

Submission Regarding

Seven Oaks Kinloch limited RM230338, RM240389, and RM200118B

Overview

The proposed development has only become feasible because planners have decided that in-fill water and waste water infrastructure could be available.

The Taupō District Council (TDC) planners report now fully supports the proposal and concludes that all effects are less than minor.

The applicant and their experts state that all affects are less than minor .

THE PROPOSAL

The applicants development proposal does not meet the requirements of the Kinloch Community Structure Plan (KCSP) as embedded in the Taupō District Council District Plan rules. The proposal does not meet the requirements of providing sufficient open spaces and is heavily reliant on the public Department of Conservation (DOC) Otaketake and Okaia Stream Reserves that encapsulate its location to provide amenity value.

When the community, DOC, TDC and planners developed the KCSP and set the boundary and density rules for this area the significance of the Reserves was incorporated and allowances made to protect the bush and fauna creating space for it to breathe .

Granting consent to this proposal will create a subdivision completely out of character with the overall development of Kinloch to date, due to the close proximity to reserves.

There is anger and frustration within the community that the developers are deviating from their original intent to follow the KCSP and to now discredit its authenticity.

APPENDIX 1 - Seven Oaks Consultation flyer

HISTORY of KINLOCH

Kinloch's life cycle is relatively young and since established in 1959 spans across four generations. Today many second generation folks are still enjoying Kinloch with their children and grandchildren. For them all Kinloch is a place of memories. Many retirees have discovered Kinloch's charms and are settling here, as are folks with young families.

Kinloch is still predominantly a lakeside holiday destination with an estimated 60% of dwellings sitting empty for many months of the year. At peak holiday times, December through February, the Easter break and Labour weekend, the population increases dramatically and property owners and a large contingent of visitors engage in the outdoor pursuits of boating, fishing, biking, walking, golf, swimming and relaxing on the beach fronts.

KINLOCH COMMUNITY STRUCTURE PLAN (KCSP)

The plan was developed collaboratively between the Taupō District Council and the Department of Conservation, Kinloch Ratepayers and developers of the day. The purpose of attempting to retain Kinloch's unique character and amenity values resulted in a lot of ownership by the Kinloch community past and present.

The Friends of Kinloch organisation was fully engaged with TDC and DOC to agree the principles. The Friends of Kinloch paid privately to engage a professional planner to engage with the council planner of the day. There is no evidence to support the applicant's contention that the development of the KCSP was 'broad brush' and its only purpose was to assist council with infrastructure planning.

KINLOCH REPRESENTATIVE GROUP

In October 2017 following requests from the community TDC established the Kinloch Representative Group, a formal committee of council with the purpose of assisting the Kinloch community in creating a strategy and vision to help feed into the Taupō District Council's strategic direction.

In early 2018 Kinloch ratepayers involved in the formation of the KCSP addressed the KRG around the requirements for adherence to the plan and council agreed and have reiterated that the KCSP would be followed. KRG meeting minutes are attached from the TDC website and will verify this.

APPENDIX 2 – TDC KRG Meeting Minutes 15.02.2018

WHY IS THERE SO MUCH PUSH BACK FROM THE KINLOCH COMMUNITY TO THE PROPOSED 7 OAKS DEVELOPMENT ?

The community has always realised that Kinloch would grow but for many years development of subdivisions was stagnant. Over the past 20 years there has been accelerated growth and a realisation that Kinloch is metamorphosing from a village to a small Township .

There is sadness that the village feel of Kinloch and its special charms are being lost completely due to the urbanisation of the area.

KINLOCH INFRASTRUCTURE

In my submission I requested that TDC provide more information regarding water and waste water future planning. This information has been provided and shared.

Appendix 3 – Water & Waste Capacity

I requested further clarification around 'commercial use' and the reply is attached.

Appendix 3.1 – Commercial metered water use

With Te Tuhi, Hunt Club Inc and The Terraces large lots now not being connected to the water treatment plant the only concern is the ability of the field drainage system or the Kinloch Golf Club fairways to meet current and future demands.

Appendix 3.2 Kinloch Future Development - Western Site

3.3 Kinloch Future Development – Eastern Site

ANALYSIS OF THE WATER DATA

The usage graph confirms the fact that maximum usage occurs when holiday occupancy is highest. Presently there are 1205 connections using water plus 500 m3 for Whakaroa and 150 m3 for commercial connections (Commercial use is not in the memo) There are a further 620 connections to be made for a fully developed Kinloch assuming that infill capacity is utilised (1825)

During the 2024/2025 Summer peak 1205 connections (note that not every dwelling was occupied) Kinloch used approximately 2250 m3 per day and or 1.87 m3 per dwelling cubic metres to dwelling.

I am satisfied that water supply can be provided to a fully developed Kinloch and we commend the TDC for the provision of new state-of-the-art infrastructure.

Appendix 3 and 3.1

LANDSCAPE AND VISUAL ASSESSMENT

I disagree with the assessment that there is a need for an increased lot density within the Seven Oaks area to balance the symmetry with the eastern side of Kinloch. The Seven Oaks proposal lot density is considerably greater when compared to Locheagles including Bodes Lane.

