

**Submission on the Peer Review by Ms Julia Wick
of the Landscape Visual Assessments by Michael Graham**

**Re Application by Seven Oaks Kinloch Limited (RM240388)
Subdivision Consent (RM240389) and Variation to
Subdivision Consent (RM200118B)**

**D Bruce Campbell
Kinloch Residential Ratepayer
October 2025**

Dear Commissioner Sweetman

Thank you for the opportunity to evaluate and comment on the Landscape and Visual Assessment (LVA) prepared by Ms Julia Wick

As in my submission of 20th September regarding the supplementary LVA by Mr Marsh, I have referenced the following:

- Best Practice Note by the New Zealand Institute of Landscape Architects to provide a response to Ms Wicks Peer Review
- Also, as it is relevant to the overall assessment, I have revisited the previous 100 lot application, as this was the Peer Review LVA that Ms Wood, TDC Senior Planner, has also taken into account when considering that consent should be granted for the reduced number of lots; and deeming the effects of this modified development to be 'no more than minor'.

As Ms Wick, in her Peer Review report dated 31 January 2024 to Louise Wood, Senior Resource Consents Planner at TDC, concluded that all effects are 'no more than minor' it came as no surprise to me that she has reached the same conclusion for the Applicant's proposed 83 lot subdivision.

However, what I do find alarming was that – yet again – Ms Wick has chosen not to visit the site especially to take in the view from North to South, relying on a few photographs and a desktop review. I believe that she has completely missed the sensory qualities of a best practice assessment. Sensory qualities are landscape phenomena as directly perceived and experienced by humans, such as the view of a scenic landscape (page 6 of the Best Practice Note)

As I noted in my previous conclusion – to fully appreciate the truly amazing landscape when viewed from Lochridge Estate, one needs to stand on the land, use one's eyes to perceive the most beautiful sight, and feel the vibe.

Comments on the Peer Review

On this occasion, Ms Wick's description of the proposal is very cursory, and in considerably less detail than her previous review, which is nearly two pages. In my opinion it does not capture the significance of the proposal on landscape and visual effects and is simply a statement that the site 'requires consent as a non-complying activity due to proposed lot sizes within the LDRZ'.

Using Ms Wick's headings, statements and page numbers:

Key Points, page 4

Land Use and Settlement – I definitely agree that ‘The Kinloch Community Structure Plan (KCSP) identifies high and medium density zones and future connectivity through the site’

Associative Values – ‘Nearby outstanding Natural Landscapes (OLAs) and Significant Natural Areas (SNAs) protect key landscape features.

I agree that the close proximity of the SNAs to the site are a key attribute of the site. The SNAs have high ecological value as identified by Ms Burdett in her submission, and the applicant’s evidence of Dr Hannah Mueller, on ecology.

Existing Site (refer photographs) – “Size and Location – 15.5ha of elevated land west of Okaia Stream Scenic Reserve, forming an extension of the Seven Oaks Development within the KCSP area and zoned residential under the TDP”.

The site is zoned for 6 residential lots and 10 x 1ha blocks, low density residential under the KCSP/DP Rules. Two of the 1ha blocks are currently in private ownership, those owners having agreed to partner with Seven Oaks Kinloch Limited to incorporate their land into the application.

Topography and Cover: Undulating north-south slope, predominantly pasture with a farmhouse, tracks, fences and a rock outcrop.

The above-mentioned farmhouse is actually a private dwelling on a separate title for a 1ha block.

The significant undulating topography of the site is captured in the birdseye view shown as Appendix 1.

Description of the Proposal

Planting, Lighting and Building Materials (page 5)

Appendix 2 shows a view of the partially-developed Seven Oaks Subdivision. Low level tussock planting does not mitigate the visual effects of the establishment of a roading network.

The lighting poles are distinctive and numerous when viewed from the north and the lake.

Housing is already established that does not meet the criteria which stipulates that “building materials will use darker hues with low reflectivity”

Ms Wick has raised a very valid point regarding the existing lighting environment within the Kinloch area.

Two examples of lighting in the original village, on Keitha Place and Nisbet Terrace are shown in attached photographs. Notable features are the lighting standards are visually acceptable and because of established mature trees on berms and adjacent properties they mostly blend into the landscape. Also, during darkness, trees act as a light diffuser. The change from sodium to LED type has resulted in less light being thrown upwards or onto neighbouring properties.

