



# Resource Consent Submission Form

Reference Number: REF240405344

Submitted On: 03/04/2024 04:55 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>	RM230338-339 and RM200118B
<b>Applicant name</b>	Mike Usmar
<b>Application for:</b>	Resource consent

## Submitter Details

<b>Full name of submitter:</b>	Mike Usmar
<b>Contact name:</b>	
<b>Designation:</b>	
<b>Contact phone number:</b>	
<b>Email address:</b>	

**Postal address::**

**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?** No

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:**

- For future development on the residential lots to exceed the Kinloch Low Density Environment provisions in relation to building coverage, plot ratio, setbacks
- 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;

**My submission is:**

In opposition of the application or specific parts of it

**Please detail the reasons for making your submission:**

- In opposition of the future development of seven oaks, in particular allowing smaller sections with higher site coverage, than the current minimum and average lot sizes for Kinloch.
- Reasons for opposition:
- Allowing Kinloch to keep its community feel and not high density housing
  - Allowing adequate outdoor and green space per lot size, and not allowing high density housing with larger houses on smaller sections, keeping in theme with the majority of Kinloch properties
  - Privacy of each residential lot, ensuring lots are the minimum size
  - Smaller sections don't allow for planting large trees
  - More sections of a smaller size will increase traffic movements, causing congestion
  - Smaller size sections do not allow adequate off street parking

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

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

Declining the resource consent to Seven Oaks Kinloch Limited, and not allow smaller section sizes than the current minimum lot size, and not allowing higher building site coverage.

**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.