

Date: Thu, 28 Nov 2024 7:25:06 PM (UTC)
Sent: Thu, 28 Nov 2024 7:24:32 PM (UTC)
Subject: RE: [#220225] 24-05-01 further information request (A3541083) Seven Oaks
From: Sarah Hunt <Sarahh@cheal.co.nz>
To: Louise Wood <lwood@taupo.govt.nz>;
CC: Heather Williams <hwilliams@taupo.govt.nz>;

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Hi Louise,
Re previous s92:

- *WRC – I have stated why we don't think its high erosion, but we have also lodged a consent with WRC.
- *Stormwater Management – this is addressed
- *Indigenous biodiversity – we have had an ecological assessment, and discussed WRPS policies
- *Infrastructure Capacity – WSP water modelling report demonstrates sufficient water for firefighting.
- *Agree to first condition, and first part of second condition. It firefighting water infrastructure is designed in accordance with SNZ PAS 4509:2008, why do FENZ need to be consulted?
The ROWs comply with DP requirements. FENZ are asking for more formed width which Seven Oaks does not agree with.

• *

Firefighting water supply and access

- The development area is supplied with sufficient firefighting water in accordance with the New Zealand Fire Service Firefighting Water Supply Code of Practice SNZ PAS 4509:2008, and does not adversely impact the existing wider firefighting water supply.
- Firefighting water infrastructure shall be designed in accordance with the Designers' guide to firefighting operations, and shall be sought from Fire and Emergency New Zealand, and the local District Council for its consideration and agreement where required.
- The development area shall ensure adequate provision of firefighting water in accordance with the Designers' guide to firefighting operations, and the New Zealand Fire Service Firefighting Water Supply Code of Practice SNZ PAS 4509:2008.

Lack of amenities – Since the application was lodged, KCA have publicly announced Henry Hall Trust are working on a shopping centre. This proposal will increase the viability of such a shopping centre. In addition, Seven Oaks will be paying a significant amount of reserves contributions which can go

addition, Seven Oaks will be paying a significant amount of reserves contributions which can go towards improving Kinloch reserve amenities. In a hot summer spot such as Kinloch, there will always be pressure on community facilities during summer.

- *Transportation – The lot sizes have increased to a minimum of 800m². The subdivision will improve the viability of public transportation options. Currently there is insufficient population / demand for use to warrant an increase public transport options. WRPS and Taupō Transport Strategy are addressed.
- *CKL worked with Abley on their modelling, so the traffic assessment should have addressed those concerns raised in the peer review.
- *Density / Character and Amenity – All lots meet the 800m² minimum size for Kinloch Residential, the lot layout is amended so there are larger lots along the northern boundary with the terraces. The character and amenity is reflective of the adjoining Seven Oaks residential subdivision.

Regards

Sarah Hunt (MNZPI)

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E: SarahH@cheal.co.nz

From: Louise Wood <lwood@taupo.govt.nz>

Sent: Thursday, 28 November 2024 4:24 PM

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

Cc: Heather Williams <hwilliams@taupo.govt.nz>

Subject: FW: 24-05-01 further information request (A3541083) Seven Oaks

Hi Sarah

I'm just looking over the new application and what was not completed in the earlier application.

In terms of the Landscape Visual Assessment, the peer review of the first application concluded that the effects would be no more than minor. I am confident that the revised plan and Assessment from Mansergh Graham will also conclude the same and with the reduced density it is not necessary to get another peer review done of that report.

In May of this year a further information letter was sent out following the close of submissions. Can you clarify for me whether the new application and expert reports have addressed the queries in this attached letter? In particular, does the new CKL Traffic Assessment address the Abley questions posed in the attached further information letter? If so, I will forward the CKL new report to Abley for review.

I am assuming the other aspects of the letter have been addressed in this new application including the ecological effects and density discussion.

Thanks

Louise

Louise Wood

Senior Resource Consents Planner - Kaiwhakamahere Whakaaetanga Rawa Taiao

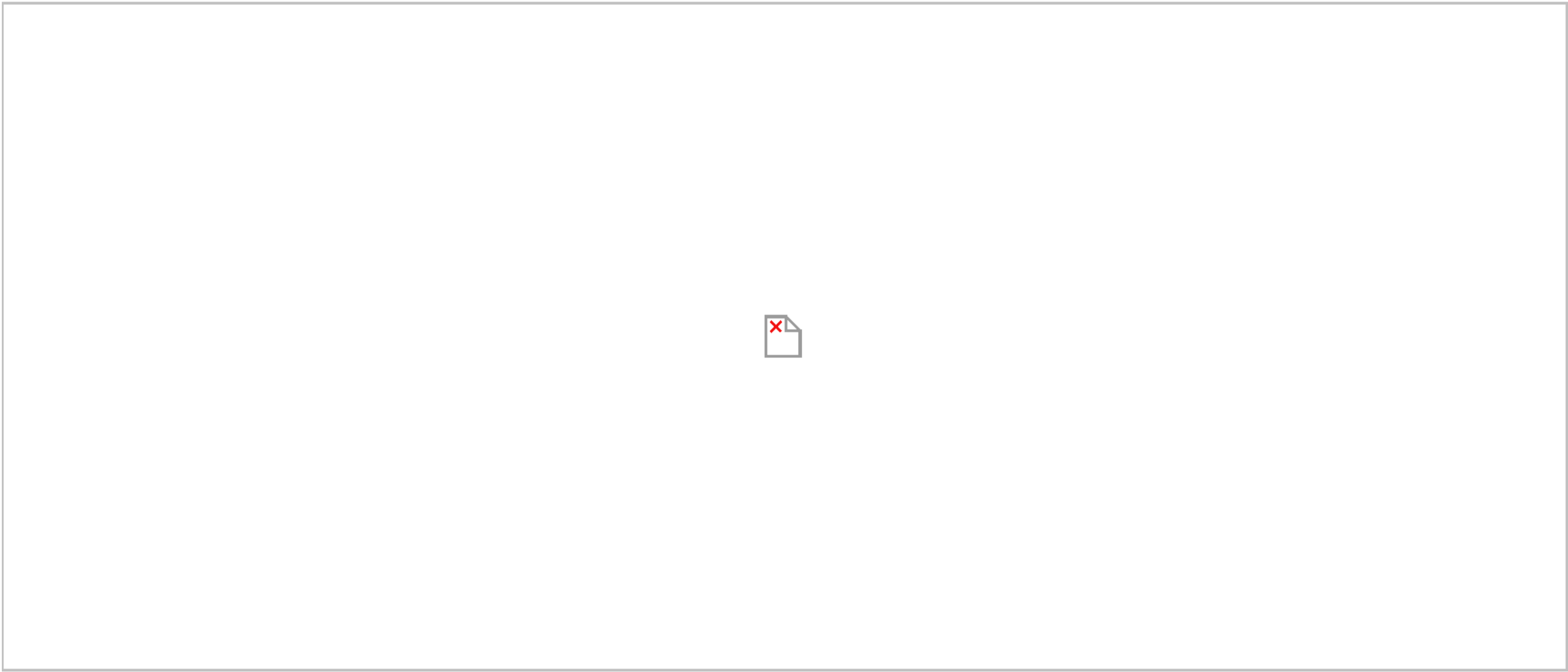
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