



GREAT LAKE TAUPŌ

Taupō District Council

RESOURCE CONSENT PURSUANT TO THE RESOURCE MANAGEMENT ACT 1991 ('THE ACT')

Reference:	RM230263 RM230264
Consent Type & Activity Status:	<ul style="list-style-type: none">▪ Land Use –Discretionary▪ Subdivision – Non Complying
Taupō District Plan Provisions:	<u>Rural Environment</u> Performance Standards 4b.1.2 Maximum Building Coverage; 4b.1.4 Minimum Building Setback; Rural Effects Area Radius; 4b.1.22 Nominal Allotments Land Use Rule 4b.2.9 Subdivision Rules 4b.3.3 & 4b.3.6
Consent Holder:	Wairakei International Golf Course Limited
Consented Activity:	<ul style="list-style-type: none">▪ For a 30 lot subdivision of the site creating allotments that are less than 4ha in area; and within Geothermal Area X▪ For future development on the 30 lots to exceed building coverage, setbacks, REAR and nominal allotments
Location:	1/527 Wairakei Drive, Taupo
Legal Description & Title:	Lot 1 DP 426900 contained within Record of Title 505925
Consent Grant Date:	19 July 2024
Lapse Date:	Five years after the date of consent grant unless it is given effect to before the end of that period, or upon application made prior to the expiry of that period, the Council fixes a longer period.
Notification:	The application was publicly notified at the Applicant's request. Six submissions were received with no submitters seeking a hearing.
Decision – Subdivision:	Subdivision consent is granted pursuant to Sections 104, 104B and 104D of the Act, subject to conditions imposed under Sections 108, 220 and 221 of the Act.
Decision – Land Use:	Land Use consent is granted pursuant to Sections 104 and 104B of the Act, subject to conditions imposed under Section 108.

The above consent decisions have been considered and their issue authorised by Taupō District Council's Resource Consents Manager under delegated authority pursuant to Section 34 of the Act. The consent is subject to the following subdivision and land use conditions.

SUBDIVISION CONSENT RM230264	
	General Condition
1	The subdivision shall proceed in general accordance with the site plan and supporting documents and information prepared by Simpli Consulting Limited and submitted to the Taupō District Council on the 5 th September 2023 (electronic version update 11/01/2024), the application Addendum dated 15 January 2024 and the scheme plan – Kotare Consultants Plan 1102.SC.00.092 Rev A dated 04/09/2023 and stamped approved scheme plan to this decision.
	Services
2	The consent holder shall apply for and construct a connection to the water main within Wairakei Drive prior to any application for Section 224 Certification.
3	Storm water generated on the proposed legal access and rights of way pavements shall be disposed of on-site for a 10year return period event of one hour duration (45mm depth of rainfall). The design of all soakage systems shall be submitted prior to commencement of construction on site.
4	The consent holder shall provide individual electricity and telecommunications for all residential lots and grant any easements as may be necessary over the services to provide legal access to the networks for each lot.
	Geotechnical matters
5	All works undertaken to construct the subdivision (including earthworks, road and right of way construction, retaining walls and drainage) shall be designed and constructed in accordance with the recommendations within the geotechnical report prepared by WSP New Zealand (WSP Project Ref: 2-37928.00 dated 21 February 2022) or any recommendations set out in a Detailed Geotechnical Assessment undertaken by a geo-professional specialising in the field of geotechnical engineering. <i>Advice Note: see also condition 16 below regarding fill and batter slopes.</i>
6	The consent holder shall ensure that all earthworks are carried out in accordance with an approved Erosion and Sediment Control Plan (ESCP) and that all of the measures within the Plan are maintained during the earthworks phase of subdivision construction. The ESCP shall be submitted to Taupo District Council Infrastructure Manager for approval at least 15 working days prior to any works commencing.
7	The consent holder shall ensure that where earthworks of more than 0.3m fill has occurred on any of the residential Lots, that a Geotechnical Completion report for those Lots is provided to Taupo District Council with the s.224c application. The report shall be prepared by a professional Geotechnical Engineer. If the geotechnical report has any construction conditions for building development on the Lots, these shall be incorporated into a consent notice on the title(s) of the relevant Lots the wording of which shall be provided with the 224c application.

Access	
8	The private road, JOALs, Rights of Way and driveways shall all be completed (i.e. formed and sealed) as shown on the approved plan prepared by Kotare Consultants, dated 21/09/2023 and referenced '1102.SC.00.092' prior to any application for Section 224 Certification. Onsite stormwater management measures shall be created to ensure runoff volumes and discharge flowrates offsite do not increase.
9	Any ROW crossings of the main storm water flow paths which cross the site will require to be constructed to manage the calculated flows resulting from a 100year storm event without detrimental effects on upstream and downstream properties. A detailed engineering design for the crossings shall be submitted to the development Engineer for approval.
10	The new vehicle entrance onto Wairakei Drive shall be constructed to the satisfaction of the Taupō District Council Infrastructure Manager prior to commencement of construction of any buildings. Any permanent and/or temporary access off Wairakei Drive shall not commence construction until the improvements to Wairakei Drive are completed (Condition 2). The gate shall be located 20m from the kerb on Wairakei Drive and shall provide for bus access. In addition, and visibility along Wairakei Drive is to be provided in accordance with District plan requirements.
11	The consent holder shall ensure that all external lighting of within the private road are bollards of no more than 1m in height with the light directed downwards to avoid light spill.
12	A permanent and direct access shall be provided between Lot 200 through to the balance golf course Lot 300 for pedestrian and golf cart access during normal opening times of the golf course to enable future owners a direct linkage to the golf course.
13	A formal legal ownership structure shall be implemented for the ongoing funding and management of the right of way and shall be submitted to Council for approval prior to the issue of a S.244 certificate. This shall be imposed on all lots with legal rights to use the roadway.
14	Prior to any works being undertaken within the Wairakei Drive road reserve, a corridor access request shall be applied for and approved by Taupo District Council.
Landscape Conditions	
15	A detailed Landscape Planting Plan prepared by a suitably qualified landscape architect (excluding any reference to Lot 31 which does not form part of the application or consent) shall be submitted for approval to Taupō District Council's Resource Consents Manager prior to works commencing onsite. The Landscape Plan shall be designed in general accordance with the approved Landscape and Visual Assessment (Addendum Report dated 9 April 2024) prepared by WSP and include and details on the species, plant grade and heights at time of planting, expected maturity height and density of planting, method of planting and maintenance regime and shall also give effect to condition 11 below. All fencing shall also be detailed.
16	Where fill and batter slopes are proposed they should achieve a varied grade to appear naturalistic (avoiding consistent slope grades which appear engineered). Slope grade shall be no steeper than 1:3 where practicable to allow for planting. Fill and batter slopes are to include landscape planting (tree and shrub species).

