

Assessment of Environmental Effects

For an amended Stage 2 Subdivision of

Lochridge Estate (Lochridge Drive)

Date	October 5, 2026
Reference	Lochridge Stage 2 Subdivision
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Executive Summary

This report has been prepared by Simpli Consulting Limited on behalf of Lochridge Estate Limited (the Applicant) in support of a resource consent application for a variation (noting this is not a s127 application) to Stage 2 of the Lochridge Estate subdivision, Kinloch, Taupō.

Stage 2 was granted consent as part of the wider Lochridge Estate development under RM170324/RM170325 (originally granted 5 June 2018, subsequently varied — see the consent history at Section 2.2) and has since been implemented — titles have issued and the Stage 2 roading and services have been formed, although building on the lots has only recently begun. Because Stage 2 is already an implemented, titled stage of the subdivision, the scale of change now proposed cannot be achieved by way of a further section 127 variation to the existing consent and instead requires a new resource consent application.

The application seeks to replace the implemented Stage 2 layout by re-subdividing Lots 2, 6–13, 22–29 and 61 DP 586490 into 46 residential lots (Lots 2–47), a balance lot holding the unimplemented Stages 3–5 (Lot 100, 53.39ha), and two road lots to vest in Council (Lots 200 and 201), as shown on the Kotare Consultants scheme plan set.

Together with the existing, unchanged Lot 1 DP 586490 (the Applicant's dwelling), Stage 2 would comprise 47 lots. This forms part of a wider increase in the overall development yield for Lochridge Estate from 47 lots (as currently titled/consented — Stage 1: 6, Stage 2: 18, Stages 3–5: 23) to 76 lots, with the entire net increase (+29 lots) within Stage 2 while Stages 3–5 remain unchanged in lot number and will instead be the subject of a separate, future section 127 variation addressing boundary realignments within those stages (see Section 3.7).

The site is zoned Rural Lifestyle Zone (RLZ) under the current Taupō District Plan and sits within the DEV1-Kinloch overlay. The application is brought as a combined subdivision and land use consent, mirroring the approach taken to the adjoining, recently-decided Seven Oaks Kinloch non-complying application (RM240388-389/RM200118C).

The application will be a non-complying activity under SUB-R26 (subdivision within DEV1-Kinloch that is neither a controlled nor a discretionary activity, and/or where resulting lots cannot connect to community wastewater network infrastructure), bundled with the discretionary land use matters above and the restricted discretionary creation of new public road (TRAN-R2.2), requiring assessment under section 104D of the RMA.

Given the scale and nature of the change to an already-implemented stage, and following pre-application discussions with Taupō District Council, the Applicant has confirmed it will seek public notification of this application at the time of lodgement, and this AEE has been prepared on that basis.

This AEE addresses the statutory framework applying to the site, describes the site's consent history and the proposal, and assesses the actual and potential effects of the proposal on the environment, including landscape and visual amenity, transportation, stormwater, servicing, and character and amenity.

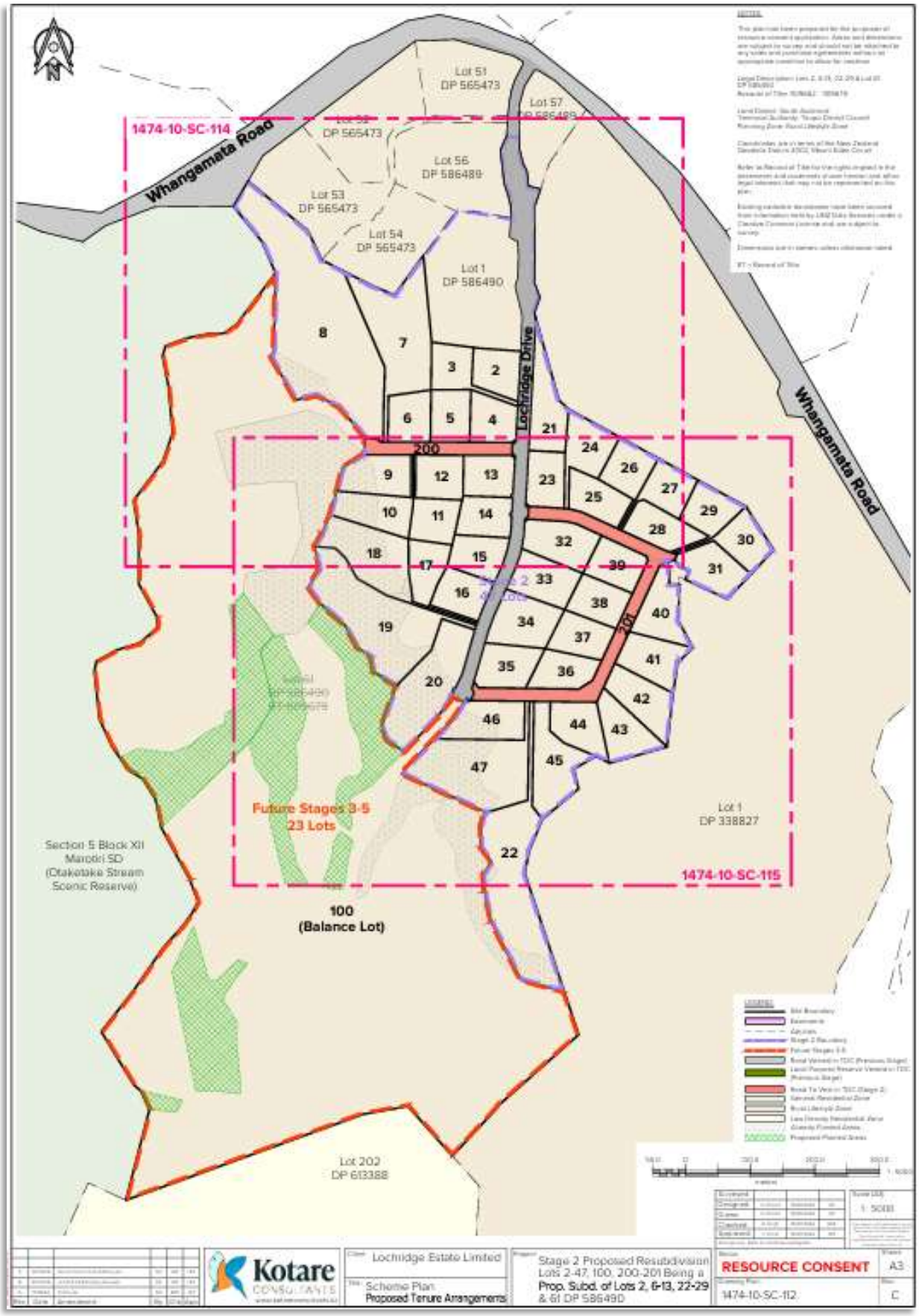

1474-10-SC-114
Whangamata Road
Lot 51
DP 565473
Lot 57
DP 586489
Lot 52
DP 565473
Lot 56
DP 586489
Lot 53
DP 565473
Lot 54
DP 565473
Lot 1
DP 586490
Lochridge Drive
Whangamata Road
8
7
3
2
6
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4
21
200
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32
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16
33
38
40
19
34
37
201
41
20
35
36
42
46
44
43
47
45
Future Stages 3-5
23 Lots
Lot 1
DP 338827
22
1474-10-SC-115
Section 5 Block XII
Marodri SD
(Otaketake Stream
Scenic Reserve)
100
(Balance Lot)
Lot 202
DP 613388
Kotare
CONSULTANTS
Lochridge Estate Limited
Scheme Plan
Proposed Tenure Arrangements
Stage 2 Proposed Resubdivision
Lots 2-47, 100, 200-201 Being a
Prop. Subd. of Lots 2, 6-13, 22-29
& 61 DP 586490
RESOURCE CONSENT
A3
1474-10-SC-112
C

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Applicants	*Lochridge Estate Limited (Brian Eccles)*
Address	*Stage 2, Lochridge Estate, Lochridge Drive, Pigeonwood Lane, Tea Tree Lane and Akeake Lane, Kinloch, Taupō*
Legal Description	*Lots 2, 6–13, 22–29 and 61 DP 586490*
Record of Title	*RTs 1109662–1109679*
Land Area	*91.3955ha (RTs 1109662–1109679, including balance Lot 61 of 53.5953ha)*
Operative District Plan	*Taupo District Plan*
Proposed District Plan	*N/A*
Operative Zoning	*Rural Lifestyle Zone*
Proposed Zoning	*N/A*
Operative Overlays	*DEV1 – Kinloch Structure Plan*
Proposed Overlays	*N/A*
Regional Council	*Waikato Regional Council*
Consent Required	*A non-complying subdivision consent in the Kinloch Community Structure Plan area (Rural Lifestyle Zone – DEV1-Kinloch), land use consent and cancellation and replacement of consent notice 12675212.14.*

1.0 Introduction

Simpli Consulting Limited (the Agent) acts on behalf of Lochridge Estate Limited (the Applicant) in respect of this application for resource consent for a variation to Stage 2 of the Lochridge Estate subdivision, Kinloch, Taupō.

This report constitutes an Assessment of Environmental Effects (AEE) prepared in accordance with Schedule 4 of the Resource Management Act 1991 (RMA) and is submitted in support of a resource consent application to Taupō District Council (TDC).

This report describes the site and consent history, the proposed variation to Stage 2, the relevant statutory framework, and provides an assessment of the actual and potential effects of the proposal on the environment. It is supported by specialist technical reports prepared by others, referenced throughout this AEE and listed in the Appendices.

Stage 2 of Lochridge Estate is an implemented stage of the wider consented subdivision — titles have issued for the Stage 2 lots, and the stage has been developed substantially in accordance with the consented scheme plan (RM170325 and subsequent variations).

The change now sought — reconfiguring Stage 2 from its current, implemented layout to a 47-lot layout — is a substantial change to an already-created and titled part of the subdivision, rather than a minor amendment to conditions of an unimplemented consent. On that basis, and following discussion with Council, it has been agreed that this change should be progressed as a new resource consent application rather than a section 127 RMA variation to the existing Stage 2 consent.

Stages 3–5 of the wider Lochridge Estate development have not yet been implemented and remain subject to the existing consent. Changes to those stages are not sought by this application and will instead be progressed by way of a separate section 127 variation in due course. Refer to Section 3.7 for the basis, timing and intent of that future application.

2.0 Description of Subject Site, Consent History & Surrounding Area

2.1 Subject Site

Lochridge Estate is a staged rural lifestyle subdivision located on the north-western side of Kinloch, Taupō, on land generally accessed from Whangamata Road via Lochridge Drive.

The wider development sits on an elevated, gently undulating landform above the Kinloch village and Lake Taupō, with a network of vegetated gullies and overland flow paths draining toward the Otaketake Stream to the west and the Okaia Stream to the east.

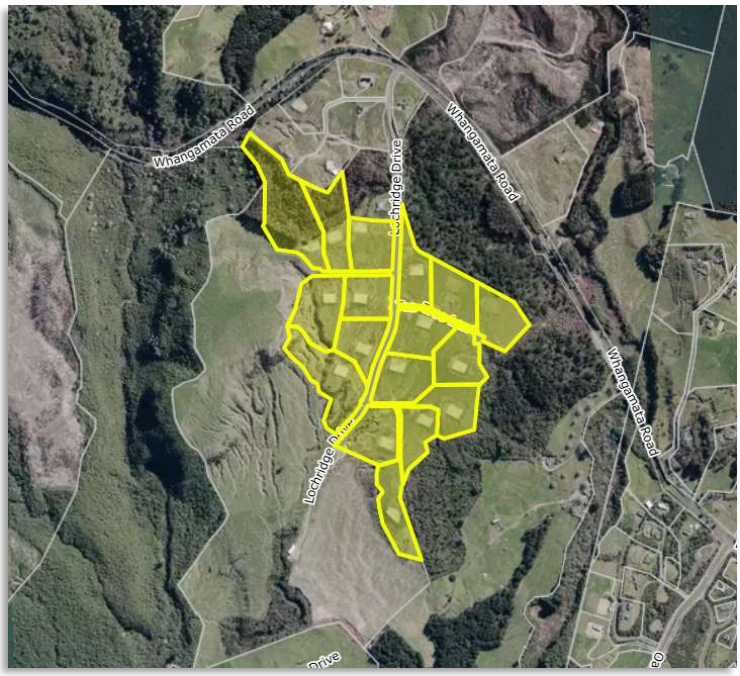


Figure 1 – location of the current lots being varied as part of this consent application.

Stage 2, the subject of this application, comprises Lot 1 and Lots 2, 6–13 and 22–29 DP 586490 (18 titles, approximately 40.5ha), fronting Lochridge Drive and the existing private accessways Pigeonwood Lane, Tea Tree Lane and Akeake Lane, which are proposed to become public road.

The land subject to the subdivision is Lots 2, 6–13, 22–29 and 61 DP 586490 (RTs 1109662–1109679, approximately 91.4ha in total).

Lot 61 (53.5953ha) is the balance lot holding the unimplemented Stages 3–5 and is re-created by this subdivision as balance Lot 100 (53.39ha).

Lot 1 DP 586490 (RT 1109661, 2.7351ha — the Applicant's dwelling) is within Stage 2 but is not part of the subdivision.

The total area of the land being subdivided reconciles between the existing titles (91.3955ha) and the proposed lots, roads and balance lot (approximately 91.42ha, subject to survey).

Site photographs confirm the current, sparsely developed state of Stage 2: a sealed internal road with post-and-rail fencing runs through open, grazed paddock, off which a number of building platforms have already been formed.

The current built form on the site includes the Applicant's own residence on Lot 1 (which is not being reconfigured) and a dwelling under construction (at the time photos were taken) on Lot 13 as well as a rural farm building currently sitting on the balance land (refer to site photos), otherwise all other sites although developed with building platforms are devoid of any built form.

A substantial bush-filled gully — associated with the Otaketake or Okaia Stream margins — runs through and adjoins the site, and open, elevated outlook is retained across the site to Kinloch village and Lake Taupō to the north.

2.2 Consent History

The original subdivision and land use consent was granted on the 5th of June 2018 (RM170324 & RM170325) for a 44-lot rural/residential subdivision with three of the lots under the minimum allotment size of 2ha and no connection to community wastewater as well as additional earthworks and a future dwelling on Lot 38 to be inside the 10m minimum building setback.



Figure 2 – approved scheme plan RM170324 & RM170325.

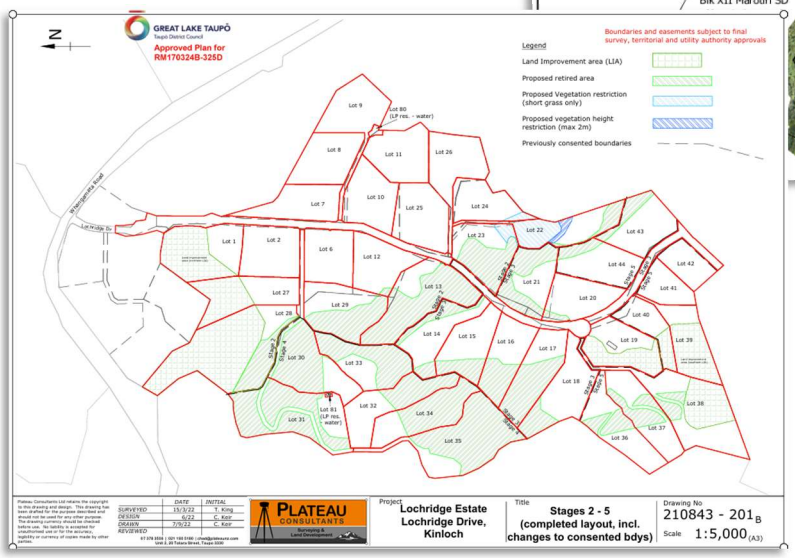


Figure 3 – final approved scheme plan from RM170325D.

Since the original consent was granted, there have been multiple consent variations and a boundary adjustment to address the public road alignment.

The main result of the various variations (RM170325A – RM170325D) were amendments to lot layouts and staging of the subdivision consent into five stages in total and extending timeframes to enable the lapse date through to June 2028 (RM170325E).

Stage 1 included six lots in total that fronted onto Whangamata Road in the north and Stage 2 included eighteen lots that are further south and fully screened from Whangamata Road.

Of the above, Stage 1 (6 lots, fronting Whangamata Road) has been completed in accordance with its approved design and is not affected by this application.

Stage 2 (comprising 18 lots as currently consented) has also been implemented, with titles issued. Building on the Stage 2 lots has only recently begun on two lots.

Stages 3–5 remain unimplemented and are held within the balance lot (now Lot 61 DP 586490, RT 1109679); as noted in Section 1.0, changes to those stages are not sought by this application.

Summary of Consents Granted		
Date	Consent Reference	Description
January 2007	RM060565	Land disturbance and bulk earthworks consent (Waikato Regional Council and Taupō District Council) authorising bulk earthworks to form an access way for a future subdivision.
23 June 2009	RM090095	Subdivision consent granted, splitting the original 107.6ha rural allotment into two lots: Lot 1 (65.7543ha, northern block) and Lot 2 (42.8958ha, southern block). Whangamata Road access upgraded and a right of way formed over the northern Lot 1. Given effect to; created the existing site titles.
17 January 2011	RM100242	Subdivision consent granted authorising the two lots to be subdivided into 10 allotments over four stages, ranging in size from approximately 5ha to 53.9ha.
27 May 2013	RM100242A	Change of conditions changing the order of development by rearranging the allotments between the four stages.
6 November 2013	RM100242B	Change of conditions splitting Lot 9 (Stage 1) into two allotments for subsequent amalgamation (to correct right-of-way ownership) and amending the telephone-connection condition. Lapsed January 2016 without being given effect to.
June 2016	RM160088	Subdivision consent granted for the same subdivision as the lapsed RM100242B. Not given effect to.
5 June 2018	RM170324 (Land Use – Discretionary) & RM170325 (Subdivision – Non-complying)	Original consents for the current subdivision: 44 rural-residential lots over five stages, plus land use consent for earthworks in excess of the permitted vertical ground alteration and a building setback infringement on proposed Lot 38. Lapse periods of 8 years (land use) and 5 years (subdivision) from grant.
23 October 2020	RM170324A & RM170325A	Change of conditions varying the area of Lot 51 and updating the Stage 1–3 plans (TLDC/McKenzie & Co, Drawing No 1762-110 to -113).
26 May 2021	RM170325C	Change of conditions deferring part of the Stage 1 public road formation (Lot 70) to Stage 2 and altering the Stage 1 lot access layout – Lot 70 reduced to 0.320ha and Right of Way 'C' extended to also serve Lots 51 and 55.
21 October 2022	RM170324B & RM170325D	Change of conditions reflecting additional earthworks and area adjustments for Stages 2–5. Stage 1 recorded as completed. Development replanned by Plateau Consultants Ltd under the 'Lochridge Estate' identity, with Lochridge Drive as the vesting road. New Local Purpose (Water) Reserve lots (80 and 81) introduced. Building-platform certification standard updated to NZS4431:2022 for Stages 2–5. The resulting s221 consent notice for RM170325D (Stage 2) was subsequently signed by Council on 26 March 2024 and registered on title as Instrument 12675212.14 on 14 June 2024, when the current Stage 2 titles issued (see Section 2.4 below).
25 October 2022	RM220343 (Subdivision – Controlled)	Boundary adjustment subdivision of Lots 50, 55 and 60 DP 565473 to improve the future roading layout at the Whangamata Road / Lochridge Drive intersection, creating Lots 56 (2.12ha), 57 (1.10ha) and 58 (0.01ha, to vest as road), with balance Lot 59 (54.47ha) replacing former Lot 60.
Current (lodgement pending)	Stage 2 resubdivision (this application)	New subdivision and land use consent: resubdivision of Lots 2, 6–13, 22–29 and 61 DP 586490 into 46 residential lots (Lots 2–47), balance Lot 100 and road Lots 200–201, increasing Stage 2 from 18 to 47 lots (including the unchanged Lot 1) — the subject of this AEE.

2.3 Surrounding Area

The sites are located on the northern edge of the existing urban limits of the Kinloch Structure Plan (with Whangamata Road forming a distinctive boundary to the north) within an area zoned for rural/residential development based on a minimum lot size of 2ha and average lot size of 2.5ha. The site has since been rezoned to Rural Lifestyle Zone – DEV1-Kinloch under the District Plan (reformatted to the National Planning Standards), but the underlying rules from the KCSP remain unchanged in terms of density and minimum lot size.

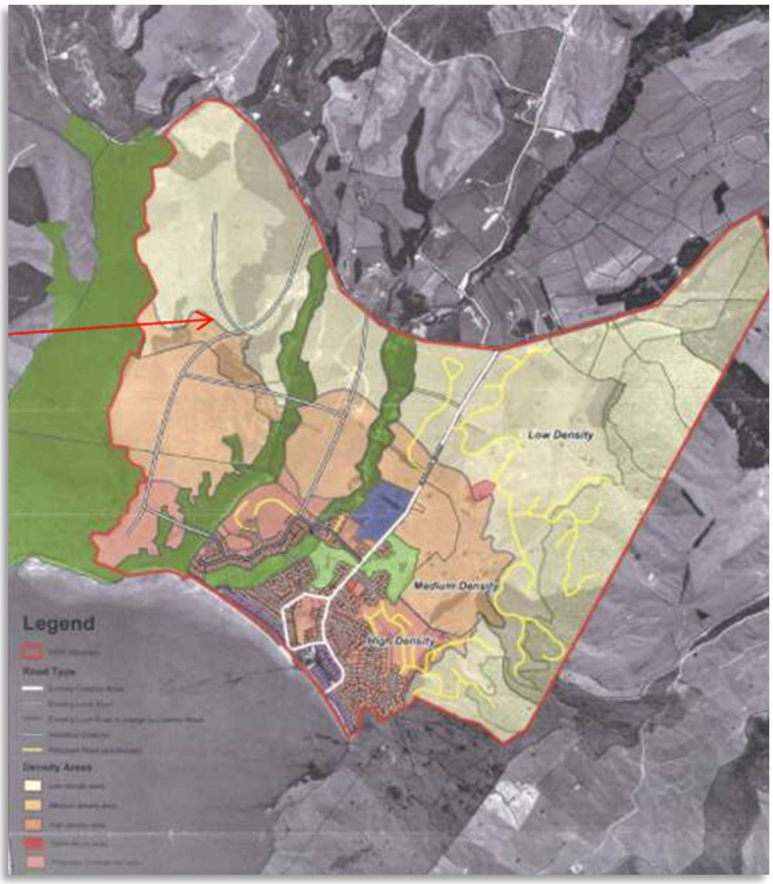


Figure 4 – KCSP and location of Lochridge.

