



Resource Consent Submission Form

Reference Number: REF240339578

Submitted On: 20/03/2024 03:17 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 and RM200118B
Applicant name	Seven Oaks Kinloch Limited
Application for:	Change or cancellation of a condition of a resource consent

Submitter Details

Full name of submitter:	Charles Jennings
Contact name:	
Designation:	
Contact phone number:	0212388199
Email address:	Robjennings46apd@hotmail.co.uk

Postal address:: 37 Bodes 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:

1. 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;
2. 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;
3. The subdivision and land use are non complying activities under Rules 4a.4.5 and 4a.2.13 of the Taupō District Plan;

My submission is:

In opposition of the application or specific parts of it

Please detail the reasons for making your submission:

This goes against the Taupo District Plan to maintain high density housing closer to the Centre of Kinloch
When Seven Oaks was being initially developed, Phil Riley assured Kinloch Residents about the different stages of development for Sevenoakes showing the design met the Taupo Plan, with medium and low density Housing.
We have had a recent waste water upgrade to the village to take into account the Seven Oaks subdivision and yet it will not be sufficient to accommodate this extra high density housing.
The water main will require upgrading and the Lisland Drive pump Station will also require a further upgrade to accommodate the additional housing. Will the golf course be able to cope with this additional grey water?
17 Lots will require their own Pump Stations and properties will have to have their own individual soak chambers.
It was proven on Kittyhawk Drive that soak chambers could not cope with unusual storm water and plans on Kittyhawk moved away from Soak Chambers. This caused problems to property on Kestrel Lane.
All excess ground water will ultimately enter the local environment and affect natural habitats.
Climate Change has resulted in excessive rain more

frequently and longer than the rule of “10year/one hour storm”.

There is no necessity to increase higher density housing in a low density area. Who is paying for the increased infrastructure as the rates of these 17 properties will not be sufficient to pay for every upgrade. Ultimately there is no Cost Benefit to the existing residents and TDC short term. It would appear that the developers are the only people to gain short term financially.

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

I seek the following decision from the Taupō District Council:

To adhere to the Taupo Plan that is in place. 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
To reject the subdivision of Lots to provide additional dwellings.

To try to ensure that all new properties can use the current fresh, waste and storm water infrastructure

To ensure that the village has an infrastructure and road network in place prior to issuing consents to increase housing density and road traffic.

Do you wish to attend the hearing?

Yes

Do you wish to be heard in support of your submission?

No

If others make a similar submission, will you consider presenting a joint case with them at 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).