATED WITH THE DEVELOPMENT OF THE KINLOCH GOLF RESORT LIMITED LAND USE CONSENT APPLICATION BE GENERALLY IN ACCORDANCE WITH SCHEME PLAN 2001-192-000 AND ALL OTHER PLANS SUBMITTED WITH THE APPLICATION [LOCATED IN APPENDIX 7 OF THE APPLICATION] AND PROVIDED AT THE HEARING WITH THE EXEMPTION OF PLAN NO 2001 192 040.
- 2 ANY ALTERATIONS TO THE POSITIONING OF THE PROPOSED CLUBHOUSE, LODGE FACILITY, MAINTENANCE FACILITY OR HOUSES AS SHOWN ON THE SITE PLANS SUBMITTED WITH THE APPLICATION AND PROVIDED AT THE HEARING WITH THE EXEMPTION OF PLAN NO 2001-192-040 AND SHALL BE SHOWN ON A NEW SITE PLAN LODGED WITH THE COUNCIL INCLUDING THE FINAL GOLF COURSE DESIGN, THE FINAL LANDSCAPING PLAN AND PLANTING REGIME DESIGN AND THE FINAL DESIGN OF THE HOUSES. THIS NEW SITE PLAN SHALL BE TO THE SATISFACTION OF

THE MANAGER: RESOURCE CONSENTS, AND SHALL NOT BE MATERIALLY DIFFERENT TO THE EXISTING PLANS LODGED WITH THE APPLICATION.

- 3 THE MAXIMUM BUILDING COVERAGE OF BUILDINGS OVER THE ENTIRE SUBJECT SITE SHALL NOT EXCEED 3%. THE DENSITY AND SPACING BETWEEN THE 226 DWELLINGS IS TO BE IN GENERAL ACCORDANCE WITH THE MASTER PLAN 2001-192-000 AND A COMPREHENSIVE DEVELOPMENT PLAN OF SUCH BE SUBMITTED TO THE SATISFACTION OF THE MANAGER: RESOURCE CONSENTS PRIOR TO THE GRANTING OF BUILDING CONSENTS.
- 4 NO BUILDINGS SHALL BE BUILT WITHIN 30M OF ANY EXISTING LEGAL BOUNDARY IN AREAS A, B AND C SHOWN ON PLAN NO 2001-192-000, OR WITHIN 40 METRES OF THE EXISTING LEGAL BOUNDARY WITH SECTION 11 BLOCK II TUHINGAMATA EAST SURVEY DISTRICT FOR AREAS V AND Y, SHOWN ON PLAN NO 2001-192-022, AND WITHIN 80M OF THE EXISTING LEGAL BOUNDARY WITH SECTION 11 BLOCK II TUHINGAMATA EAST SURVEY DISTRICT FOR AREA W, SHOWN ON PLAN NO 2001-192-022.
- 5 THIS CONSENT SHALL BE VALID FOR A PERIOD OF TEN YEARS FROM THE DATE OF THE GRANTING OF THE CONSENT.
- 6 BEFORE EXERCISING THIS CONSENT, THE CONSENT HOLDER MUST REACH A FORMAL AGREEMENT WITH THE TAUPU DISTRICT COUNCIL CHIEF EXECUTIVE OFFICER ESTABLISHING THE TERMS UNDER WHICH THE CONSENT HOLDER MAY CONNECT TO THE PUBLIC WATER AND WASTEWATER SYSTEM.
- 7 THE SEQUENCE OF DEVELOPMENT SHALL OCCUR IN STAGES. THE SUBSTANTIAL COMPLETION [MORE THAN HALF] OF THE GOLF COURSE SHALL OCCUR PRIOR TO THE CONSTRUCTION OF ANY BUILDINGS ON THE APPLICATION SITE. EXCEPT THAT THE CLUBHOUSE, LODGE FACILITY, MAINTENANCE FACILITY AND TWO HOUSES WILL BE PERMITTED TO BE BUILT ON THE SITE WITHOUT ALL WORKS BEING COMPLETED ON THE GOLF COURSE.
- 8 THE EXTERIOR SURFACES FOR ANY HOUSEHOLD UNIT AND ACCESSORY BUILDING PROPOSED SHALL HAVE EXTERIOR SURFACES INCLUDING ROOFS BUT EXCLUDING WINDOWS, FINISHED IN REFLECTIVE MATERIALS NOT EXCEEDING 37% REFLECTIVITY, OR IN NATURAL WOOD, EARTH OR STONE FINISHES.
- 9 THE EXTERIOR CLADDING AND ROOFS OF ALL OF THE 226 RESIDENTIAL DWELLINGS, CLUBHOUSE AND THE LODGE FACILITY SHALL BE CLAD IN A MATERIAL OR PAINTED IN A

COLOUR OF NATURAL OR EARTH TONING TO COMPLEMENT THE SURROUNDING RURAL AREA.