While Stage 1 & 2 have been implemented, only Stage 1 has been fully developed with residential dwellings. Stage 2 has titles issued, but the only dwelling is the applicants' home on Lot 1 and one dwelling currently being constructed on Lot 13, sales have been very difficult given the 2ha size has not been attractive to the market and so the area in general is still largely open underdeveloped pastural land interspersed with deep gully systems and areas of indigenous planting undertaken by the applicant to retire areas of grazing land.

The wider surrounding area is predominately densely planted DOC scenic reserves to the west which follows the alignment of the Otaketake Stream. Whereas to the east is a large, underdeveloped land parcel with extensive planting that forms the Taupo Hunt Club.

Many of the surrounding deep gullies have been retired and planted for many years and are Land Improvement Areas to enhance water quality that was undertaken through the 1980's and early 1990's.

To the south is a block of land referred to as the 'Terraces' due to the natural flat plateau across the site and has a similar subdivision consent being implemented for larger residential/rural lots around 1ha in size given the low-density Kinloch zoning.

Further to the south is the developing land of Seven Oaks which includes multiple stages of residential development that is more aligned with urban type residential sized lots under 1000m^2 in size.

The site is in close proximity to Kinloch Village to the south-east but is not yet directly connected by roading links that will be developed in the later stages of the development.



Photo 1 – looking north across the broader development area of Lochridge.



Photo 2 – Looking south across Lochridge with Stage 2 down towards Lake Taupo and the Kinloch Village

2.4 *Registered Instruments and Encumbrances Affecting the Site*

A title search of the current Stage 2 Records of Title (1109661–1109678) and the associated historical titles has identified eight registered instruments relevant to this application — two dating from the site's earlier use by the Taupō Hunt Incorporated, and six registered against the current Stage 2 titles.

Records of Title for all 18 of these titles and for the balance lot (Lot 61 DP 586490, RT 1109679) have been provided as an appendix to this application. Each instrument is summarised below.

Summary of Record of Titles			
Lot	**RT / Identifier**	**Area (ha)**	**Registered Owner**
1	1109661	2.7351	Lochridge Estate Limited
2	1109662	1.9481	Lochridge Estate Limited
6	1109663	1.7931	Lochridge Estate Limited
7	1109664	1.7942	Lochridge Estate Limited
8	1109665	1.9601	Lochridge Estate Limited
9	1109666	2.1640	Lochridge Estate Limited
10	1109667	1.9743	Lochridge Estate Limited
11	1109668	2.0042	Lochridge Estate Limited
12	1109669	1.8429	Lochridge Estate Limited
13	1109670	3.2454	Kyle Aaron Parkinson & Abbey Ellen Eccles*
22	1109671	2.0242	Lochridge Estate Limited
23	1109672	2.2001	Michael John Webb*
24	1109673	1.6190	Lochridge Estate Limited
25	1109674	2.1589	Lochridge Estate Limited
26	1109675	2.0786	Lochridge Estate Limited
27	1109676	2.2142	Lewis Reid Eccles & Caitlin Rebecca Olley*
28	1109677	4.2305	Lochridge Estate Limited
29	1109678	2.5484	Lochridge Estate Limited
61 (balance)	1109679	53.5953	Lochridge Estate Limited

*The three owners of Lots 13, 23 and 27 are all aware of the proposed changes to Stage 2 and the design changes do not impact on their existing building locations.

2.4.1 Current Stage 2 instruments

(a) 12675212.8 and 12675212.9 – easements in gross to convey water and electricity over area V on existing Lot 9. These are retained over new Lots 30 and 31 (areas VA and VB).

(b) 12675212.10 – easement in gross in favour of The Lines Company to convey electricity over Lots 1, 9, 11, 26 and 80. It is retained over new Lots 40–42 (areas SA, SB, UA and UB), and the rest over the land being subdivided is surrendered. Lots 1 and 80 are unaffected.

(c) 12675212.12 – Stage 2 Land and Fencing Covenant, a developer self-covenant over all 18 Stage 2 lots. It controls building envelopes, height, colours, fencing, access, view-protection and planting areas, on-site wastewater, and further subdivision. It is to be surrendered over the land being subdivided and replaced by a new covenant reflecting the new layout and the Appendix 7 built form controls. Notably, existing Lot 9 (new Lots 29–31) is already permitted a two-storey dwelling to 8.0m.

(d) 12675212.13 – encumbrance binding each Stage 2 lot to its Waikato Regional Council (WRC) nitrogen allocation. It is to be replaced by a new encumbrance based on a revised WRC allocation for the 46 new lots.

(e) 12675212.14 – consent notice under RM170325D covering building platform testing and the absence of telecommunications. Its cancellation is sought under s221(3) for the land being subdivided, with new consent notices on the new titles.

2.4.2 Historical instruments (Taupō Hunt Incorporated)

(f) EI 6242538.1 (2004) – view-protection covenant limiting planting to low-growing species, for the benefit of a neighbouring property. It is registered on all 18 Stage 2 titles and the balance lot. It can't be surrendered without that property owner's agreement, so it carries forward.

(g) AG B263577 (1983) – 999-year conservation covenant (no building, cultivation or grazing within the fenced conservation areas). It is registered on Lots 1, 7, 8, 9, 22, 24, 26, 27, 28 and the balance lot. It can't be surrendered without WRC's agreement, so it carries forward, and it supports the retired and planted areas the LVA relies on.

3.0 Proposal

3.1 Proposal Overview

This application seeks new subdivision and land use consent to replace the implemented Stage 2 layout of Lochridge Estate, as shown on the Kotare Consultants scheme plan.

The subdivision creates:

- 46 residential lots (Lots 2–47), ranging from 0.50ha to 4.08ha, all of at least 5,000m²; and
- Lot 100, a 53.39ha balance lot holding the unimplemented Stages 3–5 (replacing Lot 61, 53.5953ha), containing a proposed water tank location and subject to a proposed easement in gross (area A) in favour of Council to convey water, along the corridor of a future road and shared accessways; and
- Lots 200 (0.47ha) and 201 (1.34ha), 20m-wide roads to vest in Taupō District Council.

Lot 1 DP 586490 (the Applicant's dwelling) is not part of the subdivision but remains part of Stage 2, so that Stage 2 would comprise 47 lots in total.

The existing Local Purpose (Water Supply) Reserve, Lot 80 DP 586490, is unaffected.

Existing easements will be maintained in gross for 12675212.8 (water) and 12675212.9 (electricity) over new Lots 30 and 31 (areas VA and VB), and 12675212.10 (electricity, The Lines Company) over new Lots 40–42 (areas SA, SB, UA and UB).

New private easements for rights of way, rights to convey water and electricity and rights to drain water are proposed over areas B–I, and new easements in gross to drain water in favour of Council over areas J–M.

Consistent with the scheme plan, all other existing easements and covenants over the land being subdivided are to be surrendered — including the Stage 2 Land and Fencing Covenant (12675212.12) and nitrogen encumbrance (12675212.13), which will be replaced by new instruments for the reconfigured lots.

The application also seeks the cancellation of consent notice 12675212.14 under section 221(3) of the RMA in respect of the land being subdivided, to be replaced by the consent notices set out in Appendix 7.

The two historical instruments (EI 6242538.1 and AG B263577) cannot be surrendered by the Applicant alone and will carry forward unless the relevant parties agree — the owner of the neighbouring dominant property for EI 6242538.1, and Waikato Regional Council for AG B263577.

The proposal does not seek any change to Stage 1 (completed) or to the lot numbers of Stages 3–5 (unimplemented, to be addressed separately by a future section 127 variation).

The existing Whangamata Road access and the Lochridge Drive alignment are retained; the existing private accessways Pigeonwood Lane, Tea Tree Lane and Akeake Lane are widened and converted to public roads.

3.2 Change in Development Yield

The table below sets out the change in lot yield sought by this application. Stage 1 is fixed throughout (implemented, titled and sold) and is unaffected by this or any future application.

Stage	Current (consented/implemented)	Proposed	Change
Stage 1 lots (unaffected)	6	6	–
Stage 2 lots (this application)	18	47 (Lot 1 + new Lots 2–47)	+29
Stages 3–5 lots (future s127, not part of this application)	23 (8 + 7 + 8, unchanged)	23 (8 + 7 + 8, unchanged)	–
Lochridge Estate total (all stages)	47	76	+29

Average gross development density (whole site)	≈2.29ha per lot (107.6ha ÷ 47 lots)	≈1.42ha per lot (107.6ha ÷ 76 lots)	≈-0.87ha per lot (≈38% reduction in average lot size)

3.3 Lot Sizes and Layout

The 46 new Stage 2 residential lots (Lots 2–47), as shown on the Kotare Plan Set, range from 0.50ha to 4.08ha (Lot 8) — all lots are at least 5,000m² — with a total area of approximately 36.2ha and an average of approximately 0.79ha (0.83ha if the existing Lot 1 is included).

The majority (39 of the 46) are between 0.5ha and 1.0ha, concentrated on the central plateau; the larger lots (Lots 7, 8, 18, 19, 20, 22 and 47) are located on the margins of Stage 2, adjoining the Otaketake Stream Scenic Reserve, the gullies and the balance land.

Three lots (Lots 8, 19 and 22) exceed the 2ha DEV1-Kinloch minimum lot size. The distribution is summarised below.

Lot size	Lots	Number	Total area (ha)
0.50–0.59ha	Lots 2–6, 11–17, 23, 25–31, 35–39 and 44	26	≈13.50
0.60–0.69ha	Lots 9, 10, 24, 32, 33, 40–43 and 46	10	6.36
0.70–0.99ha	Lots 21, 34 and 45	3	2.39
1.00–1.99ha	Lots 7, 18, 20 and 47	4	5.80
2.00ha and over	Lots 8 (4.08ha), 19 (2.02ha) and 22 (2.11ha)	3	8.21
Total	Lots 2–47	46	≈36.2 (average ≈0.79)

All 46 lots are at least 5,000m². Every lot therefore meets the minimum site size for permitted on-site wastewater discharge.

The scheme plans show a 10m building setback on every lot, and a 20m setback along the boundary of Lot 8 with the Otaketake Stream Scenic Reserve.

Lot 1, which is unchanged, is 2.7351ha (RT 1109661).

3.4 Roading, Access and Servicing

3.4.1 Roading

Access continues to be from Whangamata Road via the existing Lochridge Drive intersection, which the ITA assesses as suitable without change.

Two new 20m-wide roads are to vest in Council: Lot 200 (0.47ha), which widens and converts the existing Pigeonwood Lane accessway to public road, extending west toward the balance land; and Lot 201 (1.34ha), which converts the existing Tea Tree Lane and Akeake Lane accessways into a connected public road and crescent.

Four 7m rights of way serve pairs of rear lots (areas B–C serving Lots 10 and 11; D–E, Lots 17 and 18; F–G, Lots 26 and 27; H–I, Lots 29 and 30), each within the District Plan limit of three lots.

The ITA confirms the public roads are designed to the TDC Code of Practice (Figure 3.1R, rural roads serving fewer than 100 sites). The creation of new public road engages TRAN-R2.2 (restricted discretionary).

3.4.2 Water supply

Council-reticulated, from the existing network and booster pump station (Lot 80 Local Purpose (Water Supply) Reserve), which Council's infrastructure team has confirmed has adequate capacity.

The scheme plan also shows a proposed water tank location on the balance Lot 100, served by a proposed easement in gross (A) in favour of Council.

Each site will be required to have an onsite water tank of at least 25,000 litres (25m³) to enable trickle feed water supply to each lot and removes demand spikes in water usage.

3.4.3 Wastewater

On-site advanced (nitrogen-reducing) treatment and disposal on each lot will continue to be required as is the case for the current sites within Lochridge that are under 4ha in size.

3.4.4 Stormwater

On-lot rainwater tanks overflowing to soakage systems sized for the 10-year ARI event, roadside grassed swales, four centralised bioretention devices, and retained overland flow paths and gullies for secondary flows (refer to SMP by Te Miro Water).

3.4.5 Power and telecommunications.

Existing capacity is understood to be available to support the additional lots, but final design will be confirmed with the utility company once the consent is approved.

3.5 Reserves and Open Space

No new reserve is created within Stage 2 by this subdivision; the existing Local Purpose (Water Supply) Reserve, Lot 80 DP 586490 (0.0734ha), is retained unchanged.

The wider development's landscape mitigation package, identified in the LVA and scheduled on the Kotare density and green-space schedules appended to the ITA, comprises 20.40ha of planted or proposed planted areas, 10.53ha of retired/LIA areas and 0.40ha of local purpose reserve (Lots 301 and 302, within the future Stages 3–5).

The greater part of that package lies on the balance land (proposed Lot 100) rather than on the Stage 2 residential lots.

Because the LVA relies on it, the Applicant can secure the planting and retired/LIA areas within Lot 100 by a consent notice on the Lot 100 title, requiring them to be established (where not already planted), protected and maintained in accordance with an approved planting and LIA plan.

In addition, each of the 46 new Stage 2 lots is required to plant at least 10% of its area in indigenous species, consistent with the LVA, secured by consent notice.

Together these are intended to reinforce a clustered, landscape-integrated form of development consistent with SUB-P2 DEV1-Kinloch, which directs that subdivision creating lots smaller than the

DEV1-Kinloch minimum lot size be designed so that the resulting development is clustered and integrated into the landscape, coupled with a strong framework of tree and vegetation planting.

The Kotare Consultants scheme plan set referenced at Appendix 1 (Revision C, October 2026) has been updated to distinguish, by legend, between 'Already Planted Areas' — vegetation retired and planted by the Applicant ahead of this application — and 'Proposed Planted Areas' yet to be established. Both categories extend across the Stage 2 balance land (proposed Lot 100) and into the area of the unimplemented Stages 3–5, consistent with the staged nature of the wider landscape mitigation package described above and are secured by consent notice on the Lot 100 title irrespective of staging (Section 7.14 and Appendix 7).

3.6 Existing Consent Notices (to be cancelled and replaced)

Consent Notice 12675212.14 is registered against Lots 1–2, 6–13 and 22–29 DP 586490 (the existing Stage 2 titles). It was granted under RM170325D as a condition of the original Stage 2 subdivision consent and contains two conditions:

Condition (a) — Building Platforms [Lots 2, 6–13, 22–29]: the building platform prepared at the time of subdivision has not been constructed or tested to meet the standard of NZS 3604:2011, and that investigation, possible undercut and testing will be required to meet the specific design and footprint of future buildings.

Condition (b) — Telecommunications [Lots 1–2, 6–13, 22–29]: at the time of subdivision completion, land-based telecommunication services have not been provided to the boundary of this lot or this subdivision.

The lot references in Consent Notice 12675212.14 (Lots 1–2, 6–13 and 22–29 DP 586490) will cease to exist on deposit of the new survey plan. The existing consent notice cannot run with the new titles in the form registered. Accordingly, condition 5d cancels Consent Notice 12675212.14 in respect of the land being subdivided with effect from deposit of the survey plan, replacing it with new consent notices on each of the new titles as required by these conditions (Appendix 7).

The building platform condition (Condition (a)) is carried forward in updated form: a consent notice in terms of condition 5f is proposed to be registered on each of Lots 2–47 noting that the building platforms identified on the scheme plan have been earthworked but not constructed or tested to NZS 3604:2011 standard, and that Geotech investigation and testing will be required at building consent stage. This is consistent with SUB-R25.1 (the platform design standard for rural residential lots) and standard practice in the Kinloch area.

The telecommunications condition (Condition (b)) is not carried forward. Condition (b) was informational only — recording the state of telecoms provision at the time of original subdivision — and does not impose any ongoing obligation to provide telecoms. It is not proposed to register an equivalent informational condition on the new titles as it does not serve a planning purpose.

The new consent notices proposed to be registered on the new titles are summarised at Section 7.14 below and assessed at Section 11.0 below.

3.7 Basis for the Traffic, Stormwater and Landscape/Visual Assessments across Stages 2 - 5

This application relates to Stage 2 only. Stages 3–5 are not being altered by this consent and will instead be the subject of a future, separate variation under section 127 of the RMA, addressing layout

refinements to those stages without any increase in their overall lot numbers. Notwithstanding that scope, the Integrated Transport Assessment (Boffa Miskell) and the Stormwater Management Plan (Te Miro Water) have each been prepared on a whole-of-development basis, assessing Stages 2–5 together rather than Stage 2 in isolation.

The Applicant anticipates lodging that future section 127 variation application prior to the hearing of this Stage 2 application, once submissions received on notification of this application have been reviewed, so that any matters raised by submitters relevant to Stages 3–5 can inform the detail of that variation. The clear intent of the future variation is not to increase the number of lots within Stages 3–5, which will remain at 23 lots in total (Section 3.2), but rather to realign lot boundaries around the existing lot numbers so that the Stages 3–5 layout better reflects the findings of the Integrated Transport Assessment and Stormwater Management Plan prepared for the wider development (Appendices 5 and 6), and achieves a more logical layout relative to the road connections and vegetation/planting corridors shown on the scheme plan (Appendix 1). No change to the overall Stages 3–5 lot yield, zoning or consent status is sought by this application.

This reflects the nature of the effects involved: traffic generated by Stage 2 uses the same internal road network and Whangamata Road access as traffic from Stages 3–5, so the network's capacity and performance can only be meaningfully assessed by considering the cumulative effect of full build-out; similarly, Stage 2's stormwater swales, soakage systems and overland flow paths form part of a single interconnected catchment and treatment train with the balance of the development, discharging to shared receiving environments (the Otaketake and Okaia Streams), such that isolating Stage 2 would understate (or misstate) the actual downstream and cumulative effects.

Assessing both matters across the full Stages 2–5 footprint therefore provides a robust and appropriately conservative basis for evaluating this Stage 2 application, consistent with the approach a suitably qualified transport and stormwater engineer would ordinarily take to networked infrastructure of this kind.

The SMP treats Stage 1 (6 lots) as an existing condition, as Stage 1 is fully implemented, titled and sold and is not affected by either this application or the future Stages 3–5 variation.

The ITA expresses its trip generation for the whole 76-lot development including Stage 1.

The same reasoning extends to the Landscape and Visual Effects Assessment (LVA). The wider Lochridge Estate scheme is a single master-planned subdivision in which Stage 2's smaller, more intensified lots sit alongside the larger lots retained in Stages 3–5, and it is that mix — the density gradient across the site, the areas of retirement/planting, and the larger-lot 'visual relief' provided elsewhere in the scheme — which together produce the landscape and visual outcome assessed against the RLZ objectives and policies, the WRPS's ONFL 9 provisions, and Part 2 of the RMA.

Assessing Stage 2 in isolation would sever it from the lot-size variation and mitigation package that the wider scheme relies on to achieve that outcome and would not reflect the existing consented (permitted baseline) environment against which a landscape and visual assessment is properly undertaken. The LVA has accordingly been prepared, correctly in the Applicant's view, on a whole-of-development basis rather than a Stage 2-specific one. On this basis, the traffic, stormwater and landscape/visual conclusions summarised in Sections 7.2 to 7.4 below should be read as assessing Stage 2 within the context of the wider, cumulative Stages 2–5 development — which is considered

the appropriate and necessary basis of assessment for all three disciplines — rather than as reports scoped only to the 29 additional Stage 2 lots sought by this application.

The final LVA, SMP and ITA each describe the proposal as a "variation" of the existing consent. For the avoidance of doubt, and for the reasons at Section 1.0, this is a new subdivision and land use consent for Stage 2 rather than a section 127 application, assessed against the title-confirmed baseline at Section 3.2. It is nonetheless a "variation" in the ordinary sense of the word, being a change from the currently consented design.

