

Kinloch Golf Masterplan Land Use Consent

- 1.1 On 12 December 2002, Land Use consent RM020327 was granted to construct and operate an international standard golf course (including a driving range and three fairways), a clubhouse, maintenance facilities, a lodge facility and 226 house sites now known as The Kinloch Club. The application was publicly notified and granted following a hearing with a lapse period of 10 years. The consent resolution is attached as Appendix A, the approved plan is shown at Figure 1 and a current aerial image of the land covered by the approved plan is shown at Figure 2, appended to this response.
- 1.2 The application was lodged and approved as a ‘masterplan’, as it was for a comprehensive, long-term, large-scale development proposal. It showed how the land would be used and developed over time based on an overall concept, with the intention that various stages of the masterplan would be implemented as necessary via specific subdivision consents in accordance with the masterplan. The Locheagles area of Kinloch as well as the East Urban Lands area in Taupō township were also originally authorised as Land Use masterplan consents.
- 1.3 In the original consent, up to 91 house sites and three practice fairways were consented on the land to the west of Kinloch Road, now known as The Poplars and up to 31 house sites were consented on the land to the east of Kinloch Road (near the corner with Whangamata Road) now known as The Fairways.
- 1.4 In 2004, a variation was consented to alter the master plan to reposition certain house sites within the masterplan area, to have a nine-hole golf course instead of the three practice fairways, alter the position of golf greens, and add a maintenance area. The overall number of authorised house sites (226) was unchanged. The revised plan consented by this variation is shown at Figure 3, appended to this response.
- 1.5 Most aspects of the consented masterplan have been implemented as follows:
 - earthworks for the entire master plan area and construction of the par 72, 18 hole golf course including irrigation ponds and an equipment shed
 - practice facilities including putting green, grass tee driving range and chipping green with bunkers
 - clubhouse with café, locker rooms and pro-shop
 - roading throughout the site
 - landscaping
 - reticulated services extended to the residential sites on both sides of Kinloch Road
 - 52 residential allotments on west side of Kinloch Road – known as The Poplars
 - 54 residential allotments on the east side of Kinloch Road – known as The Fairways
 - the lodge, clubhouse and 10 accommodation units / lots have been developed and are operational

- 1.6 As such, the masterplan Land Use consent was given effect to pursuant to section 125 of the RMA within the 10 year lapse period (December 2012). The consent holder sought confirmation of this in July 2012. That correspondence and confirmation from Council is included at Appendix B to this response.
- 1.7 There are still up to 110 house sites that are consented (of the 226) but are not yet constructed, nor any subdivisions in place to create allotments for those house sites. However, as the masterplan Land Use consent is enduring, the 110 authorised house sites / households, have to be included in the overall calculation of the number of consented lots / households still to be developed within the KCSP area.
- 1.8 I note that the figure of 110 house sites is less than the figure of 116 house sites that I mention at point 13.38 of my section 42A report. In turn, this reduces the overall number of consented lots / households still to be developed down to 234, rather than 240 as stated in my report.

Supplementary Evidence of Michael Graham

- 1.9 I have reviewed the supplementary evidence of Michael Graham on the landscape and visual amenity effects of the proposal when viewed from the Lochridge subdivision to the north of the application site.
- 1.10 I note that as within my section 42A report, I rely on the expertise of Mr Graham for the assessment of landscape and visual effects provided in his supplementary evidence. In summary, I concur with the conclusions reached in his supplementary evidence that the level of adverse effects on visual and amenity values of the proposal from the view location of Lochridge to the north will be very low, less than minor.
- 1.11 It is also noted that no submissions on the proposal were received from any landowner within the Lochridge subdivision.
- 1.12 In summary, I have considered supplementary evidence of Mr Graham and can confirm that the conclusions reached in my s42A report are unchanged and my recommendation is still that the application be granted.



Louise Wood
Senior Resource Consent Planner Taupō District Council

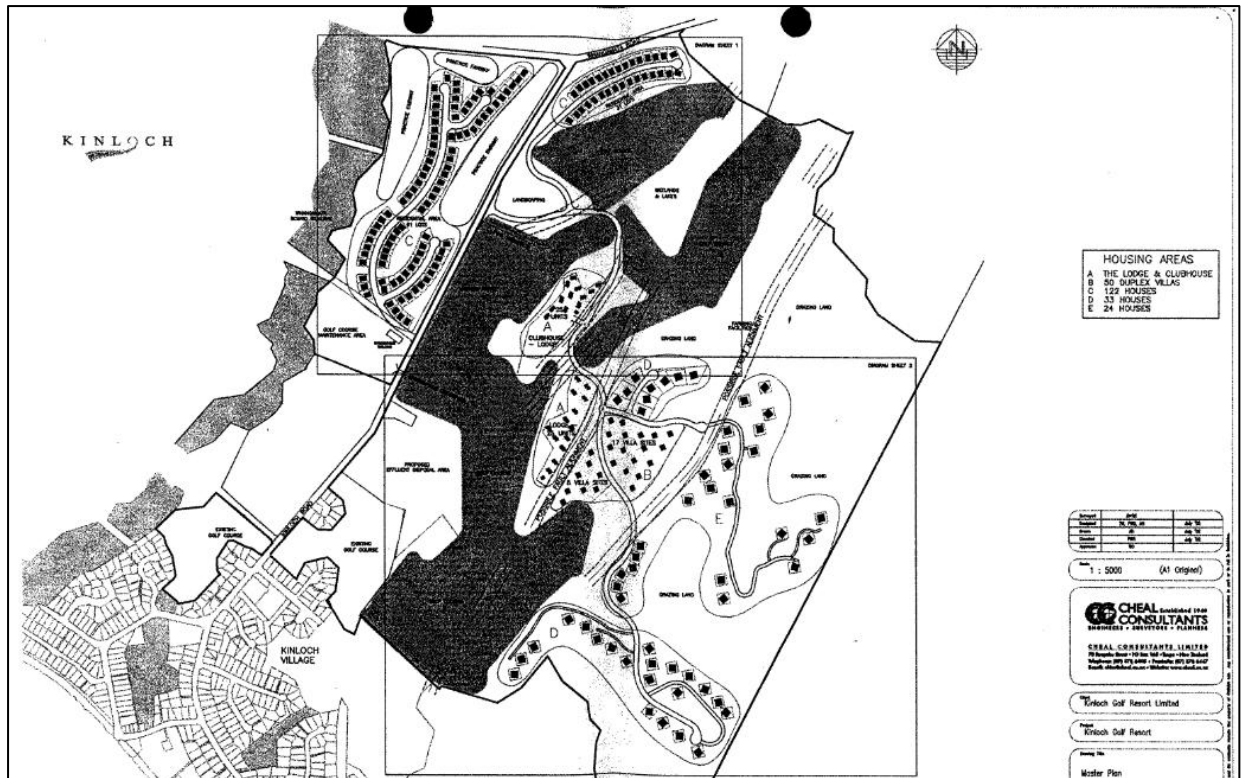


Figure 1: Approved Kinloch Golf Masterplan RM020237



Figure 2: Aerial Map of Masterplan Area (outline in red)



Figure 3: Approved Kinloch Golf Masterplan Variation 2004