



Resource Consent Submission Form

Reference Number: REF250356809

Submitted On: 29/03/2025 03:21 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 and RM200118C
Applicant name	Seven Oaks Kinloch Limited
Application for:	Resource consent

Submitter Details

Full name of submitter:	Fiona Kettlewell
Contact name:	
Designation:	
Contact phone number:	0212995506
Email address:	pencars2014@outlook.com

Postal address::	2 Lancewood Way, Kinloch, 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?	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:	To create 84 Residential lots that will be less than the minimum lot sizes for the Kinloch area
My submission is:	In opposition of the application or specific parts of it
Please detail the reasons for making your submission:	<p>I am writing to formally oppose the subdivision consent application to create 84 residential lots, four reserves, and five roads in the Kinloch low-density environment. I am deeply concerned that the proposed subdivision fails to comply with the minimum and average lot size requirements for this area and poses significant risks to the character, infrastructure, and environment of Kinloch.</p> <p>1. Non-Compliance with Lot Size Standards The Kinloch low-density environment is explicitly designed to maintain a spacious and rural atmosphere, which is essential to its unique character and appeal. The proposed subdivision seeks to reduce lot sizes below the minimum and average standards set for this zone. Allowing such a deviation would undermine the intent of low-density zoning, setting a concerning precedent for future developments.</p> <p>2. Developer’s Continued Push for Overdevelopment The developer has consistently pushed for an increased number of sections in Kinloch, often in direct conflict with the Taupō District Plan. This trend disregards the plan's guidelines and threatens to erode the intent of preserving the area's low-density zoning. It is essential that the council stands firm to uphold the district plan and protect Kinloch from overdevelopment.</p> <p>3. Impact on Local Character and Amenity Values Kinloch is highly valued for its tranquil environment and semi-rural lifestyle. This proposed subdivision, with its high density of residential lots, threatens to erode these qualities. Increased housing density would bring more noise, traffic, and visual changes, all of which would detract from</p>

the community's current lifestyle and charm.

4. Infrastructure Concerns

I question whether the current infrastructure in Kinloch can accommodate this scale of development. Existing water supply, wastewater systems, and roads are likely to come under pressure, resulting in costly upgrades that may burden ratepayers. These issues must be thoroughly assessed before any consent is granted.

5. Environmental Impact

Kinloch is home to sensitive ecosystems and biodiversity that could be negatively impacted by intensified development. The increased stormwater runoff, removal of vegetation, and potential disruption of habitats are significant environmental concerns that should not be overlooked.

6. Conflicts with Relevant Planning Policies

The proposed subdivision appears inconsistent with the objectives and policies outlined in the Taupō District Plan, particularly those aimed at protecting the low-density character of Kinloch. Approving this application would not only conflict with these policies but also undermine the integrity of the district planning process.

Conclusion

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

I seek the following decision from the Taupō District Council:

In light of these concerns, I urge the council to decline the subdivision consent for this development. I believe it is vital to preserve the character, amenity values, and environmental health of Kinloch for current and future generations.

Do you wish to attend the hearing?

No

Delegation of functions, powers and duties:

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.