

APPENDIX H - RECOMMENDED CONSENT CONDITIONS

SUBDIVISION CONSENT CONDITIONS RM240389

Note: The land use consent RM240388 covers the earthworks to implement the subdivision, and then future development on the lots which are covered by the consent notice conditions. As such, no separate set of land use consent conditions is required.

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 7 February and 4 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
 - Building Area Plan – Drawing No 220225-101 Rev C
 - Balance Land Earthworks Proposed Contour Plan – Drawing No 220225 – SK202 Rev E
 - Balance Land Earthworks Cut and Fill Plan – Drawing No 220225-SK203 Rev F
 - 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 – RM240389.

Staging Condition

2. The subdivision may be carried out over six stages¹. Stage 16 must occur first and following that, multiple stages may be carried out at any one time, 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 (First Stage)	Subdivision of Lot 2 DP 514174 into Lots 1, 2 and 3, with Lots 2 and 3 to be amalgamated with Lot 504 DP 595759 (the existing Seven Oaks balance land). Residential Lot 1 of 3245m² [encompassing the existing house]

¹ Apart from the first Stage (16), the numbering of the other Stages 9-13 follows on from existing Seven Oaks subdivision Stages 1-8.

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	Amalgamation / Balance Lots 2 of 5200m ² & 3 of 1555m ² with Lot 504 DP 595759
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, except Stage 16]

- 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:

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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 / Geotechnical Conditions [All Stages, except Stage 16]

5. The consent holder shall prepare an Erosion and Sediment Control Plan (ECSP) 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 ECSP 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. No bulk earthworks shall be carried out between 1 November and 31 January of any calendar year;
- 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, demonstrating access to a reticulated water source and provision of onsite storage for dust suppression;
- iv. Reinstatement by grassing or revegetation where appropriate;
- v. The accidental discovery protocol under Condition 9; and
- vi. Details of the contractor undertaking the works.

[Advice Note: An application to Taupō District Council will be required for the water connection.]

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 Resource Consents Planner - Monitoring to discuss the approved ECSP (including protocol under Condition 9) 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 ECSP is always kept onsite and available for inspection.
8. The consent holder shall ensure that all earthworks are carried out in accordance with the approved ECSP 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.]*
9. 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

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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.

10. 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.
11. Following completion of the earthworks in accordance with the approved ECSP (Condition 5) the consent holder shall ensure that a finished contour plan demonstrating the finished levels for each lot is provided with the section 224c application for each Stage.

Servicing Conditions [All Stages, unless specified]

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 ensure that the onsite wastewater system to the existing house on Lot 1 at Stage 16 is decommissioned and removed upon connection of this lot to wastewater services.
14. 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 Stages 9-13, whichever Stage occurs first.
15. The consent holder must upgrade the storage volume at the Lisland Drive pump station in accordance with the approved plans (condition 14) prior to s224(c) application for Stages 9-13, whichever occurs first.
16. The reticulated water supply infrastructure servicing the lots shall be designed in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Stormwater [All Stages]

17. The consent holder shall ensure that overland flow paths are created clear of buildable areas on the lots that adjoin Seven Oaks Terraces subdivision to the north 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.
18. 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.
19. 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).

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Roading Conditions [All Stages, except Stage 16]

20. 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, prior to commencement of site works for each Stage. 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) Rooding classification i.e. Local or Collector;
 - b) Footpaths on one side;
 - c) Planting details including the plant species, spacings, numbers, plant heights at time of planting and at maturity, planting methodology and maintenance regime; street trees allowing for a 2m² tree pit, a minimum tree height of 2m at the time of planting; and
 - d) Street lighting - the street lights in the cul de sacs of Roads 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.
21. 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.
22. 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.
23. 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]

24. 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]

25. 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.

