GREAT LAKE TAUPŌ
Taupō District Council

NOTIFICATION REPORT
PURSUANT TO SECTION 95 OF THE RESOURCE MANAGEMENT ACT 1991

APPLICANT:	**Lochridge Estate Limited**
LOCATION:	**6, 11, 16, 17 & 20 Pigeonwood Lane, Kinloch** **7, 12, 15, 20 & 25 Tea Tree Lane, Kinloch** **6, 8, 9, 12 &15 Akeake Lane, Kinloch** **84, 96 & 111 Lochridge Lane, Kinloch**
RM:	**260281**
LODGEMENT DATE:	**5 October 2026**
PROPOSED ACTIVITY:	**For subdivision consent to subdivide 15 existing rural-residential sites to create 44 residential lots ranging in area from 5000m^2 to 4ha, whereby:** • **the proposed lots will not be connected to community wastewater network infrastructure;** • **the existing private roads will be altered and extended into two new public roads; and** • **the proposed lots will be less than the minimum and average lot sizes for the Rural Lifestyle Zone – Kinloch Development Area**
NOTIFICATION DECISION DATE:	**29 October 2026**

1 BACKGROUND

Kinloch Community Structure Plan

The Kinloch Community Structure Plan (KCSP) was adopted in September 2004 and was developed through community consultation with the purpose of providing guidance and direction to developers and the community regarding new subdivision development within the Kinloch area and to enable sustainable management of future growth. The KCSP recommends a radial density pattern of higher density to the south, medium density through the central band and low density to the north and east (as shown on Figure 1 below). The KCSP identifies the application site as being low density.

For new subdivision and development, minimum and average lot sizes are required which vary depending on which density area the development is within. These particular provisions derived from the KCSP were adopted into the District Plan which became operative in 2007.

The KCSP provides an indicative collector road layout and the application site has an indicative road through the central portion of the site from Whangamata Road to the north, through the site to the south. The KCSP states that the layout of roading infrastructure should be consistent with this indicative pattern.

The KCSP also provides strong direction towards the landscape context of Kinloch referring specifically to the headlands at either end of Whangamata bay, the lower hill slopes of the Kinloch valley, the skyline, the Whangamata, Okaia and Otaketake Stream scenic reserves and the Lake Taupō waterfront. These areas are to be protected from the effects of development.

The KCSP addresses the then developing Variation 5 to the Waikato Regional Plan to address the effects of nitrogen discharges to the catchment of Lake Taupō. The holistic management of water quality in regard to the development of land is one of the central objectives of the KCSP and the reticulation of wastewater to the centralised treatment plant became a requirement for new allotments within the KCSP.



Figure 1: Kinloch Community Structure Plan Map

Land Use & Subdivision Consent RM170324-325

The original subdivision and land use consent was granted on 5 June 2018 for a 44-lot rural/residential subdivision over five stages with three of the lots under the minimum allotment size of 2ha and none of the lots having connection to community wastewater infrastructure. The consent also authorised additional earthworks and a future dwelling on Lot 38 to be inside the 10m minimum building setback.

Change of conditions 'A' was granted on 23 October 2020 and authorised a reconfiguration of the northern part of the subdivision resulting in three additional lots, alteration to the staging boundaries, and for earthworks to construct building platforms, to delay construction of the public road link at Stage 5 and to change water supply arrangements. The overall number of lots increased from 44 to 47.

Change of conditions 'B' was granted 25 January 2021 and authorised to correct an error for the allotment layout and area of proposed Lot 51. The change authorised a correction to the scheme plan to correct the area of Lot 51 from 2.16ha to 1.58ha.

Change of conditions 'C' was granted 26 May 2021 and authorised the deferral of the Stage 1 public road formation to Stage 2, and to provide access to Lots 51 and 55 via a Right of Way.

Stage 1 of the subdivision, being Lots 50-55 DP 565473, was given effect to and titles issued November 2021.

Change of conditions 'D' was granted 7 November 2022 and authorised adjustments to the roading layout and subdivision layout of Stages 2 to 5 including reconfiguration of the staging boundaries, earthworks and servicing matters.

Stage 2 of the subdivision, being Lots 1, 2, 6-13 and 22-29 DP 586490, was given effect to and titles issued December 2023.