Number of lots - Locheagles plus Bodes Lane = 159

Seven Oaks Stage 1 = 29

Seven Oaks Stages 2-7 = 132

Total of 161

The proposal for the balance land of 84 lots brings the Seven Oaks density up to 245. There is nowhere near the green spaces (reserve land) that was required for Locheagles consenting.

Appendix 4 MAPI - Locheagles

4.1 MAPI – Seven Oaks

4.2 Seven Oaks as proposed by CHEAL

4.3 Locheagles Image

I disagree with the opinion that moving the ‘density transition line’ is necessary to make the development more aesthetically appealing. The transition from GRZ to LRZ by this development will create a wall of housing up against The Terraces development. When viewed from the Lockridge Estate further up the Whangmata Valley this will not be visually appealing.

Appendix 4.4 The View from Lochridge Estate

ECOLOGY ASSESSMENT

The report highlights the issue of lighting effects on wildlife but the controls necessary to minimise this appear to be missing.

IMPACTS OF ADDITIONAL LOTS ARE LESS THAN MINOR ON KINLOCH’S AMENITY VALUE

Taking up the infill allowance increases the demands on Kinloch’s shared spaces, The demands will keep increasing until Kinloch is fully developed. At peak of Summer the beach fronts and Marina become very congested and parking and traffic movements are an issue. There are insufficient toilets and ongoing consultation with TDC has not yet found successful solutions. At times public safety is being jeopardised with numerous near misses. We have now reached tipping point.

Appendix 5 -Images of Kinloch Domain and beachfronts

CONCLUSIONS

The proposal deviates significantly to the KCSP and District Planning rules so must be declined.

The community at large is extremely disappointed that TDC are not defending the KCSP and District Plan and have been left wondering whether consultation in its development was ever genuine

The community at large is extremely disappointed that Seven Oaks has now decided to circumvent the KCSP when to date in stages 1-7 they have mostly followed it .

The community have a view that this consent application should have triggered the District Plan change process to allow for the community, Seven Oaks and owners of as yet undeveloped land to come up with revisions that would allow a 'Kinloch of the future' to cope with the ever increasing demands on the amenities. Presently we are subjected to piecemeal development with the multiplying cumulative adverse effects.

The TDC Planners Report does not take into account changes to the RMA that may allow existing and future homeowners to utilise the potential infill infrastructure to add capacity to their dwelling example granny flats or sleepouts with full facilities.

The cumulative effects of developing on unbuilt land has a high propensity to result in effects greater than minor for the fully developed Kinloch plan area .

Only a highly qualified person well versed in the legalities of the RMA can make a decision on this proposal .

Thank you

D.B Campbell – Kinloch Resident and Ratepayer

25 August 2025



SEVEN OAKS

Work is about to start on the Seven Oaks development and it is only natural that questions should arise in the community about what is planned.

Here are some of the most commonly asked questions and here too are the facts.

Who is behind Seven Oaks?

Bruce Bartley and Phil Rielly. Both are very experienced residential developers having built the highly-regarded LochEagles development. Bruce is a permanent resident of Kinloch; Phil lives in Taupo.

Does Seven Oaks comply with the Structure Plan?

It does! Seven Oaks fully complies with the Structure Plan, including lot size, density, and roading access routes. The land has been zoned for residential development for the last 10 years. It's time has now come.

Do the sections meet size requirements?

The sections comply with the minimum sizes specified in the District Plan for Kinloch, and some are in fact larger than the minimum. They also comply with the average section size requirement.

What about access over the Okaia Stream?

Seven Oaks owns a strip of land that goes from the subdivision site to the boundary with Okaia Drive. The Okaia stream flows through the Seven Oaks land, as does the existing horse track up the Okaia stream valley.

How will you protect the Okaia Stream?

A road crossing over the stream or development of the Seven Oaks land will not degrade the stream in any way. Future housing will be at least 100m away from the stream. Robust and innovative techniques will be applied to protect the stream during construction – all stormwater runoff will be kept and treated on site. In fact, Seven Oaks is going further and is seeking engagement with the community, DoC and BikeTaupo to fund an enhancement of the Okaia stream and valley with a new planting programme and with a new walking/cycling track to increase connectedness.

Appendix 1

Isn't the Okaia Stream is a trout spawning stream?

The Okaia stream is an ephemeral water course – in other words it does not flow all year round. It is not a recognized trout spawning stream like the Whangamata or the Otakitaki streams.

Can the infrastructure cope?

Yes. The Taupo District Council has collected ample funds from Kinloch projects and a constant upgrading programme is in place. For example, the new high-level water reservoir is scheduled to start construction this year. Seven Oaks will be paying the costs of all necessary infrastructure upgrades required through Development Contributions to Council. Neither Council nor ratepayers will be required to contribute anything.

Won't more nutrients get into the lake?

In fact, the opposite is the case. There will be a substantial reduction in Nitrogen discharged from this land as a result of the development. At present the farm has discharge rights for 13kg of Nitrogen per hectare per year (a total of 452kg/year). Residential subdivision only needs 3kg Nitrogen per hectare per year (a total of 104kg/year).

