

Form 13 Submission on application concerning resource consent or esplanade strip that is subject to public notification or limited notification by consent authority

Sections [41D](#), [95A](#), [95B](#), [95C](#), [96](#), [127\(3\)](#), [136\(4\)](#), [137\(5\)\(c\)](#), and [234\(4\)](#), Resource Management Act 1991

To Taupo District council

Name of submitter: Jocelyn Anne & Murray Hugh Dalziel

This is a submission on an application from [*name of applicant*] for a resource consent (or for a change or cancellation of a condition of a resource consent or for a transfer of a water permit or for a transfer of a discharge permit or for a variation or cancellation of an instrument creating an esplanade strip).

[*Briefly describe—*

- *if an application for a resource consent, the type, proposed activity, and location of the resource consent:*
- *if an application for a change or cancellation of a condition of a resource consent, the type and location of the resource consent, the relevant condition, and any proposed change:*
- *if an application for a transfer of a water permit or discharge permit, the site for which the permit has been granted and, if relevant, the part of the permit proposed to be transferred:*
- *if an application for a variation or cancellation of an instrument creating an esplanade strip, a description of the strip and its location and any proposed variation.]*

I am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991.

\*Select one.

\*I am not† directly affected by an effect of the subject matter of the submission.

†Select one.

The specific parts of the application that my submission relates to are—

Seven Oaks Ltd RM240388 & RM200118C

My submission is—Sent by E-mail on the 3/4/25

[*include—*

- *whether you oppose the application or specific parts of it:*

I seek the following decision from the consent authority: As per E-mail sent 3/4/25

*[give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought].*

I do not wish to be heard in support of my submission.

\*If others make a similar submission, I will consider presenting a joint case with them at the hearing.

\*Delete if you would not consider presenting a joint case.

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.

\*Select one.

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Signature of submitter  
(or person authorised to sign  
on behalf of submitter)

.

Date

(A signature is not required if you make your submission by electronic means.)

Electronic address for service of submitter:

Telephone: 022 302 8544. E-Mail : [murdalziel@hotmail.com](mailto:murdalziel@hotmail.com)

Postal address: 46 Nisbet Tce, RD 1, Kinloch Taupo 3377. Contact person: Murray Dalziel.

### **Note to submitter**

If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

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.

We, Jocelyn & Murray Dalziel, permanent residents at 46 Nisbet Terrace, Kinloch, strongly object to the proposed revised proposal development of the Balance Land within the Seven Oaks subdivision.

We urge the Taupo District council decline the application for the following reasons:

1. The revised proposal does not comply with the Kinloch Community Structure Plan which was commissioned by the Taupo District Council and supported by the Kinloch community, to help ensure the orderly and sustainable development of Kinloch. The proposal before council is a significant deviation from the Kinloch Community Structure plan and District Plan, in terms of the density of development proposed, and the concerns regarding the adverse effects on Kinloch's unique character and amenity, and village 'feel'.
2. If this proposal was allowed to proceed it would set a very concerning precedent in demonstrating to developers that they can to a large extent ignore the land zoning, setbacks and building coverage in the Taupo District Plans.
3. Meeting existing demand for fresh water is an outstanding issue in Kinloch, with regular Summer restrictions and 'Boil water' notices (latest on the 3/4/25).
4. The Wastewater Treatment Plant is not coping adequately with continuing problems disposing of waste onto the Kinloch Golf Course at peak times. Question the impact of further land development which will contribute to and exceed the current servicing capacity of the Wastewater Treatment plant. If the plant is extended does the council have more green space to dispose of the effluent?
5. Be aware, the 'Jack Nicklaus Golf club', are now marketing their Fairways sections, therefore envisage within the next five years they will be built on, which will increase the

demands on the existing Waste water Treatment Plant and supply of fresh water, which even under current level of housing, is not coping over peak periods. The 'ack Nicklaus Golf club' are also now planning to market their 'Plateau sites', on the Eastern boundary of the course. Have the council taken into consideration these two developments?

6. We do not see the necessity for a commercial hub/kindergarten in the proposed Seven Oaks commercial location, with the Henry Hall Trust now applying for Resource Consent to develop the former Trev Terry site to establish a supermarket and cafe and further space for retail or other activities. The Henry Hall Trust is also proposing to make land available at 261 Kinloch road, Kinloch, for light commercial activity/a community hall with potential kindergarten attached with green space for recreation and sports, which will satisfy the community needs in the long term.
7. In conclusion; the revised proposal of the Balance Land sub division within the 'Seven Oaks' subdivision, is not in keeping with the character of the Kinloch settlement and requirements of the community and the Kinloch Community Structure Plan.

Signed:

Jocelyn Dalziel

Murray Dalziel.

3 April 2025.