- 10 THAT A BUILDING PLAN DEMONSTRATING THAT THE OVERALL DEVELOPMENT CONCEPT IS VISUALLY INTEGRATED, SHALL BE SUBMITTED TO THE TAUPO DISTRICT COUNCIL PRIOR TO ANY BUILDING CONSENT BEING ISSUED.
- 11 THAT A LANDSCAPE/VISUAL MITIGATION PLAN SHALL BE PREPARED FOR THE ENTIRE SITE TO THE SATISFACTION OF THE MANAGER: RESOURCE CONSENTS. THE PLAN SHALL BE BASED ON THE INFORMATION SUBMITTED AS PART OF THE APPLICATION AND THE SUPPLEMENTARY INFORMATION PRESENTED AT THE HEARING BY THE CONSENT HOLDER'S LANDSCAPE ARCHITECT. THE PLAN SHALL BE BASED UPON THE PRELIMINARY LANDSCAPE DEVELOPMENT PLAN [PLAN 2001-192-025] PREPARED BY TITCHENER MONZINGO AITKEN LIMITED AND SUBMITTED AS PART OF THE APPLICATION DOCUMENTATION. THE PLAN SHALL CONTAIN:
 - a] THE CREATION OF A VISUAL MITIGATION SCREENING STRATEGY. THIS SHALL INCLUDE THE USE OF SCREEN AND/OR MASS PLANTING BETWEEN THE GOLF COURSE AND WHANGAMATA ROAD, KINLOCH ROAD, AND ANY HOUSES AND/ OR IDENTIFIED HOUSE SITES LOCATED WITHIN SURROUNDING PROPERTIES; AND, BETWEEN INTERNAL HOUSE SITES CREATED WITHIN THE DEVELOPMENT. MASS PLANTING SHALL ALSO BE USED TO CREATE A VISUAL BUFFER BETWEEN SURROUNDING PROPERTIES AND OTHER AREAS OF THE SITE TO MITIGATE THE VISUAL BUFFER BETWEEN SURROUNDING PROPERTIES AND OTHER AREAS OF THE SITE TO MITIGATE THE VISUAL EFFECTS IDENTIFIED IN THE APPLICATION DOCUMENTATION;
 - b] THE NAME, NUMBERS, LOCATION, SPACING AND SIZE [AT THE TIME OF PLANTING] OF THE PLANT SPECIES TO BE USED IN THE PLANTED AREAS;
 - c] AN 'IMPLEMENTATION STAGING PLAN' CONTAINING INFORMATION PERTAINING TO STAGING AND TIMING OF MITIGATION WORKS. STAGING OF MITIGATION WORKS SHALL BE LINKED TO THE STAGING OF THE DEVELOPMENT.
 - d] THE IDENTIFICATION, CONTOURING, AND RE-VEGETATION OF AREAS USED FOR THE DISPOSAL OF SPOIL FROM FOUNDATION EXCAVATIONS ON THE SITE, TO A STANDARD AND PLANTING DENSITY EQUIVALENT TO THAT OF THE EXISTING VEGETATION COVER AT THE DISPOSAL SITE PRIOR TO PLACEMENT

OF SPOIL. PLANT SPECIES USED FOR THIS PURPOSE SHALL BE SIMILAR TO THOSE ALREADY EXISTING ON SITE TO ENSURE THAT VISUAL INTEGRATION BETWEEN NEW AND EXISTING PLANTING OCCURS.

