



Resource Consent Submission Form

Reference Number: REF250402405

Submitted On: 02/04/2025 12:37 p.m.

NOTES TO SUBMITTER:

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.

If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners. You may not make a request under section 100A of the Resource Management Act 1991 in relation to an application for a coastal permit to carry out an activity that a regional coastal plan describes as a restricted coastal activity.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

All submissions (including name and contact details) are published and made available to the public from our offices and on our website. Personal information will also be used for the administration of the notified resource consent process. All information collected will be held by Taupō District Council, 46 Horomatangi Street, Taupō, with submitters having the right to access and correct personal information.

Resource Consent Applicant Details

Taupō District Council reference number(s):	RM RM240388-389 and RM200118C
Applicant name	Seven Oaks Kinloch Limited
Application for:	Resource consent

Submitter Details

Full name of submitter:	Abbey McMonagle
Contact name:	Abbey
Designation:	
Contact phone number:	
Email address:	

Postal address::

Are you a trade competitor for the purposes of section 308B of the Resource Management Act 1991?

No, I am not

Do you wish to receive any further correspondence prior to the decision being issued?

Yes

Privacy Statement:

Submitters are advised that the information supplied in written submissions may contain personal information within the meaning of the Privacy Act 1993. By taking part in this public submission process, submitters have agreed to any personal information (including names and contact details) which is contained in their submission being made available to the public as part of the consultation and decision making process. All information collected will be held by Taupō District Council. Submitters have the right to access and correct personal information. Following the submission period, copies of all submissions will be available on our website.

Submission

The specific parts of the application that my submission relates to are:

For subdivision consent to subdivide to create 84 residential lots, four reserves and five roads over six Stages where the residential lots will be less than the minimum and average lot sizes for the Kinloch Low Density Environment; and to construct roads and extend water and wastewater infrastructure to service the lots.

For land use consent to carry out earthworks cut and fill to construct roads and to shape the proposed lots in excess of the 1.5m and 0.5m vertical ground alteration limits outside and within setbacks; and for future development on the residential lots to exceed the provisions in relation to building coverage, plot ratio, and building setbacks

My submission is:

In opposition of the application or specific parts of it

Please detail the reasons for making your submission:

To allow developers to change decisions that are in place to protect the environment and the already especially considered design with emphasis to keep the DOC land and lake water pristine and with promises to provide a unique place to reside, is not only a blatant slap in the face but it makes a mockery of the process. Why have a process if a developer can ride rough shod over it for what is obviously a bigger financial gain.

Why bother with a token gesture to keep some DOC land or bushland for. It is not acceptable to change course to ask for subdivision consent to subdivide to create 84 residential lots, four reserves and five roads over six stages where the residential lots will be less than the minimum and average lot sizes for the Kinloch Low Density Environment; and to construct roads and extend water and wastewater infrastructure to service the lots

The sizing of the sections within the subdivision are below what the Taupo district council have already agreed within

the Kinloch basin. The council have a duty to Kinloch and its residents to uphold their plan and reject this proposal.

Low density living is what makes Kinloch special, people have purchased in Kinloch for the lifestyle, this has been recognised by the TDC in their provisions around section sizes, setbacks and preservation of the valuable natural environment.

Kinloch residents do not object to having the subdivision but the underhanded way the developer constantly puts in new plans in the hope people will give up objecting is tiresome and frankly starting to really get the local residents offside his development completely.

Just make the sections the minimum size and stick to 16 sections NOT 68! The original consent was well considered and changing the housing density of Kinloch will change the charm and essence of the area.

The developer is constantly pushing for more sections which go against the council district plan. If TDC let's this go through they are opening up precedent for other developers to ride roughshod over decisions.

AS council you have a duty of care to the environment and by allowing this change you are opening up Taupo to become a place where people don't actually want to live as there has been no regard for their lifestyle and the reason people come here in the 1st place.

The new proposal reduces amenity values to other Kinloch residents and while increasing the rate take for the Council, also has massive impact on surrounding infrastructure which although has been getting upgraded, still struggles to cope and with even the best mitigations in place, the impact that this added stormwater will have to the lake has the potential to be catastrophic to water quality and the trout and wildlife that is home to many.

Alternatively, please upload document detailing the reasons for making your submission:

I seek the following decision from the Taupō District Council:

To keep the Resource consent as it currently is for the 16 lots.

Do you wish to attend the hearing?

No

Delegation of functions, powers and duties:

I do not request, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.