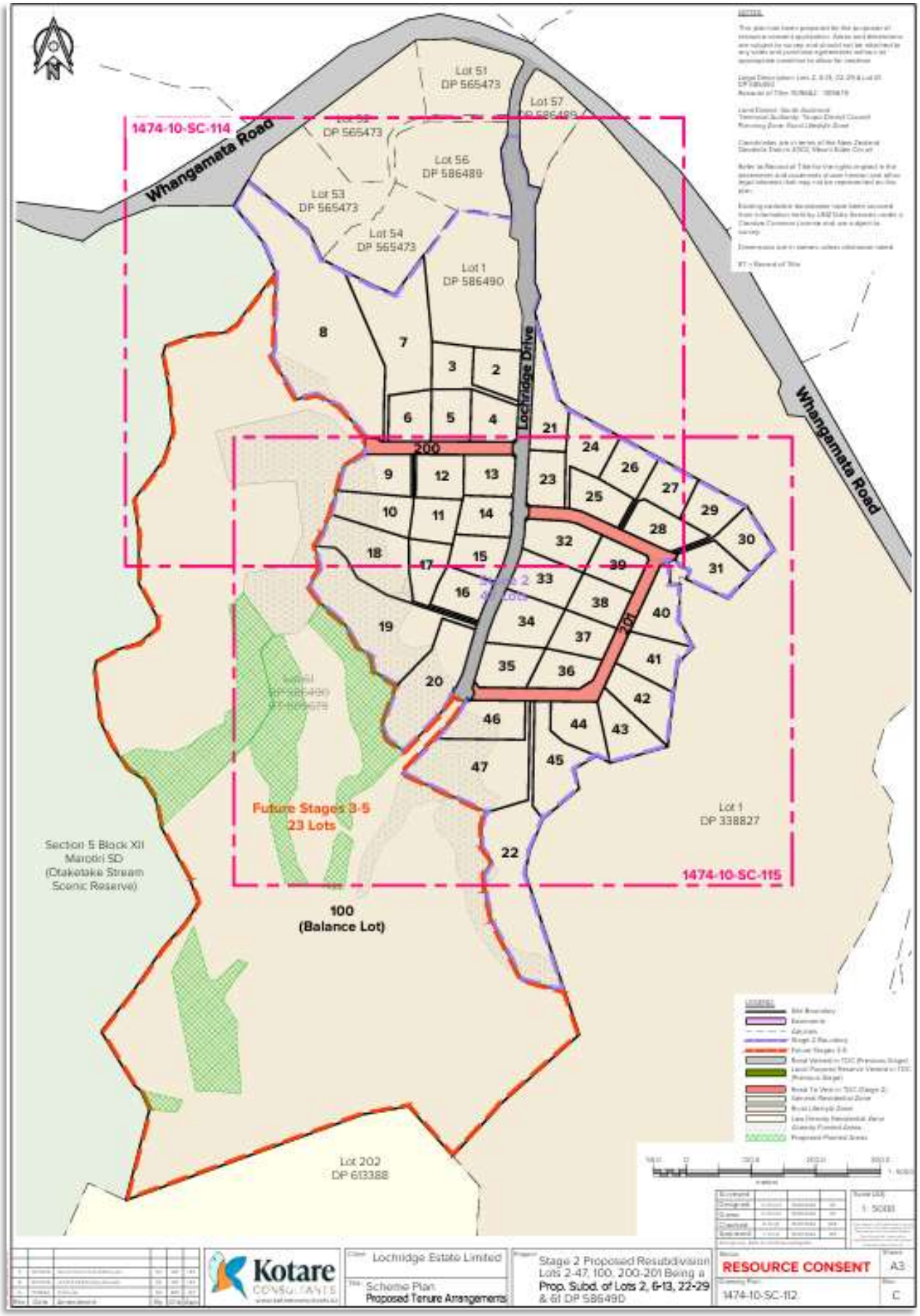


Figure 5 – proposed scheme plan.

4.0 Regulatory Considerations

4.1 Operative Taupo District Plan

The site is zoned Rural Lifestyle Zone (RLZ) under the current Taupō District Plan with the DEV1-Kinloch overlay (Kinloch Community Structure Plan (KCSP) area) applying.

Table 4 of Chapter 14 DEV1-Kinloch confirms a minimum lot size of 2 hectares and an average lot size of 2.5 hectares for the Kinloch Rural Lifestyle Zone (as against 800m²/1,000m² for the Kinloch General Residential Zone and 1ha/1.5ha for the Kinloch Low Density Residential Zone), reflecting a radial density pattern that increases toward the Kinloch village.

Subdivision within the DEV1-Kinloch structure plan area is governed principally by SUB-R24 to SUB-R26 of the current Plan (which also cross-refer to SUB-R1, SUB-R2, SUB-R8 and SUB-R13, the general residential-zone subdivision rules, and to SUB-R14, the matters of control/discretion for residential zones):

- SUB-R24 (Controlled) — subdivision within DEV1-Kinloch that creates allotments meeting the minimum and average lot sizes identified in DEV1-Kinloch;
- SUB-R25 (Discretionary) — subdivision within DEV1-Kinloch that creates allotments below the minimum lot size but not below the average lot size;
- SUB-R26 (Non-complying) — (1) any subdivision within DEV1-Kinloch not identified as a controlled or discretionary activity under SUB-R24/SUB-R25; and (2) any subdivision within DEV1-Kinloch where the newly created lots are unable to connect to community wastewater network infrastructure.

Because the proposed 47-lot Stage 2 layout will result in lot sizes well below the 2ha minimum for a substantial proportion of lots (and the lots will continue to rely on on-site wastewater treatment rather than a community network), the application is to be considered as a non-complying activity under SUB-R26.

Although three of the proposed lots (Lots 8, 19 and 22) exceed the 2ha minimum lot size, the average lot size of the subdivision (approximately 0.79ha) is well below the 2.5ha average, so no part of it qualifies under SUB-R24 or SUB-R25; in any event the bundling principle applies the non-complying status to the application overall.

The Natural Features and Landscapes (NFL) chapter and the Transport (TRAN) chapter are also relevant given the site's proximity to Lake Taupō's Outstanding Natural Feature and Landscape (ONFL 9) status and the adjoining Otaketake and Okaia Stream Significant Natural Areas.

The table below summarises the specific District Plan rules and standards engaged by this application, and the activity status each triggers.

Relevant Standards and Rules of the Taupo District Plan		
Provision	**Activity Status**	**Application to this proposal**
SUB-R26.1	Non-complying	Applies: the subdivision is neither a controlled (SUB-R24) nor a discretionary (SUB-R25) activity.
SUB-R26.2	Non-complying	Applies because the proposed Stage 2 lots will continue to rely on on-site wastewater treatment rather than connection to community wastewater network infrastructure. Applies to the application as a whole, irrespective of individual lot size.
RLZ-R5.1	Discretionary	Applies because the proposed maximum combined building coverage (the lesser of 10% of net site area or 500m² for the dwelling and accessory buildings) sought for future development on the Stage 2 lots exceeds the Kinloch-RL Area standard of 2.5% maximum combined coverage.
RLZ-R5.3	Permitted	The proposed general maximum building height of 4.5m is more conservative than the Kinloch-RL Area's 7.5m general height standard, matching the Plan's own 4.5m limit within the Kinloch Height Restricted Area and within 50m of the named scenic reserves. Lots 29, 30 and 31 are proposed at up to 7.5m. Those lots occupy the north-eastern corner of Stage 2 (existing Lot 9, on which the existing Stage 2 covenant already permits a two-storey dwelling to 8.0m), backed by the mature vegetation on the adjoining Taupō Hunt Kennels property.
RLZ-R5.5	Discretionary	Applies because the RLZ chapter's maximum density standard permits one primary residential unit per two hectares. With the 46 new/reconfigured Stage 2 lots averaging approximately 0.79ha, a future dwelling on any lot below 2ha will not meet this permitted density standard.
TRAN-R5.3	Standard only — complies	TRAN-R5.3 applies to the activity on each allotment rather than to the subdivision as a whole. Although total vehicle movements from Stage 2 will increase with the additional lots, the ITA confirms that typical rural residential activity on each lot will generate movements well within the 24 EVM threshold — compliance is anticipated on all future lots.
TRAN-R2.2	Restricted discretionary	Applies: the subdivision creates new public roads — Lots 200 and 201 (20m wide, to vest), converting the existing Pigeonwood Lane, Tea Tree Lane and Akeake Lane accessways to public road.
EW-R1 (Earthworks)	Permitted	Stage 2 is relatively flat to easy rolling country, and its roads, services and building platforms were formed under the

		original consent. Earthworks are limited to widening and forming Lots 200 and 201, services, swales and bioretention devices, and minor shaping where existing platforms are reconfigured; no new building platforms are formed. The works are expected to comply with the District Plan earthworks standards, and no land use consent for earthworks is required (Section 7.10).
RMA s221(3)	Discretionary (s221(3))	Cancellation of consent notice 12675212.14 in respect of the land being subdivided, sought concurrently and replaced by new consent notices on the new titles (refer Appendix 7). Under section 221(3), an application to change or cancel a consent notice is assessed as a discretionary activity.
Overall bundled activity status	Non-complying	The most restrictive status identified above (SUB-R26, non-complying) governs the application as a whole. Applying the bundling principle, the subdivision and associated land use consents are assessed together as a non-complying activity under section 104D of the RMA.

4.2 Waikato Regional Plan

On-site wastewater discharge is a permitted activity under the Waikato Regional Plan where an advanced wastewater treatment system is used, each site has a minimum area of 5,000m² (Rule 3.10.6.3), and the discharge remains within the applicable nitrogen allowance for the Lake Taupō catchment.

The existing 18-lot Stage 2 titles are already bound by a nitrogen discharge encumbrance (Instrument 12675212.13), which secures each lot's Waikato Regional Council Reserved Nitrogen Allocation calculated as (planted area (ha) × 3kg N/ha) + (other area (ha) × 12kg N/ha) + 3.5kg N (advanced wastewater) = total nitrogen requirement, based on the owner-confirmed planted and accessway areas for each lot.

Because the number of lots within Stage 2 increases from 18 to 47, a revised Reserved Nitrogen Allocation will be obtained from Waikato Regional Council for each of the 46 new lots, and a new nitrogen discharge encumbrance registered on each new title in substitution for Instrument 12675212.13 (Appendix 7, condition 5c). All 46 lots are at least 5,000m², and each will be required to install an advanced, nitrogen-reducing on-site wastewater treatment system (condition 19). On that basis, the on-site wastewater discharges from the new lots are expected to meet the permitted activity requirements of the Waikato Regional Plan, subject to WRC confirming each lot's allocation; if any lot cannot, a discharge consent will be sought from WRC for that lot. The Waikato Regional Policy Statement provisions relating to Lake Taupō's Outstanding Natural Feature and Landscape (ONFL 9) status are also relevant — see Section 8.4 below.

The sufficiency of nitrogen headroom for the reconfigured Stage 2 lots can be illustrated simply, based on the existing nitrogen allocation formula above and the confirmed change in lot sizes:

Nitrogen component	Current Stage 2 lot (18 lots, 1.6–4.2ha)	Proposed Stage 2 lot (46 lots, 0.50–4.08ha)
Advanced wastewater treatment (Rule 3.10.6.3)	3.5kg N	3.5kg N (unchanged)
Grazing / "other area" allowance	≈12.0kg N	Nil – lots below 1ha are fully built/planted, with no ongoing grazing use
Total nitrogen allocation per lot	≈15.5kg N	3.5kg N

On a per-lot basis, the proposed lots therefore require less than a quarter of the nitrogen allocation currently secured for each existing Stage 2 lot.

Applied across the whole of Stage 2, the existing 18 lots' combined allocation of approximately 279kg N (18 × 15.5kg N) comfortably exceeds the approximately 161kg N required for the 46 proposed lots (46 × 3.5kg N) at the advanced-wastewater-only rate, leaving a surplus of approximately 118kg N within Stage 2's existing nitrogen budget.

This confirms that sufficient nitrogen headroom already exists within the current Stage 2 allocation to accommodate the proposed 46 lots without any net increase in nitrogen discharge to the Lake Taupō catchment, before even accounting for the revised, lot-specific Reserved Nitrogen Allocation to be obtained from Waikato Regional Council for each new lot under condition 5c.

4.3 National Environmental Standards

There are eleven National Environmental Standards (NES) that have been prepared under sections 43 and 44 of the Resource Management Act 1991 and are in force as regulations. These cover air quality, human drinking water, telecommunications facilities, electricity transmission, plantation forestry, freshwater, marine aquaculture, outdoor storage of tyres, management of contaminants in soil and detached minor residential units.

4.3.1 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

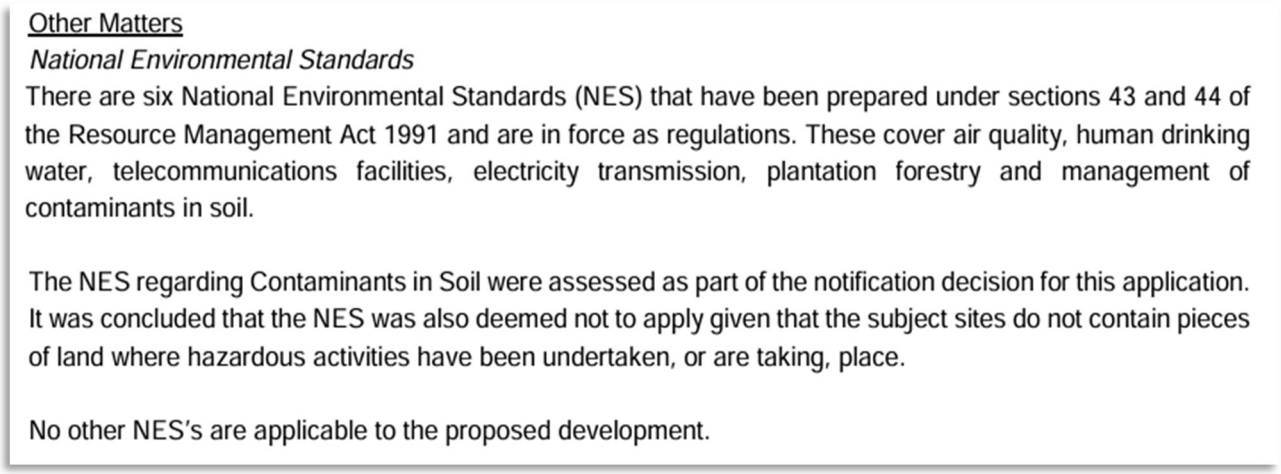
This NES addresses the assessment and management of the actual and potential adverse effects of contaminants in soil on human health from particular activities. The proposal involves a subdivision which requires consideration of the NES-CS.

The site was assessed for any known HAIL activities as part of RM170324 and RM170325 as per below:

No HAIL activities were identified, and it is understood that nothing has changed onsite since the consent was approved and implemented.

Therefore, the land on which the proposed subdivision is to take place, is a not a piece of land that has had a HAIL undertaken on it and is not covered by Regulation 5(7).

For the above reasons, it is considered that the NES regarding contaminants in soil does not apply to the consideration of this application.



Other Matters

National Environmental Standards

There are six National Environmental Standards (NES) that have been prepared under sections 43 and 44 of the Resource Management Act 1991 and are in force as regulations. These cover air quality, human drinking water, telecommunications facilities, electricity transmission, plantation forestry and management of contaminants in soil.

The NES regarding Contaminants in Soil were assessed as part of the notification decision for this application. It was concluded that the NES was also deemed not to apply given that the subject sites do not contain pieces of land where hazardous activities have been undertaken, or are taking, place.

No other NES's are applicable to the proposed development.

Figure 6 – NES-CS assessment under RM170324 & RM170325.

4.3.2 National Environmental Standards for Detached Minor Residential Units (NES-DMRU)

The NES-DMRU came into effect on the 15th of January 2026 one month after Royal assent and therefore requires consideration. The intent of the NES-DMRU is to reduce regulatory costs associated with simple minor dwellings that are under 70m² in size and take precedence over the District Plan Rules and Standards and generally avoid the need for a resource consent or building consent (under specific exemptions under the Building Act).

The NES-DMRU has specific standards now that allow for a single DMRU per site in the rural and residential zone and have reduced requirements for building setbacks of 2m to a road frontage and 2m to all other boundaries in the residential zone and increase building coverage to 50%.

It is not considered the NES-DMRU has any relevance to this application for a comprehensive subdivision consent.

4.3.3 National Environmental Standard for Freshwater (NES-F)

The LVA records that there are no wetlands or streams within the site, and the SMP confirms that the site's gullies and overland flow paths convey only local runoff before discharging to the Otaketake and Okaia Streams outside the site.

The proposed works (roading, services, swales, bioretention devices and outlet scour protection) are therefore not within a riverbed or a natural inland wetland.

On that basis the NES-F is not considered to be engaged.

No other NES is applicable to the proposed development.

4.4 National Policy Statements

There are ten National Policy Statements (NPS) that have been prepared under section 52(2) of the Resource Management Act 1991 and enable Government to prescribe objectives and policies for matters of national significance which are relevant to achieving the sustainable management purpose of the Act. These cover; urban development, freshwater management, renewable electricity generation, electricity transmission, highly productive land, NZ Coastal Policy Statement and natural hazards.

4.4.1 NPS Urban Development 2020 (NPS-UD)

The NPS-UD directs decision-makers to have particular regard to the objective of well-functioning urban environments and to enable development capacity, which is relevant context for a notified non-complying application seeking an increase in yield.

The NPS-UD applies to every local authority that has all or part of an urban environment within its district. Taupō District Council is a tier 3 local authority, and Kinloch is considered to form part of the wider Taupō housing and labour market. Although the site is zoned Rural Lifestyle rather than as an urban zone, it lies within the Kinloch Community Structure Plan area, which Council's Future Development Strategy (FDS, adopted March 2025) identifies as a Future Development Area where further residential growth is expected (Section 9.3.2).

The most relevant provisions are Objective 1 (well-functioning urban environments that enable people and communities to provide for their social, economic and cultural wellbeing), Objective 2 (planning decisions improve housing affordability by supporting competitive land and development markets), Objective 6 (decisions on urban development are integrated with infrastructure planning and funding, strategic, and responsive to proposals that would supply significant development capacity) and Policy 1 (planning decisions contribute to well-functioning urban environments, including a variety of homes that meet the needs of different households, and good accessibility). Policy 6 also recognises that planned growth may involve significant changes to an area, and that such changes are not, of themselves, an adverse effect.

The proposal is consistent with these provisions:

- it adds 29 lots within an existing, partly developed and serviced subdivision, making efficient use of the existing roading and Council's reticulated water network, which Council has confirmed has capacity (Objective 6);
- it provides rural-residential lots of 0.5ha to 1ha — a housing choice between the urban sections of Seven Oaks and the 2ha-plus lots otherwise required in the Rural Lifestyle Zone — broadening the variety of housing available in Kinloch (Objective 2 and Policy 1(a));
- it is consistent with the FDS, which anticipates further growth in the KCSP area (Objective 6); and
- converting the existing private accessways to public roads, and retaining the future road link to Seven Oaks, supports connectivity and accessibility (Policy 1(c)).

Because the site is not within an urban zone and the NPS-UD is directed primarily at plan-making, the weight it carries in this consent decision is limited. The proposal is nonetheless consistent with, and supports, its objectives and policies.

4.4.2 National Policy Statement for Highly Productive Land (NPS-HPL)

The NPS-HPL directs territorial authorities to protect highly productive land from inappropriate subdivision, use and development, and is reflected in the current Plan at SUB-P5.c (GRUZ and RLZ). Land Use Capability (LUC) data was obtained from Our Environment (Manaaki Whenua – Landcare Research) for two representative points across Stage 2 — one on the flatter plateau area and one on the steeper topography to the south.

These return LUC Class 4 (land with moderate limitations for arable use, erosion-limited) and Class 7 (non-arable land with severe limitations to use, erosion-limited) respectively.

Land is only capable of meeting the NPS-HPL's definition of 'highly productive land' where, among other criteria, it is mapped LUC 1, 2 or 3 — neither class returned across the sampled flatter and steeper parts of Stage 2 meets that threshold.

On that basis, the NPS-HPL is not considered to apply to Stage 2.

4.4.3 NPS Natural Hazards 2025

The NPS-NH came into force on 15 January 2026 and provides a consistent approach to managing natural hazards and avoiding areas of higher risk without suitable mitigation measures.

The NPS-NH requires the 'Decision Maker' to use a matrix system to assess risk under Section 3.4 based on their best available information. No significant natural hazard constraints have been identified for the site based on the previous consents and checking council's hazard database which includes there being no fault lines identified on the site.

4.4.4 National Policy Statement for Freshwater Management (NPS-FM)

The NPS-FM directs councils to manage freshwater in a way that gives effect to Te Mana o te Wai and is given effect to in the Waikato region through, among other things, the Waikato Regional Plan's Lake Taupō catchment nitrogen management framework and Te Ture Whaimana o Te Awa o Waikato (the Vision and Strategy for the Waikato River).

The site lies within the Lake Taupō catchment. The LVA confirms there are no streams or wetlands within the site; runoff drains through vegetated gullies to the Otaketake and Okaia Streams, which flow to Lake Taupō and ultimately the Waikato River. Te Mana o te Wai puts the health and wellbeing of water bodies and freshwater ecosystems first, and the proposal gives effect to it by:

- avoiding any works within a stream, river or wetland, so that the NES-F is not engaged (Section 4.3.3);
- managing stormwater through a treatment train that mimics the site's natural hydrology — on-lot soakage, grassed swales, bioretention devices treating all new road runoff, and scour protection at outlets (SMP; Section 7.4);
- requiring an advanced, nitrogen-reducing on-site wastewater system on every lot, within WRC nitrogen allocations secured by encumbrance (Section 4.2);
- securing 20.40ha of indigenous planting and 10.53ha of retired/LIA areas, largely within the gullies, which will reduce sediment and nutrient losses over time (Section 3.5); and
- controlling sediment during construction in accordance with the Kotare erosion and sediment control plans (1474-20-EW-211 to 213).

As discharges from the site reach the Waikato River only via Lake Taupō, these measures are equally consistent with Te Ture Whaimana o Te Awa o Waikato's objective of restoring and protecting the health and wellbeing of the river. The proposal is therefore considered consistent with the NPS-FM.

4.4.5 National Policy Statement for Indigenous Biodiversity (NPS-IB)

The NPS-IB (in effect from August 2023) directs the protection of indigenous biodiversity, including through the identification and management of Significant Natural Areas (SNAs).

The site adjoins the Otaketake Stream (SNA 152) and Okaia Stream (SNA 170) SNAs but contains none itself. The LVA records that no indigenous vegetation clearance is required by the proposal, and the SMP retains the existing gullies as the receiving environment for secondary flows.

The 20.40ha of indigenous planting and 10.53ha of retired/LIA area (secured on Lot 100), the 10% indigenous planting on each Stage 2 lot, and the 20m setback and non-climbable fencing along the Lot 8 / Otaketake reserve boundary will maintain and enhance indigenous biodiversity adjoining SNA 152 and SNA 170.

