

Te Kowhai Ridge Residents Society
Supplement to Seven Oaks Kinloch Ltd Resource Consent Application
RMA240388 RMA240389 RMA200118B

The Supplementary Landscape report highlights the inaccuracies and lack of thoroughness of the initial report.

It has failed to correct the statement in the initial report that the “most prominent views of the proposed development are from distant elevated locations to the east” (page 13). This is clearly incorrect as the full and clear view from VL12 is from the north.

It also fails to address the statement that “views of the subdivision will be obscured from many surrounding locations” (page 4) as the supplementary report clearly shows full views across the subdivision.

The initial report describes Lochridge Estate as being “more than 2 kms from the sight” whereas the supplementary report has VL12 at 1.6 kms and “the closest being more than one kilometre from the site”. Mapping shows it to be just under 1.2 kms. This is a huge variation from the statement in the initial report. (appendix 1 photo attached).

The supplementary report states that “the development will not break the skyline” But the author gives no opinion as to the development interrupting the lake view from the Lots within Lochridge Estate.

The Annexure B 2 montage. The supplementary report acknowledges that it is difficult to show the full effect of the development, but we believe the housing in-fill effect is under-done. The montage still shows large areas of pasture. There will be no pasture areas if the proposed development is consented.

During the hearing we believe both the landscape architect and Cheals planner stated that the Seven Oaks site was largely obscured from views from the north due to the contour of the land. The supplementary report shows this is clearly not correct and may raise the thoroughness and impartiality of their expert opinions.

Lochridge development has been done within the guidelines of the KCSP and the rules of the TDC. The developer was strongly advised not to seek consent for smaller sections, so it is fair to assume that the marketing of the development has been based on the land to the south (the view) also being required to follow the same guidelines and rules. The supplementary report shows, in its montage, what the Seven Oaks development could look like if consent is granted (not disregarding comments above) but we believe for completeness it should have also shown what it could look like if it was developed within the existing rules.

We believe the supplementary report has been valuable in helping complete the understanding of the proposed development, but it has also highlighted that initial expert opinion may not always be thorough and complete.

A Parsons for Te Kowhai Ridge Residents Society.

22nd September 2025

Appendix 1