Why are there reduced building setbacks from the Scenic Reserves?

The District Plan requires 7.5m building setbacks from the Scenic (DoC) Reserves, but has no requirements for fencing the Reserve boundaries. Seven Oaks will be constructing a continuous metal 'pool' type safety fence around the entire perimeter boundary with the Scenic Reserves, and having a minimum setback of 3m, (and in some areas 7.5m). Seven Oaks is actually providing a greater level of protection to the reserves than the simple 7.5m rule with no fencing.

What about construction traffic?

Almost all construction traffic will access the site from the Northern end on the existing road access, and will not use the Okaia Drive extension or Lisland Drive.

What is the impact of development on wildlife in the area?

Seven Oaks has offered to work with the existing Kinloch pest eradication team to assist the great work they are doing, and also extend the scheme into the Seven Oaks site.

What is the legal status of the walking track between Seven Oaks and the K2K track?

The track that exists connecting the K2K track to the farm was constructed by others many years ago as part of an Oxfam Trailwalk event. Seven Oaks has obtained approval from DoC to continue to use this track for walking access to the subdivision.

www.sevenoakskinloch.com

**TAUPŌ DISTRICT COUNCIL
MINUTES OF THE KINLOCH REPRESENTATIVE GROUP MEETING
HELD AT THE KINLOCH COMMUNITY HALL, KINLOCH DOMAIN (MATA PLACE), KINLOCH
ON THURSDAY, 15 FEBRUARY 2018 AT 1.00PM**

PRESENT: Cr Rosanne Jollands (in the Chair), Mr Tim Brittain, Mr Bruce Campbell, Cr Barry Hickling, Cr Christine Rankin, Ms Belinda Walker

IN ATTENDANCE: Chief Executive, Group Manager: Finance & Strategy, Democracy & Community Engagement Manager, Consents & Regulatory Manager, Asset Manager Water & Waste, Parks Operations Manager – Taupō, Parks Operations Manager – Mangakino, Senior Reserves Planner, Democratic Services Support Officer

MEDIA AND PUBLIC: Taupō Times
17 members of the public

The Chair welcomed and thanked everyone who had attended the workshop and Kinloch development site visits beforehand. Given the high level of public interest in the current agenda items, members of the public were also invited to contribute to the meeting discussions.

Special thanks was also made to the Kinloch hobby group who had kindly vacated their pre-existent community hall booking for the day's proceedings.

1 APOLOGIES

KIN201802/07 RESOLUTION

Moved: Mr Tim Brittain
Seconded: Cr Christine Rankin

That apologies from Mayor David Trewavas be received and accepted.

CARRIED

2 CONFLICTS OF INTEREST

Nil

3 CONFIRMATION OF MINUTES

3.1 KINLOCH REPRESENTATIVE GROUP MEETING - 11 DECEMBER 2017

With this being the first meeting for 2018, the Chair considered it was appropriate to revisit the objectives of the Kinloch Representative Group and subsequently read allowed the Group's terms of reference (A2054288). Meeting protocols and procedures were set out in the Council's Standing Orders (A1756100) and Code of Conduct 2016-19 (A82839) which gave fairness and transparency to the process, and everyone the right to be heard in a constructive forum.

Additional comments noted during questions, answers and related discussion:

- The minutes did not record the Group's request to deviate from the six-weekly meeting frequency and meet once a month (for the first few months of 2018).
- Agenda item close-off dates were always two weeks before the scheduled meeting date eg. 26 April agenda items needed to be advised to the chair and / or committee secretary no later than 12 April.
- The Consents & Regulatory Manager had provided written information on Kinloch developments and consents to the Chair and would also provide same to the rest of the Group.
- Future meetings would be preceded by a half hour public forum. This would publicly notified via

Councils usual communication channels. In addition, Ms Walker would advise the Kinloch community through WhatsApp.

KIN201802/08 RESOLUTION

Moved: Mr Tim Brittain

Seconded: Cr Barry Hickling

That the minutes of the Kinloch Representative Group meeting held on Monday 11 December 2017 be confirmed as a true and correct record.

CARRIED

4 REPORTS

4.1 PRESENTATION: UPDATE FROM THE 'FRIENDS OF KINLOCH'

The Chair welcomed Kinloch Residents and Friends chairman Martin Coe (also past chairman of the Kinloch Marina Company) and his associate Jack Jenkins who were in attendance to make a presentation to the Group. Mr Coe addressed the Group and noted that the site visits held before the meeting were very helpful. Additional key points of his presentation (A2160335) were:

- The decision to reactivate the Residents and Friends (R & F) group, which had been in recess since the completion of the Holyoakes development on Lisland Drive, was prompted by approaches from many disgruntled Kinloch property owners voicing their frustrations and concerns in relation to Kinloch subdivisions / developments.
- R & F had major input into the development of the Kinloch Structure Plan (KSP) and the Holyoakes development, including obtaining significant concessions from the developer for the provision of a playground and fencing of the Whangamata Reserve.
- Loch Eagles: Considered Council's approval of the variation of sections sizes in the Stage 4 plans and encroachments on setbacks (which exceeded plot ratios and building coverage allowances) was unacceptable, especially given that the KSP specifically stated that the lower hill slopes surrounding the Kinloch Valley were to be excluded from high density type developments. Going forward requested assurance that in the least, Councillors would be advised of any such consent variations.
- The Larches: At 700m², sections sizes were outside the KSP. Additionally, the rear boundary of the subdivision backed onto the Whangamata Reserve which required the developer to fence the boundary. The Larches had various similarities to the disastrous Lakemere subdivision which the then Council acknowledged was not satisfactory and also confirmed that any future similar developments would not be approved. Sought an assurance from TDC that any future applications by/from the Larches developer be notified so that interested parties could make appropriate submissions and ensure that the KSP was adhered to.
- Seven Oaks: Given the close proximity to the lake and being the last major subdivision in the Kinloch valley, it was essential that this was handled appropriately. Requested that TDC made this a notified consent due to the significant impact on the Kinloch community, in that:
 - Thirty sections were being marketed with an average size of only 861m² which was a variation from the KSP minimum section sizes.
 - Three sides of the boundaries bordered DOC reserves (the Okaia Stream), the Otaketake Stream and Lake Taupō. As outlined in the KSP, to protect all reserves suitable fencing, setbacks and height restrictions would need to be established.
 - The planned ROW through the Okaia Reserve that would meet up with Okaia Drive (in the Holyoakes subdivision) needed to ensure minimum disturbance to flora and fauna, and would require ongoing monitoring.
 - Cutting down of trees to enable lake views for prospective buyers could have repercussions on erosion and runoff.

- Traffic congestion due to insufficient parking spaces and inconsiderate parking was particularly bad over the recent Christmas and New Year period, especially in front of the store leading up to Nisbet Terrace. Envisaged that this would be even more problematic upon the sale of circa 400 sections. Queried if the developers were making any contribution to alleviate this?
- In closing, noted that the R & F looked forward to working with TDC to achieve positive outcomes.

The following comments were noted during questions, answers and related discussion:

- R & F had reformed and currently had 40 members.
- R & F were happy to work in with the Kinloch Community Association (KCA). Their primary concern was ensuring that sections were developed in accordance with the KSP, which they felt had not occurred.
- Mr Jenkins noted that the Lakemere and Holyoakes subdivisions were serviced by one lane ROWs. Increased visitors during holiday periods combined with the fact that many people owned boats and trailers created added pressure on roading infrastructure and users eg pedestrians, cyclists. Continued that Safe Roads worked alongside and encouraged councils throughout New Zealand to include walkways and cycleways outside of its roading system. Implementing new walkways / cycleways would help future proof Kinloch as current plans made no allowance for that. He cited the Saint Kildare development in Cambridge which included 250 sections, walkways and cycleway, playgrounds, wetlands, restaurant, medical centre, pharmacy, and retirement homes around the perimeter as a good example of future proofing. Covenants in place there stipulated fence heights and required that property owners planted native trees (and provide species information), and ensured roof water went into holding tanks.
- Mr Jenkins further advised that legal advice provided to local residents was that the approved increase of the Loch Eagles lots from 23 to 53 as being 'minor' was in breach of the legal statutes for local councils. He then outlined the following requests:
 - That TDC review the Loch Eagles decision and withdraw the variation (revert back to the 23 lots as previously approved). Alternatively, requested that TDC ask the developer to reconsider the layout of the development. If neither options were successful, the community would consider pursuing a judicial review.
 - With respect to Seven Oaks and Lochaven and any other subdivision, that no consents or approvals be given for any work until such time that a new Kinloch plan covering future requirements is established and accepted by KRG.
 - That TDC carry out a full appraisal for potable water, sewerage and other essential services for Kinloch for the next 10 years.
 - That TDC establish a grounds and reserves maintenance base in Kinloch.
 - That in future, no consents or variations is given without prior approval from KRG and full Council approval.
- It was requested that TDC provide legal interpretation and clarification of the word 'minor' and the applicable parameters of its use under the RMA, particularly when approving resource consent applications and variations.
- The Kinloch Community Plan (KCP) would be a highly important document. The vision wording needed fine tuning and would go out for community input before being adopted by the KRG.
- TDC, KRG, KCA, R & F and the Kinloch community needed to work collectively towards achieving shared outcomes.
- The Consents & Regulatory Manager clarified that a high density residential classification permitted either commercial or residential development. Current high density residential sites were the Kenrigg development and the local Trev Terry Marine site.
- Funds had been set aside in the Long-Term Plan for significant Kinloch wastewater and water infrastructure, which was a high priority for Council.
- Council had purchased the Kinloch Golf Course to build a wastewater treatment plant and were looking at irrigation options (on the fairways).
- Any concerns around the safety of young children in relation to traffic related issues, eg signage around playgrounds, speed, etc should be communicated directly to TDC (via customer services) so the appropriate investigations can be conducted.

- Suggested that lines be painted on the hill going up to the store which would greatly improve traffic flow, and a turning bay for trailers situated in front of the store. A member noted that the Group and /or the KCA could include this as part of a submission for LTP funds. Currently roading infrastructure projects were 50/50 funded by TDC and NZTA.
- Ms Walker encouraged local residents to join the KCA, noting that membership subscriptions were invested back into the community.