4.5 Waikato Regional Policy Statement

The Waikato Regional Policy Statement (WRPS) became operative in May 2016 and has since been amended, including by Change 1, which incorporated the requirements of the NPS-UD (decisions notified 15 November 2023). The Commissioner on the Seven Oaks Kinloch application found that proposal consistent with the relevant provisions and intent of the WRPS (Decision, para 164). The provisions most relevant to this proposal, and the reasons it is consistent with them, are as follows.

Urban form and development. The WRPS seeks a built environment that develops in a planned and co-ordinated manner, integrated with infrastructure, and guided by the development principles in APP11 (including making efficient use of existing infrastructure, avoiding incompatible land uses, and protecting natural features and landscapes). The proposal intensifies land that is already zoned, consented and serviced within the KCSP area, which Council's FDS identifies for future residential growth; it uses the existing road network and reticulated water supply, for which Council has confirmed capacity; and it does not extend development into the General Rural Zone. It is therefore consistent with the WRPS urban form objectives and policies (UFD-O1, UFD-P1 and UFD-P2) and development principles.

Fresh water and Lake Taupō. The WRPS seeks to maintain or enhance the quality of fresh water and, specifically, to protect the water quality of Lake Taupō by managing nitrogen from land use in its catchment — given effect to through Chapter 3.10 of the Waikato Regional Plan. The proposal requires an advanced, nitrogen-reducing on-site wastewater system on every lot, each within a WRC nitrogen allocation secured by encumbrance; manages stormwater through a treatment train that mimics the site's natural hydrology; involves no works within any stream or wetland; and retires and plants the gullies, reducing sediment and nutrient losses (Sections 4.2, 4.4.4 and 7.4).

Ecological integrity and indigenous biodiversity. The WRPS seeks to maintain or enhance indigenous biodiversity and to protect significant indigenous vegetation and habitats. No indigenous vegetation is cleared, the adjoining SNAs are protected by the 20m setback and fencing on Lot 8 and by low-impact lighting controls, and the 20.40ha of indigenous planting and 10.53ha of retired areas will strengthen ecological corridors between SNA 152 and SNA 170 (Sections 4.4.5 and 7.9).

Natural character, landscapes and amenity. The LVA assessed the proposal against the WRPS natural character and natural features and landscapes provisions (NATC-O1, NATC-P1, NFL-O1 and NFL-P1) and WRPS Policies 12.1 to 12.3 and found that the attributes of Lake Taupō's ONFL 9 would not be adversely affected and that the natural character of the lake, streams and their margins would be maintained (Section 7.2).

Soils, hazards and tangata whenua. The land is LUC Class 4 and 7 and is not highly productive land (Section 4.4.2); erosion risk is managed through erosion and sediment controls during construction and the long-term retirement of the gullies; no significant natural hazards affect the site (Section

4.4.3); and the relationship of Ngāti Tūwharetoa with Lake Taupō and its tributaries is recognised through the measures protecting water quality (Sections 7.13 and 12.4).

Overall, the proposal is considered consistent with the relevant objectives, policies and intent of the WRPS.

4.6 Overall assessment

Overall, the application is a non-complying activity under Rules SUB-R26.1 and SUB-R26.2, with the associated land use (RLZ-R5.1 and RLZ-R5.5), new road (TRAN-R2.2) and consent notice (s221(3)) matters bundled with it — see Section 5.3.

5.0 Consultation and Activity Status

5.1 Pre-Application Consultation with Taupō District Council

A pre-application meeting was held with Taupō District Council on 13 May 2026 at the Council offices, attended by Nick Beacock (Development Engineer) and Karen Murray (Intermediate Development Adviser) for Council, and Julian Thom and Raijnal Singh (Kotare Consultants) for the Applicant to discuss the specific engineering matters of the proposal and there have also been informal discussions with council's planning team (Heather Williams and Louise Wood) on the proposed changes.

The engineering focussed meeting addressed the engineering aspects of the proposed reconfiguration, with the following key points discussed and recorded:

- Water supply: the existing water reticulation scheme was discussed, including current pump-demand issues; Council's Development Engineer did not see any difficulty with the proposed changes and considered they may in fact resolve existing issues. Pump stations are located on Lots 302 and 400. At an indicative 1.2 litres per minute per lot, the discussed 78-lot yield equates to approximately 90 litres per minute, which Council considered achievable subject to redesign/checking of the reticulation and pump stations.
- Wastewater: on-site disposal is proposed to continue, consistent with the existing consented approach.
- Power: existing capacity is available; to be confirmed with Unison.
- Stormwater: proposed to be directed down the road to stormwater ponds, utilising the existing gully system and seeking to obtain a natural flow regime.
- Building platforms: these are not being formed as part of this consent. Height restrictions currently apply to the bulk of lots and the Applicant intends to maintain this approach; some existing platforms will be retained where practicable, though others will need to be removed to accommodate the reconfiguration.
- Roading: the existing wide chip-seal pavement approach was discussed; retaining 20m-wide road corridors and generous seal widths (in accordance with Council's Engineering Code of Practice) was considered acceptable in principle. Improved connectivity (a loop road within Stage 2) and minimising the number of new entrances onto the main road were also discussed. Detailed road grades had not been established at the time of the meeting.

Council's Development Engineer did not raise any major concerns with the proposal at this meeting.

5.2 Consultation with the Kinloch Community Association (KCA)

The Applicant has engaged directly with the Kinloch Community Association (KCA) in advance of lodging this application. The consultation history is summarised below.

An initial meeting was held with KCA's Ratepayer Matters Subcommittee, attended by the Applicant (Brian Eccles) and Scott Devonport (Simpli Consulting), at which the Applicant advised KCA of the intention to submit a resource consent application to increase the number of lots on the Lochridge Estate site.

Following that meeting, KCA's Executive team considered the proposal and responded by email on 12 March 2026 (Wendy Alexander, on behalf of KCA, copied to KCA subcommittee members Tim Brittain, Ron & Moreen McPhail, Robert Hutton, Paul Robinson and Vicki MacMillan). KCA's key points were:

- The site was purchased approximately 20 years ago, before the Kinloch Community Structure Plan (KCSP) was integrated into the formal Kinloch planning framework.
- KCA does not accept that the KCSP has lost relevance to Kinloch; it remains an integral part of the formal planning process for Kinloch (not having been reviewed or amended) and KCA supports it, particularly for the role lot density criteria play in preserving the character of the Kinloch environment as new subdivisions are established.
- KCA's understanding at that time was that Lochridge Estate currently has 41 lots (6 sold), and that the revised plan then being discussed proposed reducing lot sizes and increasing the total to 111 lots — an increase in lot numbers in excess of 150%. Several KCA Executive members expressed a preference for less intensification than that figure.

The Applicant responded to this feedback directly, including by email to Wendy Alexander on 22 April 2026, setting out a revised plan intended to address the concerns raised. In summary, the Applicant advised KCA that the revised plan:

- Focuses solely on amending Stage 2, an area described as a natural plateau that is well screened from the lower levels of Kinloch village, illustrated to KCA using elevated drone photography;
- Retains larger lots across the balance of the site, where the natural topography is more challenging, with the Stage 2 plateau area considered better suited to smaller lots;
- Incorporates all areas already revegetated or proposed to be revegetated; while public-space options for these areas were considered, contour and legal access constraints made this impractical, so a large local purpose reserve is instead proposed, together with landscaping connected across the site to provide ecological corridors, protect against soil erosion, and manage stormwater to protect Lake Taupō water quality;
- Provides a buffer to the Seven Oaks Terraces development to the south, through local purpose reserve, green space and large lots along the site's southern boundary, intended to reduce the risk of encouraging further intensification of that adjoining land;
- Includes an area of approximately 5,000m² sites clustered on the plateau, subject to strong building design and landscaping controls; and
- Is open to providing an additional security camera on Lochridge Drive, connected into KCA's existing camera network.

The Applicant's 22 April 2026 email described the resulting change in yield as an increase from the consented 46 lots to 78 lots (an additional 22 lots), at an average lot size of 1.38ha, with all lots remaining on individual (on-site) wastewater disposal.

KCA responded by email on 17 May 2026, confirming the new information had been shared with the full KCA Executive team, and that the Executive's response was broadly positive: KCA advised it would "watch with interest" as the application proceeded through the resource consent and public notification process, and noted it was particularly pleased with the possibility of an additional security camera.

The Applicant confirms it is agreeable to installing a security camera at the Lochridge Drive entrance (off Whangamata Road), connected into KCA's existing camera network, and is agreeable to this being secured by a condition of consent rather than left as an informal commitment — see the draft conditions at Appendix 7.

It should be noted that the engagement with KCA has been informal pre-application consultation and does not form a basis of affected party approval for the proposal, rather the intent was to engage and take on board initial feedback prior to a notified resource consent process.

5.3 Activity Status

The application is assessed as a non-complying activity under SUB-R26.1 and SUB-R26.2 of the current Taupō District Plan (DEV1-Kinloch subdivision that does not meet the SUB-R24/SUB-R25 lot-size thresholds, and where the resulting lots cannot connect to community wastewater network infrastructure).

The application also seeks land use consent, concurrently with subdivision consent, for future residential development on the Stage 2 lots that will not comply with the RLZ chapter's built form standards — RLZ-R5.1 (maximum combined coverage), RLZ-R5.5 (maximum density of one primary residential unit per two hectares), together with consent under TRAN-R2.2 (restricted discretionary) for the new public roads (Lots 200 and 201), and the cancellation of consent notice 12675212.14 under section 221(3) of the RMA.

None of these matters alters the overall non-complying status, which follows the bundling principle applied to the most restrictive activity status triggered (SUB-R26). The built form standards proposed are described at Section 7.6 below, and the section 104D gateway test is addressed at Section 9.0 below.

6.0 Notification of the Proposal

Step 1	*95A(3) Mandatory public notification in certain circumstances*	
	(a) The applicant has requested the application be publicly notified?	Yes
	(b) Public Notification has been determined to be required under section 95C?	No
	(c) The application is an application to exchange recreation reserve land under s.15AA of the Reserves Act 1977?	No

Process	The answer is Yes, no further assessment required.	Yes Council to Notify application at applicants request.

Step 1	*95B(2) & (3) Certain affected groups and affected persons must be notified*	
	(a) Are there any affected protected customary rights groups?	No
	(b) Are there any affected customary marine title groups?	No
	(a) Is the proposed activity on or adjacent to, or may affect land that is subject to a statutory acknowledgement (Schedule 11)?	Yes - The site is within the Waikato River and its Tributaries an area identified as statutory acknowledgement of Ngāti Tuwharetoa.
	(b) Is the person to whom a statutory acknowledgement made, an affected person under section 95E?	No – the onsite wastewater is a permitted activity under the WRC rules and will have no impact on water quality.
Process	There are no affected groups or persons under section 95B(2) and (3).	

Step 3	*95B(7) & (8) Certain other affected persons must be notified*	
	(7) In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.	No
	(8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.	No for the reasons explained within this AEE
Process	There are no specific affected groups or persons under section 95B(7) and (8).	
Application has requested notification, proceed with public notification.		

6.1 Notification

Following pre-application discussions with Taupō District Council, it has been confirmed that Council considers this application should be publicly notified, and the Applicant has instructed that notification be requested at the time of lodgement.

This AEE, and the accompanying application, are therefore prepared on the basis that the proposal will be publicly notified, and the assessment of effects in Section 7 below has been prepared accordingly — addressing effects on the wider environment rather than being limited to an affected-persons analysis.

6.2 Conclusion on notification

In conclusion, any adverse effects resulting from the proposal are considered to be minor but require public notification due to the proposed density being significantly different than that anticipated under the District Plan.

6.3 Consultation

While the Resource Management Act does not specifically require consultation, any consultation undertaken and any response to the views of any person consulted must be included within the assessment of environmental effects in accordance with Schedule 4 s6(f).

The only parties that have been consulted are the Kinloch Community Association (KCA) as part of early pre-application work to garner feedback on the proposal and take on board that feedback to generate the final scheme plan. It should be noted that this was high level engagement rather than any expectation of affected party approvals and this does not prevent the KCA or its members from submitting on the application through the public notification process.

Consultation undertaken in preparing this application is addressed in Section 5 above. as part of the pre-application or pre-lodgment process.

7.0 Assessment of Environmental Effects

The following sections address the key actual and potential effects of the proposed Stage 2 re-subdivision.

This assessment draws on the final specialist reports listed at Section 3.7 (LVA, ITA and SMP), each of which assesses the 76-lot development as a whole with the key matters addressed as follows:

- *Positive Effects*
- *Landscape and Visual Effects*
- *Transport Effects*
- *Stormwater Effects*
- *Servicing and Infrastructure Effects*
- *Character and Amenity Effects*
- *Social Effects*
- *Cumulative and Precedent Effects*
- *Ecology*
- *Earthworks and Construction*
- *Outdoor Lighting and Night Sky*
- *Privacy and Outlook*
- *Tangata Whenua and Cultural Values*

Existing environment. The effects of the proposal are assessed against an existing environment that includes existing development and consented development likely to be given effect to — including Lochridge Estate Stages 3–5, the 83 Seven Oaks Kinloch lots, the Seven Oaks Terraces subdivision and the remaining consented house sites within the Kinloch Golf development. The permitted baseline is not considered a useful comparison, as subdivision within DEV1-Kinloch is not a permitted activity.

For context, a subdivision of Stage 2 (about 40.5ha including Lot 1) complying with the 2.5ha DEV1-Kinloch average would yield about 16 lots, against the 18 lots currently titled and the 47 proposed.

7.1 Positive Effects

The proposal will have a number of positive effects:

- ***Housing supply.*** It creates 29 additional residential lots within an existing, partly serviced subdivision, contributing to the growth the FDS anticipates for the Kinloch area.
- ***Efficient use of land and infrastructure.*** It makes use of roads and reticulated water that are already formed. Council's infrastructure team has confirmed that the existing pump station is oversized for current demand, so the additional demand will improve its operation.
- ***Roading and connectivity.*** It converts three private accessways to public roads (Lots 200 and 201), reducing reliance on private rights of way and providing the connected loop road Council sought at the pre-application meeting.
- ***Landscape and ecological enhancement.*** It secures 20.40ha of indigenous planting and 10.53ha of retired/LIA areas on Lot 100, plus indigenous planting of at least 10% of every new lot, creating ecological corridors between SNA 152 and SNA 170 and protecting the gullies from erosion.
- ***Water quality.*** Stormwater treatment and nitrogen-reducing wastewater systems protect the Otaketake and Okaia Streams and Lake Taupō.
- ***Community safety.*** A security camera at the Lochridge Drive entrance, connected to the KCA network, responds to a direct community request (condition 22).
- ***Economic benefits.*** Construction activity and local employment, and development contributions toward Council's planned network upgrades.

7.2 Landscape and Visual Effects

A Landscape and Visual Effects Assessment (LVA) has been prepared by LA4 Landscape Architects in accordance with Te Tangi a te Manu (2022).

The LVA assesses the whole Lochridge Estate development of 76 residential lots (0.5ha to 4.08ha, average 1.23ha), against the RLZ, SUB and DEV1-Kinloch provisions, the Waikato Regional Policy Statement (including Lake Taupō's ONFL 9 status) and Part 2 of the RMA, from eight viewpoints:

- Scarlet Drive,
- Seven Oaks Drive/Okaia Drive,
- Seven Oaks Drive/Broadleaf Way,
- Montgomery Crescent/Lisland Drive,
- Lisland Drive,
- Harrier Lane,
- the Whakaroa Peninsula
- and Whangamata Bay.

Built form mitigation comprises a 4.5m single-storey height limit, recessive colours with an LVR not exceeding 37%, a building coverage limit of 10% or 500m², and a requirement that any free-standing shed match the cladding colours and style of the dwelling.

Landscape mitigation comprises 20.40ha of indigenous planting areas, a 0.40ha reserve, 10.53ha of retired/LIA areas, and indigenous planting of 10% of each residential lot. The LVA finds that the site is not subject to any landscape overlay, has low natural character values, contains no wetlands or streams, and that no indigenous vegetation clearance is required. It assesses natural character and

landscape effects as low, visual effects as very low to low from each viewpoint, and no adverse cumulative effects, concluding that overall adverse effects on natural character, landscape character and visual amenity would be low (less than minor).

This assessment should also be read against the current Plan's Natural Features and Landscapes (NFL) chapter (see Section 8.4 below), which requires that any structures and subdivision protect the Landscape Attributes of Outstanding Natural Features and Landscapes (NFL-P1 to NFL-P5) and maintain the Landscape Attributes of Amenity Natural Features and Landscapes (NFL-P6 to NFL-P9), and, where the site's Significant Natural Areas are affected, avoid, remedy or mitigate more than minor adverse visual effects of indigenous vegetation clearance (NFL-P4, NFL-P7).

Consistent with Section 3.7 above, the LVA's whole-of-development scope is considered the correct basis of assessment for Stage 2, rather than a limitation to be resolved. The mix of smaller Stage 2 lots against the larger lots retained in Stages 3–5 is what produces the density gradient and visual variation the LVA tests, and the mitigation package it identifies — height, colour/reflectivity and coverage restrictions, together with the 20.40ha of indigenous planting, 0.40ha reserve and 10.53ha of retired/LIA area — is distributed across the wider site rather than confined to Stage 2 alone.

On that basis, the LVA's conclusion that the wider variation is acceptable in landscape character and visual amenity terms is adopted as applying to Stage 2 as part of the wider scheme it was assessed within.

Views from the north. The LVA's viewpoints are taken from the south, east and the lake. There are no views of Stage 2 from the north: between Whangamata Road and Stage 2 the land rises over a ridge that is covered in dense, established vegetation (including the retired and planted LIA areas in the northern part of the site), so Stage 2 is not visible from Whangamata Road, Stage 1 or the rural land beyond. This differs from Seven Oaks Kinloch, where views down onto that site from Lochridge Estate to the north had to be assessed. The LVA's viewpoints therefore capture the full visual catchment of the proposal.

The mitigation on which the LVA relies must be secured if its conclusion is to be adopted. The built form controls and 10% lot planting are proposed as consent notice conditions on each of the 46 new lots and the planted and retired/LIA areas — the greater part of which lie on the balance land — by consent notice on Lot 100 and an approved planting and LIA plan.

7.3 Transportation Effects

An Integrated Transport Assessment (ITA) has been prepared by Boffa Miskell Limited. Consistent with Section 3.7, it assesses the whole development, adopting a peak hour trip rate of 0.59 vehicle movements per dwelling (as accepted in the Seven Oaks Kinloch process) and a derived daily rate of 4.5 per dwelling. On its 44 → 76 lot basis, the proposal increases traffic by approximately 144 vehicle movements per day and 19 in the peak hour (ITA Table 5-1); on the title-confirmed 47 → 76 basis the increase is slightly smaller.

Whangamata Road (collector west of Kinloch Road, about 1,400vpd) has ample capacity, and the additional peak hour trips are well under 1% of traffic at the Norman Smith Street/Wairakei Drive intersection, with cross-river capacity being a cumulative matter addressed through development contributions.

At the Whangamata Road/Lochridge Drive intersection, the sightline (200m), signage, marking and lighting works required for Stage 2 are understood to have been completed; the intersection remains appropriate and no auxiliary turn lanes are warranted.

The new public roads (Lots 200 and 201) are designed to the TDC Code of Practice (Figure 3.1R), internal intersections achieve at least 50m sight distance (40m required under TRAN-R4.5) and have been vehicle-tracked for an 11.5m large rigid truck, and all rights of way comply with the District Plan limits on lots served.

The ITA concludes that transport effects will be no more than minor (less than minor, in its Section 1.0), subject to standard engineering approval conditions and a Construction Traffic Management Plan (Appendix 7, conditions 13–15).

Future road connection to Seven Oaks. The Seven Oaks roading network is designed to connect north through the Terraces to Lochridge Drive and Whangamata Road and the ITA confirms that this future connection is retained. Once formed, it will allow some Seven Oaks and Terraces traffic to use Lochridge Drive, dispersing traffic across the Kinloch network rather than concentrating it on one route. The ITA found the projected turning volumes at the Whangamata Road/Lochridge Drive intersection to be comfortably below the thresholds for auxiliary turn lanes, and wider network upgrades are funded through development contributions (the roading contribution is $12,000 per lot).

Traffic noise. The additional 19 peak-hour movements equate to roughly one vehicle every three minutes across the whole development. For Seven Oaks, one additional vehicle about every 72 seconds was found unlikely to change the noise experienced, and road surfacing was confirmed as a matter for Council as road controlling authority. Any change in road noise from this proposal will therefore be indiscernible.

7.4 Stormwater Effects

A Stormwater Management Plan (SMP) has been prepared by Te Miro Water Limited with stormwater engineering drawings by Kotare Consultants.

Consistent with Section 3.7, the SMP covers Stages 2–5 as an interconnected catchment. It adopts a water-sensitive, treatment-train approach:

- on-lot rainwater tanks overflowing to soakage systems sized for the 10-year ARI event (design soakage rate 750mm/hr with a factor of safety of 2, per the TDC Code of Practice for pumice soils, pending site testing), with overflows dispersed as sheet flow and no direct connection to the gullies;
- non-contaminant-leaching roofing materials;
- soakholes for rights of way and shared accesses;
- grassed roadside swales providing primary water quality treatment and conveyance up to the 100-year ARI event with climate change; four centralised bioretention devices providing secondary treatment of road runoff;
- and retained and realigned overland flow paths, diversion swales and culverts conveying secondary flows to the gullies and ultimately the Otaketake Stream (west) and Okaia Stream (east).

All outlets are to have scour protection designed for the 100-year ARI event, and an Operation, Maintenance and Monitoring Plan is to be prepared at detailed design.

7.5 Servicing and Infrastructure

Water supply is proposed to remain Council-reticulated. As set out at Section 5.1 above, Council's infrastructure team has confirmed that the existing pipe network serving the site is oversized relative to current demand and that the existing pump station is itself oversized for its current through-flow — meaning the additional demand generated by the proposed 47-lot Stage 2 yield is expected to bring the network closer to its intended operating range rather than strain it. On that basis, no water supply capacity constraint is identified for this application.