- 12 THE LANDSCAPE AND VISUAL MITIGATION PLAN SHALL BE SUBMITTED TO THE COUNCIL FOR REVIEW WITHIN THREE MONTHS OF THE COMMENCEMENT OF WORKS ON THE SITE. FOLLOWING RECEIPT OF WRITTEN ACKNOWLEDGEMENT FROM THE COUNCIL OF ITS SATISFACTION OF THE PLAN, THE CONSENT HOLDER SHALL IMPLEMENT AND MAINTAIN THE APPROVED LANDSCAPE AND VISUAL MITIGATION PLAN IN ACCORDANCE WITH THE 'IMPLEMENTATION STAGING PLAN' REQUIRED BY CONDITION 11(C). THE 'IMPLEMENTATION STAGING PLAN' MAY BE MODIFIED BY AGREEMENT BETWEEN THE CONSENT HOLDER AND COUNCIL.
- 13 PURSUANT TO SECTION 108 (1) (B) OF THE ACT, THE CONSENT HOLDER SHALL ENTER INTO A PERFORMANCE BOND IN RESPECT OF CARRYING OUT LANDSCAPING MITIGATION WORKS AND MEETING THE PURPOSES IN THE LANDSCAPING MITIGATION PLAN REQUIRED IN CONDITION 11. THE VALUE OF THE BOND SHALL BE COMMENSURATE WITH THE COST OF CARRYING OUT LANDSCAPING WORKS OVER THE LARGEST STAGE SCHEDULED WITHIN THE 'IMPLEMENTATION STAGING PLAN'. THE TERM OF THE BOND SHALL EXPIRE UPON COMPLETION OF THE LANDSCAPING WORK OVER THE WHOLE DEVELOPMENT. THE BOND DOCUMENTATION SHALL BE DRAFTED AND EXECUTED AT THE EXPENSE OF THE CONSENT HOLDER TO THE SATISFACTION OF THE COUNCIL.
- 14 KINLOCH GOLF RESORT LIMITED WILL LANDSCAPE, PLANT AND MAINTAIN TREES AS A SCREEN AROUND THE SIX SITES THAT ARE CLOSEST TO THE EASTERN BOUNDARY. THE HEIGHT AND MIX OF TREES WILL BE TO THE SATISFACTION OF THE COUNCIL FOLLOWING CONSULTATION WITH THE OWNER OF SECTION 11 BLOCK II TUHINGAMATA EAST SURVEY DISTRICT AND KINLOCH GOLF RESORT. THE HEIGHT AND CUT AROUND EACH OF THE HOUSES AT THESE SITES WILL BE IN GENERAL ACCORDANCE WITH SKETCH PLAN 2001/92 'CROSS-SECTION OF HOUSE SITES ON EASTERN BOUNDARY'.
- 15 THE CONSENT HOLDER AT ITS OWN COST WILL REPAIR AND REPLACE AND SUBSEQUENTLY ERECT AND MAINTAIN THE COMMON BOUNDARY FENCE WITH SECTION 11 BLOCK II TUHINGAMATA EAST SURVEY DISTRICT SO IT IS STOCK-PROOF. THE FENCE WILL BE A NINE-WIRE AND BATTEN FARM FENCE.

- 16 THE LAYOUT OF THE INTERSECTIONS ONTO KINLOCH ROAD MUST MEET THE REQUIREMENTS OF THE TAUPO DISTRICT COUNCIL ROADING ENGINEER.
- 17 NO INCREASE IN STORMWATER RUN-OFF BEYOND THAT PRESENTLY OCCURRING IS PERMITTED AT THE SITE BOUNDARIES OF THE ENTIRE DEVELOPMENT SITE.
- 18 A MANAGEMENT PLAN IS REQUIRED TO BE PRODUCED BY THE CONSENT HOLDER TO THE SATISFACTION OF COUNCIL TO MANAGE FERTILISER, HERBICIDE AND PESTICIDE USAGE ON THE GOLF COURSE PROJECT TO MINIMISE ANY IMPACTS ON THE WHANGAMATA VALLEY, THE WHANGAMATA STREAM AND THE WATER QUALITY OF WHANGAMATA BAY, LAKE TAUPO.

NOTE: IT WOULD BE REQUIRED AS PART OF THIS THAT A NITROGEN BUDGET WOULD BE PREPARED TO PREVENT NITROGEN LEACHING INTO THE GROUNDWATER.

