

S C E N I C V E N T U R E S L T D

DEVELOPERS OF THE GRANDVIEW ESTATE, ACACIA BAY, TAUPO, NEW ZEALAND

www.grandviewestate.co.nz

15th December 2022

GRANDVIEW ESTATE STAGE 3B RESIDENTIAL LOTS 301 -310 PROPOSED BULK AND LOCATION CONTROLS

FOR RESOURCE CONSENT VARIATION RM 180353D, RM 180 261C

APPENDIX A

1.0 Lot Areas

These shall generally be in accordance with the Overington Surveyors Scheme plan drawing T1351-02

Refer to the Appendix attached to this document.

2.0 House Dwelling Size.

The house floor area excluding decks shall be 300 m² maximum.

2.1 Number of Stories

Lots 301 to lot 308 can be 2 storey houses, with a maximum building height of 8.0 metres measured from the nominated building platform level for each lot.

Lots 309 and 310 shall be 1 storey dwellings with a maximum building height of 6 metres measured from the nominated building platform level for each lot.

3.0 Yard Setbacks

The yard setback on the southern boundary adjacent the new Right of way and the yard setback on the western side of lot 301 shall be 10m metres from the boundary

Generally all other side yard setbacks shall be 5.0 metres with the following exceptions and notes applying.

3.1 Lots 308,309 and 310 shall be setback from the top of the existing ROW nominal boundary by some 5 metres. The nominal boundary referred herein is located some 12 metres from the northern boundary of those lots.

3.2 The yard setback on the northern boundary of lots 301 to 307 shall be 5.0 metres but further yard setback provisions apply to lots 304,305,306 ,307 .

Refer to the Site plan drawings SK 102 , SK102 prepared by Robert Montgomery Architects Ltd,

Areas cross hatched and coloured orange shall have a limited height zone of 1.5 metres above the section nominated building platform level,

Decks and patios may be built in this limited height zone, but the intention here is to maximise lake views from all the lots located in this part of the Estate.

A building control line as shown on the Architects drawings shall be surveyed and shown on the deposited plan for the lot when it is surveyed prior to the LT Survey 223 plan application to Taupo District Council and LINZ.

The building control line shall apply to lots 304,305,306 and 307.

3.3 View shaft Control lines

View shaft control lines protecting the lake views from lot 309 are shown on the RM Architects drawing SK 100. This creates a limited height building zone on lot 307 and a small limited height building zone on lot 309. No building element shall be higher than 1.5 metres above the nominated building platform level for lots 307 and 309.

The view shaft lines shall be shown on the 223 Survey plan and submitted to the authorities for inclusion on the Registered Survey plan for the lots.

A small limited height building zone applies to the eastern corner of lot 308 where building height shall be less than 1.2 metres . This is to provide for better viewing visibility from cars travelling in either direction on the ROW corner.

4.0 Building Platforms

The Vendor, Scenic Ventures shall form the lots generally as shown on these Building platform plans , but may be varied by the Vendor due to detailed engineering design, geotechnical or other compliance matters that require the levels to be varied. The levels may be varied by the Vendor by + - 300mm as of right.

5.0 Landscape Screening by Tree Planting

The Developer Scenic Ventures shall plant between lots 301 to 309 in the areas nominated on the Architects drawings referred above, selected species including native trees to provide screening and privacy between the lots .

The trees shall be maintained for 12 months by the Developer and a consent notice shall be registered on the title preventing them from being removed by future section owners.

6.0 Rock Retaining Walls

The extent of rock retaining walls to be undertaken by the Developer shall be advised to the section owners before the walls are constructed and section titles are available. The owners may arrange with the Developer for the Developers Contractors to construct additional wals from what the Developer may elect to construct. The

extent of retaining walls shall be included in the landscaping design drawings to be submitted for the Council detailed design approval.

The extent of rock retaining walls shown on the current Architects Site planning drawings is indicative and shall be agreed with the section owner before construction proceeds.

Prepared by

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Director

SCENIC VENTURES LTD