

Table of Development Controls for Stages 9 - 13 - Seven Oaks Balance Land, August 2025

| Stage                      | Lot No. | Lot Size (m²) | Maximum Combined Coverage (% and m²) |     | Maximum Plot Ratio | Maximum Building Height (m) | Maximum Height to Boundary                                                               | Maximum Earthwork Disturbance at any one time <sup>1</sup> | Minimum Building Setbacks (m) |                          |                        |                          |                        |             |        |                             |                                 |                 |
|----------------------------|---------|---------------|--------------------------------------|-----|--------------------|-----------------------------|------------------------------------------------------------------------------------------|------------------------------------------------------------|-------------------------------|--------------------------|------------------------|--------------------------|------------------------|-------------|--------|-----------------------------|---------------------------------|-----------------|
|                            |         |               |                                      |     |                    |                             |                                                                                          |                                                            | Kahikatea Drive               | Road 2 - Dwelling Facade | Road 2 - Garage Facade | Road 3 - Dwelling Facade | Road 3 - Garage Facade | Okaia Drive | Road 1 | Okaia Stream Scenic Reserve | Otaketake Stream Scenic Reserve | Side boundaries |
| 9<br>(32 residential lots) | 1       | 3763          | 20%                                  | 753 | No limit           | 4.5                         | 2.5m height at the boundary with a 45° recession plane except for common wall boundaries | 40%                                                        | 5                             |                          |                        |                          |                        |             |        | 10                          |                                 | 5               |
|                            | 2       | 2600          | 20%                                  | 520 | No limit           | 4.5                         |                                                                                          | 40%                                                        | 5                             |                          |                        |                          |                        |             |        | 10                          |                                 | 5               |
|                            | 3       | 1159          | 30%                                  | 348 | No limit           | 4.5                         |                                                                                          | 70%                                                        | 5                             |                          |                        | 3                        | 5                      |             |        |                             |                                 | 1.5             |
|                            | 14      | 2059          | 20%                                  | 412 | No limit           | 7.5                         |                                                                                          | 40%                                                        | 5                             |                          |                        |                          |                        |             |        |                             |                                 | N 10, W 5       |
|                            | 15      | 2500          | 20%                                  | 500 | No limit           | 7.5                         |                                                                                          | 40%                                                        | 5                             |                          |                        |                          |                        |             |        |                             |                                 | 10              |
|                            | 16      | 2500          | 20%                                  | 500 | No limit           | 7.5                         |                                                                                          | 40%                                                        | 5                             |                          |                        |                          |                        |             |        |                             |                                 | 10              |
|                            | 17      | 2529          | 20%                                  | 506 | No limit           | 7.5                         |                                                                                          | 40%                                                        | 5                             |                          |                        |                          |                        |             |        |                             |                                 | N, E, W 10, S 5 |
|                            | 20      | 890           | 30%                                  | 267 | No limit           | 7.5                         |                                                                                          | 70%                                                        | 5                             |                          |                        |                          |                        |             |        |                             |                                 | 1.5             |
|                            | 21      | 935           | 30%                                  | 281 | No limit           | 7.5                         |                                                                                          | 70%                                                        | 5                             |                          |                        |                          |                        |             |        |                             |                                 | 1.5             |
|                            | 23      | 901           | 30%                                  | 270 | No limit           | 7.5                         |                                                                                          | 70%                                                        | 5                             |                          |                        |                          |                        |             |        |                             |                                 | 1.5             |
|                            | 25      | 807           | 30%                                  | 242 | No limit           | 7.5                         |                                                                                          | 70%                                                        | 5                             |                          |                        |                          |                        |             | 5      |                             |                                 | 1.5             |
|                            | 27      | 849           | 30%                                  | 255 | No limit           | 7.5                         |                                                                                          | 70%                                                        | 5                             |                          |                        |                          |                        |             | 5      |                             |                                 | 1.5             |
|                            | 36      | 811           | 30%                                  | 243 | No limit           | 7.5                         |                                                                                          | 70%                                                        | 5                             |                          |                        |                          |                        |             |        |                             |                                 | 1.5             |
|                            | 37      | 853           | 30%                                  | 256 | No limit           | 7.5                         |                                                                                          | 70%                                                        | 5                             |                          |                        |                          |                        |             |        |                             |                                 | 1.5             |
