

Submitter Name	Email Address	Trade Competitor	Further Correspondence	My Submissions	Details	Attend Hearing	Heard
Muir, George	george@muirsreef.co.nz	No	Yes	Opposition	The submitter supports the proposal but suggests modifications for better alignment with community values and the Kinloch Structure Plan (KSP). Section sizes contiguous with the Okaia stream reserve and western stream reserve (Otumatake) should be at least 1600 m² to preserve amenity value and character. Building setbacks adjacent to bush stream reserves should be a minimum of 15 m (25 m for dwellings). Building heights within 50 m of stream reserves should be restricted to 4.5 m. The area should fit with the rural residential character defined by the KSP. Previous subdivisions like those off Oakdale Drive and Kinloch Road (e.g., Poplars) contribute to Kinloch's open feel, which should be retained by Seven Oaks. The submitter believes 1600 m² section sizes are more practical than smaller sizes like 850 m². Smaller section sizes would increase stormwater runoff. The hydrology assessment should include impacts on the Okaia stream catchment and the culvert installed by Seven Oaks Kinloch Limited in 2018.	No	No
Adlington, Keiron	Adlingtonkeiron@gmail.com	No	No	Opposition	I don't have an issue with the subdivision itself, but I'm frustrated by the developer repeatedly making significant changes to the initial plan. This isn't the first time it has happened, and it's harming our delightful community. I believe the original plan must be adhered to. I'm disillusioned with the "dollar" being prioritized over the essence of this special place. There's a complete disregard for the agreed-upon boundaries already set in place. Increasing the sections to 68 is unnecessary and serves no real purpose.	No	No

Bailey, Foye	Foyeb1@gmail.com	No	No	Opposition	The developer keeps pushing for more sections, which contradict the district plan. If TDC allows this, it undermines their process and risks turning Taupo into a place where people don't want to live. There's been no regard for residents' lifestyle or the reasons people choose to live in Kinloch. The council should reject the proposal until the developer adheres to proper sizing requirements.	No	No
Bailey, Michael	renington1@xtra.co.nz	No	Yes	Opposition	The developer keeps pushing for more sections, which contradict the district plan. If TDC allows this, it undermines their process and risks turning Taupo into a place where people don't want to live. There's been no regard for residents' lifestyle or the reasons people choose to live in Kinloch. The council should reject the proposal until the developer adheres to proper sizing requirements.	No	No
Bendall, Larissa	Lscoubrough@gmail.com	No	Yes	Opposition	The Kinloch Community Structure Plan (KCSP) was created to guide sustainable growth while preserving Kinloch's unique qualities. The proposal disregards the KCSP and fails to meet performance standards in both the KCSP and Taupō District Plan. The proposal includes 84 lots, significantly exceeding the 16 lots expected under the KCSP for the Kinloch Low Density Environment. Proposed minimum lot sizes (800m²) are smaller than previous subdivisions (e.g., Oakdale: 1200m²–1ha). Proposed setbacks (7.5m) near reserves are less than the 15m setbacks required in previous developments. The proposal is non-compliant under the Taupō District Plan, failing to align with key objectives and policies. Approving such a proposal could undermine the integrity of the District Plan and encourage similar non-compliant developments. Potential for cumulative adverse effects, degrading Kinloch's residential environment and character over time.	No	No

Coubrough, Katey	katey.coubrough@xtra.co.nz	No	Yes	Opposition	Residents value the village feel and environment of Kinloch, which the Kinloch Community Structure Plan (KCSP) was designed to protect. The KCSP was developed with community input and emphasizes recognition of community values and aspirations; providing for future development needs through integrated infrastructure planning; and protection of Kinloch's unique environment The proposed 7.5m setback from scenic reserves deviates from the 15m setbacks established in past decisions, causing loss to the bush environment. The proposed subdivision includes 84 lots, a drastic departure from the 16 lots anticipated under the KCSP for the Kinloch Low-Density Environment. While minimum lot sizes were increased to 800m² in response to submissions, this is still smaller than the KCSP's expectations (minimum 1ha for low-density areas). Neighboring subdivisions like Oakdale have larger lots (1200m²–1ha), making the proposal inconsistent. Higher density will result in visual pollution from walkways and the lake and strain infrastructure and traffic management. Increased density would lead to higher demands on wastewater, potable water systems, and road infrastructure. Traffic volumes on Whangamata Road could increase significantly (an estimated 666 additional vehicle movements per day), raising safety concerns.	No	No
Curley, Lisa	lisa-curley@hotmail.com	No	No	Opposition	The developer keeps pushing for more sections, which contradict the district plan. If TDC allows this, it undermines their process and risks turning Taupo into a place where people don't want to live. There's been no regard for residents' lifestyle or the reasons people choose to live in Kinloch. The council should reject the proposal until the developer adheres to proper sizing requirements.	No	No