17	The consent holder shall ensure that all planting required by the approved Landscape Planting Plan is completed to the satisfaction of Taupo District Council's Resource Consents Manager prior to issue of section 224(c) approval
18	The implemented landscaping in accordance with Condition 8 shall be maintained in perpetuity by the owners and occupiers of Lots 1 to 30 and Lot 200 and is generally preserved to a healthy standard so as to achieve and maintain the maturity heights stated on the approved Landscape Planting Plan.
19	A landscape management and maintenance plan (prepared by a suitably qualified landscape architect) shall be submitted for approval to Taupō District Council's Resource Consents Manager prior to works commencing onsite. The landscape management and maintenance plan should include details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation, mulching requirements, pruning / tree trimming, litter / weed / pest control, plant replacement, inspection timeframes and contractor responsibilities. The approved landscape management and maintenance plan shall be implemented at all times and in perpetuity.
Ecological Values	
20	The landscaping plan (as required by Condition 15) shall consider the ecological values of the existing Golf Course Sanctuary and provide species of plants that will continue to maintain and enhance the existing ecological values through the use of indigenous planting that will enhance native flora and fauna and be complimentary to the existing sanctuary activities on the Golf Course.
21	A Pest Control Plan shall be implemented on Lot 200 to be consistent with the pest control undertaken on and around the Golf Course to maintain the Sanctuary (on Lot 300) and to ensure no pest species are introduced from the residential lots that could compromise the existing Sanctuary and any native flora and fauna.
22	A copy of the approved Management Plan between Wairakei International Golf Course and the Department of Conservation shall be provided to the Taupo District Council that demonstrates how the existing Sanctuary and the Residential Lots will be managed to maintain and enhance the ecological and habitat values across both Lots 200 and 300.
23	A predator proof fence shall be provided and maintained around the full external boundary of Lot 200 with a predator proof entrance gate installed and maintained at all times.
Consent Notice Conditions	
24	Pursuant to Section 221 of the Resource Management Act 1991 a consent notice condition must be imposed on the Record of Title of Lots 1 to 30 and Lot 200 imposing <i>Ecological Values</i> conditions 20 – 23 above.
25	Pursuant to Section 221 of the Resource Management Act 1991 a consent notice must be imposed on the Golf Course Balance Lot 300 prohibiting any further subdivision or additional residential dwellings.
26	Pursuant to Section 221 of the Resource Management Act 1991 a consent notice must be imposed on Lot 200 prohibiting any further subdivision or additional residential dwellings.
27	A consent notice shall be registered on the titles of Lots 1 - 30, pursuant to Section 221 of the Act, to impose the following conditions:

1. All buildings (including ancillary buildings and water tanks) shall be located within the defined building envelopes, as shown on the Building Envelope Plan referenced (to be generally in accordance with the WSP Concept Master Plan dated 10 December 2010. Detached garages/carports to be located to the behind the dwelling, between the house and right of way/driveway only
2. Maximum Building Coverage for each lot shall be;
 - Lots 1 to 20, and 22 28 – 400m², and
 - Lots 21, 29 and 30 – 500m².
3. Each lot is restricted to only one dwelling.
4. Maximum Building Height is 6.0m.
- 5a) Earthworks outside of the defined building envelope shall be limited to grading for access purposes only.
- 5b) Vertical cut/fill faces outside of the defined building envelope shall be a maximum of 1.5m in height. Any vertical ground alteration greater than 1.5m in height shall utilise battering (more gradual recontouring). The battered slope shall be grassed or planted out.
6. All buildings shall be single-storey or split-level single storey design.
7. Exterior cladding colours shall be restricted to dark greys, greens and browns with a light reflectance value of no less than 5% and no greater than 20% from the group A11 to A14, B25 to B29 (Weight for Section 08 to 12) and C37 (Weight for Section 12), C39 (Weight for Section 10 to 14) and C40 (Weight for Section 04 to 14) on the Resene BS5252 Colour Chart. (See Appendix G: Resene Colour Chart BS5252 and the Masterplan).
8. External roof, window and door trim colours shall be restricted to dark greens and greys with a light reflectance value of no more than of between 5% to 20% in the darker colour range of Group A11 to A14 and B25 to B29 (Weight for Section 08 to 12) on the Resene BS5252 Colour Chart.
9. Exterior cladding materials shall be restricted to:
 - Natural dark river rock and volcanic stone found within the immediate area of the subdivision and Waikato River;
 - Natural wood cladding systems that are allowed to weather naturally (no staining unless consistent with colour palate listed above) including:
 - vertical and/or horizontal shiplap,
 - board and batten; and
 - horizontal weatherboard with an exposed face of no more than 200mm.
10. Glazing shall not be mirror glazing.
11. All outside lighting shall be downward facing (bollard lighting is acceptable) and shall not exceed 8 LUX at the boundaries of the allotment.
12. The landscaping on each lot, planted at time of subdivision, and as detailed on the set of approved landscape plan shall be maintained in perpetuity by the owners of each lot and allowed to grow to natural height and form. Any dead or dying plant/tree shall be replaced within the next available planting season by the lot owner.
13. No provision for a telecommunications land line service has been provided to the individual lots and future owners will require wireless services.