|                            | 38      | 827           | 30%                                  | 248 | No limit           | 7.5                         |                                                                                          | 70%                                                        | 5                             |                          |                        |                          |                        | 5           |        |                             |                                 | 1.5             |
|                            | 39      | 803           | 30%                                  | 241 | No limit           | 7.5                         |                                                                                          | 70%                                                        |                               |                          |                        |                          |                        | 5           |        |                             |                                 | 1.5             |
|                            | 40      | 969           | 30%                                  | 291 | No limit           | 7.5                         |                                                                                          | 70%                                                        | 5                             |                          |                        |                          |                        |             |        |                             |                                 | 1.5             |
|                            | 41      | 899           | 30%                                  | 270 | No limit           | 7.5                         |                                                                                          | 70%                                                        |                               |                          |                        |                          |                        | 5           |        |                             |                                 | 1.5             |
|                            | 42      | 1071          | 30%                                  | 321 | No limit           | 7.5                         |                                                                                          | 70%                                                        |                               |                          |                        |                          |                        |             |        |                             |                                 | 1.5             |
|                            | 43      | 803           | 30%                                  | 241 | No limit           | 7.5                         |                                                                                          | 70%                                                        |                               |                          |                        |                          |                        | 5           |        |                             |                                 | 1.5             |
|                            | 72      | 802           | 30%                                  | 241 | No limit           | 4.5                         |                                                                                          | 70%                                                        | 5                             |                          |                        |                          |                        |             |        |                             |                                 | 1.5             |
|                            | 73      | 823           | 30%                                  | 247 | No limit           | 4.5                         |                                                                                          | 70%                                                        | 5                             |                          |                        |                          |                        |             |        |                             |                                 | 1.5             |
|                            | 74      | 805           | 30%                                  | 242 | No limit           | 4.5                         |                                                                                          | 70%                                                        | 5                             |                          |                        |                          |                        |             |        |                             |                                 | 1.5             |
|                            | 75      | 800           | 30%                                  | 240 | No limit           | 4.5                         |                                                                                          | 70%                                                        | 5                             |                          |                        |                          |                        |             |        |                             |                                 | 1.5             |
|                            | 76      | 810           | 30%                                  | 243 | No limit           | 4.5                         |                                                                                          | 70%                                                        |                               |                          |                        |                          |                        |             |        |                             |                                 | 1.5             |
|                            | 77      | 800           | 30%                                  | 240 | No limit           | 4.5                         |                                                                                          | 70%                                                        |                               |                          |                        |                          |                        |             |        |                             |                                 | 1.5             |
|                            | 78      | 800           | 30%                                  | 240 | No limit           | 4.5                         |                                                                                          | 70%                                                        | 5                             |                          |                        |                          |                        |             |        |                             |                                 | 1.5             |
|                            | 79      | 807           | 30%                                  | 242 | No limit           | 4.5                         |                                                                                          | 70%                                                        | 5                             |                          |                        |                          |                        |             |        |                             |                                 | 1.5             |
|                            | 80      | 878           | 30%                                  | 263 | No limit           | 4.5                         |                                                                                          | 70%                                                        |                               |                          |                        |                          |                        |             |        | 5                           |                                 | 1.5             |
|                            | 81      | 815           | 30%                                  | 245 | No limit           | 4.5                         |                                                                                          | 70%                                                        | 5                             |                          |                        |                          |                        |             |        |                             |                                 | 1.5             |
|                            | 82      | 886           | 30%                                  | 266 | No limit           | 4.5                         |                                                                                          | 70%                                                        |                               |                          |                        |                          |                        |             |        | 5                           |                                 | 1.5             |
|                            | 83      | 804           | 30%                                  | 241 | No limit           | 4.5                         |                                                                                          | 70%                                                        | 5                             |                          |                        |                          |                        |             |        |                             |                                 | 1.5             |