The scheme plan also shows a proposed water tank location on the balance Lot 100, with an easement in gross (A) in favour of Council.

Wastewater is proposed to continue to be managed on-site via advanced treatment systems, consistent with the approach accepted for the original RM170324/RM170325 consents.

Each lot is at least 5,000m², meeting the minimum site size for an advanced wastewater system in the Lake Taupō catchment (Rule 3.10.6.3), and each system will operate within a WRC nitrogen allocation secured by encumbrance (Section 4.2). This is the approach Council accepted for the original consent, when connection to the Kinloch wastewater network was confirmed by Council's Development Engineer and Wastewater Asset Manager to be impractical and unnecessarily costly.

For Seven Oaks Kinloch, Council's Asset Managers estimated the capacity of Kinloch's infrastructure at about 1,825 households for water and 1,736 for wastewater and found capacity for that development together with consented but not yet implemented development — which recorded Lochridge as consented for 47 lots — and potential future development. The 29 additional lots proposed represent about 1.6% of that water figure (compared with 3.6% for the 67 additional lots at Seven Oaks), and Council's infrastructure team has confirmed there is water supply capacity for them (Section 5.1).

Because the lots use on-site wastewater, they place no demand on Council's wastewater network.

Firefighting water supply for each lot will be provided in accordance with SNZ PAS 4509:2008, through the reticulated network or dedicated on-site storage, to be confirmed at engineering approval (condition 19a).

Power and telecommunications capacity is understood to be available, subject to confirmation with the network operator ahead of lodgement.

Stormwater is addressed separately at Section 7.4 above.

7.6 Character and Amenity

The proposed reduction in average Stage 2 lot size represents a clear departure from the 2ha minimum/2.5ha average lot size confirmed at Table 4 of Chapter 14 DEV1-Kinloch for the Kinloch Rural Lifestyle Zone, and from the lot sizes actually implemented and titled within Stage 2 to date. This engages RLZ-O1 and RLZ-P1 (protecting and managing the anticipated character of the Rural

Lifestyle Zone, including separation between buildings, open space around residential units, and the general absence of urban infrastructure) and RLZ-O9/RLZ-P8 (maintaining and enhancing the existing amenity and character of the Kinloch rural lifestyle area, and encouraging development consistent with the intent of the Kinloch Community Development Plan).

Site photographs (Appendix 3) show the existing Seven Oaks Terraces development to the south as a clearly higher-density, more urban-scale built form than what is currently established within Stage 2 — closely spaced dwellings, a formed loop road and roundabout, and limited retained open space. To that extent, the proposed 47-lot Stage 2 layout sits between the low-density, sparsely built character currently visible within Stage 2 (open paddock, scattered platforms, generous building separation) and the substantially more intensive Seven Oaks Terraces character to the south.

The mitigation package summarised at Section 3.5 above — the 20.40ha of indigenous planting and 10.53ha of retired/LIA areas secured on Lot 100, and the 10% indigenous planting requirement on every Stage 2 lot — is directed squarely at the character and amenity outcome sought by SUB-P2(a) DEV1-Kinloch (clustered, landscape-integrated development with a strong tree and vegetation planting framework), and is relevant context for the character and amenity assessment below.

To directly manage the character and amenity effects arising from the reduced lot sizes, the Applicant proposes a specific set of built form controls for future development on the Stage 2 lots, to be secured by consent notice:

- a maximum combined building coverage of the lesser of 10% of net site area or 500m² for the dwelling and accessory buildings, in place of the Kinloch-RL Area's 2.5% standard;
- a 10m building setback from all boundaries, rising to 20m along Lot 8's boundary with the Otaketake Stream Scenic Reserve (consistent with RLZ-R5.2);
- a maximum building height of 4.5m on the majority of Stage 2 lots — matching the Plan's own height limit within the Kinloch Height Restricted Area and near the scenic reserves — rising to 7.5m (the Kinloch-RL Area's general height standard) only on Lots 29, 30 and 31;
- recessive building colours with a light reflectance value not exceeding 37%;
- and a requirement that any free-standing shed or accessory building match the cladding colours and style of the dwelling, consistent with the LVA.

Lots 29–31 occupy the north-eastern corner of Stage 2 — existing Lot 9, on which the existing Stage 2 covenant already permits a two-storey dwelling to 8.0m — and are backed by the mature pine, eucalypt and native vegetation on the adjoining Taupō Hunt Kennels property.

This package is directly responsive to RLZ-P1's character tests (in particular RLZ-P1(b) and (c), that accessory buildings and residential units do not dominate the landscape) and to RLZ-O9/RLZ-P8's direction that development in the Kinloch rural lifestyle area maintain and enhance existing amenity and character.

7.7 Social Effects

The social effects of the proposal are considered positive overall. It increases the variety of housing available in Kinloch by providing rural-residential lots of 0.5ha to 1ha, and the additional households will support Kinloch's community facilities, businesses and services as the settlement grows in line with the FDS.

The security camera at the Lochridge Drive entrance responds directly to a request from the Kinloch Community Association.

No public open space, reserve or public access is lost, and the adjoining DOC scenic reserves are protected by the 20m setback and boundary fencing on Lot 8.

Council has confirmed there is water supply capacity, and wastewater is managed on-site, so the additional households will not place undue pressure on community infrastructure.

Construction effects (noise, dust and construction traffic) will be temporary and managed through the Construction Traffic Management Plan (condition 13), erosion and sediment controls, and compliance with NZS 6803 for construction noise.

In its submission on the Seven Oaks Kinloch application, the Kinloch Community Association raised concern about the pressure that population growth places on Kinloch's lakefront reserves, beaches, marina and boat ramp, and associated parking — particularly at summer peaks, when the settlement's population swells with holiday-home owners and visitors.

The same concern can be expected on this application and has been considered in terms of both the scale of the increase and the nature of the lots proposed.

The proposal adds 29 lots to Lochridge Estate. At a typical occupancy of around 2.5 to 3 people per dwelling, that is in the order of 70 to 90 additional residents or visitors when every dwelling is occupied — a small increment relative to Kinloch's existing resident and peak holiday population, and around a third of the 83 lots approved at Seven Oaks.

The additional households will build out progressively over a number of years rather than arriving at once, and, given Kinloch's high proportion of holiday homes, not all will be occupied at the same time. The ITA calculates the additional traffic at about 19 vehicle movements in the peak hour across the whole development; only a share of those trips will be to the lakefront, and they are spread across Whangamata Road, Kinloch Road and Oakdale Drive rather than concentrated at any one reserve or car park.

The character of the lots proposed is the key difference from urban-scale subdivision such as Seven Oaks, where sections of under 1,000m² offer limited private outdoor space and residents rely more heavily on public reserves, playgrounds and the lakefront for everyday recreation. Every Lochridge lot is at least 5,000m² (averaging 0.79ha), and building coverage is capped at the lesser of 10% or 500m², so at least 4,500m² — around 90% or more — of each lot remains open space. That space allows residents and their guests to recreate on their own properties: lawns and gardens, children's play areas, pools and courts, and space for outdoor entertaining.

Households with boats, trailers, jet skis and other recreational equipment can also store them on-site, rather than adding to demand for boat and trailer parking at the marina or on the street.

The planted gullies and the adjoining Otaketake Stream Scenic Reserve and Great Lake Trails (Otaketake Trail) also provide recreation close to home, away from the lakefront. As a result, the day-

to-day demand each Lochridge household places on Kinloch's beaches, reserves and waterfront facilities is expected to be materially lower than that of an urban household.

Residents will still use the lakefront, the marina and the boat ramp, particularly in summer, but the incremental increase in launches and parking from 29 additional households is small and will be spread across the season. The reserves and community infrastructure development contributions payable for each new lot under Council's Development Contributions Policy will contribute to the provision and upgrading of those facilities as Kinloch grows, consistent with the growth anticipated by the FDS. No public reserve, beach, or public access to the lake or the scenic reserves is lost or restricted by the proposal.

Findings in the Seven Oaks Kinloch decision. The Commissioner considered the same concerns in detail. She accepted evidence that the provision of community facilities is beyond the scope of what an applicant can do, found that any pressures on community facilities would not result in more than minor adverse effects and "are a Council matter to address, with the community", and found that the marina and its boat ramps are a privately owned and managed facility outside an applicant's control, with no determinative evidence of more than minor effects (Decision, paras 80 and 117). Council's planner had likewise concluded that the additional households, taken with the consented and potential development in the KCSP area, would not make traffic and activity at the boat ramp noticeably greater, particularly as development is staged over several years (s42A report, paras 13.38–13.40). Those findings were made for 67 additional urban-sized lots; this proposal adds 29 large lots, about 1.6% of the 1,825 households Kinloch's infrastructure is planned for.

The reserves, community infrastructure and roading development contributions payable for each new lot will fund Council's response to growth in Kinloch, including its reserves and waterfront facilities.

Overall, the effects of the proposal on Kinloch's public reserves, beaches, waterfront and boat facilities are considered to be less than minor.

Any adverse social effects are therefore less than minor.

7.8 Cumulative and Precedent Effects

7.8.1 Cumulative effects

Each specialist assessment has considered the proposal cumulatively with the wider development and surrounding growth:

- the LVA assessed cumulative landscape effects with existing and consented development, including Seven Oaks and Seven Oaks Terraces, and concluded the proposal will not exceed the landscape's capacity to absorb change, with no adverse cumulative effects;
- the ITA assessed full build-out of all 76 lots with a 20% allowance for background traffic growth, and relied on the cumulative modelling of the Kinloch–Taupō route undertaken for Seven Oaks; the proposal's incremental contribution is small, and cross-river capacity is a district-wide matter funded through development contributions;
- the SMP assesses Stages 2–5 as a single catchment, so the downstream effects of full development are accounted for;

- cumulative nitrogen loading to Lake Taupō is managed through WRC's allocation framework and the encumbrance on each lot; and
- the DEV1-Kinloch concern about concentrations of on-site wastewater systems is addressed by the 5,000m² minimum lot size and the requirement for advanced treatment on every lot.

Cumulative effects are therefore no more than minor.

7.8.2 Precedent

Precedent is not an effect on the environment in itself, but it is relevant to plan integrity.

This proposal has a combination of features that distinguishes it from other sites: the land is already consented, subdivided and serviced, with roads and titles in place; the smaller lots are confined to a well-screened plateau within a master-planned development in which the larger-lot balance land provides visual relief; a comprehensive mitigation package is secured by consent notices; and the proposal is supported by specialist landscape, transport and stormwater assessments.

Any other site seeking a similar density would need to demonstrate the same. No adverse precedent effect is therefore expected.

Unlike Seven Oaks, which Council's planner described as the second to last greenfield site in the KCSP area, this proposal re-subdivides land that is already consented and titled. Submitters may argue that granting it would invite similar applications from other consented large-lot areas, such as Oakdale, Te Kowhai Ridge or the Terraces. The Commissioner addressed this directly: "any redevelopment or reconsenting of existing development areas, such as Kinloch Golf Course, would be considered on their own merits".

Other consented large-lot areas are also largely sold, built on, in multiple ownership and bound by private covenants, so re-subdivision at scale is unlikely in practice. Lochridge Stage 2 is distinct: 15 of its 18 titles remain in the Applicant's ownership (with two owned by the applicants own family), it is largely unbuilt, and it forms part of a master-planned estate whose balance land and mitigation remain under the same control.

7.8.3 Development Pattern and Character Precedent within the KCSP Rural Lifestyle Zone

The Chapter 14 DEV1-Kinloch Table 4 minimum lot size of 2ha (2.5ha average) is the notional standard set for Rural Lifestyle Zone subdivision within the Kinloch Community Structure Plan (KCSP) area, but it is not a description of how RLZ development has actually proceeded on the ground. A review of other consented and constructed RLZ development within the KCSP area shows a consistent, recurring pattern: lots materially smaller than the Table 4 standard, clustered together on the more buildable part of each site, and offset by a proportionately larger area of retained indigenous bush, planting and open balance land. This is the same clustering approach now proposed for Lochridge Estate Stage 2, and it is directly relevant to the character and amenity assessment at Section 7.6 above and the precedent assessment at Section 7.8.2 above.

Figure 7 shows one such example within the KCSP RLZ: Locheagles, a cluster of residential lots accessed off Locheagles Rise, Kestrel Lane, Peregrine Place, Sparrowhawk Way, Kittyhawk Drive and Blackhawk, in the vicinity of Kenrigg Road and Bowes Lane. The formed roads and building platforms occupy only a modest proportion of the wider landholding, with the balance — including the steeper

margins and the land beyond the cul-de-sacs — retained in established indigenous bush or open rural land. The result is a compact, clustered residential core set within a substantially larger area of retained vegetation and open space, at an average lot size well below the Table 4 standard, offset in the same way now proposed for Stage 2.

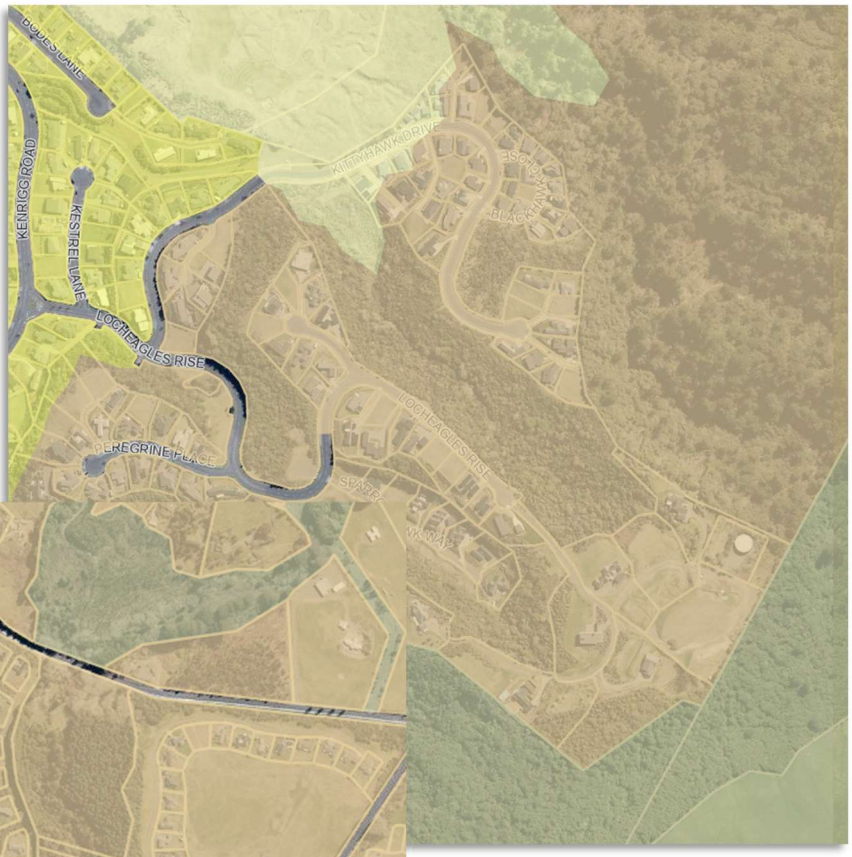


Figure 7 - Locheagles, a clustered RLZ development within the KCSP area off Kenrigg Road, with the balance of the landholding retained in bush and open land.

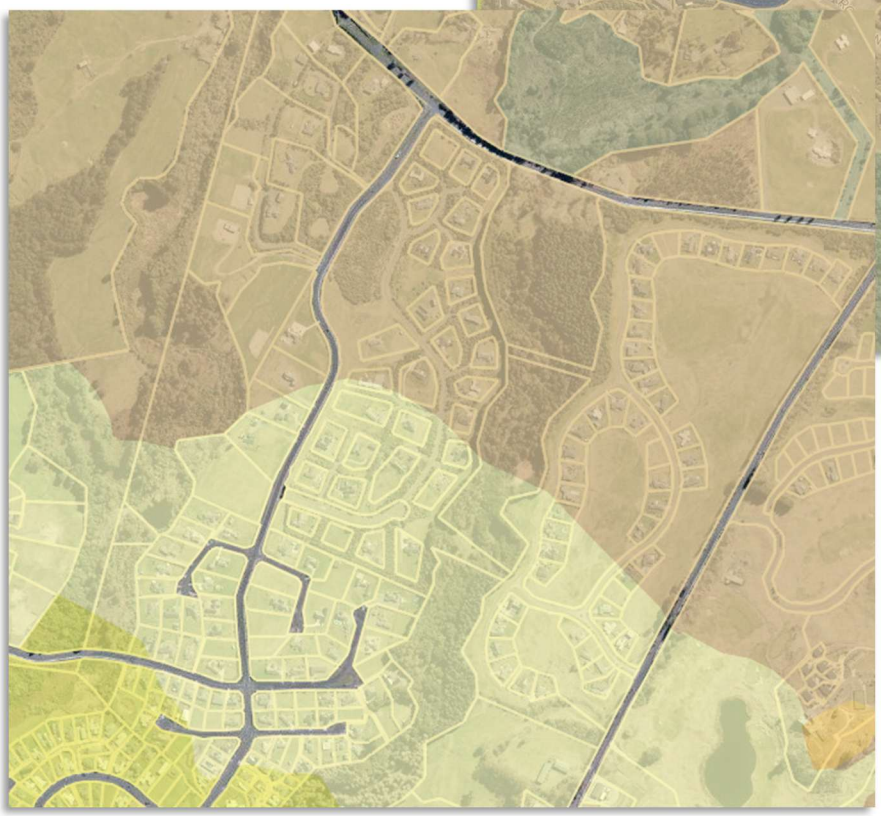


Figure 8 - zoning extent across The Poplars, Oakdale and Te Kowhai Ridge within the KCSP area, showing the recurrence of clustered RLZ development set within retained rural and conservation land.

Figure 8 shows the same pattern repeated at a wider scale across the KCSP RLZ, spanning The Poplars, Oakdale and Te Kowhai Ridge. The zoning extent map shows these three separate precincts of clustered, smaller-format RLZ lots interspersed with substantial tracts of retained rural and conservation land, bordered by Kinloch's urban/residential zone to the west. Clustering of this kind — smaller lots grouped together with the balance of each landholding retained in open space, bush or reserve — recurs across several separate landholdings within the KCSP RLZ, rather than being confined to a single exceptional site.

Taken together, these examples indicate that the character which has actually emerged within the KCSP RLZ is not one of uniform 2ha-plus lots. On the contrary, large, undifferentiated 2ha lots are, in practice, the exception rather than the rule within the KCSP area: the pattern actually achieved on the ground, repeated across Locheagles, The Poplars, Oakdale and Te Kowhai Ridge, is one of clustered development at a materially smaller average lot size than the Table 4 standard, offset by

proportionately larger areas of retained open space, bush and planting. This is consistent with the approach directed by SUB-P2(a) DEV1-Kinloch (clustering of development with a strong tree and vegetation planting framework), and supports a finding that the character and amenity actually achieved within the KCSP RLZ — rather than the notional Table 4 standard alone — is an appropriate reference point for assessing the character, amenity and precedent effects of this proposal.

On that basis, the Stage 2 proposal — 46 lots averaging 0.79ha, offset by 20.40ha of indigenous planting and 10.53ha of retired/LIA area secured on Lot 100, together with the built form controls at Section 7.6 above — reflects, rather than departs from, the pattern of development that has actually and repeatedly occurred at Locheagles, The Poplars, Oakdale and Te Kowhai Ridge, and within the KCSP RLZ more generally. Granting this application would not, on that basis, establish an adverse precedent: it would be consistent with, and representative of, an established and recurring development pattern already accepted within the same zone and structure plan area, provided (as here) the reduction in lot size is accompanied by a commensurate increase in open space and landscape planting consistent with the Plan's objectives and policies. This reinforces the precedent conclusion reached at Section 7.8.2 above.

7.9 Ecology

Stage 2 is a highly modified environment. The land was previously grazed pasture, and implementation of the original consent has since formed the roads, building platforms, services and fencing across the stage. Any natural ecological values within Stage 2 have therefore already been disturbed. The LVA confirms that there are no wetlands or streams within the site and that no indigenous vegetation clearance is required, and the adjoining Significant Natural Areas (the Otaketake Stream Scenic Reserve, SNA 152, and the Okaia Stream Scenic Reserve, SNA 170) lie outside the site. For these reasons, a specific ecological assessment is not considered necessary for this application.

The measures proposed will protect, and in places enhance, the ecological values of the adjoining reserves:

- a 20m building setback and non-climbable pool-style fencing along the boundary of Lot 8 with the Otaketake Stream Scenic Reserve, with no direct access from any lot into the reserve (conditions 7 and 21);
- 20.40ha of indigenous planting and 10.53ha of retired/LIA areas secured on Lot 100, and indigenous planting of at least 10% of every lot, strengthening ecological corridors between SNA 152 and SNA 170;
- low-impact outdoor lighting controls, which the ecological evidence at the Seven Oaks hearing identified as more important to fauna in the reserves than building setbacks (Decision, para 104) see Section 7.11; and
- stormwater treatment and advanced wastewater systems protecting the Otaketake and Okaia Streams (Sections 7.4 and 7.5).

Adverse effects on ecology are therefore considered to be less than minor.

7.10 Earthworks and Construction

Stage 2 is relatively flat to easy rolling country, and its roads, services and building platforms were formed under the original consent. The earthworks now required are modest: widening and forming Lots 200 and 201, services, swales and bioretention devices, and minor shaping where existing platforms are reconfigured. No new building platforms are formed. The works are expected to comply with the District Plan earthworks standards, so no land use consent for earthworks is required, and given their scale and the gentle topography no regional earthworks consent is expected to be required either; this will be confirmed at detailed design. Erosion and sediment will be controlled in accordance with the Kotare erosion and sediment control plans (1474-20-EW-211 to 213) and Waikato Regional Council guidelines (condition 17a). Construction noise will comply with NZS 6803, and construction traffic will be managed through a Construction Traffic Management Plan (condition 13). These effects are temporary and less than minor.

