

DRAFT Letter to adjoining neighbours and iwi

Seven Oaks Kinloch Ltd – Consultation on future subdivision

Seven Oaks Kinloch Ltd are intending to lodge two subdivision applications this year and as part of preparing the subdivision applications would like to let you know about the proposals, and seek any feedback.

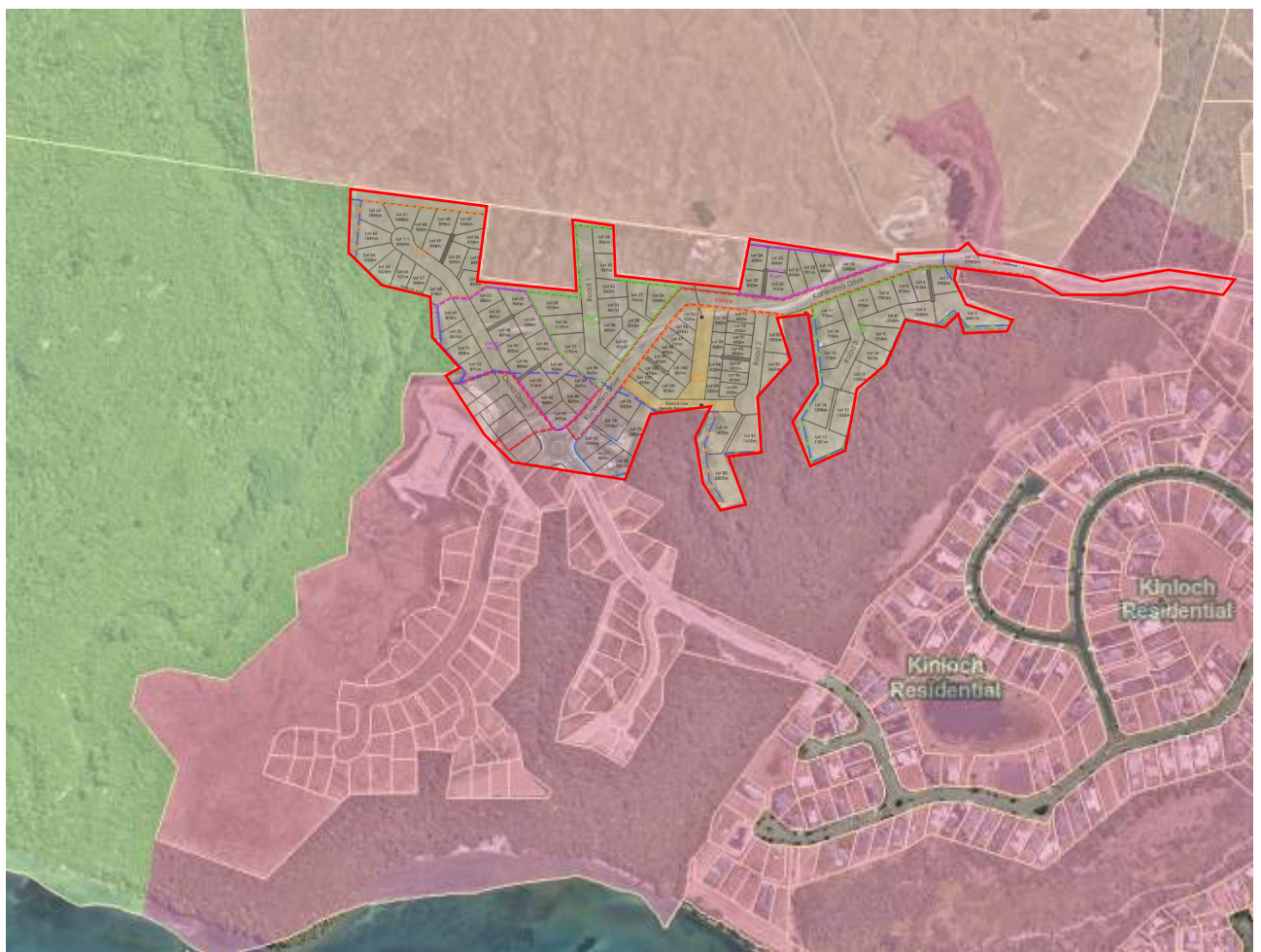
As the applications are still being prepared the details of the proposals can still change, and will also be informed by technical reports that are being prepared (Landscape, Engineering, Traffic etc). Attached are the current scheme plans.

1 – Seven Oaks Balance Land

It is proposed to subdivide the Seven Oaks Balance land into 102 Residential lots, 1 recreation reserve and 2 stormwater reserves. The majority of this area is zoned Kinloch Low Density, and therefore the subdivision will have a non complying activity status as the residential lots will be less than the minimum and average lot sizes for the Kinloch Low Density Zone (1ha, and 1.5ha), but will however comply with the 1000m² average lot size for the Kinloch Residential zone.

There will be new public roads, water, stormwater and wastewater utility services.

Land use consent is sought for the Kinloch Residential zone provisions to apply to 85 of the new residential lots, with 17 lots (Stage 12) allowing 40% building coverage and plot ratio. Therefore, all setbacks to DoC reserve, building heights, and earthworks will be as per the Kinloch Residential zone performance standards.



Due to the non compliance with the density standards, it is intended that this application will be publicly notified, which will enable anyone to make a submission on the proposal.

2 – The Terraces.

Seven Oaks Kinloch Ltd has purchased “The Terraces Block” at 18 Kahikatea Drive and is intending to subdivide this into 56 lots, (41 Low Density Lots, and 15 Residential Lots).

A very similar proposal was consented in 2007 and has since lapsed. Seven Oaks essentially seeks to re-consent that proposal.

The low density lots will comply with lot densities and performance standards of the Taupō District Plan.

However the proposal will have a non-complying activity status for the following reasons:

- The Low Density Lots will not be connected to community reticulated wastewater. Each lot will require an advanced nitrogen reducing wastewater disposal system which complies with the Waikato Regional Plan rules for the Lake Taupō Catchment. There is sufficient nitrogen allocated to the property for the proposed lots.
- The residential lots will not be located within the residential zoning due to an existing gully. It is proposed to move the residential lots out of the gully to avoid the need for extensive earthworks. These residential lots will be connected to reticulated water and wastewater services. This is consistent with the 2007 consent.
- Earthworks greater than 1.5m cut/fill will be required to form the roads and residential lots. The earthworks will not be within the 10m setback to the DoC Reserves.
- New public roads will be created providing road linkages to Te Tuhi subdivision to the north, Seven Oaks subdivision to the south, and Kahikatea Drive to the east.

Given the proposal largely complies with Taupō District Plan, with the exception of moving the residential sized lots out of the gully (which is internal to the site), the application would be lodged on a non-notified basis.