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[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]

26. 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 Stormwater and Parks Manager – Open Spaces for approval prior to application for section 223. The plans shall detail the finished contours, planting and all infrastructure within the reserves including:
- i. Timing and location of planting;
 - ii. Planting schedule identifying species, plant size at time of planting, planting density, minimum plant species heights;
 - iii. Planting specification includes measures for planting preparation (adequate topsoil / mulch), planting method, and staking for large tree species;
 - iv. A maintenance schedule including a regime for replacing any dead or dying species, and any pruning requirements;
 - vii. Confirmation that the consent holder will be responsible for maintenance of the planting for a period of 5 years or until the granting of s224(c) certificate for last Stage of the subdivision following implementation; and
 - viii. Details of any furniture or play equipment (subject to confirmation of Taupō District Council's Parks Manager – Open Spaces).
27. The consent holder shall ensure that the planting, infrastructure and any furniture or play equipment as detailed within the reserve plans (approved by Condition 26) is implemented prior to application for section 224c approval for Stage 9. Photographic dated evidence of this 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, in regards to offsetting the development contributions normally collected for reserves and infrastructure in accordance with sections 60-63 of the Development Contributions Policy 2024.]

28. 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 26) shall be implemented prior to application for section 224(c).
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.

Roads to Vest [All Stages, except for Stage 16]

30. 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.]*

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Amalgamation Condition [Stage 16]

31. 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.

[Request No: 1940548]

Cancellation of Amalgamation Condition [whichever Stage occurs after Stage 16]

32. 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.

Cancellation of Consent Notice Condition [Stage 16]

33. Pursuant to Section 221(3) of the Resource Management Act 1991, consent notice 11224390.4 on the Records of Title 797345 and 797346 of Lots 1 and 2 DP 513174 shall be cancelled. *[Advice Note: Certification of this cancellation shall be issued at the time of section 224c application for Stage 16.]*

Consent Notice Conditions [All Stages, excluding Stage 16]

34. 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.]
35. 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 residential unit can be developed on this site, and no further subdivision.
- b) Development on the lots shall comply with the Table of Development Controls for Stages 9 – 13 Seven Oaks Balance Land, dated August 2025
- 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 setback from the scenic reserves to minimise the intrusion of light into the reserve areas.
- e) Beyond the 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

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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 in which case trimming of this vegetation may occur only up to the site boundary with the reserve.
- 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.

Land Covenant Conditions [All Stages, excluding Stage 16]

36. The consent holder shall ensure that the consent notice conditions listed under Condition 35 are included in the developer Land Covenant on the lots, and that evidence of such Land Covenant is provided at application for section 224c for each Stage.

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 *Local Government Act 2002: Development Contributions - In granting this resource consent, Council has identified that the activity will generate additional demand for infrastructure, roading, reserves and community facilities and therefore a Development Contribution is required.*

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CHANGE OF SUBDIVISION CONSENT CONDITIONS RM200118C

Note: Stages 2 – 7 of Seven Oaks Subdivision Consent RM200118 are completed, with Stage 8 yet to be completed. The completed consent conditions have been greyed out.

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 – Drawing No 19630-SC003 Rev F
 - Earthworks Cut to Fill Plan – Drawing No 19630-SK108 Rev Aand stamped 'Approved Plan for RM200117 & RM200118' following the grant of this consent.
 - d The change of conditions application prepared by Cheal Consultants Ltd and received by Taupō District Council on 14 March 2023.
 - e The change of conditions application prepared by Cheal Consultants Ltd and received by Taupō District Council on 20 November 2024.

Staging Condition

- 2 The subdivision may be carried out over seven stages – Stages 2 – 8 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]

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	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 16) 133 – 146, <u>161</u> [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

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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:

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- 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

- 37. 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

- 38. 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.

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39. 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.]*
40. Stage 8 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

41. 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.
42. The consent holder shall ensure that stormwater overland flows from the undeveloped lands within each balance lot at each Stage above the residential lots are diverted to ensure that no water flows over the residential lots.

Roading

43. 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) 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); 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.
44. The consent holder shall ensure that all roads are constructed at each Stage in accordance with the approved road construction plans (Condition 17).
45. 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.
46. The consent holder shall form vehicle crossings for lots fronting public roads where the position of the crossing is fixed.

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47. 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

48. 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

49. 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:
- 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;
 - 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;
 - 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.
50. 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.
51. 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.]**
52. 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.

APPENDIX H - RECOMMENDED CONSENT CONDITIONS

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.]**

53. 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.

54. 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.

55. 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 – 8, 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

56. Lots 401, 402, 403, 404, 405, 406 and 407 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

57. 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:

b. 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.]