7.11 Outdoor Lighting and Night Sky

Submitters on Seven Oaks raised concerns about the effect of additional lighting on the night sky and on fauna in the adjoining reserves. To keep the rural night-time character of Lochridge Estate, the new roads (Lots 200 and 201) will be low-impact rural roads without street lighting (condition 14a), and a consent notice on each of Lots 2–47 will require exterior lighting to be low impact: fully shielded, directed downwards with no upward light, with a colour temperature of no more than 3000K, no floodlighting of landscapes or façades, and motion-activated security lighting (condition 12).

With these controls, and given the large lots and generous setbacks, lighting from the development will form a subdued part of Kinloch's wider night-time lighting, and effects on the night sky and the reserves will be less than minor.

7.12 Privacy and Outlook

The lots are large (at least 5,000m²), dwellings are set back at least 10m from every boundary, building coverage is capped at the lesser of 10% or 500m², and dwellings are single-storey (4.5m) other than on Lots 29–31. Separation between dwellings will therefore remain generous. The existing dwellings on Lot 1 (the Applicant's) and Lot 13 sit within this same pattern; Stage 1 is separated from Stage 2 by Lot 1 and established vegetation; the Seven Oaks Terraces are separated by the balance land; and the Taupō Hunt land to the east is screened by its own mature vegetation. Effects on privacy and outlook are less than minor.

7.13 Tangata Whenua and Cultural Values

Lake Taupō, its tributaries, and the adjoining reserves and streams are taonga to Ngāti Tūwharetoa, and wastewater and stormwater discharges are of particular concern for the mauri of the lake. No sites of significance to tangata whenua or archaeological sites are identified on the site in the District Plan, and the land has already been extensively earthworked under the 2007 and 2018 consents. The advanced nitrogen-reducing wastewater systems, the stormwater treatment train, and the planting and retirement of the gullies all protect water quality. An accidental discovery protocol will apply to all works (condition 21a). The proposal is consistent with the Tūwharetoa Environmental Iwi

Management Plan and Te Kaupapa Kaitiaki (Section 12.4), and effects on cultural values are less than minor.

7.14 Proposed Consent Notice Summary

Condition	Lots Affected	Consent Notice Requirement
5f	Lots 2–47	Building platform: the platform has been earthworked but not constructed or tested to NZS 3604:2011 standard; Geotech investigation, possible undercut and testing will be required at building consent stage to meet the specific design and footprint of future buildings.
11a	Lot 100	Planting and retirement areas: the planted/retired/LIA areas identified in the approved LVA planting plan shall be established (where not already planted), fenced from stock, kept free of buildings, and maintained in perpetuity.
12	Lots 2–47	Outdoor lighting: all exterior lighting shall be low impact — fully shielded, directed downward, colour temperature not exceeding 3000K, no landscape floodlighting, motion-activated security lighting — and shall comply with District Plan light spill standards.
15a	Lots 2–47	Stormwater: (i) roofing and exterior cladding of non-contaminant-leaching materials; (ii) all roof, driveway and hardstand runoff to be disposed of to an on-site soakage system designed for the 10-year ARI event, with overflows as sheet flow and no direct connection to any gully or channel; and (iii) overland flow paths kept clear of buildings.
19a	Lots 2–47 (where on-site storage used)	Firefighting water: where firefighting supply is provided by dedicated on-site storage (rather than reticulated hydrants), the storage volume and installation shall comply with SNZ PAS 4509:2008.

7.15 Summary of Effects

The effects of the proposal, taking into account the mitigation proposed and the conditions in Appendix 7, are summarised below:

- ***Positive effects*:** housing supply, efficient use of infrastructure, improved roading, ecological enhancement and community safety.
- ***Landscape and visual*:** low (less than minor), subject to the built form controls and planting package (LVA).
- ***Transport*:** no more than minor; the existing intersection and new roads are appropriate (ITA).
- ***Stormwater*:** managed through a water-sensitive treatment train, with detailed design and soakage testing to follow (SMP).
- ***Servicing and infrastructure*:** water supply capacity confirmed by Council; on-site wastewater on lots of at least 5,000m².

- ***Character and amenity*:** a change from large lifestyle lots to a more intensive rural-residential character, managed by height, coverage, colour, setback and planting controls — no more than minor.
- ***Social: positive*;** effects on public reserves, beaches and boat facilities are less than minor given the modest increase and the large private lots, and temporary construction effects are managed by conditions.
- ***Cumulative and precedent*:** no more than minor. This pattern of smaller, clustered RLZ lots offset by retained open space and planting is well-established elsewhere within the KCSP area (Section 7.8.3), reinforcing this conclusion.
- ***Ecology, earthworks, lighting, privacy and cultural values*:** less than minor, with setbacks, fencing, erosion and sediment controls, low-impact lighting and an accidental discovery protocol secured by conditions.

Overall, the adverse effects of the proposal on the environment are considered to be no more than minor, supporting the section 104D(1)(a) assessment at Section 9.1.

8.0 Planning Documents — Objectives and Policies

This section assesses the proposed Stage 2 variation against the objectives and policies of the current Taupō District Plan applying to the site — the Rural Lifestyle Zone (RLZ), Subdivision (SUB, including the DEV1-Kinloch provisions), Urban Form and Development (UFD), Natural Features and Landscapes (NFL) and Transport (TRAN) chapters — together with the Waikato Regional Policy Statement and Waikato Regional Plan.

8.1 Rural Lifestyle Zone (RLZ)

Provision	Requirement
RLZ-O1 / RLZ-P1	RLZ-O1: the character of the Rural Lifestyle Zone is protected from inappropriate development. RLZ-P1 manages the anticipated character of the RLZ as defined by: (a) buildings on different sites separated in a way that creates a sense of privacy; (b) accessory buildings that do not dominate the landscape; (c) residential units that may be large but are surrounded by open space and do not dominate the landscape; (d) a general absence of urban infrastructure including community stormwater and wastewater services; (e) an environment including residential, rural productive and home business activities; and (f) an environment surrounded by a working rural environment including primary production, geothermal areas/steamfields and renewable electricity generation activities.
RLZ-P2	Require larger lot sizes and greater building setbacks for allotments adjoining the General Rural Zone, to manage reverse sensitivity. No lots adjoin the General Rural Zone.
RLZ-P3	Requires properties to manage their services on-site in terms of the provision of potable water and the disposal of stormwater and wastewater. Directly consistent with the proposed on-site advanced wastewater treatment approach addressed at Section 4.2 above and Section 7.5 above (noting water supply itself is proposed to remain Council-reticulated, per Section 5.1).

RLZ-O5 / RLZ-O6	Impacts arising from development on infrastructure (RLZ-O5) and community infrastructure (RLZ-O6) within the Rural Lifestyle Zone must not compromise safe and efficient function, and must be managed.
RLZ-O9 / RLZ-P8	Maintain and enhance the existing amenity and character of the Kinloch rural lifestyle area, and encourage development within the Kinloch rural lifestyle area to be carried out consistent with the amenity and character of the existing settlement and the intent of the Kinloch Community Development Plan Area.
RLZ-R3.1	Two or more residential units per allotment within the Kinloch Community Development Plan Area is a discretionary activity; matters of discretion include whether infrastructure can sustainably service the actual or cumulative increase in residential unit density above that anticipated through the permitted and controlled activity status in the District Plan, and the extent to which additional residential units will, singularly or cumulatively, adversely affect the amenity and character of the existing or proposed built environment.

Assessment

The original consent found the subdivision generally consistent with the equivalent Residential Environment and Kinloch objectives — minimum/average lot sizes were largely complied with and future buildings were able to meet bulk and location standards — but inconsistent with the equivalent of the current SUB-R26.2 wastewater-connection trigger, given none of the lots connect to the community wastewater network.

Council nonetheless granted consent under s104D on the basis that the adverse effects of on-site disposal via advanced nitrogen-reducing systems were no more than minor, given lot sizes, distance from the Kinloch Wastewater Treatment Plant, and confirmation from Council's Development Engineer and Wastewater Asset Manager that connection was impractical and unnecessarily costly.

Character (RLZ-O1 / RLZ-P1). The proposal changes the character of this part of Stage 2 from large lifestyle lots (1.6ha to 4.2ha) to a more intensive rural-residential pattern (0.50ha to 4.08ha, averaging 0.79ha). Against the RLZ-P1 attributes: (a) separation and privacy between dwellings are maintained by 10m setbacks on all boundaries, maximum coverage of the lesser of 10% or 500m², and indigenous planting on at least 10% of each lot; (b) and (c) buildings will not dominate the landscape, given the 4.5m single-storey height limit (except Lots 29–31), recessive colours with an LVR not exceeding 37%, and sheds matching the dwelling; (d) there is still no community wastewater or piped stormwater — wastewater and stormwater are managed on each lot and roads have a rural cross-section with swales, although water supply remains reticulated as it is now; (e) the residential nature of the environment is unchanged; and (f) the site remains framed by rural land to the north and west. The LVA assesses the landscape character effects as low.

Lot size (DEV1-Kinloch, Table 4). Against the 2ha minimum and 2.5ha average, the 46 new lots range from 0.50ha to 4.08ha and average 0.79ha (0.83ha including Lot 1). Only Lots 8, 19 and 22 exceed 2ha. A complying subdivision of Stage 2 would yield about 16 lots, against 18 currently titled and 47 proposed. Across the whole of Lochridge Estate, gross density would be about 1.42ha per lot. This is

a significant departure and is why the application is non-complying; it is addressed through SUB-P2(a) (Section 8.2) and section 104D (Section 9.0).

***Kinloch amenity (RLZ-O9 / RLZ-P8*).** The smaller lots are confined to the Stage 2 plateau, which the LVA confirms is well screened from Kinloch village, while the larger lots in Stages 3–5 remain to provide the transition to Seven Oaks Terraces. The LVA considers that the proposal still reinforces the KCSP's radial pattern of density at the scale of the wider structure plan area.

Wastewater. The servicing approach is unchanged from the position accepted in 2018: advanced, nitrogen-reducing on-site systems, on lots of at least 5,000m², within WRC nitrogen allocations (Section 4.2).

RLZ-R3. Each of Lots 2–47 is intended for a single residential unit and no multi-unit allotments are proposed, so RLZ-R3 is not engaged.

Overall, although the proposal departs from the density anticipated in the RLZ, the character and amenity outcomes that RLZ-O1/RLZ-P1 and RLZ-O9/RLZ-P8 seek — privacy, buildings that do not dominate, open space around dwellings, and the absence of urban wastewater and stormwater infrastructure — are maintained through the proposed controls. The proposal is therefore not contrary to the RLZ objectives and policies.

8.2 Subdivision (SUB) — DEV1-Kinloch

Provision	Requirement
SUB-O2 / SUB-O3 RLZ	The character of the Rural Lifestyle Zone is protected from inappropriate subdivision; allotments within the RLZ are maintained at sizes that enable small-scale primary production, protect highly productive land, and avoid cumulative impacts on community infrastructure and services.
SUB-O4 RLZ	The impacts on community infrastructure arising from subdivision within the Rural Lifestyle Zone are managed.
SUB-P2 DEV1-Kinloch	(a) Subdivision, and resulting development, that creates lots smaller than the minimum lot size specified in Table 4 (Minimum and average lot sizes for density areas) for DEV1-Kinloch should be designed so that the resulting development is clustered and integrated into the landscape, coupled with a strong framework of tree and vegetation planting. (b) Subdivision within DEV1-Kinloch should only occur where the resulting lots will be connected to community wastewater network infrastructure.
DEV1-P1 to DEV1-P3 (Kinloch Landscape Policy Area, Chapter 14 DEV1-Kinloch)	Apply within the mapped Kinloch Landscape Policy Area — the ridgeline area identified as providing a green backdrop to the Kinloch residential area — requiring subdivision design to respond to existing landform/landscape features, buildings sited to minimise earthworks and built form that is not dominant. Not applicable to this application: Stage 2 sits outside the Kinloch Landscape Policy Area. (The LVA, at paragraph 5.10, nonetheless records its consideration of these policies; its findings on landform, earthworks and built form dominance are consistent with them and are relevant under SUB-P2(a).)

SUB-R24 / SUB-R25 / SUB-R26	Controlled (SUB-R24) where allotments meet the DEV1-Kinloch minimum/average lot sizes; discretionary (SUB-R25) where allotments are below minimum but not below average; non-complying (SUB-R26) for any other subdivision within DEV1-Kinloch, or where the newly created lots cannot connect to community wastewater network infrastructure. SUB-R24/25 also cross-refer to SUB-R1, SUB-R2, SUB-R8 and SUB-R13 (the general residential zone controlled/restricted discretionary/discretionary rules).
SUB-R14 (Matters of Control/Discretion for Residential Zones)	Includes, among other matters: impact on amenity and character of the zone and surrounding allotments; cumulative effects on the quality of Taupō District's lakes, waterways and aquifers; natural hazards and land contamination; vegetation clearance/planting; financial contributions; cultural, historical, landscape or ecological effects; and, specifically at SUB-R14.k, the densities and proposed land uses shown in the Kinloch Community Development Plan.

Assessment

On SUB-P2(a) specifically, the proposed Stage 2 layout is considered to directly respond to this policy's clustering and landscape-integration direction: the smaller lots are concentrated on the plateau area of Stage 2, retaining larger lots elsewhere across the wider site, and the planting already secured under the original consent is supplemented by the 20.40ha of indigenous planting and 10.53ha of retired/LIA areas secured on Lot 100 and a 10% indigenous planting requirement on every Stage 2 lot.

This is also consistent with Chapter 14 DEV1-Kinloch's own direction that more intensive development be offset by expansive open space and/or planting, with a strong tree and vegetation planting framework so the development is not out of character with the wider Kinloch Community Development Plan Area. DEV1-P1 to DEV1-P3 do not apply to this application, as Stage 2 sits outside the mapped Kinloch Landscape Policy Area (the ridgeline area providing a green backdrop to Kinloch) those policies are directed at.

SUB-P2(b) remains a point of inconsistency, as with the original consent — see Section 8.7 and Section 9.2 below. Chapter 14 DEV1-Kinloch's overview explains the rationale for this policy: on-site wastewater systems are treated as inappropriate in the Kinloch residential environment because of their potential nuisance and (unlike dust and sediment) wider health effects, a risk the chapter notes is intensified by a high concentration of such systems, and because connection to the community wastewater system improves the effective and efficient use of infrastructure resources across the wider development plan area. This is the same rationale the original 2018 consent addressed through advanced nitrogen-reducing on-site treatment systems rather than community connection, and is the specific policy tension the s104D assessment at Section 9.2 needs to directly engage with, rather than treating the wastewater inconsistency as a single generic policy conflict.

8.3 Urban Form and Development (UFD)

Provision	*Requirement*
UFD-O1	The district develops in a cohesive, compact and structured way that: a) contributes to well-functioning and compact urban zones that provide for connected liveable communities; b) enables greater social and cultural vitality and wellbeing, including through recognising the relationship of tangata whenua with their culture, traditions, and taonga; c) ensures infrastructure is efficiently and effectively integrated with land use; d) supports emissions reduction through well planned urban form, design and location; e) meets the community's short, medium and long-term housing and business needs; and f) protects the productive capacity of rural land.
UFD-O2	Subdivision, use and development of land will protect the effective functioning of the Rural Zones maximise the efficient use of zoned and serviced urban land and is co-ordinated with the provision of cost-effective infrastructure.
UFD-O3	Subdivision, use and development of land in appropriate locations which can demonstrate social and/or cultural benefits to the district's community is recognised and provided for.
UFD-P10	Manage subdivision use and development of land to ensure that it will not: a. have an adverse effect on the functioning of the environment where it is located, b. unduly conflict with existing activities on adjoining properties and the surrounding area, c. compromise development consistent with the intent and planned urban built form of the zone where it is located, and give rise to reverse sensitivity effects on existing uses

Assessment

The additional lots are created within an existing consented and serviced subdivision inside the KCSP boundary, in an area the FDS identifies for future residential growth, rather than by extending development into the General Rural Zone. The proposal makes efficient use of existing roads and water reticulation (c), contributes to meeting Kinloch's housing needs (e), and does not affect the productive capacity of rural land, as the site is LUC Class 4 and 7, is not highly productive land and has been committed to rural-residential use since 2018 (f). The relationship of Ngāti Tūwharetoa with the Lake Taupō catchment (b) is addressed at Section 11.4. Clause (a) is directed at urban zones, and the proposal does not undermine the compact form of Kinloch village.

The development is contained entirely within Rural Lifestyle-zoned land already subdivided for residential use, so it does not affect the functioning of the rural zones. It is coordinated with infrastructure: Council has confirmed water supply capacity, the new roads will vest, and development contributions will fund network upgrades.

The proposal delivers social benefits to the community through additional housing choice, the security camera requested by KCA, and the ecological corridors created by the planting package (Sections 7.1 and 7.7).

(a) The effects assessment at Section 7 concludes that adverse effects are no more than minor. (b) The proposal will not unduly conflict with adjoining activities: the Taupō Hunt Kennels property already adjoins existing Stage 2 lots and is buffered by its own mature vegetation and the 10m setbacks, the DOC reserves are protected by the 20m setback and fencing on Lot 8, and Seven Oaks Terraces is separated from Stage 2 by the balance land. (c) It does not compromise the planned built form of the zone, as Stages 3–5 are unchanged and the future road link to Seven Oaks is retained. (d) No reverse sensitivity effects are expected, as residential use is already established at these interfaces by the existing Stage 2 lots.

Other Urban Form and Development provisions. The Seven Oaks s42A report also assessed UFD-O4, UFD-O6, UFD-O7, UFD-P2, UFD-P3, UFD-P5, UFD-P6 and UFD-P13 (para 14.23–14.24). Against those provisions:

- ***UFD-O4 and UFD-P5*** (development serviced by an appropriate level of infrastructure, according to its capacity): Council has confirmed water supply capacity, the roads will be built to the Code of Practice, and wastewater and stormwater are managed on each lot (Section 7.5).
- ***UFD-O6 and UFD-P10(c)*** (not detracting from the planned built form and functioning of the zone): the density exceeds that planned for the RLZ, so — as the Commissioner found for Seven Oaks — the proposal is somewhat inconsistent with these provisions, but not contrary to them, given its location, layout and mitigation (Decision, para 146).
- ***UFD-O7*** (avoiding, remedying or mitigating adverse effects and protecting natural, cultural and historic values): effects are no more than minor and the adjoining reserves, streams and lake are protected (Section 7).
- ***UFD-P2 and UFD-P3*** (well-functioning environments and efficient use of zoned and serviced land coordinated with infrastructure): the proposal makes efficient use of zoned, consented and serviced land.
- ***UFD-P6*** (positive social and cultural outcomes): housing choice, community safety and ecological enhancement (Sections 7.1 and 7.7).
- ***UFD-P13*** (logical multi-modal transport links): new public roads, the retained connection to Seven Oaks, and proximity to the Otaketake Trail provide logical links to the rest of Kinloch.

The proposal is therefore consistent with the Urban Form and Development objectives and policies.

8.4 Natural Features and Landscapes (NFL)

Provision	Requirement
NFL-O1 / NFL-P1 to NFL-P5	Protect Outstanding Natural Features and Landscapes from inappropriate use and development that may adversely affect the Landscape Attributes, including from earthworks, built structures, and indigenous vegetation clearance within Significant Natural Areas.
NFL-O2 / NFL-P6 to NFL-P9	Maintain the Landscape Attributes of Amenity Natural Features and Landscapes, managing the scale and intensity of use and development, and encouraging use and development that enhances Amenity Values.
NFL-O3 / NFL-P9	Recognise and encourage the enhancement of Amenity Values within Outstanding and Amenity Natural Features and Landscapes, including through retained/protected vegetation, sympathetic fencing and building design, recessive building materials, and minimising visual prominence of roading and earthworks.

Assessment

The site adjoins the Otaketake Stream (SNA 152) and Okaia Stream (SNA 170) Significant Natural Areas and sits within the wider setting of Lake Taupō's Outstanding Natural Feature and Landscape (ONFL 9). The LVA addresses landscape and visual effects against the Rural Lifestyle Zone objectives and policies and the Waikato Regional Policy Statement's ONFL 9 status, and identifies a mitigation package (height, colour/reflectivity, coverage restrictions and substantial indigenous planting/retirement areas) intended to respond to these values.

The LVA confirms the site is not within any District Plan ONFL, ANFL or other landscape overlay, so NFL-R2 and NFL-R3 are not engaged. The nearest ONFLs (28 and 45) lie within the adjoining Otaketake Stream Scenic Reserve, while Lake Taupō (ONFL 20 / OLA 60) and the Whakaroa Peninsula (ONFL 65, ANFL 66) form the wider setting.

The LVA finds that the proposal would not adversely affect the attributes of any of these features, and that no indigenous vegetation clearance is required, so NFL-P4 and NFL-P7 are not engaged by clearance. The 20m setback and non-climbable fencing along the Lot 8 / Otaketake reserve boundary, and the planting and retirement secured on Lot 100, maintain the natural character and amenity of the reserves and encourage the enhancement of amenity values sought by NFL-O3/NFL-P9.

8.5 Transport (TRAN)

Provision	Requirement
TRAN-O1 / TRAN-P1 / TRAN-P2	The safe and efficient operation of the roading network and movement of traffic, including cyclists and pedestrians, must be maintained; activities (including new vehicle crossings) must avoid, remedy or mitigate adverse effects on the operation and function of the roading network, in accordance with the Roading Hierarchy.

TRAN-R5.3 / TRAN-R5, cl.5	24 equivalent vehicle movements (EVM) maximum within the RLZ (Kinloch); separately, the general RLZ standard permits 50 EVM per allotment (or 24 per residential unit for papakāinga).
TRAN-R2.2	Any activity resulting in a new public road or extension of an existing public road is a restricted discretionary activity; matters of discretion include those in SUB-R17, the roading network's ability to safely and sustainably operate and service the new development, and stormwater catchment effects.