Photos show lighting examples on the Locheagles development, which is a mix of lighting standards, but mostly a low level pillar-type design. Views are looking west from Locheagles Rise and Harrier Lane.

Another photo is a view looking down Locheagles Rise from the Perregrine Place intersection.

Review of the Assessment of the Effects on Landscape Character – I strongly disagree that the transition line needs to be moved. The idea that there is “an imbalance that reduces the overall village legibility from a landscape character perspective”, is not supported by the majority of Kinloch property owners who are absolutely in favour of retaining the Kinloch Village feel, as noted in Ms Wick’s assessment, by not overloading the facilities with additional housing over and above that allowed for in the KCSP/DP Rules.

I fully support Ms Wick’s assessment on Page 6 that there is a large gap that does not consider the physical landscape in detail. She is correct that the proposed cut and fill of up to 1.5m will completely change the landscape compared to the establishment of residential rural lifestyle blocks.

To create stable roading and 83 building platforms on Taupo volcanic soils will require the complete removal of all topsoil, extensive recontouring of the land, removal of any ash components and compaction to provide stability to meet Council requirements. The example sits below the application site (Appendix 1), as this is how the rolling contours of the farmland landscape was changed to create the Seven Oaks Subdivision.

With this level of change, compared to creating 10 low density residential lots, it is a stretch of rational thinking to agree with Mr Graham and Ms Wicks that the landscape effects will be 'very low'. Using Ms Wick's methodology on Page 3, the rating is surely SIGNIFICANT.

Planting – Simply, the visual streetscope effects of 1.5 to 2m planting on the proposed subdivision, with covenants on lot planting, will not screen the site when viewed from the north.

For comparison, one only needs to compare the original Kinloch Village to the Lisland Drive subdivision, which is similar in nature to the Seven Oaks subdivision.

Additionally, as many of the house lots will be holiday homes, it is reasonable to assume that the trend towards simple maintenance lot landscaping will continue. Also, as the proposal requests lenience of plot ratios, there will be less landscape coverage.

Effects on Natural Character – 'The proposal is considered to have a very low positive effect on the perceptual natural character of the stream reserves'. Ms Wick has provided no evidence to support this assessment and I strongly disagree.

Appendix 3 shows two views of the Okaia Stream Scenic Reserve in its 'natural state', taken looking south from the boundary between Seven Oaks The Terraces and the site. The proposal is requesting to establish 13 residential lots on this land (see Appendix 4 of my submission on the Supplementary Landscape Visual Assessment dated 20 September 2025)

Again, using rational thinking, a comparison can be made between what is being proposed and the current KCSP/DP zoning of the land as LDR. The land is approximately 1.5ha and the establishment of one or two house sites, with the opportunity for the 'natural state' to be mostly maintained, will significantly reduce the effect on the 'perceptual natural character' of the adjacent scenic reserve (1 or 2 sites as opposed to the proposed 13 sites).

Visual Amenity/Visual Effects

Effects on views from Locheagles Rise have been assessed as being 'very low' by Mr Marsh and this is supported in the Peer Review by Ms Wick.

The view looking west is from a far greater distance and different angle than the direct shorter length view south from Viewpoint 12 on Lochridge Estate. It seems incongruous that the effects from V12 can be, therefore, also assessed as 'very low'.

It is well established that views, especially elevated views, of significant landscapes have 'greater amenity value' than say a view from within a subdivision. Currently, both Lochridge Estate and Seven Oaks The Terraces lifestyle sections are being marketed with extensive promotion of 'the views'

- "captivating views across Kinloch to Lake Taupo and the mountains in the Tongariro National Park World Cultural and Heritage Zone"
- 'with excellent views of the mountains and pristine lake, Seven Oaks boasts a variety of stunning building sites that'll take your breath away'.
- 'A well established community surrounded by lush native bushland'

For a purchaser of these lifestyle blocks, having a 83 lot subdivision instead of 10 lifestyle (LDR) lots in their direct view, the visual effects are not of the scale of 'very low' and should be considered SIGNIFICANT.

To conclude:

The evidence, factual data, and supporting visual evidence that I have presented in my three submissions fully endorses my request for the consent application to be declined in full so that the integrity of the Taupo District Plan is upheld.

