



Resource Consent Submission Form

Reference Number: REF250356057

Submitted On: 28/03/2025 04:49 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:	Malcolm Keith
Contact name:	Malcolm Keith
Designation:	
Contact phone number:	0212679191
Email address:	malcolmkeith71@gmail.com

Postal address:: 10 Kahikatea Drive, RD 1, Taupo 3377

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? No

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: District and Regional plan considerations
Traffic assessment
Water supply

My submission is: In opposition of the application or specific parts of it

Please detail the reasons for making your submission: Firstly, in regards to the subject subdivision not complying with the minimum lot size requirements of the Taupo District Plan. The lot sizes proposed are ridiculously undersized when subjected to the requirements of the District Plan, and also are not even close to meeting other requirements such as building coverage and earthworks disturbance. There is no point having a district plan if these types of developments can just work around them.

Secondly, the application states regarding water supply, that the current water supply has capacity to service all the proposed dwellings. The summer just gone, and also the few prior to that, have proved that already the system is under pressure during peak times. Further large numbers of dwellings will put even higher pressure on, inevitably resulting in water shortages.

Thirdly, the application document addresses traffic flows at various junctions and intersections around the area, but does not address the resulting traffic increases on the 2 local feeder streets involved, namely Okaia Drive and Kahikatea Drive, both of which feed onto Oakdale Drive. While the subject streets are capable of handling the increased traffic flows, the impact on the safety of pedestrians and residents of those streets is not considered. There would be a huge amount of tradespeople using (mainly) Kahikatea Drive, which has a footpath on the southern side only. There are residences on the Northern side which will have school aged children walking to school

buses, and additionally residents out walking or cycling for recreation. Neither Okaia Drive or Kahikatea drive have any speed minimisation features, and have significant hills where speed will inevitably be too high, particularly with tradespeople who are not local residents. This is apparent from witnessing the behaviour of drivers accessing the southern section of the Seven Oaks development.

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

I seek the following decision from the Taupō District Council:

I ask that the submitted application be denied.

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).