

**Taupō District Council  
DIRECTIONS OF THE COMMISSIONER  
Seven Oaks Kinloch Limited  
38 Okaia Drive, Kinloch**

**Hearing**

- [1] The Hearing of the applications lodged by Seven Oaks Kinloch Limited for land use consent [RM240388], subdivision consent [RM240389] and variation to subdivision consent RM200118B was held on Wednesday, 27 August 2025 at the Council Chambers, He Whare Hono ō Tūwharetoa, Horomātangi Street, Taupō.
- [2] Firstly, I would like to thank all hearing participants for their time spent in attending and presenting at the hearing and answering my questions.
- [3] I adjourned the Hearing after hearing some preliminary closing submissions from Counsel for the Applicant, so as to take up the Applicant's offer to provide visual simulations of the proposed development as it would be viewed from Lochridge to the north of the site. As I indicated at this time, I would have requested this had it not been offered. The Applicant proposed to provide this within 10 working days following adjournment. This would be new evidence to the hearing.
- [4] The Applicant also sought to obtain information regarding the "Master land use" consent granted for the Kinloch Golf course in 2003. The Council agreed that they would provide this information within the next couple of days following the hearing. This would be new information for the hearing.
- [5] I also requested to be provided with a map of Kinloch showing the location of the properties of submitters who had lodged submissions on the application. I suggest that the Council is the most appropriate party to provide this information. This is a factual matter.
- [6] The evidence and information requested under [3] and [4] is new, and as such in accordance with the principles of natural justice and fair process, I will provide both the Council and submitters with time to review it and to provide a response to it. I need to make it clear that any response needs to be limited to this evidence and information only, and it is not an opportunity to raise any other matters. It is to be made available on the Council's website on the Application page and a link provided to parties.
- [7] I hereby direct under s41C of the RMA that:
  - (a) The information set out in [4] and [5] be provided no later than **4pm Monday 1 September 2025** and be circulated to all hearing participants
  - (b) The evidence set out in [3] be provided no later than **4pm Friday 12 September 2025**.
  - (c) The Council and submitters provide any response to the evidence and information provided in response to [3] and [4] by no later than **4pm Monday 22 September 2025**.
- [8] I will carefully review all of the evidence, information and responses, and determine what the next steps are going forward. I will set this out in a new Minute.

**Correspondence**

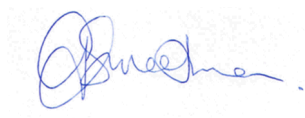
- [9] Participants must not attempt to correspond with or contact me directly. All correspondence relating to the Hearing must be addressed to the Hearings Administrator, Heather Williams (Resource Consents Manager), Taupo District Council.

**Service on the Council**

- [10] All information and evidence addressed by this Minute must be lodged with Ms Williams:
    - Preferably by email to [hwilliams@taupo.govt.nz](mailto:hwilliams@taupo.govt.nz). However, it is noted that some documents may be large and a dropbox may be used and Ms Williams pre advised of this.
- or

- By post addressed to: Private Bag 2005 • Taupō Mail Centre • Taupō 3352 • New Zealand.

[11] Evidence lodged must be provided in **Microsoft WORD** format. The documents must be 'unlocked' so that I can annotate them, as required.



Gina Sweetman  
**Independent Commissioner**  
28 August 2025