Dalziel, Murray & Jocelyn	murdalziel@hotmail.com	No	Yes	Opposition	The revised proposal deviates significantly from the KSP and Taupō District Plan regarding density, affecting Kinloch's character, amenity, and village feel. Approval of this proposal risks signaling to developers that they can disregard land zoning, setbacks, and building coverage outlined in Taupō District Plans. Kinloch struggles with meeting water demand, evidenced by regular summer restrictions and "boil water" notices (e.g., 3/4/25). The Wastewater Treatment Plant is unable to adequately handle current waste disposal, particularly at peak times. Further land development could exceed the plant's capacity, raising questions about disposal options for effluent if the plant is expanded. Anticipated housing growth from Jack Nicklaus Golf Club's Fairways and Plateau sections will further strain water and wastewater systems, which already struggle during peak periods. The proposed commercial hub/kindergarten at Seven Oaks is unnecessary.		No
George, Beverley Kim	Bevegeorgenz@gmail.com	No	Yes	Opposition	The developer has repeatedly applied for more than the 16 properties allowed under Council regulations. Residents, including the submitter, want to preserve the Council-regulated 16 properties to maintain the village's character. Concerns include avoiding additional light and noise pollution and protecting limited local resources. Residents fear changing the village's nature, which is why many moved to Kinloch.	No	No
Gray, Brian	bdgray@xtra.co.nz	No	Yes	Opposition	The Proposal clearly contravenes the Kinloch Low Density Environment Plan. Why bother having a District Plan if Developers are given the right to ignore said plan. One of our reasons from purchasing a property in Kinloch was the Kinloch Low Density Environment plan which create and maintains the environment that we desire. Do NOT change it. If allowed, this will be the "thin end of the wedge" and wil create a precedent for future Developers to get around the Kinloch Low Density Environment plan.	No	No

Han, Nina Xiaoling	movies.great@gmail.com	No	Yes	Opposition	Kinloch already faces water supply issues, including frequent summer restrictions and outages in hillside residences. A fourfold increase in the population due to housing development could disrupt normal living conditions across the area. The proposed section sizes are smaller than those approved by the Taupo District Council for the Kinloch basin. The council has a responsibility to uphold its plan and reject this proposal to protect Kinloch and its residents. Residents request that section sizes meet the minimum requirements and that the subdivision be limited to 16 lots, as initially planned, rather than the proposed 84 or any larger number.	No	No
Jiang, Jeremy	providence2005@gmail.com	No	Yes	Opposition	The proposed section sizes within the subdivision are smaller than what the Taupo District Council has already approved for the Kinloch basin. The council has an obligation to Kinloch and its residents to maintain their plan and reject this proposal. Kinloch residents are not opposed to the subdivision itself, but they are frustrated by the developer's repeated submission of new plans, hoping that residents will eventually stop objecting. This tactic is wearing down the local community and turning them against the development entirely. The residents request that the sections be made the minimum size and that the subdivision be limited to 16 sections, not adding 68 lots more.	No	No
Jones, Marie-Clare	jonesplusjones@gmail.com	No	Yes	Opposition	We do not want Kinloch to lose its special character; the proposal is not in line with the Kinloch Low Density rules; Kinloch does not have the infrastructure or facilities in place to accommodate the additional sections.	No	No

Keith, Malcom	malcolmkeith71@gmail.com	No	No	Opposition	The proposed lot sizes are significantly smaller than the minimum requirements of the Taupo District Plan. Additional issues include non-compliance with building coverage and earthworks disturbance regulations. The application claims the water supply can service the proposed dwellings, but past summers have shown the system is already under strain during peak times. An increased number of dwellings would exacerbate water shortages. The application discusses traffic flows at key junctions but ignores the impact on local feeder streets, Okaia Drive and Kahikatea Drive, which connect to Oakdale Drive. Heavy tradesperson traffic, particularly on Kahikatea Drive, could further endanger residents due to high speeds and inadequate pedestrian pathways.	No	No
Kettlewell, Fiona	pencars2014@outlook.com	No	Yes	Opposition	Kinloch's low-density zoning is intended to preserve a spacious, rural atmosphere. The proposal seeks to reduce lot sizes below minimum and average standards, undermining low-density zoning and setting a concerning precedent. This trend threatens to erode protections for Kinloch's low-density character. Increased housing density could lead to more noise, traffic, and visual changes, degrading the community's quality of life. Existing water, wastewater, and road infrastructure might not support this scale of development. Upgrades could impose financial burdens on ratepayers. Sensitive ecosystems and biodiversity could be harmed by intensified development. Potential impacts include stormwater runoff, vegetation loss, and habitat disruption.	No	No