Lots within Kinloch GRZ zone

**1 - Maximum Earthworks Disturbance**  
An Earthworks Management Plan shall be provided with the building consent application.

**2 - Maximum Height to Boundary**  
Height to boundary means the plane measured at the boundary of an allotment from ground level, through which no part of any building, including eaves, may project, except for a chimney, mast or antenna up to 0.8m in any horizontal direction and not exceeding 2.0m.

**Note A:**  
For clarity and consistency, all development controls are listed for every lot. Any infringements of the **bolded** development controls require a variation of consent notice under section 221(3) of the RMA. The unbolded development controls are in accordance with the District Plan standard, as such any infringements of the unbolded development controls requires a land use consent.

**Note B:**  
The Taupo District Plan operative as at August 2025 is applicable and all other standards not included in this table such as those relating to signage, earthworks cut/fill, parking, loading & access etc. shall apply to development on the lots.

Table of Development Controls for Stages 9 - 13 - Seven Oaks Balance Land, August 2025

| Stage                           | Lot No. | Lot Size (m²) | Maximum Combined Coverage (% and m²) |     | Maximum Plot Ratio | Maximum Building Height (m) | Maximum Height to Boundary                                                               | Maximum Earthwork Disturbance at any one time | Minimum Building Setbacks (m) |                          |                        |                          |                        |             |        |                             |                       |                  |
|---------------------------------|---------|---------------|--------------------------------------|-----|--------------------|-----------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------|-------------------------------|--------------------------|------------------------|--------------------------|------------------------|-------------|--------|-----------------------------|-----------------------|------------------|
|                                 |         |               |                                      |     |                    |                             |                                                                                          |                                               | Kahikatea Drive               | Road 2 - Dwelling Facade | Road 2 - Garage Facade | Road 3 - Dwelling Facade | Road 3 - Garage Facade | Okaia Drive | Road 1 | Okaia Stream Scenic Reserve | Stream Scenic Reserve | Other boundaries |
| 10<br><br>(13 residential lots) | 18      | 2535          | 20%                                  | 507 | No limit           | 7.5                         | 2.5m height at the boundary with a 45° recession plane except for common wall boundaries | 40%                                           |                               |                          |                        |                          |                        |             | 10     |                             |                       | N, E 10; S 5     |
|                                 | 19      | 1975          | 20%                                  | 395 | No limit           | 7.5                         |                                                                                          | 40%                                           |                               |                          |                        |                          |                        |             | 10     |                             |                       | E, 10; N, S 5    |
|                                 | 22      | 946           | 30%                                  | 284 | No limit           | 7.5                         |                                                                                          | 70%                                           |                               |                          |                        |                          |                        |             | 5      |                             |                       | 1.5              |
|                                 | 24      | 824           | 30%                                  | 247 | No limit           | 7.5                         |                                                                                          | 70%                                           |                               |                          |                        |                          |                        |             | 5      |                             |                       | 1.5              |
|                                 | 26      | 825           | 30%                                  | 248 | No limit           | 7.5                         |                                                                                          | 70%                                           |                               |                          |                        |                          |                        |             | 5      |                             |                       | 1.5              |
|                                 | 28      | 826           | 30%                                  | 248 | No limit           | 7.5                         |                                                                                          | 70%                                           |                               |                          |                        |                          |                        |             | 5      |                             |                       | 1.5              |
|                                 | 29      | 1167          | 30%                                  | 350 | No limit           | 7.5                         |                                                                                          | 70%                                           |                               |                          |                        |                          |                        |             | 5      |                             |                       | 1.5              |
|                                 | 30      | 824           | 30%                                  | 247 | No limit           | 7.5                         |                                                                                          | 70%                                           |                               |                          |                        |                          |                        |             | 5      |                             |                       | 1.5              |
|                                 | 31      | 1080          | 30%                                  | 324 | No limit           | 7.5                         |                                                                                          | 70%                                           |                               |                          |                        |                          |                        |             |        |                             |                       | 1.5              |
|                                 | 32      | 2504          | 20%                                  | 501 | No limit           | 7.5                         |                                                                                          | 40%                                           |                               |                          |                        |                          |                        |             | 10     |                             |                       | 10               |
|                                 | 33      | 2512          | 20%                                  | 502 | No limit           | 7.5                         |                                                                                          | 40%                                           |                               |                          |                        |                          |                        |             |        |                             |                       | 10               |
|                                 | 34      | 2062          | 20%                                  | 412 | No limit           | 7.5                         |                                                                                          | 40%                                           |                               |                          |                        |                          |                        |             | 10     |                             |                       | 10               |