- 19 THE RECOMMENDATIONS CONTAINED WITHIN THE *EARTHTECH CONSULTING LTD* REPORT OF 20 NOVEMBER 2001 ARE TO BE IMPLEMENTED. 'ACTIVE' FAULT LINES ARE TO BE IDENTIFIED ON SITE AND APPROPRIATE BUILDING SITE SETBACKS ESTABLISHED, ON THE RECOMMENDATION OF A QUALIFIED ENGINEERING GEOLOGIST.
- 20 A GEOTECHNICAL ENGINEERING AND EARTHWORKS REPORT IS REQUIRED WHICH IDENTIFIES ANY SPECIAL FOUNDATION REQUIREMENTS AND EARTHWORKS MANAGEMENT FOR BUILDINGS CONSTRUCTED ON THE HILL SLOPES ON THE EASTERN SIDE OF KINLOCH ROAD. THIS REPORT MUST ADDRESS THE ISSUE OF STORMWATER DISPOSAL ON THESE SITES. A GEOTECH FIELD INVESTIGATION MUST ALSO BE COMPLETED BEFORE FINAL APPROVAL FOR THE CONSTRUCTION OF ANY BUILDINGS TO PROVE THE IDENTIFIED LINEAMENTS ARE NOT FAULT LINES AND TO ASCERTAIN ANY CHANGE FROM THE MINIMUM 20M BUILDING SETBACK.
- 21 A COMPREHENSIVE EARTHWORKS AND STORMWATER MANAGEMENT PLAN FOR THE ENTIRE EARTH-WORKED SITE MUST BE SUBMITTED TO COUNCIL PRIOR TO ANY EARTHWORK STAGES TAKING PLACE. THE PLAN MUST BE TO THE SATISFACTION OF THE MANAGER: RESOURCE CONSENTS AND WORKS MANAGER OF COUNCIL. THE PLAN MAY BE A UNIVERSAL EARTHWORKS PLAN ADDRESSING EARTH-WORKED AREAS UNDER THE JURISDICTION OF EARTHWORKS CONSENTS GRANTED BY ENVIRONMENT WAIKATO. THE PLAN MUST ADDRESS: DUST MITIGATION MEASURES AND HOW THE WORKS WILL BE STABILISED BEFORE COMMENCEMENT OF NEW STAGES INCLUDING DETAILS OF HOW WATER WILL BE SOURCED AND APPLIED

AND SUSTAINED FOR SUPPRESSION OF DUST; BEFORE AND AFTER GROUND LEVELS, THE SPECIFIC LOCATION AND DETAILS OF RUN-OFF, SILT AND SEDIMENT CONTROL DEVICES TO BE USED ON THE SITE.

- 22 PROVISION MUST BE MADE TO ALLOW A 3-METRE WIDE UNDERGROUND UTILITIES SERVICES ACCESS CORRIDOR FROM KINLOCH ROAD TO THE BOUNDARY OF LOT 3 DPS 88289, WHERE IT CROSSES THE WHANGAMATA STREAM.
- 23 DUE TO HARD ROCK CONDITIONS UNDERLYING SOME PROPOSED HOUSE SITES, SPECIFIC GEOTECHNICAL DESIGN OF ONSITE STORMWATER DISPOSAL SYSTEMS IS REQUIRED FOR EACH HOUSE SITE, AND THE CLUBHOUSE SITE. SUBMISSION OF EVIDENCE TO SHOW THAT ADEQUATE ON-SITE SOAKAGE FOR STORMWATER IS AVAILABLE TO THE SATISFACTION OF THE TAUPO DISTRICT COUNCIL WORKS MANAGER IS REQUIRED PRIOR TO THE CONSTRUCTION OF ANY BUILDINGS ON THE SITE.
- 24 ALL WORK SHALL COMPLY WITH COUNCIL'S CODE OF PRACTICE FOR DEVELOPMENT OF LAND.
- 25 SHOULD A WAHI TAPU OR SITE OF SIGNIFICANCE TO IWI BE UNCOVERED DURING SITEWORKS, WORK SHALL STOP AND THE APPLICANT SEEK ADVICE FROM TANGATA WHENUA IN ACCORDANCE WITH THE HISTORIC PLACES ACT 1993.
- 26 SUBMISSION OF EVIDENCE TO SHOW THAT ADEQUATE SOAKAGE IS AVAILABLE FOR ALL STORMWATER AND CONTRIBUTING FLOWS TO BE DISPOSED OF ONSITE. ALL STORMWATER SYSTEMS SHALL BE MAINTAINED ADEQUATELY BY THE CONSENT HOLDER TO ENSURE THAT THEY FUNCTION CORRECTLY TO THE SATISFACTION OF THE REGIONAL AND LOCAL AUTHORITIES.
- 27 THAT THE DESIGN OF THE ENTRY FEATURE WHICH WILL INCORPORATE THE DEVELOPMENT'S NAME BE APPROVED BY THE MANAGER: RESOURCE CONSENTS BEFORE ITS CONSTRUCTION.
- 28 THAT THE MAXIMUM HEIGHT OF ALL PROPOSED RESIDENTIAL, ACCOMMODATION, CLUBHOUSE AND MAINTENANCE BUILDINGS SHALL NOT EXCEED A HEIGHT OF 7.5M ABOVE THE FINISHED GROUND LEVEL DETERMINED AT COMPLETION OF APPROVED EARTHWORKS.
- 29 LAYOUT AND DESIGN OF THE CLUBHOUSE AND LODGE FACILITIES ARE TO BE TO THE SATISFACTION OF THE MANAGER: RESOURCE CONSENTS, AND MUST BE COMPATIBLE TO THE APPROVED THEME FOR THE RESIDENTIAL HOUSES AND OVERALL INTEGRATED CONCEPT.