Assessment

The original consent found traffic effects minor, on the basis that the Stage 1 vehicle crossing and shared driveway were previously upgraded with sufficient sight distance, Stage 2 upgrades to the Whangamata Road intersection (splays, sight lines, Give Way signage) are secured by condition, and Council's Development Engineer confirmed Whangamata Road has more than sufficient capacity for the anticipated traffic. The central public road (now Lochridge Drive) also gives effect to the KCSP's indicative road link through to the southern land.

The 13 May 2026 pre-application engineering meeting with Council did not raise any concerns with the proposed roading approach in principle, subject to detailed road grades and connectivity (a loop road within Stage 2) being confirmed at scheme plan stage.

The ITA confirms that TRAN-R5.3 applies to activity on individual allotments and that compliance is anticipated (ITA Appendix 3); recalculated traffic generation is addressed at Section 7.3; the Whangamata Road/Lochridge Drive intersection works required for Stage 2 are understood to have been completed, and no change to them is required; and TRAN-R2.2 is engaged by the new roads (Lots 200 and 201), with the matters of discretion addressed at Section 7.3.

8.6 Strategic Directions — Land Development, Natural Environment Values and Tangata Whenua

The District Plan's Strategic Directions set district-wide objectives and policies that apply to resource consent applications. As for Seven Oaks, those for Land Development (LD), Natural Environment Values (NEV) and Tangata Whenua (TW) are relevant, in addition to Urban Form and Development (Section 8.3).

Land Development. LD-O3 (maintain an appropriate and sufficient level of community infrastructure), LD-O4 (avoid the degradation of the district's lakes, waterways and aquifers from effluent and wastewater resulting from land development), LD-O5 (land development does not detract from the amenity value or qualities of the local environment), and LD-P11 to LD-P14, LD-P17 and LD-P18 (connection to infrastructure where there is capacity; managing stormwater; contributing to reserves and open space; the safe functioning of roads; assessing amenity values; and maintaining features of cultural, landscape and natural value).

- ***LD-O4*** is the most engaged provision, as the lots will not connect to the wastewater network. Degradation of Lake Taupō is avoided by requiring an advanced, nitrogen-reducing system on every lot of at least 5,000m², each within a WRC nitrogen allocation secured by encumbrance, as Council accepted for the original consent (Sections 4.2 and 7.5). The proposal is consistent with LD-O4.

- ***LD-O3, LD-P11 and LD-P14*:** Council has confirmed water supply capacity, and the ITA confirms the road network can safely accommodate the additional traffic (Sections 7.3 and 7.5).
- ***LD-P12*:** stormwater is managed through the SMP treatment train (Section 7.4).
- ***LD-P13*:** no reserve is vested in Stage 2, but the wider development provides 0.40ha of local purpose reserve, 20.40ha of planting and 10.53ha of retired areas; the large lots provide private open space; and reserves development contributions will be paid for each new lot (Sections 3.5 and 7.7).
- ***LD-O5, LD-P17 and LD-P18*:** the LVA assesses the particular amenity and landscape values of the area and finds adverse effects to be low, and the features of cultural, landscape and natural value nearby — the reserves, streams and lake — are maintained (Sections 7.2, 7.9 and 7.13). As the Commissioner found for Seven Oaks (Decision, para 147), the proposal is not inconsistent with or contrary to these provisions.

Natural Environment Values. NEV-O1 (recognise the importance of the district's natural values and landscapes), NEV-O2 and NEV-P1 (protect significant indigenous vegetation and habitats of indigenous fauna from development with more than minor effects on their ecological values). No indigenous vegetation is cleared, the adjoining SNAs are protected by setbacks, fencing and lighting controls, and the planting package enhances indigenous habitat (Section 7.9). The proposal is consistent with these provisions.

***Tangata Whenua*.** TW-O1 (the values, rights and interests of mana whenua are recognised and protected), TW-P1 (recognise and provide for the relationship of Māori with their ancestral lands, water, sites, wāhi tapu and other taonga; mātauranga Māori and kaitiakitanga; and the vision and outcomes of Te Kaupapa Kaitiaki) and TW-P6 (recognise iwi environmental management plans). The protection of Lake Taupō's water quality, the accidental discovery protocol, service of notice on iwi, and consideration of the Tūwharetoa Environmental Iwi Management Plan and Te Kaupapa Kaitiaki (Sections 7.13 and 12.4) mean the proposal is consistent with these provisions.

8.7 Summary of Objectives and Policies Assessment

Sections 7.1 to 7.6 above assess the proposed Stage 2 variation against the RLZ, SUB (DEV1-Kinloch), UFD, NFL and TRAN objectives, and the Strategic Directions, and policies of the current Taupō District Plan. The proposal is considered generally consistent with this framework: it responds to the site's character and topography (RLZ-O1/RLZ-P1, RLZ-O9/RLZ-P8), retains and enhances landscape and ecological values through the mitigation package addressed at Sections 7.2 and 8.4 (SUB-O2 to SUB-O4 RLZ, NFL-O1 to NFL-O3), and is not expected to compromise the roading network subject to the matters flagged at Section 8.5 (TRAN-O1).

The principal point of continued inconsistency, as with the original 2018 consent, is the wastewater-connection policy underlying SUB-R26.2 (SUB-O4 RLZ), addressed through on-site advanced treatment systems rather than community connection.

This summary feeds directly into the section 104D gateway assessment at Section 9.0 below, which addresses whether the proposal can satisfy either or both of the section 104D(1) limbs notwithstanding its non-complying status.

9.0 Section 104D Assessment

This application is a non-complying activity. Section 104D(1) of the RMA provides that a consent authority may grant a non-complying activity consent only if satisfied that either (a) the adverse effects of the activity on the environment will be minor, or (b) the application is for an activity that will not be contrary to the objectives and policies of the relevant plan (and, where relevant, proposed plan). Only one limb needs to be satisfied.

Given the scale of this application and the fact it is to be publicly notified, this AEE sets out the Applicant's position on both limbs, so that the application does not depend on succeeding under one limb alone.

9.1 Section 104D(1)(a) — Adverse Effects Will Be Minor

The assessment of effects at Section 7 above addresses landscape and visual effects, transportation effects, stormwater, servicing and infrastructure, character and amenity, and other matters.

Drawing on the LVA's conclusion that the adverse landscape and visual effects of the whole development (of which Stage 2 forms part) would be low (less than minor) subject to its mitigation package, the ITA's conclusion that transport effects will be no more than minor, the SMP's water-sensitive design approach, and the summary of effects at Section 7.15, the Applicant's position is that the adverse effects of the Stage 2 proposal on the environment will be no more than minor.

In reaching that view, the effects have been assessed against the existing environment described in Section 7.0, which includes consented development likely to be given effect to.

Section 104(1)(ab). The Applicant offers the 20.40ha of indigenous planting and 10.53ha of retired/LIA areas secured on Lot 100, and the indigenous planting of at least 10% of every lot, as measures ensuring positive effects on the environment to offset or compensate for the change in character that the additional density will bring. The consent authority must have regard to these measures under section 104(1)(ab).

9.2 Section 104D(1)(b) — Not Contrary to the Objectives and Policies

The objectives and policies assessment at Section 8 above addresses the proposal against the RLZ, SUB (DEV1-Kinloch), UFD, NFL and TRAN chapters and the Strategic Directions of the current Taupō District Plan. As summarised at Section 7.7, the proposal is considered generally consistent with the character, landscape, ecological and infrastructure-capacity objectives and policies applying to the site, with the principal identified inconsistency being the wastewater-connection policy underlying SUB-O4 RLZ, SUB-P2(b) and SUB-R26.2. Chapter 14 DEV1-Kinloch explains the rationale for this policy directly: on-site wastewater systems are treated as inappropriate in the Kinloch residential environment because of their nuisance and wider health-related risk (a risk the chapter notes is intensified by a high concentration of such systems), and because community connection improves the effective and efficient use of infrastructure resources across the development plan area. This is the same policy the original 2018 consent was inconsistent with, and which Council accepted did not render the (then) proposal contrary to the Plan's objectives and policies as a whole, given the on-site advanced nitrogen-reducing treatment approach adopted (directly responsive to the nuisance/health rationale above) and the confirmation from Council's Development Engineer and Wastewater Asset Manager that community connection was impractical.

On that basis, the Applicant's position is that the Stage 2 variation, taken as a whole, will not be contrary to the objectives and policies of the current Taupō District Plan for the purposes of section 104D(1)(b) — a single point of policy inconsistency (wastewater connection), for which an equivalent mitigation approach was already accepted by Council in 2018, does not of itself render a proposal contrary to a plan's objectives and policies read overall, particularly where, as here, the proposal otherwise advances the character, landscape and infrastructure-management objectives applying to the site.

The approach in the Seven Oaks Kinloch decision. In that decision the Commissioner applied the settled approach to the second gateway test. An activity is "contrary to" objectives and policies only if it is "opposed to" or "repugnant to" them, read as a whole (NZ Rail v Marlborough District Council; Akaroa Civic Trust v Christchurch City Council), and "inconsistent with is not necessarily contrary to" (Lightning Ridge Partnership v Hastings District Council). Following King Salmon, each policy is given its plain meaning, and its weight depends on how directive it is. On that basis the Commissioner found it "very problematic" to conclude that a proposal was contrary to SUB-P2.a DEV1-Kinloch, a policy framed in terms of what subdivision "should" do, and equally problematic for LRZ-P9, which is framed as "enable and encourage"; she concluded that "the District Plan provides flexibility and a case-by-case assessment" (Decision, paras 32–40 and 149–150).

The same reasoning applies here. SUB-P2(b), the policy with which this proposal is inconsistent, is also framed as what subdivision "should" do: it "should only occur where the resulting lots will be connected to community wastewater network infrastructure". It is not an "avoid" policy. RLZ-P8, the Kinloch rural lifestyle policy, is framed as "encourage development", the same formulation the Commissioner considered in LRZ-P9. Neither is directive enough to render the proposal contrary to the District Plan when, as here, it is otherwise consistent with the objectives and policies read as a whole, and when the purpose behind SUB-P2(b) — avoiding nuisance and health effects from concentrations of on-site systems — is met by advanced treatment on lots of at least 5,000m².

9.3 Section 104(1)(c) — Other Matters: the KCSP, Future Development Strategy and Precedent

Consistent with the approach taken in the recently-decided, adjoining Seven Oaks Kinloch application (RM240388-389/RM200118C), this application should also be considered against the "other matters" the consent authority may have regard to under section 104(1)(c) of the RMA — in particular the currency of the Kinloch Community Structure Plan (KCSP), Council's Future Development Strategy, and questions of precedent and District Plan integrity, each raised by KCA in its consultation feedback (Section 5.2 above) and expected to be raised again by submitters.

9.3.1 The currency of the KCSP

The KCSP-specific provisions of the District Plan — including Table 4's minimum and average lot size thresholds for the Kinloch Development Area — were incorporated into the District Plan in 2007 and, as confirmed by Council's own planning evidence in the Seven Oaks Kinloch hearing, have not been amended since. On a current basis that is approximately 19 years without substantive review, well beyond the periodic review cycle the RMA otherwise anticipates for district plans and policy statements generally.

This is not simply a matter of age. The balance of the current Taupō District Plan was comprehensively updated as recently as 2026 (operative 5 May 2026) to give effect to the National Planning Standards

2019 — the Kinloch Residential Environment, Kinloch Low Density Environment and Kinloch Rural Residential Environment were each renamed and renumbered into the General Residential Zone, Low Density Zone and Rural Lifestyle Zone respectively. That exercise modernised the Plan's structure and terminology but did not involve any substantive re-assessment of whether the underlying KCSP density figures themselves remain appropriate to current conditions in Kinloch — the numbers were carried through unchanged.

Over the same period, Kinloch has continued to develop at densities and in areas the 2004 KCSP modelling did not anticipate, most recently and directly illustrated by the Seven Oaks Kinloch decision itself, which granted consent for 83 residential lots in the same KCSP area as well as many other consents that have supported increased density across Oakdale, Locheagles and throughout the Kinloch Golf Course that are inconsistent with the intended density of the KCSP.

The existing and anticipated environment against which this application falls to be assessed already reflects a materially different, and more intensive, pattern of development than the KCSP set out to plan for, and over time the intended outcome of the KCSP has been watered down. The overall intent of the KCSP policies is nonetheless still supported — a radial pattern of decreasing density, or higher density integrated into a landscaped environment through substantial mitigation packages.

9.3.2 Council's Future Development Strategy

Council adopted its Future Development Strategy (FDS) in March 2025, updating the 2018 Taupō District 2050 Growth Management Strategy and setting out how growth is to be managed over the 35 years to 2060. The FDS projects that an additional approximately 25,500 people will likely live within the Taupō District by 2060, mostly within the Taupō township and the Kinloch area, and identifies the KCSP area itself as a Future Development Area where further residential growth is expected to occur. Directly on point for this application, the FDS's Implementation Plan records that the KCSP is outdated and is to be reviewed and, in due course, revoked — a position accepted in Council's own planning evidence at the Seven Oaks Kinloch hearing.

The FDS is a relevant "other matter" under section 104(1)(c), and being Council's own current and adopted strategic growth document, it is given weight in this assessment alongside the NPS-UD addressed at Section 4.4.1 above. Both point the same way: continued residential intensification within the Kinloch/KCSP area, of the kind sought by this application, is consistent with — rather than contrary to — Council's own current strategic direction for the district, notwithstanding that the District Plan's KCSP-specific density figures have not yet been updated to reflect that direction.

On this basis, the Applicant's position is that the KCSP retains its formal status as an embedded part of the operative District Plan, and its provisions are not simply disregarded for that reason — but that the weight properly attributable to its specific density figures (as distinct from the RLZ chapter's broader character, infrastructure and amenity objectives and policies, which this application is assessed against, and satisfies, at Sections 7 and 8 above) is not reduced by its age, but by Council's own acknowledgement in the FDS that it is overdue for review and revocation, and by the extent of consented and anticipated growth elsewhere in the KCSP area that has already departed materially from its assumptions.

9.3.3 Precedent and plan integrity

Precedent and plan integrity concerns require consideration given the scale of the departure sought from the RLZ/DEV1-Kinloch density thresholds, as was raised (and ultimately not accepted) in the Seven Oaks Kinloch hearing.

Two points are relevant, and in the Applicant's, view are mutually reinforcing rather than in tension.

First, the Seven Oaks Kinloch decision itself provides directly on-point, persuasive support for this application, even though it is not binding precedent in the strict legal sense. That decision granted non-complying subdivision and land use consent for 83 residential lots at densities far in excess of the KCSP's Low Density Residential Zone thresholds, on the basis that the landscape and visual, ecological, traffic and infrastructure evidence before the Commissioner demonstrated the adverse effects would be no more than minor, and that the proposal was not contrary to the Plan's objectives and policies read as a whole notwithstanding inconsistency with the KCSP-specific density policy (the equivalent Kinloch density policy for the Low Density Residential Zone).

That decision — on the same KCSP area, testing the same tension between the KCSP's dated density assumptions and a well-evidenced intensification proposal — is a highly relevant and recent example of Council being prepared to grant significant, non-complying departures from KCSP-anticipated density where the application is supported by robust expert assessment. This application is brought on the same basis, supported by its own LVA, ITA and SMP.

Second, granting this application does not create an inappropriate precedent for further, unassessed intensification elsewhere in the KCSP area — including at the one remaining undeveloped RLZ greenfield site in the wider Kinloch area, referred to in the Seven Oaks Kinloch s42A report as the "Hunt Club" site, to the north of the KCSP area adjoining Whangamata Road, currently unconsented and anticipated (as at the RLZ's ordinary controlled activity thresholds) at around 30 lots averaging 2.5ha.

As the Seven Oaks Kinloch decision itself confirms, there is no formal doctrine of precedent under the RMA in the strict sense: each application is assessed on its own merits. A future application at the Hunt Club site, or any other site in the KCSP area, would need to bring its own equivalent expert landscape, traffic, ecological and infrastructure assessment to justify any departure from the density otherwise anticipated for that site — it could not simply rely on this consent, or the Seven Oaks consent, as of right.

A distinction from Seven Oaks should be acknowledged: that site was a greenfield site, whereas this proposal re-subdivides land that is already consented and titled. The Commissioner confirmed that "any redevelopment or reconsenting of existing development areas … would be considered on their own merits". Any similar application from another consented large-lot area would need to demonstrate the same combination of factors present here — single developer ownership of most of the land, a largely unbuilt stage within a master-planned estate, a well-screened location, comprehensive mitigation secured by consent notices, and specialist assessment — and would face practical constraints, such as multiple ownership and private covenants, that this proposal does not (Section 7.8.2).

What both this application and the Seven Oaks Kinloch decision do demonstrate is that Council will support well-evidenced departures from the KCSP's density assumptions on a case-by-case basis —

which is the correct, RMA-consistent way for that tension between an ageing structure plan and current strategic direction to be resolved, rather than by treating either decision as creating an automatic entitlement for other sites.

9.4 Conclusion on Section 104D

For the reasons set out above, this application is capable of satisfying both limb (a) and limb (b) of section 104D(1), rather than relying on one limb alone. This is considered an appropriate and robust basis for a notified non-complying application of this scale, and is not intended to detract from Council's or any submitter's ability to test either limb on its merits through the notification and hearing process.

10.0 Section 106 RMA Assessment

Section 106 requires consideration of natural hazards and physical access to an allotment as follows:

> *A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that—*
>
> *(a) there is a significant risk from natural hazards; or*
>
> *(b) [Repealed]*
>
> *(c) sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*

There are no known or identified natural hazards on the site.

Provision has been made for both legal and physical access.

As such it is considered that s106 has been met in full subject to normal conditions of consent related to appropriate easements being in place to secure access rights.

11.0 Section 221 RMA Assessment

Section 221(3)(a) of the Resource Management Act 1991 (RMA) allows an application to be made to vary or cancel any condition specified in a consent notice. Section 221(3A) provides that section 127(4) applies to such applications as if they were applications for resource consent. Consideration is given below to the relevant matters relating to the proposed cancellation of Consent Notice 12675212.14 in respect of the land being subdivided (with effect from deposit of the survey plan) and its replacement with new consent notices on the new titles (conditions 5d, 5f, 11a, 12, 15a and 19a).

11.1 Origin and Intent of the Consent Notice

Consent Notice 12675212.14 was registered on 14 June 2024 and arises from the original Stage 2 subdivision consent RM170325D, granted by Taupō District Council. The consent notice is registered against Lots 1–2, 6–13 and 22–29 DP 586490 (the 18 existing Stage 2 residential titles) and runs with those titles under section 221(4) RMA.

The consent notice contains two conditions:

Condition (a) — Building Platforms [Lots 2, 6–13, 22–29]: "The building platform prepared at the time of subdivision has not been constructed or tested to meet the standard of NZS 3604:2011 and that investigation, possible undercut and testing will be required to meet the specific design and footprint of future buildings." This condition was registered to inform future owners that geotech investigation at building consent stage would be required, which is standard practice for rural lifestyle lots in the Kinloch area where building platforms are earthworked at the time of subdivision but not subject to full geotechnical testing until a specific building is designed.

Condition (b) — Telecommunications [Lots 1–2, 6–13, 22–29]: "At the time of subdivision completion, land-based telecommunication services have not been provided to the boundary of this lot or this subdivision." This was an informational condition recording the state of telecoms provision at the time of the original subdivision. It imposed no ongoing obligation to connect telecoms; it simply advised future purchasers that services were not yet available.

The proposed re-subdivision replaces Lots 1–2, 6–13 and 22–29 DP 586490 with Lots 2–47, Lot 100 and Lots 200–201 on a new survey plan. On deposit of that plan, the title references in Consent Notice 12675212.14 will cease to exist. The consent notice cannot be carried forward onto the new titles in the form in which it is registered, as the lot numbers and plan number to which it refers will no longer exist. Cancellation (condition 5d) is accordingly required as a matter of practical necessity, in addition to the updating of its substantive conditions.

11.2 Application of Section 127(4) – Affected Persons

Section 221(3A) RMA provides that section 127(4) applies to applications to vary or cancel a consent notice condition. Section 127(4) requires consideration of every person who made a submission on the original consent application and who may be affected by the change.

Consent RM170325D was granted as a non-notified restricted discretionary activity in 2019. No submissions were received. Accordingly, there are no persons who made submissions on the original application and there are no parties whose written approval is required under section 127(4).

The existing Stage 2 lots are owned by the Applicant's family entities (and, in respect of two lots, by the Applicant's children) and one other party who remains unaffected by the proposed changes. All other titleholders in Lots 1–2, 6–13 and 23–29 DP 586490 are within the Applicant's ownership group and consent to the application and the cancellation of Consent Notice 12675212.14.

11.3 Replacement Consent Notices

The cancellation of Consent Notice 12675212.14 is accompanied by the registration of updated and additional consent notices on the new titles as required by the draft conditions in Appendix 7. The proposed replacement conditions and new consent notice matters are as follows:

Building Platforms (condition 5f — proposed new condition, all Lots 2–47): carries forward Condition (a) of Consent Notice 12675212.14 in updated form, noting that the building platforms on the new lots have been earthworked but not constructed or tested to NZS 3604:2011 standard, and that geotech investigation, possible undercut and testing will be required at building consent stage. This is

appropriate given the re-subdivision reconfigures the existing platforms. The updated condition refers to the new lot references (Lots 2–47) rather than the superseded DP 586490 lot numbers.

Telecommunications: Condition (b) of Consent Notice 12675212.14 is not carried forward. The condition was informational only, recording the state of telecoms provision at the time of the original subdivision. It imposed no planning obligation and its continued registration on the new titles would serve no purpose. Telecommunications provision is a matter between the developer and the relevant service provider and is not a condition of resource consent.

