

Resource Consent Submission Form

Reference Number: REF240404181

Submitted On: 03/04/2024 12:56 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

Taupō District Council reference number(s):	RM230338-339 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:	Peter Searle
Contact name:	Peter Searle
Designation:	
Contact phone number:	02108061188
Email address:	pete.janey@gmail.com

Postal address:: 13 Winchester Place, Rototuna North, Hamilton 3210
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: Seven Oaks wants to:

Increase the density and subdivide the land into 100 lots which currently only permits 14 lots.
Subdivide lots sizes as small as 492m². Currently under the council district plan the minimum lot size permitted is 800m² for the residential zone areas and 1ha for the low density portions of the site. The majority of the site is zoned low density.

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

Please detail the reasons for making your submission: There are a couple of inter-related aspects of this application that I strongly oppose and the main, is there appears to be a lack of genuine and transparent consultation with the Kinloch community. Secondly, and just as concerning, this application appears to be in direct contradiction to the Taupo District Plan.

This development had planned stages but I and other members of the community feel it has been omitted of the full details and intent of the development to its completion. It appears as though limited information has been publicly available during different stages and now a change to have an increase in housing density wasn't submitted for consultation - till now.

There is no need for an increase in housing density in Kinloch and the intent of the development, as originally publicly submitted, was for a certain style of development that complements the existing amenities and character of Kinloch.

A change to the development style and character has not been widely publicized for transparent consultation. I

strongly oppose the application for reasons outlined above and in addition to the character of the community and what it offers socially, and very importantly environmentally. There is no evidence of any need to increase the housing density of Kinloch community.

However, if the Lake Taupo Council believed there was a need to increase housing, then initially allow existing housing with large sections to sub-divide and make better use of the infrastructure in place. This option would be aesthetically better in that new spread of development would be contained within existing housing and the land would be more efficiently used and better protect spreading into the environment, retain bush and surrounding wildlife.

I see absolutely no benefit to the Kinloch community, bush, environment, Lake Taupo and Iwi in allowing this development. The only benefactor will be the developer for personal gain.

Can you please provide a copy of any and all environmental assessments relating to this development, and responses from Tuwharetoa being local Iwi (and any other Iwi that may have responses) as this development will continue to have an impact, even if accumulatively, on Lake Taupo as well as Kinloch community and surrounding land and its infrastructure.

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

I seek the following decision from the Taupō District Council:

I wish the application is denied and the housing density remain in the development, if the development must continue, stays within the character it has started in. My overall wish is that this development and any other ceases and allow the environment and bird life to adjust to what has already been disturbed by development.

Under section 127 RMA:

Has written approval been obtained from every person who may be adversely affected by the change or cancellation?
[Section 127(4)]

If written approval has been obtained from persons who may be adversely affected by the granting the application to change/cancel a resource consent condition: I, and others, have not been given any opportunity to respond or be consulted and believe we will be adversely affected by such a development, and in fact only yesterday became aware of this application so believe this process has not been properly exercised.

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).