McMonagle, Abbey	nzabigail@gmail.com	No	Yes	Opposition	The proposal contradicts the carefully considered design aimed at preserving DOC land and maintaining pristine lake waters. Low-density living is central to Kinloch's unique charm and is recognized in TDC's provisions for section sizes, setbacks, and environmental preservation. Many residents purchased homes in Kinloch for its special lifestyle, which the proposal threatens to erode. Changing the housing density undermines the original consent and threatens the village's character and essence. The developer's push for more sections disregards the council district plan and risks setting a dangerous precedent. Increased density will reduce amenity values, strain infrastructure, and potentially cause catastrophic stormwater impacts on lake water quality, affecting wildlife and trout habitats. The sections should meet minimum size requirements, and the subdivision should be limited to the original 16 lots, preserving Kinloch's low-density character and charm.	No	No
McNally, Jade	ianjademcnally@gmail.com	No	No	Opposition	The proposed section sizes are smaller than those previously agreed upon by the Taupō District Council (TDC) for the Kinloch basin. Many residents purchased homes in Kinloch to enjoy its unique lifestyle, which has been protected through TDC provisions on section sizes, setbacks, and environmental preservation. While residents do not oppose the subdivision itself, they are frustrated by the developer's repeated attempts to override regulations, alienating the local community. Sections should meet the minimum size requirements, and the subdivision should be limited to 16 sections as originally planned—not the proposed 68. The developer's push for more sections contradicts the council district plan and risks undermining the integrity of the planning process. If approved, this could set a precedent for other developers to disregard established decisions. The proposal reduces amenity values for Kinloch residents while increasing council revenue but significantly strains infrastructure. Despite recent upgrades, infrastructure still struggles at times, and further stress could worsen the situation.	No	No

Talbot, Jeremy Robert	in_xyzabc@hotmail.com	No	No	Opposition	The developer continues to push for more sections, which goes against the essence of Kinloch. Increasing density threatens the lifestyle that Kinloch residents value, making it feel overcrowded and living like sardines.	No	No
Talbot, Natalija	natalija.talbot@gmail.com	No	Yes	Opposition	The ongoing application proposes section sizes that are unacceptable for the new development. Current infrastructure struggles to support the existing permanent residents in the village. There is opposition to Kinloch transforming into a town, as this would compromise its character. Sections smaller than 1,000 m² are deemed unacceptable by the submitter.	No	No
Eady, Brigid Anna	brigideady@gmail.com	No	No	Support	Kinloch is rapidly growing, with increasing demand for residential property. Seven Oaks is a community-minded developer, known for consulting with residents and investing in community projects. The developer has a strong record of creating high-quality developments focused on community environments and social spaces. Past projects include extensive planting and walkways connecting subdivisions. This subdivision is viewed as beneficial for Kinloch, offering a well-planned and executed area for growth. The inevitable population increase in Kinloch requires thoughtful planning, which this proposal addresses. The developer has listened to resident concerns and adjusted the application accordingly. The proposed subdivision naturally connects two existing subdivisions, creating residential spaces with practical sizes. Seven Oaks' proven track record inspires trust that the development will be welcomed by the community.	No	No

Knight, Tessa	2tessanderson@gmail.com	No	No	Support	Development in Kinloch is inevitable and should be carried out by high-quality developers like Seven Oaks, who contribute to the community. Seven Oaks has a proven track record of exceptional developments, which are likely to be welcomed by many in Kinloch. Their proposal is a practical and necessary use of the land, with section sizes typical for Kinloch. The developer revised their plans based on community feedback, removing smaller sections and introducing an average section size of 1,000 m², with some larger sections at 2,500 m², as well as increasing reserve spaces. Seven Oaks' commitment to community needs is evident in these revisions and their donation of a site for a kindergarten. The submitter acknowledges that maintaining the village as it is now is unrealistic and prefers quality development over substandard alternatives. The proposal will bring significant benefits to Kinloch, including high-quality housing and support for an upcoming commercial project by another developer.	No	No
Melody, Alan Patrick	al.melody@live.com	No	No	Support	The submitter owns two properties in Kinloch and supports the proposed development at Otaketake Drive, 25 Kahikatea Drive, and 27 Kahikatea Drive. They believe the developers have performed excellently in prior developments like Seven Oaks and Locheagles. The proposed 84 sections align with the quality and consistency of previous developments. Kinloch has already experienced significant growth, making it impractical to halt development at this stage.	No	No
Fire and Emergency New Zealand (submission resolved)	alec.duncan@beca.com	No	Yes	Neutral	Adequate water supply is required for firefighting purposes with adequate capacity and pressure; the application does not include specific information covering firefighting water supply provisions. Recommends conditions of consent.	Yes	No
Waikato Regional Council (submission resolved)	sarah.knott@waikatoregion.govt.nz	No	Yes	Neutral	That the applicant provides further plan design information on the stormwater management methodology to ensure pre-treatment is carried out prior to soakage. Recommendations from Phoenix Ecology Ltd include fauna management protocols to avoid direct effects from earthworks, bat management protocols, animal, pest and weed management, planting, maintenance and monitoring, lighting and noise provisions to be implemented and maintained.	Yes	No
Burdett, Laurie	laurelb@xtra.co.nz	No	Yes	Opposition	The reduced setback to the DOC reserves; the earlier Seven Oaks subdivision has several parts onto the DOC reserve from initial subdivision and thinning of the cover; non compliance with density.	Yes	Yes

