

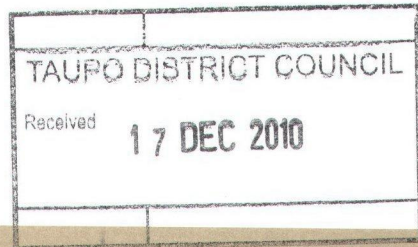
David,

Here is a copy of the SADE consent order. Enjoy the Christmas break.

Cheers,
Sarah



Simpson
Grierson



With compliments

BARRISTERS AND SOLICITORS

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Certified ISO 9001 by

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IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an appeal under section 120 of the Act

BETWEEN **SADE DEVELOPMENTS NO.2 LIMITED**

ENV-2008-AKL-000028

Appellant

AND **TAUPO DISTRICT COUNCIL**

Respondent

BEFORE THE ENVIRONMENT COURT

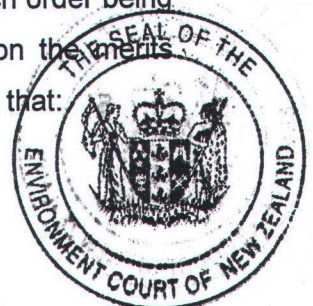
Environment Judge R G Whiting sitting alone under section 279 of the Act

IN CHAMBERS at Auckland.

CONSENT ORDER

Introduction

1. The Court has read and considered the appeal, the respondent's reply, and the memorandum of the parties dated 17 September 2010.
2. Mapara Valley Preservation Society Inc, Environmental Defence Society, Lakes and Waterways Action Group Trust and Locheagles Limited have given notice of an intention to become parties to this appeal and have signed the memorandum of the parties or advised the Court that they agree to the position reached in the proposed consent order.
3. The Court is making this order under section 279(1)(b) of the Act, such order being by consent, rather than representing a decision or determination on the merits pursuant to section 297. The Court understands for present purposes that:



- (a) All parties to the present proceedings have executed the memorandum requesting this order; and
- (b) All parties are satisfied that all matters proposed for the Court's endorsement fall within the Court's jurisdiction, and conform to relevant requirements and objectives of the Resource Management Act, including in particular Part 2.

4. This appeal concerns a decision of the respondent made on 14 December 2007 under sections 104 and 104B of the Act to decline an application for subdivision and land use consent by Sade Developments No.2 Limited, to create an 86 residential high country estate for residential and farming purposes at 259 Whakaroa Road, Taupo.

Order

5. Therefore the Court orders, by consent, that:

- (a) consent is granted to the application for subdivision and land use by Sade Development No.2 Limited to subdivide the property at 287 Whakaroa Road into 65 low-density residential allotments and for land use to erect 65 residential scale dwellings on each of the low-density allotments and to construct a new woolshed and associated communal buildings, on the properties described as Lot 1 DP378264, and Lots 2 and 4 DP408156, Taupo; and
- (b) consent is granted subject to the conditions of consent as set out in **Appendix One** and in accordance with the documents and plans set out below and attached as **Appendix Two**:
 - (i) Scheme Plan 1 of 2, 2006-002-105 rev I, dated 24 May 2010;
 - (ii) Scheme Plan 2 of 2, 2006-002-106 rev G, dated 24 May 2010;
 - (iii) Staging Plan Sheet 1 of 1, 2006-002-109 rev C, dated 9 September 2010;
 - (iv) Amended Landscape Concept Plan, ID002, dated 8 September 2010;



- (v) Amended Landscape Concept Plan, ID003, dated 8 September 2010;
- (vi) Farm Ridge Concept Plan, ID004, dated 9 September 2010;
- (vii) Landscape Concept Plan – Taupo Bush, L-06 Issue B, dated August 2006;
- (viii) Landscape Concept Plan – Valley, L-05 Issue B, dated August 2006;
- (ix) Upper Bush Concept Plan, ID007, dated 7 September 2010;
- (x) Upper Farm Concept Plan, ID008, dated 9 September 2010;
- (xi) Lower Saddle Concept Plan, ID009, dated 9 September 2010;
- (xii) Landscape Concept Plan – Kinloch Bush, L-11 Issue B, dated August 2006;
- (xiii) Landscape Concept Plan – Lower Farm, L-12 Issue B dated August 2006; and
- (xiv) The Saddle Concept Plan, ID013, dated 9 September 2010.

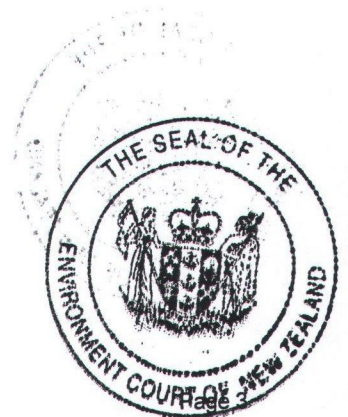
6. The appeal is otherwise dismissed.

7. There is no order as to costs.

DATED at Auckland this 13th day of December 2010



R G Whiting
Environment Judge



APPENDIX 1

CONDITIONS OF CONSENT



CONDITIONS OF CONSENT, CONSENT NOTICES AND PRIVATE COVENANTS

- A. THAT PURSUANT TO THE REQUIREMENTS OF SECTIONS 104, 104B, 106, 108, 220 AND 221 OF THE RESOURCE MANAGEMENT ACT 1991, THE TAUPO DISTRICT COUNCIL GRANTS CONSENT TO THE APPLICATION FOR SUBDIVISION AND LAND USE CONSENT BY SADE DEVELOPMENT NO.2 LIMITED TO SUBDIVIDE THE PROPERTY AT 287 WHAKAROA ROAD INTO 65 LOW-DENSITY RESIDENTIAL ALLOTMENTS AND FOR LAND USE CONSENT TO ERECT 65 RESIDENTIAL SCALE DWELLINGS ON EACH OF THE LOW-DENSITY ALLOTMENTS AND TO CONSTRUCT A NEW WOOLSHED AND ASSOCIATED COMMUNAL BUILDINGS, ON THE PROPERTIES DESCRIBED AS LOT 1 DP378264, AND LOTS 2 AND 4 DP 408156, TAUPO

CONDITIONS OF CONSENT:

GENERAL CONDITIONS:

1. THE ACTIVITY SHALL BE UNDERTAKEN IN ACCORDANCE WITH:
 - A. THE APPLICATION SUBMITTED BY SADE DEVELOPMENTS NO.2 LIMITED, DATED 13 OCTOBER 2006 AND FORMALLY RECEIVED BY THE TAUPO DISTRICT COUNCIL ON 17 OCTOBER 2007.
 - B. THE FURTHER INFORMATION PROVIDED BY CHEAL CONSULTANTS LIMITED, 21 FEBRUARY 2007, 9 MAY 2007, 14 MAY 2007, 25 MAY 2007, 20 SEPTEMBER 2007, 14 NOVEMBER 2007 AND 9 SEPTEMBER 2010.
 - C. THE SCHEME PLANS PREPARED BY CHEAL CONSULTANTS LIMITED, DATED 24 MAY 2010, ENTITLED "SADE DEVELOPMENTS NO.2 LTD SCHEME PLAN 1 OF 2 - 2006-002-105I" AND "WHAKAROA TRUST SCHEME PLAN 2 OF 2 - 2006-002-106G".
 - D. THE STAGING PROVIDED FOR IN THE ADDITIONAL INFORMATION PROVIDED BY CHEAL CONSULTANTS LIMITED DATED 9 SEPTEMBER 2010 AND IN ACCORDANCE WITH THE STAGING PLAN REF 2006-002-SC109C. THE STAGES SHOWN ON STAGING PLAN 2006-002-SC109C MAY BE UNDERTAKEN IN A NON-SEQUENTIAL MANNER.
2. SUBJECT TO ANY LEGAL REQUIREMENTS OF THE POLICE, HISTORIC PLACES ACT 1993, ANTIQUITIES ACT 1975 AND ANY OTHER GOVERNING LEGISLATION, THE FOLLOWING PROTOCOL SHALL APPLY:
 - A. WHERE, DURING EARTHWORKS, ANY ARCHAEOLOGICAL SITE, ARTEFACT OR HUMAN REMAINS ARE DISCOVERED OR ARE SUSPECTED TO HAVE BEEN DISCOVERED:



(I) ALL WORKS IN THE VICINITY SHALL CEASE IMMEDIATELY.

IN CASES OTHER THAN SUSPECTED HUMAN REMAINS:

(II) THE CONSENT HOLDER SHALL IMMEDIATELY SECURE THE AREA AND ADVISE COUNCIL'S STRATEGIC COMMUNICATIONS OFFICER, THE CONSENT HOLDER AND THE HISTORIC PLACES TRUST OF THE OCCURRENCE.

(III) THE CONSENT HOLDER MUST CONSULT WITH COUNCIL'S STRATEGIC COMMUNICATIONS OFFICER, TANGATA WHENUA AND THE HISTORIC PLACES TRUST TO DETERMINE WHAT FURTHER ACTIONS ARE APPROPRIATE TO SAFEGUARD THE SITE OR ITS CONTENTS BEFORE WORK MAY RECOMMENCE.

WHERE HUMAN REMAINS ARE SUSPECTED:

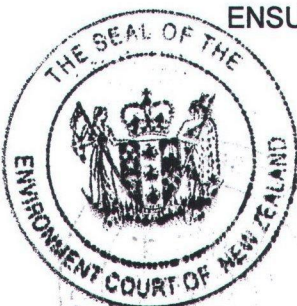
(IV) THE CONSENT HOLDER SHALL IMMEDIATELY SECURE THE AREA IN A WAY WHICH ENSURES HUMAN REMAINS ARE NOT FURTHER DISTURBED.

(V) THE CONSENT HOLDER SHALL NOTIFY COUNCIL'S STRATEGIC COMMUNICATIONS OFFICER, THE POLICE, TANGATA WHENUA AND THE HISTORIC PLACES TRUST 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 COUNCIL'S STRATEGIC COMMUNICATIONS OFFICER, THE POLICE, TANGATA WHENUA AND THE HISTORIC PLACES TRUST 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 COUNCIL'S STRATEGIC COMMUNICATIONS OFFICER AND TANGATA WHENUA TO DETERMINE WHAT FURTHER ACTIONS ARE APPROPRIATE TO SAFEGUARD THE SITE OR ITS CONTENTS BEFORE WORK RECOMMENCES.

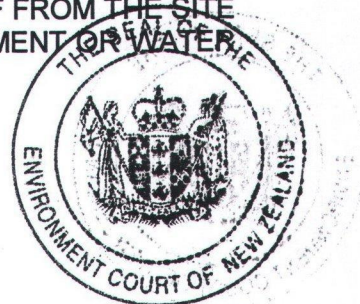
3. IN ACCORDANCE WITH SECTION 36(1)(c) OF THE RESOURCE MANAGEMENT ACT 1991, THE CONSENT HOLDER SHALL PAY THE COUNCIL'S COSTS OF ANY MONITORING THAT MAY BE NECESSARY TO ENSURE COMPLIANCE WITH THE CONDITIONS SPECIFIED.



4. THE CONSENT HOLDER SHALL BE RESPONSIBLE FOR MAKING ALL CONTRACTORS AWARE OF THE CONDITIONS OF CONSENT AND FOR ENSURING THE CONTRACTORS COMPLY WITH THE CONDITIONS OF CONSENT.

EARTHWORKS/CONSTRUCTION CONDITIONS

5. THE CONSENT HOLDER SHALL, PRIOR TO THE COMMENCEMENT OF EARTHWORKS AND CONSTRUCTION ACTIVITIES, PROVIDE TAUPO DISTRICT COUNCIL'S PLANNING MANAGER – ENVIRONMENTAL SERVICES WITH AN EARTHWORKS MANAGEMENT PLAN FOR APPROVAL. TAUPO DISTRICT COUNCIL MAY HAVE THIS PLAN PEER REVIEWED AT THE APPLICANT'S COST. THE EARTHWORKS MANAGEMENT PLAN MUST ADDRESS THE FOLLOWING MATTERS:
 - A. MANAGEMENT OF SEDIMENT AND SILT LADEN RUN-OFF;
 - B. MITIGATION MEASURES PROPOSED TO PREVENT ANY DUST NUISANCE [NOTE: A DUST NUISANCE IS DEEMED TO HAVE OCCURRED WHEN DUST PARTICLES ARE VISIBLE IN THE AIR];
 - C. MITIGATION MEASURES PROPOSED TO PREVENT ANY DUST OR SILT ENTERING ANY WATER BODY, WATERCOURSE OR DRAIN;
 - D. PROPOSED STAGING OF EARTHWORKS;
 - E. REINSTATEMENT OF THE SITE, INCLUDING RE-VEGETATION AND HYDRO-SEEDING.
6. THE CONSENT HOLDER SHALL ENSURE THAT ALL SITE PREPARATION WORKS COMPLY WITH THE 'APPROVED' EARTHWORKS MANAGEMENT PLAN.
7. THE CONSENT HOLDER SHALL RE-GRASS, RE-VEGETATE OR HYDRO-SEED ALL BARE SURFACES (THE SURFACES DISTURBED BY EARTHWORKS). NO BARE SURFACE SHALL REMAIN UNTREATED BY THE ABOVE METHODS FOR MORE THAN THREE WEEKS.
8. THE CONSENT HOLDER SHALL ENSURE THAT ALL EARTHWORKS AND CONSTRUCTION NOISE FROM STARTING UP AND OPERATION OF CONSTRUCTION EQUIPMENT AND ALL OTHER CONSTRUCTION ACTIVITIES ON THE SITE MEET THE LIMITS RECOMMENDED IN TABLE 1 OF NZS 6803: 1999 – "THE MAINTENANCE AND ASSESSMENT OF NOISE FROM CONSTRUCTION MAINTENANCE AND DEMOLITION OF WORK". ADJUSTMENTS PROVIDED IN CLAUSE 6.1 OF NZS 6803: 1999 SHALL APPLY FOR THE FULL DURATION OF THE PROJECT, AND REFERENCES IN THE TABLE TO NZS 6802 SHALL BE READ AS REFERENCES TO CLAUSE 4.2.2 OF NZS 6802: 1991.
9. THE CONSENT HOLDER SHALL IMPLEMENT SUITABLE MEASURES DURING EARTHWORKS TO ENSURE THAT STORMWATER RUN-OFF FROM THE SITE IS MANAGED AND CONTROLLED SO THAT NO SILT, SEDIMENT OR WATER



CONTAINING SILT OR SEDIMENT IS DISCHARGED OFF THE SITE. THESE MEASURES SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF THE EARTHWORKS AND THE WHOLE AREA IS RE-VEGETATED.

ENGINEERING CONDITIONS

10. THE CONSENT HOLDER SHALL ENSURE THAT THE DETAILED DESIGN OF ALL INTERNAL ROADS ARE SUBJECT TO THE SPECIFIC APPROVAL OF TAUPO DISTRICT COUNCIL'S DEVELOPMENT ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES OCCURING. SEAL WIDTHS WILL BE IN ACCORDANCE WITH THE CODE OF PRACTICE FOR THE DEVELOPMENT OF LAND 2009 (CoP), EXCEPT BETWEEN CHAINAGE 2040 AND 2500 AS SHOWN ON CHEAL CONSULTANTS DRAWING 2006-002-301B DATED 26 SEPTEMBER 2006. WHERE CONTOUR ALLOWS VERGE WIDTHS WILL BE DESIGNED IN ACCORDANCE WITH THE CoP. WHERE, IN THE OPINION OF THE DEVELOPMENT ENGINEER THIS IS NOT APPROPRIATE, A LESSER WIDTH MAY BE APPROVED. IN THESE CASES THE MINIMUM VERGE WIDTHS WILL BE 2.0M AGAINST CUT FACES AND 1.3M ON FILL BATTERS. THE DESIGN DETAIL REQUIRED TO BE LODGED FOR THE APPROVAL OF TAUPO DISTRICT COUNCIL'S DEVELOPMENT ENGINEER SHALL INCLUDE DETAILS OF GEOLOGY, GEOMETRY, CROSS SECTION, THE INTERSECTION WITH WHAKAROA ROAD, CONSTRUCTION METHODOLOGY, DRAINAGE DETAILS AND REINSTATEMENT TECHNIQUES. CONSTRUCTION OF THE INTERNAL ROADS RELEVANT TO EACH RESPECTIVE STAGE SHALL BE COMPLETED PRIOR TO SECTION 224 (c) OF THE ACT.
11. THE CONSENT HOLDER SHALL ENSURE THAT EACH NEWLY CREATED ALLOTMENT IN EACH RESPECTIVE STAGE IS PROVIDED WITH A VEHICLE CROSSING CONSTRUCTED IN ACCORDANCE WITH THE CoP PRIOR TO CERTIFICATES BEING ISSUED PURSUANT TO SECTION 224 (c) OF THE ACT.
12. THE CONSENT HOLDER SHALL PROVIDE A WATER SUPPLY THAT MEETS BOTH THE CURRENT NEW ZEALAND DRINKING WATER STANDARD IN TERMS OF QUALITY AND THE REQUIREMENTS OF THE CoP IN TERMS OF QUANTITY (BEING A MINIMUM ALLOCATION OF 1.8M³/DAY PER RESIDENTIAL ALLOTMENT). A CONNECTION SHALL BE PROVIDED TO EACH ALLOTMENT AT ITS BOUNDARY PRIOR TO CERTIFICATES BEING ISSUED PURSUANT TO SECTION 224 (c) OF THE ACT.