	<i>Advice Note: The terms Building, Building Coverage, Height, Earthworks and Dwelling / Accommodation Activity, shall be defined as per the respective definitions and wording in the Taupo District Plan, revision 12 September 2019.</i>
	Encumbrances and Private Covenants
28	An encumbrance in favour of Contact Energy Limited shall be placed on each of the residential lots (Lots 1 – 30) ensuring that future residents are aware of the ongoing geothermal activity within the area, including extraction, drilling and reinjection and shall ensure that no-complaints can be made against Contact Energy Limited while undertaking their normal consented activities on the surrounding land. Evidence of this encumbrance shall be provided at 224(c) approval.
29	A private covenant is to be imposed on the Record of Title of Lots 1 - 30 that requires each future owner to maintain an ongoing golf membership with Wairakei International Golf Course. Evidence of this covenant shall be provided at 224(c) approval.
30	A private no-complaints covenant shall be imposed on the Record of Title of Lots 1 – 30 in relation to any activity in association with the Wairakei International Golf Course and private wildlife sanctuary contained with Lots 200 & 300. Evidence of this covenant shall be provided at 224(c) approval.
	Management Agreement for Accommodation
31	A management agreement is to be drafted and implemented that enables the use and management of private residential dwellings to be utilised for short term accommodation to support the use of the Wairakei International Golf Course. No party is obliged to be part of the agreement for short term commercial accommodation. Evidence of this agreement shall be provided at 224(c) approval.
	Amalgamation Conditions
32	That Lot 100 (Legal Access) be held as to 31 undivided shares by the owners of Lots 1 – 30 and 200 as tenants in common in the said shares and that individual records of title be issued in accordance therewith.
33	That Lot 101 (Legal Access) be held as to 4 undivided shares by the owners of Lots 28 – 30 and 200 as tenants in common in the said shares and that individual records of title be issued in accordance therewith.
	Lot 200
34	A legal agreement shall be prepared and registered on the titles of Lots 1 – 30 and Lot 200 setting out all management and funding arrangements for the ongoing maintenance of all assets a, landscape planting, fencing and other communal assets within Lot 200.
	Easements
35	The easements as shown on the scheme plan shall be duly granted or reserved.
	Engineering Design and Approval
36	The consent holder shall ensure that fully detailed engineering drawings are submitted to the Taupō District Council Development Engineer for design approval at least 15 working days prior to commencement of subdivision works.

Accidental Discovery Protocols	
37	<p>Subject to any legal requirements of the Police, Heritage New Zealand Pouhere Taonga Act 2014, Antiquities Act 1975 and any other governing legislation, the following protocols shall apply:</p> <p>(a) Where, during earthworks, any archaeological site, artefact or human remains are accidentally discovered or are suspected to have been discovered, all works in the vicinity shall cease immediately.</p> <p>(b) In cases other than suspected human remains:</p> <ul style="list-style-type: none"> - The consent holder shall immediately secure the area and advise Heritage New Zealand of the occurrence. - The consent holder must consult with tangata whenua and the Heritage New Zealand to determine what further actions are appropriate to safeguard the site or its contents before work may recommence. <p>(c) Where human remains are suspected:</p> <ul style="list-style-type: none"> - The consent holder shall immediately secure the area in a way which ensures human remains are not further disturbed. - The consent holder shall notify the police, tangata whenua and Heritage New Zealand of the suspected human remains as soon as practically possible after the remains have been disturbed. - Earthmoving operations in the affected area will remain halted until the police, tangata whenua and the Heritage New Zealand have given approval for earthmoving operations to recommence.
General Advice Notes	
	<p>(a) <i>A Temporary Traffic Management plan is to be submitted to the Infrastructure Manager prior to commencement of works on site.</i></p> <p>(b) <i>The reasonable costs incurred by Taupō District Council arising from the supervision and monitoring of this consent will be charged to the consent holder. This may include routine site inspections to review and assess compliance with the conditions of consent, and responding to complaints or enquiries relating to the consented activity.</i></p> <p>(c) <i>Local Government Act 2002: Development Contributions - In granting this resource consent, Council has identified that the activity will generate additional demand for roading, reserves and community facilities and therefore a Development Contribution is required.</i></p> <p>(d) <i>Please be advised that the timeframes imposed under Section 115 of the Resource Management Act 1991 have been extended in accordance with Section 37 of the Act.</i></p> <p>(e) <i>The consent holder will need to ensure that all wastewater and stormwater discharges either comply with the permitted activities of the Waikato Regional Plans or that all necessary resource consents are obtained and implements.</i></p>