- 30 ALL UTILITY SERVICES ARE TO BE LOCATED UNDERGROUND AT THE PROPERTY.
- 31 SUBJECT TO CONDITION 7, THE CONSTRUCTION OF THE GOLF COURSE MAY PROCEED BEFORE THAT OF THE DWELLINGS PROVIDED ALL RELEVANT CONSENTS AND APPROVALS ARE IN PLACE THAT ARE RELEVANT TO THE COURSE. THE GOLF COURSE LAYOUT MAY VARY THROUGHOUT THE CONSENT LIFE, BUT IS ACKNOWLEDGED IT WILL BE GENERALLY IN THE POSITION SHOWN.
- 32 THAT THE GOLF COURSE BE DESIGNED BY THE NICKLAUS GROUP OR A SIMILAR REPUTABLE INTERNATIONAL GOLF COURSE DESIGNER TO ENSURE THE HIGH LEVEL OF PROJECT DESIGN IS ACHIEVED AND MAINTAINED AS PER THE STANDARDS AND AMENITY VALUES PRESENTED IN THE APPLICATION.
- 33 THAT KINLOCH GOLF RESORT BE ALLOWED A VEHICULAR UNDERPASS UNDER KINLOCH ROAD SUBJECT TO COUNCIL APPROVAL.
- 34 A DEVELOPMENT LEVY SHALL BE PAYABLE TO THE VALUE OF 0.5 % OF THE TOTAL VALUE OF EACH OF THE RESIDENTIAL BUILDINGS, CLUBHOUSE AND LODGE FACILITIES. THIS LEVY SHALL BE PAYABLE PRIOR TO THE OCCUPATION OF EACH OF THE HOUSES, THE USE OF THE CLUBHOUSE AND THE LODGE.
- 35 THE DEVELOPMENT SHALL INCLUDE THE PROVISION OF RECREATIONAL FACILITIES FOR THE RESORT, INCLUDING:
- 18 HOLE GOLF COURSE [THE NEW GOLF COURSE]
 - THREE PRACTICE FAIRWAYS [ASSOCIATED WITH THE NEW GOLF COURSE]
 - TENNIS COURT COMPLEX [ASSOCIATED WITH THE NEW GOLF COURSE]
 - BOWLING GREENS [ASSOCIATED WITH THE NEW GOLF COURSE]
 - PETANQUE COURTS [ASSOCIATED WITH THE NEW GOLF COURSE].
- 36 THE DEVELOPMENT OF FACILITIES TO WHICH RESIDENTS AND VISITORS TO KINLOCH HAVE UNRESTRICTED ACCESS:
- WALKING TRACKS [FOR GENERAL PUBLIC USE]
 - CHILDREN'S PLAYGROUND FACILITIES [TO BE AVAILABLE FOR GENERAL PUBLIC USE].
- 37 AS A VISUAL AMENITY FOR THE RESORT AND FOR THE RESIDENTS AND VISITORS TO KINLOCH, THERE MUST BE LARGE OPEN SPACES WITHIN AND THROUGHOUT THE DEVELOPMENT. THESE OPEN SPACES SHALL NOT BE

BUILT ON WITH PERMANENT STRUCTURES THUS PRESERVING THE AMENITY AND DESIGN VALUES AND PARK-LIKE NATURE IMPLICIT IN THIS PROJECT.