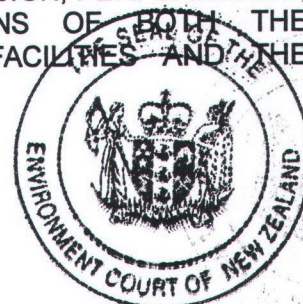
(ADVISORY NOTE: TAUPO DISTRICT COUNCIL MAY REQUIRE EXTRA BACKFLOW PREVENTION AT THE CONNECTION TO THE WHAKAROA RURAL WATER SUPPLY IN CONSIDERATION OF THE FACT THAT THE SUPPLY WITHIN THE DEVELOPMENT IS SUPPLEMENTED FROM A BORE SOURCE).
13. THE CONSENT HOLDER SHALL ENSURE THAT EASEMENTS IN GROSS ARE PROVIDED FOR ANY NEW OR EXISTING TAUPO DISTRICT COUNCIL SERVICES WHERE THESE ARE SITUATED ON PRIVATE PROPERTY.



14. THE CONSENT HOLDER SHALL DESIGN AND CONSTRUCT A WASTEWATER SYSTEM IN ACCORDANCE WITH THE APPLICATION DOCUMENTS. EVIDENCE SHALL BE PROVIDED TO COUNCIL'S PLANNING MANAGER ENVIRONMENTAL SERVICES THAT THE SYSTEM IS INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ENVIRONMENT WAIKATO RESOURCE CONSENT 115357 PRIOR TO CERTIFICATES BEING ISSUED PURSUANT TO SECTION 224 (c) OF THE ACT.
15. THE CONSENT HOLDER SHALL PROVIDE A WASTEWATER CONNECTION POINT TO THE CENTRALISED SYSTEM (AS IDENTIFIED IN ENGINEERING CONDITION 14 ABOVE) THAT MEETS THE CoP AT THE BOUNDARY OF ALL RESIDENTIAL ALLOTMENTS FOR EACH RESPECTIVE STAGE (EXCEPT ALLOTMENTS V1 AND V2) PRIOR TO CERTIFICATES BEING ISSUED PURSUANT TO SECTION 224 (c) OF THE ACT.
16. THE CONSENT HOLDER SHALL PROVIDE AN ELECTRICAL CONNECTION POINT SUITABLE FOR RESIDENTIAL PURPOSES FOR ALL NEWLY CREATED ALLOTMENTS WITHIN OR AT THE FRONTAGE OF THEIR RESPECTIVE BOUNDARIES IN EACH RESPECTIVE STAGE. A TELEPHONE SERVICE CABLE SHALL BE EXTENDED TO THE BOUNDARY OF ALL RESIDENTIAL ALLOTMENTS IN ACCORDANCE WITH THE SERVICE PROVIDER'S REQUIREMENTS. EASEMENTS SHALL BE GRANTED AS REQUIRED BY THE NETWORK UTILITY SERVICE PROVIDER PRIOR TO CERTIFICATES BEING ISSUED PURSUANT TO SECTION 224 (c) OF THE ACT.
17. THE CONSENT HOLDER SHALL LODGE THE FINAL ENGINEERING DETAIL AND CONSTRUCTION PLANS FOR THE APPROVAL OF COUNCIL'S DEVELOPMENT ENGINEER PRIOR TO ANY ONSITE WORKS BEING UNDERTAKEN. THIS APPROVAL IS ALSO REQUIRED PRIOR TO THE COMMENCEMENT OF ANY UPGRADING WORKS REQUIRED TO BE UNDERTAKEN TO WHAKAROA ROAD OR ITS INTERSECTION WITH MAPARA ROAD.
18. THE CONSENT HOLDER SHALL ENSURE THAT PRIOR TO THE ISSUE OF CERTIFICATES PURSUANT TO SECTION 224 (c) FOR EACH RESPECTIVE STAGE, THE DETAILS OF THE PROPOSED STRUCTURE OR MECHANISM FOR MANAGING ALL COMMON PRIVATE FACILITIES AND INFRASTRUCTURE FOR THAT STAGE, SUCH AS AN INCORPORATED SOCIETY, ARE SUBMITTED TO AND APPROVED BY TAUPO DISTRICT COUNCIL'S PLANNING MANAGER: ENVIRONMENTAL SERVICES.

THE DOCUMENT SHOULD RECORD THE FACT THAT EACH OF THE ALLOTMENTS SHALL HAVE LEGAL ACCESS TO THE PRIVATE ROADING NETWORK AND THAT EACH OWNER JOINTLY SHARES AND HAS EQUAL RESPONSIBILITY FOR THE MAINTENANCE OF THE NETWORK.

EACH OWNER JOINTLY SHARES AND HAS EQUAL RESPONSIBILITY FOR THE MAINTENANCE OF THESE NETWORKS THE DESIGN, PERFORMANCE, CONTINGENCY AND MAINTENANCE PROVISIONS OF BOTH THE PROPOSED ONSITE WASTEWATER PUMPING FACILITIES AND THE



PROPOSED PRIVATE CONVEYANCING, TREATMENT AND DISPOSAL INFRASTRUCTURE.

19. ALL WORK SHALL COMPLY WITH THE CoP, UNLESS MODIFIED BY THE CONDITIONS ABOVE, OR AS OTHERWISE SPECIFICALLY AGREED BY COUNCIL'S DEVELOPMENT ENGINEERS.

INCORPORATED SOCIETY

20. AN INCORPORATED SOCIETY SHALL BE FORMED TO TAKE OWNERSHIP AND MANAGE THE COMMON LAND (BEING LOTS 89, 90 & 91) IN PERPETUITY. THE INCORPORATED SOCIETY SHALL BE RESPONSIBLE FOR THE FULL COSTS OF ONGOING MAINTENANCE REQUIREMENTS OF THE COMMON LAND INCLUDING BUT NOT LIMITED TO, INFRASTRUCTURE AS DETAILED IN ENGINEERING CONDITION 18 AND THE VEGETATION OUTLINED IN THE LANDSCAPE PLANTING PLAN REQUIRED IN LANDSCAPING CONDITION 26. THE ONGOING MAINTENANCE RESPONSIBILITIES OF THE INCORPORATED SOCIETY SHALL BE IDENTIFIED IN A CONSENT NOTICE PURSUANT SECTION 221 OF THE RMA AND REGISTERED ON THE CERTIFICATE OF TITLE ON THE COMMON LAND.
21. EVERY OWNER SHALL BE A MEMBER OF THE INCORPORATED SOCIETY AND ACCORDINGLY A CONSENT NOTICE SHALL BE REGISTERED AGAINST THE TITLES OF EACH OF THE LOTS REQUIRING THAT EACH REGISTERED PROPRIETOR SHALL CONTINUE TO BE A MEMBER OF THE INCORPORATED SOCIETY ON AN ONGOING BASIS, INCLUDING BUT NOT LIMITED TO PAYMENT OF ANNUAL LEVIES OF THE ONGOING MAINTENANCE OF THE COMMON LAND (BEING LOTS 89, 90 & 91) AND COMMUNAL INFRASTRUCTURE.

DESIGN REVIEW AND APPROVAL COMMITTEE (DRAC)

22. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THE SITE THE TERMS OF REFERENCE FOR THE DRAC WILL BE SUBMITTED TO AND APPROVED BY TAUPO DISTRICT COUNCIL'S PLANNING MANAGER: ENVIRONMENTAL SERVICES. THE TERMS OF REFERENCE WILL INCLUDE BUT NOT BE LIMITED TO: THE NAMES OF THE APPOINTED MEMBERS WHICH MUST INCLUDE AS A MINIMUM A SUITABLY QUALIFIED LANDSCAPE ARCHITECT, ARCHITECT/DESIGNER AND PLANNER, AND THE PROCESS BY WHICH THE DRAC WILL ASSESS EACH BUILDING DESIGN AGAINST THE RELEVANT GUIDELINES, COVENANTS AND CONSENT NOTICES APPLYING TO EACH INDIVIDUAL LOT, INCLUDING:

- A. THE ACCESSWAY FOR EACH HOUSE;



- B. THE RELATIONSHIP OF THE HOUSE TO ITS BUILDING PLATFORM;
AND
- C. THE LANDSCAPE PLAN REQUIRED UNDER CONDITION 27 OF THE
LANDSCAPING CONDITIONS.

THE TERMS OF REFERENCE WILL ALSO NOTE THAT A COPY OF THE DRAC'S APPROVAL REPORT SHALL BE PROVIDED WITH EACH BUILDING CONSENT SUBMITTED TO TAUPO DISTRICT COUNCIL.

ROAD NETWORK UPGRADES

- 23. PRIOR TO CERTIFICATES BEING ISSUED PURSUANT TO SECTION 224 (c) OF THE ACT, WHAKAROA ROAD SHALL BE WIDENED FROM THE SITE ENTRANCE TO MAPARA ROAD, TO PROVIDE A 6.7 METRE WIDE SEALED CARRIAGEWAY WITH APPROPRIATE VERGES AS REQUIRED BY COUNCIL'S CoP.
- 24. PRIOR TO CERTIFICATES BEING ISSUED PURSUANT TO SECTION 224 (c) OF THE ACT, MAPARA ROAD AND WHAKAROA ROAD INTERSECTION SHALL BE WIDENED TO ENSURE THAT SOUTHBOUND THROUGH TRAFFIC ON MAPARA ROAD IS NOT IMPEDED BY TURNING VEHICLES. THE DESIGN AND CONSTRUCTION OF THIS INTERSECTION IS TO BE IN ACCORDANCE WITH THE AUSTRROADS DOCUMENT, PART 5 'INTERSECTIONS AT GRADE'.
- 25. PRIOR TO CERTIFICATES BEING ISSUED PURSUANT TO SECTION 224 (c) OF THE ACT, A 'GIVE WAY' SIGN SHALL BE INSTALLED ON WHAKAROA ROAD AS PART OF THE UPGRADING WORKS TO THE WHAKAROA ROAD AND MAPARA ROAD INTERSECTION.

LANDSCAPING CONDITIONS

- 26. THE CONSENT HOLDER SHALL PREPARE DETAILED LANDSCAPE PLANS PRODUCED BY A SUITABLY QUALIFIED LANDSCAPE ARCHITECT IN ACCORDANCE WITH THE PLANS PRODUCED BY MORGAN, POLLARD AND ASSOCIATES ENTITLED "AMENDED LANDSCAPE CONCEPT PLAN" ID002 AND ID003, AND DATED 8 SEPTEMBER 2010, AND IN ACCORDANCE WITH THE PLANT SCHEDULE DETAILED IN SECTION 8 OF THE ADDITIONAL INFORMATION PROVIDED BY MORGAN, POLLARD AND ASSOCIATES DATED 25 MARCH 2007.
- 27. THE LANDSCAPE PLAN SHALL BE LODGED FOR THE APPROVAL OF COUNCIL'S PLANNING MANAGER ENVIRONMENTAL SERVICES AND OF THE DRAC (PLEASE NOTE THAT A SUITABLY QUALIFIED LANDSCAPE ARCHITECT MAY BE APPOINTED BY COUNCIL TO PEER REVIEW THE LANDSCAPE PLAN AT THE CONSENT HOLDERS COST). THIS PLAN SHALL BE REVIEWED BY THE DRAC AND BE APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THE SITE. THIS PLAN SHALL



INCLUDE A COMPREHENSIVE PLANTING SPECIFICATION AND VEGETATION MANAGEMENT PLAN.

28. THE CONSENT HOLDER SHALL ENSURE THAT ALL MITIGATION PLANTING AND PASSIVE RE-VEGETATION IS PROTECTED WITH HIGH VISIBILITY FENCING DURING THE CONSTRUCTION PHASE OF THE DEVELOPMENT WHERE CONSTRUCTION WILL OCCUR WITHIN FIVE METRES OF THIS PLANTING. THE LANDSCAPE PLAN SHALL MAKE PROVISION FOR ENSURING THAT ALL PLANTING AREAS ARE SECURELY FENCED TO EXCLUDE STOCK PRIOR TO THE COMMENCEMENT OF PLANTING TO PROTECT RESTORATION AND NEW PLANTING ZONES. FARM FENCING, CATTLE-STOPS AND STOCK UNDERPASSES SHALL BE CONSTRUCTED TO EXCLUDE STOCK FROM THE ROAD NETWORK TO AVOID THE NEED FOR GATES.
29. NO CONSTRUCTION OF RESIDENTIAL BUILDINGS SHALL BE PERMITTED UNTIL THE EXPIRY OF 18 MONTHS FROM THE COMPLETION OF THE PROPOSED PLANTING WITHIN EACH STAGE OR UNTIL SUCH TIME THAT THE PLANTING SATISFIES A MINIMUM PERFORMANCE STANDARD OF 1M HIGH OVER 70% OF THE AREA WHICH EVER OCCURS FIRST.
- NOTE: FOR COMPLIANCE WITH THIS CONDITION, CONSTRUCTION OF RESIDENTIAL DWELLINGS MAY COMMENCE AFTER EITHER:
- A. THE EXPIRY OF 18 MONTHS FROM THE DATE THAT THE CONSENT HOLDER ADVISES COUNCIL IN WRITING OF THE COMPLETION DATE OF THE PLANTING IN EACH STAGE; OR
- B. THE CONSENT HOLDER PROVIDES AN ASSESSMENT BY A QUALIFIED LANDSCAPE ARCHITECT TO COUNCIL THAT THE PLANTING HAS ACHIEVED THE MINIMUM PERFORMANCE STANDARD.
30. ONGOING MAINTENANCE OF PLANTING SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE VEGETATION MANAGEMENT PLAN DETAILED IN THE APPROVED LANDSCAPE PLAN IN LANDSCAPING CONDITION 27.
31. VEGETATION WITHIN 30 METRES OF DEFINED BUILDING PLATFORMS AS IDENTIFIED BELOW MUST ATTAIN THE FOLLOWING MINIMUM HEIGHT PRIOR TO THE COMMENCEMENT OF ANY BUILDING ON THE SITE. ALL EXOTIC TREES SHALL BE TO A MINIMUM HEIGHT OF 3.0M. NATIVE TREES AND SHRUBS SHALL HAVE ATTAINED AN AVERAGE HEIGHT OF 2.5 METRES; THAT IS AT LEAST 50% OF THE NATIVE TREES AND SHRUBS SHALL BE NO LESS THAN 2.5 METRES.