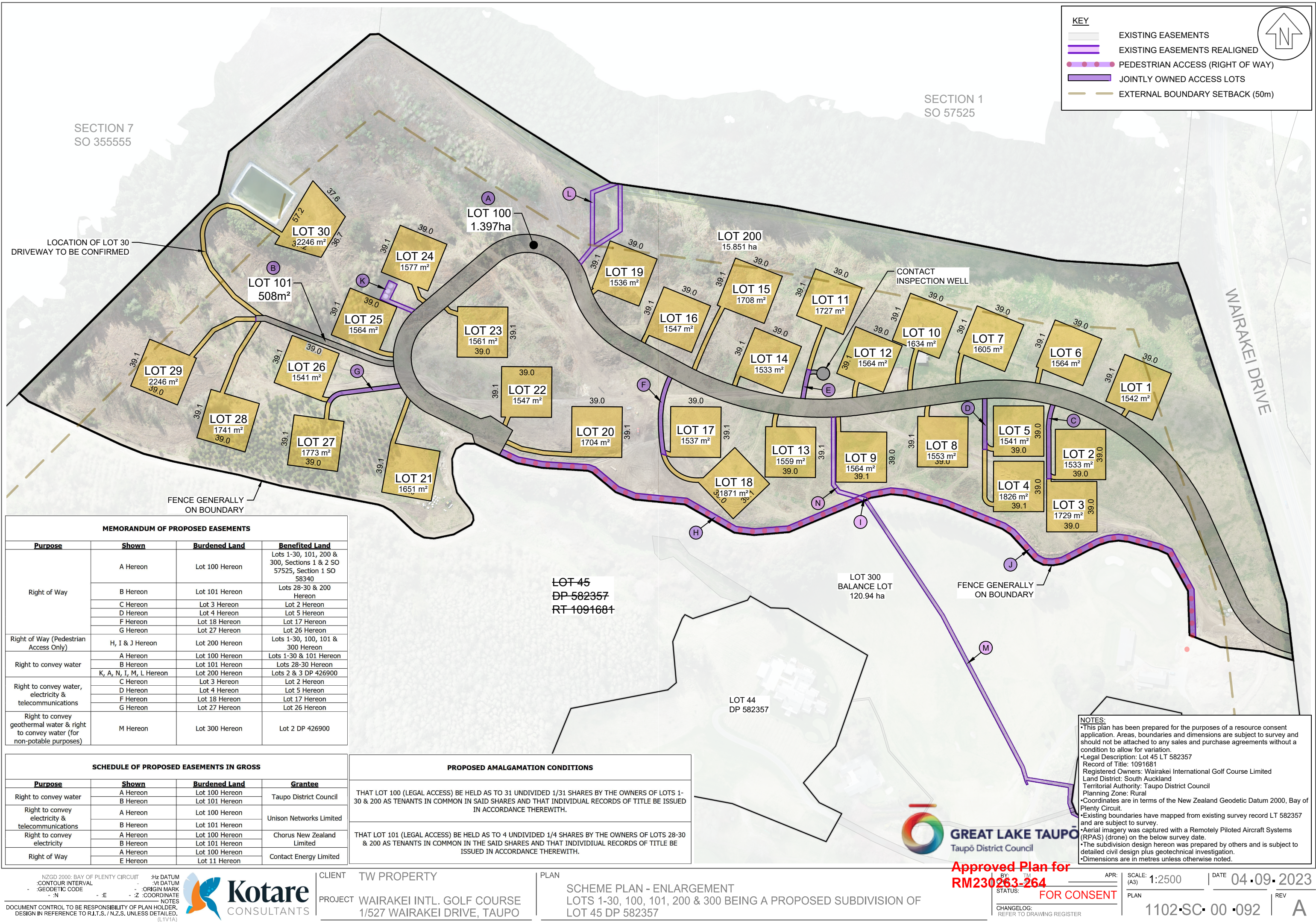
LAND USE CONSENT RM230263									
	General Condition								
1	The land-use activities shall proceed in general accordance with the site plan and supporting information prepared by Simpli Consulting Limited and submitted to the Taupō District Council on the 5 th September 2023.								
	Lapse date								
2	The consent shall lapse in 5 years from the date of the S.223 certificate being granted for the approved subdivision for each residential lot. <i>Advice Note: The consent will be deemed to be given effect once construction has commenced on at least three dwellings.</i>								
	Building Setbacks								
3	The consent shall lapse in 5 years from the date of the S.223 certificate being granted for the approved subdivision for each residential lot. <i>Advice Note: The consent will be deemed to be given effect once construction has commenced on at least three dwellings.</i>								
4	No buildings shall be constructed within 10.0m of the gully identified onsite (refer Geotechnical Completion Report Ref [as submitted in accordance with condition 7 of the Subdivision Consent RM230063] unless approved through a Geotech report that should also take into consideration any stormwater structures (such as soakholes) in relation to gullies or embankments.								
	Acoustic Attenuation								
5	The Consent holder shall provide the Taupō District Council with a certificate signed by a qualified acoustic consultant that all buildings with habitable spaces have been designed and constructed to meet the below minimum standards prior to the issue of a Code of Compliance Certificate. A copy of this certificate shall also be provided to Contact Energy. All dwellings shall be designed and constructed to meet the following minimum building construction standards detailed in the table below.								
	<table border="1"> <thead> <tr> <th><i>Building Element</i></th> <th><i>Construction Material</i></th> </tr> </thead> <tbody> <tr> <td><i>Roof - skillion</i></td> <td><i>0.4mm steel/18mm plywood/150mm joist /insulation and 13mm plasterboard ceiling</i></td> </tr> <tr> <td><i>Roof - pitched</i></td> <td><i>0.4mm steel/framing/insulation and 13mm plasterboard ceiling</i></td> </tr> <tr> <td><i>Wall including external doors</i></td> <td><i>Exterior cladding with minimum surface mass of 10kg/m2 on framing/insulation/13mm plasterboard</i></td> </tr> </tbody> </table>	<i>Building Element</i>	<i>Construction Material</i>	<i>Roof - skillion</i>	<i>0.4mm steel/18mm plywood/150mm joist /insulation and 13mm plasterboard ceiling</i>	<i>Roof - pitched</i>	<i>0.4mm steel/framing/insulation and 13mm plasterboard ceiling</i>	<i>Wall including external doors</i>	<i>Exterior cladding with minimum surface mass of 10kg/m2 on framing/insulation/13mm plasterboard</i>
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<p><i>External door</i></p>	<p><i>Solid core with full perimeter seals or same as glazing also with full perimeter seals</i></p>
<p><i>Glazing</i></p>	<p><i>Double glazing construction 4mm glass/12 mm airgap/4mm glass</i></p>
<p><i>Advice Notes:</i></p> <ul style="list-style-type: none"> i. <i>The materials shown in the table represent minimum acoustic performance. Alternative constructions may be used providing they achieve an equivalent or superior acoustic performance.</i> ii. <i>For the purposes of the above condition, a 'habitable space' is a bedroom, living room, kitchen or study. It does not include garage, bathrooms, toilets, and laundries.</i> 	
<p>6</p>	<p>All habitable spaces of any buildings shall have a ventilation system installed to ensure that an adequate supply of fresh air in accordance with the Building Act 2004 requirements is provided when windows and doors to the habitable spaces are closed, which does not reduce the acoustic performance of the building construction. Evidence of this shall be provided at the time of building consent application for buildings containing habitable spaces</p>
<p>External Building Materials/Colours</p>	
<p>7</p>	<ol style="list-style-type: none"> 1. All buildings (including ancillary buildings and water tanks) shall be located within the defined building envelopes, as shown on the Building Envelope Plan referenced (to be generally in accordance with the WSP Concept Master Plan dated 10 December 2010. Detached garages/carports to be located to the behind the dwelling, between the house and right of way/driveway only 2. Maximum Building Coverage for each lot shall be; <ul style="list-style-type: none"> • Lots 1 to 20, and 22 28 – 400m², and • Lots 21, 29 and 30 – 500m². 3. Each lot is restricted to only one dwelling. 4. Maximum Building Height is 6.0m. 5a) Earthworks outside of the defined building envelope shall be limited to grading for access purposes only. 5b) Vertical cut/fill faces outside of the defined building envelope shall be a maximum of 1.5m in height. Any vertical ground alteration greater than 1.5m in height shall utilise battering (more gradual recontouring). The battered slope shall be grassed or planted out. 6. All buildings shall be single-storey or split-level single storey design. 7. Exterior cladding colours shall be restricted to dark greys, greens and browns with a light reflectance value of no less than 5% and no greater than 20% from the group A11 to A14, B25 to B29 (Weight for Section 08 to 12) and C37 (Weight for Section 12), C39 (Weight for Section 10 to 14) and C40 (Weight for Section 04 to 14) on the Resene BS5252 Colour Chart. (See Appendix G: Resene Colour Chart BS5252 and the Masterplan). 8. External roof, window and door trim colours shall be restricted to dark greens and greys with a light reflectance value of no more than of between 5% to 20% in the darker colour range of Group A11 to A14 and B25 to B29 (Weight for Section 08 to 12) on the Resene BS5252Colour Chart.

