



Resource Consent Submission Form

Reference Number: REF240405351

Submitted On: 03/04/2024 04:47 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):	RM230388-399 & RM200118B
Applicant name	Melissa Davidson and Simon Smith
Application for:	Change or cancellation of a condition of a resource consent

Submitter Details

Full name of submitter:	Melissa Davidson and Simon Smith
Contact name:	
Designation:	
Contact phone number:	0274142258
Email address:	mjdavidsonnz@gmail.com

Postal address:: 4 Kanuka Grove, 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:

This proposal goes directly against the Kinloch Community Structure Plan.

The proposed development sits directly between two significant DOC reserves in Kinloch - the Otaketake and Okaia Stream reserves. Minimal consideration is given to this significant location.

My submission is:

In opposition of the application or specific parts of it

Please detail the reasons for making your submission:

This proposal goes directly against the Kinloch Community Structure Plan which was developed to protect the unique environment of this area. This foundational document enables development of the Kinloch area while maintaining the quality of the local environment and the values of the community. They are proposing to place over 100 residential lots into a location that is currently zoned for approximately 17 low density residential lots. They compare the KCSP and BRANZ and Taupo District Plan density sizes. However, the only definition that should be used in this location is the one that was agreed to by TDC and Kinloch - the KCSP density sizes. It should be kept to. They mention the need to 'additional housing supply' in NZ. For this to be applied for the Kinloch area, we would need public transport and public facilities such as library, shops, petrol station, and other commercial activities. We need to take into account the community safety and ability to cope with emergencies also with this subdivision - 100 residential lots is very different than 17. It is an extra two cars per site on average, an extra 2 - 5 people per site, and more pressure on limited infrastructure in the community in cases of emergency.

The proposed development sits directly between two significant DOC reserves in Kinloch - the Otaketake and Okaia Stream reserves.

This will place a significant burden on those two reserves:

- visual (house visualization, dark sky light disturbance, minimum building setbacks reduced from reserve, plot ratios reduced, earthworks up to 6m fill within 7.5m setbacks from reserves)
- noise (traffic and human noise)
- storm water overflow (earthworks up to 90% instead of 10%, allowance for 1 hour storm events [which are occurring more often than every 10 years now with climate change]),
- human use in the reserves (there is no green space for kids or adults to explore or play in the proposal, the 'reserves' of the proposal are storm water routes only). The fence in the current 7 Oaks development have been breached multiple times already by residents, with tree trimming and other activities occurring in the reserves. The proposal states there is no active use of the reserves adjoining the proposed development. This is incorrect, there are trails in place and used by the community with access from Okaia and K2K reserves.
- animal use (specifically cats been allowed to wander with no restrictions in these reserves, destroying wildlife and plant life - this is a significant concern and goes directly against the wishes of the community in bringing back the native birds of Kinloch to our reserves).

The area was determined under the KCSP to be Kinloch Low Density Residential specifically due to its location between those reserves and the surrounding existing areas. It is highly visible from all areas of Kinloch, not 'isolated' or 'internalized' as the proposal states.

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

I seek the following decision from the Taupō District Council:

Declining of consent.

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.