

OUR REF 22022512

4 June 2025

Taupo District Council
Private Bag 2005
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ATTENTION: LOUISE WOOD

Email: lwood@taupo.govt.nz

Dear Louise

RM240388-389 & RM200118C: S92 Further Information response.

1 Density, Lot Layout & Development next to Reserves

The scheme plan (Enclosure 1) has been amended, and the number of residential lots has reduced to 83. The layout of Lots 1 – 5, 8 - 10 in Stages 9 and 13 were amended to better shaped lots and larger areas for building platforms, reducing the requirement for earthworks within the building setbacks.



Figure 1: Lodged Scheme Rev M showing part of Stage 9 and Stage 13

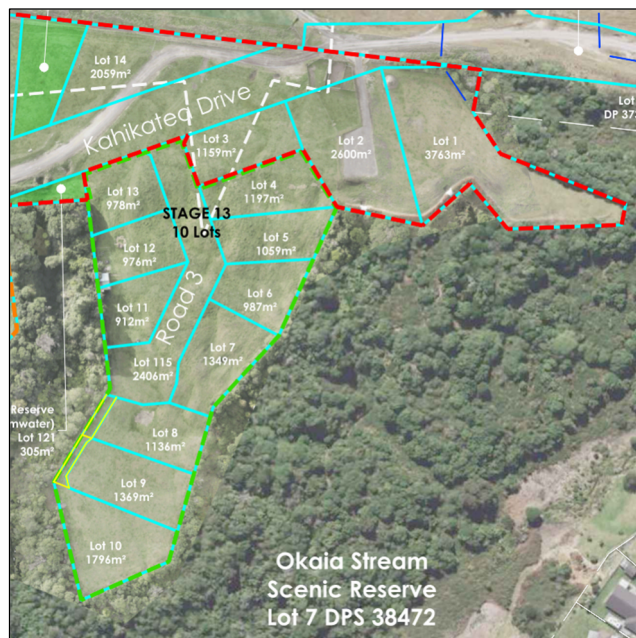


Figure 2: Amended Scheme Rev O showing part of Stage 9 and Stage 13

In Stage 12, a lot has been removed, creating a larger building platform on Lot 64.



Figure 3: Lodged Scheme Rev M showing Lots 63 – 66 in Stage 12

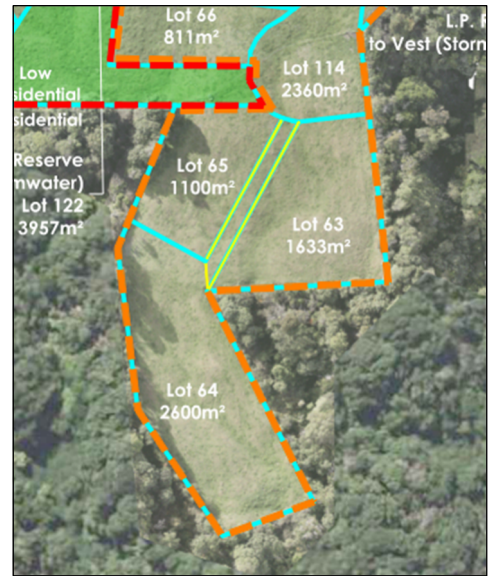


Figure 4: Amended Scheme Rev O showing Lots 63 - 65

In the area where most lots are 800m² - 900m² there will be 4000m² of open space / passive reserve which will be landscaped with walking paths and vested as stormwater reserve with Taupō District Council. Eleven (11) of the residential lots will have direct frontage onto this reserve space.

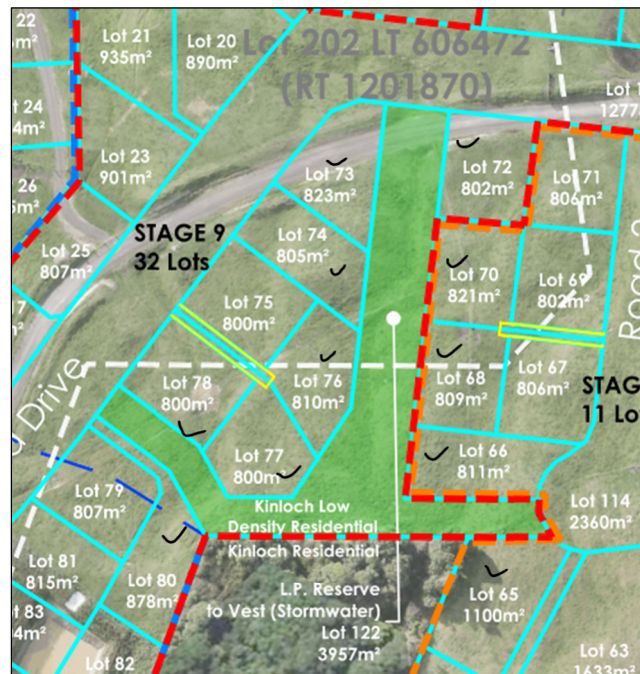


Figure 5: Lots adjoining stormwater reserve (Lot 122)

In addition to the above, there will be another 3000m² of stormwater and local reserve proposed to be vested in Taupō District Council. In total approximately 7000m² of open space will be vested.

