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Waikato Regional Council – Letter to be tabled for Seven Oaks Hearing Information Taupō, RM240388m RM240389, RM20011C

To: Hearing panel for the application for the development of Seven Oaks, Kinloch

1. This letter is submitted to be tabled for the hearing regarding the application by Seven Oaks Kinloch for subdivision and land use consents, including a change of conditions to subdivision consent RM200118A at Okaia Drive, Kinloch.
2. Waikato Regional Council (WRC) staff previously provided feedback on the proposal, specifically relating to stormwater management and indigenous biodiversity. Our feedback requested:
 - a) further information and design plans confirming water quality considerations in stormwater management
 - b) implementation of recommendations from the submitted ecology report, including protocols for earthworks, bat management, pest and weed control, planting, maintenance, monitoring, lighting and noise. We also recommended inclusion of a condition for bird and lizard management plans.
3. Following this, Taupō District Council staff obtained further information from the applicant to address these matters. Upon reviewing the applicant's response to the Section 92 request, WRC staff are satisfied that:
 - a) the revised stormwater management design appropriately addresses water quality concerns
 - b) the proposed consent conditions adequately respond to potential effects on the adjoining Significant Natural Area.
4. As a result, WRC staff support the amended Seven Oaks proposal and generally accept that we no longer seek the inclusion of a condition for bird and lizard management plans.
5. WRC staff appreciate the efforts of Taupō District Council staff and the applicant in considering and responding to our feedback.

He taiao mauriora ▲ Healthy environment

He hāpori hihiri ▲ Vibrant communities

He ōhanga pakari ▲ Strong economy

Conclusion

6. WRC staff initially supported the proposal but sought clarification on specific matters. These concerns have now been resolved through the Section 92 response or are no longer of concern. Accordingly:
 - a) We no longer oppose the proposal on the grounds of stormwater management or indigenous biodiversity
 - b) WRC withdraws its request for a bird and lizard management condition
 - c) WRC does not consider it necessary to be heard at the hearing.

Please note that WRC's position may be subject to change should further amendments to the proposal arise.

Should the hearings panel have any queries regarding the content of this letter, please contact Dawn Pritchard, Senior Policy Advisor, Policy Implementation on (07) 949 5153 or by email dawn.pritchard@waikatoregion.govt.nz.

Yours sincerely,



Lisette Balsom
Manager, Strategic Policy Implementation

HE TAIAO MAUIORA	HEALTHY ENVIRONMENT
HE ŌHANGA PAKARI	STRONG ECONOMY
HE HAPORI HIHIRI	VIBRANT COMMUNITIES