



Resource Consent Submission Form

Reference Number: REF250403087

Submitted On: 02/04/2025 03:49 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:	Taupō Lakes and Waterways Trust
Contact name:	Paul White
Designation:	Chairperson
Contact phone number:	c/o 027 7119426
Email address:	info@taupolakesandwaterways.org.nz

Postal address:: 27 Te Hatepe Avenue, Taupo 3330

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: The application for subdivision and land use are non complying activities under Rules 4a.4.5 and 4a.2.13 of the Taupō District Plan; and the change of conditions is a discretionary activity under section 127 of the Resource Management Act 1991.

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

Please detail the reasons for making your submission: As a non-complying subdivision it will set a precedent in this and other rural areas.

The Kinloch Structure Plan outlines development zones and lot sizes relating specifically to infrastructure and amenity constraints. Subdivision should comply with existing District Plan rural rules and the still relevant Kinloch Structure Plan.

A subdivision of this size has an opportunity to demonstrate more that a 1:10 yr capacity for stormwater in an area where water shortages and restrictions occur. E.g. there is no mention of the capture of rainwater for garden/other use. We recommend all subdivisions provide for rainwater capture and storage.

Taupo Lakes and Waterways are concerned by inadequate setback from the reserve areas. This could be mitigated by having a variety of lot sizes with the larger lots on the boundaries with the rural residential zones and reserves.

We seek complying lots on the boundary of the subdivision to help avoid adverse affects on the reserves. Clear delineation of the Reserves is essential. This would also maintain the rural residential character. I.e. ensure the complying density is maintained within the Subject Site at 6 low density lots (10ha / 1.5ha), and 10 residential lots (1ha/1000m2) – 16 lots in total.

We see that the reserves have been assessed under the proposals required National Policy Statement for Indigenous Biodiversity. The assessment concludes that "The adjoining scenic reserves offer higher botanical values, consisting of regenerating indigenous species such as mahoe, kanuka and five-finger, with weed intrusion such as broom, gorse and blackberry especially on the reserve edges."

We agree with the ecological assessment (Phoenix Ecology Ltd) that: 'Fauna management protocols where required to avoid direct effects;

- Sediment control and stormwater management (including treatment of stormwater prior to entering the watercourses);
- Buffering of lighting and noise effects on the adjacent reserve areas from development through setbacks; and
- The consideration of wildlife-sensitive features for outdoor lighting to minimise lighting effects.'

And: A restoration planting plan for the subdivision reserve areas is recommended to guide restoration and habitat replacement with suitable plant species for the site context. This restoration plan should outline the following aspects:

- Establishment of corridors to link habitats across the site, as much as feasible;
- Species mix and planting spacings for each restoration area;
- Planting methods;
- Maintenance and monitoring requirements to ensure full vegetation cover;
- Weed control; and
- Pest animal control.

We note that these are also listed as recommendations in the proposal: 'Application for Resource Consent for Subdivision and Land Use, and Change of Conditions. It states that 'With implemented recommendations to avoid and minimise effects, the proposed development is expected to have an overall low effect on ecological values.' But there are no qualifying specific guidelines or detail on how these management protocols will be implemented (apart from those for stormwater management).

We are concerned by the cumulative effects on roading/transport including congestion on the northern approaches to Taupo.

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

I seek the following decision from the Taupō District Council:

We seek that Resource Consent for the proposal in its current form not be granted.

Do you wish to attend the hearing?

Yes

Do you wish to be heard in support of your submission? Yes

If others make a similar submission, will you consider presenting a joint case with them at the hearing? Yes

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).