

Resource Consent Submission Form

Reference Number: REF240403239

Submitted On: 03/04/2024 08:59 a.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):	RM
Applicant name	Ross McConnon
Application for:	Change or cancellation of a condition of a resource consent

Submitter Details

Full name of submitter:	Ross McConnon
Contact name:	Ross
Designation:	Mr
Contact phone number:	027 455 5919
Email address:	mcconnonross@gmail.com

Postal address:: 86 Montgomery Crescent, 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: Adding extra 100 sections of into the previously consented subdivision

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

Please detail the reasons for making your submission:

The Kinloch Structure Plan was establish to maintain an acceptable mixture of residential development and community character among others.

The Seven Oaks subdivision complied with the structure plan only if the entire subdivision was completed as originally consented. Amending the consent now will make the subdivision non compliant with the Kinloch structure plan.

Kinloch has a unique village appeal which in part is created by the larger section sizes and therefore less density. Any attempt to increase density outside the Kinloch structure plan will not only impact the village community appeal but also provide a precedence for potential future exploitation of surrounding land.

Kinloch struggles in the busy times with infrastructure like parking at the lake front area which is a major attraction of Kinloch. Adding more density can only impact negatively on this.

I don't consider there is enough experience or knowledge yet to determine the environmental impact especially on the lake that increased density of residential properties will have.

(This does not imply that TDC or their advisors don't know the current facts, however history has proven that many decision have been made with all the best available information but yet still have been found to be less than desirable in future years.) In this case, less is more

If the Kinloch structure plan was strictly adhered to, Council provided infrastructure can be provided (and has been to

date) however future planning can be made with more certainty.

Please just adhere to the Kinloch structure plan with regard to section sizes and density zones. The developers were completely aware of the KCSP prior to construction so there should be no surprises.

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

I seek the following decision from the Taupō District Council:

To strictly uphold the requirements of the KCSP with regard to the Seven Oaks Sub Division 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).