Campbell, Bruce	dbrucecampbell46@gmail.com	No	Yes	Opposition	The proposal is a significant deviation from the District Plan and the KCSP; the KCSP was developed following extensive consultation between all stakeholders; there are significant concerns around the capacity of infrastructure.	Yes	Yes
Kinloch Community Association	tim@storthoaks.co.nz	No	Yes	Opposition	The proposal does not comply with the KCSP and could set a very concerning precedent; there is no need for a commercial hub within the Seven Oaks site; increased storage / supply of fresh water remains an outstanding issue with water restrictions in place over summer with current population; the wastewater treatment plan does not cope with current demand and more land is needed for irrigation without adding more lots; the proposal may exceed the servicing capability of the water and wastewater infrastructure leading to more Council and ratepayer costs; the additional lots will put more pressure on existing amenities.	Yes	Yes
Penton, Jane	janehadiadup@hotmail.com	No	Yes	Opposition	Approval of this subdivision could set a precedent for similar developments in Kinloch and other rural areas. Significant planning went into creating the KSP to establish limits for infrastructure and amenity preservation. All subdivisions in Kinloch should adhere to the rural rules of the District Plan and the still-relevant provisions of the KSP.	Yes	Yes
Taupo Lakes and Waterways Trust	info@taupolakesandwaterways.org.nz	No	Yes	Opposition	Subdivision must adhere to the District Plan rural rules and the KSP to maintain its relevance and purpose. Subdivision should demonstrate capacity beyond the 1:10 year stormwater standard, addressing water shortages and restrictions. Rainwater capture and storage should be mandated for garden and other uses. Inadequate setbacks from reserve areas raise concerns for natural environments. Larger lots should be placed on boundaries adjacent to rural residential zones and reserves to mitigate impacts.	Yes	Yes
Te Kowhai Ridge Residents Society	manager@tekowhairésidents.co.nz	No	Yes	Opposition	Kinloch is not the appropriate place for high-density housing when it is 20km away from Taupo where majority of people work, go to school etc & there is no public transport system. Proposal is contrary to relevant District Plan objectives and policies as it does not reflect the KCSP; impact of lighting on night sky has not been addressed; proposal is not carried out in a manner consistent with the amenity and character of Kinloch There will be additional traffic and associated road noise along Oakdale and Whangamata Roads; with no use of alternative modes of transport into Taupo; applicant should consider installing low noise road surfacing along these roads. There will be additional pressure on Kinloch amenities particularly at the boat ramp over the busy summer months from the additional housing.	Yes	Yes

Tukairangi Trust	cmcdmarshall@gmail.com	No	Yes	Opposition	The subdivision should incorporate more environmental sustainability such as rainwater tanks to reduce supply requirements and roof based solar power; minimisation of earthworks to use natural landforms. Inadequate setbacks from the reserve areas could be mitigated by having a variety of lot sizes with the larger lots on the boundaries; adverse effects on the adjoining reserves from structures, garden waste, weed intrusion, trees trimmed etc. Measures in Phoenix Ecology report should be implemented including sediment control, restoration planting etc. Concerns on the cumulative effects on roading / transport including congestion at the northern approaches to Taupo.	Yes	Yes
Te Ata, Anna	anna.kroes@hotmail.com	No	Yes	Opposition	The Taupō District Council (TDC) has established lot size rules for good reason, and these should be upheld. The proposal appears to prioritize financial gain over the best interests of Kinloch and its residents. While residents understand growth is inevitable, decreasing agreed lot sizes and overpopulating areas undermines community acceptance of development. Protecting Kinloch's unique and quiet community, which is highly sought after, should take precedence over profit-driven development.	No	No
Vosper, Linda	Lindaavosper@icloud.com	No	Yes	Opposition	The design and lot spacing proposed are more suitable for Taupō, which has the infrastructure to support such developments. Kinloch is a rural community, and its character should be preserved accordingly. The developer's attempts to change the intent of the community seem profit-driven, disregarding the established standards. Developers should be held to the standard of development originally established for the area, protecting Kinloch's rural identity and lifestyle.	No	No