	<p>9. Exterior cladding materials shall be restricted to:</p> <ul style="list-style-type: none"> - Natural dark river rock and volcanic stone found within the immediate area of the subdivision and Waikato River; - Natural wood cladding systems that are allowed to weather naturally (no staining unless consistent with colour palate listed above) including: <ul style="list-style-type: none"> • vertical and/or horizontal shiplap, • board and batten; and • horizontal weatherboard with an exposed face of no more than 200mm. <p>10. Glazing shall not be mirror glazing.</p> <p>11. All outside lighting shall be downward facing (bollard lighting is acceptable) and shall not exceed 8 LUX at the boundaries of the allotment.</p> <p>12. The landscaping on each lot, planted at time of subdivision, and as detailed on the set of approved landscape plan shall be maintained in perpetuity by the owners of each lot and allowed to grow to natural height and form. Any dead or dying plant/tree shall be replaced within the next available planting season by the lot owner.</p> <p><i>Advice Note: The terms Building, Building Coverage, Height, Earthworks and Dwelling / Accommodation Activity, shall be defined as per the respective definitions and wording in the Taupo District Plan, revision 12 September 2019. The above conditions have also been imposed as a consent notice on the respective lots.</i></p>
8	A detailed design sheet shall be submitted with every application for building consent and shall detail the proposed external materials, colours and roof materials and how they comply with Condition 7.
Geotechnical	
9	Any development onsite (including dwelling and other building design, earthworks, foundation design, site access, and retaining walls and drainage) shall be designed and constructed in accordance with the recommendations within the geotechnical report prepared by (WSP Project Ref: 2-37928.00 dated 21 February 2022), or any subsequent recommendations carried out by a geo-professional specialising in the field of geotechnical engineering.
Stormwater	
10	The consent holder shall ensure that stormwater is disposed of on-site for a 10-year return period event of one hour duration (45mm depth of rainfall). The design of the soakage systems shall be submitted at the time of each building consent application and must comply with any recommendations within the site-specific geotechnical report for the site. The design will be subject to the approval of Taupō District Council's Development Engineer.
11	The method of stormwater disposal must be in place and operational prior to completion of the roof construction onsite. Gutters and downpipes shall ensure that stormwater is managed to prevent erosion onsite.
Wastewater	
12	The consent holder shall ensure that a private proprietary secondary wastewater treatment system, disposals field of 40m ² and a reserve area of 20m ² is constructed onsite. The design of the soakage systems shall be submitted at the time of each building consent application and must comply with any

	recommendations within the site-specific geotechnical report for the site. The design will be subject to the approval of Taupō District Council's Development Engineer.
13	All wastewater treatment and disposal shall be on site in accordance with the requirements of Waikato Regional Council, including any necessary resource consent requirements prior to occupation of each dwelling.
14	A minimum separation of 5.0m shall be provided between wastewater and stormwater soakage devices.
Ecological Conditions	
15	A Pest Control Plan shall be implemented on Lot 200 to be consistent with the pest control undertaken on and around the Golf Course to maintain the Sanctuary (on Lot 300) and to ensure no pest species are introduced from the residential lots that could compromise the existing Sanctuary and any native flora and fauna.
16	A copy of the approved Management Plan between Wairakei International Golf Course and the Department of Conservation shall be provided to the Taupo District Council that demonstrates how the existing Sanctuary and the Residential Lots will be managed to maintain and enhance the ecological and habitat values across the residential lots 1 – 30 and Lot 200.
17	A predator proof fence shall be provided and maintained around the full external boundary of Lot 200 with a predator proof entrance gate installed and maintained at all times. Refer condition 23 of the approved subdivision consent).
Landscaping	
18	The approved landscape management and maintenance plan shall be implemented at all times and in perpetuity (Refer condition 15 of the approved subdivision consent).
ROW Maintenance	
19	A formal legal ownership structure shall be implemented for the ongoing funding and management of the right of way. This shall be imposed on all lots with legal rights to use the roadway.
General Advice Notes	
(a)	<i>The reasonable costs incurred by Taupō District Council arising from the supervision and monitoring of this consent will be charged to the consent holder. This may include routine site inspections to review and assess compliance with the conditions of consent, and responding to complaints or enquiries relating to the consented activity.</i>
(b)	<i>Local Government Act 2002: Development Contributions - In granting this resource consent, Council has identified that the activity will generate additional demand for roading, reserves and community facilities and therefore a Development Contribution is required.</i>
(c)	<i>Please be advised that the timeframes imposed under Section 115 of the Resource Management Act 1991 have been extended in accordance with Section 37 of the Act.</i>
(d)	<i>The consent holder will need to ensure that all wastewater and stormwater discharges either comply with the permitted activities of the Waikato Regional Plans or that all necessary resource consents are obtained and implemented.</i>