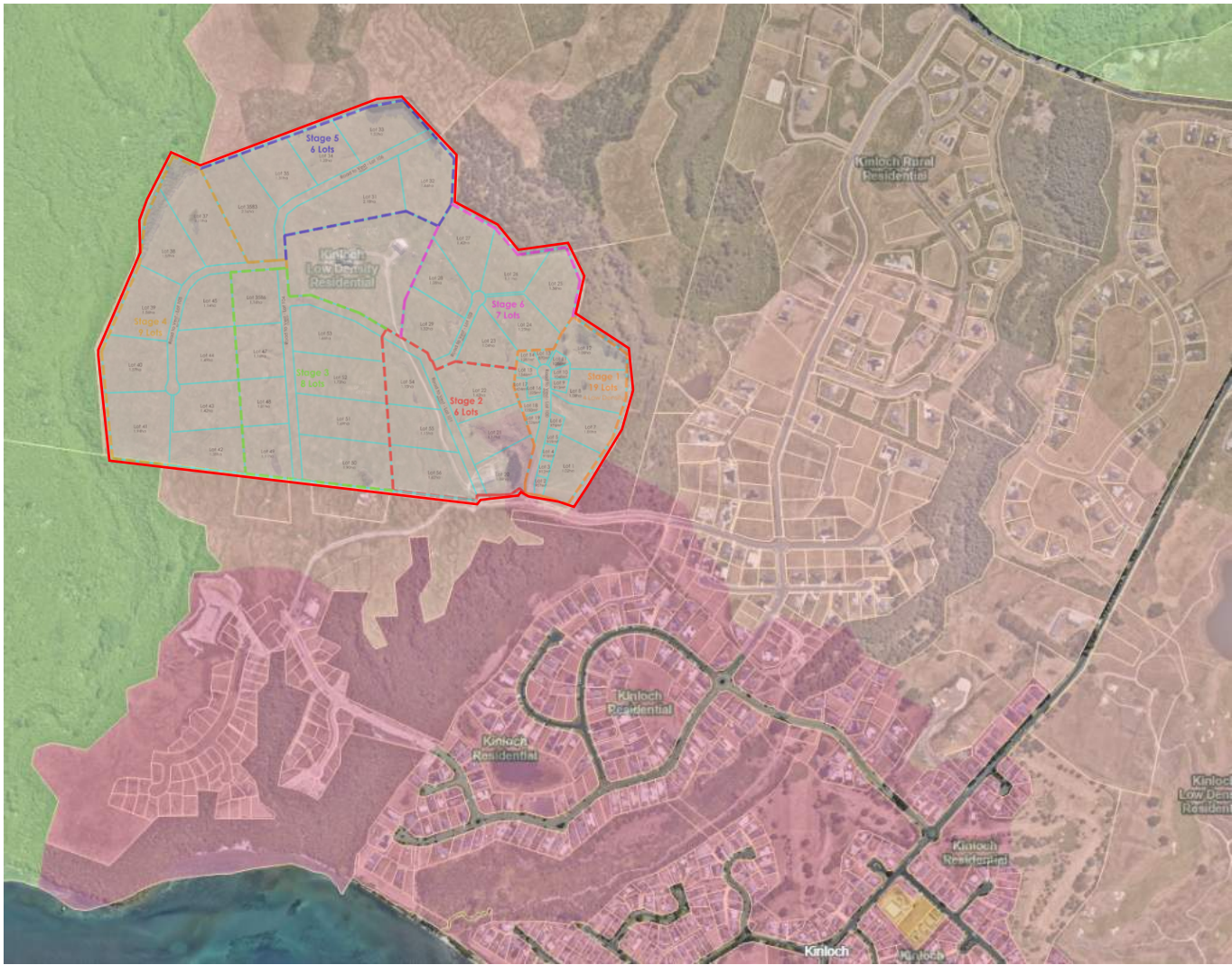


Image 2: Location of The Terraces subdivision

It is intended that the applications would be lodged in June, so it would be great to have some feedback within the next 4 – 6 weeks.

I am happy to meet with you to discuss the proposals, provide further information and answer any questions you may have. My contact details are below.

Yours sincerely

SARAH HUNT

SENIOR PLANNER

Email: sarahh@cheal.co.nz

Ph: 021 325 103

Enclosures:

1. Scheme Plan – The Terraces
2. Scheme Plan - Seven Oaks Balance Land

Date	Email in	Email Out	Meeting	Content
17-Apr-23		Matt Andrews and TKNT		Sent scheme plans, and brief of proposals
17-Apr-23		Mark and Carolyn Comber		Sent scheme plans, and brief of proposals
17-Apr-23		Lucy Sheridan		Sent scheme plans, and brief of proposals
17-Apr-23		Dave Lumley		Sent scheme plans, and brief of proposals
24-Apr-23		Matt Andrews and TKNT		ensuring emails from 17th received
24-Apr-23		Michael and Carolyn Comber		ensuring emails from 17th received
24-Apr-23		Lucy Sheridan		ensuring emails from 17th received
24-Apr-23		Dave Lumley		ensuring emails from 17th received
24-Apr-23	Dave Lumley			arranging site meeting
24-Apr-23	Matt Andrews			info recieved, wanting timing
12-May-23			DoC	meeting DoC, showing site, explaining proposal. Suggestion to plant gully in terraces in natives and covenant it.
16-May-23		Matt Andrews and TKNT		courtesy email advertising drop in day
16-May-23		Michael and Carolyn Comber		courtesy email advertising drop in day
16-May-23		Lucy Sheridan		courtesy email advertising drop in day
17-May-23		Kinloch Families Trust, and Kinloch Community Association		email advertising drop in session with brief of proposals.
19-May-23	Melissa Davidson			email wanting to meet as cant make drop in session
19-May-23	Deborah Kissick			wanting scheme plans, and info on commercial area
19-May-23		Deborah Kissick		sending scheme plans and more info
19-May-23	Grant McKenzie			wanting scheme plans, and more info
19-May-23		Grant McKenzie		sending scheme plans and more info
24-May-23	Mark Comber			concerns re construction, density, loss of amenity, commerical area.
25-May-23			Kanuka Grove Residents	Met with approx 10 ppl for 1.5hrs, discussing proposal, and answering questions
29-May-23		Melissa Davidson		Identifying and Responding to key areas of concern https://synergy.cheal.co.nz/#/jobs/31579_1/folders/502621_1/files/3791212_1
30-May-23	Brin Hingston			Wanting draft application, and lot sizes
30-May-23		Brin Hingston		Sent scheme plans, and brief of proposals
31-May-23	Brin Hingston			wanting to know about road connection to Lochridge. Developments look good. More commercial needed.
4-Jun-23			Drop in Day	10am - 2pm, had approximately 60ppl drop in. Comments were commercial is needed, more people = pressure on boat ramp, parking, facilities, many people interested in timing, cost of lots
5-Jun-23	Ashleigh Ballinger			wanting info, as couldn't attend drop in day
6-Jun-23		Ashleigh Ballinger		response to Ashleigh with info sheets
12-Jun-23	Bruce Campbell			email re DCs, and top soil for domain
13-Jun-23		Elwyn -KCA		sending FAQ sheets to KCA
13-Jun-23		Nick Hume		response re iwi consultation and water quality



SEVEN OAKS

Join us at a drop in session to discuss our future plans.

Kings Birthday Weekend
Sunday 4th June 10am—2pm
Bayleys Sale Hut—Okaia Drive.

Ask questions; Make suggestions; See the proposed scheme plans.

