



Resource Consent Submission Form

Reference Number: REF250351066

Submitted On: 26/03/2025 04:01 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

Taupō District Council reference number(s):	RM240388-389, RM200118C
Applicant name	Seven Oaks Kinloch Limited
Application for:	Resource consent

Submitter Details

Full name of submitter:	Jeremy Jiang
Contact name:	Jeremy Jiang
Designation:	
Contact phone number:	
Email address:	

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? Yes

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 subdivision consent to subdivide to create 84 residential lots, four reserves and five roads over six Stages where the residential lots will be less than the minimum and average lot sizes
for the Kinloch Low Density Environment, and to construct roads and extend water and wastewater infrastructure to service the lots

- For land use consent to carry out earthworks cut and fill to construct roads and to shape the proposed lots in excess of the 1.5m and 0.5m vertical ground alteration limits outside and within setbacks; and for future development on the residential lots to exceed the provisions in relation to building coverage, plot ratio, and building setbacks
- For a change of conditions to Subdivision Consent RM200118A to remove Stage 9 from that consent and to incorporate this area into the proposed subdivision

My submission is:

In opposition of the application or specific parts of it

Please detail the reasons for making your submission:

The proposed section sizes within the subdivision are smaller than what the Taupo District Council has already approved for the Kinloch basin. The council has an obligation to Kinloch and its residents to maintain their plan and reject this proposal.

Kinloch residents are not opposed to the subdivision itself, but they are frustrated by the developer's repeated submission of new plans, hoping that residents will eventually stop objecting. This tactic is wearing down the local community and turning them against the development entirely.

The residents request that the sections be made the minimum size and that the subdivision be limited to 16

sections, not adding 68 lots more.

Given the current population of Kinloch, there have been multiple instances of water outages in hillside residences, and water restrictions are frequently imposed across the entire area during the summer. If housing development proceeds with a fourfold increase in the planned number of residents, it is likely to disrupt the normal living conditions of the entire area.

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

I seek the following decision from the Taupō District Council:

The developer is persistently advocating for more sections, which contradicts the council's district plan. If the Taupo District Council (TDC) approves this, they will undermine their own process and risk turning Taupo into a place where people no longer want to live, as it disregards the lifestyle and reasons why people are drawn to the area in the first place.

This is not the first time the developer has attempted this, and the council should firmly reject the proposal until the correct sizing is achieved. Residents will continue to protest until the TDC takes the right action and ensures the developer complies with the agreed standards.

Do you wish to attend the hearing?

No

Delegation of functions, powers and duties:

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 on Step 1).