



Resource Consent Submission Form

Reference Number: REF250354047

Submitted On: 27/03/2025 08:03 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:	Tessa Knight
Contact name:	
Designation:	
Contact phone number:	0275438700
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Postal address:: 7 Pukatea Lane, 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: 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

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

Please detail the reasons for making your submission: Development is inevitable, and I think that it is important that it is carried out by high-quality developers like Seven Oaks, who give back to the community. Seven Oaks has a proven track record of delivering exceptional developments in Kinloch, which many in the community will undoubtedly welcome. Their application represents a practical and necessary development of this land, with section sizes that are typical for Kinloch.

I appreciate that Seven Oaks revised their plans based on community feedback, eliminating smaller sections and opting for an average section size of 1,000 m², with many larger sections at 2,500 m², and increased reserve spaces. This demonstrates their commitment to community needs, as does their generous donation of a site for a kindergarten.

While it would be easy to fall into the trap that I want the village to remain the size it is now, I know that is unrealistic and would rather we get high quality development than substandard development that is common elsewhere. The positive effects of this proposal will be substantial for the future of Kinloch, providing high-quality housing and attracting more people to support the upcoming commercial project led by another developer.

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

I seek the following decision from the Taupō District Council:

I think the council should grant the application for resource consent.

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.