

TAUPO DISTRICT COUNCIL

CONSENT NOTICE PURSUANT TO SECTION 221
RESOURCE MANAGEMENT ACT 1991

TDC Ref: L15/1584
Surveyors Ref: T206-15



IN THE MATTER OF

PLAN DP 350755

AND

IN THE MATTER OF

Subdivision consent pursuant
to Sections 104, 106, 108, 220
& 221 of the Resource
Management Act 1991.

Pursuant to Section 252(1)(a) of the Local Government Act 1974, I, SIMON F ROWBOTHAM, Chief Executive Officer of the Taupo District Council, hereby certify that, by way of resolution passed on 22 April 2004 the following conditions were imposed on the subdivision consent for Pt Lot 3 DPS 67095:

- A. That a consent notice be registered on the Certificates of Title for Lots 1 -14, 16 & 17 inclusive requiring that:
- 1 (a) The following activity performance standards shall be applied to all development on the lots,
 - Maximum ground floor area to be 350m² (except Lot 6 which shall have a maximum ground floor area of 425m²)
 - Maximum gross floor area to be 450m²
 - Yard requirements of 10m (for all yards).
 - (b) That the exterior surfaces of all buildings on all lots shall be finished in subdued natural colours that will blend in with the rural landscape. Building materials shall be at a maximum reflectivity of 37% (BS 2525 groups A and B) and of natural, earthy, recessive colours to ensure that the buildings are not highly visible in the landscape;
 - (c) Any earthworks associated with the proposed development of the site and the development of dwellings on the lots shall be limited to the provision of a building platform and driveway construction. Any areas of land that have been cleared of vegetation, cultivated or exposed as a result of earthworks shall be either re-vegetated in accordance with the approved mitigation plan or grassed

until such time as mitigation planting can occur. No lot (in its entirety or portion greater than 100m²) shall be left void of vegetation cover for a period greater than three continuous months unless within a designated building construction zone (being the footprint of the building plus 20m surround). All remaining areas of exposed land shall be re-vegetated or grassed within the immediately following grassing season.

- (d) That the housing density permitted shall be limited to one dwelling per lot, with no further subdivision of the lots.*
 - (e) The boundary fencing on the lots shall be of a rural nature (post and rail, 8-wire, or similar).*
- 2. The onsite wastewater treatment systems shall comprise advanced secondary treatment units operated in nitrogen removal mode, which are capable of consistently meeting the following treatment standards: 20g/m³ biochemical oxygen demand, 30g/m³ suspended solids, and 15g/m³ total nitrogen (being a minimum of 75% total nitrogen reduction). The treatment systems shall be water tight, and protected from stormwater ingress. The effluent disposal systems shall be pump dosed, with the pump having a high-level alarm system. Disposal shall be via near surface irrigation line emitters in organic rich substrate, and the application rate shall not exceed 5mm per day at mean daily flow. A maintenance and servicing contract (to the manufacturer's recommendations), shall be entered into with the system supplier's authorised maintenance contractor, and continued for the operational life of the disposal system. At least once per year, a sample shall be taken from an appropriate point in each on-site wastewater treatment system and tested for suspended solids, biochemical oxygen demand and total nitrogen. Results of testing shall be provided to Environment Waikato within one month of the completion of testing.*
- 3 (a) All stormwater from individual houses and driveways is to be directed to local soak holes. These should be drilled to a minimum of 3.0 metres depth or to the depth required to ensure that a suitably permeable layer is encountered. There should be an appropriate number of soakage pits for the proposed dwelling. They shall be in natural ground and shall be located within the Approved Building Areas, as far away from adjacent slopes as possible.*
- (b) All soak holes are to be lined to protect from washout or erosion, and have loose rock spalls in the base as required by the Taupo District Council Code of Practice for Development.*
- 4 (a) All buildings or structures requiring a Building Consent shall be constructed within the Approved Building Platforms shown W1, X1, Y1, Z1, A2, B2, C2, D2, E2, F2, G2, H2, J2, K2 & X2 on DP350755 unless specific ground investigation and assessment carried out by a Chartered Professional Engineer with the post nominals MIPENZ (Geotechnical) CPEng, indicates that it is acceptable to extend beyond the Approved Building Platform.*
- (b) Within the Approved Building Platform for each Lot, further testing (in accordance with NZS 3604:1999) shall be undertaken to confirm the ground bearing capacity.*
- (c) Building materials should be prudently chosen to ensure ductile behaviour under seismic conditions.*

- (d) *No fill shall be placed or retaining walls constructed between the Approved Building Platform and the upper extent of any adjacent down slope, or on the down slope face.*
- (e) *Any development on these lots is to comply with the recommendation contained in the Geotechnical Completion Report compiled by Connell Wagner Limited reference T206-03-VP-01 dated March 2005.*
- (f) *These lots contain building restriction areas, as identified and defined on the Land Transfer plan, within which restrictions apply in relation to any building consent.*
- (g) *All buildings shall be new buildings with the exception of the existing house (Lot 11) and the existing barn (Lot 16).*
- (h) *All buildings shall be located within the nominated building height restrictions as set out in the schedule on the Land Transfer plan. Where the appropriate consents are obtained and buildings are located outside the approved building platforms then they shall also be located within the nominated building height restriction that applies to the approved building platform for that lot.*