- 38 SUBJECT TO AVAILABILITY OF THE COURSE AND USE OF THE COURSE BOOKING ARRANGEMENTS, THE PUBLIC IS TO HAVE ACCESS TO THE NEW GOLF COURSE, SUBJECT TO PAYMENT OF THE GREEN FEES AND ANY OTHER USUAL COURSE CHARGES APPLYING FROM TIME TO TIME.
- 39 THE PROPOSED CHILDREN'S PLAYGROUND BE CONSTRUCTED IN THE LOCATION, AND GENERALLY IN ACCORDANCE WITH THE PLAN [*PROPOSED CHILDREN'S PLAYGROUND*] PROVIDED IN THE APPLICATION INFORMATION, AND SHALL BE CONSTRUCTED WITH A BUDGET ALLOCATION OF AT LEAST \$20,000 + GST.
- 40 THE WALKWAY AND/OR BRIDLE PATH ON THE APPLICANT SITE AND ON ROAD RESERVE IS TO BE PROVIDED AS SHOWN ON PLAN 2001-192-037. THE WALKWAY AND/OR BRIDLE PATH IS TO BE COMPLETED WITHIN THREE MONTHS OF COMPLETION OF THE GOLF COURSE. THE CONSENT HOLDER WILL COMPLETE TRACK UPGRADING WITHIN THE WHANGAMATA SCENIC RESERVE [SUBJECT TO DEPARTMENT OF CONSERVATION APPROVAL].
- 41 APPROXIMATELY HALF OF THE DEVELOPMENT AREA [ABOUT 155HA OUT OF THE 311.9HA SITE] IS TO BE DEVELOPED IN RECREATIONAL FACILITIES. THE COMMUNITY WILL HAVE ACCESS TO APPROXIMATELY 15HA OF LAND DEDICATED TO PUBLIC ACCESS, NAMELY THE 10 HOLE GOLF COURSE, THE WALKWAY, AND THE CHILDREN'S PLAYGROUND FACILITY.
- 42 THE EXISTING 10 HOLE GOLF COURSE SHALL BE PROTECTED BY WAY OF COVENANT IN PERPETUITY REGISTERED ON THE TITLE ENSURING THAT THE LAND IS TO CONTINUE TO BE AVAILABLE TO THE PUBLIC AS A GOLF COURSE OR RECREATIONAL OPEN SPACE, AND THAT IT WILL NOT BE SUBDIVIDED FOR RESIDENTIAL OR ACCOMMODATION DEVELOPMENT.
- 43 IN THE DEVELOPMENT AND ONGOING MANAGEMENT OF THE GOLF COURSE, THE PRINCIPLES CONTAINED IN THE AUDUBON CO-OPERATIVE SANCTUARY PROGRAMME WILL BE FOLLOWED.
- 44 A LIAISON COMMITTEE WILL BE ESTABLISHED WHICH HAS REPRESENTATIVES OF GOLF COURSE MANAGEMENT AND THE RESIDENTS AND RATEPAYERS OF THE KINLOCH AREA. THE COMMITTEE SHALL MEET NO LESS THAN ANNUALLY OVER A MINIMUM OF A LEAST A TEN YEAR PERIOD. THE MEETINGS CAN CEASE BY MUTUAL AGREEMENT BETWEEN

THE MEMBERS OF THE COMMITTEE, AND CAN BE REINSTATED SUBSEQUENTLY BY EITHER PARTY WITHIN THE TEN YEAR PERIOD. ADDITIONAL MEETINGS COULD BE REQUESTED WHERE MATTERS RELATING TO RESOURCE CONSENT COMPLIANCE ISSUES ARISE.

- 45 COUNCIL MAY REVIEW THE CONDITIONS OF THIS CONSENT PURSUANT TO SECTIONS 128 AND 129 OF THE RESOURCE MANAGEMENT ACT 12 MONTHS AFTER THE GRANT OF CONSENT AND THEREAFTER AT TWO YEARLY INTERVALS FOR THE FOLLOWING PURPOSES:
 - TO DEAL WITH ANY ADVERSE EFFECT ON THE ENVIRONMENT WHICH MAY ARISE FROM THE EXERCISE OF THE CONSENT AND WHICH IS APPROPRIATE TO DEAL WITH AT A LATER STAGE
 - TO REVIEW THE CONDITIONS OF THIS CONSENT RELATING TO LANDSCAPING.
- 46 COUNCIL SHALL RECOVER ALL REASONABLE AND ACTUAL COSTS INCURRED IN MONITORING OF THE CONDITIONS OF THIS CONSENT IN ACCORDANCE WITH SECTION 36 OF THE RESOURCE MANAGEMENT ACT.

