



# Resource Consent Submission Form

Reference Number: REF240405029

Submitted On: 03/04/2024 03:29 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

<b>Taupō District Council reference number(s):</b>	RM230338-339 and RM200118B
<b>Applicant name</b>	Seven Oaks Kinloch Limited
<b>Application for:</b>	Resource consent

## Submitter Details

<b>Full name of submitter:</b>	Liza Cox-Hancy
<b>Contact name:</b>	
<b>Designation:</b>	
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**Postal address::** 10 Harrier Lane, RD 1, Taupo 3377

**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 a portion of the subject site into 100 residential lots, reserves and roads over eight Stages that will be less than the minimum and average lot sizes for the Kinloch Low Density Environment;

For a change of conditions to Subdivision Consent RM200118A to remove Stage 9 from the consent to incorporate this area into the proposed subdivision

**My submission is:** In opposition of the application or specific parts of it

**Please detail the reasons for making your submission:** When moving to Kinloch and studying the structure plan that was documented to form Kinloch in the first place, the intent seems quite clear - that it would be a small village that would be low density and as such consideration of any subdivisions that are being consented now would consider this founding document as it is quite clear what the intent for Kinloch is.

I disagree with the plan for this subdivision to deviate again from the District plan by allowing minimum and average lot sizes to not comply with the Kinloch Low Density Environment provisions. We have seen deviation of these minimum sizes in the Kittyhawk part of the Locheagles subdivision and we have seen a deviation in the Bodes lane subdivisions and again in the Larches.

With the continued expansion of Kinloch, I believe the council should consider the intent of the original plans for Kinloch. And also consider the feedback from the community who live here. Kinloch small sections that are less than what is provided for in our low density classification will never achieve an affordable housing status. We are too far away from amenities. When people look to Kinloch as an option to live in - there is a rural village feel, there is the space, access to trails and the lake. Yes its 20km to Taupo

town centre - you are far enough away to not be in a noisy town but not isolated. And you are most certainly not living on top of each other. Visit the areas mentioned above that have more intensive housing and it doesn't feel like the rural spacious Kinloch that I believe the original plans provided for.

We have plenty of space to allow for a low density environment in Kinloch. Why do we keep seeking to deviate from this when it was never part of the plan for Kinloch? More dense housing will achieve better outcomes if delivered close to Taupo town. It is difficult not to feel like it is a developer grab for money - especially when consent has already been provided for Stage 9 and this is now being reviewed to be changed. It is hard to see it being an opportunity for more affordable housing options because the expense of these sections will still mean they are quite unaffordable to the average NZer.

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

**I seek the following decision from the Taupō District Council:**

That the low density classification be upheld and minimum and average lots sizes are maintained, and that the Intent of the planning structure for Kinloch be foremost a part of all development.

**Do you wish to attend the hearing?**

No

**Delegation of functions, powers and duties:**

I 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 (please refer to the Notes to Submitter on Step 1).