There is ample time and opportunity for the Seven Oaks Subdivision proposal to be modified significantly, as there is greater supply than demand for both residential and low density lots in the Kinloch area at this time.

TDC can, if they wish, use the correct procedures and consult on changes to the KCSP/DP

D Buce Campbell

Kinloch Residential Ratepayer

October 2025

Appendix 1 & 2



Appendix 3

Photos taken on boundary of Terraces



Lighting Photos





Addendum

Commissioner, I seek your leave to raise, by way of an Addendum, concerns that were not fully clarified at the Hearing held on 27 August 2025. I am not introducing any new material or items, as what I wish to clarify for you is both in my submission and was discussed following the presentations by Ms Wood and Mr Keys on behalf of Taupo District Council. The formality of the Hearing process did not allow for submitters to raise questions.

Addendum to matters presented and discussed at the Resource Consent Hearing for Seven Oaks held 27th August 2025.

MAY IT PLEASE THE COMMISSIONER:

In my submission dated 25th August 2025, my opening statement was – “The proposed development has only become feasible because planners have decided that in-fill water and wastewater infrastructure could be available”.

Following the presentations by Ms Wood and Mr Keys, you asked questions around the ‘headroom for water and wastewater supply’ and also the Development Contributions that developers pay to Council. Mr Keys explained that a new Water Treatment Plant (WTP) is about to be commissioned but I believe omitted to inform you that the current Waste Water Treatment Plant (WWTP) may need upgrading to meet the demands of future development.

In Appendix 6 of my original submission (attached) I tabled the data supplied by TDC on water and wastewater infrastructure. As explained, wastewater capacity is possible, but that a substantial plant upgrade may be required. The design of the \$17.5M plant commissioned in May 2022 allowed for all of the KCSP area to be connected to the Wastewater Treatment Plant. This included the Te Hui (Lochridge), Hunt Club, The Terraces, and Waterview LDR zones.

Since the new WWTP has come into use, the developments mentioned above in the zoning have been granted permission by Waikato Regional Council to discharge treated effluent to site. The LDR land is being developed with only water supply from the Kinloch WTP.

As a consequence the demand on the WWTP has reduced by some 132 connections, as shown in the Appendices 3.2 and 3.3 of my original submission (attached)

Te Hui	44 lots
Hunt Club	33 lots
The Terraces	55 lots
132 lots	

Factoring in the 15 residential lots in The Terraces development, the reduced demand is 117 lots. The Future Development Maps show 96 in-fill lots, which is in the Plant Design.

Therefore, the total reduced demand on the WWTP is 117 plus 96, minus 24 potential infill = **189 lots**

A reasonable conclusion from this analysis is that the planned upgrade of the WWTP, which is largely funded by ratepayers, with a minor contribution from development contributions, could be avoided, or the upgrade downsized and the capital cost significantly reduced.

The requested 83 infill lot capacity for wastewater is currently NOT AVAILABLE, and should not be granted to a non-complying subdivision request.



MEMO

TO: Louise Wood - Senior Resource Consents Planner

FROM: Michael Cordell - Wastewater Asset Manager
Tom Swindells - Water Asset Manager

DATE: 2025-06-23

DOC ID: A3779330

SUBJECT: Kinloch Water and Wastewater Capacity

The table below shows the current number of connected properties, and the number of rating units connected to TDC water and wastewater services in Kinloch.

A property with a rating factor of 0.5 indicated a connection is available at the property but no dwelling is yet connected. A property with a rating factor of 2 indicated there are two rating units (dwellings within the same property). Properties with water meters have a rating factor of 1 and are charged by the meter regardless of the number of dwellings within the property.

Wastewater

Rating Factor	Count	Properties Connected		Sum of Factor	
		Current	Current + Available	Current	Current + Available
0.5	225		225		225
1	1161	1161	1161	1161	1161
2	19	19	19	38	38
4	1	1	1	4	4
26	1	1	1	26	26
Total	1426	1182	1407	1229	1454

Water

Rating Factor	Count	Properties Connected		Sum of Factor	
		Current	Current + Available	Current	Current + Available
0.5	221		221		221
1	1186	1186	1186	1186	1186
2	19	19	19	38	38
Total	1426	1205	1426	1224	1445

The table below takes the current connected properties (rates factor) and adds the connections expected from already consented developments and identified future developments.