SEVEN OAKS BALANCE LAND

100 lot residential subdivision constructed over 7 stages with a possible future commercial area.

- 75 residential lots (800m² to 2451m²)
- 20 smaller residential lots (490m² to 872m²) (Stage 12)
- 5 lots earmarked for potential commercial if required (Stage 11)

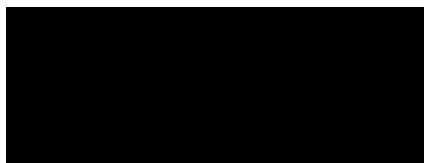
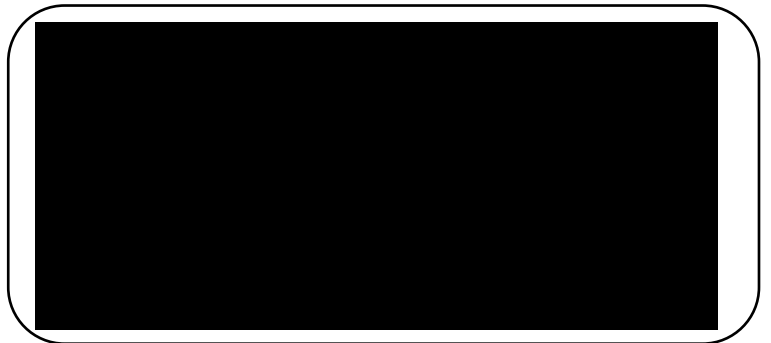
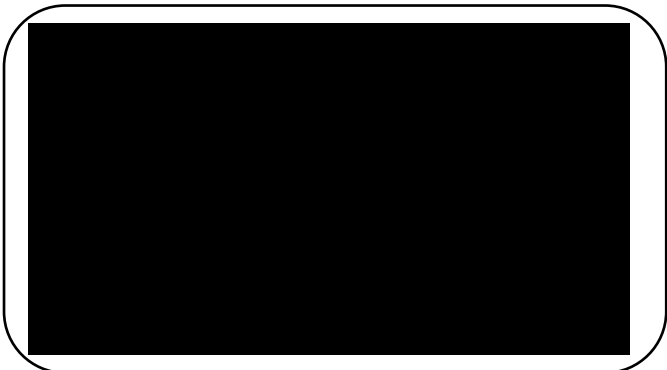
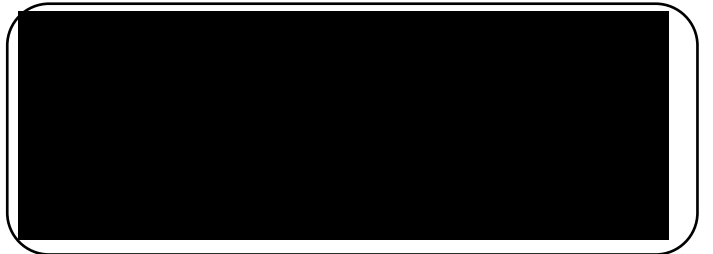
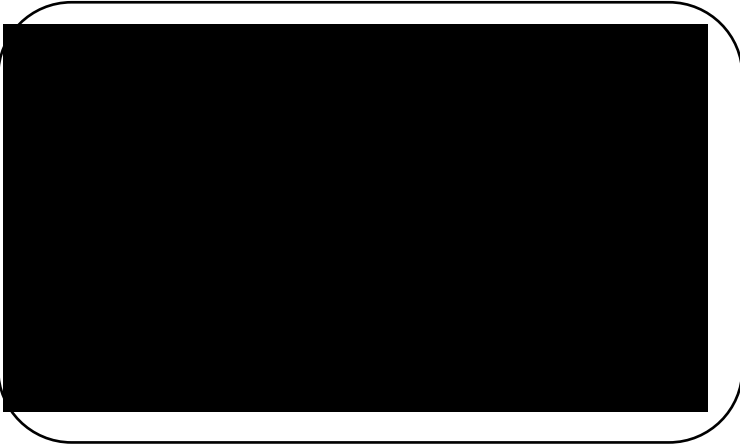
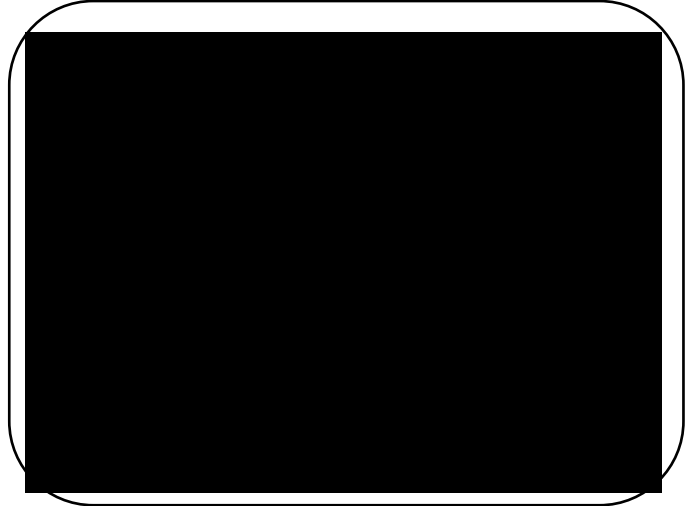
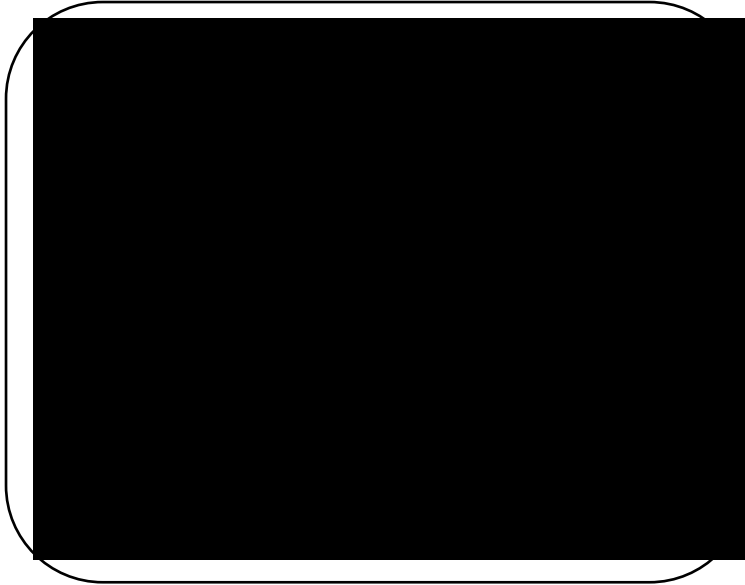
83 lots more than permitted by the District Plan.

The Kinloch Residential Rules would be applied to the proposed lots in the Low Density Zone.

- 4.5m height within 50m of DoC Reserve, 7.5m height elsewhere;
- 1.5m side boundary setbacks;
- 25% Building Coverage; 40% building coverage in Stage 12.
- Colour Restrictions;
- No further subdivision;

Public Notification of this application will be requested.

SEVEN OAKS BALANCE LAND – FAQs





www.cheal.com.nz

NOTES:

This plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan. As areas and dimensions are likely to vary upon survey it should not be attached to any order & purchase agreements without an appropriate condition to cover such variations.