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KEY	
	EXISTING EASEMENTS
	EXISTING EASEMENTS REALIGNED
	PEDESTRIAN ACCESS (RIGHT OF WAY)
	JOINTLY OWNED ACCESS LOTS
	EXTERNAL BOUNDARY SETBACK (50m)



SECTION 7
SO 355555

SECTION 1
SO 57525

LOCATION OF LOT 30
DRIVEWAY TO BE CONFIRMED

FENCE GENERALLY
ON BOUNDARY

FENCE GENERALLY
ON BOUNDARY

WAIRAKEI DRIVE

MEMORANDUM OF PROPOSED EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right of Way	A Hereon	Lot 100 Hereon	Lots 1-30, 101, 200 & 300, Sections 1 & 2 SO 57525, Section 1 SO 58340
	B Hereon	Lot 101 Hereon	Lots 28-30 & 200 Hereon
	C Hereon	Lot 3 Hereon	Lot 2 Hereon
	D Hereon	Lot 4 Hereon	Lot 5 Hereon
	F Hereon	Lot 18 Hereon	Lot 17 Hereon
Right of Way (Pedestrian Access Only)	H, I & J Hereon	Lot 200 Hereon	Lots 1-30, 100, 101 & 300 Hereon
	A Hereon	Lot 100 Hereon	Lots 1-30 & 101 Hereon
Right to convey water	B Hereon	Lot 101 Hereon	Lots 28-30 Hereon
	K, A, N, I, M, L Hereon	Lot 200 Hereon	Lots 2 & 3 DP 426900
Right to convey water, electricity & telecommunications	C Hereon	Lot 3 Hereon	Lot 2 Hereon
	D Hereon	Lot 4 Hereon	Lot 5 Hereon
	F Hereon	Lot 18 Hereon	Lot 17 Hereon
	G Hereon	Lot 27 Hereon	Lot 26 Hereon
Right to convey geothermal water & right to convey water (for non-potable purposes)	M Hereon	Lot 300 Hereon	Lot 2 DP 426900

SCHEDULE OF PROPOSED EASEMENTS IN GROSS			
Purpose	Shown	Burdened Land	Grantee
Right to convey water	A Hereon	Lot 100 Hereon	Taupo District Council
	B Hereon	Lot 101 Hereon	
Right to convey electricity & telecommunications	A Hereon	Lot 100 Hereon	Unison Networks Limited
	B Hereon	Lot 101 Hereon	
Right to convey electricity	A Hereon	Lot 100 Hereon	Chorus New Zealand Limited
	B Hereon	Lot 101 Hereon	
Right of Way	A Hereon	Lot 100 Hereon	Contact Energy Limited
	E Hereon	Lot 11 Hereon	

PROPOSED AMALGAMATION CONDITIONS

THAT LOT 100 (LEGAL ACCESS) BE HELD AS TO 31 UNDIVIDED 1/31 SHARES BY THE OWNERS OF LOTS 1-30 & 200 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 101 (LEGAL ACCESS) BE HELD AS TO 4 UNDIVIDED 1/4 SHARES BY THE OWNERS OF LOTS 28-30 & 200 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

NOTES:

- *This plan has been prepared for the purposes of a resource consent application. Areas, boundaries and dimensions are subject to survey and should not be attached to any sales and purchase agreements without a condition to allow for variation.
- *Legal Description: Lot 45 LT 582357
- *Record of Title: 1091681
- *Registered Owners: Wairakei International Golf Course Limited
- *Land District: South Auckland
- *Territorial Authority: Taupo District Council
- *Planning Zone: Rural
- *Coordinates are in terms of the New Zealand Geodetic Datum 2000, Bay of Plenty Circuit.
- *Existing boundaries have mapped from existing survey record LT 582357 and are subject to survey.
- *Aerial imagery was captured with a Remotely Piloted Aircraft Systems (RPAS) (drone) on the below survey date.
- *The subdivision design hereon was prepared by others and is subject to detailed civil design plus geotechnical investigation.
- *Dimensions are in metres unless otherwise noted.

NZGD 2000: BAY OF PLENTY CIRCUIT Hz DATUM
 : CONTOUR INTERVAL -VI DATUM
 : GEODETIC CODE - : ORIGIN MARK
 : -N - :E - :Z : COORDINATE
 NOTES
 (LTVIA)

CLIENT TW PROPERTY
 PROJECT WAIRAKEI INTL. GOLF COURSE
 1/527 WAIRAKEI DRIVE, TAUPO

PLAN SCHEME PLAN - ENLARGEMENT
 LOTS 1-30, 100, 101, 200 & 300 BEING A PROPOSED SUBDIVISION OF
 LOT 45 DP 582357



**Approved Plan for
 RM230263-264**

BY: [Signature]
 STATUS: **FOR CONSENT**

APR: SCALE: 1:2500 DATE: 04.09.2023
 PLAN: 1102-SC-00-092 REV: A

C:\1205\DATA\KOTARE\1102 - WAIRAKEI INTERNATIONAL GOLF COURSE LIMITED_3501 CAD\3 CAD\00 CONSENT\1102-00-SC-092 - SCHEME ENLARGE.DWG | 2023-09-04 11:15:58