REASONS FOR THIS DECISION ARE -

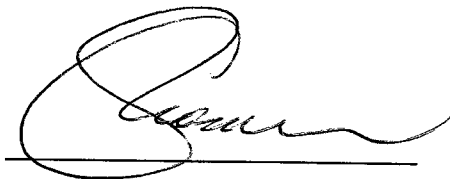
- 1 GIVEN THE HIGH QUALITY NATURE OF THE PROPOSAL AND THE INTEGRATION OF A NEWLY INTRODUCED BUILT FORM INTO THE SPECIAL CHARACTER OF THE UNIQUE KINLOCH RURAL ENVIRONMENT, THE DEVELOPMENT WILL NOT HAVE A SIGNIFICANT ADVERSE VISUAL IMPACT BECAUSE OF THE GENERALLY LOW DENSITY OF DWELLINGS ON THE SITE, THE PARK-LIKE ENVIRONMENT TO BE CREATED AND THE COMPREHENSIVE AND COMPLEMENTARY DESIGN OF ALL OF THE BUILDINGS.
- 2 THE DEVELOPMENT CAN BE SUCCESSFULLY INTEGRATED INTO THE EXISTING ENVIRONMENT AND WILL NOT BE OUT OF CHARACTER WITH KINLOCH VILLAGE OR THE WIDER RURAL ENVIRONMENT, GIVEN ITS LOW DENSITY, THE LARGE EXTENT OF PROTECTED OPEN SPACE AND CONSERVATION PLANTING PROPOSED, AND THE RETENTION OF EXTENSIVE PASTORAL FARMING OPERATIONS ON PARTS OF THE SITE. THE ACTIVITY IS ACCORDINGLY NOT CONTRARY TO ANY RELEVANT COUNCIL POLICIES OR PLANS AND IS CONSISTENT WITH THE PURPOSE AND PRINCIPLES OF THE RESOURCE MANAGEMENT ACT 1991.
- 3 THE RESIDENTIAL DEVELOPMENT WITHIN AREA C WILL BE OF A RELATIVELY LOW DENSITY NATURE AND THE HOUSES WILL BE SET BACK FROM THE ROAD AT LEAST 30 METRES. SUFFICIENT SCREEN PLANTING WILL BE UNDERTAKEN TO

MINIMISE THE IMPACT OF THIS RESIDENTIAL AREA TO BE LOCATED AT THE GATEWAY TO KINLOCH.

- 4 THE PROPOSAL WILL ENHANCE THE EXISTING AMENITY OF KINLOCH BY SECURING EXISTING RECREATIONAL FACILITIES AND PROVIDING ADDITIONAL ONES SUCH AS A PLAYGROUND AND WALKWAYS. IT WILL ALSO IMPROVE THE SECURITY OF THE KINLOCH WATER SUPPLY FOR THE COMMUNITY, AND ALLOW FOR AN UPGRADE OF THE KINLOCH SEWAGE TREATMENT PLANT DISPOSAL FIELD, WITHOUT DISADVANTAGING THE LOCAL RATEPAYERS.
- 5 THE PROPOSAL IS UNLIKELY TO CREATE ANY SIGNIFICANT ADVERSE EFFECTS ON THE LOCAL ROADING NETWORK OR DENSITY OF TRAFFIC IN THE AREA, GIVEN ITS UNIQUE DESIGN AND LAYOUT.