Aerial imagery has been obtained from Tauhu District Council GIS and is provided under a Creative Commons Public License and with a DJI Matrice M300 and a Zenmuse P1 Camera. It has been provided as a guide to where the boundaries are positioned, or proposed on the ground, but may not be accurate.

Owner: Seven Oaks Kinloch Limited
Records of Title: 1309189

As-built utilities may have other services in close proximity which are not shown for the purposes of this plan. Please identify existing utility locations and depths with Tauhu District Council GIS before any field investigation or construction.

Underground services shown are indicative only. It is the contractor's responsibility to identify existing utility locations and depths prior to construction.

- KEY:**
- Reserve to Vest
 - District from Zone Boundary
 - Support

Rev	Date	Author	Checked	By
1	12/01/2025	Reviewed/Checked	AK	AK
2	20/01/2025	Reviewed/Checked	AK	AK
3	17/01/2025	Reviewed/Checked	AK	AK
4	22/01/2025	Added final boundaries	AK	AK
5	10/02/2025	Review	AK	AK
Rev 1	Date	Author	Checked	By

Project Title
**Seven Oaks Kinloch Ltd,
Okai Drive
Kinloch**

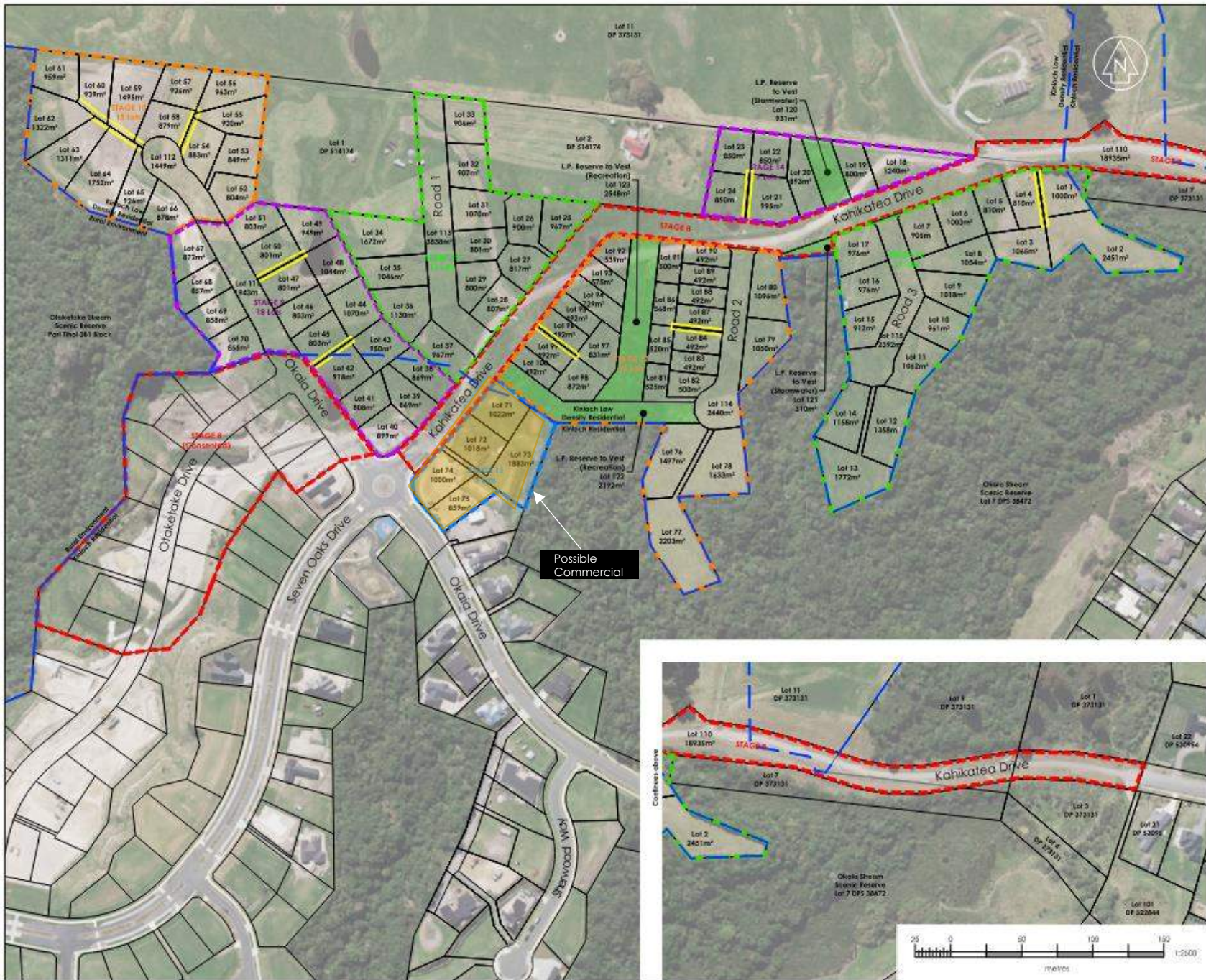
Drawing Title
**Balance Land
Scheme Plan**