5 The following planting requirements shall apply:

- (a) *All planting shown in the LA4 Concept Landscaping Plan dated 04.02.2004 (amended 21.04.04) and the Landscape Mitigation Plan (26.04.04) shall be preserved and maintained to the satisfaction of the Taupo District Council's Manager: Resource Consents, including if such vegetation dies from fire or natural causes not attributable to any act or default by or on behalf of the owners and for which the owners are responsible.*
- (b) *The areas identified as planting in LA4 Concept Landscaping Plan dated 04.02.2004 (amended 21.04.04) and the Landscape Mitigation Plan (26.04.04) on all lots shall be protected by covenant and protected in perpetuity to the satisfaction of the Taupo District Council's Manager: Resource Consents in accordance with the Landscape Mitigation Plan (26.04.2004). The owners, or their successors in title for the time being:*
 - *Shall preserve the vegetation and areas of bush within that part of each lot identified as such on the survey plan in accordance with the Landscape Mitigation Plan (26.04.2004); and*
 - *Shall not (without prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council) cut down or destroy, or permit the cutting down or destruction of any such vegetation or areas of bush other than in accordance with the Landscape Mitigation Plan (26.04.2004); and*
 - *Shall control all noxious plants and animals within each lot. (NB noxious plants and animals are as determined by Environment Waikato's Regional Plan/Pest Management Strategy.)*

- (c) *All Landscape Mitigation planting shall be maintained by Scenic Ventures Limited for a minimum period of five years from first planting in accordance with the landscaping plan approved by this condition (after that period Scenic Ventures Limited shall continue to maintain planting on all land that is still in their ownership).*
6. (a) *The above consent notice conditions 1-4 (excluding 1(d) & (e) which do apply) do not apply to Lot 11, but will apply to any extension or rebuilding of the existing dwelling on Lot 11;*
- (b) *The above consent notice condition 1(b) will apply to the existing dwelling on Lot 11 on any recoating, repainting, staining or resurfacing of the existing dwelling.*
- B. *That a consent notice be registered on the Certificates of Title for lots 15 & 18 inclusive requiring that:*
1. *No tree or structure shall extend to a height in excess of 655m (RL) being the approximate elevation of the base of the existing transmission mast on Lot 1 DPS 92136".*
 2. *Streetlights on the private road and common open space areas shall be low level bollards no higher than 0.9m with the light source directed away from outward facing views."*
- C. *That a consent notice be registered on the Certificates of Title for Lot 18 requiring that:*
1. *The planting identified in the LA4 Concept Landscape Plan dated 04.04.2004 (amended 21.04.2004) and the Landscape Mitigation Plan (26.04.2004) be protected in perpetuity.*
 2. *The area identified on Lot 18 as golf driving range and as open space (T1) be protected in perpetuity subject to any structures required for the establishment and operation of the golf driving range.*
 3. *The following planting requirements shall apply:*
 - (a) *All planting shown in the LA4 Concept Landscaping Plan dated 04.02.2004 (amended 21.04.04) and the Landscape Mitigation Plan (26.04.04) shall be preserved and maintained to the satisfaction of the Taupo District Council's Manager: Resource Consents, including if such vegetation dies from fire or natural causes not attributable to any act or default by or on behalf of the owners and for which the owners are responsible.*
 - (b) *The areas identified as planting in LA4 Concept Landscaping Plan dated 04.02.2004 (amended 21.04.04) and the Landscape Mitigation Plan (26.04.04) on all lots shall be protected by covenant and protected in perpetuity to the satisfaction of the Taupo District Council's Manager: Resource Consents in accordance with the Landscape Mitigation Plan (26.04.2004). The owners, or their successors in title for the time being:*

- *Shall preserve the vegetation and areas of bush within that part of each lot identified as such on the survey plan in accordance with the Landscape Mitigation Plan (26.04.2004); and*
 - *Shall not (without prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council) cut down or destroy, or permit the cutting down or destruction of any such vegetation or areas of bush other than in accordance with the Landscape Mitigation Plan (26.04.2004); and*
 - *Shall control all noxious plants and animals within each lot. (NB noxious plants and animals are as determined by Environment Waikato's Regional Plan/Pest Management Strategy.)*
- (c) *All Landscape Mitigation planting shall be maintained by Scenic Ventures Limited for a minimum period of five years from first planting in accordance with the landscaping plan approved by this condition (after that period Scenic Ventures Limited shall continue to maintain planting on all land that is still in their ownership).*

DATED at Taupo this 5th day of May 2005.


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Simon F Rowbotham
CHIEF EXECUTIVE OFFICER