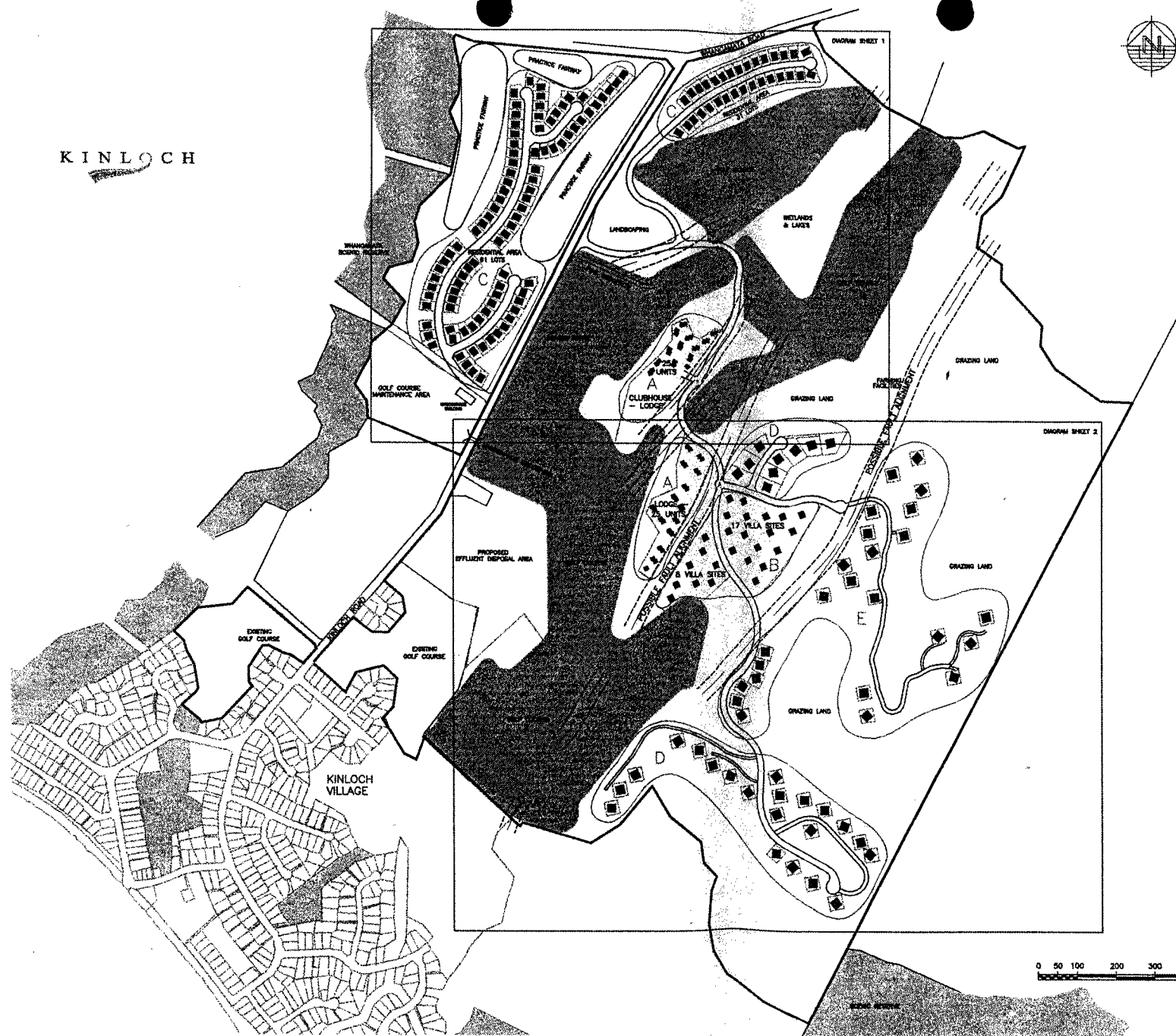
Uvhagen/McElwee

I, Colin R Morrell, do hereby certify that the aforementioned is a true and correct record.

A handwritten signature in black ink, appearing to read 'Colin R Morrell', is written over a horizontal line.

Colin R Morrell
OFFICE SERVICES MANAGER

KINLOCH



HOUSING AREAS	
A	THE LODGE & CLUBHOUSE
B	50 DUPLEX VILLAS
C	122 HOUSES
D	33 HOUSES
E	24 HOUSES

Design	Jul 02	July 02
Design	20, 200, 20	July 02
Draw	20	July 02
Check	20	July 02
Approval	20	July 02

Scale: 1 : 5000 (A1 Original)

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20 Douglas Street • PO Box 144 • Dunedin • New Zealand
Telephone: (03) 575 6446 • Facsimile: (03) 575 6447
Email: cheal@cheal.co.nz • Website: www.cheal.co.nz

Client: Kinloch Golf Resort Limited

Project: Kinloch Golf Resort

Drawing Title:
Master Plan

Drawing Status:

Drawing Number:
2001-192-000