Submitted	Designated	Drawn	Checked	Approved
		AK	AK	AK
		AK	AK	AK
		AK	AK	AK

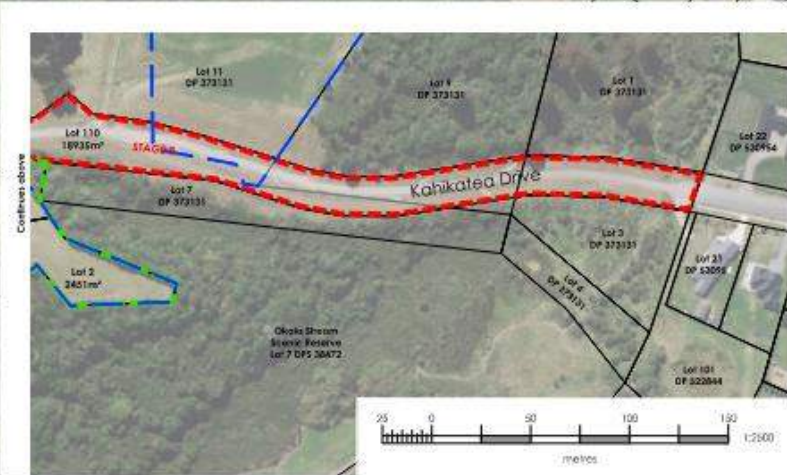
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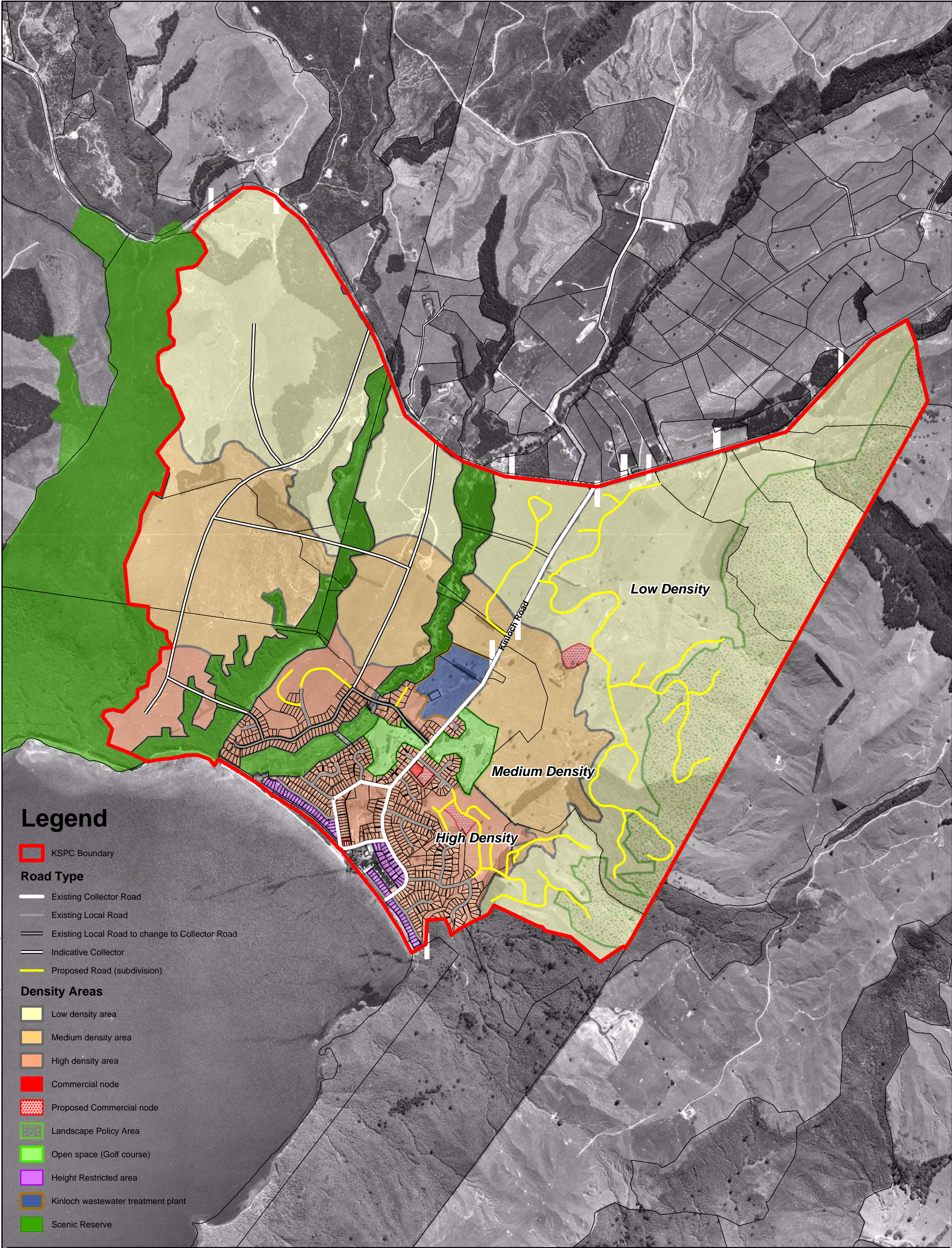
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Drawing Number: 220225-SC001 | Rev: E



Possible Commercial





Legend

- KSPC Boundary
- Road Type**
- Existing Collector Road
- Existing Local Road
- Existing Local Road to change to Collector Road
- Indicative Collector
- Proposed Road (subdivision)
- Density Areas**
- Low density area
- Medium density area
- High density area
- Commercial node
- Proposed Commercial node
- Landscape Policy Area
- Open space (Golf course)
- Height Restricted area
- Kinloch wastewater treatment plant
- Scenic Reserve

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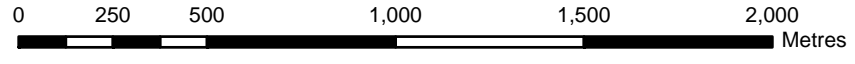


KCSP Density Areas

Ortho Photography flown Sept 1997



The information displayed in the GIS has been taken from Taupo District Council's databases and maps. It is made available in good faith, but its accuracy or completeness is not guaranteed.
This map is not to be reproduced without permission of TDC.



Scale (A3) - 1:20,000

Map Author: Billy Brough, Karyn McDonald
Map Date: 19/08/04
Map Location: V://ES/Structure_plans/Kinloch/KCSP_Density_areas

SEVEN OAKS KINLOCH – CONSULTATION FEEDBACK FORM

Seven Oaks Kinloch is committed to providing high quality outcomes for our community. Please feel free to provide your comments or suggestions for consideration.

NAME:

MOBILE:

EMAIL:

FEEDBACK:

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NAME:

MOBILE:

EMAIL:

FEEDBACK:

Scan this code to provide feedback.



Kinloch Families Trust Admin · 2d · [lock icon]

Reminder of a chance to drop in & chat to Sarah from Cheals regarding the future plans for Seven Oaks, today 10am to 2pm. If you can't make it today Sarah is happy to talk to anyone - her contact details are:

Sarah Hunt (MNZPI)
Senior Planner
Cheal Consultants Ltd
P: +64 7 378 6405 | M: +64 21 325 103
E: SarahH@cheal.co.nz
Level 1, 4 Horomatangi Street, TAUPŌ 3330



3 [like icon] Like Comment Send

Kinloch Families Trust Admin · May 22 · [lock icon]

Kia ora Kinloch Families - below is a message from Sarah Hunt at Cheal regarding a drop in session on Sunday 4th June, 10 to 2pm, to discuss Seven Oaks' future plans.

This is a good chance to share with Sarah and if you can't make it she is happy to talk to anyone - her contact details are:

Sarah Hunt (MNZPI)
Senior Planner
Cheal Consultants Ltd
P: +64 7 378 6405 | M: +64 21 325 103
E: SarahH@cheal.co.nz
Level 1, 4 Horomatangi Street, TAUPŌ 3330

Tena Koutou,

Seven Oaks are inviting the community to attend a drop in session on Sunday 4th 10am - 2pm (King's Birthday weekend) at the Bayleys Sales Hut Okaia Drive to discuss their future plans.

Seven Oaks are planning on lodging 2 consent applications in mid to late June..

The Terraces - 55 lots (15 residential sized lots. and 40 low density residential sized lots)

[navigation icons]

Posts About Videos More

Kinloch Community Association 3d · [lock icon]

Kinloch Community Association May 19 · [lock icon]

Seven Oaks are inviting the community to attend a drop-in session on Sunday 5th 10am - 2pm (King's Birthday weekend) at the Bayley's Sales Hut Okaia Drive to discuss their future plans.

Seven Oaks are planning on lodging 2 consent applications in mid to late June.

The Terraces - 55 lots (15 residential sized lots, and 40 low density residential sized lots)
The Terraces overall complies with the proposed density of the Kinloch Structure Plan.

The Balance Land - 101 lot residential subdivision. We are noting a possible future commercial area.
The Balance Land is proposed to be residential, where it is zoned Low Density. Public Notification of this application will be requested.