KIN201802/09 RESOLUTION

Moved: Cr Christine Rankin

Seconded: Mr Bruce Campbell

That the Kinloch Representative Group receives the information and thanks the 'Friends of Kinloch' representatives for their presentation.

CARRIED

4.2 KINLOCH DEVELOPMENT

This item provided an opportunity for members to ask any further questions or seek clarification on any of the matter discussed at the earlier held workshop.

The following comments were noted during questions, answers, and related discussion:

- The Consents & Regulatory Manager advised that any changes to the KSP would have to go through a formal process.
- The KSP was used as the basis to develop the KCP. The KCP provided the mandate from the community and would help inform and guide decision-making, including recommendations to Council.
- The more practical and cost beneficial approach for the District Plan review was to do it all rather than reviewing each section of the Plan. It was noted that the review was a very long process to undertake.
- The KSP was still fundamentally a very good document albeit there was a perception in the community that Council did not adhere to it, which was not the case as the Consents & Regulatory Manager had clarified in the earlier held workshop. The Consents & Regulatory Manager advised that application variations had to be dealt with under the applicable conditions / legislation operating at the time the initial application was submitted eg Loch Eagles application was approved before the KSP came into effect in 2004, therefore the KSP did not apply and could not be considered during the re-consenting process. He also clarified that if an applicant met all requirements under the Act, the application must essentially be approved as without a strong rationale to decline an application (legislative grounds), Council would likely be challenged in court and that incurred huge costs.
- Mr Brittain tabled and read aloud his submission (A2160333) which expressed dismay at changes that have been made to the resource consents issued to the Loch Eagles subdivision section sizes in stage 4B, and setbacks. The following recommendations (though not formally put) were also noted:
 1. *That this Committee recommends to Council that any future changes to resource consents like Loch Eagles be first considered by the KRG but are only agreed to if they are in line with the conditions of future developments in the Kinloch Community Structure Plan'.*
 2. *That this Committee asks Council to adopt a policy of all future subdivision applications of any scale including the proposed Larches and Seven oaks subdivisions to be fully notified resource consent applications and provide ample time for interested parties to submit either in favour or against various proposals'.*

In reply to Mr Brittain, the Chair advised that the KRG took on board his comments which would be passed on to Council to provide some guidance on any course of action the Group could pursue, particularly in relation to Bruce Bartley's and the Hillary Outdoor Pursuits Centre developments (NB:

An application from Hillary OPC had not yet been formally received from Council). Mr Campbell subsequently supported the Chair's comments, in particular that Mr Brittain's recommendations be passed on to Council.

- A member requested that an invitation to speak at the next KRG meeting be extended to the developers of The Larches; Seven Oaks and Oakdale Downs.
- The Consents & Regulatory Manager was asked to provide members with a table – including any relevant commentary - on minimum/maximum/average lot sizes by development.
- A workshop was to be scheduled to address those Kinloch development items not covered in the earlier workshop due to time constraints, namely:
 - Kinloch reserves and sports fields
 - Wastewater and water infrastructure
 - Plus a request to add a site visit to eastern/western foreshores
- Work on the eastern foreshore was rescheduled to commence around mid March which would be much quieter and less interruptive with summer visitors having departed. It was anticipated that the work would be done very quickly.
- The Group Manager: Finance & Strategy undertook to follow up on a list of questions in relation to Kinloch developments and infrastructure provided to Council by KCA representatives late last year and report back to members.
- Members supported the removal of the poplar tree on the domain. The Parks Operations Manager – Taupō advised the Group of the pending removal of an additional (3) poplars and (1) pine tree (also situated on the domain) which were assessed as dangerous.

KIN201802/10 RESOLUTION

Moved: Cr Barry Hickling

Seconded: Mr Tim Brittain

That the Kinloch Representative Group notes the information, including the actions noted above on the Kinloch development.

CARRIED

4.3 UPDATE ON THE KINLOCH COMMUNITY PLAN & VISION

Ms Walker summarised work undertaken to date in relation to the Kinloch Community Plan noting that the vision wording was yet to be finalised. The (3) mission statements had been presented in the previously circulated draft.

KIN201802/11 RESOLUTION

Moved: Ms Belinda Walker

Seconded: Mr Bruce Campbell

That the Kinloch Representative Group receives the Kinloch Community Plan including any additional amendments.

CARRIED

4.4 MEMBERS' REPORTS

The following verbal reports were provided:

Ms Belinda Walker

- Preschool numbers had increased from approximately 32 in February 2017 to over 50 currently. Representatives met with MoE in October 2017 who suggested approaching the Central Kids Kindergarten Trust to see if they could provide a service in the area. To get something underway as soon as possible, a temporary solution was being investigated with MoE who were asked if a service could be temporarily run out of the community hall. However this would put further pressure on hall

availability for other regular users eg elderly exercise group, hobby group, etc.

- Requested to add 'Hall extension possibilities' to the next KRG agenda. In response, a member remarked that people had to maintain perspective when asking for Council ratepayer funds which were quite small in comparison to other areas, and a 50/50 partnered cost share arrangement was a more realistic approach.