While the proposal is a higher density than what the Kinloch low density zone allows for, in terms of residential developments this is a low-density development with the average lot size being 1300m².

The natural setting of the site and development is surrounded by 1.6km of mature native bush such that vegetation and natural vistas can be seen from every lot in the development. This is not an area that is surrounded by a built environment, nor could it be in the future.

The majority of the lots are adjacent to either scenic reserve or open space to be created by the development. Of the 83 lots:

- 27 are adjacent to a scenic reserve
- 10 are adjacent to low density lots in the Terraces
- 12 are adjacent to open space stormwater reserves
- 25 have frontage onto the widened and landscaped Kahikatea Drive

Kahikatea Drive will have a 3m wide central vegetated swale which provides open space in the more intensive part of the site. All other roads have significant and strong landscaped corridors along their length.

The roading design on Okaia Drive, and Road 1 has changed, so instead of foot /cycle path on both sides of the road, there will be a vegetated swale on one side of the road instead. This provides more vegetation within the road corridor, reduces hard surfacing and will improve stormwater treatment. This is consistent with the approach the applicant has taken in Durmast Place in the Terraces Subdivision, Sherwood Way, Silverleaf Way, Broadleaf Way, Mapleleaf Way and Otaketake Drive in Seven Oaks Stages 1 – 7.



Figure 6: Vegetated Swale within Durmast Place



Figure 7: Vegetated Swale within Otaketake Drive

There is 7052m² of stormwater and local purpose reserve for vesting, and 2.6ha of road corridor for vesting. Therefore, of the 12.2ha site area, 3.3ha (or 27%) of the site will be vested as open space and road.

A 7.5m setback from the reserve is considered appropriate in terms of protecting reserves ecological and amenity values, as this is what the district plan specifies as a suitable setback for the Kinloch residential zone adjoining the same reserves, which this layout essentially emulates. The effect of a 2.5m reduction from 10m to 7.5m in this area along with the proposed ecological conditions is considered to have less than minor effect on the ecological and amenity values of the reserve. There will not be extensive earthworks within 7.5m setback from the reserves as demonstrated on the cut/fill plan.

The site has approximately 1.6km of boundary with reserve, of which approximately 478m will require earthworks within the 7.5m setback.

Waikato Regional Council have granted land use consent for earthworks and diversion consent (APP147276).