Posts About Videos More

Kinloch Community Association 2d · [lock icon]

Seven Oaks Kinloch 2d · [lock icon]

All set up for the drop in consultation day. Come up and hear about our exciting plans for the future of Seven Oaks. We're here from 10 - 2 today.



12 [like icon] 3 comments [navigation icons]

Search [search icon]

Posts About Videos More

I'm happy to talk to anyone that can't make the drop in session. My details are below.

Sarah Hunt (MNZPI)
Senior Planner from Cheal Consultants Ltd is happy to talk to anyone who cannot make it to the drop-in session. Her details are as follows:
P: +64 7 378 6405 | M: +64 21 325 103
E: SarahH@cheal.co.nz



7 [like icon] 1 comment · 1 share

Like Comment Share [navigation icons]

12 > [like icon]

Most relevant

Helen Cowell Top fan
Thank you lovely ladies for coming out today. I popped up and was Very well informed. Have an understanding of the kinloch plan that was put in place 20 years ago.. As much as we want to keep kinloch small and keep it a treasure what's going ahead will happen and then all avenues after are exhausted.. Thank goodness for the conservation area.
1d Like Reply 1

Rob Stevenson
Can't make it...Schools, industrial area and commercial streets in the pipeline at all?
1d Like Reply 1

Sue Dix
Yip called in hmmm thinking this not a little Kinloch any more....on the realm of an extra suburb of Taupo much larger.. I think personally
1d Like Reply 1

Write a comment... [navigation icons]

[#220225] Seven Oaks Subdivision - Kinloch



Mark Comber <markkjcomber@gmail.com>
To: Sarah Hunt
Cc: Carolyn Comber



Wed 24/05/2023 7:34 PM

Dear Sarah

Thank you for your email advising us of the two consent applications you are planning for June. Obviously, Carolyn and I have a few concerns regarding the large-scale subdivision surrounding our home.

As we have experienced already from the initial subdevelopment issues such as noise and dust are a serious factor to us. Other issues moving forward such as loss of lifestyle, views, and quality of living will also be seriously impacted by both the development and its resulting density of housing on all sides of us.

We anticipated that this would happen eventually. However, for it to be happening so quickly by the circumventing of the Taupo and Kinloch District Plan to allow high density right up to our boundaries, we feel is unacceptable.

Another serious concern that we have, based only on the map that you have sent us, is the area of super high density directly in front of our home. We have since learnt that this may be zoned as a commercial hub. Clearly, we would not be happy with commercial businesses operating within a couple of 100 metres of our idyllic lifestyle retirement home.

Another factor, as you may or may not know, is that we currently have long-term tenants in our house, one of whom suffers from chronic asthma. We see that the planned new public road runs along the entire southern boundary of our land and we know from past experience that the building of said road creates unmanageable dust, noise, and air pollution. Our concern is that our property during this process may become untenable.

Sarah, as you can see we have several concerns regarding this development and its impact on our home. According to the latest Whatup Kinloch you are planning on lodging this submission with Council in a few weeks. We feel that as the affected party we should have a lot more information regarding the subdivision and your plans prior to anything being lodged with Council.

Sincerely

Mark and Carolyn Comber

RE: [#220225] Seven Oaks subdivision - Kinloch



Lucy Sheridan <lucysheridan@hotmail.com>
To: Sarah Hunt



Fri 28/04/2023 2:58 PM

[Click here to download pictures.](#) To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Hi Sarah,

We have been moving house over the last week and have been up to our eyeballs so I will have a look at the documents next week.

Regards,
Lucy Sheridan

Sent via **HOTMAIL**

From: Sarah Hunt
Sent: Monday, 24 April 2023 11:42 AM
To: lucysheridan@hotmail.com
Subject: FW: [#220225] Seven Oaks subdivision - Kinloch

Hi,
I am just ensuring you received the information below, that I sent last week.
Give me a call or email if you would like to discuss further.

Kind regards

Sarah Hunt (MNZPI)
Cheal Consultants Ltd

P: +64 7 378 6405 | M: +64 21 325 103
E: SarahH@cheal.co.nz

From: Sarah Hunt
Sent: Monday, April 17, 2023 12:37 PM
To: 'lucysheridan@hotmail.com' <lucysheridan@hotmail.com>
Subject: [#220225] Seven Oaks subdivision - Kinloch

Hi James and Lucy,
Phil Rielly of Seven Oaks has given me your email address.
Seven Oaks Kinloch Ltd are intending to lodge two subdivision applications in June this year and as part of preparing the subdivision applications would like to let you know about the proposals, and seek any feedback.

As the applications are still being prepared the details of the proposals can still change, and will also be informed by technical reports that are being prepared (Landscape, Engineering, Traffic etc). Attached are the current scheme plans.

1 - Seven Oaks Balance Land

It is proposed to subdivide the Seven Oaks Balance land into 102 Residential lots, 1 recreation reserve and 2 stormwater reserves.

The majority of this area is zoned Kinloch Low Density, and therefore the subdivision will have a non complying activity status as the residential lots will be less than the required minimum and average lot sizes for the Kinloch Low Density Zone (1ha, and 1.5ha), but will however comply with the 1000m² average lot size for the Kinloch Residential zone.

~~There will be new public roads, water, stormwater and wastewater utility services~~

From: Grant McKenzie <grant@cmdesign.co.nz>

Sent: Friday, May 19, 2023 3:51 PM

To: Sarah Hunt <Sarahh@cheal.co.nz>

Subject: Seven Oaks Kinloch

Hi Sarah – I can't make the meeting at Kings birthday weekend, but I am interested on any plans etc you have on this proposal, as we have a house in Kinloch, anything you can send would be great.
Thanks in Advance

Regards

Grant

Director/Lead Designer

CM Design Ltd

86/1 Ford Road

Napier

021 119 1814

www.cmdesign.co.nz



CM DESIGN

From: Sarah Hunt <Sarahh@cheal.co.nz>

Sent: Friday, May 19, 2023 4:02 PM

To: Grant McKenzie <grant@cmdesign.co.nz>

Subject: RE: [#220225] Seven Oaks Kinloch

Hi Grant,

Thanks for your email.

Attached are the current proposed scheme plans, and a bit of info about the two proposals.

Seven Oaks Kinloch Ltd are intending to lodge two subdivision applications in June this year and as part of preparing the subdivision applications would like to let you know about the proposals, and seek any feedback.

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There will be new public roads, water, stormwater and wastewater utility services.

Land use consent is sought for the Kinloch Residential zone provisions to apply to 84 of the new residential lots, with 17 lots (Stage 12) allowing 40% building coverage and plot ratio. Therefore, all setbacks to DoC reserve, building heights, and earthworks will be as per the Kinloch Residential zone performance standards.



Image 1: Location of Seven Oaks Balance Land subdivision

Due to the non compliance with the density standards, it is intended that this application will be publicly notified, which will enable anyone to make a submission on the proposal.

RE: [#220225] Seven Oaks Kinloch



Grant McKenzie <grant@cmdesign.co.nz>
To Sarah Hunt

 You replied to this message on 19/05/2023 4:47 PM.

[Click here to download pictures.](#) To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Thanks Sarah, just had a quick look, certainly will allow Kinloch to grow bigger, is there any thoughts of an area that could be zoned for commercial ???

