Submission to the hearings committee/independent commissioner

Seven Oaks Kinloch - Due April 3

From: Tukairangi Trust

This brief submission is in response to Seven Oaks Kinloch seeking to develop 84 residential sized lots at Kinloch as opposed to the 16 lots currently enabled by the Taupō District Plan.

Options to increase the environmental sustainability of any new subdivision we hope would be uppermost in the minds of both developers and the consenting authority. Such measures could include insisting on rainwater tanks to reduce the draw on the district supply and increase resilience and the likes of encouragement for roof based solar generation per household – while this latter may be beyond the developer or council to insist on, we don't see any mention of the capture of rainwater for garden/other use.

We would like to see it recommended that all subdivisions provide for rainwater capture and storage.

Minimising earthworks to use natural landforms to reduce carbon emissions and the chance for unintended consequences from water course alterations should also be considered, yet this developer has a habit of creating huge terraces and in this proposal is asking to exceed permitted earthwork limits in a major way.

The developer also wants to exceed provisions in relation to building coverage and plot ratio – of course these are designed to maintain the amenity of an area and tend to encourage the planting of larger species of tree which help to reduce the visibility of the built environment, as well as having other positive environmental effects (see Notes below).

Othe Trust concerns

- 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.
- Adverse effects on the reserves through increased pressure from a higher density of houses. We have already seen reserve fences in Kinloch cut and the incursion of dog kennels, garden waste, or compost bins, trees trimmed or even poisoned for people to maintain views of the lake. Basically, the higher the number of neighbouring properties the more a reserve is under threat. Complying lots on the boundary of the subdivision would help avoid such adverse effects on the reserves. Clear delineation of the reserves is essential. This would also maintain the rural residential character. Really that's why there are the current density delineations.

The reserves have been assessed under the National Policy Statement for Indigenous Biodiversity with the assessment concluding 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."

That weed intrusion is likely to increase.

We agree with the ecological assessment (Phoenix Ecology Ltd) for fauna management protocols 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 in relation to flora: 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'

We hope that the consenting decision makers can see the assessments provided by the developer from both landscape architects and ecological assessors omit as much as they say. Such as on the prevailing amenity being more urban than rural – an argument that suggests cumulative effect – the prevailing amenity could be said to be pasture boundered by native reserves so it could be argued the best thing to do is join up the native reserves with a regenerative planting to make the whole thing one big reserve! Perhaps unlikely.

Other concerns that probably relate more to the general population living to the west of Taupō township would be the cumulative effects on roading/transport including congestion on the northern approaches to Taupō.

Conclusion/Preferred Oucome

In essence based on these concerns the Trust would like to see the TDC ensuring 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.

Thank you for considering these submissions.
Tukairangi Trustees

Notes

The benefits of planting trees in urban and industrial areas, are:

- Air Quality Improvement: Trees absorb carbon dioxide and release oxygen, helping to improve air quality. They can also filter pollutants and particulate matter from the air, such as ozone, carbon monoxide, and sulphur dioxide from the air we breathe. making the environment healthier for workers and nearby communities.
- Noise Reduction: Trees can act as natural sound barriers, reducing noise pollution from industrial activities. This can create a more pleasant working environment and help minimize disturbances to nearby residential areas.
- Temperature Regulation: Urban heat islands are common in industrial areas and commercial areas, such as supermarket carparks, due to concrete and asphalt. Trees provide shade and release moisture through transpiration, helping to cool the surrounding area.
- Erosion Control: Tree roots help stabilize soil and prevent erosion, particularly in areas where land is disturbed for industrial activities.
- Biodiversity Support: Planting trees can create habitats for various species, promoting biodiversity in industrial areas that may otherwise be devoid of wildlife.
- Aesthetic Value: Trees enhance the visual appeal of industrial landscapes. A well-planned green space can improve the overall image of a company and promote a positive public perception. Large mature trees will reduce the visual impact of the built environment.
- Employee Well-being: Green spaces can improve mental health and well-being for employees, potentially leading to increased productivity and job satisfaction.
- Sustainability Practices: Many industries are adopting sustainable practices, and planting trees is a visible commitment to corporate social responsibility and environmental stewardship. By integrating trees into industrial settings, companies can mitigate some of the negative environmental impacts of their operations while enhancing the quality of life for workers and surrounding communities.