GREAT LAKE TAUPŌ

Taupō District Council

**Approved Plan for
RM230263-264**

WAIRAKEI DRIVE

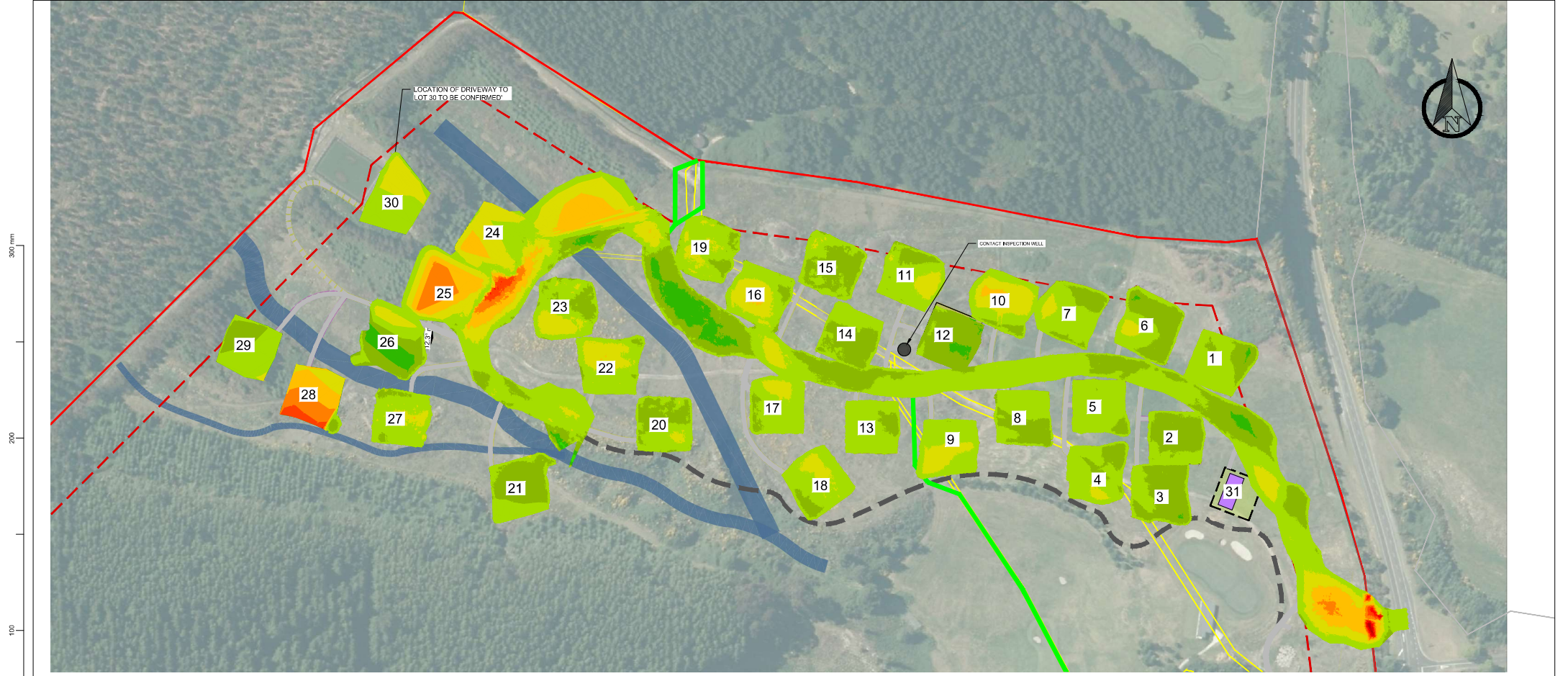
WAIRAKEI DRIVE



Date: 10 December 2010 Revision: 0

KEY:

- | | | | | | |
|--------------------------------------|--------------------------|----------------------------------|--|-------------------------------------|---------------------|
| PROPERTY BOUNDARY | PROPOSED DRIVEWAYS | PROPOSED ENHANCEMENT PLANTING | PROPOSED STORMWATER ENHANCEMENT PLANTING | PROPOSED GATE ACCESS | PROPOSED FOOTPATH |
| PROPOSED BALANCE LAND | PROPOSED HOUSE FOOTPRINT | PROPOSED SCREEN PLANTING | PROPOSED STREET TREES | EXISTING PREDATOR FENCE | INDICATIVE WETLAND |
| PROPOSED ACCESS ROAD AND GRASS VERGE | PROPOSED WALKING TRACK | PROPOSED REHABILITATION PLANTING | RURAL EFFECTS AREA RADIUS | PROPOSED PREDATOR FENCE (MAIN GATE) | EXISTING VEGETATION |



Cut/Fill Table				
Depth Range (-Cut +Fill)	Area (m ²)	Volume (m ³)	Color	
-14.2 - -12.4	15	14	Red	
-12.4 - -10.6	24	47	Red	
-10.6 - -8.7	54	114	Red	
-8.7 - -6.9	455	471	Red	
-6.9 - -5.1	1714	2082	Orange	
-5.1 - -3.2	4617	7766	Yellow	
-3.2 - -1.4	12943	21621	Light Green	
-1.4 - +0.4	41927	88868	Light Green	
+0.4 - +2.2	20010	16078	Light Green	
+2.2 - +4.1	2027	1091	Light Green	
+4.1 - +5.9	16	10	Light Green	
+5.9 - +5.9	0	0	Light Green	