Regards
Grant
CM Design Ltd
86/1 Ford Road
Napier

From: Elwyn McGoram <elwynmcg@gmail.com>
Sent: Tuesday, June 13, 2023 10:37 AM
To: Sarah Hunt <Sarahh@cheal.co.nz>
Subject: Re: [#220225] Seven Oaks

Hi Sarah, are you also able to send me the KCSP Density area map. Thanks again

Regards Elwyn

On Tue, Jun 13, 2023 at 9:25 AM Sarah Hunt <Sarahh@cheal.co.nz> wrote:

Hi Elwyn,

Nice to speak with you earlier.

See attached the 2 pdfs including the scheme plans for the balance land, and terraces.

I'm happy to answer any questions, and confirm or correct any rumours about the development.

Ngā Mihi

Sarah Hunt (MNZPI)
Senior Planner

Cheal Consultants Ltd

From: Elwyn McGoram <elwynmcg@gmail.com>
Sent: Tuesday, June 13, 2023 1:23 PM
To: Sarah Hunt <Sarahh@cheal.co.nz>
Subject: Re: [#220225] Seven Oaks

Hi Sarah, just one question if you can clarify please.

Can you give me the guidelines around m2 land for low, medium and high density housing under the KCSP Thanks again

Regards Elwyn

On Tue, Jun 13, 2023 at 10:41 AM Sarah Hunt <Sarahh@cheal.co.nz> wrote:

Hi Elwyn,

See attached both the KCSP map and the district plan zone map.

There are small differences between the KCSP map, and the zoning that ended up in the district plan.

Regards

Sarah Hunt (MNZPI)
Cheal Consultants Ltd

RE: [#220225] Seven Oaks



Elwyn McGoram <elwynmcg@gmail.com>
To: Sarah Hunt

 You replied to this message on 14/06/2023 3:29 PM.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Hi Sarah Just one further question that has been raised.
For the Seven Oaks Bslance land proposal what is the number of dwellings over and above what the KCSP allows for. Thanks in advance

Regards Elwyn

On Tue, 13 Jun 2023 at 1:31 PM, Sarah Hunt <Sarahh@cheal.co.nz> wrote:

Hi Elwyn,

See below the densities in the district plan.

4a.4.1 Minimum and average lot sizes for Density Areas in the Kinloch Structure Plan Area

		a. Kinloch Residential	b. Kinloch Low Density	c. Kinloch Rural Residential
i.	Minimum Lot Size	800m ²	1 hectare	2 hectares
ii.	Average Lot Size	1,000m ²	1.5 hectares	2.5 hectares

Sarah Hunt (MNZPI)
Cheal Consultants Ltd

P: +64 7 378 6405 | M: +64 21 325 103

E: SarahH@cheal.co.nz

From: Deborah Kissick <deborah@traverse.co.nz>
Sent: Friday, May 19, 2023 4:22 PM
To: Sarah Hunt <Sarahh@cheal.co.nz>
Subject: Seven Oaks proposal

Hi Sarah,

Hope everything is going well with you.

A client has enquired with me about a facebook post he saw on the Kinloch Community Association re Seven Oaks and some future stages planned. I was wondering whether you had any more information you could share, particularly in relation to the future commercial area in the Balance Land. Interested to know how big this area might be and whether there are any plans at this stage for what the commercial elements might be?

Concept plans would be great if you're able to share those.

Thanks a lot for your time,
Deborah

Deborah Kissick MNZPI
SENIOR ENVIRONMENTAL PLANNER
 07 213 2762 | 021 026 51357
PO Box 245, Taupō 3351
www.traverse.co.nz

From: Sarah Hunt <Sarahh@cheal.co.nz>
Sent: Friday, May 19, 2023 4:41 PM
To: Deborah Kissick <deborah@traverse.co.nz>
Subject: RE: [#220225] Seven Oaks proposal

Hi Deborah,

I'm good thanks. Amazing how quickly FB spreads the word!!

Seven Oaks have identified that Kinloch needs a commercial area. There is debate about whether Seven Oaks is a suitable location for that, and in fact the Trev terry site is probably better suited but nothing appears to be happening there.

Seven Oaks have just 'earmarked' these residential lots, as potential future commercial and will withhold these from residential sale. If people are interested, and there is a need and demand for commercial then these can be sold for a commercial use.

Our current proposal is just for the residential subdivision. Any commercial use would be subject to another consent application.

Attached is the scheme plan. Stage 11 is the area identified for commercial use. Lot 77 is the lot that has been gifted for Kindergarten (and actually needs to be removed from this plan as its already consented).

Let me know if you have any other queries....

Sarah Hunt (MNZPI)
Cheal Consultants Ltd

P: +64 7 378 6405 | M: +64 21 325 103
E: SarahH@cheal.co.nz

RE: [#220225] Seven Oaks proposal



Deborah Kissick <deborah@traverse.co.nz>
To: Sarah Hunt

 Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Thanks for that Sarah, appreciate you sharing.
Will keep in touch

Have a lovely weekend

Deborah

[#220225] Typeform: New response for Seven Oaks Community Feedback 2023



notifications@typeform.com

To matt@bayleystaupo.co.nz; ellie@bayleystaupo.co.nz; Sarah Hunt



Mon 12/06/2023 8:33 PM

Your typeform Seven Oaks Community Feedback 2023 has a new response:

- **Seven Oaks Kinloch Limited is committed to providing high quality outcomes for our community. Please feel free to send us your comments or suggestions for consideration.**

Hi, I note the associated reports you have had done? Was there a cultural assessment or consultation with local iwi? Has there been an environmental impact report undertaken? Water quality is front of mind with Central government and regional. The area is in the lake catchment for v5. Thanks

- **Please provide your contact information**

- **First name**

Nick

- **Last name**

Hume

- **Phone number**

+642102096170

- **Email**

nick.hume@rocketmail.com

Log in to view or download your responses at

<https://admin.typeform.com/form/vdEp16ZV/results>

Team Typeform

How you ask is everything

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Sarah Hunt

From: Elwyn McGoram <elwynmcg@gmail.com>
Sent: Friday, 23 June 2023 12:58 PM
To: Sarah Hunt
Subject: RE: [#220225] Seven Oaks

Hi Sarah, I have sent through and discussed with the person who put this together and changes are being updated now including your email address - sorry that one was on me. This will be updated online later this afternoon. Thanks for letting me know.

Regards Elwyn

On Fri, Jun 23, 2023 at 10:38 AM Sarah Hunt <Sarahh@cheal.co.nz> wrote:

Hi Elwyn,

I have read the KCA post about the Seven Oaks balance land and the Terraces proposals.

Unfortunately there are some corrections that need making. I have made some suggested changes below.

Balance Land

- The area of zoning –there is approx. 11.3ha of low density zoning within the 13.5ha site which equates to 83% - not 95% as stated in the post.

Perhaps is better to state the actual areas?

-Planning semantics - The proposal is not changing the zoning (that would be a plan change), land use and subdivision consent is being sought to apply the Kinloch residential rules to the proposed lots in the low density zone.

