



Kinloch Community Association

Submission on the Supplementary Landscape Visual Assessment
compiled by Michael Graham
Re Application by Seven Oaks Kinloch Limited for land use consent
(RM240388), subdivision consent (RM240389) and variation to
subdivision consent (RM200118B)

Ron McPhail, Kinloch Community Association

15 September 2025



Supplementary Landscape Visual Assessment

The Kinloch Community Association disagrees with Michael Graham's conclusion that his supplementary evidence does not alter his subjective assessment that the landscape visual effects of the proposed Seven Oaks subdivision are less than minor.

With allowed building coverage of up to 30% and no plot ratio this subdivision could result in high density development which far exceeds the visual landscape allowed for in the Kinloch Community Structure Plan/District Plan for this low residential zone.

One of the attached photos in Michael Graham's submission shows what residential development in the proposed location could look like from a site on Lochridge Estate (Lot 12).

Image 1 clearly shows that the current consented stages of Seven Oaks have little visual impact from the northern sites as the residentially zone land is located on the lower areas of the site that tend to screen the development from a wider view point and likely supported the transition area from residential to low density residential area to address visual impact.

Image 2 appears to have no two-story buildings that are apparent when the developer is clearly seeking taller dwellings with no restrictions on plot ratio and we question whether it is a realistic depiction of what the density will look like. Particularly given the dwelling located at the northern end of the development and centrally within the site may require two storeys or more to obtain a view of Lake Taupo.

The consented low-density development of The Terraces clearly demonstrates what the District Plan anticipates with large open space, dispersed built form and restrictive building coverages that maintain outlook and distinctive character and amenity supported by the District Plan (refer to Image 3 and foreground image).

Michael Graham states in his submission – Point 13 – 'Given that a shift to residential use in this area is anticipated by the Taupo District Plan....' This implies that a continuation of residential housing as in Seven Oaks Stages 1 to 7 should be allowed but the area being considered is zoned Low Density Residential.

This is an incorrect statement as the District Plan does not anticipate residential development, but rather a transition to low density development with large open space, dispersed built form and large area of vegetation similar to other development in Kinloch. This is what the community supports and expects for this development area.

It is noted that there are other areas in Kinloch that were developed prior to the Kinloch Community Structure Plan in 2004 and its adoption into the District Plan in 2007. The Poplars and Fairways for example do exceed the Kinloch Rural Residential Zone, but the effect of clustering and significant mitigation through open space and planting means that overall density is mitigated. Therefore, it complies with the KCSP/District Plan.



The site is clearly zoned for low density development, which is further supported by the 2050 Growth Management Strategy that supports the KCSP and Kinloch zoning, and so any inference by Mr Graham that this area is 'anticipated' for normal residential activity is incorrect. If Mr Graham is relying on some future anticipated residential zoning to support his finding, then the fact that this is factually incorrect calls into question the findings.

The KCA continues to question why a peer review was not undertaken of the LVA that would have ensured an impartial and independent review of the LVA findings.