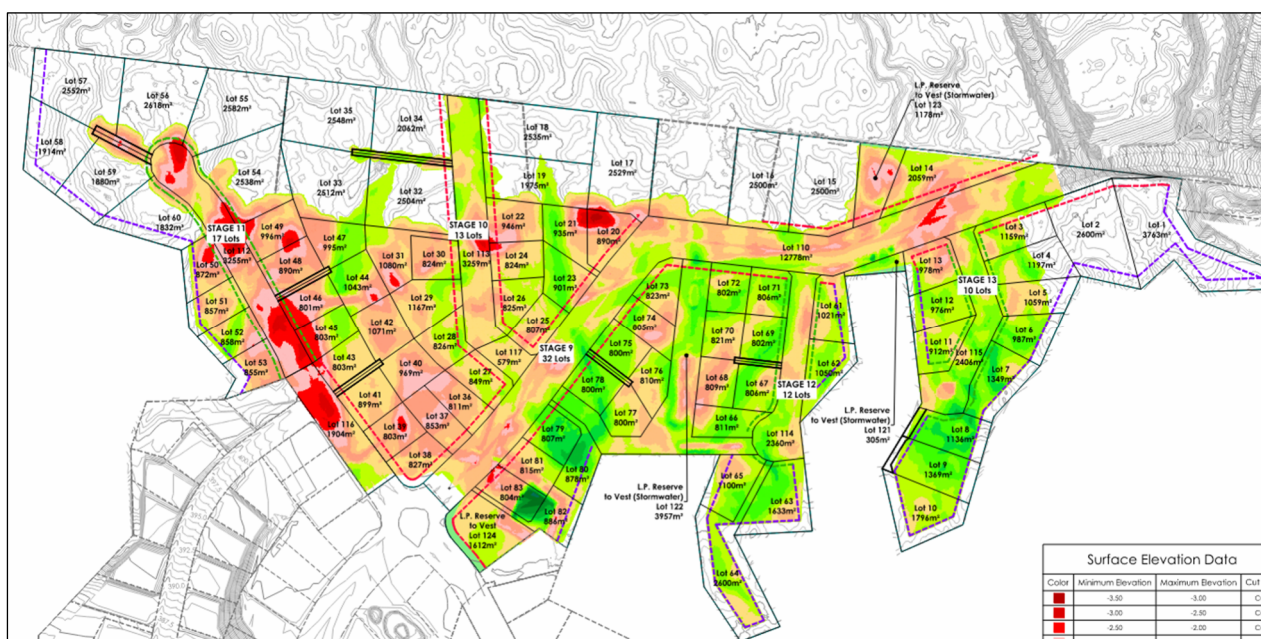


Figure 8: Cut / Fill plan

2 Reserves – State of Vegetation within Existing Stages 1-8

This question is not relevant to the proposed application. However, the applicant is not aware of damage to the vegetation within the adjoining reserves adjacent to the residential sites with previous stages of Seven Oaks. On these titles within Stages 1 - 8 there is a section 108(2)(d) covenant in favour of Taupō District Council which specifies the following:

Reserves

- c. Landowners of any allotment that has a boundary with the Department of Conservation Scenic Reserves shall ensure that the fence that has been erected by the developer along the boundary with the reserve is maintained in good condition and, if damaged, is replaced with the same type, colour and height of fence.
- d. No landowner may undertake any clearance, trimming or otherwise alter in any way the existing vegetation within any Reserve surrounding or within the subdivision, unless there are branches of the vegetation overhanging into the residential Lot boundary.
- e. No landowner may access the Department of Conservation Scenic Reserve direct from the Lot, and therefore no openings such as gates or access ways are to be constructed through any fences on the boundary with the Scenic Reserve.

Therefore, if there was an issue Taupō District Council could enforce this covenant.

For the application, it is recommended that the above conditions c, d, and e are specified in a consent notice. As a party to the private covenants, Seven Oaks Kinloch Ltd will also continue to monitor and enforce compliance.

3 Planting

The subdivision is surrounded by scenic reserve which provides a strong existing vegetation framework. Stage 13 is clustered within the Okaia Stream Scenic Reserve. Stage 12 is clustered within the Okaia Stream Reserve and stormwater reserve, and there are clusters of lots within Stage 9 between the stormwater reserve and Okaia Stream Scenic Reserve.