Defined Building Platforms		
Farm Ridge	Kinloch Bush	Upper Bush
RF01	K01	UB02
RF02	K02	UB04
RF03	K03	UB05
RF04	K04	UB06
RF05	Upper Farm	UB07
Lower farm	UF01	UB08
LF03	UF02	UB12
LF04	Taupo Bush	UB13
LF05	TB01	Saddle
LF07	TB03	S01
LF08	TB04	S02
	TB05	S04

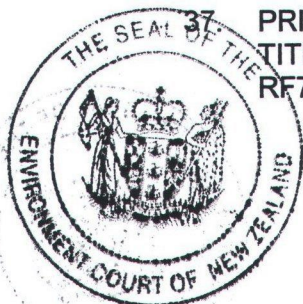
32. THE PLANTING SHALL BE CARRIED OUT BY EXPERIENCED PLANTING CONTRACTORS UNDER THE SUPERVISION OF A SUITABLY QUALIFIED PROFESSIONAL, WHO WILL, UPON COMPLETION OF PLANTING FOR EACH STAGE, PROVIDE A REPORT, TO THE PLANNING MANAGER ENVIRONMENTAL SERVICES, AS TO THE FINAL MIX AND NUMBER OF PLANT SPECIES, AS WELL AS PLANT DENSITIES ACHIEVED ACROSS THE SPECIFIED AREAS, BASED ON A SERIES OF REPRESENTATIVE COUNTS.
33. THE PRELIMINARY RESPONSIBILITY FOR UNDERTAKING THE MAINTENANCE UNDER THESE CONSENT CONDITIONS SHALL LIE WITH SADE DEVELOPMENTS NO. 2 LIMITED OR ITS SUCCESSOR FOR 7 YEARS FROM THE DATE OF PLANTING BEING COMPLETED FOR EACH STAGE AND FOLLOWING THAT TIME THE ONGOING RESPONSIBILITY LIES WITH THE INCORPORATED SOCIETY (TO WHICH EVERY OWNER MUST BELONG UNDER THE "INCORPORATED SOCIETY" CONDITIONS).
34. PURSUANT TO SECTION 108(2)(B) OF THE RESOURCE MANAGEMENT ACT 1991, THE MAINTENANCE OF THE REVEGETATED AREAS SHALL BE SECURED BY WAY OF A BOND TOTALING \$1,000,000.00 INCLUDING GST.
35. THE BOND DOCUMENTS SHALL BE PREPARED AT THE APPLICANT'S EXPENSE AND TO THE SATISFACTION OF THE COUNCIL'S SOLICITOR, AND SHALL INCLUDE THE FOLLOWING ITEMS (WITHOUT IN ANY WAY LIMITING THE OTHER TERMS WHICH MAY BE INCLUDED, OR THE CONDITIONS OF THIS CONSENT):
- A. PERFORMANCE OF THE BOND SHALL BE GUARANTEED BY A GUARANTOR ACCEPTABLE TO THE COUNCIL;



- B. A RECOGNISED BANK TRADING IN NEW ZEALAND SHALL BE DEEMED TO BE AN ACCEPTABLE GUARANTOR;
- C. A GUARANTOR OF A BOND MAY BE SUBSTITUTED WITH A CASH BOND.
36. THE CONSENT HOLDER OR ITS SUCCESSOR IN TITLE SHALL BE RELEASED FROM ITS OR THEIR OBLIGATIONS UNDER THE BOND:
- A. AS TO 60% OF THE PRO RATA VALUE OF THE BOND FOR EACH STAGE, WHEN THREE YEARS OF POST-PLANTING MAINTENANCE HAVE BEEN SATISFACTORILY COMPLETED AND A CERTIFICATE HAS BEEN PROVIDED TO THE COUNCIL AS TO THE FOLLOWING MATTERS:
- (I) THE REQUIRED PLANT DENSITY HAS BEEN ACHIEVED;
- (II) THE PLANTS ARE HEALTHY AND HAVE BEEN PLANTED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN;
- B. COMPLIANCE WITH THESE REQUIREMENTS SHALL BE SATISFIED BY THE PRODUCTION OF A CERTIFICATE FROM A SUITABLY QUALIFIED PROFESSIONAL (NOT BEING A PERSON RESPONSIBLE FOR THE SUPERVISION OF PLANTING OR MAINTENANCE) ENGAGED BY THE CONSENT HOLDER OR ITS SUCCESSOR IN TITLE AT ITS OR THEIR EXPENSE AND SHALL BE TO THE SATISFACTION OF COUNCIL'S PLANNING MANAGER ENVIRONMENTAL SERVICES.
- C. AS TO THE REMAINING 40% OF THE BOND IN RESPECT OF EACH STAGE: ON COMPLETION OF THE MAINTENANCE WORK PROGRAMME SPECIFIED IN LANDSCAPE CONDITION 30, AND FOLLOWING SUBMISSION TO THE COUNCIL OF A REPORT UPON THE MAINTENANCE WORK PROGRAMME THAT A 75% CANOPY CLOSURE HAS BEEN ACHIEVED, AND THE COUNCIL HAVING MONITORED THE PLANTING AND MAINTENANCE OF THE REVEGETATION AND BEING SATISFIED THAT A 75% CANOPY CLOSURE HAS BEEN ACHIEVED.

COVENANTS

PRIVATE COVENANTS SHALL BE PLACED ON THE CERTIFICATES OF TITLE OF ALL RESIDENTIAL ALLOTMENTS (BEING LOTS RF1 THROUGH TO RF7, V1 AND V2, TB1 THROUGH TO TB5, K1 THROUGH TO K5, H1



THROUGH TO H6, UB2 AND UB4 THROUGH TO UB15, LF1 THROUGH TO LF9, F1 THROUGH TO F7, UF1, UF2, UF5, UF6, UF8 AND UF9, S1 THROUGH TO S4) REQUIRING THE FOLLOWING TO BE COMPLIED WITH AT ALL TIMES IN ACCORDANCE WITH THE APPLICATION DOCUMENT:

- A. THE LAND OWNER SHALL NOT BRING OR PERMIT ON TO THE OWNER'S LOT ANY DOMESTIC CATS, OR MUSTELIDS.
 - B. PROVIDE FOR THE REQUIRED WATER SUPPLY ON-SITE STORAGE AND FIRE FIGHTING REQUIREMENTS AS IS DETERMINED AND APPROVED AT THE DETAILED ENGINEERING DESIGN STAGE.
 - C. PLANTS THAT HAVE THE POTENTIAL TO BECOME A PEST OR HAVE BEEN IDENTIFIED AS A LOCAL OR REGIONAL PEST ARE NOT PERMITTED.
 - D. ALL EXTERNAL LIGHTING WILL BE DIRECTED TO COURTYARDS AND ENTRANCES. NO FLOOD LIGHTS ARE PERMITTED AND NO LIGHTING IS ALLOWED THAT HAS THE POTENTIAL TO CREATE A LIGHT POLLUTION ISSUE FOR PUBLICLY ACCESSIBLE LAND AND THE SURFACE OF LAKE TAUPO.
38. A "NO COMPLAINTS COVENANT" SHALL BE REGISTERED AGAINST THE CERTIFICATES OF TITLE OF LOTS TB2 AND K5 HEREON, AND A COPY OF THIS COVENANT SHALL BE SUBMITTED TO THE TAUPO DISTRICT COUNCIL AND LODGED WITH THE DISTRICT LAND REGISTRAR FOR REGISTRATION ON THE TITLES. THE NOTICE SHALL BE REGISTERED AT THE APPLICANT'S EXPENSE AND SHALL BE AS FOLLOWS:

THIS PROPERTY IS LOCATED ADJACENT TO LAND MAINTAINED AS PUBLIC RESERVE WHERE NATIVE VEGETATION IS ALLOWED TO GROW NATURALLY. WHERE LAND USE ACTIVITIES IN THE SURROUNDING AREA ARE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DISTRICT PLAN REQUIREMENTS, THE PROPERTY OWNER, OR SUCCESSOR IN TITLE SHALL NOT BRING ANY PROCEEDINGS FOR DAMAGES, NEGLIGENCE, NUISANCE, TRESPASS OR INTERFERENCE ARISING FROM THE USE OF THAT LAND; OR MAKE OR LODGE; OR BE PARTY TO; OR FINANCE OR CONTRIBUTE TO THE COST OF: ANY APPLICATION, PROCEEDING OR APPEAL (EITHER PURSUANT TO THE RESOURCE MANAGEMENT ACT 1991 OR OTHERWISE) DESIGNED OR INTENDED TO LIMIT, PROHIBIT OR RESTRICT THE ON GOING MANAGEMENT AND GROWTH OF VEGETATION ON THE SURROUNDING LAND, INCLUDING WITHOUT LIMITATION ANY ACTION TO REQUIRE THE SURROUNDING LANDOWNERS/ OCCUPIERS TO MODIFY THE MANAGEMENT OF VEGETATION ON THEIR LAND.



39. THESE PRIVATE COVENANTS SHALL BE APPROVED BY TAUPO DISTRICT COUNCIL'S PLANNING MANAGER: ENVIRONMENTAL SERVICES. THE CONSENT HOLDER SHALL PROVIDE A SOLICITOR'S UNDERTAKING TO REGISTER THE 'APPROVED' COVENANTS.

SPECIFIC DEVELOPMENT CONTROLS

40. THERE SHALL BE NO FURTHER SUBDIVISION OF THE BALANCE ALLOTMENTS, BEING PROPOSED LOTS 89, 90 AND 91 OR THE 65 RESIDENTIAL ALLOTMENTS (BEING LOTS RF1 THROUGH TO RF7, V1 AND V2, TB1 THROUGH TO TB5, K1 THROUGH TO K5, H1 THROUGH TO H6, UB2 AND UB4 THROUGH TO UB15, LF1 THROUGH TO LF9, F1 THROUGH TO F7, UF1, UF2, UF5, UF6, UF8 AND UF9, S1 THROUGH TO S4) IN ACCORDANCE WITH PAGES 83 AND 84 OF THE APPLICATION DOCUMENT AS AMENDED BY THE SCHEME PLANS DATED 24 MAY 2010, ENTITLED "SADE DEVELOPMENTS NO.2 LTD SCHEME PLAN 1 OF 2 – 2006-002-105I" AND "WHAKAROA TRUST SCHEME PLAN 2 OF 2 – 2006-002-106G".
41. THE CONSENT HOLDER SHALL PREPARE A FARM MANAGEMENT PLAN TO BE LODGED WITH TAUPO DISTRICT COUNCIL FOR THE APPROVAL OF THE PLANNING MANAGER: ENVIRONMENTAL SERVICES PRIOR TO THE ISSUE OF CERTIFICATES PURSUANT TO SECTION 224 (c) OF THE ACT. THIS PLAN SHALL DETAIL THE FARM PRACTICES, RELEVANT GUIDELINES FOR RESIDING WITHIN A WORKING RURAL ENVIRONMENT AND RESTRICTIONS RELATING TO ADJOINING DEPARTMENT OF CONSERVATION LANDS. THE FARM MANAGEMENT PLAN SHALL BE DISTRIBUTED TO ALL FUTURE PURCHASERS OF THE RESIDENTIAL ALLOTMENTS (BEING LOTS RF1 THROUGH TO RF7, V1 AND V2, TB1 THROUGH TO TB5, K1 THROUGH TO K5, H1 THROUGH TO H6, UB2 AND UB4 THROUGH TO UB15, LF1 THROUGH TO LF9, F1 THROUGH TO F7, UF1, UF2, UF5, UF6, UF8 AND UF9, S1 THROUGH TO S4).

CONSENT NOTICES

42. PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991 CONSENT NOTICES SHALL BE PLACED ON THE CERTIFICATE OF TITLES OF ALL RESIDENTIAL ALLOTMENTS (BEING LOTS RF1 THROUGH TO RF7, V1 AND V2, TB1 THROUGH TO TB5, K1 THROUGH TO K5, H1 THROUGH TO H6, UB2 AND UB4 THROUGH TO UB15, LF1 THROUGH TO LF9, F1 THROUGH TO F7, UF1, UF2, UF5, UF6, UF8 AND UF9, S1 THROUGH TO S4) ADVISING FUTURE LAND OWNERS OF THE FOLLOWING REQUIREMENTS:
- A. THE TOTAL FLOOR AREA OF ALL NEW DWELLINGS AND ACCESSORY BUILDINGS ON EACH RESIDENTIAL ALLOTMENT SHALL NOT EXCEED 400M² IN SIZE.

- B. THE TOTAL FLOOR AREA OF ALL BUILDINGS IN THE COMMUNAL AREA (INCLUDING THE WOOLSHED, STABLES, AND OTHER FARM UTILITY SHEDS) WILL NOT EXCEED 1000M².
- C. ALL EARTHWORKS TO FACILITATE THE CONSTRUCTION OF BUILDINGS WILL BE MINIMISED WITH EXPOSED AREAS TREATED WITH TOPSOIL AND STRAW MULCHED, OR HYDRO-SEEDED WITHIN 5 DAYS OF THE COMPLETION OF EARTHWORKS.
- D. NO MORE THAN 15% OF EACH INDIVIDUAL LOT IS ABLE TO BE DISTURBED BY EARTHWORKS AT ANY ONE TIME, TO A MAXIMUM OF 30% OF THE LOT. FOLLOWING THE DISTURBANCE OF 15% OF THE INDIVIDUAL LOT, THE EXPOSED AREAS MUST BE TREATED WITH TOPSOIL AND STRAW MULCHED, OR HYDRO-SEEDED WITHIN 5 DAYS OF THE COMPLETION OF EARTHWORKS AND PRIOR TO COMMENCING ANY FURTHER EARTHWORKS UP TO THE MAXIMUM OF 30% OF THE TOTAL INDIVIDUAL LOT AREA.
- E. THE HOUSING DENSITY PERMITTED SHALL BE LIMITED TO ONE DWELLING PER RESIDENTIAL ALLOTMENT AND ONE DWELLING ON THE FARM.
- F. NO BUILDING SHALL EXCEED A HEIGHT LIMIT OF 4.5 METRES ABOVE THE IDENTIFIED BUILDING PLATFORM ELEVATION AS SHOWN ON THE MORGAN, POLLARD AND ASSOCIATES PLANS ENTITLED AMENDED LANDSCAPE CONCEPT PLAN AND REFERENCED L-05, L-06, L-10, L-11, L-12, L-15 AND L-16 DATED 8 SEPTEMBER 2010 AND L-04, L-07, L-08, L-09, L-13 AND L-14 DATED 8 SEPTEMBER 2010 (WITH THE EXCEPTION OF RESIDENTIAL LOTS TB2, TB3, UB2 WHICH HAVE A MAXIMUM HEIGHT OF 4M AND THE BUILDINGS IN THE COMMUNAL AREA WHICH HAVE A MAXIMUM HEIGHT OF 6M).
- G. ALL EXTERIOR ROOFS SHALL BE MONO-PITCH OR SPLIT DUAL PITCHED.
- H. ALL BUILDINGS SHALL BE OF A SINGLE-STOREY OR SPLIT-LEVEL SINGLE STOREY DESIGN IN KEEPING WITH LANDFORM AND MINIMISING EARTHWORKS.
- I. ROOF REFLECTIVITY VALUE SHALL NOT EXCEED 30%.
- J. ALL EXTERIOR BUILDING MATERIALS SHALL BE WITHIN THE NATURAL RANGE OF BROWNS, GREENS AND GREYS WITH A REFLECTIVITY VALUE LESS THAN 36% AND FROM COLOUR RANGE BS5252.
- K. ALL WINDOWS SHALL BE EITHER RECESSED FROM THE SURFACE OF THE EXTERIOR CLADDING BY A MINIMUM OF 200MM AND/OR ALL EAVES (EXCLUDING THE DEPTH OF THE SPOUTING) SHALL PROTRUDE A MINIMUM OF 600MM FROM THE SURFACE OF THE EXTERIOR CLADDING.
- L. ALL NEW DWELLINGS AND ACCESSORY BUILDINGS SHALL BE LOCATED WITHIN THE BUILDABLE AREAS DEFINED ON THE AMENDED LANDSCAPE CONCEPT PLANS (D002 AND D003) BY MORGAN, POLLARD AND ASSOCIATES, 8 SEPTEMBER 2010.

- M. THERE SHALL BE NO FENCING OTHER THAN POST AND WIRE ON THE SIDES OF THE PROPOSED LOTS THAT FACE PUBLICLY VISIBLE AREAS TO A MAXIMUM HEIGHT OF ONE METRE. POST AND RAIL FENCING IS PERMITTED BUT RESTRICTED TO LOCATIONS THAT ARE NOT VISIBLE FROM A PUBLIC PLACE OR LOCATIONS THAT ARE SCREENED BY PROPOSED VEGETATION.
 - N. BUILDING DESIGN IN RELATION TO THE EXTERNAL APPEARANCE OF ALL *STRUCTURES* WILL BE SUBJECT TO THE DESIGN REVIEW AND APPROVAL COMMITTEE APPROVAL.
43. A CONSENT NOTICE PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991 SHALL BE ISSUED AGAINST THE TITLES OF RESIDENTIAL LOTS TB3, TB2 AND UB2 REQUIRING THAT FOR EACH HOUSE SITE ON THESE LOTS BUILDING SITES SHALL NOT EXCEED A HEIGHT LIMIT OF 4.0M ABOVE THE DEFINED BUILDING PLATFORM ELEVATION.
44. PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991 CONSENT NOTICES SHALL BE PLACED ON THE CERTIFICATE OF TITLES OF LOTS 90 AND 91 ADVISING FUTURE LAND OWNERS OF THE FOLLOWING REQUIREMENTS:
- A. ANY BUILDINGS OR STRUCTURES TO BE ESTABLISHED IN THE COMMUNITY AREA SHALL NOT EXCEED A HEIGHT LIMIT OF SIX METRES ABOVE NATURAL GROUND.
45. PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991 CONSENT NOTICES SHALL BE PLACED ON THE CERTIFICATES OF TITLE OF LOTS 89, 90 AND 91 ADVISING FUTURE LAND OWNERS OF THE FOLLOWING REQUIREMENTS:
- A. NO PLANTING AREAS IDENTIFIED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN PREPARED SHALL BE INTENTIONALLY REMOVED, DAMAGED OR DISEASED AND SHALL BE MAINTAINED AND MANAGED IN ACCORDANCE WITH THE PROVISIONS SET OUT IN THE APPROVED LANDSCAPE PLAN. ANY VEGETATION THAT IS REMOVED, DYING, HAS BEEN SEVERELY DAMAGED OR BECOMING SERIOUSLY DAMAGED SHALL BE REPLACED IN ACCORDANCE WITH THE VEGETATION MANAGEMENT PLAN.