1:1500 @ A1
1:3000 @ A3



REVISION	AMENDMENT	APPROVED	DATE
B	CONTACT INSPECTION WELL ADDED		03-02-2022
R0	ISSUED FOR CONSENT		04-03-2022



wsp
Rotorua Office
PO Box 1245
Rotorua 3940
New Zealand

SURVEY



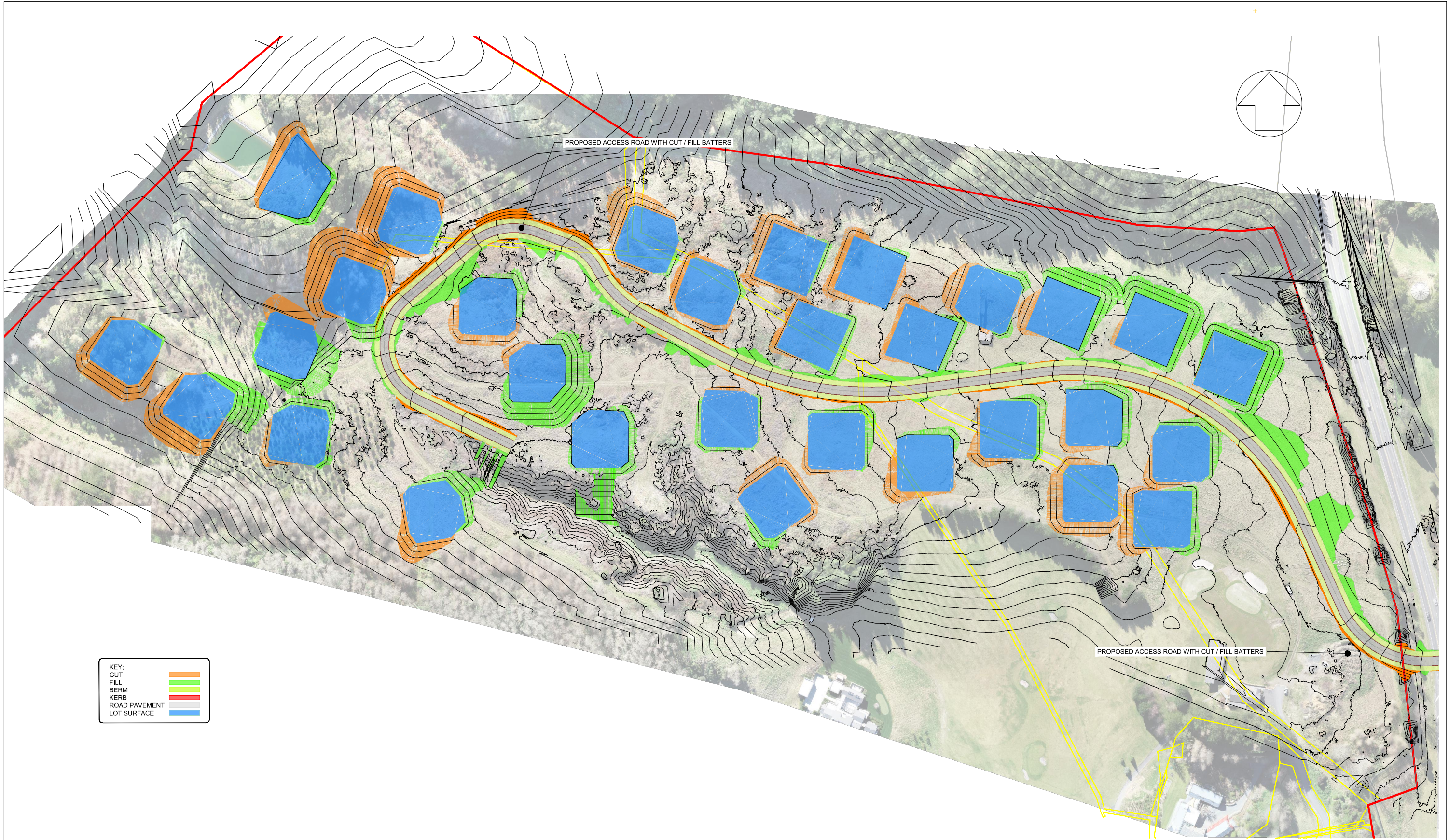
GREAT LAKE TAUPŌ
Taupō District Council

SCALES	DESIGNED	APPROVED	PROJECT
1:250 (A1); 1: (A3)	M.KIEL	P.O. [Signature]	TW PROPERTIES
DRAWINGS VERIFIED	J.FARQUHAR	DESIGN VERIFIED	G.BAILEY
APPROVED DATE	4/03/2022		

Approved Plan for RM230263-264

WAIRAKAI INTERNATIONAL GOLF COURSE SUBDIVISION
SCHEME PLAN - LOTS 1-31, 100, 101 & 300 BEING A SUBDIVISION OF LOT 1 DP 426900
WSP PROJECT NO. (SUB-PROJECT) 2-37928.00

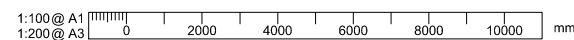
SHEET NO. V02
REVISION R0



KEY:

CUT	Orange line
FILL	Green line
BERM	Yellow line
KERB	Red line
ROAD PAVEMENT	Grey area
LOT SURFACE	Blue area

10m MAJOR CONTOURS ———
 2m MINOR CONTOURS ———



REVISION	AMENDMENT	APPROVED	DATE
A	FOR INFORMATION	S.S	10/05/2024

wsp
 Auckland Office
 +64 9 355 9500

PO Box 5848
 Auckland 1141
 New Zealand

INFRASTRUCTURE

SCALES		
1:1250@A1	1:2500@A3	
DRAWN		
R.MCKNIGHT	DESIGNED	R.MCKNIGHT
DRAWING VERIFIED		
S.STEYN	DESIGN VERIFIED	S.STEYN



ORIGINAL SIZE A1
 PROJECT TW PROPERTIES
 17527 WAIRAKEI DRIVE, WAIRAKEI, TAUPO
 Taupo District COUNCIL
 WAIRAKEI INTERNATIONAL GOLF COURSE SUBDIVISION

Approved Plan for
 RM230285128
 SURFACE SHOWING PLATFORM LOCATIONS

FOR RESOURCE CONSENT

WSP PROJECT NO. (SUB-PROJECT)	SHEET NO.	REVISION
2-37928.00	INFO-002	A