Mr Tim Brittain

- Requested that Council address lakeside parking at the end of Lisland Drive which was under increased pressure due to the Seven Oaks and Oakdale Downs subdivisions. In support, Mr Campbell asked that Council also request that the respective developers make a contribution towards those (parking related) costs.

Mr Bruce Campbell

- Showed three drinking water samples taken at different intervals during the most recent sewerage spill incident. Noted that there had been two spiils which was unacceptable, the first of which he believed was due to an earthmover not connecting pipes to the development sewer ponds. Requested that KRG provide feedback to Council that the community appreciated the work that had been done to date, but were dismayed at what had happened. In reply, the Group Manager: Finance & Strategy explained what had ocured in this situation, that extreme weather events were a major contributing factor, and that Council had met with the developers concerned. In reply to a further question from Mr Campbell, the Chair advised that the breach sat with WRC and Council needed to put pressure on WRC to do something. The Consents & Regulatory Manager had been following up on the matter with WRC.

In closing, the Chair thanked everyone for their valuable input, especially the strong show of support from the public and Council staff alike.

Members agreed to hold the next KRG on 22 March with a (trial) start time of 7.00pm to increase the potential for working members of the public to attend.

KIN201802/12 RESOLUTION

Moved: Cr Christine Rankin

Seconded: Ms Belinda Walker

That the Kinloch Representative Group receives the reports from members.

CARRIED

5 CONFIDENTIAL BUSINESS

Nil

The Meeting closed at 3.16pm.

The minutes of this meeting were confirmed at the Kinloch Representative Group Meeting held on 22 March 2018.

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CHAIRPERSON



GREAT LAKE TAUPŌ
Taupō District Council

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

Rates 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

Rates 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

Appendix 3

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.

Appendix 3.1

From: Victoria vic@thekellys.co.nz
Subject: Fwd: 25-06-23 Kinloch Water and Wastewater Capacity
Date: 25 August 2025 at 10:25 AM
To: John Kelly john@thekellys.co.nz

VD

Begin forwarded message:

From: Bruce Campbell <dbrucecampbell46@gmail.com>
Date: 24 August 2025 at 4:10:42 PM NZST
To: Victoria <vic@thekellys.co.nz>
Subject: Fwd: 25-06-23 Kinloch Water and Wastewater Capacity

Appendix 2

----- Forwarded message -----

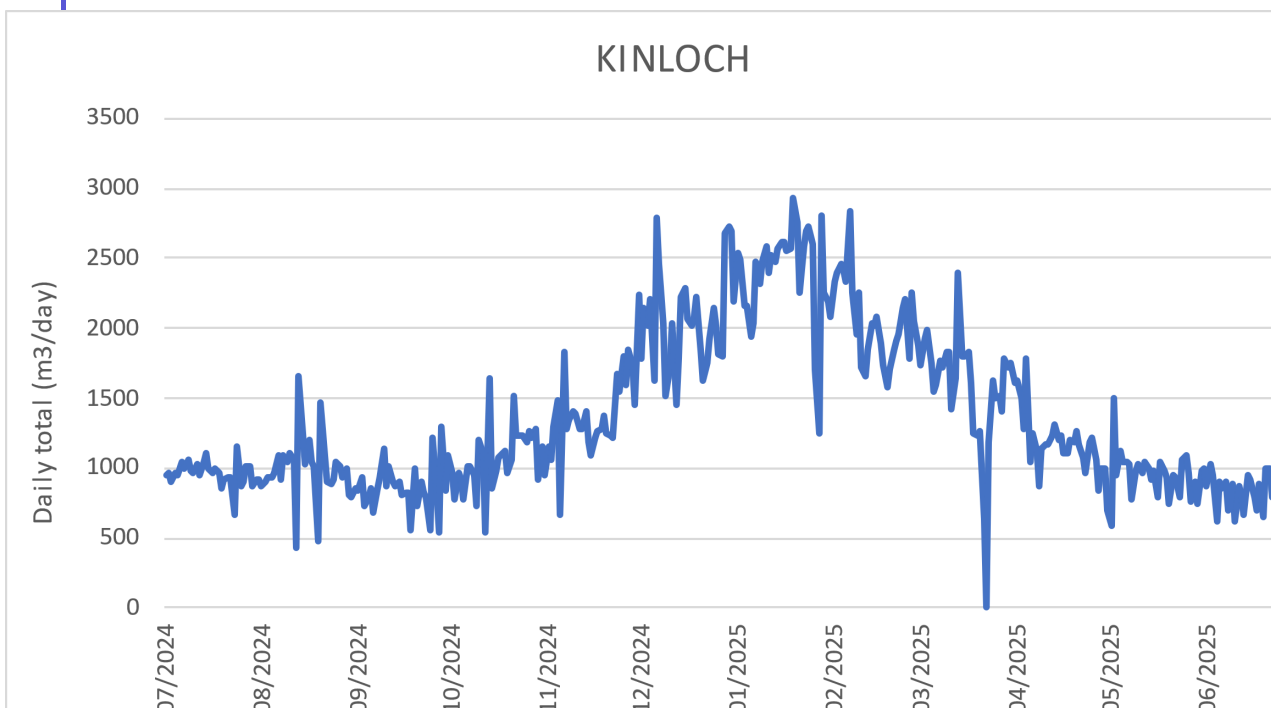
From: Tom Swindells <tswindells@taupo.govt.nz>
Date: Thu, 7 Aug 2025 at 4:50 PM
Subject: RE: 25-06-23 Kinloch Water and Wastewater Capacity
To: Bruce Campbell <dbrucecampbell46@gmail.com>
Cc: Louise Wood <lwood@taupo.govt.nz>