An extension of the lapse date 'E' was granted 8 May 2023 and authorised an extension to the lapse date for a further five years to 5 June 2028.

Stages 3-5 remain unimplemented and are held within the balance title (Lot 61 DP 586490, RT 1109679). The approved scheme plan is shown at Figure 2 with the completed Stages 1 and 2 with the green highlighter and remaining Stages 3-5, on right.

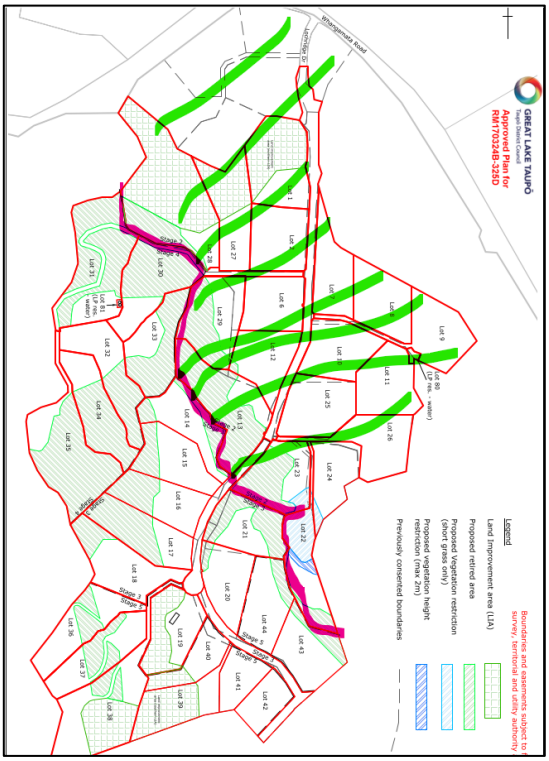


Figure 2: Approved Scheme Plan RM170325D

2 SITE DESCRIPTION

The proposed subdivision involves most of the sites created at Stage 2 of RM170325D outlined in red at Figure 3, and comprising an overall area of approximately 37.5ha, being:

- 6, 11, 16, 17 & 20 Pigeonwood Lane, Kinloch
- 7, 12, 15, 20 & 25 Tea Tree Lane, Kinloch
- 6, 8, 9, 12 &15 Akeake Lane, Kinloch
- 84, 96 & 111 Lochridge Lane, Kinloch



Figure 3: Aerial of Application Sites

It is noted that the application does involve a minor boundary adjustment of the adjoining balance site of Lot 61 DP 586490, however it is largely unchanged hence not included in the application site outline at Figure 3.

The application sites are described in detail in section 2 of the Application report prepared by Simpli Consulting Ltd, dated October 2026. I consider the description to be accurate and sufficient for the purposes of assessing the application. The key elements of the application sites are as follows:

- The sites are located at the northwest portion of Kinloch, sitting on an elevated, undulating landform above the Kinloch village and Lake Taupo.
- The sites all contain formed building platforms and there are no buildings on these sites.

- The sites are accessed via private roads, Lochridge Drive (public road) to the north to Whangamata Road.
- The large balance site to the southwest (Lots 61 DP 58690) is undeveloped and contains a network of vegetated gullies and overland flow paths that drain to the Otaketake Stream to the west and Okaia Stream further to the east. There is also a bush-filled gully at the southern end of this site which is Land Improvement Agreement Area.
- The large balance site adjoins the Otaketake Stream reserve to the west, a densely vegetated scenic reserve.
- To the east is a 64ha undeveloped site with extensive planting that forms the Taupo Hunt Club.
- To the south is a site of low density sized sites being developed as Seven Oaks 'Terraces' subdivision.
- Further south is Seven Oaks 'Balance' land subdivision that has not yet commenced, and further south again is established Seven Oaks residential subdivision containing residential development.
- Further to the east, southeast is the Kinloch township that has a mix of residential and rural residential type development extending to the lake in the south and up to the elevated hillsides to the east.

