



GREAT LAKE TAUPŌ
Taupō District Council

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13 April 2023

Cheal Consultants Ltd
PO Box 165
TAUPO 3351

Attn: Sarah Hunt

On all correspondence please
quote:
RM230066-67

Dear Sarah

**PROCESSING OF RESOURCE CONSENT APPLICATION
BRUCE BARTLEY FAMILY TRUST - 36 LOCHEAGLES RISE, KINLOCH**

Your application for resource consent for the proposal at the above address was lodged with Taupō District Council on 13 March 2023 and has been formally received.

Section 92 - Further information

Please provide the following information. This information is needed to better understand the proposed activity, its effect on the environment and the ways any adverse effects on the environment might be mitigated:

1. **Earthworks**

- (a) There are differences between the Earthworks Cut/Fill Plan RC2 and the plans shown within the Earthworks Management Plan (EMP). Please provide a detailed Cut/Fill plan demonstrating the depths of the cut/fill contours, with particular reference to the vertical ground alteration limits described in the District Plan standards.
- (b) Earthworks filling of a gully to the north of the site within No 32 Locheagles Rise is proposed. Please provide details of the current and proposed overland flowpaths across the site and neighbouring sites from the steep catchment above and provide information on any potential downstream effects of filling the gully (along with the general earthworks proposed) in terms of overland flows. This should also show how the proposed dwelling will be protected from possible inundation and update the EMP plan to provide for diverting any clean water flows entering the earthworks site from the catchments above.
- (c) The application covers both the application site and No 32 Locheagles and No 32 should clearly be stated as being part of the proposed application site.

2. **Locheagles Subdivision**

The application site was created as a Stage from the overall Locheagles masterplan consent, yet there is very little discussion on this within the application. Please provide some background to the original Locheagles masterplan Land Use consent that provided the overall direction and layout of the development, including the bulk and location provisions. It is noted that the application is for a variation of consent notice which is a discretionary activity yet the District Plan assessment criteria are stated in the AEE. It would be helpful to provide broader assessment of effects of the proposal discussing the background of the Locheagles masterplan.

3. **Landscape Visual – Peer Review**

- (a) The Hudson Associates Landscape Visual Assessment (LVA) has been initially reviewed by Boffa Miskell. The application has relied upon extensive vegetation and planting on the site to ‘integrate the dwelling into the landscape’ / wider context, for ecological purposes and subsequently to reduce the potential effects of the proposal. We understand this planting is to include mixed species (including trees and other plantings) however there is no detail provided in this regard. Please provide a planting plan (and schedule) to address this. This needs to include location, species and grades at time of planting. This is requested to understand how this planting will function, and how long it will take to achieve the outcomes as indicated in the landscape assessment (and AEE).
- (b) The visual simulations are unclear, small and of low resolution. Please provide the simulations at higher resolution and provide further information on the methodology as to how this was prepared (e.g. viewing distance, reading distance, what year growth the vegetation is shown at in the simulation etc.) It would be helpful to have the simulations at one year post planting and then at five years post planting.
- (c) If the proposed planting is providing much of the mitigation please give details on the timing of the planting i.e. which locations and when in relation to the building of the dwelling, and proffer some consent conditions around this planting.

Section 92A(1) of the Resource Management Act 1991 requires you to respond in writing by **5 May 2023**. In your response you must either:

- a) Provide the information, or
- b) Advise me that you agree to provide the information. Following this I will send you a letter confirming the new date by which the information must be provided, or
- c) Advise me that you will not be providing the information. Please note that this may result in your application being declined.

Process

Processing of the application will only recommence once all of the above matters are addressed i.e. when the further information requested is responded to in full, or if the applicant refuses to provide the further information; and when the peer review is completed (section 92(2)).

If you have any questions please call me on 07 3760749 or email me at lwood@taupo.govt.nz.

Yours sincerely



Louise Wood
SENIOR RESOURCE CONSENTS PLANNER