Hi Bruce

Commercial metered water use annual average is approximately 50m³/day for the 16 commercial connections. The summer usage is closer to 75m³/day, noting that we only read the meters every 6 months. We do not have accurate data for the tanker filling that occurs and this is the reason for the new tanker fill point which should be operational in the coming months. Even if you assumed peak summer day use was 150m³/day then the usage calcs would work out as follows:

- 5,000m³/day total available
- 500m³/day needed at Whakaroa
- 150m³/day used by commercial connections
- 4,350m³/day available for Kinloch residential connections
- Total residential connections = 1825 – 16 = 1,809
- Usage per residential connection = 2.4m³/day

Daily water use graph for the past year included below



1/1

1/1

1/1

1/1

1/1

1/1

1/1

1/1

1/1

1/1

1/1

1/1

— Daily total

Cheers

Tom

From: Bruce Campbell <dbrucecampbell46@gmail.com>
Sent: Thursday, 7 August 2025 3:53 pm
To: Louise Wood <lwood@taupo.govt.nz>; Tom Swindells <tswindells@taupo.govt.nz>
Subject: Fwd: 25-06-23 Kinloch Water and Wastewater Capacity

Caution: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe.

Good afternoon Louise and Tom,

We have been looking at this data again and we are concerned that it is not the full picture.

The analysis evolves around residential lots, but as we all know, there is considerable water use in Kinloch for commercial purposes.

The Kinloch Public Golf Course uses water on the greens, especially during the summer months.

Kinloch Marina Limited has boat wash down facilities and also uses water to sluice duck poo off the marina walkways on a daily basis.

We have no knowledge of water useage by the Kinloch Club (golf course) but do know that they have some bores for watering greens.

There is a commercial facility for water tankers that fill for roading dust suppression and also to fill local households who have no bore, are not on the Kinloch supply, and rely on rainwater storage, that often runs out during summer months.

To get a full understanding, we would be pleased if you can provide us with the data on commercial use, which we are assuming is fully metered and commercial rates apply.

Also, several years ago, when we had summer water restrictions, Tom prepared a daily water graph that showed daily useage and the consented water take.

To help our understanding could we please o have that data.

I apologise for not raising these requests earlier, but we have been awaiting your Seven Oaks report, which we only received a few days ago. In light of the report, we believe the Kinloch community has the right to understand the full picture around current, and future water useage.

Thank you both for your time.

Kind regards,

Bruce.

----- Forwarded message -----

From: **Louise Wood** <lwood@taupo.govt.nz>

Date: Wed, 25 Jun 2025 at 4:30 PM

Subject: 25-06-23 Kinloch Water and Wastewater Capacity

To: Bruce Campbell <dbrucecampbell46@gmail.com>

Hi Bruce, please see the attached memo that Mike Cordell and Tom Swindells (wastewater and water Asset Managers) have prepared on the current and future situation in Kinloch with water and wastewater.

I trust this addresses the queries you raise in your submission.

Thank you

Louise

Louise Wood

Senior Resource Consents Planner - Kaiwhakamahere Whakaaetanga Rawa Taiao

Positivity | Harmony | Empathy | Communication | Woo |

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Louise Wood has sent you a copy of "25-06-23 Kinloch Water and Wastewater Capacity" (A3781366) v1.0 from Objective.

Te Tuhi

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

Appendix 3.2

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

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, Locheagles 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: 8,000 (A3)

Date Created: 27 February 2020 4:30 p.m.

Map Produced From Map



Poplars Stage 2
12 Lots Full Residential Demand
Timing: 2020-2025

WHANGAMATA ROAD

Whangamata Private supply scheme
Potential to connect private scheme to the Kinloch Water Supply Network in the future. Currently approx. 70 Lots Farm Demand WSP will check the impact of the connection on the 2050 model. Separate assessment required to determine operational impact (additional PS, reservoir etc?)

The Fairways
54 Lots Full Residential Demand
Timing: 2020-2040
Currently already some lots connected, balance to be connected by 2040

Kinloch Golf Course / Low Density Zone
108 Lots Full Residential Demand
Timing: 2035-2050

The Kinloch Manor
12 Lots Full Residential Demand
Timing 2025-2030

New Water Treatment Plant Site

Edmund Hillary Outdoor Education
1 Lot Restricted Residential Demand
Timing: 2025

Locheagle Developments
as per Sheet 1 Kinloch Fill in Lots.

