

## Resource Consent Submission Form

**Reference Number:** REF240344742

**Submitted On:** 23/03/2024 03:56 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>	RM230388-399 and RM200118B
<b>Applicant name</b>	Seven Oaks Kinloch Limited
<b>Application for:</b>	Change or cancellation of a condition of a resource consent

### Submitter Details

<b>Full name of submitter:</b>	Brian Douglas Gray
<b>Contact name:</b>	Brian Gray
<b>Designation:</b>	
<b>Contact phone number:</b>	0272276244
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**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:**

1. 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; and to extend water and wastewater infrastructure to service the lots.

2. 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 Kinloch Low Density Environment provisions in relation to building coverage, plot ratio, and setbacks.

3. A change of conditions to Subdivision Consent RM200118A to remove Stage 9 from the consent to incorporate this area into the proposed subdivision

The application for subdivision and land use are non-complying activities under Rules 4a.4.5 and 4a.2.13 of the Taupō District Plan; and the change of conditions is a discretionary activity under section 127 of the Resource Management Act 1991.

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

**Please detail the reasons for making your submission:** We oppose all aspects of this Application by Seven Oaks Ltd.

We are relatively new permanent residents and property owners in Kinloch. When we purchased our Kinloch property a little over one year ago, we carefully considered the Kinloch Low Density Environment provisions of the Taupō District Plan with regard to the Plan's intention of maintaining Kinloch's "Special Character".

The "Special Character" of Kinloch was one of the factors on which we based our decision to purchase an existing property in Kinloch.

We would be extremely disappointed to find that the Taupo District Council is now prepared to make changes to the Kinloch Low Density Environment plan that without doubt will negatively impact Kinloch's "Special Character".

It is imperative that Kinloch's "Special Character" is maintained.

Please Decline this Application.

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

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

Decline the application to grant 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; and to extend water and wastewater infrastructure to service the lots.

Decline the application 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 Kinloch Low Density Environment provisions in relation to building coverage, plot ratio, and setbacks.

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

**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).