Appendix 2

Scheme Plan 1 of 2, 2006-002-105 rev I, dated 24 May 2010;
Scheme Plan 2 of 2, 2006-002-106 rev G, dated 24 May 2010;
Staging Plan Sheet 1 of 1, 2006-002-109 rev C, dated 9 September 2010;
Amended Landscape Concept Plan, ID002, dated 8 September 2010;
Amended Landscape Concept Plan, ID003, dated 8 September 2010;
Farm Ridge Concept Plan, ID004, dated 9 September 2010;
Landscape Concept Plan – Taupo Bush, L-06 Issue B, dated August 2006;
Landscape Concept Plan – Valley, L-05 Issue B, dated August 2006;
Upper Bush Concept Plan, ID007, dated 7 September 2010;
Upper Farm Concept Plan, ID008, dated 9 September 2010;
Lower Saddle Concept Plan, ID009, dated 9 September 2010;
Landscape Concept Plan – Kinloch Bush, L-11 Issue B, dated August 2006;
Landscape Concept Plan – Lower Farm, L-12 Issue B dated August 2006; and
The Saddle Concept Plan, ID013, dated 9 September 2010.

SAVANNAH BAY

PROPOSED EASEMENTS

- (A)(B)(C) & (D) - RIGHT TO CONVEY ELECTRICITY (EASEMENT IN GROSS TO UNISON).
- (E) - RIGHT TO CONVEY ELECTRICITY (EASEMENT IN GROSS TO UNISON).
RIGHT OF WAY OVER LOT 91 IN FAVOUR OF LOT 91.
RIGHT TO CONVEY WATER (EASEMENT IN GROSS TO TDC).
- (F) - RIGHT OF WAY OVER LOT 90 IN FAVOUR OF LOT 89.
RIGHT TO CONVEY ELECTRICITY (EASEMENT IN GROSS TO UNISON).
- (G) & (H) - RIGHT OF WAY OVER LOT 90 IN FAVOUR OF LOT 89.
- (I) & (J) - RIGHT OF WAY OVER LOT 90 IN FAVOUR OF LOT 89.
RIGHT OF WAY OVER LOT 90 IN FAVOUR OF LOT 91.
RIGHT TO CONVEY WATER (EASEMENT IN GROSS TO TDC).
- (K) - RIGHT OF WAY OVER LOT 90 IN FAVOUR OF LOT 91.
RIGHT TO CONVEY WATER (EASEMENT IN GROSS TO TDC).
- (L) - RIGHT TO CONVEY WATER (EASEMENT IN GROSS TO TDC).
- (M) - RIGHT OF WAY OVER LOT 90 IN FAVOUR OF LOT 91.
- (N) - RIGHT OF WAY OVER LOT 91 IN FAVOUR OF LOT 90.

PLAN TO BE PRINTED IN COLOUR

Rev	Date	Amendment	By	App
I		REVISED FOR RESOURCE CONSENT		
H	24/05/10	REVISED FOR RESOURCE CONSENT	ML	DGF
G	24/04/08	ISSUED FOR APPROVAL	CT	CE
F	18/04/08	ADDITION OF CONTOURS	CT	CE

Surveyed	Initials	Date	Signed
Designed			
Drawn	RKM	17/08/06	RKM
Checked	DGF	21/05/10	DGF
Approved	DGF	24/05/10	DGF

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Project Title
SAVANNAH BAY
 259 WHAKAROA ROAD
 KINLOCH

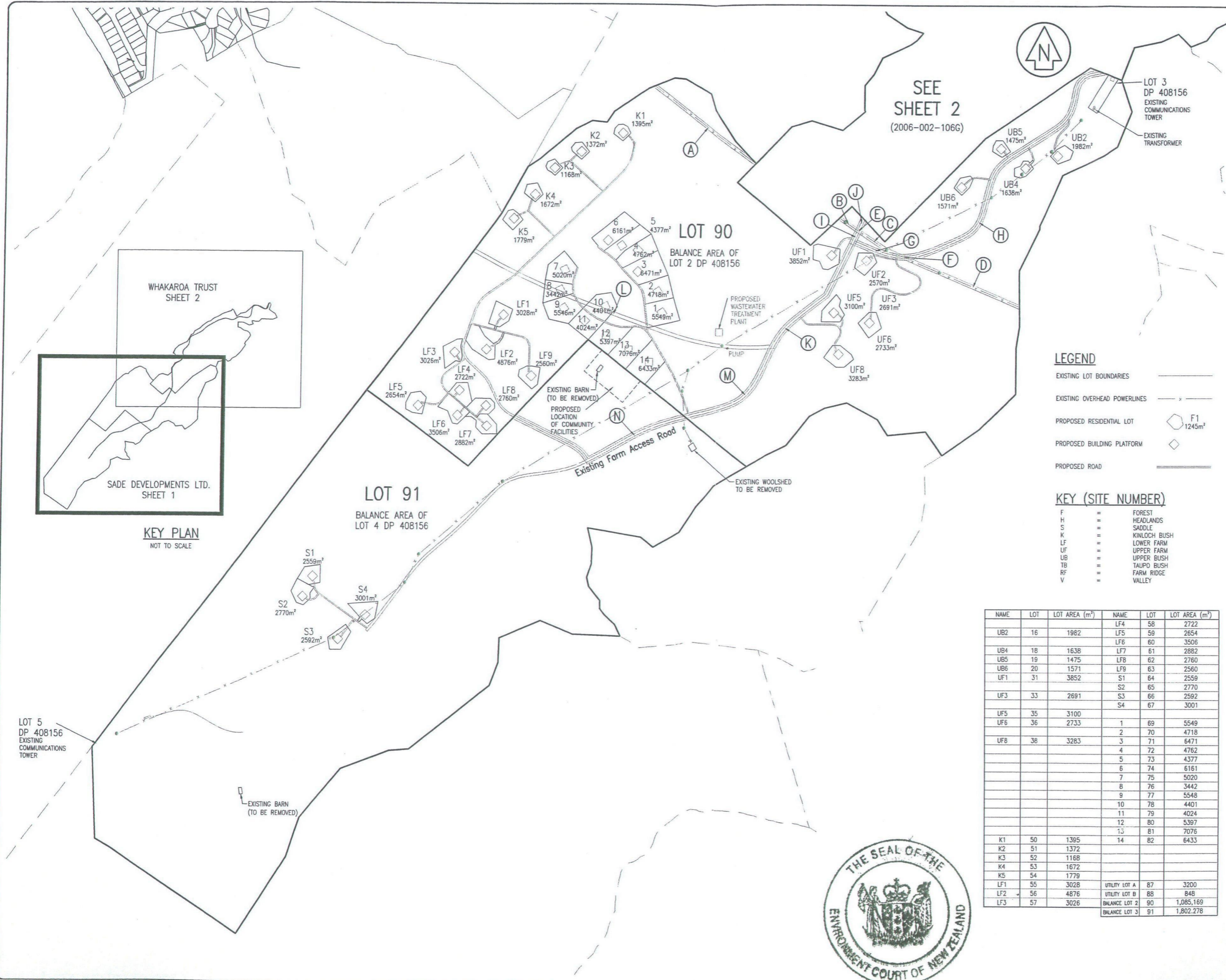
Drawing Title
SADE DEVELOPMENTS NO.2 LTD.
 SCHEME PLAN
 1 OF 2

Drawing Status
RESOURCE CONSENT

CAD File Name	Scale	A1
2006-002_105G-106F	1:5000	
Drawing Number	Rev	
2006-002-105	I	



SEE SHEET 2
(2006-002-106G)



LEGEND

- EXISTING LOT BOUNDARIES
- EXISTING OVERHEAD POWERLINES
- PROPOSED RESIDENTIAL LOT
- PROPOSED BUILDING PLATFORM
- PROPOSED ROAD

KEY (SITE NUMBER)

- F = FOREST
- H = HEADLANDS
- S = SADDLE
- K = KINLOCH BUSH
- LF = LOWER FARM
- UF = UPPER FARM
- UB = UPPER BUSH
- TB = TAUPO BUSH
- RF = FARM RIDGE
- V = VALLEY

NAME	LOT	LOT AREA (m ²)	NAME	LOT	LOT AREA (m ²)
UB2	16	1982	LF4	58	2722
UB4	18	1638	LF5	59	2654
UB5	19	1475	LF6	60	3506
UB6	20	1571	LF7	61	2882
UF1	31	3852	LF8	62	2760
UF3	33	2691	LF9	63	2560
UF5	35	3100	S1	64	2559
UF6	36	2733	S2	65	2770
UF8	38	3283	S3	66	2592
			S4	67	3001
			1	69	5549
			2	70	4718
			3	71	6471
			4	72	4762
			5	73	4377
			6	74	6161
			7	75	5020
			8	76	3442
			9	77	5548
			10	78	4401
			11	79	4024
			12	80	5397
			13	81	7076
			14	82	6433
K1	50	1395	UTILITY LOT A	87	3200
K2	51	1372	UTILITY LOT B	88	848
K3	52	1168	BALANCE LOT 2	90	1,085,169
K4	53	1672	BALANCE LOT 3	91	1,802,278
K5	54	1779			
LF1	55	3028			
LF2	56	4876			
LF3	57	3026			

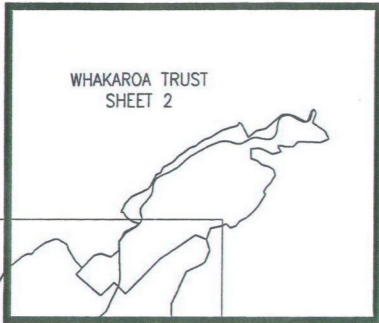
WHAKAROA TRUST
SHEET 2

SADE DEVELOPMENTS LTD.
SHEET 1

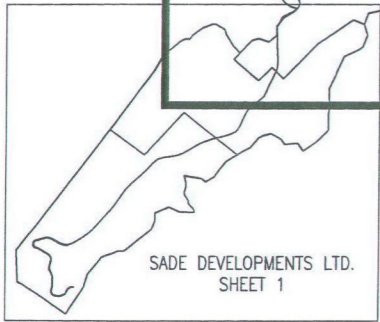
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NOT TO SCALE



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WHAKAROA TRUST
SHEET 2



SADE DEVELOPMENTS LTD.
SHEET 1

KEY PLAN
NOT TO SCALE

KEY (SITE NUMBER)

- F = FOREST
- H = HEADLANDS
- S = SADDLE
- K = KINLOCH BUSH
- LF = LOWER FARM
- UF = UPPER FARM
- UB = UPPER BUSH
- TB = TAUPO BUSH
- RF = FARM RIDGE
- V = VALLEY

NAME	LOT	LOT AREA (m ²)	NAME	LOT	LOT AREA (m ²)
RF1	1	2810	TB5	14	2000
RF2	2	2866	UB7	21	1553
RF3	3	3008	UB8	22	1365
RF4	4	2736	UB9	23	1337
RF5	5	2603	UB10	24	1239
RF6	6	2576	UB11	25	1143
RF7	7	1650	UB12	26	1305
V1	8	2755	UB13	27	2077
V2	9	2046	UB14	28	1198
TB1	10	1359	UB15	29	1432
TB2	11	1728			
TB3	12	1670	UF9	39	2627
TB4	13	1595	BALANCE LOT	89	989,322



SAVANNAH BAY
SPECIAL PURPOSE ZONE

LEGEND

- EXISTING LOT BOUNDARIES ———
- EXISTING OVERHEAD POWERLINES — x —
- PROPOSED RESIDENTIAL LOT F1 1245m²
- PROPOSED BUILDING PLATFORM
- PROPOSED ROAD ———

PROPOSED EASEMENTS

- (A & C) — RIGHT OF WAY IN FAVOUR OF LOTS 90 & 91
- (B) — RIGHT OF WAY IN FAVOUR OF LOTS 90 & 91.
RIGHT TO CONVEY WATER
(EASEMENT IN GROSS TO TDC)
- (E) — RIGHT TO CONVEY ELECTRICITY
(EASEMENT IN GROSS TO UNISON)

PLAN TO BE PRINTED IN COLOUR

Rev	Date	Amendment	By	App
G	24/05/10	REVISED FOR RESOURCE CONSENT	ML	DDF
F	24/06/08	ISSUED FOR DISCUSSION	CT	CE

	Initials	Date	Signed
Surveyed			
Designed			
Drawn	RKM	17/08/06	RKM
Checked	DDF	21/05/10	DDF
Approved	DDF	24/05/10	DDF

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Project Title
SAVANNAH BAY
259 WHAKAROA ROAD
KINLOCH

Drawing Title
WHAKAROA TRUST
SCHEME PLAN
2 OF 2

Drawing Status		
RESOURCE CONSENT		
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Drawing Number	Rev	
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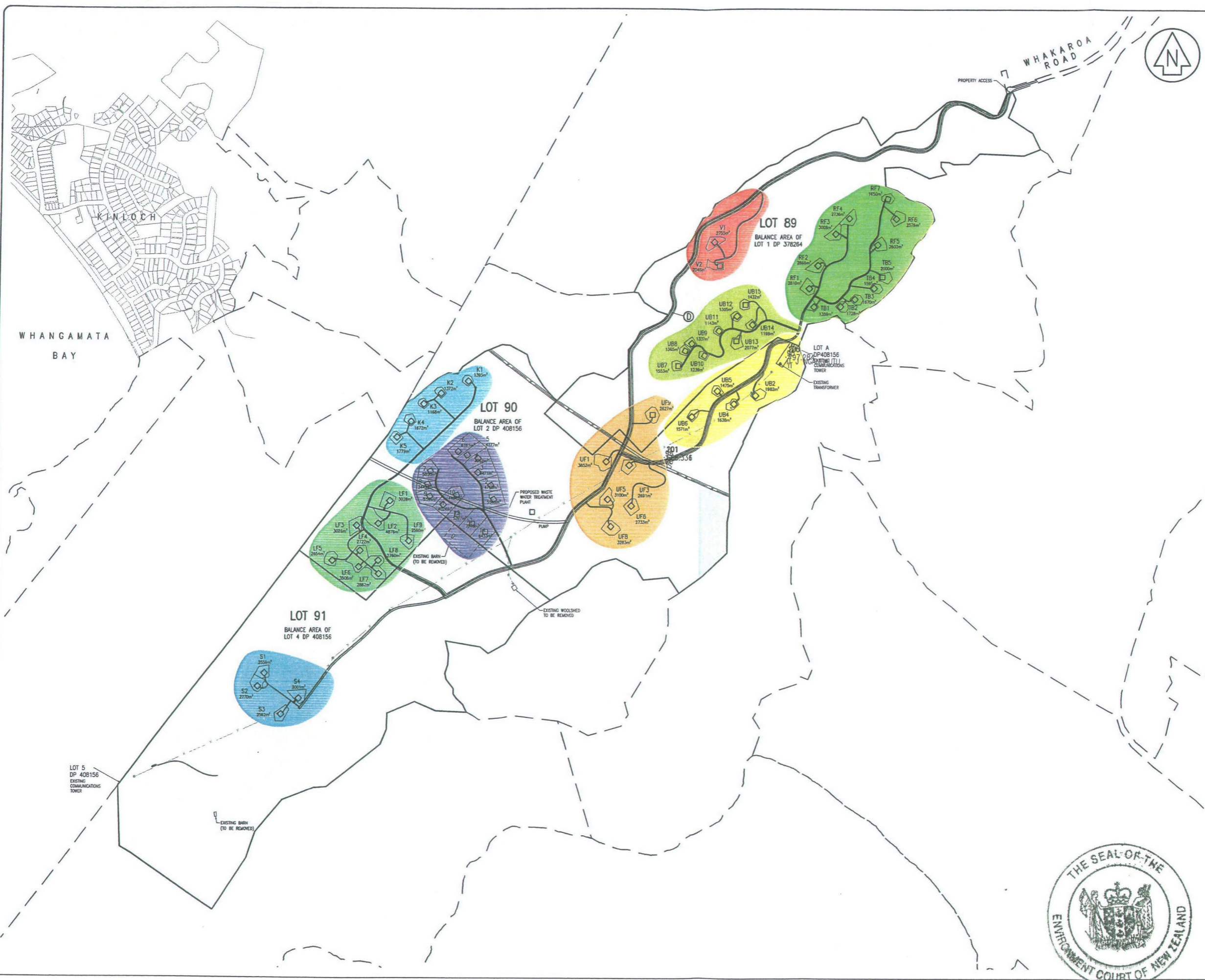


SEE
SHEET 1
(2006-002-105H)

LOT 89
BALANCE AREA OF
LOT 1 DP 378264

PROPERTY ACCESS

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SAVANNAH BAY
TAUPO DEVELOPMENTS NO. 2 LTD.