No further development in the Whakarao DMA





Ref	Ref Date	Account(s)	By	Chg Amt
101	10/1/10	admission registration	101	300
102	10/1/10	for 10/1/10 - 10/1/10	101	100
103	10/1/10	for 10/1/10 - 10/1/10	101	100
104	10/1/10	for 10/1/10 - 10/1/10	101	100

Seven Oaks Kinloch Ltd.
Okaia Drive
Kinloch

Drawing Title
Proposed Subdivision of
Lot 504 DP 595759 &
Lots 1 & 2 DP 514174

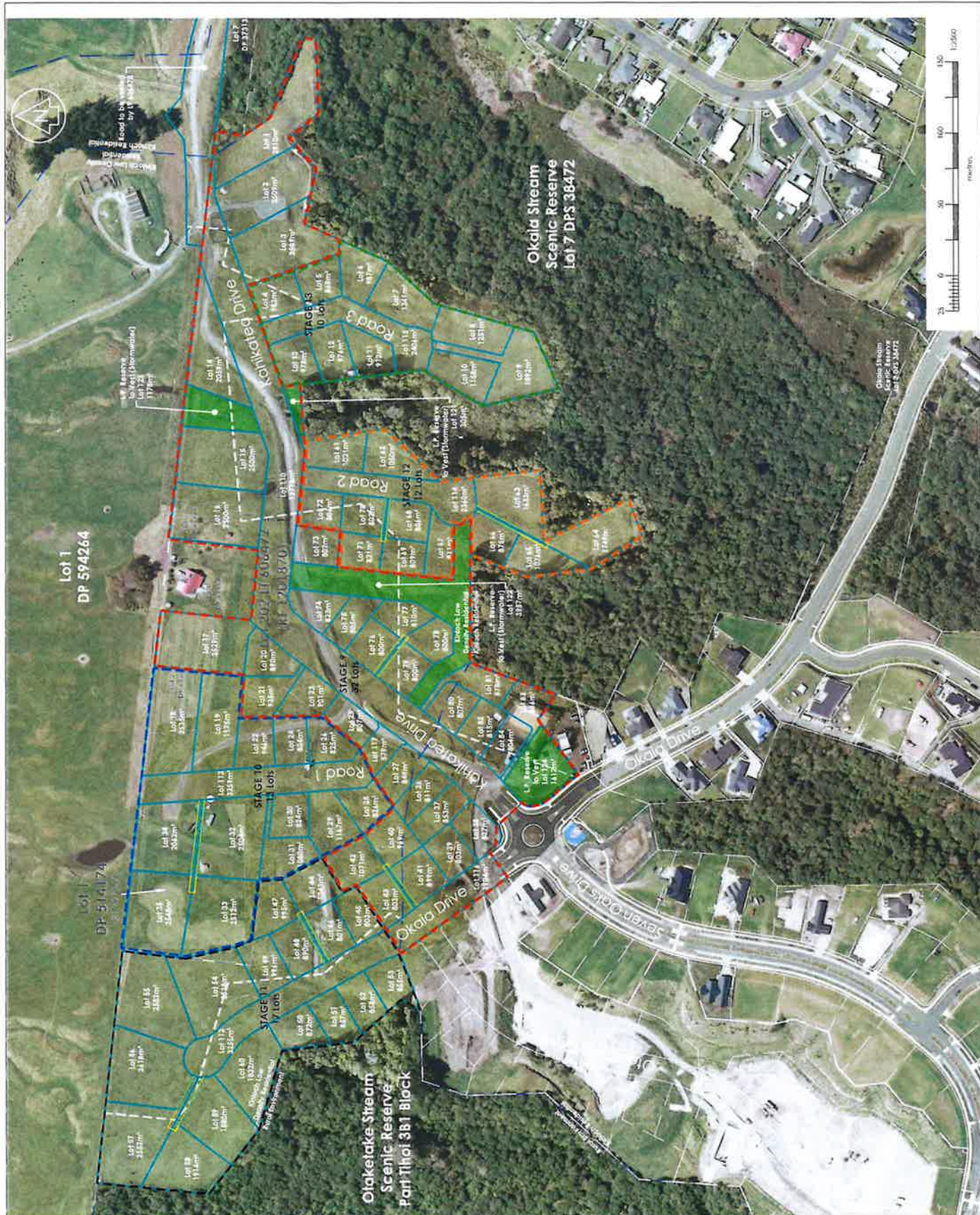
Approved			
Disapproved			
2nd Draft	11/10/06	10/11/06	11/10/06
3rd Draft	11/10/06	10/11/06	11/10/06
Approved	11/10/06	10/11/06	11/10/06

INFORMATION

Cell	Scale	Unit
A1	-	A3
A3	1:2500	

Revisão	Rev
1	1

220225-SC001 M



Appendix 4.3

From: Victoria vic@thekellys.co.nz 
Subject: Fwd: Appendix 3. Locheagles photo
Date: 25 August 2025 at 10:26 AM
To: John Kelly john@thekellys.co.nz

VD

Begin forwarded message:

From: Bruce Campbell <dbrucecampbell46@gmail.com>
Date: 24 August 2025 at 4:13:29 PM NZST
To: Victoria <vic@thekellys.co.nz>
Subject: Appendix 3. Locheagles photo





Appendix 5