Planting and retirement areas on Lot 100 (condition 11a): a new consent notice is to be registered on Lot 100 requiring the planted, retired and LIA areas identified in the approved LVA planting plan to be established (where not already planted), fenced from stock and maintained in perpetuity. This secures the LVA mitigation package and the ecological retirement commitment.

Outdoor lighting (condition 12): a new consent notice is to be registered on each of Lots 2–47 requiring all exterior lighting to comply with the low-impact lighting standards (fully shielded, directed downward, colour temperature ≤3000K, no landscape floodlighting, motion-activated security lighting) and the District Plan light spill standards. This secures the dark-sky mitigation assessed at Section 7.11.

Stormwater soakage (condition 15a): a new consent notice is to be registered on each of Lots 2–47 requiring: (i) non-contaminant-leaching roofing and cladding materials; (ii) all roof, driveway and hardstand runoff to be disposed of to an on-site soakage system designed for the 10-year ARI event; and (iii) overland flow paths to be kept clear of buildings. This gives effect to the SMP water-sensitive urban design approach assessed at Section 7.4.

Firefighting water supply (condition 19a): where on-site storage is relied upon for firefighting supply (rather than connection to the reticulated network), a consent notice is to be registered on the relevant Lots 2–47 requiring the storage volume and installation to comply with SNZ PAS 4509:2008. The obligation to register this notice is conditional — it arises only where on-site storage is confirmed at engineering approval stage.

11.4 Effects of the Cancellation and Replacement

Consent Notice 12675212.14 is registered against 18 titles (Records of Title for Lots 1–2, 6–13 and 22–29 DP 586490), all of which are within the Applicant's ownership group. There are no third-party consent notice holders and no other parties whose interests are bound by the notice.

The cancellation and replacement do not reduce the level of protection that the consent notice conditions were intended to provide. The building platform Geotech requirement (Condition (a)) is carried forward in updated form on all 46 new residential lots. The informational telecoms condition (Condition (b)) is not replaced as it conferred no planning benefit.

The replacement consent notices (conditions 5f, 11a, 12, 15a and, where applicable, 19a) address matters that arise from the re-subdivision and the new lot layout, providing equivalent or enhanced outcomes compared to the conditions in the existing consent notice. No adverse effects on any person

are considered to arise from the proposed cancellation and replacement of Consent Notice 12675212.14.

12.0 Part 2 of the Resource Management Act

Current case law (Davidson, Court of Appeal, 2018), is that if it is clear that the plan, or the relevant policies in the plan, have been prepared having regard to Part 2, and with a coherent set of policies designed to achieve clear environmental outcomes, then reference to those policies should suffice and reference to Part 2 is, in most cases unnecessary because it would likely not add anything, nor result in a different outcome. As such only a very brief summary of Part 2 matters is provided below.

12.1 Purpose – Section 5

Section 5(1) of the Act states the purpose of the Act is to promote sustainable management of natural and physical resources. Sustainable management is defined in section 5 (2) of the Act as "managing the use, development, and protection of natural and physical resources in a way or at a rate, which enables people and their communities to provide for their social, economic, and cultural well-being and for their health and safety".

Having regard to the definition of "sustainable management" in section 5(2), the proposal enables the Applicant and the Kinloch community to provide for their social and economic wellbeing through additional housing on land already committed to rural-residential use and serviced, while the proposed mitigation safeguards the life-supporting capacity of water and ecosystems (section 5(2)(b)) and avoids, remedies or mitigates adverse effects on the environment (section 5(2)(c)). The proposal is therefore considered to promote the sustainable management of natural and physical resources.

12.2 Matters of National Importance – Section 6

The following section 6 matters are relevant, and are recognised and provided for: (a) the natural character of lakes and rivers and their margins — no works are proposed in any stream or wetland, and the stormwater and wastewater measures protect the Otaketake and Okaia Streams and Lake Taupō (Section 4.4.4); (b) outstanding natural features and landscapes — the site is not within an ONFL, and the LVA finds no adverse effects on ONFLs 20, 28, 45 or 65 or on the WRPS ONFL 9 (Section 7.4); (c) significant indigenous vegetation and habitats — the adjoining SNAs 152 and 170 are protected by the absence of any clearance, the 20m setback and fencing on Lot 8, and the planting package (Section 4.4.5); (e) the relationship of Māori with their ancestral lands, water and taonga — addressed at Section 11.4.

12.3 Other Matters – Section 7

Section 7 lists the matters that a consent authority is required to have particular regard to in achieving the purpose of the Act. The listed matters are not threshold tests but are to be given particular regard. The matters identified as being of relevance to the application are outlined below.

(b) the efficient use and development of natural and physical resources

(c) the maintenance and enhancement of amenity values

(f) the maintenance and enhancement of the quality of the environment

As noted above, the proposal is an efficient use of land that is already subdivided and serviced (b). Amenity values are maintained through the built form controls and planting package (c), and the

quality of the environment is enhanced through indigenous planting, gully retirement and water-sensitive stormwater management (f).

12.4 Treaty of Waitangi – Section 8

Section 8 of the Act reads as follows:

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The proposal is consistent with all matters pertaining to the Taupo District Plan which gives effect to Section 8 of the Act.

12.4.1 Tūwharetoa Environmental Iwi Management Plan (2003)

The Tūwharetoa Environmental Iwi Management Plan (EIMP) is relevant to consider in relation to the proposal as it relates to the Rohe for Ngāti Tūwharetoa which includes Lake Taupō and its tributaries.

The Tūwharetoa EIMP plan establishes Ngāti Tūwharetoa environmental base lines and provides tools that will help hapū/whānau and the tribe as a whole to achieve and protect those base lines. Sustainability is the key foundation from which Ngāti Tūwharetoa makes decisions regarding the environment.

The proposal will not give rise to effects that are inconsistent with the Tūwharetoa EIMP.

12.4.2 Te Kaupapa Kaitiaki (2022)

Te Kaupapa Kaitiaki is relevant to consider in relation to the proposal as it is related to land use activities in the Lake Taupō catchment. Te Kaupapa Kaitiaki is a high-level plan for the Taupō catchment and became operative on 4 November 2022. Its purpose is to identify the significant Tūwharetoa issues, values, vision, objectives and outcomes in order to:

a. *promote the sustainable and integrated management of the Taupo Catchment environment for the benefit of Ngāti Tūwharetoa and all people in the Taupo Catchment (including future generations); and*

b. *provide for the relationship of Ngāti Tūwharetoa and their culture and traditions with their ancestral lands, water, sites, geothermal resources, wāhi tapu, and other taonga; and*

c. *respect Ngāti Tūwharetoa tikanga in the management of the Taupo Catchment.*

The proposal will not give rise to effects that are inconsistent with the Te Kaupapa Kaitiaki in that it is contributing to the sustainable management of Lake Taupō catchment by minimising effects on water quality through the requirement for advanced wastewater systems that reduce nitrogen discharge.

13.0 Conclusion

The proposal re-subdivides Stage 2 of Lochridge Estate (Lots 2, 6–13, 22–29 and 61 DP 586490) into 46 residential lots, balance Lot 100 and two roads to vest in Council, increasing Stage 2 from 18 to 47 lots and the whole development from 47 to 76 lots. It also seeks land use consent for future dwellings on the new lots. The application is a non-complying activity under SUB-R26.

Based on the above report it is considered that:

- *The application will be publicly notified at the Applicant's request, following pre-application discussions with Council;*
- *With the proposed mitigation and conditions, the actual and potential adverse effects on the environment are no more than minor, and the proposal will have positive effects;*
- *The proposal is not contrary to the objectives and policies of the Taupō District Plan read as a whole, the only material inconsistency being the wastewater-connection policy (SUB-P2(b)), which is addressed in the same way as for the 2018 consent;*
- *Both gateway tests in section 104D(1) are satisfied; and*
- *The proposal is consistent with the relevant national and regional planning instruments and with Part 2 of the RMA.*

It is therefore concluded that the proposal satisfies the matters the consent authority is required to assess, and that consent can be granted following public notification, subject to the conditions set out in Appendix 7.

Appendix 1: Kotare Consultants scheme plan set, Stage 2 Proposed Re-subdivision (Issue Two, October 2026) — 1474-00-GR-002 Rev C, 1474-10-SC-112 to SC-114 Rev C, and 1474-10-SC-111 and SC-115 Rev B

Appendix 2: Records of Title and relevant instruments — Stage 2 lots (all 18) and the balance lot; see the schedule at Section 2.4

Appendix 3: Site photographs

Appendix 4: Landscape and Visual Effects Assessment (LA4 Landscape Architects, Final, 16 September 2026)

Appendix 5: Integrated Transport Assessment (Boffa Miskell, Final, 21 September 2026)

Appendix 6: Stormwater Management Plan (Te Miro Water, v2.0 Final, 23 September 2026)

Appendix 7: Draft consent conditions

Appendix 8: Draft Consent Notice

Appendix 1

Subdivision Scheme Plans

Appendix 2

Record of Title and Relevant Instruments

Appendix 3

Photos of the Site













Appendix 4

Landscape and Visual Effects Assessment

Appendix 5

Integrated Transport Assessment

Appendix 6

Stormwater Management Plan

Appendix 7: Draft Consent Conditions

General

1. The subdivision and land use consent shall be undertaken in general accordance with the application, AEE and scheme plan(s) referenced at Appendix 1, except as modified by the conditions below.

2. The subdivision and land use consents shall lapse 5 years after the date of commencement, unless given effect to.

Subdivision and Lot Layout

3. The subdivision shall be undertaken generally in accordance with the Kotare Consultants scheme plan set "Stage 2 Proposed Resubdivision — Lots 2–47, 100, 200–201 being a proposed subdivision of Lots 2, 6–13, 22–29 & 61 DP 586490" (Issue Two, October 2026: 1474-00-GR-002 Rev C, 1474-10-SC-112 to SC-114 Rev C, and 1474-10-SC-111 and SC-115 Rev B), creating 46 residential lots (Lots 2–47), balance Lot 100 and road Lots 200 and 201.

4. Lots 200 and 201 shall vest in Taupō District Council as road. The existing names Pigeonwood Lane, Tea Tree Lane and Akeake Lane are proposed to be retained.

5. The easements shown on SC-115 Rev B shall be created or retained — the memorandum of easements over areas B–I, the easements in gross in favour of Council over areas A and J–M, and the retained easements in gross over areas VA, VB, SA, SB, UA and UB — and all other existing easements over the land being subdivided surrendered, prior to the issue of the s224(c) certificate.

5a. The parts of Instrument 12675212.10 (The Lines Company Limited) over the land being subdivided, other than the areas retained over Lots 40–42 (SA, SB, UA and UB), shall be surrendered with the written agreement of The Lines Company Limited prior to the issue of the s224(c) certificate. The parts over Lot 1 and Lot 80 DP 586490 are unaffected.

5b. The Lochridge Estate Stage 2 Land and Fencing Covenants (Instrument 12675212.12) shall be surrendered over the land being subdivided and a new land covenant registered over Lots 2–47, reflecting the built form controls in conditions 6–10 and any view-protection or planting areas carried forward, prior to the issue of the s224(c) certificate.

5c. A revised Reserved Nitrogen Allocation shall be obtained from Waikato Regional Council for each of Lots 2–47, and a new nitrogen discharge encumbrance (in substitution for Instrument 12675212.13 over the land being subdivided) registered on each new title, prior to the issue of the s224(c) certificate.

5d. Consent notice 12675212.14 is cancelled under section 221(3) of the RMA in respect of the land being subdivided, with effect from the deposit of the survey plan, and replaced by the consent notices required by these conditions.

5e. Instruments EI 6242538.1 and AG B263577 shall be carried forward onto the relevant new titles unless, prior to the issue of the s224(c) certificate, evidence is provided that they have

been surrendered or varied with the agreement of the dominant owner (EI 6242538.1) or Waikato Regional Council (AG B263577).

5f. Building Platform — Consent Notice. Prior to deposit of the survey plan, the consent holder shall register a consent notice on the titles of Lots 2–47 pursuant to section 221 of the Resource Management Act 1991, requiring that: "The building platform on this lot has been earthworked but has not been constructed or tested to meet the standard of NZS 3604:2011. Geotechnical investigation, possible undercut and testing will be required at building consent stage to meet the specific design and footprint of future buildings."

Land Use — Built Form (Future Development)

6. Maximum combined building coverage of the lesser of 10% of net site area or 500m² for the dwelling and accessory buildings.

7. Minimum building setback of 10m from all boundaries, increasing to 20m from the boundary of Lot 8 with the Otaketake Stream Scenic Reserve (and from any other boundary adjoining the Whangamata, Okaia or Otaketake scenic reserves or a Lake Shore reserve).

8. Maximum building height of 4.5m (single storey), except for Lots 29, 30 and 31, where a maximum building height of 7.5m is permitted.

9. All buildings shall be finished in darker natural recessive colours with a light reflectance value (LVR) not exceeding 37%, and any free-standing shed or accessory building shall match the cladding colours and style of the dwelling, consistent with the LVA.

10. A minimum of 10% of the net site area of each of Lots 2–47 shall be planted in indigenous species, in accordance with an approved landscape plan, consistent with the LVA and SUB-P2(a) DEV1-Kinloch.

Landscape and Visual (LVA)

11. A landscape plan for the road corridors (Lots 200 and 201) and each lot's required planting area shall be submitted to, and approved by, Council prior to the issue of the s224(c) certificate, generally in accordance with the LVA (LA4 Landscape Architects, 16 September 2026).

11a. A planting plan identifying the planted/proposed planted areas and retired/LIA areas within Lot 100 (forming part of the 20.40ha and 10.53ha identified in the LVA) shall be submitted to and approved by Council prior to the issue of the s224(c) certificate, and a consent notice registered on the Lot 100 title requiring those areas to be established (where not already planted), fenced from stock, kept free of buildings, and maintained in accordance with that plan as part of the future stages.

12. A consent notice shall be registered on each of Lots 2–47 requiring all exterior lighting to be low impact: fittings shall be fully shielded and directed downwards with no upward light; lamps shall have a colour temperature not exceeding 3000K; there shall be no floodlighting of landscapes, trees or building façades; and security lighting shall be motion-activated. Lighting shall also comply with the District Plan light spill standards.

Transport (ITA)

13. A Construction Traffic Management Plan, prepared in accordance with NZTA's New Zealand Guide to Temporary Traffic Management and Council requirements, shall be submitted to and approved by Council prior to the commencement of works, addressing the matters listed in ITA Section 7.8 (works proposal, staging and programme, access, heavy vehicle demands and routes, materials, off-site construction movements, contractor facilities, temporary traffic management, approvals and contacts).

14. All new roads (Lots 200 and 201) and rights of way within Stage 2 shall be designed and constructed in accordance with the TDC Code of Practice for Development of Land (Figure 3.1R, 20m road corridors), subject to engineering approval, generally as shown on the Kotare Consultants road design drawings appended to the ITA, including minimum 50m intersection sight distances and vehicle tracking for an 11.5m large rigid truck.

14a. Lots 200 and 201 shall be designed and constructed as low-impact rural roads without street lighting, other than any lighting required by Council's Development Engineer for safety at the intersection with Lochridge Drive.

Stormwater (SMP)

15. Stormwater from the Stage 2 lots and road corridors shall be managed in accordance with the SMP (Te Miro Water, v2.0, 23 September 2026), including on-lot rainwater tanks overflowing to soakage systems sized for the 10-year ARI event, roadside grassed swales, soakholes for rights of way, and the four bioretention devices identified in the SMP.

15a. A consent notice shall be registered on each of Lots 2–47 requiring: (i) roofing and exterior cladding of non-contaminant-leaching materials; (ii) all roof, driveway and hardstand runoff to be disposed of to an on-site soakage system designed for the 10-year ARI event, with overflows dispersed as sheet flow and no direct connection to any gully or channel; and (iii) overland flow paths to be kept clear of buildings.

16. All stormwater outlets to the Otaketake and Okaia Stream margins shall incorporate scour protection designed for the 100-year ARI event.

17. Site-specific soakage testing shall be undertaken to confirm the design soakage rates, and an Operation, Maintenance and Monitoring Plan for the swales, bioretention devices, soakholes and culverts submitted, with the engineering plans for approval prior to construction.

17a. An erosion and sediment control plan, generally in accordance with Kotare Consultants drawings 1474-20-EW-211 to 213 and Waikato Regional Council's erosion and sediment control guidelines, shall be submitted to and approved by Council prior to the commencement of earthworks, and implemented and maintained until the disturbed areas are stabilised.

Wastewater and Water Supply

18. Each of Lots 2–47 shall be serviced by an advanced, nitrogen-reducing on-site wastewater treatment and disposal system, designed, installed and maintained in accordance with the

Waikato Regional Plan's permitted activity criteria and the applicable nitrogen allowance for the Lake Taupō catchment.

19. Water supply infrastructure (reticulation and pump station upgrades, if any) shall be constructed in accordance with a detailed design approved by Council's Development Engineer prior to construction, reflecting the confirmed available capacity referred to at Sections 5.1 and 7.5 above.

19a. Firefighting water supply for each of Lots 2–47 shall be provided in accordance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice, through hydrants on the reticulated network or dedicated on-site storage, as confirmed at engineering approval. Where on-site storage is relied on, it shall be secured by consent notice.

Ecology

20. The boundary between Lot 8 and the Otaketake Stream Scenic Reserve, and any other Stage 2 boundary adjoining a scenic reserve, shall be fenced with non-climbable, pool-style fencing prior to the issue of CCC for any future building consent for a residential dwelling.

21. No gate, track or other direct access shall be formed from any lot into the Otaketake Stream Scenic Reserve, and no indigenous vegetation within the adjoining scenic reserves shall be removed or damaged as part of the subdivision works.

21a. If any archaeological site, kōiwi or taonga is discovered during works, work shall stop immediately in that area and the consent holder shall notify Council, Heritage New Zealand Pouhere Taonga and Ngāti Tūwharetoa, and follow the Heritage New Zealand accidental discovery protocol before work resumes.

Consultation and Community (Augier Condition)

22. The consent holder shall install a security camera at the Lochridge Drive entrance (off Whangamata Road), connected into the Kinloch Community Association's existing camera network, prior to the issue of the first s224(c) certificate for Stage 2, in accordance with the commitment recorded at Section 5.2 above.

Appendix 8: Draft Consent Notice

In the Matter of	the Resource Management Act 1991
And	
In the Matter of	Resource Consent Lochridge Estate Ltd [RM number to be confirmed]

CONSENT NOTICE

Pursuant to Section 221 of the Resource Management Act 1991

To: The District Land Registrar
South Auckland Land Registration District

TAKE NOTICE that the land described below is subject to conditions in relation to a subdivision consent as follows:-

Description of Land

Lots 2–47, Lot 100 and Lots 200–201 on survey plan [to be deposited], being a re-subdivision of Lots 1–2, 6–13 and 22–29 DP 586490 (South Auckland Registry) (certificate of title references to be inserted on registration) will be subject to the following conditions:

Conditions

a) Building Platforms [Lots 2–47] Prior to issue of a building consent for any residential building on Lots 2–47, the consent holder or subsequent owner of the relevant lot shall provide a site-specific geotechnical assessment prepared by a Chartered Professional Engineer (CPEng) with geotechnical expertise that confirms: (i) the location and dimensions of the building platform for the lot; and (ii) the suitability of the proposed building platform to support structures designed in accordance with NZS 3604:2011 (Timber-framed buildings) or equivalent standard; and (iii) any specific foundation requirements or site preparation works required to ensure the building platform is suitable. Building consent for residential buildings on Lots 2–47 shall be designed and constructed in accordance with the findings and recommendations of the geotechnical assessment required by this condition.

b) Planting and Retirement Areas [Lot 100] The owner of Lot 100 shall maintain in perpetuity the planting and retirement areas shown on the approved Landscape and Vegetation Assessment plan prepared by [Landscape Architect] dated [date] (or any approved amendment to that plan). The planting and retirement areas shall not be cleared, cultivated, built upon or otherwise disturbed except in accordance with a management plan approved in writing by the Taupo District Council.

c) Outdoor Lighting [Lots 2–47] All outdoor artificial lighting installed on Lots 2–47 (including any lighting attached to buildings, on driveways, on accessways or within landscaping) shall: (i) be fully shielded so that no direct light is emitted above the horizontal plane; (ii) have a correlated colour temperature not exceeding 3000 Kelvin (warm white); (iii) not include floodlighting or uplighting; and (iv) where practicable, be activated by motion sensors and extinguish automatically when not required.

d) Stormwater Management [Lots 2–47] The owner of each lot within Lots 2–47 shall ensure that: (i) all impervious surfaces, buildings and structures on the lot are constructed from non-

contaminant-leaching materials (or are coated or treated to prevent contaminant leaching) so as to avoid contaminants entering stormwater; (ii) stormwater from the lot is managed by on-site soakage designed and constructed to accommodate a 10-year average recurrence interval storm event without overflow to neighbouring properties or roads; and (iii) overland flow paths identified in the approved stormwater management plan are kept free of obstructions at all times.

e) Firefighting Water Supply [Lots 2–47 — where on-site storage is required] Where a building consent for a residential building on Lots 2–47 requires on-site firefighting water storage, the consent holder or subsequent owner shall install and maintain a firefighting water supply system designed and constructed in accordance with SNZ PAS 4509:2008 (New Zealand Fire Service Firefighting Water Supplies Code of Practice), or any standard that supersedes it, to the satisfaction of the New Zealand Fire Service (or its successor).

AND THAT you are hereby requested to register the same pursuant to Section 221 of the Resource Management Act 1991.

DATED this *<insert date>* day of *<insert month and year>*

SIGNED for and on behalf of
THE TAUPO DISTRICT COUNCIL
by way of delegated authority to the Resource Consents Manager pursuant to Section 34 of the Resource Management Act 1991.

_____

Heather Williams
Authorised Officer