- LEGEND**
- EXISTING LOT BOUNDARIES ———
 - EXISTING OVERHEAD POWERLINES — x —
 - PROPOSED RESIDENTIAL LOT F1 1245m²
 - PROPOSED BUILDING PLATFORM
 - PROPOSED ROAD ———

- KEY (SITE NUMBER)**
- F = FOREST
 - H = HEADLANDS
 - S = SADDLE
 - K = KINLOCH BUSH
 - LF = LOWER FARM
 - UF = UPPER FARM
 - UB = UPPER BUSH
 - TB = TAUPO BUSH
 - RF = FARM RIDGE
 - V = VALLEY

- KEY (STAGE NUMBER)**
- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
 - 9

Rev	Date	Amendment	By	App
C	09/09/10	REVISED FOR RESOURCE CONSENT		
B	24/05/10	REVISED FOR RESOURCE CONSENT	ML	DGF
A	12/02/07	ISSUED FOR DISCUSSION	REM	RSM

	Initials	Date	Signed
Surveyed			
Designed			
Drawn	REM	12/02/07	REM
Checked	DGF	20/05/10	DGF
Approved	DGF	24/05/10	DGF

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Website: www.cheal.co.nz

Project Title
**SAVANNAH BAY
259 WHAKARO A ROAD
KINLOCH**

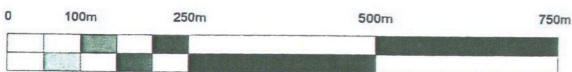
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**SADE DEVELOPMENTS NO.2 LTD.
STAGING PLAN
SHEET 1 OF 1**

Drawing Status
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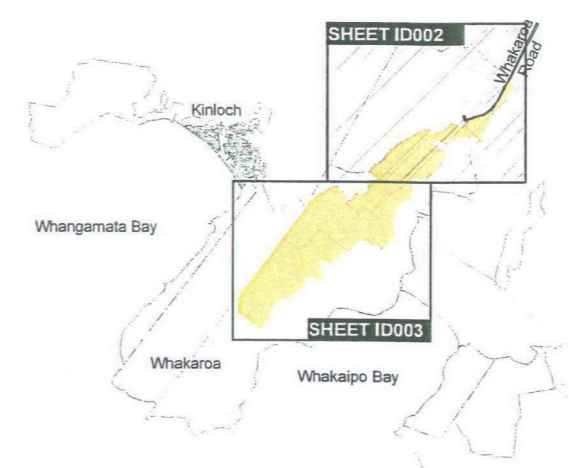
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KEY	
	Active native re-vegetation
	Active native special conditions
	Passive native re-vegetation
	Exotic wood lot
	Meadow
	Native bush
	Exotic pasture
	Building platform
	Lot boundary
	Property boundary
	Proposed fenceline
	Proposed road
	Cattle Stop
	Stock cross
	Farm gate
	Fault easement
	Future Bike Trail
	Existing structures
	Ephemeral watercourse



Location Plan



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 4th floor bra bldg
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 facsimile 03 977 5331

queenstown
 145 glenda drive
 po box 1269
 telephone 03 442 3448
 facsimile 03 442 3449
 email office@greenbelt.co.nz

Visual
 3D Digital Imagery

CHEAL
 CONSULTANTS
 engineers • surveyors • planners

PROJECT: SADE Developments No 2 Ltd.
 259 Whakaroa Road
 Kinloch

DRAWING: Amended Landscape Concept Plan

SCALE: 1: 6000 (A1), 1:10,000 (A3)

DATE: 8 September 2010
 REV: post-hearing amendments

DRAWING NO: ID002 ISSUE: V016 DWN BY: nigel cowburn

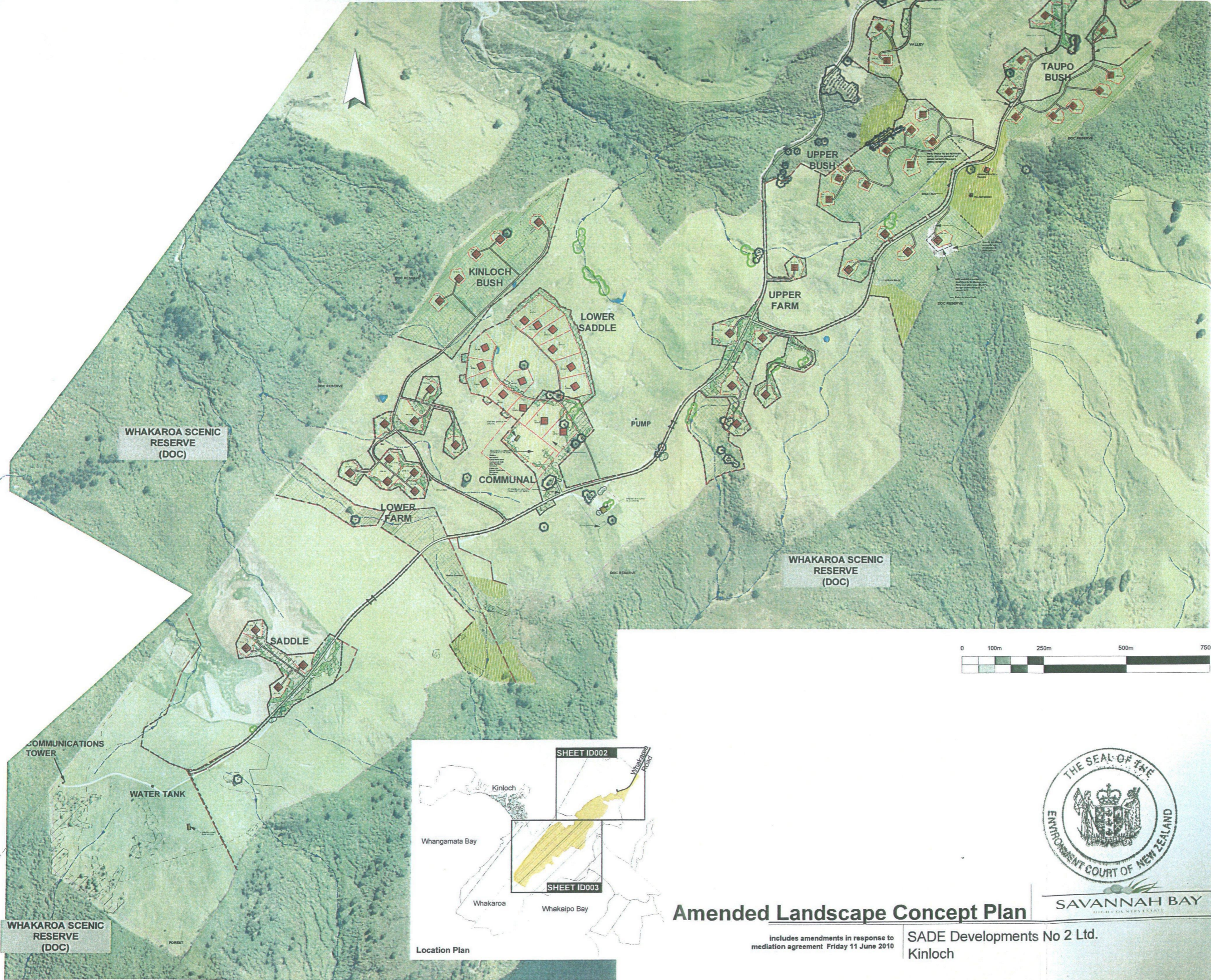
CONTRACT NO: 12045

Amended Landscape Concept Plan



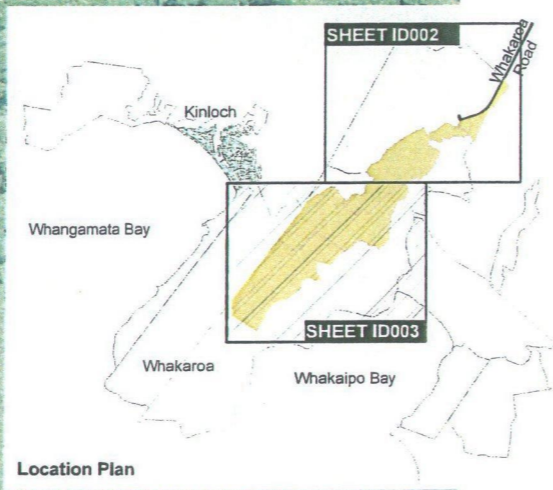
includes amendments in response to mediation agreement Friday 11 June 2010

SADE Developments No 2 Ltd.
 Kinloch



KEY

- Active native re-vegetation
- Active native special conditions
- Passive native re-vegetation
- Exotic wood lot
- Meadow
- Native bush
- Exotic pasture
- Building platform
- Lot boundary
- Property boundary
- Proposed fenceline
- Proposed road
- Cattle Stop
- Stock cross
- Farm gate
- Fault easement
- Future Bike Trail
- Existing structures
- Ephemeral watercourse



SAVANNAH BAY
HIGH QUALITY REAL ESTATE

Amended Landscape Concept Plan

Includes amendments in response to mediation agreement Friday 11 June 2010

SADE Developments No 2 Ltd.
Kinloch

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PROJECT: SADE Developments No 2 Ltd.
359 Whakarewa Road
Kinloch

DRAWING: Amended Landscape Concept Plan

SCALE: 1:5000 (A1), 1:10,000 (A3)

DATE: 8 September 2010

REV: post-hearing amendments

DRAWING NO: ID003 ISSUE: V016 DRAWN BY: nigel cowburn

CONTRACT NO: 12045

WHAKARUA SCENIC RESERVE (DOC)

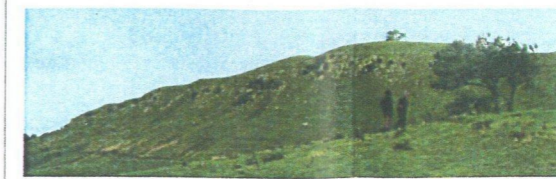
WHAKARUA SCENIC RESERVE (DOC)

WHAKARUA SCENIC RESERVE (DOC)

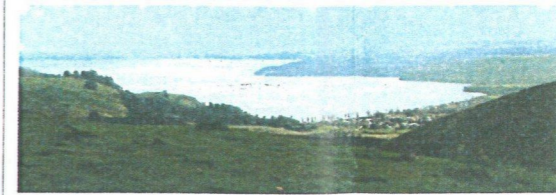


Farm Ridge

Views



View of rock outcropping from Valley Cluster

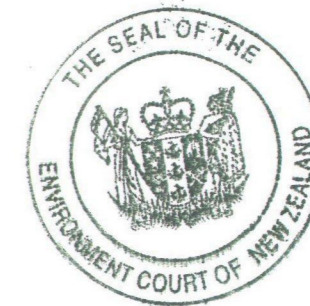
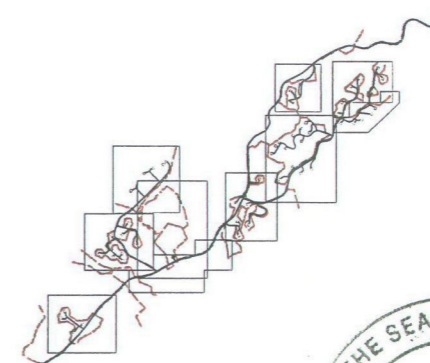


View of Whangamata Bay from Farm Ridge Cluster

Design Statement

- Rural Farm Setting
- Building platforms nestled around and within introduced groups of trees
- Native bush extended into cluster and surround northern building site
- 'Seamless' interface with farm
- Extensive views of Taupo/Mapara Valley or Kinloch/Whangamata Bay
- Internal screening and privacy via trees & shrubs
- Good solar access throughout the day

Location Plan



KEY	
	Active native re-vegetation
	Active native special conditions
	Passive native re-vegetation
	Exotic wood lot
	Meadow
	Native bush
	Exotic pasture
	Existing conifers
	27 October 2009 Proposed +additional planting
	Proposed trees
	Existing structures
	Ephemeral watercourse
	Cattle Stop
	Stock cross
	Farm gate
	Haha
	Fence
	Proposed road
	Fault easement
	Future bike trail
	Lot boundary
	Property boundary
	Proposed fenceline
	Contours - major
	Contours - minor
	Building Platforms - Pre-hearing
	Building Platforms - Post-hearing amendments

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PROJECT: SADE Developments No 2 Ltd.
 259 Whakarua Road
 Kinloch

DRAWING: THE FARM RIDGE CLUSTER
 LANDSCAPE CONCEPT PLAN

SCALE: 1: 1000 (A1), 1:2000 (A3)

DATE: 9 September 2010
 REV: post-hearing amendments

DRAWING NO: ID004 ISSUE: V017 DWN BY: nigel cowburn

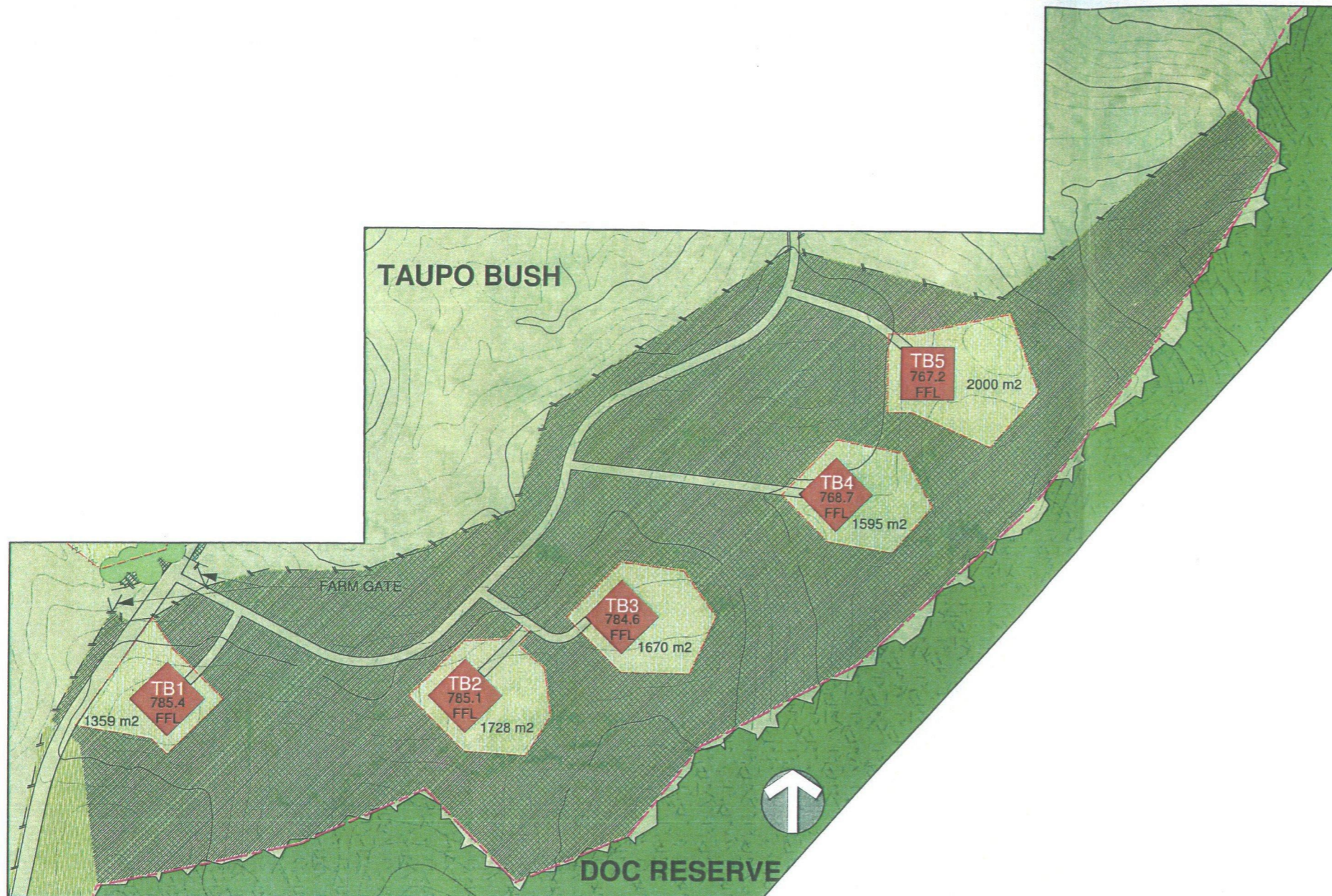
CONTRACT NO: 12045

Farm Ridge Concept Plan



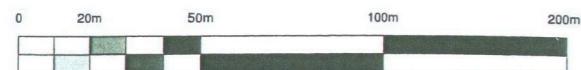
amended as per 27 October 2009.
 includes amendments in response to
 mediation agreement Friday 11 June 2010

