



GREAT LAKE TAUPŌ

Taupo District Council

Resource Consent Submission

Under Section 96 of the Resource Management Act 1991 Form 13

Please read carefully and print clearly

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 one 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 Taupo District Council, 46 Horomatangi Street, Taupo, with submitters having the right to access and correct personal information.

Resource Consent Applicant Details:

Taupo District Council reference numbers: RM 240388-389 + RM 200118C.

Applicant name: Seven Oaks Kinloch Limited

Application for: ☒ Resource consent ☐ Change or cancellation of a condition of a resource consent

Description of application: To extend a subdivision

Submitter Details:

Full name of submitter: David Bruce Campbell

Contact name: D Bruce Campbell

Designation: Kinloch Resident and Ratepayer

Contact phone number: 0218000080

Email address: dbrucecampbell46@gmail.com

Postal address: 25 Kenrigg Road Kinloch RD-1 TAUPŌ 3377

Are you a trade competitor of the applicant? ☐ Yes, I am ☐ No, I am not

If you are a trade competitor, are you directly affected by an effect of the subject matter of the submission that (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition? ☐ Yes, I am ☒ No, I am not

Do you wish to receive any further correspondence prior to the decision being issued? ☒ Yes ☐ No

Preferred method of contact: ☒ Email ☐ Post

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:

The Taupo District Plan and in particular the
KCSP and the non adherence to the plan rules,
especially lot densities.

My submission is:

☐ In support of the application or specific parts of it

☒ In opposition of the application or specific parts of it

☐ Neutral regarding the application or specific parts of it

Please detail the reasons for making your submission:

I am a property owner and resident of Kinloch.
The proposal in its current form has the
potential to impact on infrastructure demands
and also the amenity values of the Kinloch village.

(add additional pages as necessary)

I seek the following decision from the Taupō District Council:

That the application be declined and the
applicant be requested to resubmit in full
conformance with the Kinloch Community Structure
Plan, as designated in the Taupo District Council Plan.

(give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought)

Do you wish to attend the hearing?

☒ Yes

☐ No

Do you wish to be heard in support of your submission?

☒ Yes

☐ No

If others make a similar submission, will you consider presenting a joint case with them at the hearing?

☒ Yes

☐ No

☒ 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

☐ 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.

Signature of person making submission:

DB Campbell

Date:

3 April 2025

3 April 2025

25 Kenrigg Road,
Kinloch,
RD 1, Taupo.

Submission On Seven Oaks Kinloch Ltd RM240388-389 and RM200118C

As a Kinloch resident and ratepayer, I strongly object to the Balance Land proposal in its current form.

I wish to be heard at any Public Hearing.

Simply, the proposal is significantly deviant of the Taupo District Council (TDC) Plan rules, and in particular, the Kinloch Community Structure Plan (KCSP). The KCSP was developed and agreed following extensive 'good faith' consultation between TDC, The Department of Conservation (DOC), the Kinloch community and developers.

There are many unanswered concerns in the community around the capacity of infrastructure required to support a fully developed Kinloch that conforms to the District Plan subdivision density rules.

To enable all submitters and the greater Kinloch community the same access to all the relevant information regarding the impacts of the proposed subdivision on infrastructure, I am requesting that TDC make available the following requests for information from reports, memos, letters, notes, advice and emails, to enable a rational decision to be made on this proposal.

Lot Densities

Please provide the expected number of rateable properties for a fully developed Kinloch, based on consents issued, and unconsented land developed in accordance with the KCSP.

Waste Water Treatment Plant

Please provide the current connections data, and the total number of connections allowed for in the design of the fully developed plant.

The plan for upgrades to the existing plant to increase capacity, and the budgeted capital cost. The plans for treated effluent discharge and any additional field drainage systems.

Water Treatment Plant

Please provide the overarching plan for treated water supply to the fully developed Kinloch and Whakaroa areas.

The consent volumes for the Kinloch/Whakaroa scheme to take water from Lake.

The daily maximum output, for the yet to be commissioned, WTP.

The number of connections that the plant design allows for, and the daily usage split between the Kinloch and Whakaroa supplies used in calculating plant capacity.

The plans for additional water storage.

The water storage capacity for fire fighting and the safeguards in the system to ensure that it is always available.

The plans to ensure water supply during peak holiday season.

This request is made in good faith, with the aim of ensuring that all submitters and the Kinloch community fully understand the implications on Kinloch infrastructure of a request for additional lots exceeding the KCSP density planning rules, as specified in the Taupo District Plan.

It would seem reasonable to expect that submitters receive this information at least fifteen working days before any scheduled hearing date on this subdivision proposal.

Thank you for your consideration of this matter.

Yours sincerely,
D Bruce Campbell.

copy - Sarah Hunt at Cheal Consultants