3 PROPOSAL

The proposal is described in detail in section 3 of the Application report prepared by Simpli Consulting Ltd, dated October 2026. The key elements of the proposal are as follows:

- to subdivide 15 existing rural-residential sites created within Stage 2 of RM170325D to create 44 residential lots ranging in area from 5000m^2 to 4ha (an additional 29 lots);
- minor boundary adjustments to Lot 28 and Lot 61 DP 586490 as part of the proposed subdivision, and renumbering those to proposed Lots 8 and 100;
- road access to continue to be from Whangamata Road with the construction and vesting of two new public roads (Lots 200 and 201) which are to be converted from the existing private roads of Pigeonwood, Tea Tree and Akeake Lanes
- the creation of four new Rights of Way to serve rear lots;
- water supply for the proposed lots to be from the Council reticulated supply;
- onsite wastewater disposal via advanced (nitrogen reducing systems);
- stormwater to be managed via roadside grassed swales, four, centralised bioretention devices, retained overland flow paths and gullies for secondary flows, and onsite soakage for the proposed lots;
- provision of electricity and telecoms connections to the proposed lots;
- establishment of landscape mitigation planting of some 20ha of planted or proposed planted areas, and 10.5ha of retired / LIA areas, the majority of which will be located on the balance land (proposed Lot 100);
- requirement to plant at least 10% of the proposed residential lots in indigenous species;
- increased combined coverage limit of 10% on the proposed residential lots;
- imposition of new easements and consent notice conditions to secure the services and require ongoing maintenance of the planting on the proposed lots; and
- cancellation of various existing consent notice conditions and easements that will become redundant

For clarity, this is a new subdivision application of the sites created within Stage 2 of RM170325D that will rely on a retirement planting package (already some existing) on proposed Lots 8, 9, 10, 18, 19, 20, 22, 46, 47 and 100. Existing Lot 61 DP 586490 will become proposed Lot 100 and this area will still retain the consent right of remaining Stages 3, 4 and 5 authorised by RM170325D. However, to proceed with this proposed subdivision, a variation (section 127) will be required to RM170325D to incorporate the retirement planting package as shown at Figure 4.

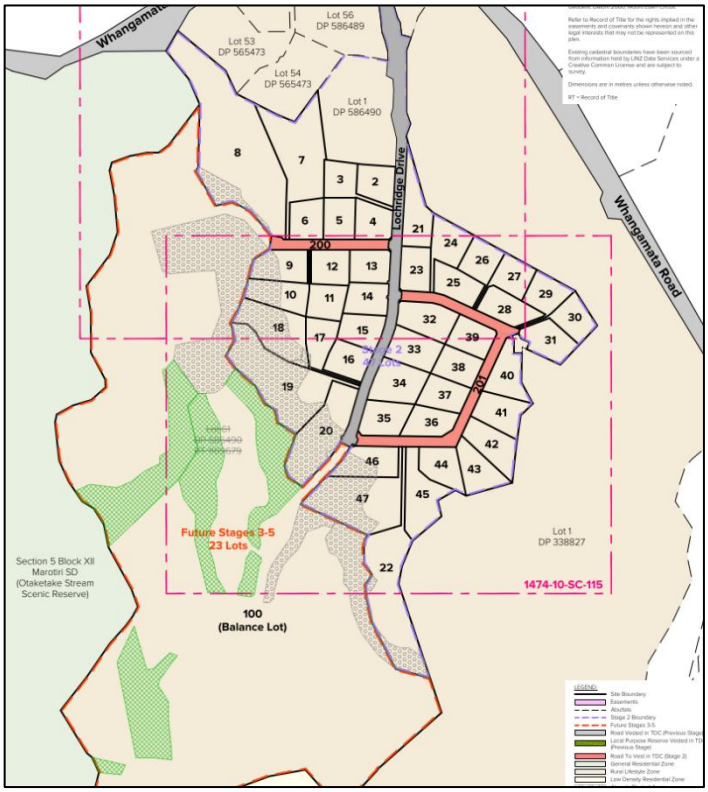


Figure 4: Proposed Scheme Plan

4 TAUPŌ DISTRICT PLAN

4.1 Zoning / Overlays

The site is zoned Rural Lifestyle Zone – Kinloch Development Area as shown by the orange colour on the map at Figure 5. The Otaketake Stream Scenic Reserve is a Significant Natural Area SNA152.