SADE Developments No 2 Ltd.
 Kinloch



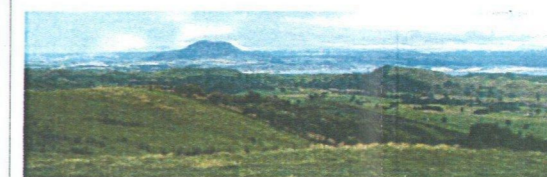
Cluster Calculations

	Ha	% Cluster	% Devp.
Taupo Bush	5.52		1.6%
Landscape Management			
Active Native	4.25	77.0%	
Passive Native	0.17	3.1%	
Exotic/Wood lot	0.00	0.0%	
Meadow	0.00	0.0%	
Total	4.42	80.2%	
Road	0.26	4.7%	
Lots	0.84	15.1%	



Taupo Bush

Views



View to Taupo from Taupo Bush Cluster

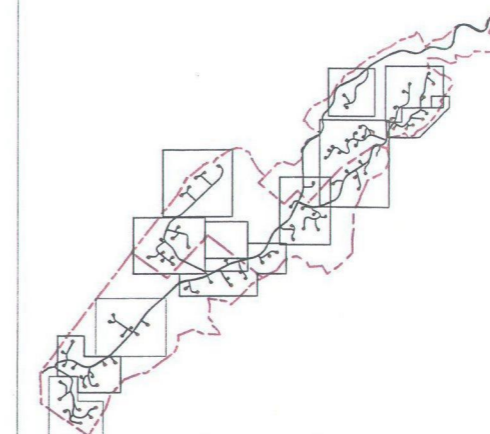


View of Mapara Valley from Taupo Bush Cluster

Design Statement

- Extend native bush into site to relax the perimeter bush line
- Sites nestled within native bush
- Retain outward views of Mapara Valley & Taupo
- Internal screening and privacy via shrubs
- Screen views of existing transformer & tower via proposed vegetation

Location Plan



KEY

- Active native re-vegetation
- Passive native re-vegetation
- Site curtilage/meadow
- Pasture
- Proposed exotic woodlot
- Understorey planting
- Building platform
- Lot boundary
- Bike trail
- Property boundary
- Gate cross
- Stock cross
- Stock fencing
- Haha
- Proposed road
- DOC reserve
- Existing native bush
- Existing conifer trees
- Existing deciduous trees
- Existing evergreen trees
- Existing native remnants
- Existing pond
- Ephemeral watercourse

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PROJECT: SADE Developments No 2 Ltd.
 259 Whakarua Road
 Kinloch

DRAWN BY: THE TAUPO BUSH CLUSTER
 LANDSCAPE CONCEPT PLAN

SCALE: 1: 1000 (A1)

DATE: August 2006

REV:

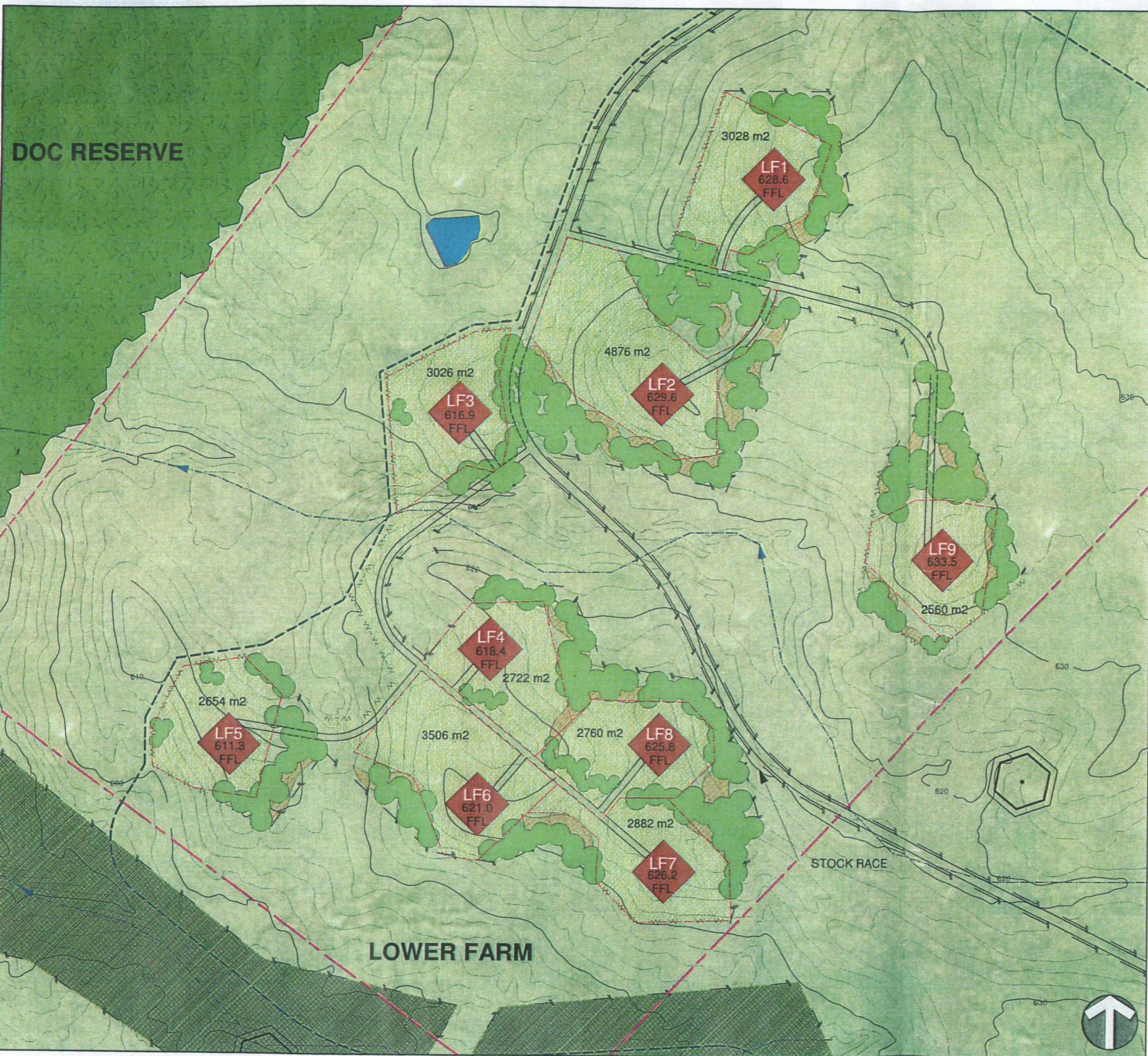
DRAWING NO: L-06
 ISSUE: B
 DRAWN BY: bp

CONTRACT NO: 12045



Savannah Bay High Country Estate Kinloch

SADE Developments No 2 Ltd.
 Landscape Concept Plan-Taupo Bush



Lower Farm

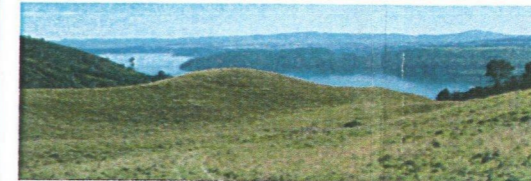
Views



View of farm from Lower Farm Cluster



Lake view from site LF2



Inter-visibility of sites from within the Lower Farm Cluster

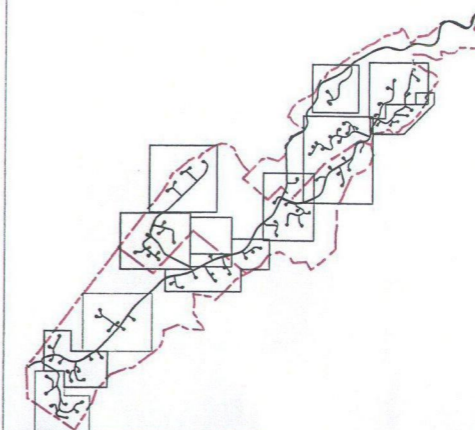


Internal view-Savannah Bay Development from Lower Farm Cluster

Design Statement

- Nestled around and within introduced groups of trees
- 'Seamless' interface with farm
- Views to farm and lake
- Limited views to Kinloch
- Internal screening and privacy via shrubs
- Good solar access throughout the day

Location Plan



Cluster Calculations

	Ha	% Cluster	% Devp.
Lower Farm	4.80		1.4%
Landscape Management			
Active Native	0.00	0.0%	
Passive Native	0.00	0.0%	
Exotic/Wood lot	1.58	32.9%	
Meadow	0.14	2.8%	
Total	1.71	35.7%	
Road			
Lots	0.28	5.9%	
	2.80	58.4%	

KEY

- Active native re-vegetation
- Passive native re-vegetation
- Site curtilage/meadow
- Pasture
- Proposed exotic woodlot
- Understorey planting
- Building platform
- Lot boundary
- Bike trail
- Property boundary
- Gate cross
- Stock cross
- Stock fencing
- Haha
- Proposed road
- DOC reserve Existing native bush
- Existing conifer trees
- Existing deciduous trees
- Existing evergreen trees
- Existing native remnants
- Existing pond
- Ephemeral watercourse

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PROJECT: SADE Developments No 2 Ltd.
 259 Whakarua Road
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DRAWING: THE LOWER FARM CLUSTER
 LANDSCAPE CONCEPT PLAN

SCALE: 1: 1000 (A1)

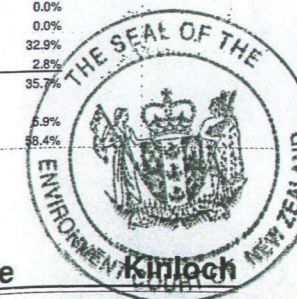
DATE: August 2006

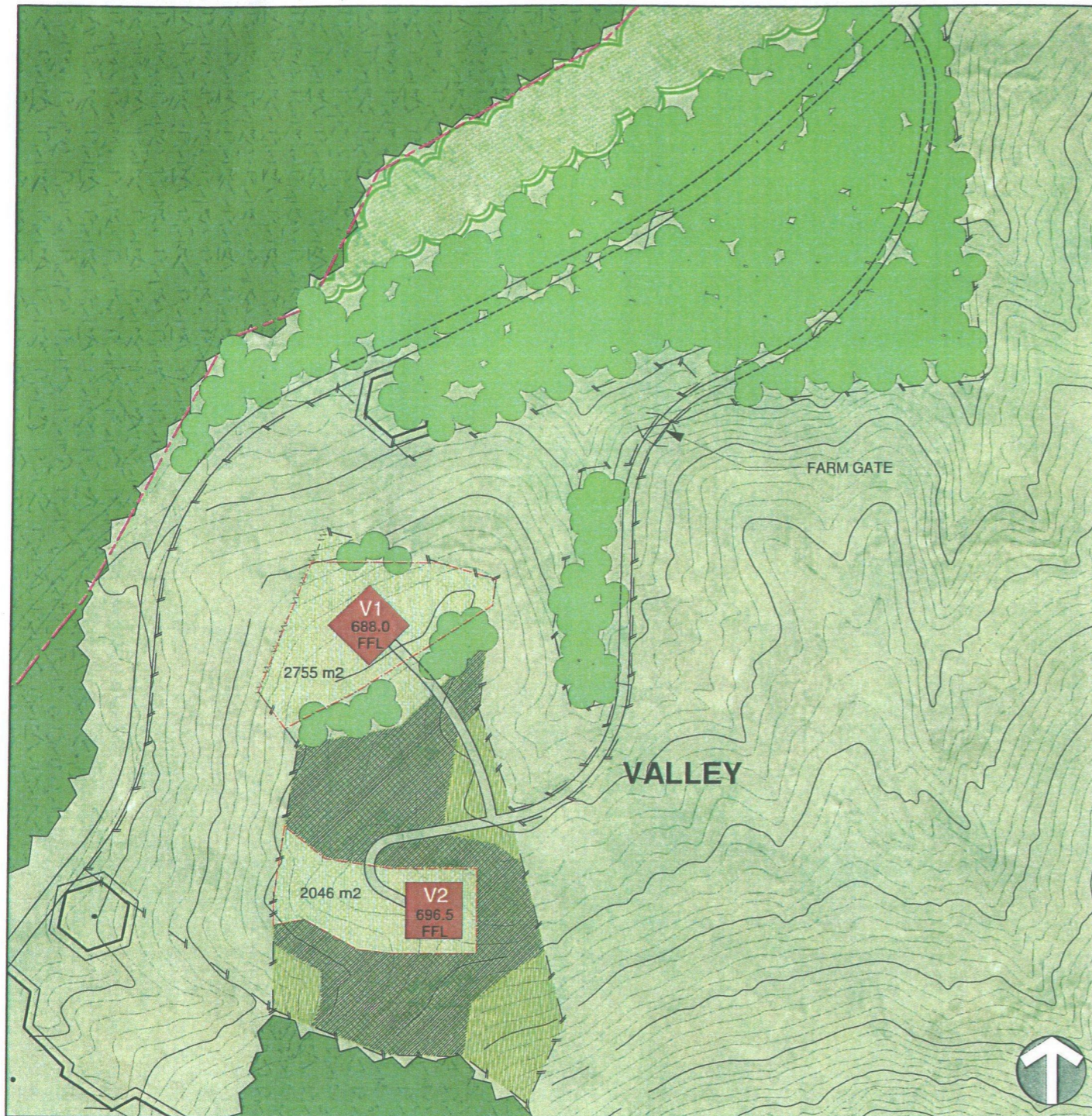
REV:

DRAWING NO: L-12 ISSUE: B CWN BY: bp

CONTRACT NO: 12045

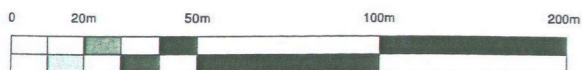
Savannah Bay High Country Estate
 SADE Developments No 2 Ltd.
 Landscape Concept Plan-Lower Farm





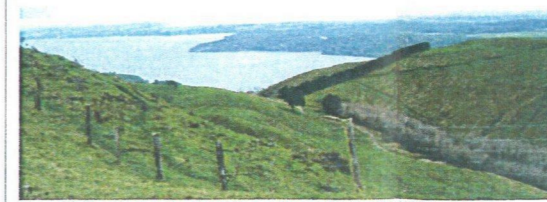
Cluster Calculations

	Ha	% Cluster	% Devp.
Valley	1.44		0.4%
Landscape Management			
Active Native	0.59	40.7%	
Passive Native	0.21	14.5%	
Exotic/Wood lot	0.12	8.0%	
Meadow	0.00	0.0%	
Total	0.91	63.2%	
Road			
Road	0.05	3.6%	
Lots			
Lots	0.48	33.2%	