|                                 | 35      | 2548          | 20%                                  | 510 | No limit           | 7.5                         |                                                                                          | 40%                                           |                               |                          |                        |                          |                        |             |        |                             |                       | 10               |
| 11<br><br>(17 residential lots) | 44      | 1043          | 30%                                  | 313 | No limit           | 7.5                         | 2.5m height at the boundary with a 45° recession plane except for common wall boundaries | 70%                                           |                               |                          |                        |                          |                        |             |        |                             |                       | 1.5              |
|                                 | 45      | 803           | 30%                                  | 241 | No limit           | 7.5                         |                                                                                          | 70%                                           |                               |                          |                        |                          |                        | 5           |        |                             |                       | 1.5              |
|                                 | 46      | 801           | 30%                                  | 240 | No limit           | 7.5                         |                                                                                          | 70%                                           |                               |                          |                        |                          |                        | 5           |        |                             |                       | 1.5              |
|                                 | 47      | 995           | 30%                                  | 299 | No limit           | 7.5                         |                                                                                          | 70%                                           |                               |                          |                        |                          |                        |             |        |                             |                       | 1.5              |
|                                 | 48      | 890           | 30%                                  | 267 | No limit           | 7.5                         |                                                                                          | 70%                                           |                               |                          |                        |                          |                        | 5           |        |                             |                       | 1.5              |
|                                 | 49      | 996           | 30%                                  | 299 | No limit           | 7.5                         |                                                                                          | 70%                                           |                               |                          |                        |                          |                        | 5           |        |                             |                       | 1.5              |
|                                 | 50      | 872           | 30%                                  | 262 | No limit           | 4.5                         |                                                                                          | 70%                                           |                               |                          |                        |                          |                        | 5           |        |                             | 7.5                   | 1.5              |
|                                 | 51      | 857           | 30%                                  | 257 | No limit           | 4.5                         |                                                                                          | 70%                                           |                               |                          |                        |                          |                        | 5           |        |                             | 7.5                   | 1.5              |
|                                 | 52      | 858           | 30%                                  | 257 | No limit           | 4.5                         |                                                                                          | 70%                                           |                               |                          |                        |                          |                        | 5           |        |                             | 7.5                   | 1.5              |
|                                 | 53      | 855           | 30%                                  | 257 | No limit           | 4.5                         |                                                                                          | 70%                                           |                               |                          |                        |                          |                        | 5           |        |                             | 7.5                   | 1.5              |
|                                 | 54      | 2538          | 20%                                  | 508 | No limit           | 7.5                         |                                                                                          | 40%                                           |                               |                          |                        |                          |                        | 10          |        |                             |                       | 10               |
|                                 | 55      | 2582          | 20%                                  | 516 | No limit           | 7.5                         |                                                                                          | 40%                                           |                               |                          |                        |                          |                        | 10          |        |                             |                       | 10               |
|                                 | 56      | 2618          | 20%                                  | 524 | No limit           | 7.5                         |                                                                                          | 40%                                           |                               |                          |                        |                          |                        | 10          |        |                             |                       | 10               |
|                                 | 57      | 2552          | 20%                                  | 510 | No limit           | 4.5                         |                                                                                          | 40%                                           |                               |                          |                        |                          |                        |             |        |                             | 10                    | 10               |
|                                 | 58      | 1914          | 20%                                  | 383 | No limit           | 4.5                         |                                                                                          | 40%                                           |                               |                          |                        |                          |                        |             |        |                             | 10                    | 10               |
|                                 | 59      | 1880          | 20%                                  | 376 | No limit           | 4.5                         |                                                                                          | 40%                                           |                               |                          |                        |                          |                        | 10          |        |                             | 10                    | 10               |
|                                 | 60      | 1832          | 20%                                  | 366 | No limit           | 4.5                         |                                                                                          | 40%                                           |                               |                          |                        |                          |                        | 10          |        |                             | 10                    | 10               |