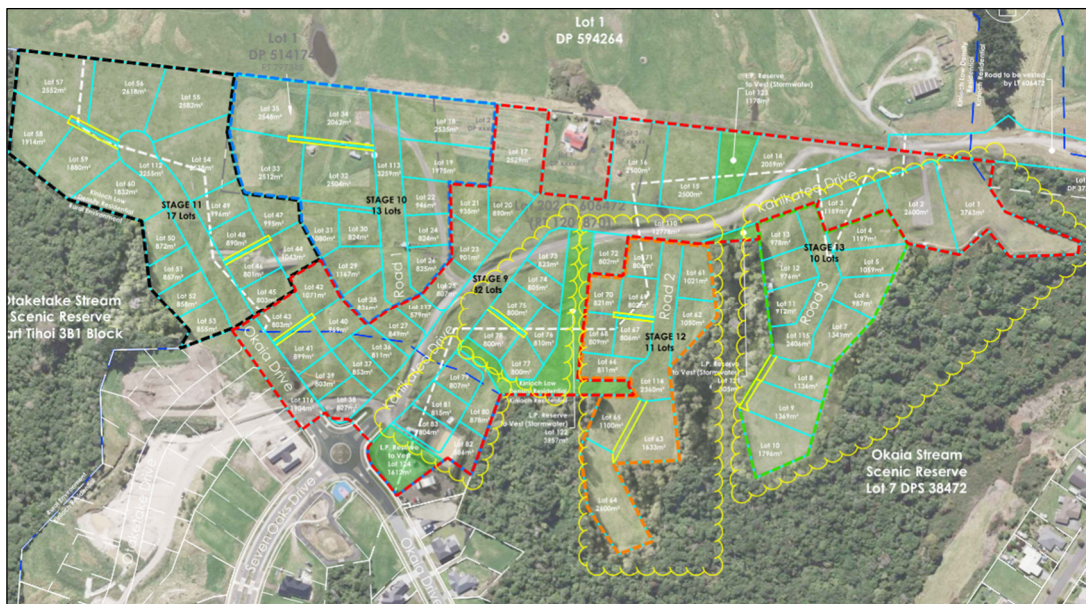


Figure 9: Clustering within subdivision

However, the proposal includes provision of a further strong vegetated framework as outlined in the planting plans prepared by Mansergh Graham (Enclosure 2). In addition, Okaia Drive, and Road 1 have now been changed in design to add a vegetated swale up one side of the road, establishing further ecological corridors to link habitats, provide stormwater treatment, and enhance the amenity of the area. It is considered a better

option to have the vegetation in road corridors which the Council has control over, rather than on private land which becomes difficult to enforce maintenance and ensure its existence in perpetuity.

Mansergh Graham have provided updated and more detailed planting plans for the streetscape, amenity planting, and planting for areas of stormwater reserves as attached. This planting also addresses restoration planting, and establishment of corridors to link habitats as per the Ecological report (Enclosure 2).

Please note that the extension of Kahikatea Drive to the northern boundary of the Balance Land site has already been constructed under the "Terraces" development and has vested in Council. As such this application does not include anything relating to the batters of Kahikatea Drive as noted in the Sec 92 request.

4 Ecological Report

The recommendations of the ecological report will be implemented by consent condition. See attached draft consent conditions in Enclosure 3.

5 Night Sky Effects

The site is zoned for residential use; therefore, it is expected there would be house and streetlights in this location. The district plan has a light rule (Light R1) specifying the maximum artificial light level of 8 lux (lumens per square meter) at the boundary is a permitted activity. All dwellings are expected to comply with this rule or seek a resource consent.

In addition, some of the conditions addressing potential ecological effects, will also mitigate night sky effects, such as shielding outdoor lighting to prevent upward light spill, and specifying the colour and maximum temperature of outdoor lighting to White LED with no more than 2700k.

As a result, the effects of the proposal on the night sky will be as anticipated by the District Plan and will be less than minor.

6 Stormwater

See Enclosure 4 for a stormwater summary report which provides further information and plan designs for stormwater management methodology.

7 Full Scheme Plan with Terraces

See Enclosure 5.

8 NZ Fire Service

Yes, these conditions were accepted, and NZ Fire Service said they no longer request to be heard at the hearing. However, after accepting the conditions, it was reflected that the conditions are requesting demonstration of something that is already demonstrated e.g. firefighting water supply capacity, and compliance with transport and access provisions of the Taupō District Plan.

We are in correspondence with FENZ representatives about amending the condition but haven't yet heard back. See Enclosure 6.

9 Updated Figures

Through the AEE and engineering report, the figures have been updated with the recent calculations of Kinloch properties in Enclosures 6 and 7.

On the front page of the AEE describing the activity for which consent is sought, I have also referenced the new district plan references that became operative on 15th May 2025.

Given the recent changes of the Taupō District Plan to the National Planning Standards version, the building coverage figures were increased by 5% to reflect the new combined coverage figures in the district plan.

10 Consultation

No further consultation was undertaken on this new application which was only required because of a technicality, otherwise it is essentially a response to the previous submissions and therefore does not warrant a completely new round of consultation.

A letter was sent to all the original submitters on 20 November 2024 outlining changes to the proposal as a result of their submissions, and that the original proposal would be withdrawn, and the new proposal publicly notified again.

The amended proposal is for 83 lots which is less than what the original consultation and public notification was for. The amended proposal reflects feedback from the submissions made on the original 100 lot proposal. The amended proposal was also requested to be publicly notified which allowed any person to make a submission.

The Chair of Ngā Hapū O Te Hauauru has been kept informed on the application, changes to scheme plans, and the application process.

Yours sincerely



SARAH HUNT
POSITION

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Enclosures:

1. Amended Scheme Plan 220225- SC001 Rev O
2. Updated Planting Plans
3. Draft Conditions
4. Stormwater Summary Report
5. Full Scheme Plan with Terraces
6. Correspondence with FENZ
7. Updated AEE
8. Updated Engineering Report

Enclosure 1

Amended Scheme Plan 220225-
SC001 Rev O

Enclosure 2

Updated Planting Plans

Enclosure 3

Draft Conditions

Enclosure 4

Stormwater Summary
Report

Enclosure 5

Full Scheme Plan with
Terraces

Enclosure 6

Correspondence with
FENZ

Enclosure 7

Updated AEE

Enclosure 8

Updated Engineering
Report