Valley

Views



View of Valley Cluster sites & existing exotic woodlot from Farm Ridge Cluster

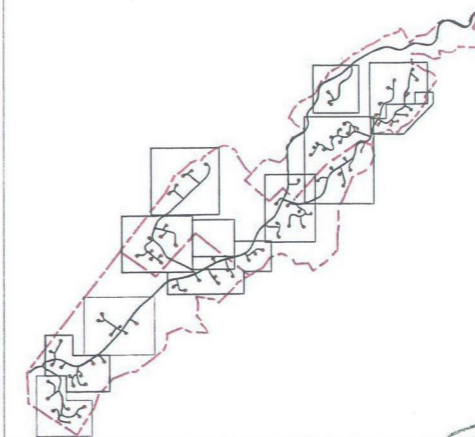


View up to Upper Bush cluster from Valley Cluster

Design Statement

- Nestled around and within introduced groups of trees
- Native bush to extend into cluster and surround site V2
- Extension of exotic woodlot to help screen sites from road
- 'Seamless' interface with farm setting
- Views of Kinloch and Whangamata Bay
- Internal screening and privacy via shrubs

Location Plan



KEY

- Active native re-vegetation
- Passive native re-vegetation
- Site curtilage/meadow
- Pasture
- Proposed exotic woodlot
- Understorey planting
- Building platform
- Lot boundary
- Bike trail
- Property boundary
- Gate cross
- Stock cross
- Stock fencing
- Haha
- Proposed road
- DOC reserve
- Existing native bush
- Existing conifer trees
- Existing deciduous trees
- Existing evergreen trees
- Existing native remnants
- Existing pond
- Ephemeral watercourse

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PROJECT: SADE Developments No 2 Ltd.
 259 Whakaroa Road
 Kinloch

DRAWING: THE VALLEY CLUSTER
 LANDSCAPE CONCEPT PLAN

SCALE: 1: 1000 (A1)

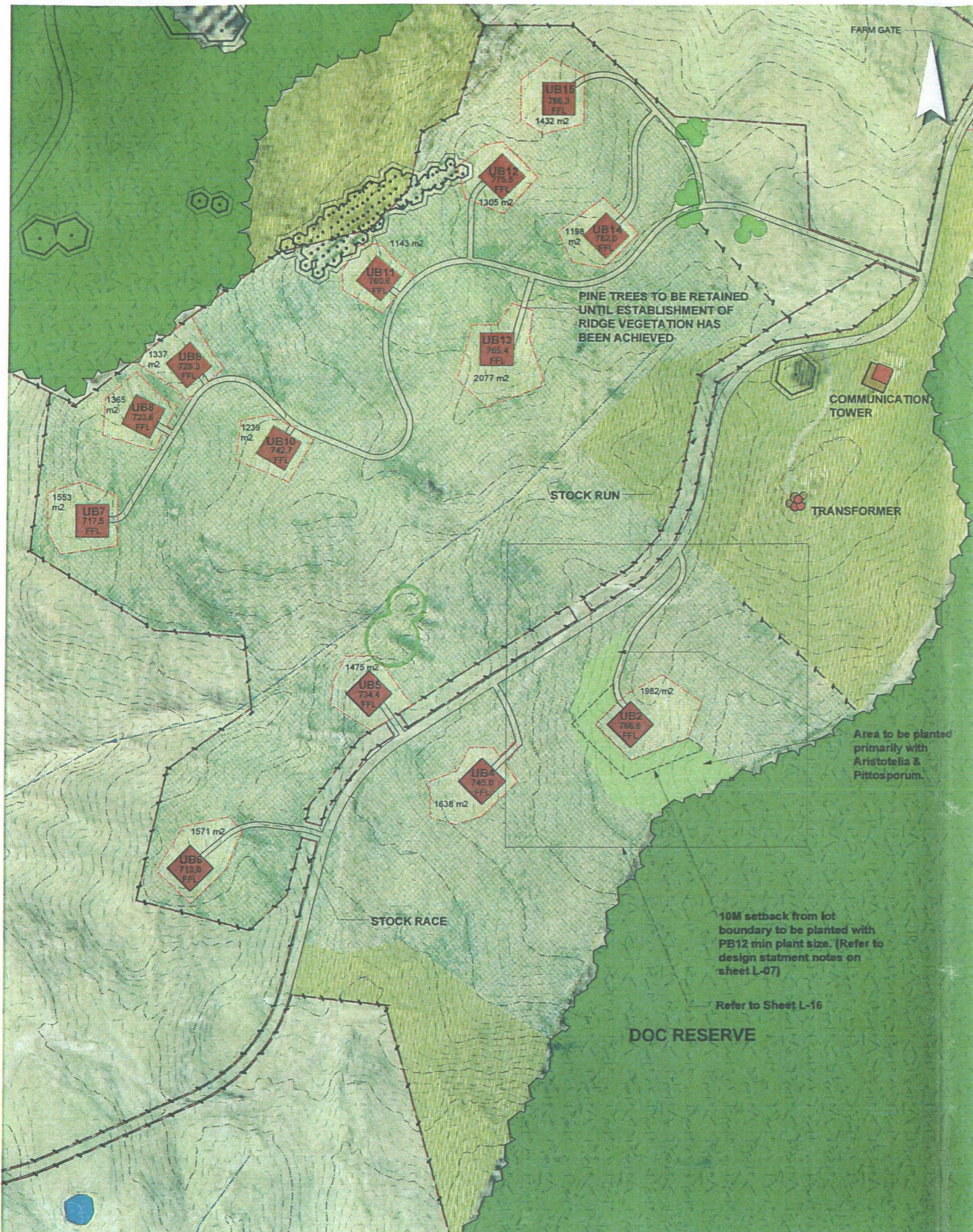
DATE: August 2006

REV:

DRAWING NO: L-05
 ISSUE: B
 DWN BY: bp

CONTRACT NO: 12045

Savannah Bay High Country Estate Kinloch
 SADE Developments No 2 Ltd.
 Landscape Concept Plan-Valley



Upper Bush

Views



View to Whangamata Bay from site UB2



View down development to lake from UB1



View across Upper Farm cluster to lake from Upper Bush Cluster



View to Telecom Tower from Upper Bush Cluster



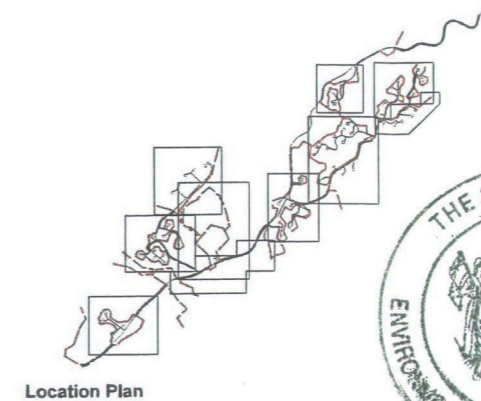
View across the Mapara Valley to Taupo from Upper Bush Cluster

Design Statement

- Nestled within native bush corridor
- Generous panoramic views over central and southern clusters to lake
- Good solar capture throughout the day
- Screen views of existing transformer & tower via proposed vegetation
- Active re-vegetation area specified as primarily Pittosporum & Aristotelia shall use the following minimum plant sizes within 10M of the lot boundary:
 - Pittosporum tenuifolium—PB12, 1.0M min. height
 - Aristotelia serrata—PB12, 1.5M min. height

KEY

	Active native re-vegetation
	Active native special conditions
	Passive native re-vegetation
	Exotic wood lot
	Meadow
	Native bush
	Exotic pasture
	Existing conifers
	Proposed trees
	Existing evergreen trees
	Existing structures
	Ephemeral watercourse
	Existing pond
	Cattle Stop
	Stock cross
	Farm gate
	Haha
	Fence
	Proposed road
	Fault easement
	Future bike trail
	Lot boundary
	Property boundary
	Proposed fenceline
	Contours - major
	Contours - minor
	Building Platforms - Pre-hearing
	Building Platforms - Post-hearing amendments



Location Plan



Upper Bush Concept Plan



amended as per 27 October 2009.
includes amendments in response to
mediation agreement Friday 11 June 2010

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PROJECT: SADE Developments No 2 Ltd.
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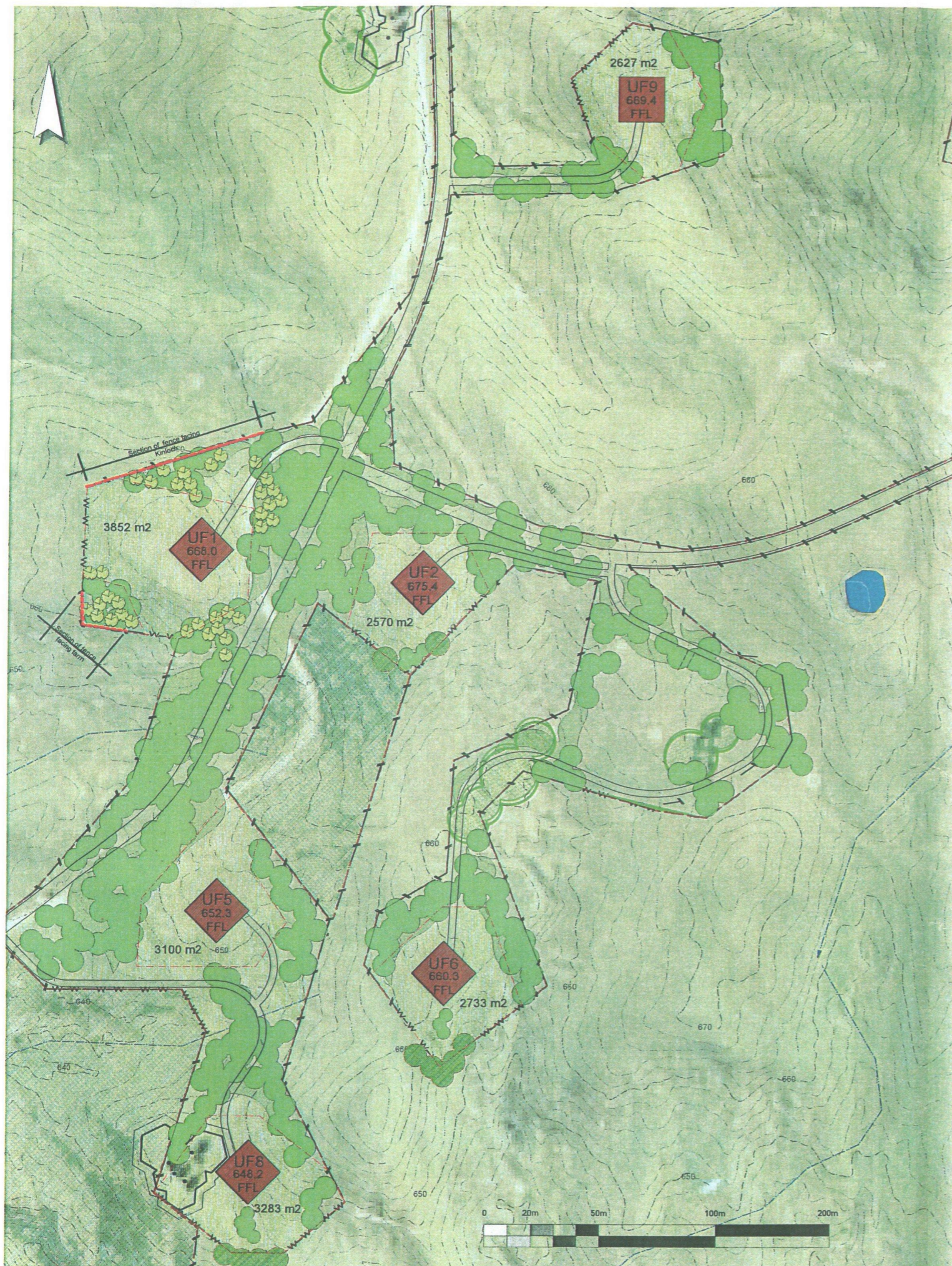
DRAWING: THE UPPER BUSH CLUSTER
LANDSCAPE CONCEPT PLAN

SCALE: 1:1600 (A1), 1:3000 (A3)

DATE: 7 September 2010
REV: post-hearing amendments

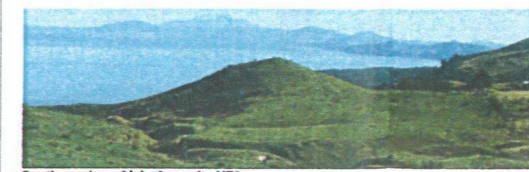
DRAWING NO: ID007 ISSUE: V016 DWN BY: nigel cowburn

CONTRACT NO. 12045



Upper Farm

Views



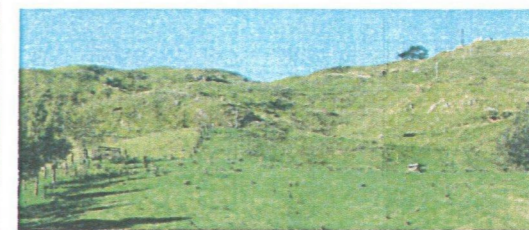
Southern view of lake from site UF2



View of Upper Bush cluster from Upper Farm Cluster



Western view of lake from Upper Farm Cluster

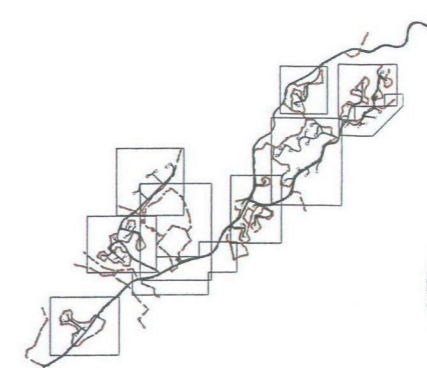


View of Telecom tower from Upper Farm Cluster

Design Statement

- Surrounded by farmland and nestled within islands of introduced trees
- 'Seamless' interface with farm
- Views to farm and lake
- Views to Whakaipo Bay
- Good solar capture throughout the day

Location Plan



Upper Farm Concept Plan



amended as per 27 October 2009.
includes amendments in response to
mediation agreement Friday 11 June 2010

SADE Developments No 2 Ltd.
Kinloch

KEY	
	Active native re-vegetation
	Active native special conditions
	Passive native re-vegetation
	Exotic wood lot
	Meadow
	Native bush
	Exotic pasture
	Existing conifers
	Proposed trees
	Existing evergreen trees
	27 October 2009 Proposed +additional planting
	Existing structures
	Ephemeral watercourse
	Existing pond
	Cattle Stop
	Stock cross
	Farm gate
	Haha
	Fence
	Proposed road
	Fault easement
	Future bike trail
	Lot boundary
	Property boundary
	Proposed fenceline
	Contours - major
	Contours - minor
	Building Platforms - Pre-hearing
	Building Platforms - Post-hearing amendments