Table of Development Controls for Stages 9 - 13 - Seven Oaks Balance Land, August 2025

| Stage                           | Lot No. | Lot Size (m²) | Maximum Combined Coverage (% and m²) |     | Maximum Plot Ratio | Maximum Building Height (m) | Maximum Height to Boundary                                                               | Maximum Earthwork Disturbance at any one time | Minimum Building and Earthwork Setbacks (m) |                          |                        |                          |                        |             |        |                             |                                 |                  |
|---------------------------------|---------|---------------|--------------------------------------|-----|--------------------|-----------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------|---------------------------------------------|--------------------------|------------------------|--------------------------|------------------------|-------------|--------|-----------------------------|---------------------------------|------------------|
|                                 |         |               |                                      |     |                    |                             |                                                                                          |                                               | Kahikatea Drive                             | Road 2 - Dwelling Facade | Road 2 - Garage Facade | Road 3 - Dwelling Facade | Road 3 - Garage Facade | Okaia Drive | Road 1 | Okaia Stream Scenic Reserve | Otaketake Stream Scenic Reserve | Other boundaries |
| 12<br><br>(11 residential lots) | 61      | 1021          | 30%                                  | 306 | No limit           | 4.5                         | 2.5m height at the boundary with a 45° recession plane except for common wall boundaries | 70%                                           | 5                                           | 3                        | 5                      |                          |                        |             |        | 7.5                         |                                 | 1.5              |
|                                 | 62      | 1050          | 30%                                  | 315 | No limit           | 4.5                         |                                                                                          | 70%                                           |                                             | 3                        | 5                      |                          |                        |             |        | 7.5                         |                                 | 1.5              |
|                                 | 63      | 1633          | 20%                                  | 327 | No limit           | 4.5                         |                                                                                          | 40%                                           |                                             | 3                        | 5                      |                          |                        |             |        | 10                          |                                 | 1.5              |
|                                 | 64      | 2600          | 20%                                  | 520 | No limit           | 4.5                         |                                                                                          | 40%                                           |                                             |                          |                        |                          |                        |             |        | 7.5                         |                                 | 1.5              |
|                                 | 65      | 1100          | 30%                                  | 330 | No limit           | 4.5                         |                                                                                          | 70%                                           |                                             | 3                        | 5                      |                          |                        |             |        | 7.5                         |                                 | 1.5              |
|                                 | 66      | 811           | 30%                                  | 243 | No limit           | 4.5                         |                                                                                          | 70%                                           |                                             | 3                        | 5                      |                          |                        |             |        |                             |                                 | 1.5              |
|                                 | 67      | 806           | 30%                                  | 242 | No limit           | 4.5                         |                                                                                          | 70%                                           |                                             | 3                        | 5                      |                          |                        |             |        |                             |                                 | 1.5              |
|                                 | 68      | 809           | 30%                                  | 243 | No limit           | 4.5                         |                                                                                          | 70%                                           |                                             |                          |                        |                          |                        |             |        |                             |                                 | 1.5              |
|                                 | 69      | 802           | 30%                                  | 241 | No limit           | 4.5                         |                                                                                          | 70%                                           |                                             | 3                        | 5                      |                          |                        |             |        |                             |                                 | 1.5              |
|                                 | 70      | 821           | 30%                                  | 246 | No limit           | 4.5                         |                                                                                          | 70%                                           |                                             |                          |                        |                          |                        |             |        |                             |                                 | 1.5              |
|                                 | 71      | 806           | 30%                                  | 242 | No limit           | 4.5                         |                                                                                          | 70%                                           | 5                                           | 3                        | 5                      |                          |                        |             |        |                             |                                 | 1.5              |
| 13<br><br>(10 residential lots) | 4       | 1197          | 30%                                  | 359 | No limit           | 4.5                         | 2.5m height at the boundary with a 45° recession plane except for common wall boundaries | 70%                                           |                                             |                          |                        | 3                        | 5                      |             |        | 10                          |                                 | 1.5              |
|                                 | 5       | 1059          | 30%                                  | 318 | No limit           | 4.5                         |                                                                                          | 70%                                           |                                             |                          |                        | 3                        | 5                      |             |        | 10                          |                                 | 1.5              |
|                                 | 6       | 987           | 30%                                  | 296 | No limit           | 4.5                         |                                                                                          | 70%                                           |                                             |                          |                        | 3                        | 5                      |             |        | 10                          |                                 | 1.5              |
|                                 | 7       | 1349          | 23%                                  | 315 | No limit           | 4.5                         |                                                                                          | 40%                                           |                                             |                          |                        | 3                        | 5                      |             |        | 10                          |                                 | 1.5              |
|                                 | 8       | 1136          | 30%                                  | 341 | No limit           | 4.5                         |                                                                                          | 70%                                           |                                             |                          |                        | 3                        | 5                      |             |        | 10                          |                                 | W 5.5; S 1.5     |
|                                 | 9       | 1369          | 23%                                  | 315 | No limit           | 4.5                         |                                                                                          | 40%                                           |                                             |                          |                        |                          |                        |             |        | 10                          |                                 | W 6.5; S 1.5     |
|                                 | 10      | 1796          | 20%                                  | 359 | No limit           | 4.5                         |                                                                                          | 40%                                           |                                             |                          |                        |                          |                        |             |        | 10                          |                                 | 1.5              |
|                                 | 11      | 912           | 30%                                  | 274 | No limit           | 4.5                         |                                                                                          | 70%                                           |                                             |                          |                        | 3                        | 5                      |             |        | 7.5                         |                                 | 1.5              |
|                                 | 12      | 976           | 30%                                  | 293 | No limit           | 4.5                         |                                                                                          | 70%                                           |                                             |                          |                        | 3                        | 5                      |             |        | 7.5                         |                                 | 1.5              |
|                                 | 13      | 978           | 30%                                  | 293 | No limit           | 4.5                         |                                                                                          | 70%                                           | 5                                           |                          |                        | 3                        | 5                      |             |        | 7.5                         |                                 | 1.5              |