- The applicant is requesting public notification. If it wasn't requested, the Council would make a notification decision, which in this case would likely be public notification, but it is not an automatic requirement.

What you may not know:¶

Currently under the KCSP (Kinloch Community Structure Plan) and the TDP (Taupo District Plan for Kinloch Zoning) ~~this area 1.3ha~~ is zoned ~~with a small amount~~ as high (residential) density with the majority ~~11.3ha(95%)~~ zoned as medium (low) density. The proposal above ~~is seeking to consent residential density on the low density zoning~~ ^{is} ~~has this changing to 95% high density~~ allowing some sites to be developed as small as 490m². This goes against both the KCSP and TDP Kinloch Zoning and means ~~that it will have to be requested to be publicly notified and to go through a consultation process.~~ ¶

The Terraces

- TDC will determine whether the application meets the tests for public notification.

- Wastewater – The residential lots in Stage 1 will be connected to wastewater and therefore comply with this requirement.

It is the low density lots that will have onsite waste water that don't comply with the District Plan rule, but they can discharge as a permitted activity in accordance with the Regional Plan Rules.

What you may not know:

Currently under the KCSP (Kinloch Community Structure Plan) and the TDP (Taupo District Plan for Kinloch Zoning) this area is zoned as medium (low) density. Stage 1 in this development is non-complying and goes against both the KCSP and TDP Kinloch Zoning. ~~TDC will determine whether the application meets the tests for public notification and means that it will have to be publicly notified and go through a consultation process.~~ Also, all lots within the Kinloch "butterfly" catchment area needs to be connected to the Kinloch wastewater system. ~~The residential lots in Stage 1 will be connected to the Kinloch Wastewater System. The low density lots will have on-site wastewater systems which is permitted by the Waikato Regional Plan, but not permitted by the Taupō District Plan, goes against this and may cause possible environmental issues for the lake in the future.~~

How do I have a say?

Unfortunately my email address is incorrect.

There are 2 H's.

Sarahh@cheal.co.nz

I also don't think it is clear that there are 2 applications, and 2 consent processes.

What is the consent process ?

There are 2 consent applications and 2 consent processes.

For the Balance Land:

- 1. → 4. The consent application gets lodged with TDC requesting public notification.
- 2. TDC assesses it and may ask for further information.
- 3. TDC will advertise for submissions.
- 4. A hearing will be held by an independent commissioner.
- 5. The commissioner will make the decision on the consent.

¶



For the Terraces

- 1) → **The consent application gets lodged with TDC**
- 2) → **TDC assess it and may ask for further information**
- 3) → **TDC make a notification decision**
- 4) → **Consent is processed either non-notified or via a notified hearings process.**

←

I don't seem to have your number. But happy to discuss if you want to call me.

Kind regards

Sarah Hunt (MNZPI)
Cheal Consultants Ltd

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E: SarahH@cheal.co.nz

From: Elwyn McGoram <elwynmcg@gmail.com>
Sent: Wednesday, June 14, 2023 1:28 PM
To: Sarah Hunt <Sarahh@cheal.co.nz>
Subject: RE: [#220225] Seven Oaks

Hi Sarah Just one further question that has been raised.

For the Seven Oaks Bslance land proposal what is the number of dwellings over and above what the KCSP allows for. Thanks in advance

Regards Elwyn

On Tue, 13 Jun 2023 at 1:31 PM, Sarah Hunt <Sarahh@cheal.co.nz> wrote:

Hi Elwyn,

See below the densities in the district plan.

4a.4.1 Minimum and average lot sizes for Density Areas in the Kinloch Structure Plan Area

		a. Kinloch Residential	b. Kinloch Low Density	c. Kinloch Rural Resi
i.	Minimum Lot Size	800m ²	1 hectare	2 hectares
ii.	Average Lot Size	1,000m ²	1.5 hectares	2.5 hectares

Sarah Hunt (MNZPI)
Cheal Consultants Ltd

P: +64 7 378 6405 | M: +64 21 325 103

E: SarahH@cheal.co.nz

From: Elwyn McGoram <elwynmcg@gmail.com>
Sent: Tuesday, June 13, 2023 1:23 PM
To: Sarah Hunt <Sarahh@cheal.co.nz>
Subject: Re: [#220225] Seven Oaks

Hi Sarah, just one question if you can clarify please.

Can you give me the guidelines around m2 land for low, medium and high density housing under the KCSP Thanks again

Regards Elwyn

On Tue, Jun 13, 2023 at 10:41 AM Sarah Hunt <Sarahh@cheal.co.nz> wrote:

Hi Elwyn,

See attached both the KCSP map and the district plan zone map.

There are small differences between the KCSP map, and the zoning that ended up in the district plan.

Regards

Sarah Hunt (MNZPI)
Cheal Consultants Ltd

P: +64 7 378 6405 | M: +64 21 325 103

E: SarahH@cheal.co.nz

From: Elwyn McGoram <elwynmcg@gmail.com>

Sent: Tuesday, June 13, 2023 10:37 AM

To: Sarah Hunt <Sarahh@cheal.co.nz>

Subject: Re: [#220225] Seven Oaks

Hi Sarah, are you also able to send me the KCSP Density area map. Thanks again

Regards Elwyn

On Tue, Jun 13, 2023 at 9:25 AM Sarah Hunt <Sarahh@cheal.co.nz> wrote:

Hi Elwyn,

Nice to speak with you earlier.

See attached the 2 pdfs including the scheme plans for the balance land, and terraces.

I'm happy to answer any questions, and confirm or correct any rumours about the development.

Ngā Mihi

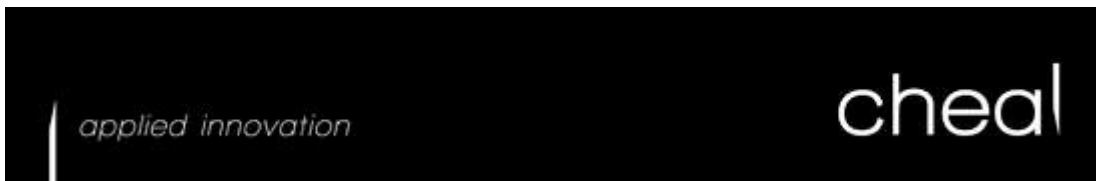
Sarah Hunt (MNZPI)
Senior Planner

Cheal Consultants Ltd

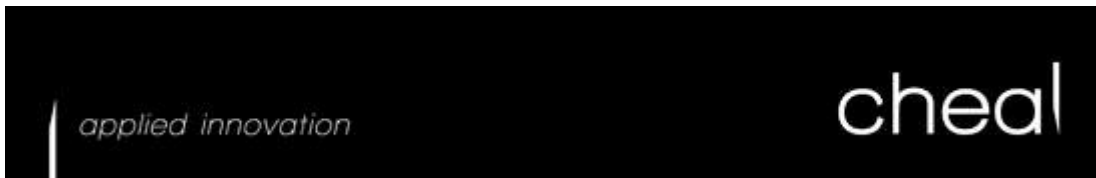
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E: SarahH@cheal.co.nz

Level 1, [4 Horomatangi Street, TAUPŌ 3330](#)



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