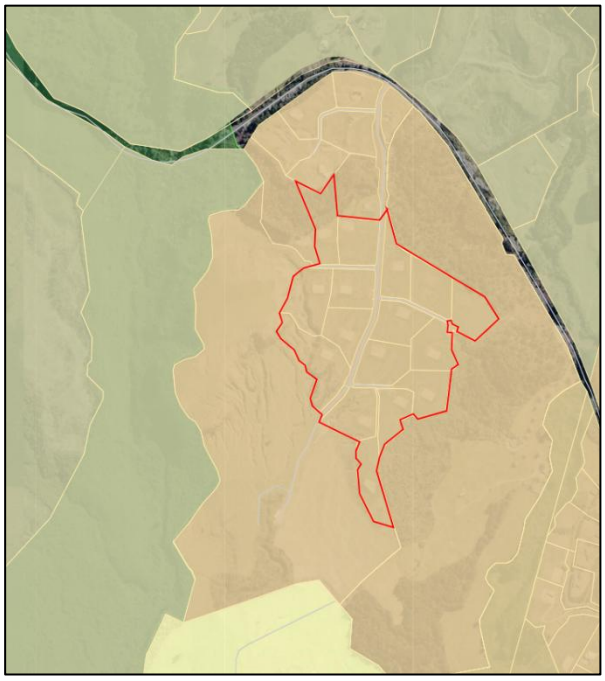


Figure 5: Zoning Map

Kinloch is a Development Area as noted in section 14 of the District Plan – DEV1-Kinloch. Table 4 lists the Minimum and Average Lot Sizes for the Density Areas within Kinloch Development Area:

KINLOCH DEVELOPMENT AREA – DEV1			
	General Residential	**Low Density**	**Rural Lifestyle**
Minimum Lot Size	800m^2	1 hectare	2 hectares
Average Lot Size	1000m^2	1.5 hectares	2.5 hectares

4.2 District Plan Standards / Rules

The proposal triggers the following rules / standards in the Taupō District Plan:

Rule / Standard	Requirement	Proposal
RLZ-R5.1 Footprint	a. Maximum Combined Coverage Kinloch RL Area – 2.5%	It is proposed to allow up to 10% coverage or 500m^2 (whichever is the lesser) on the proposed lots, exceeding the limit by an additional 7.5%.
RLZ-R3 DIS activities	1. Any activity that is not a PER, CON, RDIS or a NC activity	The proposed subdivision will trigger RLZ-R5.1 above, therefore this rule is applicable.
SUB-R9 RDIS activities GRUZ and RLA	1. Any subdivision or activity which results in a new public road or extension to existing public roads, water, stormwater or wastewater utility services.	The proposed subdivision will create new public roads and will extend existing water utility services to service the proposed lots, therefore this rule is applicable.
SUB-R26 NC Activity DEV1-Kinloch	1. Any subdivision within DEV1-Kinloch, which is not identified as a CON or DIS activity.	The proposed lots will have a minimum lot size of 5000m^2, being 1.5ha less than the minimum lot size of 2ha. The proposed lots will have an average lot size of 7900m^2, being 1.71ha less than the required average lot size of 2.5ha. As the minimum and average lot sizes for the DEV1-Kinloch Low Density Zone will not be met, this rule is applicable.
	2. Any subdivision within DEV1-Kinloch, whereby the newly created lots are unable to be connected to community wastewater network infrastructure.	The proposed lots will dispose of wastewater onsite, therefore this rule is applicable.

In summary, the proposed subdivision is to be assessed as:

- discretionary under Rule RLZ-R3.1;
- restricted discretionary under Rule SUB-R9.1; and
- non complying under Rules SUB-R26.1 and 2.

Under the principle of 'bundling' where there are multiple activity statuses the most restrictive shall apply. As such the proposed subdivision is considered as a **non complying activity**.

5 NOTIFICATION ASSESSMENT

The steps set out in sections 95A and 95B must be followed in the order given, to determine whether to give limited or public notification of an application for resource consent.

Public Notification Assessment

Public Notification Step One – Section 95A(3)

The applicant has requested public notification under section 95A(3)(a), as such public notification is mandatory and no other Steps under sections 95A and 95B require consideration. The application does not include the exchange of reserve land.

Conclusion

The application must be publicly notified pursuant to section 95A(2)(a).

Report prepared by Louise Wood, Resource Consents Team Leader

Report reviewed, approved and recommendation adopted by Heather Williams, Resource Consents Manager, under delegated authority pursuant to Section 34A of the Resource Management Act 1991.