	Wastewater	Water
Current connected + available Rates Factor	1454	1445
Granted Consents (remaining connections)	172	240
Potential Future Development	110	140
<i>Seven Oaks - Balance Land RM# 240389</i>	83	83
<i>Infill potential</i>	24	24
<i>Hunt Club</i>		30
<i>190 Kinloch Road (workshop)</i>	3	3
TOTAL	1736	1825

Wastewater

The total number of wastewaters connected lots expected at full development is 1,736, within the design capacity and the consented capacity of the Kinloch WWTP (1,810). The treatment plant has also been conservatively sized assuming there could be a change in occupancy in Kinloch overtime i.e. more permanent occupancy.

A capacity upgrade to the Kinloch WWTP is scheduled for 2025/26 and 2026/27 with a budget of \$1,725,000. The treated wastewater disposal system is a combination of drip irrigation within the golf course and treatment plant surrounds, and a rapid infiltration system adjacent to the treatment plant. There are no expansions of the disposal systems planned as the capacity currently provided is expected to meet future requirements.

Water

The total number of water connections in Kinloch is expected to be 1,825. In addition to Kinloch there are 76 properties on the Whakaroa rural water scheme that is supplied from Kinloch. The maximum potential water take from the Whakaroa area is 500 m³/day. There is no water supply growth planned in the Whakaroa area.

The Kinloch water system (network and plant) is being designed to deliver 5,000m³/day of treated water and there is more than this volume consented to take from the source if needed. Removing the maximum potential volume supplied to the Whakaroa scheme leaves 4,500m³/day for use in Kinloch. This equates to approximately 2.5m³/day of water use per property. To put this usage level in context, our target water per property across the district is 1.5m³/day. It is also worth noting that many of the remaining development areas in Kinloch are rural and will have restricted connections which allow a maximum flow of 1.7m³/day. The Kinloch water system upgrades have been conservatively sized.

There is currently 2,450m³ of storage between the Locheagles and Whakaroa Low (Boojum Dell) reservoirs. A new 2,000m³ reservoir is planned which will bring total storage to 4,450m³. This will provide the community with approximately 24 hours of storage during very high demand periods. There is additional storage on the Whakaroa scheme.

The volume of water required for firefighting in residential areas (FW2 classification) is 45m³ and for small commercial areas is 180m³ (FW3 classification). These requirements are clearly met by both the current and future planned reservoir storage volumes.

Te Tuhi Appendix 3.2
44 Lots Restricted Flow Residential Demand
Timing: Developed now, but connection likely still by 2035 (after The Terraces)
WSP to import scheme plan provided and prepare concept to supply lots above Kinloch High Zone.

Top end of Kinloch
High Pressure Zone
(480m Elevation (at
tour)

Hunt Club Inc.
30 Lots Full Residential Demand
Timing: 2030-2035
No Scheme plan provided, connection assumed

The Terraces
55 Lots Full Residential Demand,
connected to High Zone
Timing: 2025-2035
Scheme plan provided, recommendations
for pipe size will be provided.

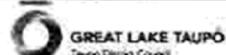
Oakdale Downs
Total 82 Lots Full Residential Demand,
Timing: Development completed 2019,
All lots connected by 2025
Refer to latest GIS for customer points

Seven Oaks,
Stage 1-9,
160 Lots Full Residential Demand,
Balance Lot (Stage 10) 30 Lots Full Residential Demand
Stage 1 to 7 connected to Low Zone
Stage 8,9 and Balance Lot to High Zone
Timing: 2020-2026
Scheme plan provided, recommendations for pipe size already provided in development enquiry.

Oakdale Drive,
12 Lots Full Residential Demand,
Timing: 2025-2030

**Kinloch Fill in lots (including the
Poplars, Locheagies and Fairways)**
Township
96 Lots Full Residential Demand,
Timing: 2020-2035

Workshop Site
6 Lots Full Residential Demand
Timing: 2025



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Kinloch Future Development Maps, Western Site, 'The Terraces', 'Seven Oaks', 'To Tuhi', 'Hunt Club'

419,100 Meters
Scale 1:4,000 (A3)
Date Created: 27 February 2024 4:30 pm
Map Produced From Map

