



GREAT LAKE TAUPŌ
Taupō District Council

16 April 2025

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Attn: Sarah Hunt

On all correspondence please
quote:
RM240388-389 & RM200118C

Dear Sarah

**PROCESSING OF RESOURCE CONSENT APPLICATION
SEVEN OAKS KINLOCH LIMITED - OTAKETAKE DRIVE, KINLOCH**

Your application for resource consent for the proposal at the above address was lodged with Taupō District Council on 20 November 2024 and was publicly notified on 5 March 2025. Submissions closed 3 April 2025 with 33 submissions received – 28 in opposition, 3 in support and 2 neutral. Hearing dates are scheduled for 27/28 August 2025.

Section 92 - Further information

Some of the submissions raise some queries on the proposal that need to be addressed before the evidence exchange and hearing. As such 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 Density, Lot Layout & Development next to Reserves

Almost all of the submissions in opposition are opposed to the higher density of lots than expected within the Kinloch Low Density Environment. Additional density / smaller lot sizes creates the need for additional roading, extensive earthworks, reduced setbacks, and limits space for tree and vegetation planting. While the District Plan says lots that are smaller than the minimum lot sizes can be created, this form of development is meant to be clustered and have a strong framework of tree and vegetation planting. The proposed subdivision is not a cluster development and there does not appear to be provision for tree and vegetation planting (see point 3 of this letter).

A number of the submissions also mentioned lot layout and setbacks from the reserves. The District Plan requires 10m setbacks from the scenic reserves within the Kinloch Low Density zone and the proposal is for future development on the lots to have 7.5m setbacks and for earthworks to form the subdivision within the 10m setbacks as well. Protection of the reserves in terms of ecological and amenity values is a significant matter in the District Plan, KCSP and as raised in submissions.

Please give consideration to adjusting the lot layout to increase lot sizes at the interface with the adjoining reserves, particularly in the location of the eastern 'fingers' of the site that are quite narrow, to achieve 10m building setbacks from the reserves and so that it may negate the need for extensive earthworks in proximity to the reserves.

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

Some of the submissions raised concerns about the existing residential development of Seven Oaks (Stages 1-8) there being some damage to the vegetation within the adjoining reserves adjacent to some of the residential sites with openings from sites into the reserve, tree trimming / removal of vegetation within the reserves, rubbish / garden waste going into the reserve, etc. Please provide a response to these concerns i.e is the applicant aware of this occurring or perhaps there is no issue? If there is evidence of any damage / waste, please provide some suggested conditions / methodologies to ensure that this does not occur for the proposed lots. [Note – Enforcement of the consent notice will be carried out if necessary as a separate matter.]

3 Planting

The District Plan and KCSP state that proposed subdivisions of higher density than the Kinloch provisions should provide a strong framework of tree and vegetation planting and more intensive areas of development should be offset by expansive areas of open space and/or planting. A number of the submissions also queried this matter. The Landscape Visual Assessment (LVA) mentions that further planting plans are expected to be required via consent conditions, however it is considered that this information should be provided up front to assist in the assessment of effects of the proposed higher density subdivision (see point 1 of this letter).

As such, please provide planting plans for the streetscape, amenity planting, planting for areas of stormwater reserves and rehabilitation planting to use on the batters of Kahikatea Drive. This should also tie into, and address the Ecological Report which recommends restoration planting, establishment of corridors to link habitats etc.

4 Ecological Report

A number of the submissions raised concerns regarding the Ecological Report findings and that the recommendations of the report should be demonstrated. The recommendations include sediment control and stormwater management (including treatment of stormwater prior to entering the watercourses); buffering of lighting and noise effects on the adjacent reserve areas from development through setbacks (see point 1 of this letter); consideration of wildlife-sensitive features for outdoor lighting to minimise lighting effects (see point 5 of this letter); and restoration planting of the subdivision reserve areas to link habitats (see point 3 of this letter). As such, please provide information to address how the proposal will incorporate the recommendations of the Ecological Report.

5 Night Sky Effects

Some of the submissions raise the query about effects of the additional density of development proposed on the night sky. This matter is not covered by the Landscape Visual Assessment. Please provide some assessment of the proposal in terms of the additional density and what the effects of lighting might be on the night sky.

6 Stormwater

The submission from Waikato Regional Council discussed stormwater management. Please provide further information and plan designs for stormwater management methodology to ensure that pre-treatment of stormwater from the roading network occurs prior to soakage in the soakage basins. The submission also refers to the Ecological Report and that the recommendations of that report should be implemented and maintained (see point 4 of this letter).

7 Full Scheme Plan with Terraces

Please provide a full scheme plan along with the Terraces consented scheme plan and existing Seven Oaks properties to provide the full context of the proposal in relation to the adjoining developments.

8 NZ Fire Service

The submission from the NZ Fire and Emergency includes recommended conditions of consent to ensure that there is adequate fire fighting water supply for the proposed lots. Please confirm whether these conditions are accepted.

9 Updated Figures

Where necessary through the AEE and engineering report, please update the figures stated with the recent calculations of Kinloch properties undertaken. This information was sent to you and is attached again for reference.

10 Consultation

Appendix 8 of the application includes a Record of Consultation however it is noted that this is from 2023 for the previous 100 lot proposal that was withdrawn. Please provide a response as to whether any further consultation was carried out, particular in relation to Iwi and the Department of Conservation, on the revised, current proposal, and if not, why not.

Process

Section 92A(1) of the Resource Management Act 1991 requires you to respond in writing by **12 May 2025**. 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.

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