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PROJECT: SADE Developments No 2 Ltd.
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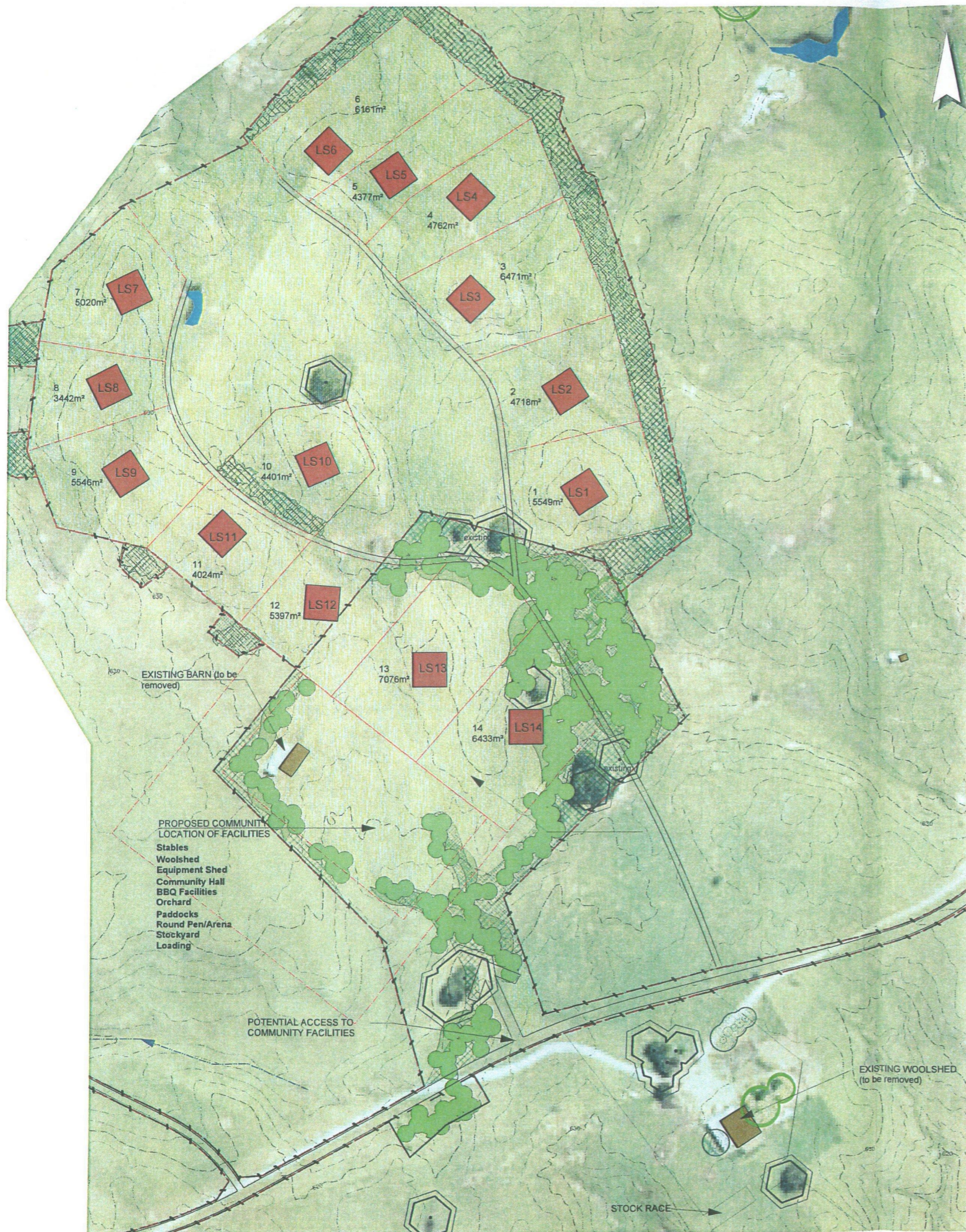
DRAWING: THE UPPER FARM CLUSTER
LANDSCAPE CONCEPT PLAN

SCALE: 1: 1000 (A1), 1:2000 (A3)

DATE: 9 September 2010
REV: post-hearing amendments

DRAWING NO: 10008 ISSUED: V017 DWN BY: nigel cowburn

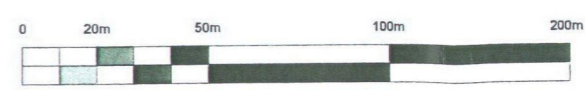
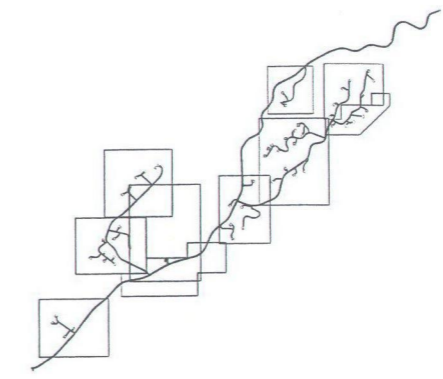
CONTRACT NO: 12045



Lower Saddle



KEY	
	Active native re-vegetation
	Active native special conditions
	Passive native re-vegetation
	Exotic wood lot
	Meadow
	Native bush
	Exotic pasture
	Existing conifers
	Proposed trees
	trees - mixed deciduous and evergreen
	Existing deciduous trees
	Existing structures
	Ephemeral watercourse
	Existing pond
	Cattle Stop
	Stock cross
	Farm gate
	Haha
	Fence
	Proposed road
	Fault easement
	Future Bike Trail
	Lot boundary
	Property boundary
	Proposed fenceline
	Contours - major
	Contours - minor
	Building Platforms - Pre-hearing
	Building Platforms - Post-hearing amendments



Lower Saddle Concept Plan



amended as per 27 October 2009.
includes amendments in response to
mediation agreement Friday 11 June 2010

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PROJECT: SADE Developments No 2 Ltd.
 259 Whakarua Road
 Kinloch

DRAWING: THE LOWER SADDLE CLUSTER
 LANDSCAPE CONCEPT PLAN

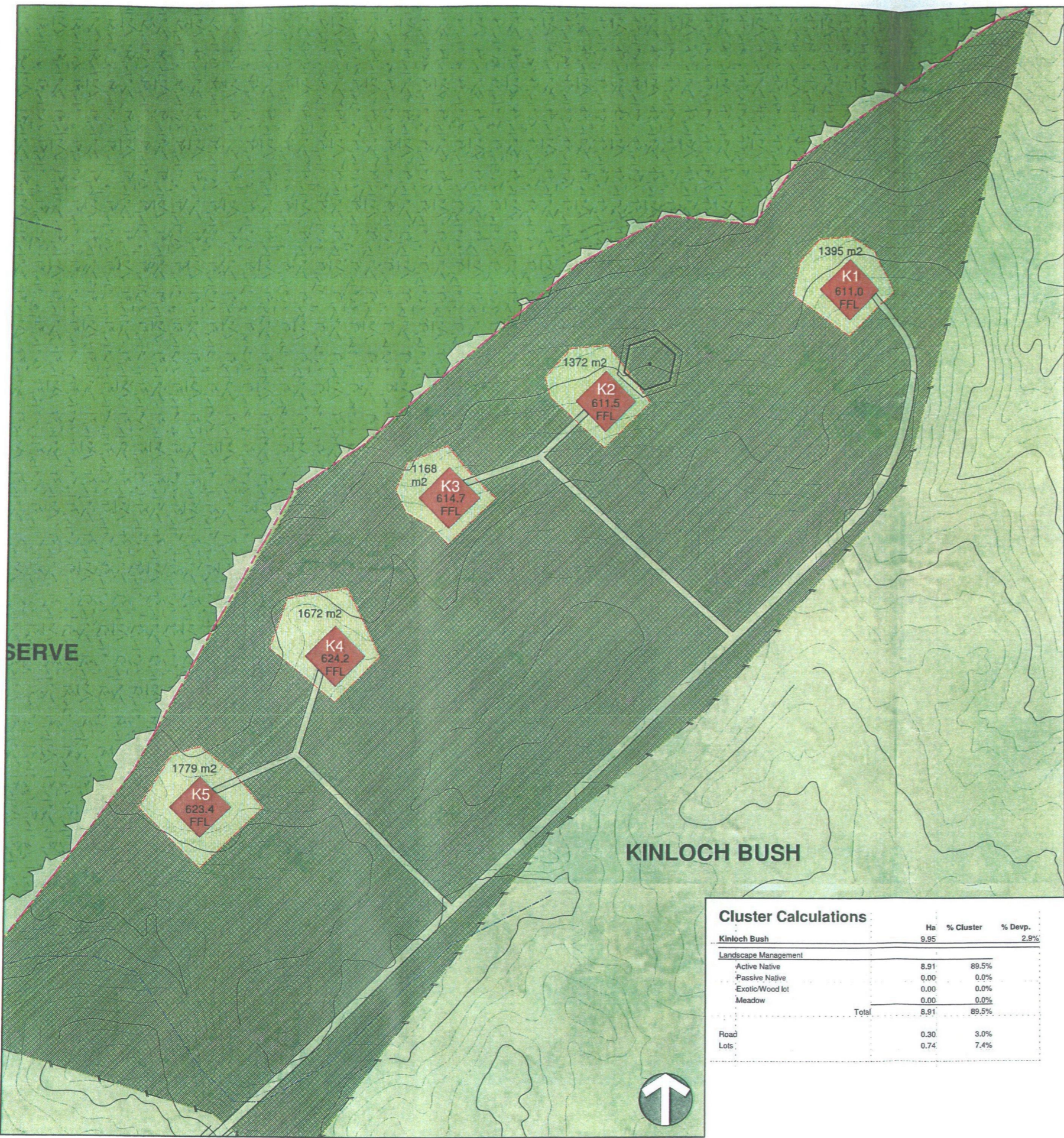
SCALE: 1:1250 (A1), 1:2500 (A3)

DATE: 9 September 2010

REV: post-hearing amendments

DRAWING NO: 1D009 ISSUE: V017 DRAWN BY: nigel covburn

CONTRACT NO: 12045



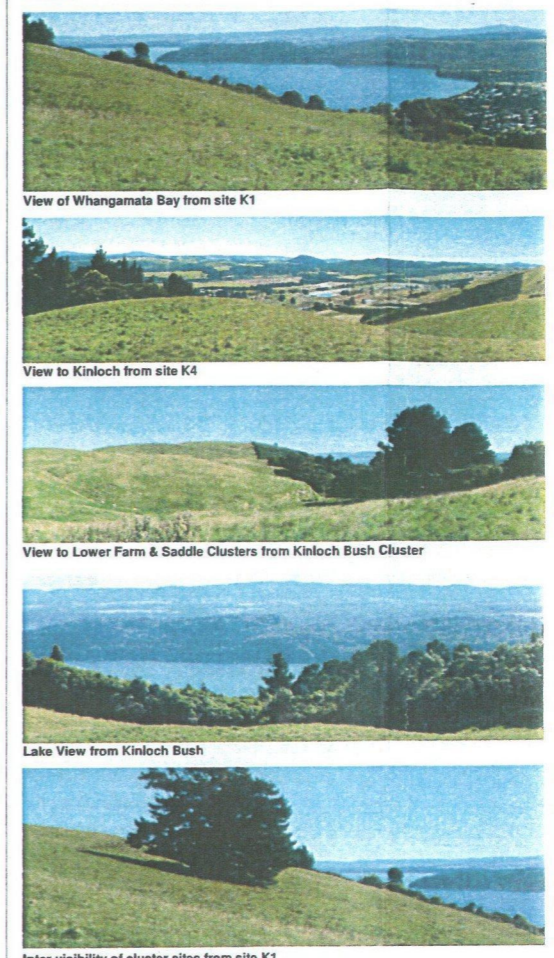
Cluster Calculations

	Ha	% Cluster	% Devp.
Kinloch Bush	9.95		2.9%
Landscape Management			
Active Native	8.91	89.5%	
Passive Native	0.00	0.0%	
Exotic/Wood lot	0.00	0.0%	
Meadow	0.00	0.0%	
Total	8.91	89.5%	
Road	0.30	3.0%	
Lots	0.74	7.4%	



Kinloch Bush

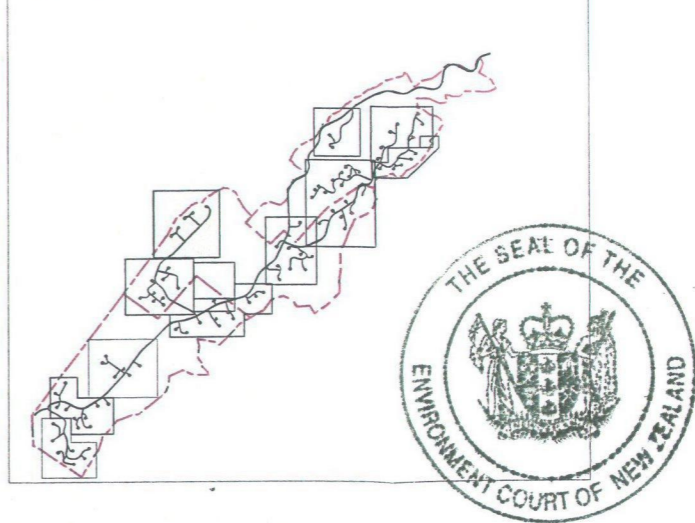
Views



Design Statement

- Extend native bush into site to soften the perimeter edge
- Sites nestled within native bush setting
- Views of Kinloch & Whangamata Bay
- Good solar access throughout the day
- Internal screening and privacy via shrubs

Location Plan



KEY

	Active native re-vegetation
	Passive native re-vegetation
	Site curtilage/meadow
	Pasture
	Proposed exotic woodlot
	Understorey planting
	Building platform
	Lot boundary
	Bike trail
	Property boundary
	Gate cross
	Stock cross
	Stock fencing
	Haha
	Proposed road
	DOC reserve
	Existing native bush
	Existing conifer trees
	Existing deciduous trees
	Existing evergreen trees
	Existing native remnants
	Existing pond
	Ephemeral watercourse

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PROJECT: SADE Developments No 2 Ltd.
 259 Whakarua Road
 Kinloch

DRAWING: THE KINLOCH BUSH CLUSTER
 LANDSCAPE CONCEPT PLAN

SCALE: 1:1000 (A1)

DATE: August 2006

REV:

DRAWING NO: L-11
 REVISE: B
 DWN BY: bp

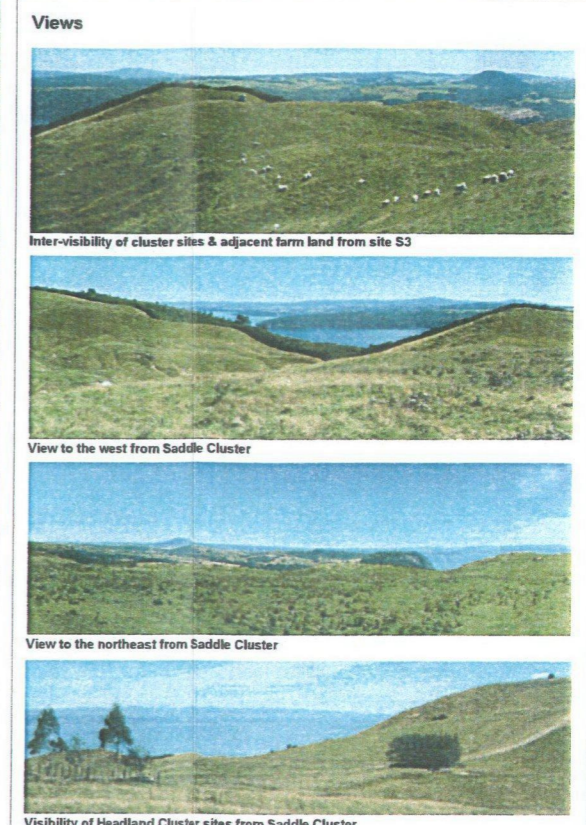
CONTRACT NO: 12045

Savannah Bay High Country Estate **Kinloch**
 SADE Developments No 2 Ltd.
 Landscape Concept Plan-Kinloch Bush



Typical Section Exotic Forest/Woodlot

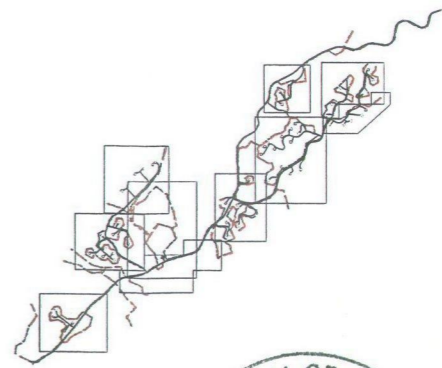
The Saddle



Design Statement

- Nestled around and within introduced forest
- 'Seamless' interface with farm
- Views to farm
- Limited view east or west to lake
- Internal screening and privacy via shrubs
- Good solar access throughout the day

Location Plan



KEY	
	Active native re-vegetation
	Active native special conditions
	Passive native re-vegetation
	Exotic wood lot
	Meadow
	Native bush
	Exotic pasture
	Existing conifers
	Existing deciduous trees
	Existing evergreen trees
	Proposed exotic woodlot
	Understorey planting
	Existing structures
	Ephemeral watercourse
	Cattle Stop
	Stock cross
	Farm gate
	Haha
	Fence
	Proposed road
	Fault easement
	Future Bike Trail
	Lot boundary
	Property boundary
	Proposed fenceline
	Contours - major
	Contours - minor
	Building Platforms - Pre-hearing
	Building Platforms - Post-hearing amendments

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Visual
3D Digital Imagery

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DRAWING: THE SADDLE CLUSTER
LANDSCAPE CONCEPT PLAN

SCALE: 1: 1000 (A1), 1:2000 (A3)

DATE: 9 September 2010
REV: post-hearing amendments

DRAWING NO: ID013 ISSUE: V017 DWN BY: nigel cowburn

CONTRACT NO: 12045

The Saddle Concept Plan

amended as per 27 October 2009.
includes amendments in response to
mediation agreement Friday 11 June 2010

SADE Developments No 2 Ltd.
Kinloch